



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
March 20, 2018 6:00 pm

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1. CALL MEETING TO ORDER\*
  2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
  3. ROLL CALL
  4. PRESENTATION
    - A. Introduction of New Police Officers
    - B. Commitment to Excellence Award-Presented by: Brett Kaschinski, M Parks President
    - C. Road Funding-Bill Conklin, Ingham County Road Department
  5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS\*
  6. TOWNSHIP MANAGER REPORT
  7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS
  8. APPROVAL OF AGENDA
  9. CONSENT AGENDA
    - A. Communications
    - B. Minutes-March 6, 2018 Regular Meeting
    - C. Bills
    - D. 2017 Order to Maintain Sidewalk SAD #17
    - E. MNRTF Grant Application Submittal – Towner Road Park Inclusive Play and Nature Observation Space
    - F. Michigan Recreation Passport Grant Submittal – Ottawa Hills Park Neighborhood Play Space and Fitness Zone
  10. QUESTIONS FOR THE ATTORNEY
  11. HEARINGS (CANARY)
  12. ACTION ITEMS (PINK)
    - A. Redi-Ride Service Hours Expansion
    - B. Consulting Agreement
    - C. Resolution for Newton Road Pathway Crossing on Saginaw
  13. BOARD DISCUSSION ITEMS (ORCHID)
    - A. Mixed Use Planned Unit Development (MUPUD) Concept Plan-The Grand Reserve of Okemos
    - B. Rezoning #18010 (Giguere Homes)
    - C. Amendment to the Rental Registration Ordinance
    - D. C-2 Commercial Zoning Amendment-Outdoor Entertainment
  14. COMMENTS FROM THE PUBLIC\*
  15. OTHER MATTERS AND BOARD MEMBER COMMENTS
  16. ADJOURNMENT
  17. POSTSCRIPT-PHIL DESCHAIINE
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All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.  
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:  
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS MARCH 6, 2018

(1) Board Information (BI)

- BI-1 John P. Gardner 1401 E. Miller Road, Lansing; RE: Comcast Director of External Affairs to Communications Director Deborah Guthrie; Chanel lineup changes
- BI-2 Kathryn Higgins, 6215 Oakpark Trl Haslett; RE: Haslett/Okemos Rezoning
- BI-3 Jody Wesley, 2550 Robins Way, Okemos; RE: Petition from 73 Residents in Opposition of Rezoning #18010
- BI-4 Christine Sermak, 2571 Robins Way, Okemos; RE: Rezoning #18010 (Giguere Homes)
- BI-5 Leonid and Alina Gorelik, 2577 Robins Way, Okemos; RE: Letter in Opposition to the Proposed Rezoning of the Parcel Attached to Robins Way
- BI-6 Fred Wurtzel, 1212 N. Foster Ave, Lansing; RE: On Behalf of the National Federation of the Blind Meridian Red-Ride Letter
- BI-7 Thomas Wolff, 2595 Robins Way, Okemos; RE: Robins Way Rezoning
- BI-8 Jody Wesley, 2550 Robins Way, Okemos; RE: Letters submitted to the Planning Commission in Opposition of Rezoning #18010
- BI-9 Karla Hudson, 6009 Skyline Dr. East Lansing; RE: Tabling the Redi-Ride Issue

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
MARCH 20, 2018**

**Board Information (BI)**



February 15, 2018

Ms. Deborah Guthrie, Cable Coordinator  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

Dear Ms. Guthrie:

As part of Comcast's commitment to keep you informed about important developments that affect our customers in your community. I am writing to notify some changes to the channel lineup. Customers are being notified of these changes via bill message.

Beginning April 10, 2018, Great American Country (GAC) will no longer be available on Digital Starter it will now be available on the Digital Preferred Tier. MAV TV will no longer be available as part of our channel lineup.

As always, feel free to contact me directly at 517-334-5686 with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "John P. Gardner".

John P. Gardner  
Director, External Affairs  
Comcast, Heartland Region  
1401 E. Miller Rd.  
Lansing, MI 48911

BI-1

## **Maggie Rodgers-Sanders**

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**From:** Kathryn Buysse <katbuysse@yahoo.com>  
**Sent:** Saturday, March 03, 2018 12:47 PM  
**To:** Board  
**Subject:** Haslett/Okemos rezoning

Ladies and Gentlemen of the Board,

I am writing to express my concern over the rezoning issue for Haslett and Okemos. I am a resident of Haslett. I moved to this community about 3 1/2 years ago because of the small town feel and close knit community. We could have moved anywhere in the area but chose Haslett. If the township begins allowing high density, high rise buildings people will not choose Haslett as their community. East Lansing is a great example of a beautiful community being ruined by huge, unsightly buildings taking over the landscape. East Lansing is losing it's charm which is why we chose NOT to live in that community. Haslett could be an amazing area with a beautiful quaint downtown like Mason or Williamston. We have so much potential here, more than any other local community because of our wonderful lake and small town feel. Changing the landscape of our town will ruin all possibilities of charm and beauty we may have; it will be changed forever.

I beg you to stop the request to change the zoning in our towns. Please show that you, and we as a community, are wiser than East Lansing because we have a better vision for our future.

Please, share my concern with the Planning Commission.

Thank You,  
Kathryn Higgins  
6215 Oakpark Trl

March 14, 2018

Dear Township Board Members:

Attached please find a copy of a petition signed by 73 residents of the Sanctuary subdivision and 2 residents of the Meadows subdivision in opposition of Rezoning # 18010.

The original petition was submitted to the Planning Commission on 2-26-18.

Please include this in the 3-20-18 board packet.

Thank you for your consideration!!

Sincerely,



Jody Wesley  
2550 Robins Way  
Okemos

## Petition to Oppose the Rezoning off Robins Way

Petition summary and background	We are opposed to the rezoning of 7.36 acres at 3760 Hullet Road from RR (Rural Residential) to RAA (Single Family-Low Density). This rezoning could allow the building of 12-19 homes off Robins Way. Current zoning could allow about 7 homes.
Action petitioned for	We, the undersigned, are concerned citizens of the Sanctuary subdivision who urge our leaders to act now to oppose the rezoning noted above.

Printed Name	Signature	Address	Comment	Date
Thomas F Wolff	<i>Thomas F Wolff</i>	2595 ROBINS WAY		2/24/18
Kathleen M. Wolff	<i>Kathleen M. Wolff</i>	2595 Robins Way		2-24-18
Scott Stone	<i>Scott Stone</i>	2589 Robins Way	R AAA Zoned	2/24/18
Melody Stone	<i>Melody Stone</i>	2589 Robins way	R AAA Zoned	2/24/18
Angy Odom	<i>Angy Odom</i>	2583 Robins Way		2/24/18
Dan Sermak	<i>Dan Sermak</i>	2571 Robins Way		2/24/18
Christine Sermak	<i>Christine Sermak</i>	2571 Robins Way	Protect our sanctuary!	2/24/18
Timothy Mansfield	<i>Timothy Mansfield</i>	2630 Loon Lane	Keep your origins/promise	2/24/18
Barb Mansfield	<i>Barb Mansfield</i>	2630 Loon Lane		2/24/18
Hayang Yun	<i>Hayang Yun</i>	2648 Loon Lane		2/24/18
Minjung YUN	<i>Minjung YUN</i>	2648 Loon Lane		2/24/18
DEV VIJAYARAGHAVULU	<i>V. Devendra</i>	2660 LOON LANE	PROTECT OUR SANCTUARY	2/24/2018

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Printed Name	Signature	Address	Comment	Date
Olina Gorelik		2577 Robins Way	The proposed rezoning should be "RAAA" zoned	2-24-18
Leonid Gorelik		" " " "	consistent with the existing cul-de-sac	
James Sherman		2610 Robins Way	RAAA zoned	2-24-18
Stephanie Sherman		2610 Robins Way	RAAA zoned	2/24/18
Cathleen Heath		2607 Robins Way	RAAA zoned	2/24/18
JAY HEATH		"	"	"
Amy Subrheinnich		2601 Robins Way	RAAA Zone	2-24-18
Josh Smith		2574 Robins Way	RAAA Zone	2/24/18
Brian Gorn		2592 Robins Way	RAAA Zone	2/24/18
Vaithu Sridarsan		2600 Robins Way	RAAA Zone.	2/24/18
Asha Manday		2600 Robins Way	RAAA Zone	2/24/18
Chuangping Yang		2606 Robins Way		2/24/18

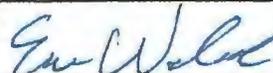
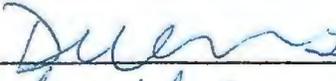
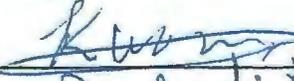
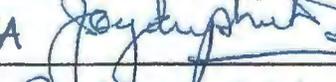
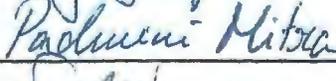
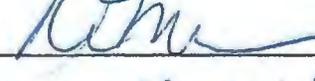
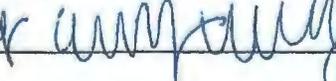
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Action petitioned for	We, the undersigned, are concerned citizens of the Sanctuary subdivision who urge our leaders to act now to oppose the rezoning noted above.

Printed Name	Signature	Address	Comment	Date
JEFFREY A. Wesley		2550 ROBINS WAY OKEMOS, MI 48864		2/25/18
Jody Wesley		2550 ROBINS WAY OKEMOS, MI		↓
Erin Wesley		2550 Robins Way OKEMOS, MI 48864		2/25/18
OK SUN Kim		2543 Robins Way Okemos, MI 48864		2/25/18
Tom B Park		2543 Robins Way Okemos, MI 48864		2/25/18
George Park		2543 Robins Way Okemos, MI 48864		2/25/18
Cori Tymoszek		2543 Robins Way Okemos MI 48864		2/25/18
Tim Park		2543 Robins Way, Okemos, MI, 48864		2/25/18
Ruby Chahed		2549 Robins way Okemos, MI 48864		2/25/18
Prem Chahed		2 //		2/25/18
Bill Hallan		2537 Robins Way Okemos, MI 48864		2/25/18
Michelle Hallan		" "		2/25/18

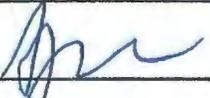
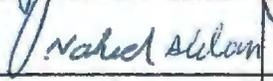
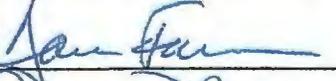
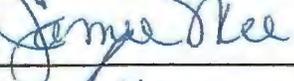
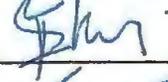
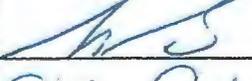
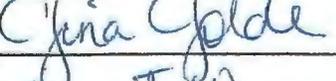
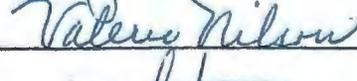
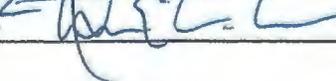
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Printed Name	Signature	Address	Comment	Date
Ewan Woolcock		2629 Loon Lane		2/25/18
Vasif Kalife		2663 Loon Ln		2/25/18
Dee Kalifa		2663 Loon Ln.		2/25/18
Norva Fleming		2675 Loon Ln		2/25/18
William Fleming		2675 Loon Ln		2/25/18
Heajin Shim		2687 Loon Ln.		2/25/18
Chris Kwon		"		2/25/18
JOYDEEP MITRA		2693 Loon Ln		2/25/18
PADMINI MITRA		2693 LOON LN		2/25/18
Daryl Montie		2705 Loon Lane		2/25/18
Anne Miranda		2725 Loon Lane		2/25/18
Emily Westley		2550 Robinsway		2/20/18

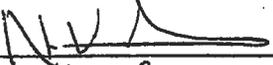
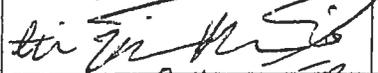
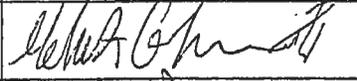
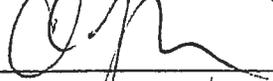
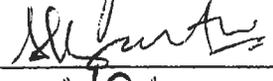
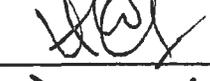
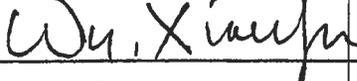
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Printed Name	Signature	Address	Comment	Date
Anas Al-Jaraeli		2531 Robins way		2/25/18
Nahed Abbasi		2		↓
Bazza Aljanadi				↓
Dave Farmer		2499 ROBINS WAY		2/25/18
Jennie Mae		2499 Robins Way		↓
Jay Musky		2483 Robins way		2/25/18
Scott Golde		2556 Robins way		2/25/18
Gina Golde		2556 Robins Way		2/25/18
Margaret Wade		2562 Robins Way		2/25/18
VALERIE Nilson		2565 Robins Way		2/25/18
Susana Woolcock		2629 Loon Lane		2/25/18
Dean Woolcock		2629 Loon Lane		2/25/18

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Printed Name	Signature	Address	Comment	Date
KOKILA MUMMOORTHY		2660 LOON LANE	PROTECT OUR SANCTUARY	02/24/18
RAJ NUKALA		2712 LOON LN		02/24/18
VAISHALI NUKALA		2712 LOON LN	Keep the area protected	2/24/18
Ali Zockaie		2718 Loon Ln	Keep the area protected	2/24/18
Mehrez Ghomami		2718 Loon Ln		2/24/18
Martha Herz		2642 Loon Ln		2/24/18
Chris Bue		2642 Loon Lane		2/24/18
SRI KOMANDURI		3593 HYACINTH		2/25/18
Amantha Komanduri		3593 Hyacinth		2/25/18
Xiaoyu Wu		2636 Loon Lane		2/25/18
Molt Murray		2641 Loon Lane		2/25/18





## Maggie Rodgers-Sanders

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**From:** Christine Sermak <christine.sermak@okemosk12.net>  
**Sent:** Wednesday, March 14, 2018 2:50 PM  
**To:** Board  
**Subject:** Rezoning #18010 (Giguere Homes)

Good afternoon-

As a high school principal, I know firsthand what it means to look at individual situations while also taking into account the greater good of an entire community. It is not an easy task and many things need to be considered. Thus, I am asking that while you examine growth opportunities for our community that you also take a closer look at the potential "green spaces" that can be designated across our community. In an effort to create balance, please consider opposing the petition to rezone the area between the Sanctuary and the Preserve and allow it to remain as it was originally intended and zoned. Additionally, it is my understanding that monies have already been dedicated for a trail to connect from the Sanctuary to the nature trail that currently exists. I personally would appreciate walking on a trail through nature versus through overcrowded housing that could also potentially compromise the wetlands. I am grateful for the time, reflection and diligence you dedicate to creating and maintaining the vision for our community that takes into account a balance between development and the preservation of natural settings that we can all enjoy now and for generations to come.

Respectfully,  
Christine Sermak  
2571 Robins Way  
Okemos 48864

BI-4

To: Meridian Township Board

From: Dr. Leonid and Mrs. Alina Gorelik, Residents of 2577 Robins Way, Okemos, MI 48864

Dear Meridian Township Board,

We are writing this letter to you in opposition of the request to rezone the lot connected to Robins Way in the Sanctuary Subdivision of Okemos.

According to the Meridian Township Code of Ordinance, Chapter 62 "Land Division", Article III "Design Standards", Paragraph 62-60 "Objectives", any proposed construction should:

1. Minimize negative impacts on adjacent properties.
2. Help ensure adequate accessibility for emergency vehicles.
3. Take into consideration the natural features of the site.

With the proposed rezoning of the lot attached to Robins Way in the Sanctuary subdivision, the future construction of 12 houses attached to the single access street (Robins Way) will maximize negative impacts on adjacent properties, prevent adequate accessibility for emergency vehicles, and destroy naturally wooded area that many residents considered as a deciding factor when they picked the location for their dream home on Robins Way. Below are our arguments:

**1. Negative Impacts on Adjacent Properties**

We built our house at 2577 Robins Way with Jim Giguere in 2008, and looking back on the past 10 years, it was not the best decision for our family: we have been living in the construction zone ever since 2008. If the proposed rezoning is approved, the construction of 12 additional houses on the parcel adjacent to Robins Way will negatively impact our lives and the lives of our children since the subdivision is finally complete and there is no construction access to the proposed site. The wooded area for proposed rezoning and construction is surrounded by private and municipal properties on all the sides without any visible possibility of creating a temporary road for construction traffic access. The construction traffic will have to go through the narrow streets of Loon Lane and Robins Way. That will endanger all of its residents, but especially pedestrians and bicyclists – particularly children – for many years to come.

The construction of Phase 1 of The Sanctuary took longer than anyone expected and subjected us and our neighbors to many years of unfinished streets and uncompleted sidewalks covered with mud and construction debris that were never properly cleaned by the builder. When Phase 1 was almost complete, Mr. Giguere started Phase 2 that consisted of just 4 houses at the end

of Robins Way. It took him 2.5 years to complete Phase 2 with all the construction traffic coming again through the narrow Robins Way and affecting the quality of our family lives and environment. For example, our children were young when we moved in, and over the next 5-6 years we could not allow them to bike through the subdivision because the sidewalks were not finished, and the streets were covered with nails and mud clogging our drains. We had to repair and replace our cars' tires multiple times because of nails left in the street. My husband used to encourage our kids to compete on who could find more nails and screws while walking around Robins Way and Loon Lane. We never felt safe enough to allow them to walk alone through Robins Way to meet with their friends because of the construction vehicles moving or parked along the Robins Way and Loon Lane.

Even though we never expected the construction of four houses for the Phase 2 to take so long, the construction of Phase 2 was something we knew and agreed upon when we signed our building contract with Mr. Giguere. That's why we have patiently lived through all the construction inconveniences without bothering Meridian Township or Mr. Giguere with our complaints.

However, Phase 3 was never discussed or agreed upon when we chose to build our house in The Sanctuary with Mr. Giguere. The construction of additional 12 houses (if rezoning is allowed) or any additional construction after Phase 2 was never planned since Mr. Giguere just recently acquired the lot that is attached to Robins Way. The lot is surrounded by private and municipal properties on all the sides without any visible possibility of creating a temporary road for construction traffic access. So again, Robins Way seems to be the only way for all the flatbeds, cement mixers, and excavators to come to the construction site. The construction traffic through the narrow streets of Loon Lane and Robins Way will endanger all of its residents, ruin our roads and negatively affect our environment.

## **2. Preventing Adequate Accessibility for Emergency Vehicles**

There are currently 25 single family homes on Robins Way, including the cul-de-sac that was finished just a couple of years ago. And all the houses have just one entrance or emergency exit from the subdivision since Robins Way is a dead-end, single access street. Now Mr. Giguere is asking for the rezoning and proposing to build an additional 12 houses attached to Robins Way. Chapter 62, Article 3, Paragraph 62-62 of Charter Township of Meridian Code of Ordinances, establishes the number of maximum lots allowed on a street with single access. According to the code of ordinance: "In no case shall more than 35 single-family lots be permitted within a platted subdivision unless two means of street access are provided". It limits the maximum number of houses with the proposed construction to 10, not 12 (!)

With the proposed construction of 12 houses of the 7.3 acres land connected to Robins Way, Mr. Giguere would be violating the Code for single street access. Even with the 10 new houses

BI-5

attached to Robins Way, bringing the total number of houses to the maximum limit of 35, the addition would push the safety of the residents to the limit by creating a problem with emergency access to Robins Way or exit from Robins Way in case of fire, flood, or any natural or human-created disaster, which unfortunately happens not just in Texas or California.

**3. Destruction of the Naturally Wooded Area on Robins Way: A Deciding Factor for Many Residents When They Chose the Location for their Dream House on Robins Way.**

According to the Meridian Township Code of Ordinance, any proposed construction should take into consideration the natural features of the site. The lot acquired by Mr. Giguere is not a farm land or any kind of pre-developed land. It is a naturally wooded area filled with beautiful older trees and is a natural habitat for a lot of animals and birds. Even without rezoning, the new construction is still going to affect the natural environment. However, with the proposed rezoning, more houses will be built on the same parcel causing more destruction to the natural environment.

The Meridian Township Code of Ordinance requires that “a minimum of 20% of the development parcel shall remain as open space” with the residential lots not counted toward the minimum open space requirements. With the proposed rezoning to RAA, we can not see how the Preservation of Open Space requirement could be fulfilled without destroying the majority of the trees and natural habitats.

**4. Other Considerations including Existing Property Value Depreciation**

It is no secret that many current residents of the Sanctuary subdivision chose Robins Way as the location for their dream home based on the existence of this wooded area. Mr. Giguere charged people extra for the premium lots because their houses would be adjacent to the wooded natural area. Now, with the proposed construction of 12 additional houses, the natural wooded area is going to be destroyed. How fair is that? Who is going to compensate us and our neighbors for the thousands of additional dollars that we paid for the privilege to live next to the naturally wooded area at the end of the street?

Mr. Giguere is asking for the rezoning of 7.36 acres from RR to RAA with the reason that it is going to be consistent with the existing development adjacent to this parcel. However, Mr. Giguere failed to mention that the Phase 2 of the Sanctuary, which is adjacent to the proposed construction, is zoned as RAAA. The zoning for the newly proposed construction, which will be a cul-de-sac, should be consistent with the size of the lots and houses built on adjacent cul-de-sac on Robins Way (Phase 2). With the proposed rezoning of the plot to RAA, the smaller sizes of the residential lots are not going to be consistent with The Sanctuary Phase 2 lots adjacent to the plot. Actually, the size of The Sanctuary Phase 2 land is very similar to the size of the new

parcel that Mr. Giguere asking to rezone. With Phase 2 of The Sanctuary, Mr. Giguere was allowed to build only 4 houses on the cul-de-sac, and now he is asking to build 12 additional houses on the parcel of the similar size right next to the cul-de-sac.

With the proposed rezoning of the 7.3 acres parcel, we will have to subtract at least 20% of that for the Open Space Requirement, and around another 18% for the road and roundabout of the new cul-de-sac. If you divide the remaining land between 12 proposed lots, the average size of the lot is going to be less than 16,000 sq. ft. which is smaller than 75% of the currently existing properties in The Sanctuary subdivision. Therefore, the proposed rezoning will allow the new development to have lots smaller than most of the existing properties in the Sanctuary Phase 1 and Phase 2 of the subdivision. That is going to reduce the size of the proposed homes and negatively affect the value of the existing properties in the Sanctuary subdivision.

Thank you for taking the time to review this letter. We hope you will take all of these points into consideration as you review the proposal to rezone the parcel attached to Robins Way.

Sincerely,

Dr. Leonid Gorelik and Mrs. Alina Gorelik

BI-5

## Maggie Rodgers-Sanders

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**From:** Alina Gorelik <alinagorelik@hotmail.com>  
**Sent:** Wednesday, March 14, 2018 2:09 PM  
**To:** Board  
**Subject:** Letter in Opposition to the Proposed Rezoning of the Parcel Attached to Robins Way  
**Attachments:** Letter to Meridian township.docx

Dear Township Board,

Thank you for reviewing our arguments in opposition to the proposed rezoning of the parcel attached to Robins Way at The Sanctuary subdivision. We sincerely hope that you will take our points into consideration as you review the proposal.

Sincerely,

Leonid and Alina Gorelik,  
2577 Robins Way, Okemos.

Sent from Outlook

## Maggie Rodgers-Sanders

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**From:** Michelle Prinz  
**Sent:** Thursday, March 15, 2018 11:09 AM  
**To:** Maggie Rodgers-Sanders  
**Subject:** FW: Meridian Rediride letter.docx  
**Attachments:** Meridian Rediride letter.docx

For Communications in the upcoming Board packet. Thanks!



A Prime Community

**Michelle Prinz**  
Executive Assistant  
[prinz@meridian.mi.us](mailto:prinz@meridian.mi.us)  
W 517.853.4258 | F 517.853.4251  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

**From:** ronstyka@gmail.com [mailto:ronstyka@gmail.com]  
**Sent:** Thursday, March 15, 2018 10:14 AM  
**To:** Township Board <Townshipboard@meridian.mi.us>; Frank Walsh <walsh@meridian.mi.us>  
**Subject:** Fwd: Meridian Rediride letter.docx

Info for the meeting.

Sent from my iPhone

Begin forwarded message:

**From:** "Fred Wurtzel" <[f.wurtzel@att.net](mailto:f.wurtzel@att.net)>  
**Date:** March 14, 2018 at 10:11:03 PM EDT  
**To:** "Ron Styka" <[ronstyka@gmail.com](mailto:ronstyka@gmail.com)>  
**Cc:** "Karla Hudson" <[HUDSON.KC@live.com](mailto:HUDSON.KC@live.com)>, "Donna Rose" <[wild-rose@sbcglobal.net](mailto:wild-rose@sbcglobal.net)>  
**Subject:** Meridian Rediride letter.docx

Dear Supervisor Styka,

Please share the attached letter with your board.

Thank you.

Warmest Regards,

Fred Wurtzel, Second Vice President  
National Federation of the Blind of Michigan

Dear Meridian Board Members

I am writing on behalf of the national Federation of the Blind of Michigan. I am writing regarding your consideration of doubling rates on Rediride in an effort to shift riders from Rediride to SPECTRAN. On its face, we are opposed to such a plan. Our objection is based on a some fact-based points.

Though many blind folks in our community have well-paying jobs with good benefits, due to misunderstanding and ignorance about the capabilities of blind persons, there persists a 70% unemployment rate among the general population of blind people ready and willing to work. This is long-term unemployment, not simply a short-term gap between jobs. For instance, assuming statistics apply to Meridian Township, at least 2% of your population is blind. Are 2% meridian Township employees blind? Quick. . . what was your first thought after reading this question? Likely, you wonder what jobs blind people can do for the Township. Did you cross some positions from your list?

First, even though Meridian Township is an affluent area of our county, it was reported that 5% of seniors are considered to be of a poverty level income. This amounts to approximately 2400 individuals. Rediride serves approximately 50 rides per day. Even small increases in costs can have significant impacts on individuals and families.

An individual receiving Supplemental Security Income (SSI), an income support program available to persons with disabilities and seniors, receive approximately \$750 per month. This is probably less than some of you spend for car payments each month. Someone receiving \$750 from SSI would pay \$225 rent if they can find subsidized housing. There are long waiting lists of persons waiting for such housing, so not everyone would be paying low rent. So an increase of \$1.30 on a round trip could mean the cost of 2 servings of yogurt or other nutritious foods. Many seniors or persons with disabilities must go to multiple doctor appointments each month. Consider someone on dialysis for example who has treatments 3 times per week The proposed Rediride fare increase would amount to around \$15/month. This is a nearly 3% reduction in income after rent. This does not even account for other doctor appointments or grocery trips.

CATA reported to your board that 90% of school aged riders ride from school to home. How does it make sense to double the fare for someone on SSI so that a young person does not have to walk home. Why should folks in poverty be financially hurt because Meridian Township residents do not wish to pay for better school bus service. Why are taxpayers shifting school costs on to seniors and low income people?

I hope you will consider how seemingly small changes in costs may significantly effect some people. It is easy to marginalize or minimize these things, but they impact real people who are doing their best to live in the community with a reasonable quality of life. Please think of other ways to increase rides for

BI-6

your residents and try to think of a plan to better fund school busses in the township. It seems wrong to pit some citizens against one another. I believe that all of you are of good heart and care about the folks who your decisions affect. Please take time to consider this proposal and figure out another way to address it than further burdening those least able to absorb it.

Warmest Regards,

Fred Wurtzel, Second Vice President

National Federation of the Blind of Michigan.

## Maggie Rodgers-Sanders

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**From:** Thomas F. Wolff <tfw48864@yahoo.com>  
**Sent:** Wednesday, March 14, 2018 7:21 PM  
**To:** Board  
**Cc:** Kathy Wolff  
**Subject:** Robins Way Rezoning.

To members of the Board,

We are writing to express our opposition to the proposed rezoning of land at the northeast end of Robins Way.

We are Thomas and Kathleen Wolff. We live at 2595 Robins Way.

At an earlier zoning board meeting, we heard a statement to the effect that "the same process led to the development of the subdivision we live in." This is true with regard to process, but we see a significant difference in the presently proposed action. The Sanctuary was developed on what previously was open farmland, with Loon Lane and Robins Way aligned along the highest portions of the plat to avoid environmentally sensitive areas. The current action involves development on one of the last small woodlots in the immediate area. It is true that Phase II of The Sanctuary, around the cul-de-sac, involved clearing part of a woodlot, but the zoning there was and remains much lower density than that now proposed, resulting in large lots that left a fair number of trees.

Secondly, there was a statement to the effect that we cannot stop this, as owners have a right to develop their property. True, but that right exists now, without rezoning. The property in question is zoned to permit seven houses. It is not clear to us why the owner would have a right to have this changed to a denser zoning, when **there is no benefit to anyone other than the owner and the developer.**

We favor retaining the current zoning, which would permit larger lots consistent with those in the cul-de-sac, and preserving a maximum number of trees.

Thomas and Kathleen Wolff

March 15, 2018

Dear Township Board Members:

Attached please find copies of letters submitted to the Planning Commission in opposition of Rezoning # 18010.

The original letters were included in the Planning Commission packets on 2-12-18 and 2-26-18.

Please include these letters in the 3-20-18 board packet.

Thank you for your consideration!!

Sincerely,



Jody Wesley  
2550 Robins Way  
Okemos

February 5<sup>th</sup>, 2018

Okemos, MI

RECEIVED

FEB 06 2018

To:

Mr. Peter Menser  
Principal Planner  
Charter Township of Meridian  
5151 Marsh Road,  
Okemos, MI 48864

**Re: Opposition to Rezoning #18010 (Giguerre Homes)**

Dear Mr. Menser:

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 Giguerre Homes, where under proposal #18010 approximately 7.5 acres is to be rezoned from Rural Residential (RR) to RAAA. 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 property in question is currently densely wooded (see satellite picture) and provides a much needed green space. The proposed rezoning will result in removal of a most of the green cover and significantly alter the character of the area.



- 2) The address of the said property is 3760, Hullett Road. However, I understand that the only access will be on Robins Way, which is a winding road. Having a road to this new development that is perpendicular to Robins Way, will make it unsafe for vehicular traffic.
- 3) My current residence at 2483 Robins Way, faces the said property. I had purchased the property in 2012 at a premium, on account of the open and green spaces, from Giguerre Builders. At the time I was not informed of any plans for development or rezoning of the property. Doing so, will result in a loss of privacy, impact on the environment, increased traffic and ultimately will diminish the value of my property.
- 4) In order to increase tax revenues, it appears that Meridian Township is in a rush to increase the construction of higher density housing. However, this increase in tax base, has not resulted in lower property taxes for existing residents nor has it enhanced township services. For example, it is not uncommon for residents of Robins Way to go for days without snow ploughing or to endure the poor condition of Okemos Road.

BI-8

On behalf of myself and other residents of the Sanctuary subdivision, I kindly request the Charter Township of Meridian to reject the rezoning request #15010.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Murthy". The signature is stylized with a large initial "J" and a cursive "M".

*Jay Murthy*  
2483, Robins Way  
Okemos, MI 48864

RECEIVED

FEB 06 2018

To the Planning Commission of the Charter Township of Meridian:  
Re: Rezoning #18010

I am writing a letter in opposition to the request of Giguere Homes to rezone the area at 3760 Hulett Road from (RR) Rural Residential to RAA (Single Family-Low Density). As physicians, my wife and I chose to move our family to the Greater Lansing area for employment opportunities. When searching for a home, we prioritized the privacy and beauty of a rural setting with the convenience and access to local businesses nearby. After perusing several rural lots in the Williamston area, we found our ideal setting at 2470 Robins Way that offered the combination of privacy, rural setting with an abundance of natural wildlife, and convenience to both excellent schools and local businesses that we were looking for. At the time, Mr. Giguere assured us that the property we were interested in was to be the final lot in the development. As a result, we made a conscious choice to pay a premium for the ideal setting our family was looking for over numerous other property developments in the surrounding vicinity.

As a result, the proposed rezoning of this area goes directly against many of the reasons why we chose to live here. Furthermore, as the planning commission is well aware, there is an abundance of available housing developments offering a wide spectrum of housing options ranging from townhomes (College Fields, Grandview), condominiums (College Fields, Vista), single-family homes (College Fields, Parkside and North Point) to luxury single-family homes (Ember Oaks). In addition, the near completion/recent completion of the Champion Woods development, Okemos Preserve development, and Bennet Woods development offer a variety of recently built homes for prospective home-owners. Furthermore, the planning commission recently approved the development of luxury apartments currently under development near Okemos Crossings. In short, the rezoning of this area to RAA would be to the detriment of numerous home-owners in the Sanctuary and seems at odds with the goal of this close-knit neighborhood. The abundance of housing options within three miles of our neighborhood is reason enough to preserve the privacy, beautiful rural surroundings, and wildlife that we cherish in this neighborhood as much as possible.

There are numerous other reasons for our opposition to further development of our neighborhood, including: environmental impact of further runoff, increased demand to the Smith drain, increased vehicular traffic, and disruption of the natural wildlife habitat in our area. As a result, we ask the Planning Commission of the Charter Township of Meridian to oppose the rezoning of this area.

Sincerely,

Brent Felton  
2470 Robins Way

BI-8

**GEORGE BROOKOVER, P.C.**  
1005 ABBOT ROAD, EAST LANSING, MI 48823  
PHONE: (517) 336-4300  
FAX: (517) 336-4398

February 8, 2018

Mr. Dante R. Ianni  
Chairperson  
Meridian Township Planning Commission  
5156 Marsh Road  
Okemos, Michigan 48864

**HAND DELIVERED**

**Re: Rezoning Application #18010 (Giguere Homes)**

Dear Chairperson Ianni:

The undersigned represents Mr. and Mrs. Jeffery A. Wesley who reside at 2550 Robins Way, Okemos, Michigan 48864.

My clients respectfully ask that the Planning Commission deny the above-referenced rezoning request.

As you are already aware, The Michigan Zoning and Enabling Act (*MCL 125.3101 et seq.*) provides the basis for the applicable zoning laws of the Charter Township of Meridian. The state statute includes language which provides for the power of the Township to develop and apply the zoning codes according to certain standards.

...(m) "Intensity of development" means the height, bulk, area, density, setback, use, and other similar characteristics of development. [*MCL § 125.3102(m)*].

\*\*\*

(1) A local unit of government may provide by zoning ordinance for the regulation of land development and the establishment of 1 or more districts within its zoning jurisdiction which regulate the use of land and structures to meet the needs of the state's citizens for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to ensure that use of the land is situated in appropriate locations and relationships, to limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities, to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements, and to promote public health, safety, and welfare. [*MCL § 125.3201(1)*]

\*\*\*

(1) A zoning ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to ensure that uses of

the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population, to provide adequate light and air, to lessen congestion on the public roads and streets, to reduce hazards to life and property, to facilitate adequate provision for a system of transportation including, subject to subsection (5), public transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties. A zoning ordinance shall be made with reasonable consideration of the character of each district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building, and population development... [MCL § 125.3203(1)]  
[Emphasis Added]

Given this state statutory context, the proposed rezoning does not comply with the applicable ordinances for several reasons.

First, the requested rezoning would violate several purposes of Chapter 86 of the Meridian Township Code of Ordinances. Among those purposes are the following:

- (1) Encourage the preservation and use of lands, open space, and natural resources in accordance with their character and suitability for particular purposes and limit the improper use of land and natural resources.
- (2) Foster harmonious relationships among land uses and prevent or minimize land use incompatibilities.
- (3) Promote and enhance the stability of the Township's neighborhoods, commercial areas, and special or historic areas.
- (4) Avoid overconcentrations of population.  
\*\*\*
- (7) Provide for adequate space, light, and air.  
Meridian Township Code of Ordinances §86-5(1)-(4),(7)

As will be demonstrated by the testimony of my clients and others at your February 12, 2018 meetings, the proposed rezoning will not meet the above-referenced ordinance goals.

Second, the Township recently approved a Master Plan on November 21, 2017. Among the Master Plan goals are:

- “...\* Preserve and strengthen residential neighborhoods
- \* Preserve open space and natural areas...”

Within the Master Plan there are numerous goals and objectives which are not satisfied by this rezoning:

- 1. **GOALS AND OBJECTIVES**  
**Preserve and Strengthen Residential Neighborhoods**  
\*\*\*  
**B. Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.**

\*\*\*

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential development.

\*\*\*

3. Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.

\*\*\*

2. GOALS AND OBJECTIVES

**Preserve Open Space and Natural Areas**

\*\*\*

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

\*\*\*

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, development rights, and other appropriate techniques.

\*\*\*

**B. Conserve wetlands, floodplains, and other water retention areas.**

\*\*\*

**D. Protect groundwater recharge areas in the Township.**

In no way can it be said that rezoning this property to a higher density use realizes any of the above-cited goals of the Master Plan.

Third, the Rezoning Application itself reveals the failure of the Applicant to satisfy the Zoning Code purposes and/or the Master Plan goals.

The application fails to cite any reason why the historic zoning is unreasonable. Inasmuch as the current zoning has been in existence for several years, and relied upon by my clients and their neighbors, any change to a higher density zone is simply illogical.

The application then attempts to outline why the zoning change is “appropriate,” but fails in that regard.

The requested change is not compatible with the adjacent subdivision which was specifically designed in the context of the applicant’s property remaining zoned RR. Although the applicant claims a wetland study has been performed, no such study is part of the public records despite the applicant’s claim. There is no “proven community need” which requires a higher density zone in this location, especially given its natural setting and intrinsic wetlands qualities. There is no evidence to support the applicant’s claim that the project will “blend seamlessly” with my clients’ existing development. In fact, the increased density will simply add permanent traffic and construction congestion to my clients’ neighborhood which only has one route of ingress and egress.

Finally, given the deleterious effects of the proposed higher density rezoning, the applicant’s claim that the rezoning will somehow benefit the Township is dubious at best.

What the application materials do not demonstrate is that this rezoning will benefit the residents of Meridian Township including my clients. What the application does demonstrate is that the proposed rezoning will certainly benefit the applicant/purchaser of the property who apparently made its purchase contingent upon a rezoning plan approval by the Township.

For all these reasons, my clients respectfully ask that this rezoning request be denied at this time.

Very truly yours,

**GEORGE BROOKOVER, P.C.**



George M. Brookover

GMB/npb

cc: Ms. Holly J. Cordill  
Mr. John S. Scott-Craig  
Mr. Kenneth P. Lane  
Mr. David P. Premoe  
Mr. Gerald J. Richards  
Ms. Emily K. Stivers  
Mr. Peter Menser  
Mr. Mark Kieselbach

RECEIVED  
FEB 12 2018

February 12, 2018

Peter Menser  
Principal Planner, Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

Re: Rezoning Application #18010 (Giguere Homes)

Dear Mr. Menser and Meridian Township Planning Commission,

My name is Bill Hallan, and I reside with my wife Michelle and our three children at 2537 Robins Way, Okemos, Michigan 48864. For the reasons set forth below, we respectfully request that you deny the above-referenced rezoning request of Giguere Homes.

By way of background, we built our home in January 2012. We chose the location since the lot was towards the end of a quiet street at the back of the Sanctuary neighborhood with abundant green space and wildlife. The proposed development sits directly across the street from our house and will have many negative implications if the application is granted.

#### Wildlife

The land that Giguere Homes seeks to develop is currently a dense forest of trees and home to various types of wildlife. We are concerned that the development will destroy the vast ecosystem that is home to the many different animals that our three children see on a regular basis. For example:

- This past summer a snapping turtle laid its eggs in our front flowerbed.
- A family of muskrats previously lived in the wetlands behind our house.
- On a weekly basis we see deer that live in the proposed development.
- Wild turkeys are often seen and our daughter had an opportunity to chase them around our yard days before Thanksgiving this year.

While those are just a few of the highlights, we also regularly see groundhogs, squirrels and birds. Each summer we have fun catching frogs and enjoying the pure elements of nature that currently surround the Sanctuary neighborhood. Much of Okemos is developed, and it would be disappointing to destroy one of the last few sanctuaries enjoyed by the wildlife.

#### Wetlands

The Sanctuary neighborhood is surrounded by several wetlands. In addition, the southeast corner of our property abuts the Little Turtle Crossing. During the wetter months of the year, it's common for standing water to develop near the edges of our property. Certainly, the addition of 12 homes will not improve the water distribution.

BI-8

### Traffic

The Sanctuary is a quiet neighborhood and our home sits right before the cul-de-sac on Robins Way. As a result, there is limited traffic, which in turn creates peace of mind for parents that have three children playing outside. It is reasonable to estimate that 12 homes will equate to 30 additional permanent vehicles driving in front of our house on a regular basis. That estimate does not include additional vehicles from visitors, delivery trucks, and others.

### Construction

Anyone who has lived near a construction site knows that it is not a pleasant experience. Common nuisances include noise, work trucks, and nails in the streets. If the application is granted, residents of the Sanctuary might have to live through many years of home construction, interfering with the quiet enjoyment of our homes.

### Conclusion

After discussing the rezoning application with many of our neighbors, we are certain all residents of the Sanctuary share the concerns expressed herein. As a result, we respectfully request that you deny the rezoning application of Giguere Homes.

Sincerely,



Bill and Michelle Hallan  
2537 Robins Way  
Okemos, Michigan 48864

RECEIVED

FEB 12 2018

To: Meridian Township, Community Planning and Development

Attn: Peter Menser, Senior Planner

From: Dr. Leonid and Mrs. Alina Gorelik, Residents of 2577 Robins Way, Okemos, MI 48864

Dear Mr. Menser,

We are writing this letter to you in opposition of the request to rezone the lot connected to Robins Way in the Sanctuary Subdivision of Okemos.

According to the Meridian Township Code of Ordinance, Chapter 62 "Land Division", Article III "Design Standards", Paragraph 62-60 "Objectives", any proposed construction should:

1. Minimize negative impacts on adjacent properties.
2. Help ensure adequate accessibility for emergency vehicles.
3. Take into consideration the natural features of the site.

With the proposed rezoning of the lot attached to Robins Way in the Sanctuary subdivision, the future construction of 12 houses attached to the single access street (Robins Way) will maximize negative impacts on adjacent properties, prevent adequate accessibility for emergency vehicles, and destroy naturally wooded area that many residents considered as a deciding factor when they picked the location for their dream home on Robins Way. Below are my arguments:

**1. Negative Impacts on Adjacent Properties**

We built our house at 2577 Robins Way with Jim Giguere in 2008, and looking back on the past 10 years, it was not the best decision for our family: we have been living in the construction zone ever since 2008. Though it was not Mr. Giguere's fault that the construction of Phase 1 of the Sanctuary took longer than anyone expected because of the economic downturn that took place right after our house was built, it subjected us and our neighbors to many years of unfinished streets and uncompleted sidewalks covered with mud and construction debris that were never properly cleaned by the builder.

When Phase 1 was almost complete, Mr. Giguere started Phase 2 that consisted of just 4 houses on the Robins Way cul-de-sac. It took him 2.5 years to complete Phase 2 with all the construction traffic coming through Robins Way and affecting the quality of our family lives and environment. For example, my children were young when we moved in, and over the next 5-6 years we could not allow them to bike through the subdivision because the sidewalks were not finished, and the streets were covered with nails and mud clogging our drains. We had to repair and replace our cars' tires multiple times because of nails left in the street. My husband used to encourage our kids to compete on who could find more nails and screws while walking around Robins Way and Loon Lane. We never felt safe enough to allow them to walk alone through

BI-8

Robins Way to meet with their friends because of the construction vehicles moving or parked along the Robins Way and Loon Lane.

Even though we always knew that Phase 2 was coming, we never expected the construction of four houses to take so long. However, the future construction of Phase 2 was something we agreed upon when we signed the building contract with Mr. Giguere, so we quietly lived through all the construction inconveniences without bothering Meridian Township or Mr. Giguere with our complaints.

However, Phase 3 was never discussed or agreed upon when we chose to build our house in The Sanctuary with Mr. Giguere. The construction of additional 12 houses (if rezoning is allowed) or any additional construction after Phase 2 was never planned since Mr. Giguere just recently acquired the lot that is attached to Robins Way. The lot is surrounded by private and municipal properties on all the sides without any visible possibility of creating a temporary road for construction traffic access. So again, Robins Way seems to be the only way for all the flatbeds, cement mixers, and excavators to come to the construction site. The construction traffic through the narrow streets of Loon Lane and Robins Way will endanger all of its residents, but especially pedestrians and bicyclists – particularly children – for many years to come.

## **2. Preventing Adequate Accessibility for Emergency Vehicles**

There are currently 25 single family homes on Robins Way, including the cul-de-sac that was finished just a couple of years ago. And all the houses have just one entrance or emergency exit from the subdivision since Robins Way is a dead-end, single access street. Now Mr. Giguere is asking for the rezoning and proposing to build an additional 12 houses attached to Robins Way. **Chapter 62, Article 3, Paragraph 62-62 of Charter Township of Meridian Code of Ordinances, establishes the number of maximum lots allowed on a street with single access. According to the code of ordinance: "In no case shall more than 35 single-family lots be permitted within a platted subdivision unless two means of street access are provided". It limits the maximum number of houses with the proposed construction to 10, not 12 (!)**

With the proposed construction of 12 houses of the 7.3 acres land connected to Robins Way, Mr. Giguere would be violating the Code for single street access. Even with the 10 new houses attached to Robins Way, bringing the total number of houses to the maximum limit of 35, the addition would push the safety of the residents to the limit by creating a problem with emergency access to Robins Way or exit from Robins Way in case of fire, a fallen tree, flood, or any natural or human-created disaster, which unfortunately happens not just in Texas or California.

**3. Destruction of the Naturally Wooded Area on Robins Way: A Deciding Factor for Many Residents When They Chose the Location for their Dream House on Robins Way.**

According to the Meridian Township Code of Ordinance, any proposed construction should take into consideration the natural features of the site. The lot acquired by Mr. Giguere is not farm land like The Meadows subdivision used to be, or the swamp that most of the Sanctuary subdivision was built upon. It is a naturally wooded area filled with beautiful older trees and a creek coming through it. Even without rezoning, the new construction is still going to affect the natural environment. However with the proposed rezoning, more houses will be built on the same parcel causing more destruction to the natural environment.

The Meridian Township Code of Ordinance requires that "a minimum of 20% of the development parcel shall remain as open space" with the residential lots not counted toward the minimum open space requirements. With the proposed rezoning to RAA, we can not see how the Preservation of Open Space requirement could be fulfilled without minimizing the size of the lots to 13,500 sq. ft. and destroying the majority of the trees and natural habitats.

**4. Other Considerations including Existing Property Value Depreciation**

It is no secret that many current residents of the Sanctuary subdivision chose Robins Way as the location for their dream home based on the existence of this wooded area. They chose to pay extra for the premium lots because their houses would be adjacent to the wooded area that is now going to be destroyed with the proposed construction. How fair is that? Who is going to compensate them for the thousands of additional dollars that they paid for the privilege to live next to the naturally wooded area at the end of the street?

Mr. Giguere is asking for the rezoning of 7.36 acres from RR to RAA with the reason that the existing development adjacent to this parcel is RAA. However, Mr. Giguere failed to mention that the Phase 2 of the Sanctuary, which is adjacent to the proposed construction, is zoned as RAAA. The zoning for the newly proposed construction, which will be a cul-de-sac, should be consistent with the size of the lots and houses built on adjacent cul-de-sac on Robins Way (Phase 2). Even though the rest of the Sanctuary subdivision is zoned as RAA, around one third of the Sanctuary Phase One lots are 20,000 sq. ft. (or 0.46 acres) or over. On the other hand, with the proposed rezoning of 7.3 acres parcel, we will have to subtract at least 20% of that for the Open Space Requirement, and around another 20% for the road and roundabout of the cul-de-sac. With the proposed rezoning of the plot to RAA, the smaller sizes of the residential lots are not going to be consistent with The Sanctuary Phase 2 lots adjacent to the plot. Furthermore, the proposed rezoning will allow the new development to have lots smaller than most of the existing lots in the Sanctuary Phase 1 of the subdivision. That is going to reduce the size of the proposed homes and negatively affect the value of the existing properties in the Sanctuary subdivision.

Thank you for taking the time to review this letter. We hope you will take all of these points into consideration as you review the proposal to rezone the parcel attached to Robins Way.

Sincerely,

Dr. Leonid Gorelik and Mrs. Alina Gorelik

BI-8

Dear Planning Commission of the Charter Township of Meridian,

I have five good reasons why you should not build more houses in Okemos.

First is that Okemos is a town-not a city. When our family moved here we wanted to live in a area that has animals, trees and forests. That is *why* we moved here. I am sure that many other people feel the same way. We are not city people and building more houses would start a chain effect. You would build houses, get money, and want to build more. Before we know it there would be hundreds of extra houses all over Okemos, and *hundreds* - maybe a thousand or so - people.

Second and third are about the condition of our roads. Hulett Road and Jolly Road are already overpopulated. There are lots of crashes there and adding a neighborhood would just make it worse. The safety of people come first, and there is another reason involving the roads. The more money that goes to the houses, the less that goes to the roads and schools. That means that roads that are already bumpy and dangerous, will have less money to repair them.

Fourth is about all the wildlife that you will kill! All the animals that live here will either die during the construction or they will not have homes and food. This is cruelty and I do not think that building houses is worth it. But it is not only the animals that you will kill, think of all the trees and wildlife. There are many plants and wildlife that would be destroyed. Plus, you would pretty much have to destroy all of the lake.

Fifth is the problem of views. Our family lives pretty much across from the spot where you are planning to build the houses. That would ruin many people's views. It is going to go from beautiful nature to half-built houses. I think that this concludes my essay, but I hope that you will hear what I have said and that you will understand just how much destruction this will cause. All the wildlife will be destroyed, there will be crowded roads, our town will become a city, and many views will be destroyed.

Thank you, Trubella M. Thompson Orsua

2655 Elderberry Dr.

RECEIVED

FEB 12 2018

BI-8

## Brett Dreyfus

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**From:** Karla Hudson <hudson.kc@live.com>  
**Sent:** Friday, March 16, 2018 11:19 AM  
**To:** Township Board; Brett Dreyfus  
**Cc:** Ronald Styka  
**Subject:** Tabling the Redi-ride issue

Hello,

I would like to request that the township board consider tabling the discussion of Redi-ride until such time that the CATA staff can attend and present to the board. We have waited for three years to address this issue a few more weeks at this point is not really a big deal. As I indicated before I have never seen a board member conduct a presentation for the police department on an issue so I am not sure why we are allowing a board member to be the single resource on such an important decision for our work with CATA. In the last township meeting some of the board members brought up some very valid questions about contract, hourly cost of the ride, half fare needs, ETC. A thorough review of how these grants are going to work needs to be provided by the source that will be administering the program. Over the years many mistakes, misperceptions and so forth have occurred all as a result of lack of communication by transportation provider and township staff. Let us not have that happen trying to start a new set of steps for extending the hours. This is a new day, with a new CATA CEO and hearing his perspective on how the grants will operate in the township will only serve to benefit the citizens of the township.

Sincerely,

Karla Hudson  
6009 skyline drive

BI-9

**PROPOSED BOARD MINUTES**

**PROPOSED MOTION:**

**Move to approve and ratify the minutes of the March 6, 2018 Regular Meeting as submitted.**

**ALTERNATE MOTION:**

**Move to approve and ratify the minutes of the March 6, 2018 Regular Meeting with the following amendment(s): [insert amendments].**

**MARCH 20, 2018  
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, MARCH 6, 2018 **6:00 P.M.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland  
ABSENT: None  
STAFF: Assistant Township Manager Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief Dave Hall, Deputy Police Chief Ken Plaga, Economic Development Director Chris Buck

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:02 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION

A. Flood Response - Mary Hull, Ingham County Emergency Manager

Presented information on flooding in Ingham County, State of Emergency in county, no overtime for Sheriff's Dept, Road Dept allotted overtime. Flood victims should contact insurance agent and State of Michigan. Differences between 20, 30, 50 and 100 year floods, Public Works has floodplain maps for citizens to review, municipal reimbursement inquiry.

B. Meridian Township Police Department - Gun Safety

Deputy Police Chief Plaga presented information on gun safety in Meridian Township. Annual training conducted including Train the Trainer, goal is to keep violent offenders from getting to where they are trying to go, increase response times for first responders, work with schools on lockdown drills, emergency response plans, radio system for communication with Police. 2015 grant funding for new doors and locking system, Police have code keys, Williamstown Township Schools policies, inter-departmental cooperation and training.

Haslett Schools Superintendent Cook spoke about school safety, reviewing plans, community input, mental health crisis team, working with community members for increased awareness.

Okemos Schools Superintendent Alena Zachery-Ross mentioned the district response plan, ALICE training, research security holes where Okemos schools are vulnerable. Working together with Haslett schools, mental health assembly at Okemos High School 3/7/2018.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened Public Remarks.

Donna Rose, 6207 Cobblers Dr. East Lansing; Stated her background and that people are “left out” due to political machine being about money and power, including minorities and people with disabilities, and they should run for office. Disappointed in Board discussion at previous meeting, opposed to seniors being charged a proposed higher rate to get them to use Spec-Tran. Ms. Rose mentioned the Board shouldn’t make decisions for services without involving those directly affected, adding the quote “nothing about us without us.”

Ody Norkin, 3803 Sandalwood, Okemos; was offended by the Board Redi-Ride discussion, discussed history from 1999, Meridian 3.0 mils to CATA, and an additional millage to CATA for sprawling affluent community to connect to fixed route bus service. Spoke 3 years ago to Township Manager Walsh about Redi-Ride and how students were impeding on seniors and the disabled.

Karla Hudson, 6009 Skyline Drive, East Lansing; Transportation Commissioner, voted for recommendation for extended service to make hours equal to the other Redi-Ride services in the system i.e. Holt, Mason. She suggested a half fare keeping with other CATA transit, similar to other bus systems across the state. Suggested a termination clause so that the Township is able to get out of the contract with CATA if needed. Encourages negotiating with schools about managing their students, having a late bus for extracurricular activities.

Mike Hudson, 6009 Skyline Drive, East Lansing; voiced comments regarding a need for Redi-Ride restructuring, unsure if big increases in fare structure will work, with 37% increase in coverage of time, rates should not double or quadruple, and availability of grants. Thankful for the snow removal and pathway millage so he is able to walk up and down Lake Lansing Road. Walnut Hills property still has a lot of water, 280 houses are better than 400, especially with all the water on the site. Mr. Hudson discussed pathways and walkability to pharmacy, restaurant, bank, school; Carriage Hills shopping center has space available for new stores to walk to.

Steve Vagnozzi, 2144 Woodfield Rd, Okemos; Transportation Commissioner, goal of motion was increasing the ability to use Redi-Ride to get to and from employment in the Township, current hours do not allow people to get to work on time. The Transportation Commission wanted expanded service without the Township having to put in more money and came up with the \$2.50 fare, Redi-Ride is functionally equivalent to Spec-Tran. The current fare discount structure is not in-sync with the economic needs of the members of the community; half-fares are being given to those who don’t necessarily need the discount. Encouraged finding alternatives ways of helping those with a legitimate financial need to afford Redi-Ride, but sticking with the current structure with seniors and students does not accomplish that.

Supervisor Styka closed Public Remarks.

## 6. TOWNSHIP MANAGER REPORT

Assistant Manager Perry Reported:

- Road closings on Jolly Road from Dobie to Meridian, other closures, encouraged alternate routes to the public.
- Question about BL 69 and Newton Road, concerns from bicyclists, implementation of complete streets, new park nearby, possible resolution in support of a pedestrian pathway that crosses the median; Assistant Manager stated that MDOT is open to the pathway, Transportation Commission is taking the issue up at their next meeting.
- Question about the cloverleaf at Jolly and Okemos Rds. during construction with unique turning restrictions, closures have not changes and Communications Department will be putting out additional closure information to public.

## 7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Trustee Deschaine reported:

- Economic Development Corporation (EDC) meeting held on March 1, 2018; City Limits expanding and wants an outdoor open space with beach volleyball and batting cages

- Economic Development Director Buck updated the EDC on the status of the application for Redevelopment Ready Community, which is under discussion

Clerk Dreyfus reported:

- He received CMMC (Certified Michigan Municipal Clerk) certification renewal for 3 year period
- It has been 3 months since rules on opting into the Medical Marijuana Facilities Licensing Act (MMFLA) were promulgated by the State of Michigan, Board promised discussion on MMFLA after rules were established by the State, on-going interest in the topic from constituents
- If the Township were to opt into the new State regulatory model for medical marijuana, there would be extra tax revenue for roads
- Called for the Board to stop delaying work on this issue, needs to be on the agenda and discussed starting at the next Board meeting

Treasurer Brixie reported:

- Tri-County Regional Planning Commission (TCRPC) has been contemplating a change in membership, Clinton County has requested additional seats, TCRPC sent the issue to the Bylaws Committee, she sits on that committee and there will be further dialogue on the issue
- Discussion was held regarding the search for a permanent director, interim director acting now

Trustee Opsommer reported:

- CATA Board of Directors met at Meridian Township Hall, rotation of meetings among local municipalities,
- Contract for emergency fleet reviewed and analyzed, implementation of plan in conjunction with maintenance staff, fleet is now in good working order
- CATA worked with Lansing on flood evacuations
- Ingham County Board of Commissioners requested a voting seat on the CATA board, currently 5 voting entities (member jurisdictions), various local municipalities have CATA millages levied
- Ingham County is arguing they should have 2 voting seats on CATA Board because of the millage levy and the financial benefit that the County brings to CATA, local public bodies have to vote to agree to this request
- Free fares on March 17<sup>th</sup> for St. Patrick’s Day from 4 p.m. to 3 a.m. (Route 4: Entertainment Express)

Supervisor Styka reported:

- DDA and CIA met and are working together for the development of the downtown areas
- Women’s history month, important to nation’s history, labor force, key roles in charitable and philanthropic activities
- Student artwork exhibited at the Township Hall, new artwork from Murphy Elementary
- Spring recycling event is scheduled for April 21

8. APPROVAL OF AGENDA

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

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

**Clerk Dreyfus moved to adopt the Consent Agenda as submitted. Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

A. Communications

**Clerk Dreyfus 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: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

B. Minutes

**Clerk Dreyfus moved to approve and ratify the minutes of the Regular Meeting of February 20, 2018, as submitted. Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

C. Bills

**Clerk Dreyfus moved that the Township Board approve the Manager’s Bills as follows:**

<b>Common Cash</b>	<b>\$364,546.09</b>
<b>Public Works</b>	<b>\$6,221.21</b>
<b>Trust &amp; Agency</b>	<b>\$3,546,149.12</b>
<b>Total Checks</b>	<b>\$3,916,916.42</b>
<b>Credit Card Transactions February 15 to February 28, 2018</b>	<b>\$8,445.95</b>
<b>Total Purchases</b>	<b><u>\$3,925,362.37</u></b>
<b>ACH Payments</b>	<b><u>\$58,845.36</u></b>

**Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

Board Discussion:

- Board member stated concerns about consulting contract with Former Fire Chief Fred Cowper for \$9,100 a month, was this previously approved under a consent agenda, and why the Township is paying an Interim Fire Chief and this high rate for a consultant
- Board member belief that it was a cost saving because the Interim Chief is only part-time and collecting a pension, she is working within the limits of what she is allowed and was part of the agreement negotiations, Former Fire Chief Cowper was working before retirement on reducing ISO rating and is continuing this work in consulting agreement
- The reduction of the ISO rating would, if achieved, represent savings for residents on their homeowner's insurance, which is partially based on ISO rating
- Board member does not believe that this is a cost savings and would like more information about the contract with the former Fire Chief and what work he is performing
- Board member question about the legality of donating funds to Meridian Mall for the Chinese New Year celebration, and if the donation is an EDC check being run through the Township
- The check is from the Parks Department budget, through Celebrate Meridian and through budget appropriation they have contributed to the Chinese New Year celebration, and donated staff in the past
- Meridian Mall has been better at getting funding, so the Township did not staff the event and gave the mall a \$1000 donation for the stage
- The EDC also donated \$1,000 for the event and have done so since the celebration's inception
- Total donations for the Chinese New Year in 2018 was \$2000
- Board member stated that it may not be legal to donate to Meridian Mall, a private entity, and asked this be run by the attorneys
- Board member mentioned that most Chinese students at New Year event had no idea they lived in Meridian Township and are temporary residents, donations to Chinese New Year seems questionable as to community need and impact
- Board member stated that this was voted on and approved and is a great stimulus, and is a diversity event, which is a top goal of the Township
- Assistant Manager stated that Township Manager Walsh will be asked to address these issues

D. Ratification of New Police Officer Appointments

**Clerk Dreyfus moved to ratify the appointments of Blaine Anderson and Austin Dietz 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: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

[Bill list in Official Minute Book]

10. QUESTIONS FOR THE ATTORNEY (None)11. HEARINGS

## A. 2017 Order to Maintain Sidewalk SAD #17

Supervisor Styka opened the public hearing at 7:26 P.M.

There were no public comments.

Supervisor Styka closed the public hearing at 7:27 P.M.

12. ACTION ITEMS

## A. Redi-Ride Service Hours Expansion

**Trustee Deschaine moved the following:**

**Based on the recommendation provided by the Transportation Commission, the Meridian Township Board recommends the Township enter into an agreement with CATA to expand Redi-Ride hours from 7:30 am to 6:30 pm, Monday through Friday. To pay for the additional service hours, we recommend using the Job Access and Reverse Commute (JARC) and New Freedom Funds (NFF) grants, and to institute a \$1.25 discounted fare for Medicare cardholders, seniors age 62 and older, and persons with disabilities, and a \$2.50 fare for regular passengers and students. Free Rides would remain unchanged.**

**We also request CATA give us feedback once the new schedule is operational and advise the Township of any beneficial adjustments to scheduled hours. We also request that CATA give us quarterly updates on the percentage of rides that are grant funded and the estimated new fare-box revenue generated. We encourage CATA to consider subcontracting a portion of the service if it is necessary to avoid additional cost to the Township for the expanded service during the grant period. We recommend that any subcontractors used by CATA use ADA-compliant vehicles and the same procedures that CATA uses for subcontracting Spec-Tran service.**

**The agreement language should include a standard contract cancelation allowance.**

**Seconded by Treasurer Brixie.**

## Board Discussion:

- Transportation Commission looked into expansion of hours and service areas, and how to cover the increase in costs for the extended hours
- Discussion on discounted rates, requirements under the Urbanized Area Formula Funding program, grant information, fare increases & discounts, cost analysis, what the township would have to fund to cover additional costs
- State law requires a 50% discounted rate for those who qualify
- Percentages of job access riders, seniors riders, people with disabilities riders, student riders and other riders: conservative projection – 60% of riders are grant-eligible, CATA predicts 74% ( similar to Delhi Township)
- With 74% grant-eligible riders, Meridian would need to fund \$22,000 shortfall in revenue
- Concerns about changing Redi-Ride motions and changes to funding, fare structures, grants, and the contract between CATA and the Township, and current definition of Redi-Ride
- Need to clarify misunderstandings in preparation for the 2019 Redi-Ride millage
- Receiving grants does not require the Township “do something” multiple years in the future, grants affect the fiscal year that they apply to, does not compel the Township to do something with millage after it expires

- Board members have heard or need to hear from residents who have been directly affected by Redi-Ride, students, residents living in subsidized housing, elderly and disabled people
- Board member reiterated that the Township is not locked into an agreement with CATA
- Board member stated that tabling the motion until the next Board meeting allows more input from the community, and residents can contact the Township Board with concerns

**Clerk Dreyfus moved to table Action item 12A. Redi-Ride Service Hours Expansion until the next Board meeting. Seconded by Trustee Sundland.**

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

**Treasurer Brixie moved to move Action Item 12A. to Discussion Items as item 13B. Seconded by Clerk Dreyfus.**

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

**B. Sleepy Hollow Special Assessment District (SAD) – Neighborhood Request to Terminate SAD**

Director Perry spoke regarding the Sleepy Hollow SAD and the neighborhoods request to terminate the SAD. On February 22, 2018 residents met and overwhelmingly supported the termination of the SAD. The costs and connection fees became a financial burden on neighborhood residents.

**Trustee Deschaine moved to rescind Resolution No. 4 adopted on December 5, 2017, and to terminate the Sleepy Hollow Special Assessment District and project confirmed thereby and to authorize the refund of any special assessment payments received. Seconded by Trustee Jackson.**

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

**C. Corridor Improvement Authority Appointments**

**Trustee Opsommer moved to approve the appointment of Jeffrey Ross to the Meridian Township Corridor Improvement Authority for a 4-year term ending 2/1/2022, and moved to approve the appointment of Eric Foster to the Meridian Township Corridor Improvement Authority for a 4-year term ending 2/1/2021.**

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

D. Economic Development Corporation Appointment

**Trustee Deschaine moved to approve the EDC recommendation of Brenda Chapman to the Economic Development Corporation for a 6-year term that expires on December 31, 2024. Seconded by Treasurer Brixie.**

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

E. Waiver of Permit Fees

**Treasurer Brixie moved to authorize the Building Division to waive the fees for building, mechanical, electrical and plumbing permits for those houses that have had substantial flood damage during the most recent flooding event. Seconded by Trustee Opsommer.**

Board Discussion:

- East Lansing also handles the Townships mechanical, electrical and plumbing permits and they agreed to waive those fees
- Permit fees will be waived for damage only related to the flooding, it will cover the permit costs, however residents still need to pull permits for the work being done
- Observation that fewer homes damaged now as there was with the 1975 flooding
- Residents should look into areas flooded and determine whether flood insurance is needed
- Board member stated this was only a 10-year flood and could have been much worse
- No numbers yet on specific number of homes affected by flood

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

13. BOARD DISCUSSION ITEMS

A. 2017 Order to Maintain Sidewalk SAD #17-Public Hearing

Director Perry stated that as part of the Public Hearing process the item is placed under Board Discussion as well to give the Board a chance to ask questions regarding the program or address any issues.

**Consensus of the Board to place this item on the agenda for action at the next Board meeting.**

## B. Redi-Ride Service Hours Expansion

## Board Discussion:

- Board members discussed questions about the Redi-Ride Service issues, costs, grants, fare increases, funding out of general fund instead of grants, taxes generated for millages
- Supplementation of the fixed-route service, route frequency, transfer options
- Spec-Tran service comparison, subcontract through Dean Transportation, contract issues involving drivers, wages, benefits, costs of service, operations and logistics
- Regular Redi-Ride fare is currently \$1.25, discounted fare is \$0.60 cents for children under 42," senior citizens and people with disabilities; personal assistants ride for free, Medicare and disability cards are accepted, most drivers know the riders
- Discussion on Redi-Ride costs, discounts, comparisons with other communities, ridership profiles, CATA costs, subsidies and the high cost per rider, 18 years of bus service with no fare increase, Meridian Cares assistance, Spec-Tran comparisons, implications of accepting grants, how to subsidize operations, CATA's role in fare increases or reductions, expiration of Redi-Ride millage in 2019, CATA official responses dependent upon Township Board recommendations expressed in motions and resolutions

**Consensus of the Board to place this item on the agenda for action at the next Board meeting.**

14. COMMENTS FROM THE PUBLIC

Supervisor Styka opened Public Remarks.

Donna Rose, 6207 Cobblers Dr. East Lansing; stated that the Board has "false information." Ann Arbor has ADA (compliant) paratransit and does not charge anything for people with disabilities and for seniors over 62. Ann Arbor has bus service on almost all roads in and outside of Ann Arbor. Ms. Rose is not opposed to expanding service or charging \$1.25 but how will it solve afternoon Redi-Ride capacity problems. Concerned about the hourly operating cost of \$55 an hour and that 12% of the Meridian Township population, around 4000 people, live under the poverty level. There are USDOT, ADA and paratransit regulations, while people pay a full \$2.50 on Spec-Tran. Regular paratransit like Redi-Ride and Ann Arbors night rides and holiday rides are half-fare.

Karla Hudson, 6009 Skyline Drive, East Lansing; Meridian Cares only can provide assistance with fare once or twice a year. Stated a contract with CATA is the right move, Township could apply for grants without CATA. One Redi-Ride concern is that in a four hour period, if there are rides available (due to last-minute cancellation) you can't get them unless you call four hours in advance, meaning if a rider calls two hours before instead of four they still cannot get that ride even if there is an opening, so drivers are sitting idle when rides are canceled. Cannot schedule on Sunday for a Monday ride. Encouraged the Board to have the CATA staff come in for presentations.

Mike Hudson, 6009 Skyline Drive, East Lansing; Mr. Hudson calculated that if there is a 37% increase in service and the Township doubles the fare, that's something he doesn't understand. Current service is taking \$300,000 from the Township and CATA puts up over \$100,000. Can the Township get a better match from CATA, and can it use those resources to reduce the pain points of Redi-Ride? Uber and Lyft are great but can be expensive; but you can get them when you need them and rate drivers. Can Township use these grants to empower CATA to be better and be a leader, and brand this as a new "almost Uber service," put some tech in and develop it right here.

Ody Norkin, 3803 Sandalwood, Okemos; struggling with funding and with doubling the cost to the rider who can least afford it. Need to look at the hourly rate of \$55 for the Redi-Ride service, 2.5 passengers per hour. It is actually \$66 an hour with equipment costs, divide \$66 per hour by 2.5 passengers with an average ride of 1.5 miles, costs \$26 dollars a ride. Who would pay these rates, when the Township is struggling to fund the service? Should use a subcontractor, like the Okemos School District, who approached the Transportation Commission and offered to do the service for a fraction of the cost of CATA. Mr. Norkin stated that when it was voted on two weeks later, the Manager of Transportation voted against his own motion, and politics killed a solid proposal offered

by Okemos Schools Transportation. This service carries passengers at \$5 a person, because there are school buses, dispatchers, a garage, and a fleet, and it works efficiently. This was a creative way to take care of 40% of the riders. Do not put the burden on those who can least afford it, the Township is not doing due diligence in the procurement of this service.

Supervisor Styka closed Public Remarks.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. ADJOURNMENT

**Treasurer Brixie moved to adjourn. Seconded by Trustee Opsommer.**

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously 7-0.

Supervisor Styka adjourned the meeting at 8:56 P.M.

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RONALD J. STYKA  
TOWNSHIP SUPERVISOR

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BRETT DREYFUS,  
TOWNSHIP CLERK

Maggie Rodgers-Sanders, Secretary



**To: Board Members**  
**From: Miriam Mattison, Finance Director**  
**Date: March 20, 2018**  
**Re: Board Bills**

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

COMMON CASH	\$	293,860.79
PUBLIC WORKS	\$	483,583.48
TRUST & AGENCY	\$	250,684.63
<b>TOTAL CHECKS:</b>	<b>\$</b>	<b>1,028,128.90</b>
<b>CREDIT CARD TRANSACTIONS</b> March 1 to March 14, 2018	<b>\$</b>	<b>8,763.75</b>
<b>TOTAL PURCHASES:</b>	<b>\$</b>	<b><u>1,036,892.65</u></b>
<b>ACH PAYMENTS</b>	<b>\$</b>	<b><u>655,919.52</u></b>

Vendor Name	Description	Amount	Check #
1. 54-A DISTRICT COURT	CASH BOND-SORRELLS-GRIFFEN, RAYMOND	200.00	97523
	CASH BOND-CHATMAN, ALAKE HADIYA	582.00	97519
	TOTAL	<u>782.00</u>	
2. 54-B DISTRICT COURT	CASH BOND-GILES, MONTREISE	360.00	97524
3. ABONMARCHE	PROJECT 17-0531 RAILROAD QUIET ZONE STUDY	565.00	
4. AFFORDABLE TIRE	STATE CONTRACT TIRES	1,168.56	
5. AIRGAS GREAT LAKES	STANDING PO - MEDICAL OXYGEN	92.85	
	STANDING PO - MEDICAL OXYGEN	469.20	
	STANDING PO - MEDICAL OXYGEN	43.55	
	TOTAL	<u>605.60</u>	
6. ALDI, INC	REFUND OVERPM'T PERMIT #PB18-0085	450.00	
7. APPLIED IMAGING	ANNUAL MAINTENANCE & SUPPORT - ELECTRONIC DATA MANAGEMENT	552.00	
8. ARROW INTERNATIONAL INC	STANDING PO FOR EZ IO SUPPLIES/EQUIPMENT	1,209.92	
9. ASTI	PHASE II LAND PRESERVE PONDEROSA PROPERTY	5,495.00	
10. AT & T	MONTHLY SERVICE	30.40	
11. AT & T	MONTHLY SERVICE	107.59	
	MONTHLY SERVICE	148.83	
	MONTHLY SERVICE - MAR	107.59	
	MONTHLY SERVICE	239.49	
	MONTHLY SERVICE	150.99	
	MONTHLY SERVICE	374.64	
	MONTHLY SERVICE	2,595.39	
	MONTHLY SERVICE	2,775.39	
	TOTAL	<u>6,499.91</u>	
12. AUTO VALUE OF EAST LANSING	FLEET REPAIR PARTS 2018	168.99	
	FLEET REPAIR PARTS 2018	25.39	
	FLEET REPAIR PARTS 2018	187.99	
	FLEET REPAIR PARTS 2018	32.52	
	FLEET REPAIR PARTS 2018	53.39	
	TOTAL	<u>468.28</u>	
13. AUTOMATED BUSINESS EQUIPMENT	SERVICE ON FORMAX FD2054	160.00	
14. AVALON TECHNOLOGIES INC	EQUAL LOGIC (EQL) SERVER SUPPORT CONTRACT	1,017.00	
15. AVI SYSTEMS INC	VIDEO PRODUCTION EQUIPMENT AND INTEGRATION	64,603.47	
16. B & D ELECTRIC	PARTIAL REFUND PE18-0012 @ 1112 WOODSIDE	73.60	
17. BANNASCH WELDING INC	SNOW CUTTING EDGES	425.00	
	REPAIR ALUMINUM TUBE	30.00	
	TOTAL	<u>455.00</u>	
18. BELL EQUIPMENT CO	MOTOR MOUNTS FOR UNIT #386	768.24	
19. BOARD OF WATER & LIGHT	STREET LIGHT - FEBRUARY	504.54	97533

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Vendor Name	Description	Amount	Check #
20. BOBCAT OF LANSING	TOOL CAT LIFT ARMS AND STRUTS	3,633.65	
21. BRETT DREYFUS	REIMB FOR MILEAGE - JANUARY	21.80	
	REIMB FOR MILEAGE - FEBRUARY	86.11	
	TOTAL	107.91	
22. BRIAN CANEN	REIMB FOR MILEAGE 2.16.18	11.99	
23. BS&A SOFTWARE	BSA SYSTEM SUPPORT AND SERVICE FOR UB,MR,GL,CR,AP	6,554.00	
24. CATHERINE ADAMS	REIMB FOR MILEAGE - FEBRUARY	63.77	
25. CINTAS CORPORATION #725	UNIFORMS TODD, JIMMY 2018	34.37	
26. CITY OF EAST LANSING	SHARED ASSESSOR SERVICES - FEBRUARY	4,719.60	
27. COCM	MEMBERSHIP R. RAU	40.00	
28. COMCAST CABLE	MONTHLY SERVICE	6.42	
29. CONSUMERS ENERGY	CRC EMERG PMT TO AVOID SHUTOFF	200.00	97525
30. CONSUMERS ENERGY	MONTHLY SERVICE	8.75	
31. COURTESY FORD	FLEET REPAIR PARTS 2018	11.40	
	FLEET REPAIR PARTS 2018	513.06	
	FLEET REPAIR PARTS 2018	57.82	
	TOTAL	582.28	
32. DARCI WEIGAND	REIMB FOR MILEAGE - FEBRUARY	92.43	
33. DAVID CHAPMAN AGENCY	FORD VAN #9010	795.85	97529
34. DAVID GABERMAN	REFUND-RENTAL @ 6160 INNKEEPERS #55	100.00	
35. DBI	PENS	16.31	
	DISPENSER, TAPE, CHAIRMAT	58.58	
	PAPER	51.99	
	MISC OFFICE SUPPLIES	27.82	
	WHITE BINDERS	68.25	
	PAPER ROLLS	9.49	
	PAPER	54.90	
	FOLDER	19.94	
	TOTAL	307.28	
36. DENNIS GREENMAN	REPLACEMENT CHECK-FARM MKT VENDOR - 8/27/2014	416.00	
37. DONOVAN & CATHERINE ASSELIN	SLEEPY HOLLOW SPECIAL ASSESSMENT CANCELLATION	23,603.54	97530
38. DOUGLAS & RUTH RUTHERFORD	SLEEPY HOLLOW SPECIAL ASSESSMENT CANCELLATION	36,786.87	97532
39. E R SCALES	AAA CASE NO. 01-17-0007-3063	750.00	
40. EDDIE DENNIS	REIMB FOR MILEAGE	38.15	

Vendor Name	Description	Amount	Check #
41. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	5,000.00	
	LEGAL FEES	140.00	
	LEGAL FEES	4,820.00	
	LEGAL FEES	440.00	
	LEGAL FEES	80.00	
	LEGAL FEES	80.00	
	LEGAL FEES	60.00	
	LEGAL FEES	1,160.00	
	LEGAL FEES	1,440.00	
	LEGAL FEES	458.00	
	LEGAL FEES	57.00	
	LEGAL FEES	875.00	
	LEGAL FEES	4,468.00	
	LEGAL FEES	8,993.50	
	LEGAL FEES	2,556.00	
	TOTAL	30,627.50	
42. FD HAYES ELECTRIC	INSTALL LED POLE TOP LIGHTS	2,400.00	
	INSTALLATION OF ELECTRIC SERVICE FOR ALERT SIREN CFS	2,400.00	
	TOTAL	4,800.00	
43. FEDEX	FEDEX EXPRESS SERVICES	101.18	
44. FIRE SERVICE MANAGEMENT	STANDING PO FOR FIRE GEAR INSPECTION/CLEANING	692.25	
45. FIRST COMMUNICATIONS	MONTHLY SERVICE	901.21	
46. FISHBECK, THOMPSON, CARR & HUBER	PROF SER FOR WDV 17-07	2,133.00	
	PROF SERV FOR WDV 17-08	1,382.05	
	TOTAL	3,515.05	
47. FORESIGHT GROUP	UTILITY BILLS 2.15.18	157.45	
	UTILITY BILLING	455.80	
	TOTAL	613.25	
48. GRAINGER	MISC PARTS	115.36	
49. GRANGER	ACCT#1106100 - QTRLY SERVICE - APR, MAY, JUN	146.70	
	ACCT #17334070 MONTHLY SERVICE - MAR	87.00	
	ACCT#17349880 - MONTHLY SERVICE - FEB & MAR	35.00	
	ACCT #1106100 MONTHLY SERVICE - MAR	111.00	
	ACCT#1106200 MONTHLY SERVICE - MAR	128.51	
	ACCT #1106300 MONTHLY SERVICE - MAR	67.40	
	ACCT#2509750 MONTHLY SERVICE - MAR	76.00	
	TOTAL	651.61	
50. HASLETT ANIMAL HOSPITAL	UBY	76.50	
51. INGHAM COUNTY CLERK	RENEW NOTARY - K. COLE	10.00	97520
52. JOHN DEERE FINANCIAL	FLEET FUEL 2018	9,639.00	97521
	FLEET FUEL 2018	3,596.00	97521
	TOTAL	13,235.00	
53. JOSH O'BRIEN	REIMB OF VENDOR'S BOND	500.00	

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54. K & B HEATING & COOLING	REFUND OVERPM'T MECHANICAL PERMIT PM18-0178	10.00	
55. KCI	2018 ASSESSMENT NOTICES	7,032.12	
	ASSESSMENT NOTICES	259.36	
	TOTAL	7,291.48	
56. KELSEY DILLON	REIMB FOR MILEAGE - FEBRUARY	19.08	
57. KIT RICH	REIMB FOR MILEAGE - FEBRUARY	99.74	
58. LANGUAGE LINES SERVICES	PROFESSIONAL SERVICE - FEBRUARY	13.75	
59. LANSING SANITARY SUPPLY INC	STANDING PO FOR CLEANING SUPPLIES/EQUIPMENT	112.42	
	ICEAWAY	344.78	
	STANDING PO FOR CLEANING SUPPLIES/EQUIPMENT	36.19	
	TOTAL	493.39	
60. LANSING UNIFORM COMPANY	STANDARD POLICE UNIFORM PURCHASE	516.00	
	STANDARD POLICE UNIFORM PURCHASE	90.00	
	STANDARD POLICE UNIFORM PURCHASE	102.90	
	STANDARD POLICE UNIFORM PURCHASE	481.75	
	POLICE UNIFORM PURCHASE - SHOES AND BOOTS	189.95	
	STANDARD POLICE UNIFORM PURCHASE	639.65	
	POLICE UNIFORM PURCHASE - SHOES AND BOOTS	169.95	
	STANDARD POLICE UNIFORM PURCHASE	195.00	
	TOTAL	2,385.20	
61. LAUX CONSTRUCTION LLC	TOWNER ROAD PARK DEVELOPMENT PROJECT	8,482.50	
62. LEROY HARVEY	REIMB FOR MILEAGE - MARCH 1	9.81	
63. LOCAL FIRST MID MICHIGAN	TOWNSHIP BASE MEMBERSHIP	60.00	
64. LUANN MAISNER	REIMB FOR MILEAGE - FEBRUARY	92.43	
65. MADISON NATIONAL LIFE INS CO	JAN, FEB, MAR PREMIUMS	7,457.80	97526
66. MEDLER ELECTRIC	RAB VAN LED 20	3,171.00	
67. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CKING P/R 3.16.18	763.61	
68. MERIDIAN TOWNSHIP RETAINAGE	LAUX-TOWNER ROAD PARK DEVELOPMENT PROJECT	942.50	
69. MID-MICHIGAN CODE OFFICIALS ASSOC	MEMB DUES J. HECKAMAN, R. RAY, M. WALL	180.00	97534
70. MOORE MEDICAL LLC	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	(116.00)	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	1,833.14	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	66.67	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	456.00	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	39.95	
	TOTAL	2,279.76	
71. MUNICIPAL ADVISORY COUNCIL OF MICH	OVERLAPPING DEBT REPORT	100.00	

Vendor Name	Description	Amount	Check #
72. NAPA	FLEET REPAIR PARTS 2018	(219.99)	
	FLEET REPAIR PARTS 2018	66.00	
	FLEET REPAIR PARTS 2018	448.27	
	FLEET REPAIR PARTS 2018	52.97	
	FLEET REPAIR PARTS 2018	27.98	
	FLEET REPAIR PARTS 2018	59.94	
	FLEET REPAIR PARTS 2018	294.33	
	FLEET REPAIR PARTS 2018	54.99	
	TOTAL	784.49	
73. NATIONAL PEN CO	HOMTV PROMOTIONAL PENS	473.90	
74. NETWORKFLEET, INC	MONTHLY SERVICE - MAR	56.85	
75. OFFICE DEPOT	EXPANDABLE PLANNING FOLDERS	99.98	
76. OKEMOS PUBLIC SCHOOLS	ASSORTED COOKIES	48.00	
77. ORKIN, 551-LANSING, MI	PROFESSIONAL SERVICES @ 2100 GAYLORD C SMITH	150.00	
78. PECKHAM	JANITORIAL SERVICES PSB, HARRIS ,MB,SC 2018	10,338.82	
79. PEOPLEFACTS LLC	PROFESSIONAL SERVICES-FEBRUARY	29.94	
80. PORTER LEE CORP	BEAST SYSTEM ANNUAL SOFTWARE SUPPORT	1,323.00	
81. POSTMASTER	UTILITY BILL RUN 3.15.18	317.62	97535
82. PRINTING SYSTEMS INC	ELECTION FORMS & SUPPLIES	43.39	
	VOTER ID CARDS	289.11	
	TOTAL	332.50	
83. PRO-TECH MECHANICAL SERVICES	MUNICIPAL BUILDING LABOR	102.00	
84. QUALITY TIRE INC	STATE CONTRACT TIRES 2018	517.56	
85. ROBERT LOCKHART & KAREN PETERSMARCK	SLEEPY HOLLOW SPECIAL ASSESSMENT CANCELLATION	12,000.00	97531
86. SCOTT VAN ORDER	REFUND OVERPM'T RENTAL RENEWAL/INSPECTION FEE	20.00	
87. SHROYERS TOWING INC	EMERGENCY VACTOR TOWING	400.00	
88. SIRCHIE FINGERPRINT LABORATORIES	CSI EQUIPMENT	204.38	
89. SNAP-ON TOOLS	SOFTWARE UPDATES	949.01	
90. SOLDAN'S FEED & PET SUPPLIES	CANINE SUPPLIES FOR TWO DOGS	32.99	
	CANINE SUPPLIES FOR TWO DOGS	56.99	
	TOTAL	89.98	
91. SPARROW OCCUPATIONAL	PROFESSIONAL SERVICES	706.00	
	PROFESSIONAL SERVICES	93.00	
	TOTAL	799.00	
92. SPRINT	CELLULAR PHONE SERVICE FOR SGT'S VEHICLES	97.86	

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93. ST THOMAS AQUINAS PARISH	CRC EMERG PMT TO AVOID EVICTION	136.99	97527
	CRC EMERG PMT TO AVOID EVICTION	200.00	97528
	TOTAL	<u>336.99</u>	
94. STATE OF MICHIGAN	RENEW NOTARY - K. COLE	10.00	97522
	ID# MIDEAL-200	230.00	
	TOTAL	<u>240.00</u>	
95. SUPREME SANITATION	PORTABLE TOILET RENTAL	160.00	
96. SVCICC, INC	MEMBERSHIP DUES R. RAU	15.00	
97. SWAGIT PRODUCTIONS, LLC	CONTRACTUAL SERVICE FOR HOMTV VIDEO HOSTING LIVE STREAMING & CLOSED CAPTIONING	3,462.00	
98. TDS	MONTHLY SERVICE	1,310.37	
99. THE BANK OF NEW YORK MELLON	2013 UNLIMITED TAX GENERAL OBLIGATION BOND-AGENT FEE	250.00	
100 TMP ARCHITECTURE INC	PROFESSIONAL SERVICES THRU 1.20.18	706.59	
101 TRITECH FORENSICS	EVIDENCE TAPE	132.31	
102 USA TODAY NETWORK	ACCT#155614 LEGAL NOTICES	1,153.60	
103 VERIZON WIRELESS	MONTHLY SERVICE	2,319.90	
104 WASHTENAW COMMUNITY COLLEGE	HUVACO MEMBERSHIP F. RAU	95.00	
105 WEST SHORE FIRE	STANDING PO FOR SCBA FILL STATION MAINTENANCE/PARTS AGREEMENT	231.80	
TOTAL - ALL VENDORS		293,860.79	
FUND TOTALS:			
Fund 101 - GENERAL FUND		102,699.33	
Fund 203 - LOCAL ROADS		565.00	
Fund 204 - PEDESTRIAN BIKEPATH MILLAGE		24.63	
Fund 208 - PARK MILLAGE		10,096.38	
Fund 209 - Land Preservation Millage		9,982.08	
Fund 210 - Land Preservation Reserve Fund		23.99	
Fund 211 - PARK RESTRICTED/DESIGNATED		1,723.59	
Fund 230 - CABLE TV		68,808.59	
Fund 246 - TIRF		72,390.41	
Fund 250 - COMMUNITY NEEDS FUND		536.99	
Fund 454 - FIRE STATION CONSTRUCTION FUND		2,650.00	
Fund 661 - MOTOR POOL		24,359.80	

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Vendor Name	Description	Amount	Check #
1. AMERICIAN PUBLIC WORKS ASSOC	ANNUAL MEMBERSHIP Y. ISHRAIDI	221.00	
2. BLACKBURN MFG CO	PAINT FOR STAKING WATER & SEWER LINES	588.28	
3. CITY OF EAST LANSING	OPERATING COST WATER SEWER AUTHORITY	233,510.84	
	SEWER OPERATIONS - MAR	195,420.42	
	TOTAL	428,931.26	
4. DAVID LIVISKIE	REIMB FOR WORK BOOTS PER CONTRACT	125.00	
5. DICKINSON WRIGHT PLLC	FEES FOR BOND/ SPECIAL ASSESSMENT COUNSEL	6,000.00	
6. EJ USA, INC.	WATER SYSTEM REPAIR PARTS	4,740.00	
7. FERGUSON WATERWORKS #3386	WATER METERS	3,688.00	
	WATER SYSTEM REPAIR PARTS 2018	70.20	
	WATER SYSTEM REPAIR PARTS 2018	180.00	
	WATER SYSTEM REPAIR PARTS 2018	450.00	
	SEAL PIN	16.00	
	WATER METERS	20,436.00	
	5/8X3/4 T- 10 METTERS	748.00	
	WATER SYSTEM REPAIR PARTS 2018	1,520.00	
	WATER METERS	1,610.25	
	LF1-1/2 T10 MTR V4R9001	1,079.20	
	TOTAL	29,797.65	
8. GARY & CAROL ORYSZCZAK	REFUND BALANCE ON SHUT OFF STATUS #HASL-001522-0000-01	12.41	
9. GEORGE BOHART	REFUND BALANCE ON OFF STATUS #RVTE-001624-0000-02	67.82	
10. GRAINGER	MISC SUPPLIES	176.40	
11. JAMES BURNETT	REFUND BALANCE ON OFF STATUS-#MAUM-004480-0000-01	55.45	
12. JONES PROPERTY DEVELOPMENT LLC	REIMB HULETT RD WATER MAIN-6 CONNECTIONS	5,998.94	
13. MADISON NATIONAL LIFE INS CO	JAN, FEB, MAR PREMIUM	1,016.46	27142
14. ROBERT W BAIRD & CO INC	SPECIAL ASSESSMENT BONDS-AGENT FEE	5,000.00	
15. S & A REALTY LLC	REFUND OVERPM'T ON FINAL #HICR-004852-0000-05	30.80	
16. SAIF FATTEH	REFUND OVERPM'T ON FINAL #WDLF-002210-0000-08	38.04	
17. TDS	MONTHLY SERVICE	154.94	
18. VERIZON WIRELESS	MONTHLY SERVICE	629.03	
TOTAL - ALL VENDORS		483,583.48	
FUND TOTALS:			
Fund 590 - SEWER FUND		202,153.70	
Fund 591 - WATER FUND		281,429.78	

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Vendor Name	Description	Amount	Check #
1. BRETT CHRISTIE	REFUND OVERPM'T TAX #33-02-02-01-377-004	14.21	12277
2. EAST LANSING PUBLIC SCHOOLS	2017 SUMMER TAX COLLECTION	3,907.40	12271
3. HASLETT PUBLIC SCHOOLS	2017 SUMMER & WINTER TAX COLLECTION	33,699.95	12272
4. INGHAM INTERMEDIATE SCHOOL	2017 SUMMER TAX COLLECTION	15,527.12	12273
5. LANSING COMMUNITY COLLEGE	2017 WINTER TAX COLLECTION	78,048.60	12274
6. LIUMAN TECHNOLOGIES LLC	2017 SUMMER/WINTER STC REFUND #33-02-02-90-539-607	38.95	12278
7. OKEMOS PUBLIC SCHOOLS	2017 SUMMER & WINTER TAX COLLECTION	115,566.72	12275
8. QUALITY DAIRY CO	REFUND OVERPM'T PP TAX 33-02-02-92-006-300	230.44	
9. RICHARD FENECH	REPLACE CK#11727 -OVERPM'T TAX#33-02-02-28-253-003	200.00	
10. US BANK NATIONAL ASSOC	2016 SUMMER/WINTER STC REFUND #33-02-02-90-539-590	148.21	12279
	2016 SUMMER/WINTER STC REFUND #33-02-02-90-530-157	347.60	12280
	TOTAL	495.81	
11. WILLIAMSTON SCHOOLS	2017 WINTER TAX COLLECTION	2,916.73	12276
12. YOUNG KIM	REPLACE CK#10430 OVERPM'T OF PROPERTY TAX	38.70	
TOTAL - ALL VENDORS		250,684.63	
FUND TOTALS:			
Fund 701 - TRUST & AGENCY		250,684.63	

Credit Card Charges from March 1 to March 14, 2018

Posting Date	Merchant Name	Amount	Name
2018/03/14	ALLTRAILS.COM	\$29.99	CATHERINE ADAMS
2018/03/05	AMAZON MKTPLACE PMTS	\$23.43	BENJAMIN MAKULSKI
2018/03/14	AMAZON MKTPLACE PMTS	\$10.00	KRISTI SCHAEING
2018/03/07	AMAZON MKTPLACE PMTS	\$65.01	MICHELLE PRINZ
2018/03/09	AMAZON MKTPLACE PMTS	\$29.98	MICHELLE PRINZ
2018/03/02	AMAZON MKTPLACE PMTS WWW.	\$17.70	CATHERINE ADAMS
2018/03/05	AMAZON MKTPLACE PMTS WWW.	\$50.32	CATHERINE ADAMS
2018/03/01	AMAZON.COM	\$120.00	KRISTI SCHAEING
2018/03/06	AMAZON.COM	\$29.99	KRISTI SCHAEING
2018/03/07	AMAZON.COM	\$6.82	MICHELLE PRINZ
2018/03/08	AMAZON.COM	\$80.85	MICHELLE PRINZ
2018/03/12	AMAZON.COM	\$131.96	MICHELLE PRINZ
2018/03/14	AMAZON.COM	\$167.98	MICHELLE PRINZ
2018/03/14	AMAZON.COM	\$179.89	MICHELLE PRINZ
2018/03/06	AMAZON.COM AMZN.COM/BILL	\$9.99	KRISTI SCHAEING
2018/03/06	AMAZON.COM AMZN.COM/BILL	\$38.56	KRISTI SCHAEING
2018/03/05	AMAZON.COM AMZN.COM/BILL	\$29.99	MICHELLE PRINZ
2018/03/06	AMAZON.COM AMZN.COM/BILL	\$66.70	MICHELLE PRINZ
2018/03/06	AMAZON.COM AMZN.COM/BILL	\$76.29	MICHELLE PRINZ
2018/03/09	AMAZON.COM AMZN.COM/BILL	\$13.06	MICHELLE PRINZ
2018/03/05	AMERICAN PLANNING A	\$365.00	PETER MENSER
2018/03/08	APPLE STORE #R616	\$149.00	STEPHEN GEBES
2018/03/12	ASAP PRINTING	\$176.42	TAVIS MILLEROV
2018/03/08	B&H PHOTO 800-606-6969	\$104.75	STEPHEN GEBES
2018/03/01	BATTERIES PLUS #44	\$21.56	PETER VASILION
2018/03/08	BEST BUY 00004168	\$182.94	KATHERINE RICH
2018/03/08	BLAINE WINDOW HARDWARE IN	\$57.59	PETER VASILION
2018/03/02	BUILDSIGN.COM	\$263.96	ANDREA SMILEY
2018/03/05	COMCAST	\$25.51	ANDREA SMILEY
2018/03/06	COMPLETE BATTERY SOURCE	\$46.66	TYLER KENNELL
2018/03/12	COMPLETE BATTERY SOURCE	\$12.50	DAN PALACIOS
2018/03/13	DBI BUSINESS INTERIORS	(\$32.10)	MIRIAM MATTISON
2018/03/13	DBI BUSINESS INTERIORS	\$567.10	MIRIAM MATTISON
2018/03/13	DBI BUSINESS INTERIORS	\$75.00	MIRIAM MATTISON
2018/03/07	DOMINO'S 1206	\$25.70	BENJAMIN MAKULSKI
2018/03/01	EAST COAST GLOVE AND SUPP	\$149.98	ROBERT MACKENZIE
2018/03/01	FACEBK F6EBYD6M92	\$31.55	ROBIN FAUST
2018/03/14	FEDEX 789999529316	\$133.36	WILLIAM PRIESE
2018/03/02	GREAT WOLF TRAV CTY	(\$38.87)	CATHERINE ADAMS
2018/03/02	GREAT WOLF TRAV CTY	\$136.52	CATHERINE ADAMS
2018/03/06	HASLETT TRUE VALUE HARDW	\$11.98	TODD FRANK
2018/03/08	HASLETT TRUE VALUE HARDW	\$3.25	KEITH HEWITT
2018/03/12	HOBBY LOBBY #360	\$79.00	KRISTI SCHAEING
2018/03/12	IN *CMP DISTRIBUTORS, INC	\$145.95	ANDREW MCCREADY
2018/03/05	INT'L ASSOC OF ADMIN PRO	\$150.00	DENISE GREEN
2018/03/14	JIMMY JOHNS - 90055 - MOT	\$53.19	MARTHA TOWNSEND
2018/03/01	LEXISNEXIS RISK SOL EPIC	\$50.00	KEN PLAGA
2018/03/12	LEXISNEXIS RISK SOL EPIC	\$50.00	KEN PLAGA
2018/03/14	MARCOS PIZZA - 1235	\$30.18	MICHELLE PRINZ
2018/03/07	MCDONALD'S F12094	\$11.70	ANDREA SMILEY
2018/03/05	MEIJER INC #025 Q01	\$29.15	TYLER KENNELL
2018/03/05	MEIJER INC #025 Q01	\$17.37	WILLIAM RICHARDSON
2018/03/02	MEIJER INC #025 Q01	\$14.85	SCOTT DAWSON

2018/03/12	MEIJER INC #025 Q01	\$7.98	SCOTT DAWSON
2018/03/08	MEIJER INC #025 Q01	\$176.89	MICHAEL DEVLIN
2018/03/05	MEIJER INC #025 Q01	\$23.49	CATHERINE ADAMS
2018/03/12	MEIJER INC #052 Q01	\$5.99	KRISTI SCHAEDING
2018/03/02	MICHIGAN SURVEYORS SUPPLY	\$195.00	JAY GRAHAM
2018/03/08	MRWA	\$320.00	DENISE GREEN
2018/03/01	NATL ASSOC FOR INTERPRET	\$310.00	CATHERINE ADAMS
2018/03/02	OFFICEMAX/DEPOT 6194	\$27.48	ROBIN FAUST
2018/03/01	OFFICEMAX/DEPOT 6194	(\$55.49)	JAY GRAHAM
2018/03/01	OFFICEMAX/DEPOT 6194	\$52.35	JAY GRAHAM
2018/03/01	OFFICEMAX/DEPOT 6194	\$55.49	JAY GRAHAM
2018/03/07	OKEMOS COMMUNITY ED	\$25.00	DENISE GREEN
2018/03/02	OTC BRANDS, INC.	\$39.90	CATHERINE ADAMS
2018/03/05	OTC BRANDS, INC.	\$30.72	CATHERINE ADAMS
2018/03/08	PARKING LANSING CENTER	\$7.00	DEBORAH GUTHRIE
2018/03/02	POTAWATOMI INN	(\$422.80)	DENNIS ANTONE
2018/03/02	POTAWATOMI INN	\$422.80	DENNIS ANTONE
2018/03/02	QUALITY DAIRY 31280027	\$25.31	DARCIE WEIGAND
2018/03/07	SHERWIN WILLIAMS 701339	\$8.49	KEITH HEWITT
2018/03/02	SITEONE LANDSCAPE S	\$23.60	ROBERT STACY
2018/03/14	SOARING EAGLE HOTEL	\$124.26	BRETT DREYFUS
2018/03/05	SOARING EAGLE HOTEL	\$158.46	DENISE GREEN
2018/03/05	SOLDANS FEEDS PET S	\$88.41	CATHERINE ADAMS
2018/03/12	THE HOME DEPOT #2723	\$23.94	LAWRENCE BOBB
2018/03/05	THE HOME DEPOT #2723	\$9.96	ROBERT STACY
2018/03/12	THE HOME DEPOT #2723	\$59.97	TYLER KENNEL
2018/03/07	THE HOME DEPOT #2723	\$5.92	CHAD HOUCK
2018/03/12	THE HOME DEPOT #2723	\$88.80	DENNIS ANTONE
2018/03/01	THE HOME DEPOT #2723	\$42.90	PETER VASILION
2018/03/08	THE HOME DEPOT #2723	\$9.34	PETER VASILION
2018/03/14	THE HOME DEPOT #2723	\$16.33	PETER VASILION
2018/03/07	THE HOME DEPOT #2723	\$99.22	WILLIAM PRIESE
2018/03/07	THE HOME DEPOT #2723	\$17.81	KEITH HEWITT
2018/03/12	THE HOME DEPOT #2723	\$44.65	KEITH HEWITT
2018/03/14	THE UPS STORE 0811	\$155.08	ROBERT STACY
2018/03/01	THE UPS STORE 0811	\$31.32	CHAD HOUCK
2018/03/14	THE UPS STORE 0811	\$97.46	CHAD HOUCK
2018/03/12	THE UPS STORE 0811	\$9.93	ROBERT MACKENZIE
2018/03/02	USA BLUE BOOK	\$155.57	CHAD HOUCK
2018/03/05	USPS PO 2569800864	\$5.15	ROBERT MACKENZIE
2018/03/08	VERIZON WRLS M4806-01	\$78.72	STEPHEN GEBES
2018/03/01	VISTAPR*VISTAPRINT.COM	\$55.31	ANDREA SMILEY
2018/03/06	VISTAPR*VISTAPRINT.COM	(\$3.13)	ANDREA SMILEY
2018/03/02	WEST MARINE #184	\$1,678.00	WILLIAM PRIESE
2018/03/02	WEST MARINE #184	\$49.96	WILLIAM PRIESE
2018/03/08	WEST MARINE #184	\$25.98	WILLIAM PRIESE
2018/03/12	WEST MARINE #184	\$25.98	WILLIAM PRIESE
2018/03/08	WWW.NEWEGG.COM	\$49.99	STEPHEN GEBES

TOTAL

\$8,763.75

ACH Transactions

Date	Payee	Amount	Purpose
03/06/18	Blue Care Network	18,159.56	Employee Health Insurance
03/09/18	Consumers Energy	32,848.10	Gas & Electric
03/09/18	MERS	219,881.41	Employee Retirement
03/13/18	Blue Care Network	10,580.70	Employee Health Insurance
03/15/18	ICMA	30,322.68	Payroll Deductions 03/20/18 Payroll
03/15/18	IRS	91,016.01	Payroll Taxes 03/20/18 Payroll
03/15/18	Nationwide Retirement	2,451.79	Payroll Deductions 03/20/18 Payroll
03/15/18	Various Financial Institutions	250,659.27	Direct Deposit 03/20/18 Payroll
	<b>Total ACH Payments</b>	<u><u>655,919.52</u></u>	



9. D.

**To:** Township Board Members

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

**Date:** March 20, 2018

**Re:** 2017 Order to Maintain Sidewalk Special Assessment District #17

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Resolution No. 5 for the 2017 Order to Maintain Sidewalk Special Assessment District No. 17 is attached for your approval. Resolution No. 5 approves the special assessment roll and orders the amount to be paid and collected. The public hearing was held on March 6, 2018. No comments were made at the public hearing.

The total final assessment is \$12,011.08. The benefit for each property varies with the amount of sidewalk that was repaired. The individual assessments range from \$100 to \$507.15. Attached is a copy of the final assessment roll showing each assessment. The assessments include a 15% engineering cost.

**Proposed Motion:**

**“Move to approve the 2017 Order to Maintain Sidewalk Special Assessment District No. 17 - Resolution No. 5, which approves the special assessment roll; designates the project as “2017 Order to Maintain Sidewalk Special Assessment District No. 17”, the assessment roll as the “2017 Order to Maintain Sidewalk Special Assessment District No. 17 Special Assessment Roll”, and the district as the “2017 Order to Maintain Sidewalk Special Assessment District No. 17”; adopts the amount of \$12,011.08 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected.”**

Attachment

**2017 ORDER TO MAINTAIN SIDEWALK  
SPECIAL ASSESSMENT DISTRICT NO. 17**

**RESOLUTION NO. 5**

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, Michigan 48864-1198, (517) 853-4000, on Tuesday, March 20, 2018, at 6:00 p.m.

**PRESENT:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_  
and supported by \_\_\_\_\_.

**WHEREAS**, pursuant to due notice to all record owners or parties in interest in, this Board did meet on March 6, 2018, at 6:00 p.m. at the Meridian Township Municipal Building, in the Township of Meridian for the purpose of reviewing the special assessment roll and hearing any objections thereto for the 2017 Order to Maintain Sidewalk Special Assessment District No. 17, and

**WHEREAS**, at the time and place designated for said meeting, the meeting was duly called to order and the Supervisor announced the opening of the hearing for objections to the special assessment roll prepared by the Township Supervisor and on file with the Township Clerk, said roll assessing the cost of the 2017 Order to Maintain Sidewalk Special Assessment District No. 17 against benefiting properties; and

**WHEREAS**, the Township Board desires to confirm the special assessment roll;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Board of the Charter Township of Meridian, Ingham County, Michigan, as follows:

1. The Township Board does hereby determine that said special assessments are in proportion to the benefits to be derived from said project.
2. The Township Board does hereby designate the special assessment project as "2017 Order to Maintain Sidewalk Special Assessment District No. 17".
3. Said special assessment roll shall be designated as "2017 Order to Maintain Sidewalk Special Assessment District No. 17 Special Assessment Roll" and the district against which it is assessed shall be designated "2017 Order to Maintain Sidewalk Special Assessment District No. 17". The 2017 Order to Maintain Sidewalk Special Assessment District No. 17 Special Assessment Roll in the final amount of Twelve Thousand Eleven and 08/100 dollars (\$12,011.08), as prepared and reported to the Township Board by the Supervisor, a copy of which is attached hereto, is hereby adopted and confirmed, and the Township Clerk is hereby directed to endorse thereon this date of confirmation.





2017 ORDER TO MAINTAIN SIDEWALK  
SPECIAL ASSESSMENT DISTRICT NO. 17 - RESOLUTION 4

Repair Address					Mailing Address						Homeowner Cost
Parcel #	Subdivision	Lot No.	Repair Address		Primary Name	Street Address	City	ST	Zip		
1	33-02-02-26-130-004	CORNELL WOODS #6	129	4404 ALDERWOOD	PRYGOSKI, PHILIP J & MARY H	4404 ALDERWOOD DR	OKEMOS	MI	48864	\$232.44	
2	33-02-02-26-130-003	CORNELL WOODS #6	130	4416 ALDERWOOD	PALETTA, JOSHUA & JACKLYN P	4416 ALDERWOOD	OKEMOS	MI	48864	\$169.05	
3	33-02-02-26-127-014	CORNELL WOODS #6	133	4454 ALDERWOOD	SHAHINIAN, LEVON & KATHERINE	4454 ALDERWOOD DR	OKEMOS	MI	48864	\$211.31	
4	33-02-02-33-226-008	BRIARWOOD SUBDIVISION #4	147	2056 BELDING	MORTON, JOHN K & PAULA	2056 BELDING CT	OKEMOS	MI	48864	\$190.18	
5	33-02-02-12-105-015	COUNTRY PLACE SUBDIVISION #2	53-	5932 BUTTONWOOD	TINNEY, SUSAN M	5932 BUTTONWOOD DR	HASLETT	MI	48840	\$169.05	
6	33-02-02-12-105-013	COUNTRY PLACE SUBDIVISION #3	57	5956 BUTTONWOOD	GILLISON, KATHRYN M TRUSTEE	5956 BUTTONWOOD DR	HASLETT	MI	48840	\$60.00	
7	33-02-02-23-377-005	N/A	N/A	4507 CORNELL	AUSTRINS, GIRTS & ARIJA	4507 CORNELL	OKEMOS	MI	48864	\$507.15	
8	33-02-02-12-303-022	WOOD RIDGE	20	5630 CREEKWOOD	HAMILTON, JOHN & JOANNE	5630 CREEKWOOD	HASLETT	MI	48840	\$507.15	
9	33-02-02-26-176-012	CORNELL WOODS SOUTH	6	4298 GOLDENWOOD	BALI, VALENTINA A & RAFAEL A AURAS	4298 GOLDENWOOD DR	OKEMOS	MI	48864	\$61.54	
10	33-02-02-26-176-011	CORNELL WOODS SOUTH	5	4320 GOLDENWOOD	BALDWIN JR, SCOTT & RACHIEL BALDWIN	4320 GOLDENWOOD DR	OKEMOS	MI	48864	\$38.46	
11	33-02-02-26-154-007	CORNELL WOODS #2	59	4382 HICKORYWOOD	LATHAM, KEITH E & LISA B	4382 HICKORYWOOD DR	OKEMOS	MI	48864	\$422.63	
12	33-02-02-26-107-005	CORNELL WOODS #1	25	4464 HICKORYWOOD	ASMARE, ELSABETH	4464 HICKORYWOOD	OKEMOS	MI	48864	\$211.31	
13	33-02-02-26-107-004	CORNELL WOODS #1	26	4470 HICKORYWOOD	LEE, LIK CHUAN & ZENG, DIDIANA	4470 HICKORYWOOD	OKEMOS	MI	48864	\$253.58	
14	33-02-02-05-252-028	WHITEHILLS LAKES #2	44 & PT 43	6240 ISLAND LAKE	GILLESPIE, PATRICK K & JENNIFER E	6240 ISLAND LAKE DR	EAST LANSING	MI	48823	\$422.63	
15	33-02-02-05-427-001	WHITEHILLS LAKES #2	54	6251 ISLAND LAKE	MOHMAND, HAROON	6251 ISLAND LAKE DR	EAST LANSING	MI	48823	\$139.47	
16	33-02-02-05-201-015	WHITEHILLS LAKES	LOT 1, EXC S 25'	6381 ISLAND LAKE	FULLER, PATRICK LORENZ TRUST	6381 ISLAND LAKE DR	EAST LANSING	MI	48823	\$240.90	
17	33-02-02-05-202-017	WHITEHILLS LAKES #4	101	6389 ISLAND LAKE EAST	SCHNEIDER, PAUL & MIRETTE	6389 E ISLAND LAKE DR	EAST LANSING	MI	48823	\$100.00	
18	33-02-02-26-127-001	CORNELL WOODS #1	51	1384 IVYWOOD	ESCHELBACH, MICHELLE & MICHAEL	1384 IVYWOOD DR	OKEMOS	MI	48864	\$139.47	
19	33-02-02-23-353-006	CORNELL WOODS NORTH	6	1435 IVYWOOD	LEE, SUNG KI & HYUN JIN	1435 IVYWOOD DR	OKEMOS	MI	48864	\$150.00	
20	33-02-02-23-379-005	WHISPERING OAKS SUB.	WHISPERING OAKS COMMONS (PRIVATE)	0 MISTYWOOD	WHISPERING OAKS ASSOCIATION, ATTN: TREASURER	4563 MISTYWOOD DR	OKEMOS	MI	48864	\$100.00	
21	33-02-02-23-378-001	WHISPERING OAKS SUB.	1	4505 MISTYWOOD	BISWAS, SUBIR K & KOVUMAL P	4505 MISTYWOOD	OKEMOS	MI	48864	\$232.44	
22	33-02-02-23-379-014	WHISPERING OAKS SUB.	22	4540 MISTYWOOD	LAPHAM, KIRK A & KIMBERLY J	4540 MISTYWOOD	OKEMOS	MI	48864	\$100.00	
23	33-02-02-23-379-006	WHISPERING OAKS SUB.	14	4585 MISTYWOOD	ENGAN, KAREN E TRUSTEE	4585 MISTYWOOD	OKEMOS	MI	48864	\$126.79	
24	33-02-02-12-178-017	WOOD VALLEY	61	861 MOSS GLEN	ONEILL, CRAIG E & MARSHA M	861 MOSS GLEN CIR	HASLETT	MI	48840	\$232.44	
25	33-02-02-04-104-013	WHITEHILLS WOODS #3	52	6422 OAKENCLIFFE	MESSING, HARVEY J & ELAINE	6422 OAKENCLIFFE LN	EAST LANSING	MI	48823	\$100.00	

2017 ORDER TO MAINTAIN SIDEWALK  
SPECIAL ASSESSMENT DISTRICT NO. 17 - RESOLUTION 4

26	33-02-02-04-104-002	WHITEHILLS WOODS #2	31	2453	PINE HOLLOW	HUGHES, MICHAEL & SHELIA	2453 PINE HOLLOW DR	EAST LANSING	MI	48823	\$211.31
27	33-02-02-04-104-005	WHITEHILLS WOODS #2	LOT 30, EXC S 15'	2459	PINE HOLLOW	WILLIAMS, GREG & DAWN	6381 WOODCLIFFE LANE	EAST LANSING	MI	48823	\$100.00
28	33-02-02-04-151-003	WHITEHILLS LAKES #6	123	6254	PINE HOLLOW	RUSSELL TRUST, MARGARET A	6254 PINE HOLLOW DRIVE	EAST LANSING	MI	48823	\$316.97
29	33-02-02-05-276-007	WHITEHILLS LAKES #2	38	6290	PINE HOLLOW	HUDGINS, JEFFREY W & SALLY A	6290 PINE HOLLOW	EAST LANSING	MI	48823	\$211.31
30	33-02-02-04-128-007	WHITEHILLS WOODS #5	70 & PT 69	6405	RIDGEPOND	MC ALLISTER, LORI ANN TRUSTEE	6405 RIDGEPOND PLACE	EAST LANSING	MI	48823	\$211.31
31	33-02-02-03-178-025	CRESTWOOD #3	41	6302	ROYAL OAK	FIELBRANDT, BRIAN & AMY	6302 ROYAL OAK DRIVE	HASLETT	MI	48840	\$232.44
32	33-02-02-16-327-023	SAPPHIRE LAKE CONDO PLAN NO. 148	23	5175	SAPPHIRE CIRCLE	NACHREINER, RAYMOND & MARTHA TRUSTEES	5175 SAPPHIRE CIR	EAST LANSING	MI	48823	\$443.76
33	33-02-02-26-12-007	CORNELL WOODS #1	44	4430	SATINWOOD	DEITER, JOHN	4430 SATINWOOD DR	OKEMOS	MI	48864	\$274.71
34	33-02-02-26-128-004	CORNELL WOODS #1	47	4448	SATINWOOD	RUPPERT, DAVID & CHARLOTTE M TRUSTEES	4448 SATINWOOD DR	OKEMOS	MI	48864	\$169.05
35	33-02-02-26-128-003	CORNELL WOODS #1	48	4454	SATINWOOD	FLANDERS, RONALD D & SARA M TRUSTEES	4454 SATINWOOD DR	OKEMOS	MI	48864	\$211.31
36	33-02-02-26-129-001	CORNELL WOODS #1	40	1379	SILKWOOD	BROOKS, ROGER I & LANETTE K	1379 SILKWOOD DR	OKEMOS	MI	48864	\$152.15
37	33-02-02-26-179-019	CORNELL WOODS #4	96	1283	SILVERWOOD	CROOKS, KIM D & PATRICIA J	1283 SILVERWOOD DR	OKEMOS	MI	48864	\$150.00
38	33-02-02-26-179-020	CORNELL WOODS #4	97	1285	SILVERWOOD	VAN OVERBEKE, DANIEL J & KATHRYN A VANDAGENS	1285 SILVERWOOD DR	OKEMOS	MI	48864	\$190.18
39	33-02-02-26-179-021	CORNELL WOODS #4	98	1287	SILVERWOOD	YEOMANS, MATTHEW M & WON K	1287 SILVERWOOD DR	OKEMOS	MI	48864	\$253.58
40	33-02-02-26-179-004	CORNELL WOODS #4	83	1298	SILVERWOOD	COURTNEY, JOHN ALAN & KRISTEN HECKRODT COURTNEY	1298 SILVERWOOD DR	OKEMOS	MI	48864	\$304.29
41	33-02-02-26-154-008	CORNELL WOODS #2	58	1400	SILVERWOOD	BEAL, MELISSA W	1400 SILVERWOOD DR	OKEMOS	MI	48864	\$224.82
42	33-02-02-26-155-001	CORNELL WOODS #2	57	1415	SILVERWOOD	DEISS, MATTHEW J	1415 SILVERWOOD	OKEMOS	MI	48864	\$202.86
43	33-02-02-08-181-008	HERITAGE HILLS #4	150	2782	SOUTHWOOD	JAKOVAC, SCOTT & SHANNON	2782 SOUTHWOOD DR	EAST LANSING	MI	48823	\$422.63
44	33-02-02-08-180-015	HERITAGE HILLS #3	97	2836	SOUTHWOOD	CHRISTEL, LEO C & MARY L TRUSTEES	2836 SOUTHWOOD DR	EAST LANSING	MI	48823	\$422.63
45	33-02-02-23-380-007	WHISPERING OAKS SUB.	33	4562	SPICEWOOD	GEVA, PINHAS & DALIA	4562 SPICEWOOD	OKEMOS	MI	48864	\$422.63
46	33-02-02-05-428-008	WHITEHILLS LAKES #3	64	6210	WHITEHILLS LAKES	OLDHAM, PATRICK R	6210 WHITEHILLS LAKES DR	EAST LANSING	MI	48823	\$211.31
47	33-02-02-05-428-006	WHITEHILLS LAKES #2	58 & PT 65	6230	WHITEHILLS LAKES	WOOD, WARREN W & ANNELIESE C	6230 WHITEHILLS LAKES DR	EAST LANSING	MI	48823	\$100.00
48	33-02-02-05-428-011	WHITEHILLS LAKES #2	LOT 62, EXCL S 20'	6270	WHITEHILLS LAKES	WHITEHILLS LAKES HOMEOWNERS ASSOC	1048 PIERPONT STE 2	LANSING	MI	48911	\$507.15
49	33-02-02-05-427-007	WHITEHILLS LAKES #3	68	6220	WINDRUSH	MARTIN, VAN W & SHARON C	6241 ISLAND LAKE DR	EAST LANSING	MI	48823	\$253.56
50	33-02-02-12-178-002	WOOD VALLEY	76	5652	WOOD VALLEY	BERTRAND, KEITH D & BONNIE G TRUSTEES	5652 WOOD VALLEY DR	HASLETT	MI	48840	\$422.63
51	33-02-02-11-430-001	WILKSHIRE #2	59	1125	WOODSIDE	WARNELL FAMILY TRUST	1125 W WOODSIDE DR	HASLETT	MI	48840	\$270.48
											\$12,011.08



**To: Board Members**

**From: LuAnn Maisner, CPRP  
Director of Parks and Recreation**

**Date: May 11, 2017**

**Re: DNR Grant Application  
Towner Road Park, Inclusive Play and Nature Observation Space**

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### **TOWNER ROAD PARK**

The Parks and Recreation Department and Park Commission have been working toward the development of Towner Road Park since 2007. When completed, this 24-acre park will serve as a community park for the northern portion of the township. Construction of this 1.8 million dollar project began in 2017 and has an anticipated final completion date of June 2018. To date, the major elements of the park have been constructed including: ball diamonds, athletic fields, parking, pickleball courts, a paved pathway, restroom building and a pavilion. The only features that have not been constructed are a play structure and wetland enhancements. As such, we have designed an Inclusive Play and Nature Observation space that will provide stimulating play in a unique space that is open to park visitors of all abilities.

The Park Commission has identified this necessity as an opportunity to apply for a grant as a way to help fund these improvements. The Park Commission held a public hearing held on March 13, 2018 to accept public comments on the proposed park improvements. The Commission voted unanimously to submit a grant application for consideration by the Michigan Natural Resources Trust Fund program. The proposed grant will have a total project cost of \$287,000 comprised of a 30% local match from the Park Millage in the amount of \$86,100 and a 70% grant amount of \$200,900 from the Michigan Natural Resources Trust Fund.

**Motion for Board consideration:**

TO SUPPORT SUBMISSION OF A GRANT APPLICATION TO THE MICHIGAN NATURAL RESOURCES TRUST FUND FOR CONSTRUCTION OF AN INCLUSIVE PLAY AND NATURE OBSERVATION SPACE THAT WILL FEATURE PLAY ELEMENTS AND WETLAND ENHANCEMENTS IN TOWNER ROAD PARK, WITH A TOTAL PROJECT COST OF \$287,000. A THIRTY PERCENT (30%) LOCAL MATCH OF \$86,100 WILL BE FUNDED BY THE PARK MILLAGE WITH THE REMAINING SEVENTY PERCENT (70%) \$200,900 FUNDED BY THE MNRTF GRANT.

**Inclusive Play and Nature Observation Space for Towner Road Park  
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 20th day of March, 2018 at 6:00 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Board Member \_\_\_\_ and supported by Board Member\_\_\_\_\_:

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

WHEREAS, it is possible to have up to 75% of the total project cost funded by the Natural Resources Trust Fund program; and

WHEREAS, the Township Board is interested leveraging local Park Millage Funds by obtaining supplemental grant funding for park projects whenever possible; and

WHEREAS, Meridian Township has prepared a grant application for submission to the Michigan Natural Resources Trust Fund for \$287,000 of improvements to Towner Road Park consisting of an Inclusive Play and Nature Observation Space to improve and expand recreation opportunities and accessibility for visitors of all abilities; and

WHEREAS, this project is identified and supported in the 2017-2021 Parks and Recreation Master Plan adopted by the Meridian Township Board and Park Commission, and is on file with the Michigan Department of Natural Resources; and

WHEREAS, the grant request is outlined and justified in the 2017-2021 Capital Improvements Program adopted by the Township Board and Park Commission; and

WHEREAS, park development and improvements are supported by Township Board Policy and 2018 Goals and Objectives; and

WHEREAS, this grant request was open to public review on March 13, 2018;  
and

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

To support submission of a grant application to the Michigan Natural  
Resources Trust Fund for development of an Inclusive Play and  
Nature Observation Space in Towner Road Park with a total project  
cost of \$287,000. The thirty (30%) percent local match of \$86,100  
will be funded by the Park Millage, with the remaining seventy (70%)  
percent (\$200,900) funded by the MNRTF grant.

ADOPTED:  
YEAS:

NAYS:

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk of the Township Board,  
Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that  
the foregoing is a true and a complete copy of a resolution adopted at a regular  
meeting of the Township Board on the 20th of March, 2018.

\_\_\_\_\_  
Brett Dreyfus, Township Clerk, CMMC

**Michigan Natural Resources Trust Fund Application 2018**  
**Organization: Meridian Charter Township**  
**Section A: Applicant Site and Project Information: Towner Road Park**

TF18-0086

<b>*Is the application for site development <u>or</u> land acquisition?</b> ✓ Development Acquisition			
<b>*Name of Applicant (Government Unit)</b> Meridian Charter Township		<b>*Federal ID Number</b> 38-6007712	<b>*County</b> Ingham County
<b>*Name of Authorized Representative</b> LuAnn Maisner		<b>*Title</b> Director of Parks and Recreation	
<b>*Address</b> 5151 Marsh Road		<b>*Telephone (517) 853-4604</b>  <b>Fax(517) 853-4099</b>	
<b>*City</b> Okemos	<b>*State</b> MI	<b>*ZIP</b> 48864	<b>*E-mail</b> maisner@meridian.mi.us
<b>*State House District</b> District 70		<b>*State Senate District</b> District 25	<b>*U.S. Congress District</b> District 8

<b>*Proposal Title (Not to exceed 60 characters)</b> INCLUSIVE PLAY AND NATURE OBSERVATION SPACE
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**\*Proposal Description**

The proposed INCLUSIVE PLAY AND NATURE OBSERVATION SPACE at Towner Road Park is a unique inclusive park destination that will provide stimulating play for various ages and abilities. The design strives to provide an equitable, accessible and comfortable multi-aged social space where people of all ages and abilities can enjoy various play features alongside accessible nature observation areas. Notable features include accessible play equipment that will stimulate the senses and a nearby "quiet" area for reflection and less stimulating play. Native landscaping at the adjacent existing pond will include pollinator and songbird plantings to attract wildlife for nature observation. Although park millage funds paid for the infrastructure and primary design features of this brand new 24-acre community park, we are seeking financial assistance to construct the inclusive play area and a wetland habitat restoration. This proposed project will serve as a destination for our entire community.

<b>*Address of Site</b> 2055 Towner Road Haslett, MI 48840	<b>*City, Village or Township of Site</b> Meridian Township	<b>*Zip</b> 48840
<b>*County in which Site is located</b> Ingham	<b>*Town, Range and Section Numbers of Site Location</b> <i>Letters must be upper-case:</i> <i>(examples: T02N, R13E, 22)</i> (Town) T02N (Range)R13E (Section)04	<b>*Latitude/Longitude at park entrance</b> 42.766301 -84.423321
<b>*Park Name</b> Towner Road Park		

**Michigan Natural Resources Trust Fund Application 2018**  
**Organization: Meridian Charter Township**  
**Section B: Project Funding and Explanation of Match Sources**

TF18-0086

<u>SOURCES OF MATCHING FUNDS</u>	<u>PROJECT COST AMOUNTS</u>
*Grant amount requested (round to the nearest hundred dollars)	\$200,900.00
<b>Total Match</b>	<b>\$86,100.00</b>
<b>Total Project Cost</b>	<b>\$287,000.00</b>
Percentage of match commitment (Must be at least 25% of total project cost)	30%
a) General Funds or Local Restricted Funds (Applicant's own cash)	\$86,100.00
b) Force Account Labor/Materials (Applicant's own paid labor or materials)	
c) Federal or State Funds	

*You have entered a value for item c). Please provide the information below for each federal or state program from which matching funds will be provided. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND RECREATIONAL TRAILS PROGRAM (RTP) ARE THE ONLY FEDERAL FUNDS THAT CAN BE USED AS MATCH:*

*(1) Program Name	*Administering Agency	
*Contact Name for Administering Agency	*Telephone	*Amount

\*Type of Funds

Grant funds awarded

Date grant funds approved

Grant funds applied for, not yet approved

Estimated approval date

Appropriated funds

Date appropriated

Other, explain

\*Is documentation containing the scope of work and budget for the other grant funds included with application?

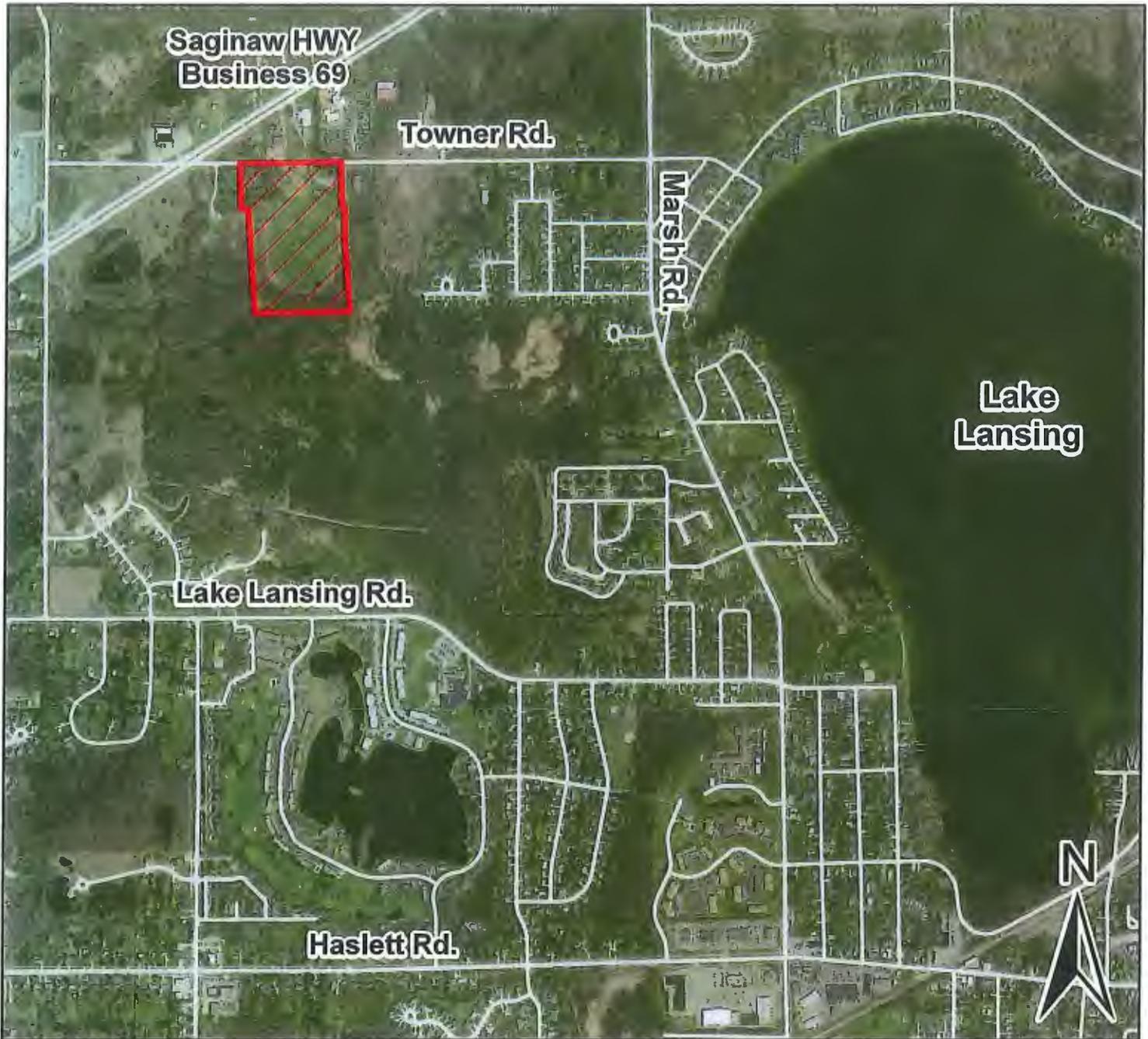
Yes No

\*Is documentation (such as grant approval letter) that verifies the availability of funds included in the application?

Yes No

Check to add program information for additional State of Federal funds that will be used as Match.

# Towner Road Park



## Legend



Towner Rd. Park



Roads

0 0.25 0.5 1 Miles

### Towner Road Park Details:

**Address: 2055 Towner Road, Haslett**

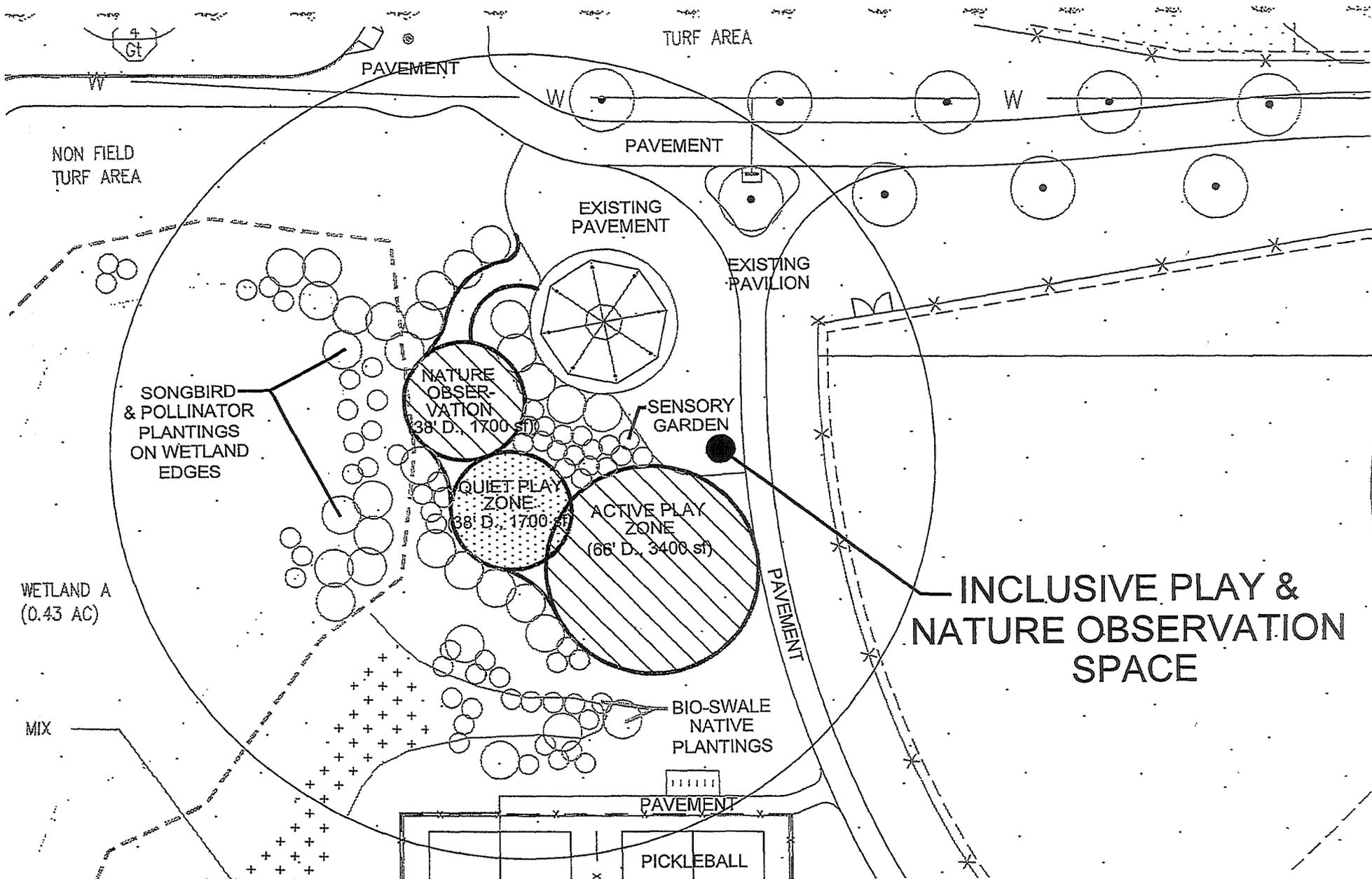
**Area: 22 acres**

**Owner: Meridian Township**

**Department of Parks and Recreation**

**2100 Gaylord C. Smith Court**

**Haslett, MI 48840**



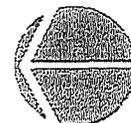
# TOWNER ROAD PARK

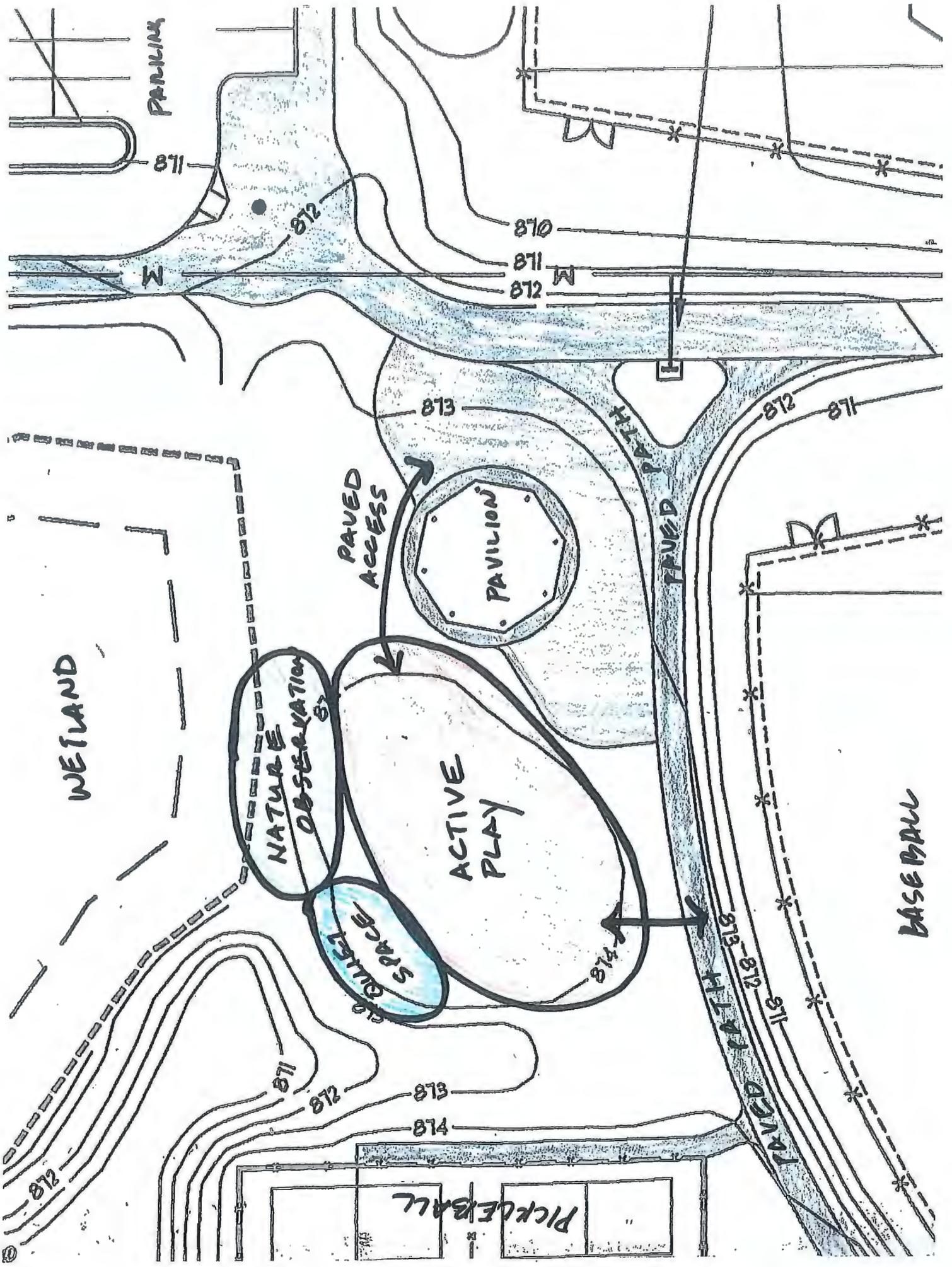
MERIDIAN TOWNSHIP, MICHIGAN

INCLUSIVE PLAY & NATURE OBSERVATION SPACE



SCALE: 1" = 40'







**To: Board Members**

**From: LuAnn Maisner, CPRP  
Director of Parks and Recreation**

**Date: May 11, 2017**

**Re: DNR Grant Application**

**Ottawa Hills Neighborhood Park – Play Space and Fitness Zone**

---

### **Ottawa Hills Neighborhood Park**

In October, 2017 the Parks and Recreation Department and the Meridian Township Park Commission organized a neighborhood meeting at Ottawa Hills Neighborhood Park, a 2.7 acre park to give the neighbors a platform to voice their opinions on future park improvements. Over 20 neighbors attended, many bringing along their children who also were given a way to voice their wish list for the park. The most common weakness stated was the outdated and dilapidated play equipment that was added to the park in 1998. Many residents expressed that they traveled by car to one of Meridian Township's other parks because of upgraded play equipment for their children. Adults also expressed a desire for outdoor fitness equipment so they could exercise while enjoying the park with their children. The Park Commission agreed that Ottawa Hills Park was in need of the upgraded play equipment and a fitness zone to better serve the community.

The Park Commission has identified this necessity as an opportunity to apply for a grant as a way to help fund the playground equipment replacement project. The Park Commission held a public hearing held on March 13, 2018 to accept public comments on the park improvements. The Commission voted unanimously to submit a grant application for consideration by the Michigan Recreation Passport Grant program. The proposed grant will have a total project cost of \$100,000 comprised of a 25% local match from the Park Millage in the amount of \$25,000 and a 75% grant of \$75,000 from the Michigan Recreation Passport Grant Program.

**Motion for Board consideration:**

TO SUPPORT SUBMISSION OF A GRANT APPLICATION TO THE MICHIGAN RECREATION PASSPORT GRANT PROGRAM FOR CONSTRUCTION OF AN INCLUSIVE PLAY SPACE AND FITNESS ZONE WHICH WILL BETTER SERVE THE COMMUNITY, WITH A TOTAL PROJECT COST OF \$100,000. A TWENTY-FIVE PERCENT (25%) LOCAL MATCH OF \$25,000 WILL BE FUNDED BY THE PARK MILLAGE WITH THE REMAINING SEVENTY-FIVE PERCENT (75%) \$75,000 FUNDED BY THE MICHIGAN RECREATION PASSPORT GRANT.



**To:** Board Members  
**From:** Mark Kieselbach, Director, Community Planning and Development  
**Date:** March 13, 2018  
**Re:** Redi-Ride Service Hours Expansion

---

At the March 6, 2018 Township Board meeting a revised motion for the expansion of service hours for Redi-Ride was offered and seconded. The revised motion included a \$1.25 discounted fare for Medicare cardholders, seniors age 62 and older, and persons with disabilities and a \$2.50 fare for regular passengers and students. After further discussion the Board tabled this item until its March 20<sup>th</sup> meeting.

**Revised Motion:**

Based on the recommendation provided by the Transportation Commission, the Meridian Township Board recommends the Township enter into an agreement with CATA to expand Redi-Ride hours from 7:30 am to 6:30 pm, Monday through Friday. To pay for the additional service hours, we recommend using the Job Access and Reverse Commute (JARC) and New Freedom Funds (NFF) grants, and to institute a \$1.25 discounted fare for Medicare cardholders, seniors age 62 and older, and persons with disabilities and a \$2.50 fare for regular passengers and students. Free rides would remain unchanged. We also request CATA give us feedback once the new schedule is operational and advise the Township of any beneficial adjustments to scheduled hours.

We also request CATA give us quarterly updates on the percentage of rides that are grant funded and the estimated new fare-box revenue generated. We encourage CATA to consider subcontracting a portion of the service if it is necessary to avoid additional cost to the Township for the expanded service during the grant period. We recommend that any subcontractors used by CATA use ADA-compliant vehicles and the same procedures that CATA uses for subcontracting Spec-Tran service.

The agreement language should include a standard contract cancelation allowance.



**To: Board Members**  
**From: Frank L. Walsh, Township Manager**  
**Date: March 15, 2018**  
**Re: Consulting Agreement**

---

As most everyone in the community, region and state are aware Brianne Randall came to Meridian Township in September of 2004, as a 17 year-old Haslett soccer player, to file a sexual assault complaint against then Dr. Lawrence Nassar. The widely publicized internal Meridian Township police investigation led to no charges against the now disgraced former doctor and sat idle for 13 years. As noted multiple times, we were duped multiple times by Nassar and believed his techniques were a medical procedure. Thus, we chose to not send the complaint to the Ingham County Prosecutor's Office. For the record, there are more than 250 sexual assault survivors that have come forward over the past 18 months to confront Nassar.

The Township's efforts to establish a relationship with Ms. Randall-Gay began on January 19, 2018. Chief Hall and I made the decision to call Brianne and offer to travel the next day to Seattle to extend a private apology for our missteps in 2004. During the emotional conversation, it became clear that Brianne wanted to confront Nassar in front of Judge Rosemary Aquilina. I offered to have the Township pay for Brianne's trip to Michigan and provide her an opportunity to face Nassar. We had subsequent conversations over the weekend and on Monday Chief Hall and I met with Brianne's family and counsel. The next day Chief Hall and I sat with Brianne in the courtroom as she directly faced the master manipulator. The courtroom was a very emotional experience for all of us.

We knew that a private apology and a plane ticket wasn't enough to eradicate the 13 year-old wound. We worked closely with Brianne, and her counsel, over the next week to prepare for a public apology. We sought a transparent process that would allow our residents, and other survivors, to know exactly what happened in 2004 and why the police report was not made available when the Nassar story broke in September 2016. During the February 1<sup>st</sup> press conference, we provided a public apology to Brianne and also announced major initiatives our police department was implementing to assist and protect sexual assault survivors going forward. Brianne participated via Skype, from her home in Seattle.

One of the major outcomes of the newly-formed relationship was the concept to create a community-wide sexual assault prevention program to better assist children and young adults in preventing and reporting criminal sexual assaults. The idea to create the program came from Brianne and she offered to be the catalyst to make it happen. We realize that Brianne's leadership will require her to travel to Michigan on multiple occasions and miss several days of work. Brianne is a Physician's Assistant (PA) in the Seattle area.

**Memo to Township Board**  
**March 15, 2018**  
**Re: Consulting Agreement**  
**Page 2**

My deep concern is that Brianne suffered enough from her experience with our Township and I don't feel it is appropriate to allow her to spend her own resources in assisting us. I want to be clear that Ms. Randall-Gay has never asked to be compensated for her work, nor has she threatened any legal action stemming from our 2004 inaction.

The enclosed consulting agreement was drafted at my request by William Fahey. Brianne has accepted the terms and is prepared to begin her work this summer. I believe the agreement allows us to move forward on a positive journey and provides Brianne compensation for her time away from family and her job.

**From the moment the Township Board was informed about the 2004 Nassar investigation, I was directed to "do the right thing". Collectively, as a team, I believe we have.**

A motion is prepared for Board consideration:

**MOVE TO AUTHORIZE TOWNSHIP MANAGER FRANK L. WALSH TO SIGN THE ATTACHED CONSULTING AGREEMENT WITH BRIANNE RANDALL-GAY IN THE AMOUNT OF \$30,000 TO DEVELOP A COMMUNITY-WIDE SEXUAL ASSAULT PREVENTION PROGRAM.**

**Attachment:**

1. Consulting Agreement

## CONSULTING AGREEMENT

This Agreement is made on March \_\_, 2018, between the **Charter Township of Meridian** (the "Township"), 5151 Marsh Road, Okemos, Michigan 48864, and **Brianne Randall-Gay** (the "Consultant"), [address], (collectively, "the Parties"). The Parties agree that:

**1. SERVICES.** The Township engages the services of the Consultant to assist in developing and implementing a community-wide sexual assault program (the "Program"), including advice, recommendations and guidance (the "Services").

**2. COMPENSATION.** In exchange for providing the Services, the Township will pay the Consultant a fee of Thirty Thousand Dollars (\$30,000) in two equal installments. The first installment will be paid upon execution of this Agreement. The second installment will be paid upon completion of the Program or the Township's acknowledgment that the Consultant has provided all Services required by this Agreement, whichever occurs first.

**3. AIRFARE EXPENSES.** The Township will reimburse the Consultant for reasonable airfare she incurs travelling to and from the Township to provide the Services under this Agreement. Any airfare must be incurred at the Township's written request, and the Consultant will provide the Township receipts demonstrating that airfare's cost.

**4. TERM.** This Agreement begins on March \_\_, 2018, and ends on March \_\_, 2019. In addition, this Agreement may be terminated:

- a. By the Township if the Consultant fails to satisfactorily perform the Services; or, if the Consultant otherwise breaches her obligations under this Agreement; or
- b. By the Consultant if the Township fails to make the payments due under this Agreement; or, if the Township breaches its obligations this Agreement.

**5. INDEPENDENT CONTRACTOR.** While performing the Services, the Consultant will be an independent contractor of the Township, not an employee. The Consultant will provide the Township copies of requested documents confirming her independent contractor status. The Consultant will pay all federal, state, local, social security, Medicare and unemployment taxes; liability and workers compensation insurance premiums; and license or permit fees necessary to provide the Services.

**6. COMPLETE AGREEMENT; MODIFICATION.** This Agreement is complete in itself. There are no other representations, warranties, promises, guarantees or agreements, oral or written, express or implied, between the Parties. Modifications, amendments or waivers of any provision of this Agreement may be made only with the mutual written consent of the Parties.

**7. ASSIGNMENT OR SUBCONTRACTING.** Neither party may assign, subcontract or transfer their duties or obligations under this Agreement without mutual written consent.

**8. NO THIRD-PARTY BENEFICIARY.** This Agreement is not intended to benefit any third party, and confers no rights on anyone other than the Parties.

**9. NO BUSINESS ORGANIZATION.** This Agreement is not a joint venture, partnership or other business organization. Neither party may incur obligations on behalf of the other.

**10. SEVERABILITY.** If any provision of this Agreement is declared unenforceable, the remainder of this Agreement is enforceable according to its terms.

**11. HEADINGS.** The section headings of this Agreement are inserted for convenience only, and will be disregarded when construing or interpreting this Agreement.

**12. COUNTERPARTS.** This Agreement may be executed in counterparts, each and together the same instrument. This Agreement may be executed and delivered by facsimile or email.

**13. GOVERNING LAW.** This Agreement is made under Michigan law; any dispute thereunder will be litigated in the courts of Ingham County, Michigan.

**14. AUTHORITY TO SIGN.** The persons signing on behalf of the Parties certify by their signatures that they are authorized to sign this Agreement.

**CONSULTANT**

**CHARTER TOWNSHIP OF MERIDIAN**

BY: \_\_\_\_\_  
Brianna Randall-Gay

BY: \_\_\_\_\_  
Frank L. Walsh, Township Manager



**To: Township Board Members**  
**From: Derek N. Perry, Assistant Township Manager  
Director of Public Works & Engineering**  
**Date: March 15, 2018**  
**Re: Newton Road Pathway crossing on Saginaw Highway Resolution**

---

Several months ago, the Michigan Department of Transportation (MDOT) contacted Meridian Township about improvements they were proposing to make along the I-69BL/M-78/Saginaw Highway corridor in 2019. These proposed improvements would impact the intersection of Marsh Road in Bath Township and the intersections of Newton and Towner Road in Meridian Township.

On January 18, 2018, representatives from MDOT attended the Transportation Commission meeting and presented the proposed project to the membership. The presentation is attached. One area of concern that was voiced by the Commission and members of the public was the loss of a direct crossing at both intersections for non-motorized users.

Following the presentation, it was determined that the Township should contact MDOT and request that a non-motorized crossing at Newton Road be included in the design and constructed as part of the project in 2019. The crossing at Towner Road was also discussed, and it was determined that MDOT would be willing to provide a crossing at that intersection once further development occurs and pathway is constructed in that area.

On March 15, 2018, the Transportation Commission met for their regularly scheduled meeting and discussed the project again, and requested that the Township Board formally recommend that the crossing be included in the project.

Attached for your consideration is a Resolution of Support to MDOT to include the crossing at the I-69BL/M-78/Saginaw Highway and Newton Road intersection in their current design and 2019 construction project.

**Proposed Motion:**

**“Move to adopt the Resolution of Support for the inclusion and construction of a Pedestrian/Bicycle Pathway Crossing at the I-69BL/M-78/ Saginaw Highway and Newton Road intersection by the Michigan Department of Transportation (MDOT) as part of their 2019 corridor improvement project.”**

**MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT)  
PEDESTRIAN/BICYCLE PATHWAY CROSSING  
I-69BL/M-78/SAGINAW HIGHWAY AND NEWTON ROAD  
RESOLUTION OF SUPPORT**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, Phone 517.853.4000, on Tuesday, March 20, 2018, at 6:00 p.m.

**PRESENT:** \_\_\_\_\_  
\_\_\_\_\_

**ABSENT:** \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

**WHEREAS**, the Michigan Department of Transportation (MDOT) will be making roadway improvements in 2019 to the I-69BL/M-78/Saginaw Highway corridor that will redesign the Marsh Road intersection, and eliminate the Towner Road and Newton Road existing crossings to improve safety along the route, and reduce the number of crashes at those locations; and

**WHEREAS**, Meridian Township has adopted a Complete Streets ordinance and has adopted a Pedestrian/Bicycle Pathway Master Plan that identifies current and future pathway routes along the I-69BL/M-78/Saginaw Highway and Newton Road; and

**WHEREAS**, the Meridian Township Transportation Commission, at its March 15, 2018 meeting, discussed and approved a recommendation to the Township Board that a non-motorized pathway crossing at Newton Road and I-69BL/M-78/Saginaw Highway be incorporated into the existing MDOT plan; and

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN**, that the Township Board hereby supports the inclusion and construction of a non-motorized crossing at I-69BL/M-78/Saginaw Highway and Newton Road as identified in the Meridian Township Pedestrian/Bicycle Pathway Master Plan and formally requests that MDOT include and construct the crossing as part of their 2019 corridor improvement project.

**ADOPTED:**

**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, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of the proceedings taken by the Township Board at a regular meeting held on Tuesday, March 20, 2018.

\_\_\_\_\_  
Brett Dreyfus, Township Clerk



**JN 120416 & 132361  
I-69BL CORRIDOR  
IMPROVEMENT PROJECTS  
*DRAFT***

**January 18, 2018**

**Meridian Township Transportation Commission Meeting**

# BACKGROUND

- I-69BL at Marsh Road
  - *Congestion Data*
    - Considerable delay for left turns during morning and afternoon peak periods
    - Worst movements EBL (LOS E), NBL (LOS F), WBL (LOS E)
  - *Crash Data*
    - 80 Total Crashes, including 1 Fatal and 4 Severe
    - 27 of the 80 total crashes resulted from vehicular movements that will be eliminated with this project
    - All 5 of the severe/fatal crashes resulted from vehicular movements that will be eliminated with this project
  - *Utilizing CMAQ funding*

# PROJECT GOALS

- **Safety**
  - Reduce crashes by reducing conflict points
  - Provide safe crossing for pedestrians at Marsh Road
- **Congestion Mitigation**
  - Reduce emissions
  - Improve operations
- **Non-Motorized Access**
  - Create North-South crossing at Marsh Road
  - Collaboration with Bath Township

# ALTERNATIVES ANALYSIS

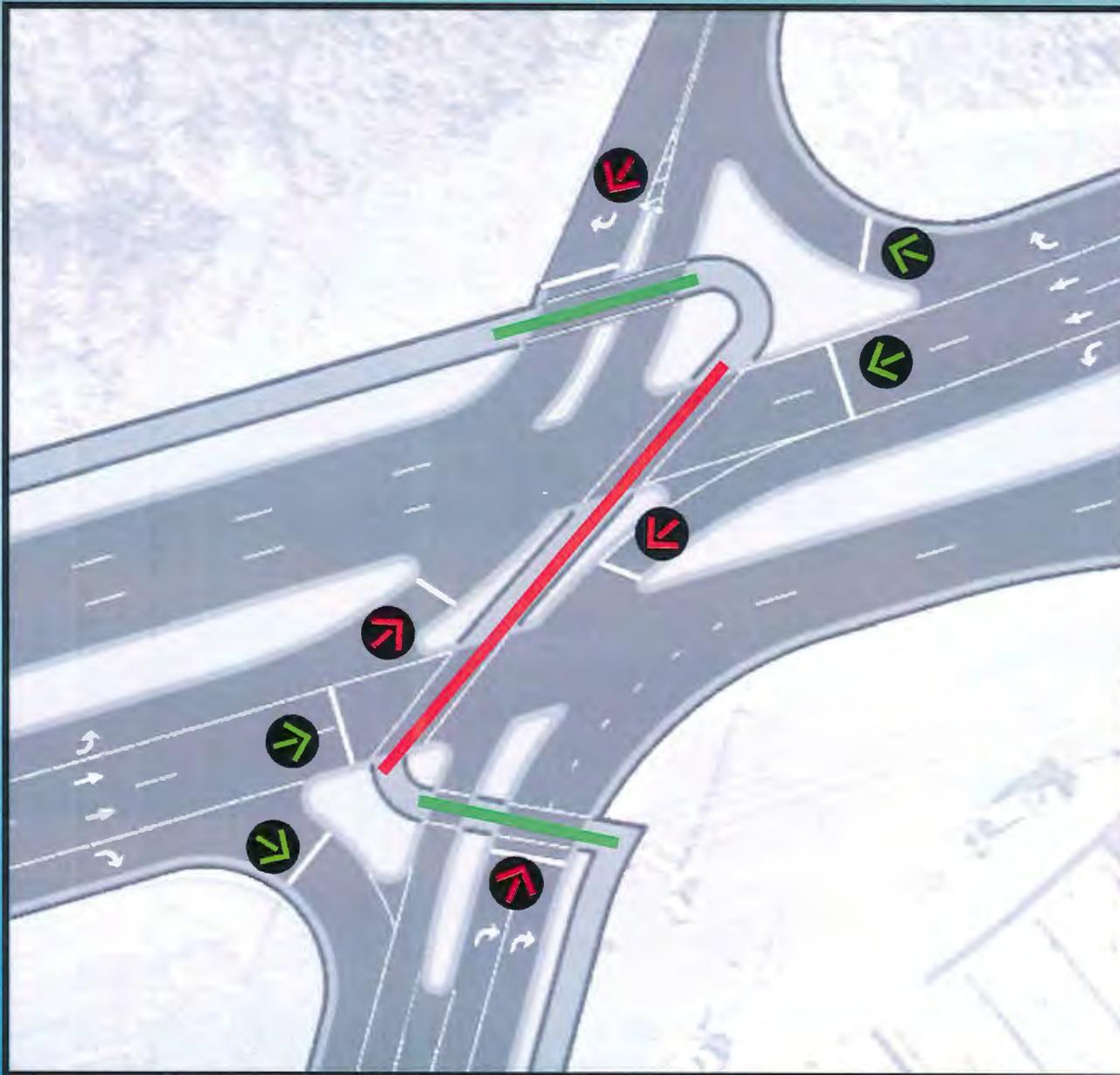
- Roundabout
  - Improves vehicular operations and reduces conflict points, does not improve pedestrian access, may require additional right-of-way (ROW)
- Boulevard with Indirect Left-Turns
  - Reduces conflict points, improves pedestrian access, but some operational issues due to high volume of westbound left turns
- J-Turns
  - Improves vehicular operations, reduces conflict points, and improves pedestrian access

# ADDITIONAL BACKGROUND

- I-69BL at Newton and Towner Roads
  - *Crash Data*
    - 17 total crashes, with 10 at Newton and 7 at Towner
    - One severe injury crash
    - 13 of the 17 total crashes resulted from vehicular movements that will be eliminated with this project
    - The severe injury crash resulted from vehicular movements that will be eliminated with this project
  - *Utilizing Safety funding*



# Pedestrian Operations at Marsh Rd



EB I-69BL  
WB I-69BL



EB to SB RT TURNS  
WB to NB RT TURNS



NB MARSH RD  
SB MARSH RD



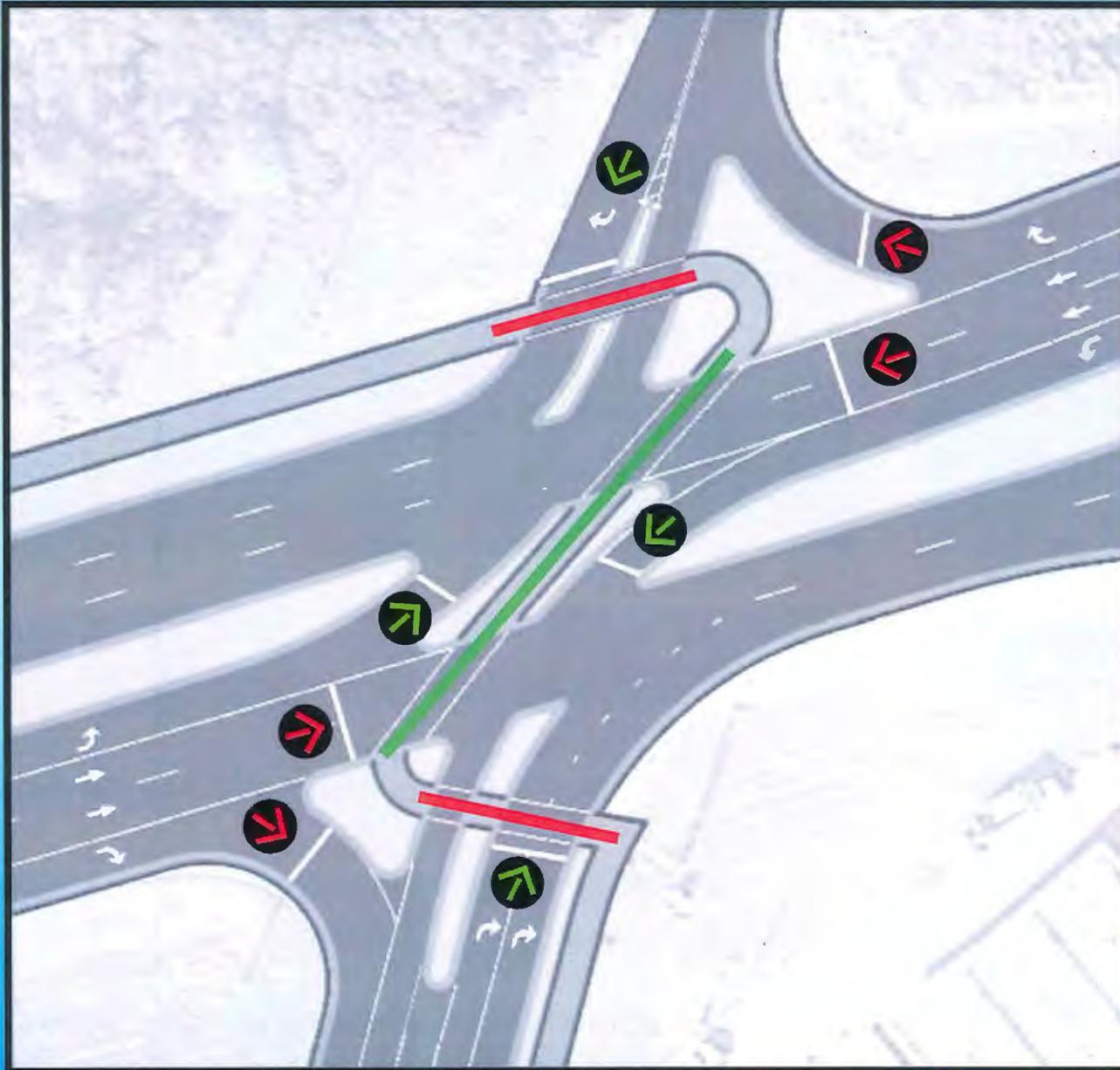
EB to NB LT TURNS  
WB to SB LT TURNS



PEDESTRIAN  
MOVEMENTS



# Pedestrian Operations at Marsh Rd



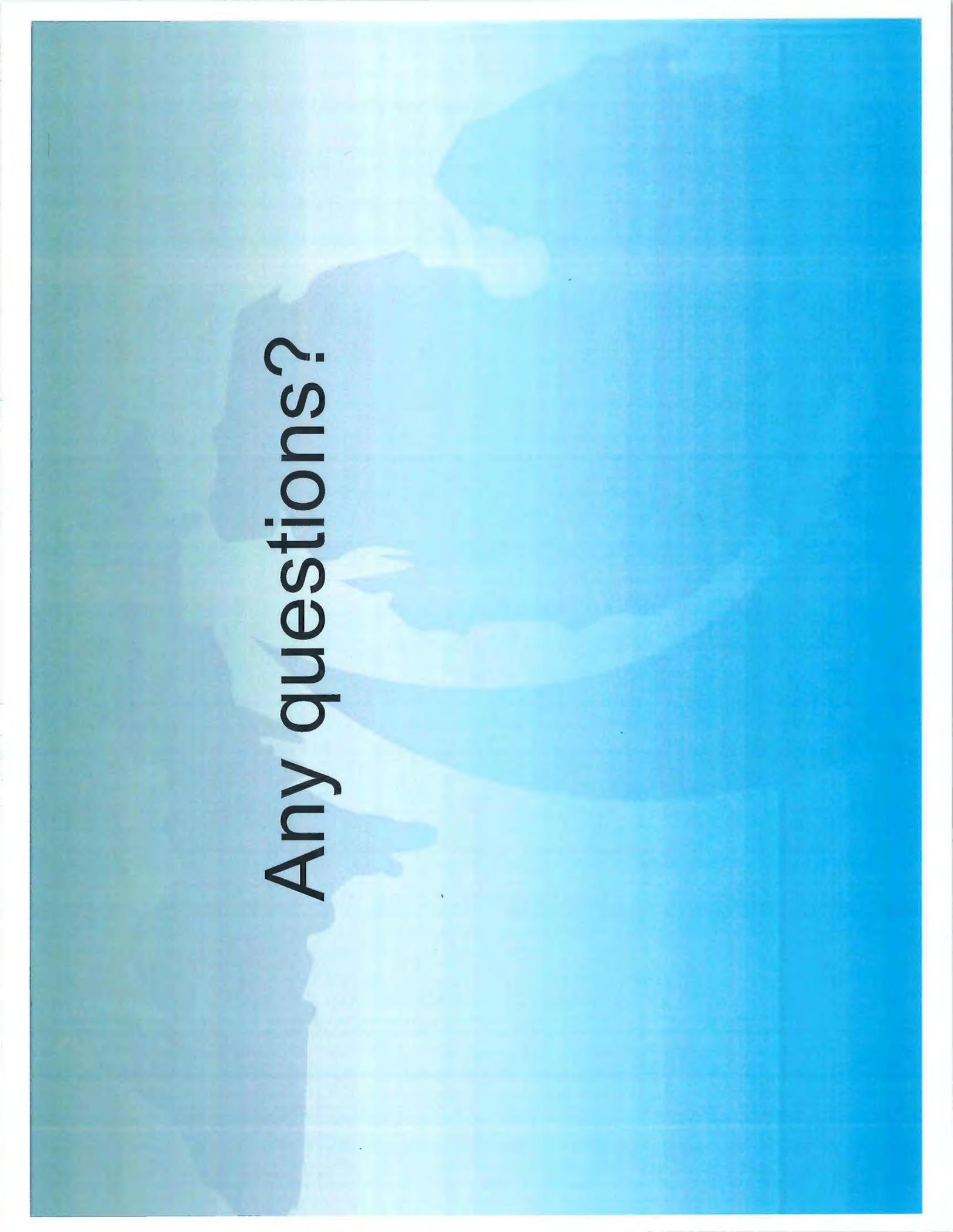
-  NB MARSH RD  
SB MARSH RD
-  EB to NB LT TURNS  
WB to SB LT TURNS
-  EB I-69BL  
WB I-69BL
-  EB to SB RT TURNS  
WB to NB RT TURNS
-  PEDESTRIAN  
 MOVEMENTS

# Newton and Towner Improvements



# Project Schedule

- *Plan Completion Date*
  - July 2018
- *Construction Start Date*
  - January 2019

The image features a blue-tinted background with a faint, semi-transparent silhouette of a person's hand holding a pen. The text "Any questions?" is written in a bold, black, sans-serif font, oriented vertically and centered over the hand and pen area.

**Any questions?**

# PROPOSED PEDESTRIAN/BICYCLE PATHWAY CROSSING

## I-69BL/M-78/SAGINAW HIGHWAY AND NEWTON ROAD





**To:** Township Board and Planning Commission

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

**Date:** March 13, 2018

**Re:** Mixed Use Planned Unit Development (MUPUD) concept plan - The Grand Reserve of Okemos

---

DTN Management Company has submitted a Mixed Use Planned Unit Development (MUPUD) concept plan to develop a property located on the east side of Central Park Drive, north of Grand River Avenue, and west of Powell Road. The 32.88 acre subject property consists of three parcels, a 29.49 acre parcel, a 2.25 acre parcel, and a 1.14 acre parcel. A mix of commercial and multiple family uses are proposed. The submitted site plan shows 400 residential units consisting of 160 one-bedroom units (40%), 160 two-bedroom units (40%), and 80 three-bedroom units (20%). Two retail buildings, each 8,000 square feet in size, are also proposed along the Central Park Drive frontage.

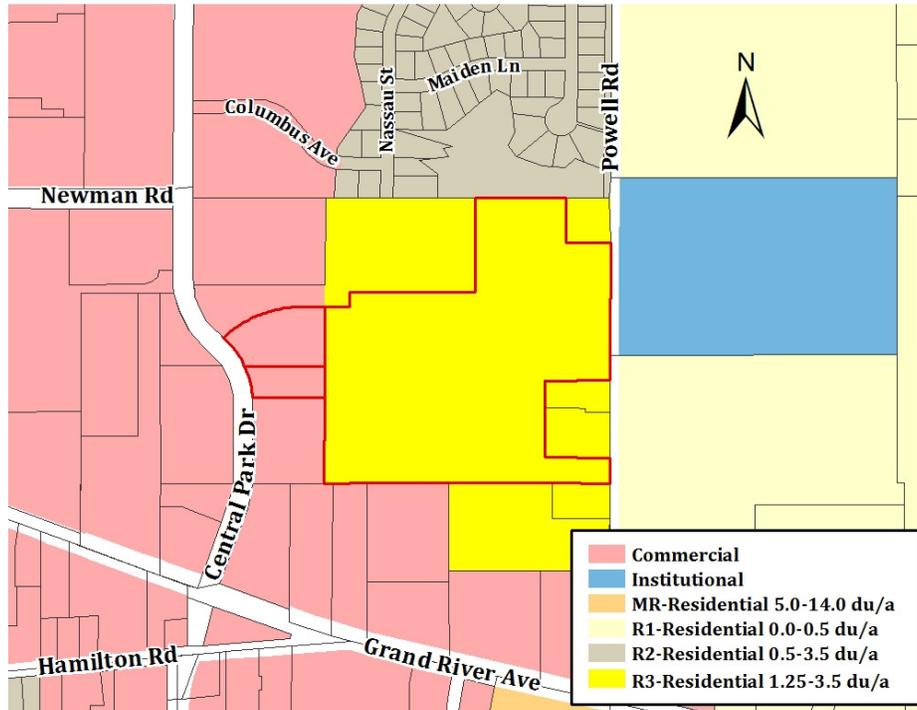
The MUPUD ordinance includes a provision for an applicant to submit a concept plan for concurrent review by the Planning Commission and Township Board. The review provides an opportunity to offer comments and suggestions on the project design prior to a MUPUD application. The review is informal; therefore a public hearing and associated noticing are not required.

Residential density up to ten (10) dwelling units per acre (du/a) is allowed in a MUPUD when established in conjunction with the development of an undeveloped site. The overall site consists of three undeveloped parcels. The proposed residential density is 12 du/a.

**Master Plan**

The east parcel is designated on the 2017 Master Plan Future Land Use Map as R3 Residential 1.25-3.5 du/a. The two west parcels are designated as Commercial.

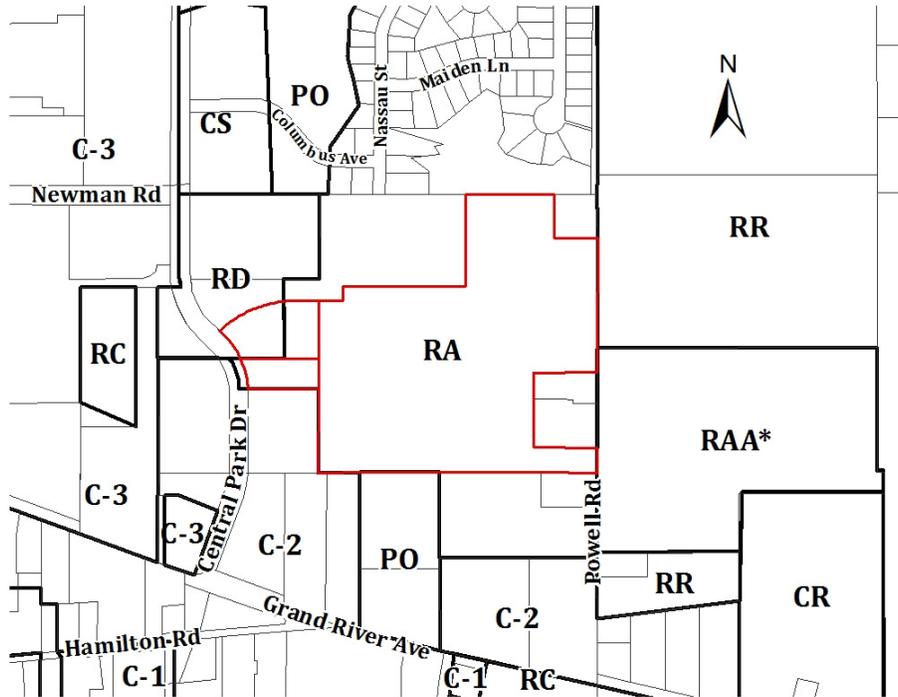
### FUTURE LAND USE MAP



### Zoning

The proposed project is located in the RA (Single Family-Medium Density) and RD (Multiple Family-Low Density) zoning districts. A MUPUD is permitted in the C-2 (Commercial), C-3 (Commercial), CR (Commercial Recreation), and CS (Community Service) zoning districts and is also permitted in C-1 (Commercial) and PO (Professional Office) when public water and sewer are available. The subject property would need to be rezoned to allow for a MUPUD. The concept plan application materials indicate DTN will request to rezone the site to C-2 (Commercial), and will offer to condition the rezoning on the site being developed under the MUPUD ordinance.

### ZONING MAP



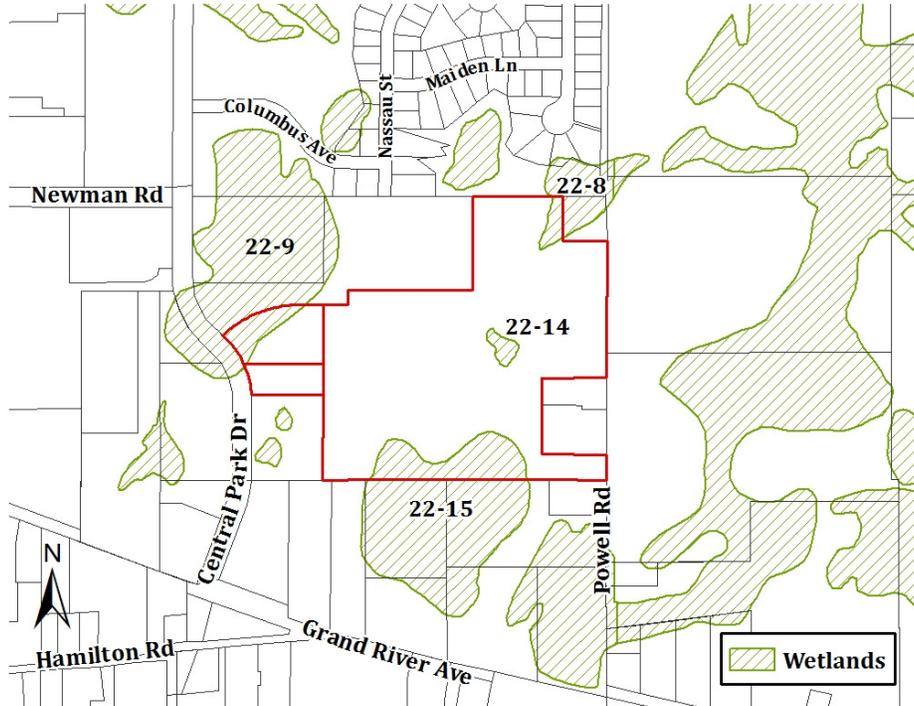
### Floodplain

The Flood Insurance Rate Map (FIRM) indicates there is no floodplain located on the subject property.

### Wetlands

The Township Wetland Map indicates the presence of wetlands on the subject site. Wetland areas must be delineated and verified by the Township’s environmental consultant to establish boundaries prior to formal submittal of a development project. A delineation will be required upon formal submittal of a development plan. Once complete, any resulting wetland setbacks will be incorporated into the project design and depicted on future site plans. Any impact to regulated wetlands will require a wetland use permit (WUP).

### WETLAND MAP



### Utilities

Municipal water and sanitary sewer are available in the vicinity of the project site and would have to be extended to serve the subject site. The location and capacity of utilities for the proposed new buildings will be reviewed in detail by the Department of Public Works and Engineering should the project move ahead to a formal submittal.

### Staff Analysis

The applicant is proposing to develop the site using the mixed use planned unit development (MUPUD) ordinance. A MUPUD is reviewed in accordance with the provisions of Section 86-440 of the Code of Ordinances. A special use permit (SUP) may be necessary for any building or group of buildings over 25,000 square feet.

The MUPUD process requires public hearings held by both the Planning Commission and Township Board. The Planning Commission makes a recommendation on the project with the Township Board having final approval.

## **Waiver Requests**

The MUPUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process. The MUPUD ordinance generally waives the standard requirements for the yard, setback, lot size, type and size of dwelling unit, frontage requirements, and impervious surface regulations and restrictions, provided the purpose and intent of the ordinance is incorporated into the overall development plan. The applicant has identified the following waivers for the project (additional waivers may be identified in the future):

### *Building Setback 100 feet from Residential Zoned Property*

The C-2 zoning district requires a 100 foot setback from the residential zoning districts along the east and north property lines, or a 60 foot setback if separated by screening that incorporates a double row of interlocking trees, in addition to general screening standards. The project proposes 10 foot setbacks to the east and north residential properties. The waiver would be 90 feet for each, or 40 feet if proposed screening is deemed appropriate.

### *Building 85 foot Front Yard Setback from the Centerline*

The C-2 zoning district requires an 85 foot setback from the centerline of Powell Road. The project proposes a 66 foot setback from the centerline of Powell Road. The waiver would be 19 feet.

### *40 foot Parking Setback from Residential Zoned Property*

A 40 foot parking setback from the residential zoning districts to the east and north is required. The project proposes a 10 foot parking setback from the east and the north residential zoning districts. The waiver would be 30 feet for each.

### *20 foot Parking Setback from Road Right-of-way*

The project proposes a 0 foot parking setback from the road right-of-way along Powell Road. The waiver would be 20 feet.

## **Amenities**

One or more amenities are required for every MUPUD project. The amenities are provided in exchange for waivers from the provisions of the ordinance. The applicant has identified the following amenities for the proposed project: swimming pool, multiple open spaces/green areas, dog park, Public Park.

The applicant will present the concept plan to the Township Board on March 20, 2018 and the Planning Commission on March 26, 2018.

### **Township Board and Planning Commission Options**

The Township Board and Planning Commission may comment and/or offer suggestions on the project design of the proposed MUPUD.

### **Attachments**

1. Letter from Chuck Holman dated March 13, 2018 and received by the Township on March 13, 2018.
2. Site plan received by the Township on March 13, 2018.
3. Site survey received by the Township on March 13, 2018.
4. Floor plans received by the Township on March 13, 2018.
5. DTN concept rendering and photos received by the Township on March 13, 2018.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\Concept Plans\2018\Grand Reserve Concept\The Grand Reserve of Okemos MUPUD concept.pc1.doc



**March 13, 2018**

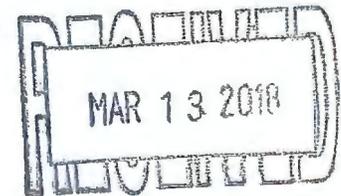
**Mr. Mark Kieselbach**  
Community Planning & Development Director  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

**RE: The Grand Reserve of Okemos**  
**Central Park Drive**  
**Okemos, MI 48864**

Dear Mr. Kieselbach,  
Please consider this letter DTN Management's request to present a "Concept Plan Review" for the referenced project to the Meridian Township Board of Trustees and Planning Commission.

**Project Summary –**

- **Location** – The parcel proposed for development is located between Central Park Drive and Powell Road North of W. Grand River Avenue and South of Newman Road.
- **Rezoning** - DTN will request rezoning this site to C-2 and will agree to the condition on the site developed under the Township's mixed-use planned unit development (MUPUD) ordinance limiting the types of permitted uses and the residential density of the development. The intent is for the proposed "Concept Plan" submitted to comply with these conditions.
- **Site Data**
  - **Size** – 33.06 Acres
  - **Maximum Impervious Area** no greater than 70% to be met
  - **Parking** –
    - Retail – 88 Spaces
    - Garage – 480 Spaces
    - Surface – 242 Spaces
    - Tandem – 278 Spaces
    - Spaces/Unit – 2.50
  - **Access** –
    - Central Park Drive – 2 each
    - Powell Road – 1 each
  - **Wetland Study** is currently underway
  - **Site Amenities** –
    - Swimming Pool
    - Multiple Open Spaces/Green Areas
    - Dog Parks
    - Public Park





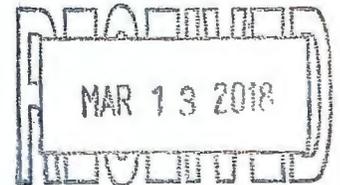
- **Site Waivers**
  - Required building setback from residential zoned property 100' or 60' with double row of pine trees. Proposed setback 10'.
  - Required building setback from the centerline of Powell Road 85'. Proposed setback 66'.
  - Required parking setback from road right of way 20'. Proposed setback 0' from Powell Road.
  - Required parking setback from residential zoned property 40'. Proposed setback 10'.
  
- **Building Data –**
  - **Residential Buildings –**
    - 40 each
    - 9,600 SF
    - 10 Units – All Flats, 3 at Grade, 7 at Second Level
    - Each Unit has a 1 or 2 Car Garage
    - Ave Unit Size – 960 SF ( Range - 639 to 1,274 SF)
    - One Bedroom - 40 %
    - Two Bedroom - 40 %
    - Three Bedroom - 20%
  - **Club House**
    - Size – TBD, approximately 7,500 SF
    - Fitness Center
    - Conference Room
    - Media Area
    - Gathering Area
    - Swimming Pool
  - **Commercial Buildings**
    - Two Buildings - 8,000 SF Each
    - High Bay
    - Design Compatible with Area Existing Architectural Style

**Attachments –**

- Overall Site Plan
- MUPUD Concept Parcel Plan
- Building Rendering
- Building Typical 1<sup>st</sup> & 2<sup>nd</sup> Floor Plan
- Typical Clubhouse Amenities

Please let us know if we need to take any further actions to initiate this review.  
Thank you,

Chuck Holman  
Vice President, Development & Construction





**The Grand Reserve of Okemos** DTN 2017569

**UNIT TABULATION- BIGHOUSE** 3-9-18

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
BH-A1L	1br/1ba	639	40	10%	25,560	40%
BH-A1U	1br/1ba	750	40	10%	30,000	
BH-A2U	1br/1ba	787	80	20%	62,960	
BH-B1U	2br/2ba	989	80	20%	79,120	40%
BH-B2L	2br/2ba	1,056	40	10%	42,240	
BH-B2U	2br/2ba	1,145	40	10%	45,800	20%
BH-C1L	3br/2ba	1,187	40	10%	47,480	
BH-C1U	3br/2ba	1,274	40	10%	50,960	
<b>TOTALS</b>			<b>400</b>	<b>100%</b>	<b>384,120</b>	

**UNIT AVERAGE NET SF:** 960

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

**PROJECT DATA**

**UNIT AVERAGE NET SF:** 960 S.F.

**ACREAGE:** 33.06 GROSS ACRES

**DENSITY:** 12 UNITS/ACRE

**RETAIL:**

RETAIL AREA: 16,000 S.F.

RETAIL PARKING: 88 SPACES

**RESIDENTIAL PARKING:**

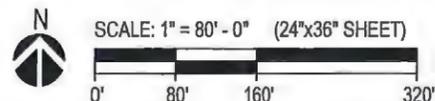
PROVIDED: 1,000 SPACES

GARAGE PARKING: 480 GARAGE SPACES

SURFACE PARKING: 242 SURFACE SPACES

TANDEM PARKING: 278 SURFACE SPACES

2.50 SPACES/UNIT

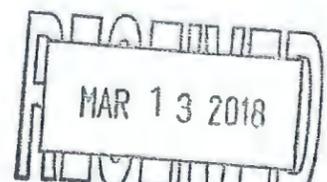


**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
 5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9838 | www.humphreys.com



**ARCHITECTURAL SITE PLAN**  
**SCHEME 03**

February 20, 2018



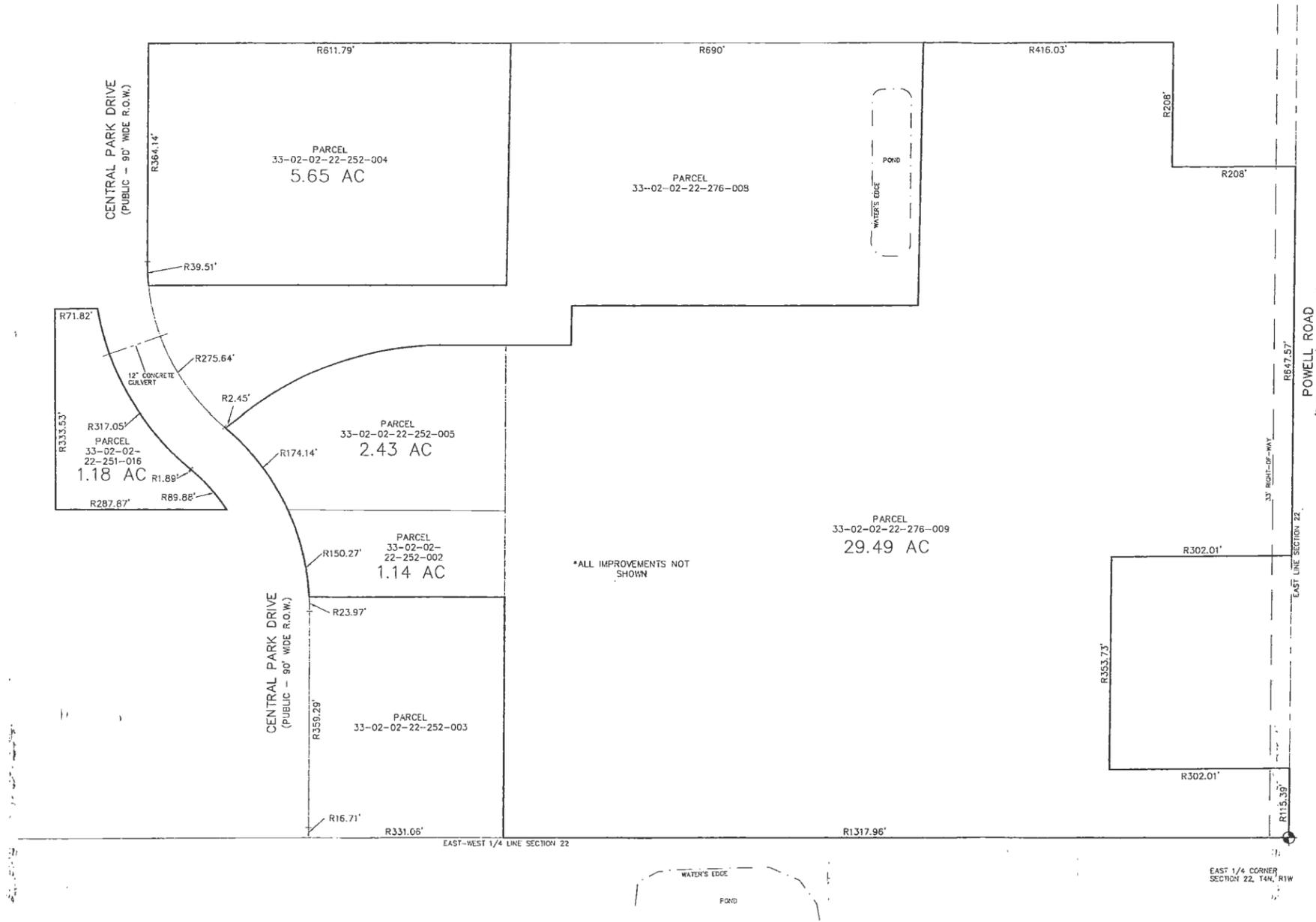
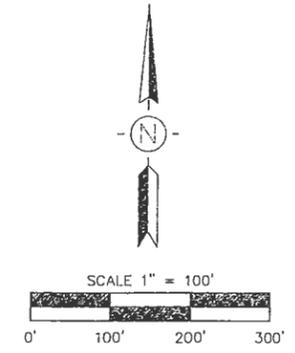
**THE GRAND RESERVE OF OKEMOS**  
 OKEMOS, MI  
 HPA# 17569

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# MERIDIAN VILLAGE MUPUD CONCEPT PLAN

FOR: DTN MANAGEMENT COMPANY

"CENTRAL PARK DRIVE, OKEMOS, MI 48864"



**SURVEYOR'S NOTES:**

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in March 2017.
2. All distances on the survey are record and measured unless otherwise noted.
3. All dimensions are in feet and decimals thereof.
4. No property boundaries were determined or monumented for this survey. No building tie dimensions are to be used for establishing the property lines.
5. Easements, if any, not shown hereon.
6. All improvements not shown hereon.
7. Edges of water as shown on survey map were measured on March 15, 2017.
8. Wetland acreages shown for wetlands which extend beyond the boundary of the property are acreages of the wetlands within the boundary limits, not of overall size of wetland.

**LEGAL DESCRIPTION:**

(As provided)

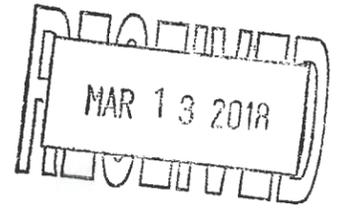
Parcel 33-02-02-22-251-016:  
PART OF NE 1/4 OF SEC 22 T4N R1W DESC AS: COM AT E 1/4 COR OF SEC 22 - NOOD 01'26"E 1324.69 FT ALG E SEC LN TO SE COR OF CENTRAL PARK ESTATES SUBD - S89D 52'32"W 1314.03 FT ALG S LN OF SD SUBD - S00D 39'52"W 404.26 FT - S89D 57'40"W 604.98 FT TO ELY LN OF CENTRAL PARK DR - ALG SD LN SLY 37.94 FT ON CURVE TO LEFT RAD OF 355 FT CHD BRG S09D 28'38"E 37.92 FT - S89D 31'00"W 91.60 FT TO POB - ALG SD WLY LN FOLLOWING 3 COURSES: SELY 317.05 FT ON CURVE TO LEFT RAD OF 445 FT CHD BRG S30D 27'30"E 310.36 FT; S50D 41'28"E 1.89 FT; & SELY 89.88 FT ON CURVE TO RT RAD OF 305 FT CHD BRG S42D 04'18"E 89.55 FT - N89D 46'50"W 287.87 FT - NOOD 28'21"W 333.53 FT - N89D 31'00"E 71.82 FT TO POB

Parcel 33-02-02-22-252-002:  
PART OF NE 1/4 OF SEC 22 T4N R1W DESC AS: COM AT E 1/4 COR OF SEC 22 - S89D 57' 40"W ALG S LN OF NE 1/4 1317.97 FT - NOOD 02' 20"W 399.95 FT TO POB - S89D 57' 40"W 331.17 FT TO E LN OF CENTRAL PARK DR - NWLY 150.27 FT ALG SD E LN ON CURVE TO LEFT, RAD OF 395 FT, CHD BRG N14D 22' 32"W 149.36 FT - S89D 47' 55"E 368.15 FT - S00D 02' 20"E 143.17 FT TO POB

Parcel 33-02-02-22-252-004:  
PART OF NE 1/4 OF SEC 22 T4N R1W DESC AS: COM AT E 1/4 COR OF SEC 22 - NOOD 01'26"E 1324.69 FT ALG E SEC LN TO SE COR OF CENTRAL PARK ESTATES SUBD - S89D 52'32"W 1314.03 FT ALG S LN OF SD SUBD TO POB - S00D 39'52"W 404.26 FT - S89D 57'40"W 604.98 FT TO ELY LN OF CENTRAL PARK DR - ALG SD ELY LN 39.51 FT ON CURVE TO RT RAD OF 355 FT CHD BRG N03D 11'39"W 39.49 FT - ALG SD ELY LN NOOD 00'45"E 364.14 FT - N89D 53'57"E 611.79 FT TO POB

Parcel 33-02-02-22-252-005:  
PART OF NE 1/4 OF SEC 22 T4N R1W DESC AS: COM AT E 1/4 COR OF SEC 22 - NOOD 01'26"E 1324.69 FT ALG E SEC LN TO SE COR OF CENTRAL PARK ESTATES SUBD - S89D 52'32"W 1314.03 FT ALG S LN OF SD SUBD - S00D 39'52"W 438.26 FT - S00D 02'20"E 66 FT TO POB - S00D 02'20"E 275.5 FT - N89D 47'55"W 368.09 FT TO ELY LN OF CENTRAL PARK DR - NWLY ALG SD ELY LN 174.14 FT ON CURVE TO LEFT RAD OF 395 FT CHD BRG N37D 53'02"W 172.73 FT - N52D 46'27"E 42.56 FT - ALG CURVE TO RT RAD OF 550 FT CHD BRG N71D 22'03"E 350.74 FT - N89D 57'40"E 107.73 FT TO POB

Parcel 33-02-02-22-276-009:  
THAT PART OF SE 1/4 OF NE 1/4 OF SEC 22 T4N R1W DESC AS: BEG AT E 1/4 COR OF SEC 22 - NOOD 01'26"E ALG E SEC LN 115.39 FT - S89D 39'17"W 302.01 FT - NOOD 01'26"E 353.73 FT - N89D 38'17"E 302.01 FT TO E SEC LN - NOOD 01'26"E ALG SD E LN 647.57 FT - S89D 52'32"W 208 FT - NOOD 01'26"E 208 FT TO S LN OF CENTRAL PARK ESTATES SUBD - S89D 52'32"W ALG SD S LN 416.03 FT - S00D 39'51"W 438.26 FT - S89D 52'32"W 580 FT - S00D 39'51"W 66.01 FT - S89D 52'32"W 109.19 FT - S00D 02'20"E 818.62 FT TO EW 1/4 LN - N89D 57'21"E ALG EW 1/4 LN 1317.96 FT TO POB



**LEGEND**

— = DEED LINE

— = DISTANCE NOT TO SCALE

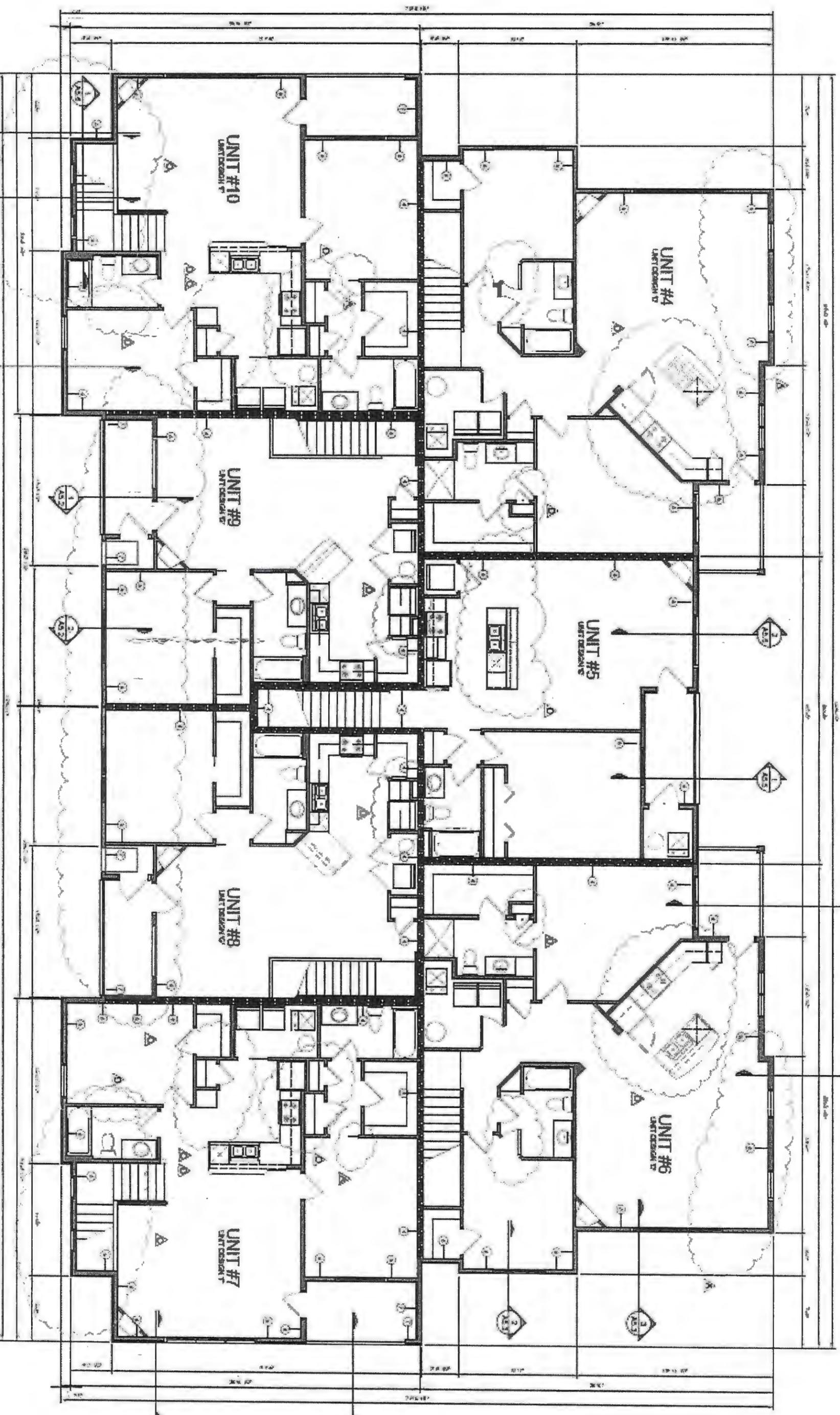
..... = LIMITS OF DELINEATED WETLAND

ERICK R. FRIESTROM  
PROFESSIONAL SURVEYOR NO. 53497

DATE

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
03/21/17	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
		Marshfield Office - Ph. 269-781-9800	
		DRAWN BY SSF	SECTION 22, T4N, R1W
		FIELD WORK BY RR	JOB NUMBER:
		SHEET 1 OF 1	91608.TOP

MAR 13 2018



(02) UNIT PLAN  
SECOND FLOOR PLAN - BUILDING TYPE #1  
SCALE: 3/8" = 1'-0"

# The Grand Reserve of Okemos

MAR 13 2019





**DELTA**  
MANAGEMENT CO.

MAR 13 2018





**To:** Board Members

**From:** Mark Kieselbach, Director of Community Planning and Development

**Date:** March 16, 2018

**Re:** Rezoning #18010 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density).

---

Giguere Homes has requested to rezone a 7.36 acre parcel located at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density). The site is located on the eastern end of a 17.91 acre parcel on the north side of Robin's Way.

The Planning Commission held the public hearing on the rezoning request at its February 12, 2018 meeting and voted 4-2 to recommend approval at the February 26, 2018 meeting to RAA, citing the following reasons for its decision:

- The subject site meets and exceeds the minimum standards for lot area and lot width of the proposed RAA (Single Family-Low Density) zoning district.
- The subject site is adjacent to an existing RAA (Single Family-Low Density) zoning district to the south.
- Public water and sanitary sewer services are available to serve the site.

The applicant has voluntarily offered to condition the rezoning on limiting future development of the site to no more than 12 lots. Staff memorandums outlining the rezoning and minutes from the Planning Commission meetings at which the rezoning was discussed are attached for the Board's review.

### **Township Board Options**

The Township Board may approve or deny the proposed rezoning from RR (Rural Residential) to RAA (Single Family-Low Density). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

**Attachments**

1. Staff memorandums dated February 9, 2018 and February 23, 2018 with attachments.
2. Resolution recommending approval dated February 26, 2018.
3. Planning Commission minutes dated February 12, 2018 (public hearing) and February 26, 2018 (decision).
4. Communications.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\REZ 18010 (Giguere)\REZ 18010.tb1.doc



**To:** Planning Commission

**From:** Peter Menser, Senior Planner  
Keith Chapman, Assistant Planner

**Date:** February 9, 2018

**Re:** Rezoning #18010 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family, Low Density).

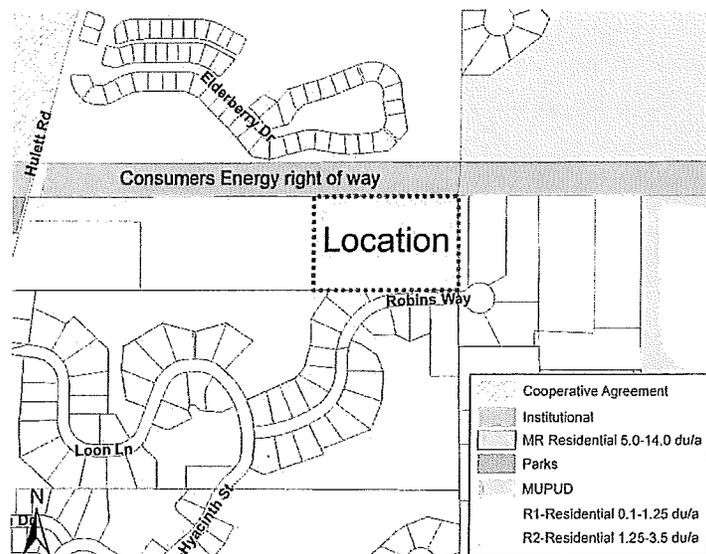
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Giguere Homes has requested the rezoning of approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density). The site is located on the eastern end of a 17.91 acre parcel on the north side of Robin's Way. Only the 7.36 acre portion of the property is proposed for rezoning to RAA. The remainder of the property, approximately 10.55 acres, would remain in the RR zoning district. The application materials indicate the applicant intends to create 12 single family lots on the property if rezoned to RAA.

The subject site is located north of the Sanctuary subdivision (FP #04052), which was platted in 2004 and contains 48 single family lots. The Sanctuary No. 2 subdivision (FP #07012) is located to the east, which was platted in 2007 and contains five lots. A Consumers Energy right-of-way is located north of the subject site.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R2 (Residential 1.25 dwelling unit per acre (du/a) – 3.5 du/a) category.

### 2017 FUTURE LAND USE MAP

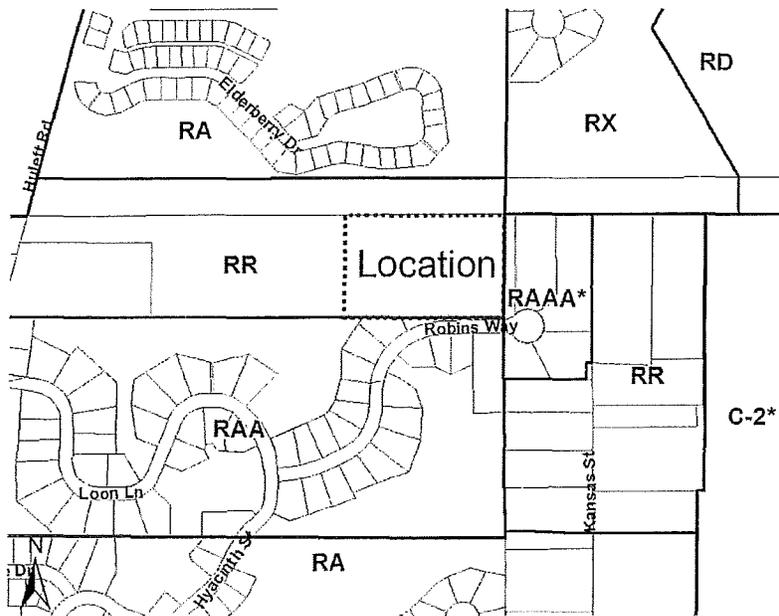


**Zoning**

The subject site is located in the RR (Rural Residential) zoning district, which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. The requested RAA zoning district requires a minimum 90 feet of lot width and 13,500 square feet of lot area. A land division would be required to separate the portion of the property that is proposed for rezoning. The following table illustrates the existing lot width and lot area standards for the existing RR and proposed RAA zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RR	40,000 sq. ft.	200 ft.
RAA	13,500 sq. ft.	90 ft.

**ZONING MAP**



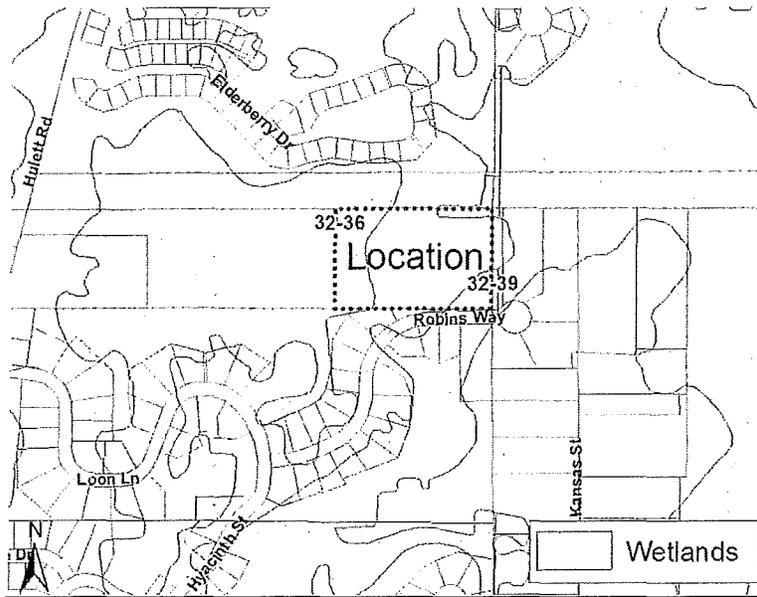
**Physical Features**

The site contains a 2,116 square foot, two-story single family residence built in 1984 near the western end of the parcel with access on Hulett Road. The topography of the site slopes from 876 feet above mean sea level in the center of the parcel to a low point of 864 feet above mean sea level near the western edge of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

Wetlands

The Township Wetland Map depicts several wetlands on the site. If development is proposed a wetland delineation report will be required to determine the boundary and size of any wetlands. Future development of the site will be required to comply with the wetland protection ordinance and water features setbacks as applicable.

**WETLANDS MAP**

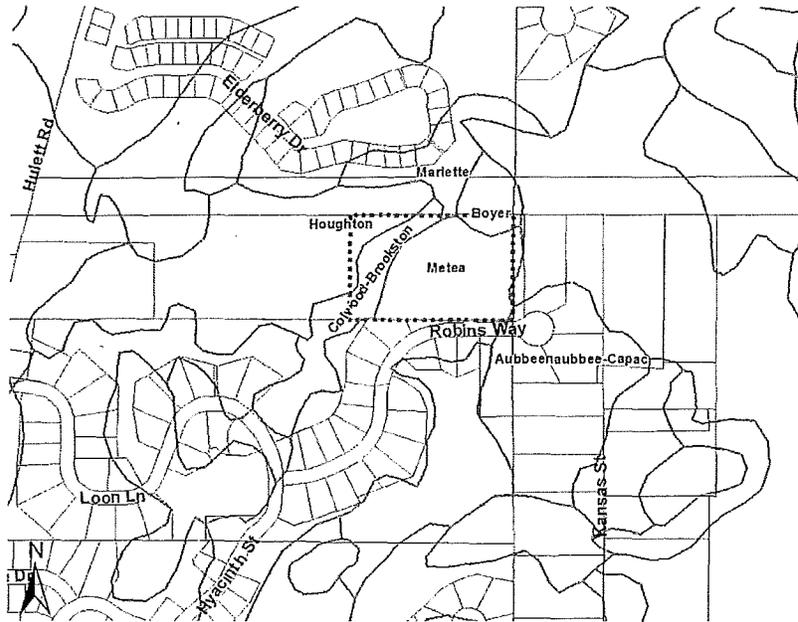


Soils

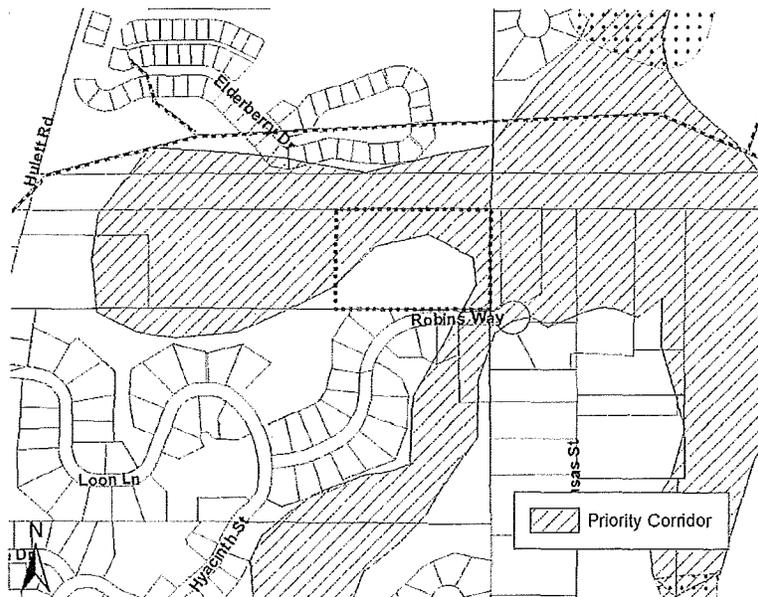
The following chart summarizes soil information for the subject site.

<b>SOIL ASSOCIATION</b>	<b>SEVERE LIMITATIONS</b>
<b>Marlette</b>	None
<b>Houghton</b>	Ponding
<b>Colwood - Brookston</b>	Ponding
<b>Boyer</b>	Slope
<b>Metea</b>	Slope
<b>Sebewa</b>	Ponding
<b>Aubbeenaubbee - Capac</b>	Wetness

### SOILS MAP



### GREENSPACE PLAN



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces.

**Streets & Traffic**

The site fronts on Robin’s Way. Robin’s Way is a two-lane road designated as a Local Street. Traffic counts are not available for Robin’s Way. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Hulett Road, between Jolly Road and Bennett Road, showed a total of 3,552 vehicles in a 24 hour period.

The table below compares estimated traffic generation for the existing RR zoning district and proposed RAA zoning district. It estimates future traffic using data from the highest potential traffic generator allowed in each zoning district, which in this case is one single family house. Traffic generation was calculated using the estimated maximum number of dwelling units that could be developed on the property under the existing RR and proposed RAA zoning districts.

	Existing RR zoning	Proposed RAA zoning	Change
Peak Hour trips	5.39 (a.m.)	14.63 (a.m.)	+9.24
	7.14 (p.m.)	19.38 (p.m.)	+12.24
Weekday trips	66.99	181.83	+114.84

A traffic study is required when the trips from the highest potential traffic generator in the requested zoning would generate more than 100 additional directional trips during a peak hour than the highest potential traffic generator permitted under the current zoning. In this case, the rezoning does not generate greater than 100 peak hour trips so a traffic study was not required.

**Utilities**

Municipal water and sanitary sewer is available in the vicinity of the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of submittal.

**Staff Analysis**

The applicant has requested the rezoning of approximately 7.36 acres of a 17.91 acre parcel from RR to RAA. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

There are several potential factors that may impact the buildable area of future development of the site, including but not limited to topography, site layout, utilities, road access, and natural features. At this time development of the property has not been formally proposed, although application materials indicate intent to construct 12 single family homes.

To estimate potential density of any proposed residential zoning district a factor called maximum dwelling units per acre (du/a) is used that considers minimum lot sizes permitted in the zoning district and reductions for road rights-of-way. The number of units produced using this calculation is just a guide to help identify potential future density, it does not factor in wetland areas, topography, site layout, or other factors that may limit buildable area. The following offers an evaluation of estimated potential density under the current RR zoning arrangement and proposed rezoning to RAA:

Development under current zoning

7.36 acres of RR zoning x 0.98 maximum dwelling units per acre (du/a) = 7 total lots

Development under proposed RAA zoning

7.36 acres of RAA zoning x 2.64 du/a = 19 total lots

**Planning Commission Options**

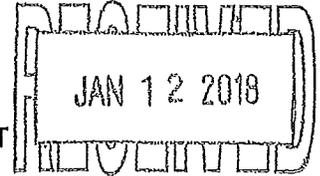
The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

**Attachments**

1. Application and supporting materials
2. Site survey dated January 12, 2018 and received by the Township on January 12, 2018
3. Rezoning criteria

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18010 (Giguere)/REZ 18010.pc1.docx

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



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 Giguere Homes/ James Giguere  
Address of applicant 6200 Pine Hollow Drive, Suite 100, East Lansing, MI 48823  
Telephone: Work 1-517-339-3600 Home \_\_\_\_\_  
Fax 1-517-339-7201 Email jjiguere@giguerehomes.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. \*\*See attached Purchase Agreement that includes provisions for proposed rezoning.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person Enger Engineering/ Ron Enger  
Address 805 N. Cedar, PO Box 87, Mason MI 48854  
Telephone: Work 1-517-676-6565 Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email ese@acd.net

C. Site address/location Adjacent to Robins Way in Okemos  
Legal description (Attach additional sheets if necessary) See attached  
Parcel number 33-02-02-32-400-005 Site acreage 7.36

D. Current zoning RR Requested zoning RAA

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: N/A
- 2) The conditions of the surrounding area have changed in the following respects: N/A
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: N/A
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: N/A
- 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: N/A
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: N/A

B. Reasons why the requested zoning is appropriate:

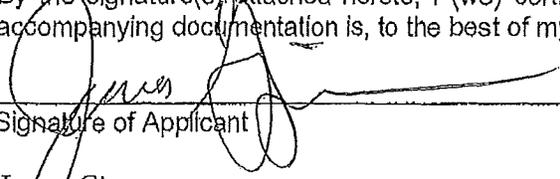
- 1) Requested rezoning is consistent with the Township's Master Plan, explain: The master plan includes one dwelling residential zoning for this parcel
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: The existing development adjacent to this parcel is RAA
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: A wetland study has been performed and proposed project will meet all buffer requirements
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Surrounding infrastructure and public services are capable of supporting proposed project
- 5) Requested rezoning addresses a proven community need, specifically: By providing 12 homes near the highly regarded Okemos High School
- 6) Requested rezoning results in logical and orderly development in the Township, explain: Proposed project will blend seamlessly with existing developments in area
- 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: Slightly higher density will result in increased tax revenue for Meridian Township

Part III

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

Yes  No (Please check one)

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

  
\_\_\_\_\_  
Signature of Applicant

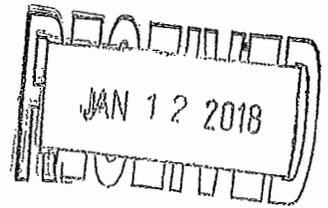
1/11/18  
\_\_\_\_\_  
Date

James Giguere  
\_\_\_\_\_  
Type/Print Name

Fee: \$860.00

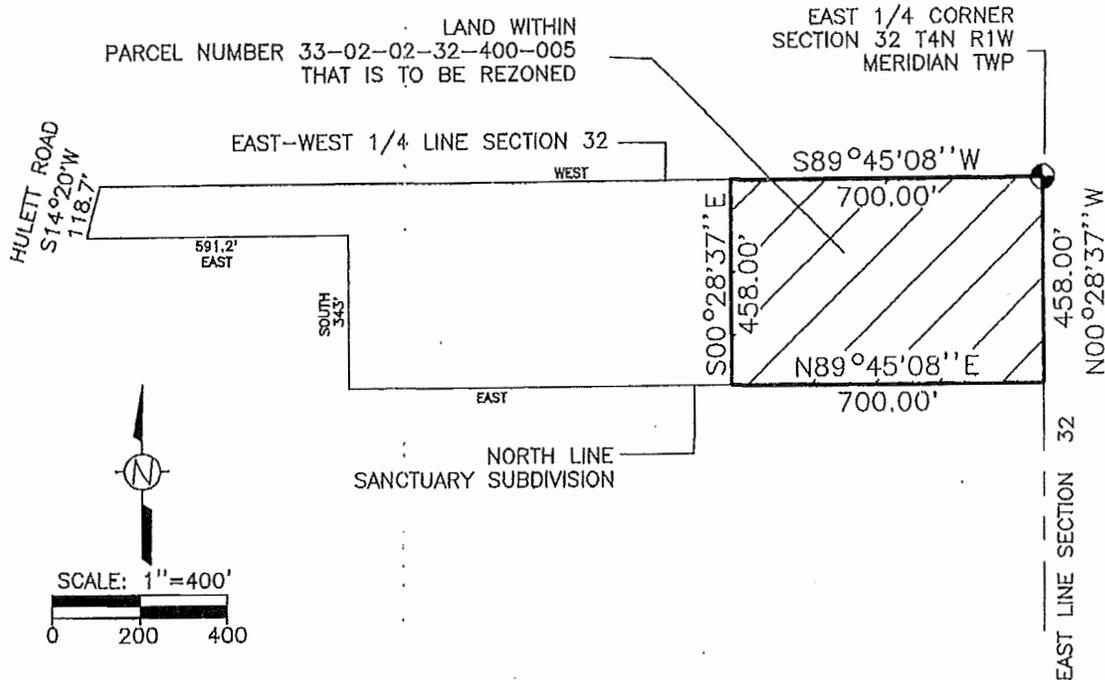
Received by/Date: Alex Mena 1-12-18

LEGAL DESCRIPTION  
 REZONING APPLICATION MADE BY GIGUERE HOMES



LEGAL DESCRIPTION OF LAND TO BE REZONED

A parcel of land in the Southeast 1/4 of Section 32, T4N, R1W, Meridian Township, Ingham County, Michigan; the boundary of said parcel being described as BEGINNING at the East 1/4 Corner of Section 32, T4N, R1W, Michigan Meridian; thence S89°45'08''W, along the East-West 1/4 line, 700.00 feet; thence S00°28'37''E, 458.00 feet to the North line of the recorded subdivision named Sanctuary; thence N89°45'08''E, along said North line, 700.00 feet to the East line of said Section; thence N00°28'37''W, along said Section line, 458.00 feet to the point of beginning; said parcel contains 7.36 acres.



805 N. CEDAR PO BOX 87  
 MASON, MICHIGAN 48854-0087  
 517-676-6565

REZONING APPLICATION FOR PART OF  
 PARCEL NUMBER 33-02-02-32-400-005

JANUARY 12, 2018

JOB NO 33-3152  
 SHEET 1 OF 1



**To:** Planning Commission

**From:** Peter Menser, Principal Planner  
Keith Chapman, Assistant Planner

**Date:** February 23, 2018

**Re:** Rezoning #18010 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density).

---

The public hearing for Rezoning #18010 was held at the February 12, 2018 regular meeting. Since the meeting the applicant submitted a letter offering to condition the rezoning on limiting future development of the site to no more than 12 lots. The rezoning and associated condition would run with the land, so if the property were sold the 12 lot limit would remain in place. The applicant has also submitted a wetland map showing the location of wetlands on the site. Prior to any proposed development, the property owner will be required to submit a wetland delineation report for the property, which will need to be verified by the Township's wetland consultant.

At the public hearing a question was asked about the maximum number of lots allowed on a street with one access. The Township Land Division Ordinance allows for a maximum of 35 lots on a single access street for a platted subdivision. Currently, there are 25 homes located on Robins Way. Two of those houses have access on both Robins Way and Loon Lane/Hyacinth Street and therefore will not count towards the 35 lot maximum.

- **Motion to adopt the attached resolution to recommend approval of Rezoning #18010.**

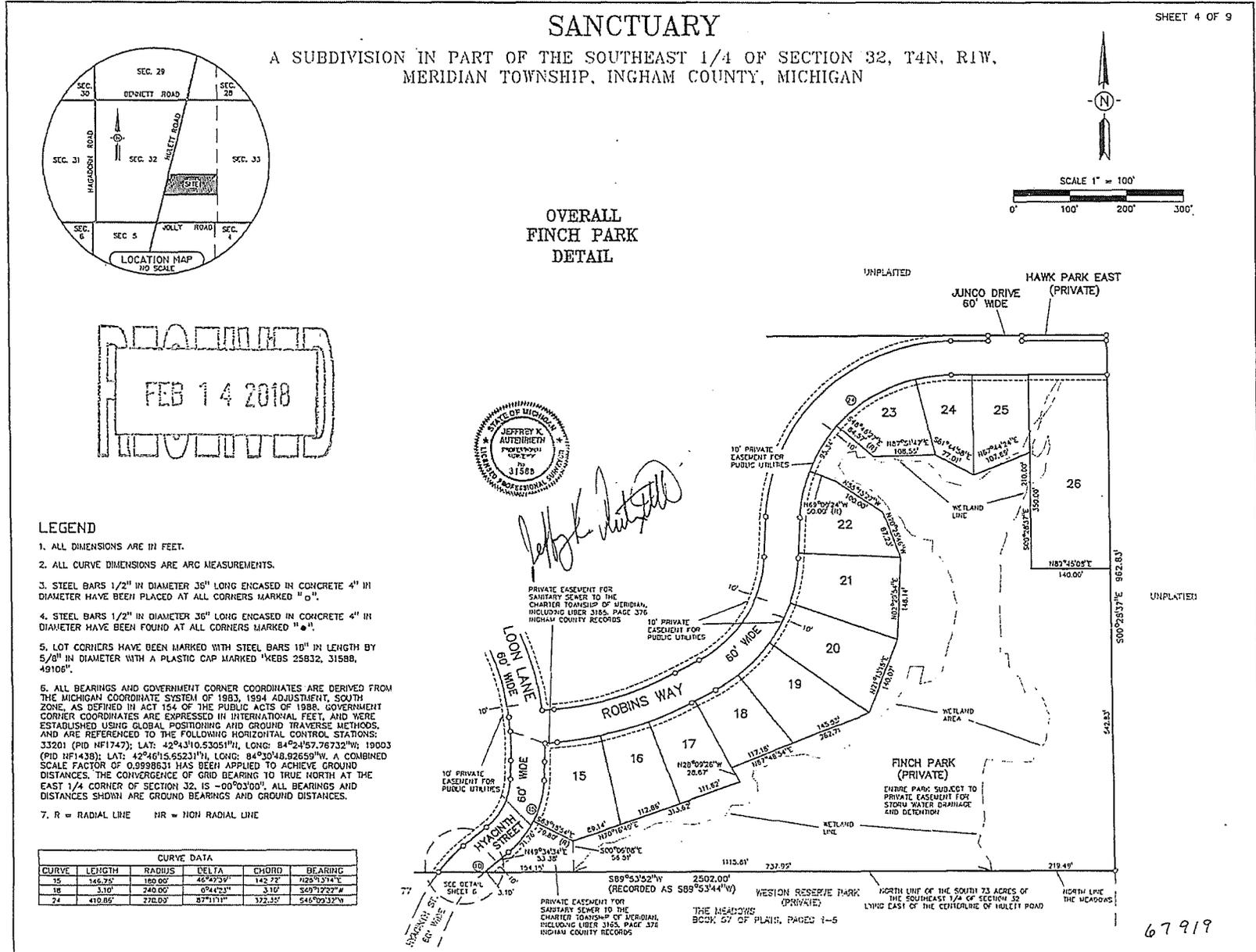
#### **Planning Commission Options**

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to RAA (Single Family-Low Density) is provided.

#### **Attachments**

1. Resolution to recommend approval.
2. Approved final preliminary plat of the Sanctuary plat (FP #04052).
3. Conditional approval request received by the Township on February 14, 2018.
4. Robins Way access map received by the Township on February 14, 2018.
5. Wetland map received by the Township on February 14, 2018.
6. Sanctuary subdivision layout plan received by the Township on February 14, 2018

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\REZ 18010 (Giguere)\REZ 18010.pc2.doc



**Peter Menser**

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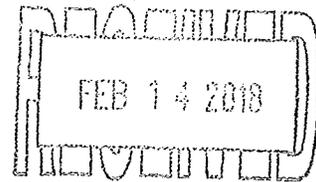
**From:** Derek Lisabeth <dlistabeth@giguerehomes.com>  
**Sent:** Wednesday, February 14, 2018 1:40 PM  
**To:** Peter Menser  
**Subject:** Giguere Homes- Rezoning application

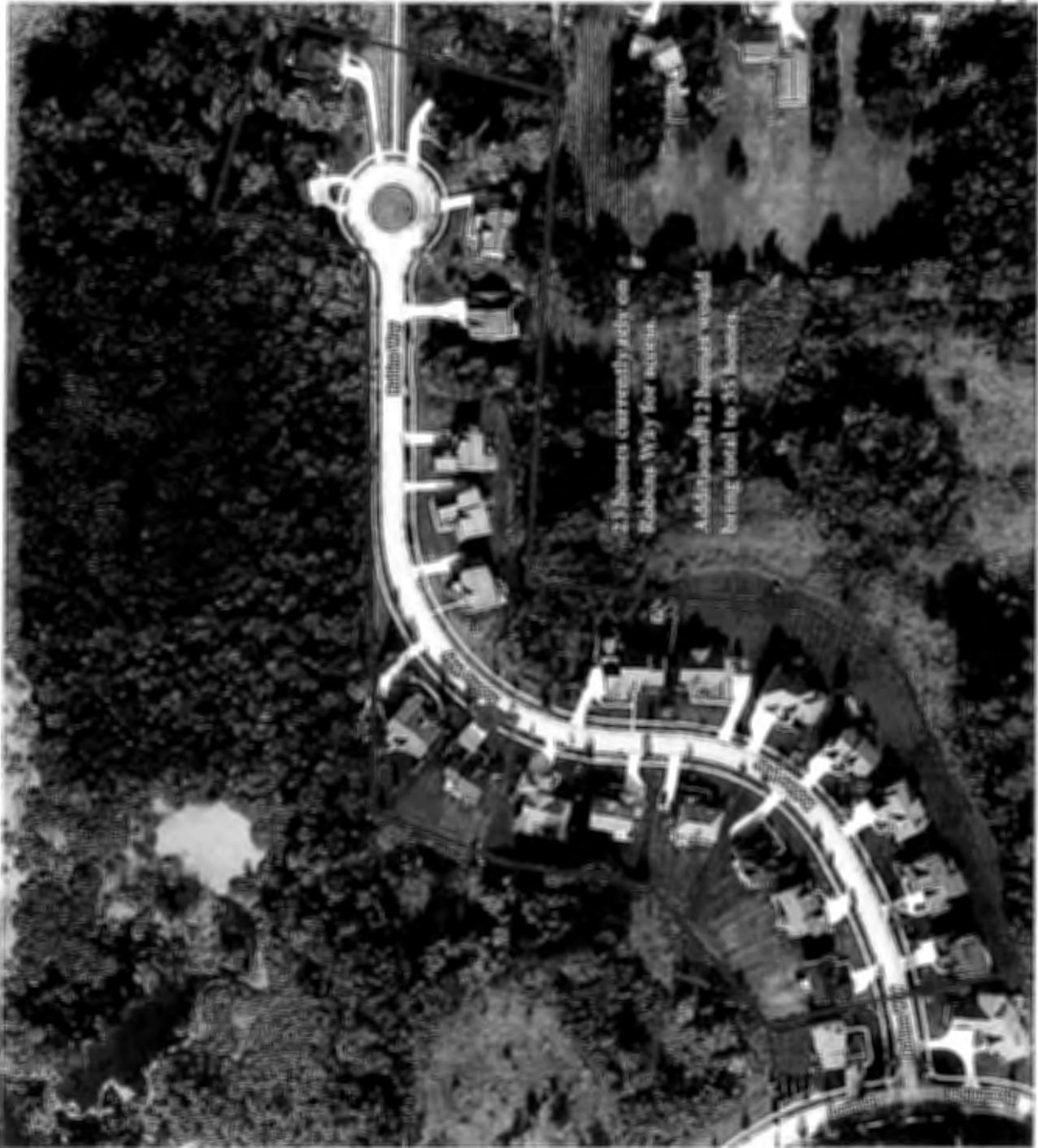
Peter,

Please revise our rezoning application to reflect the fact that we are seeking a conditional approval for density not to exceed (12) RAA residential lots.

Thank you,

**Derek Lisabeth**  
**Operations Manager**  
**Giguere Homes**  
Work 1-517-999-0700  
Cell 1-517-930-6580  
[dlistabeth@giguerehomes.com](mailto:dlistabeth@giguerehomes.com)





23 homes currently plying on  
Robbins Way for access.

Additional 12 homes would  
bring total to 35 homes.

FEB 14 2018

Assessment Area= 7.3 ac of overall parcel

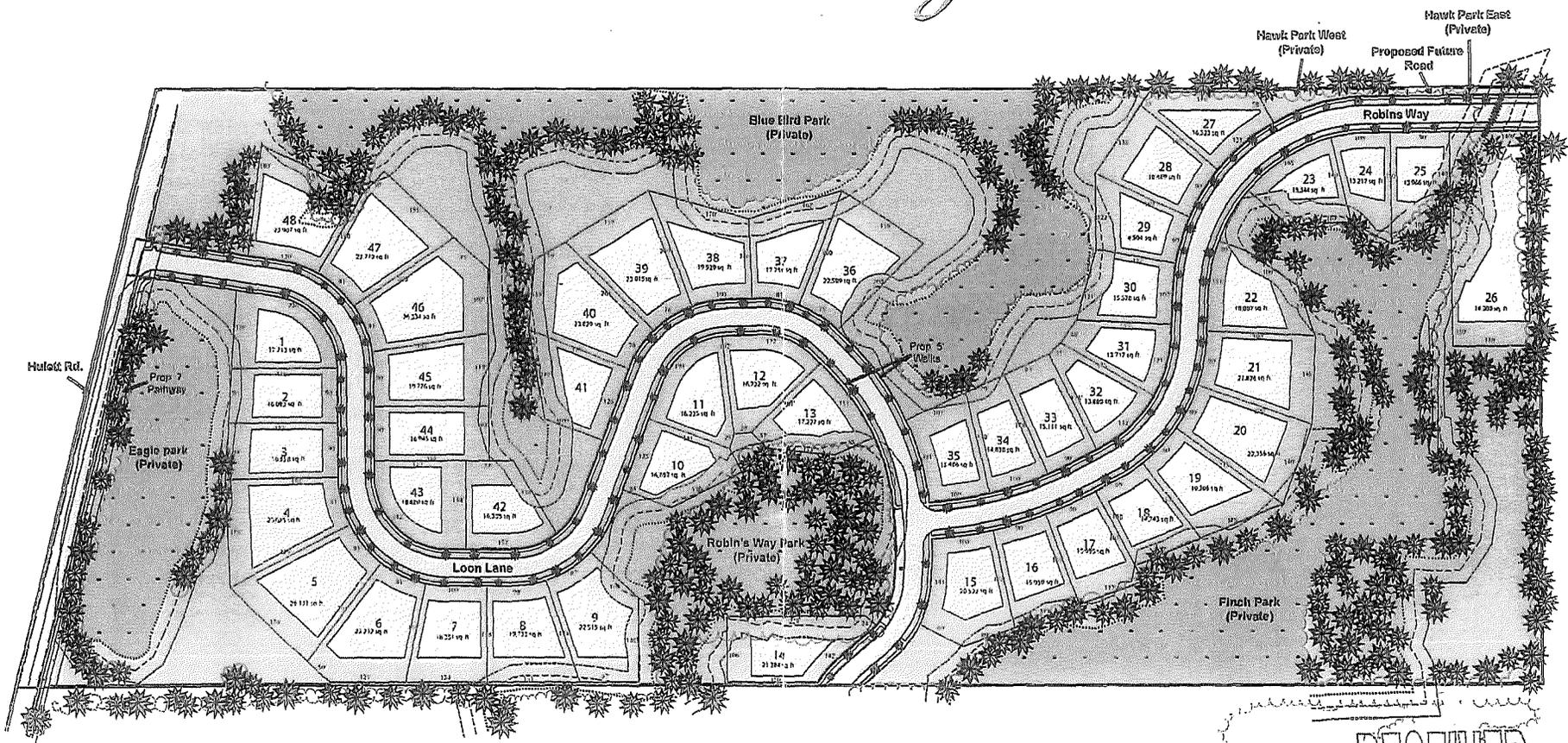
# WETLAND SKETCH



THIS IS A WETLAND SKETCH OF A WETLAND DELINEATION. PLEASE NOTE THAT THE MDEQ AND/OR TOWNSHIP HAVE THE FINAL AUTHORITY OVER THE EXTENT, SHAPE, SIZE OF WETLANDS REGULATED BY THE STATE OR TOWNSHIP, RESPECTIVELY.

RECEIVED  
FEB 14 2018

# The Sanctuary



FEB 14 2018

**RESOLUTION TO APPROVE RAA**

**Rezoning #18010  
Giguere Homes  
3760 Hulett Road**

**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 26th day of February, 2018, at 7:00 p.m., Local Time.

PRESENT: Commissioners Ianni, Scott-Craig, Premoe Richards, Lane, Stivers

ABSENT: Commissioner Cordill

The following resolution was offered by Commissioner Lane and supported by Vice-Chair Scott-Craig.

WHEREAS, Giguere Homes requested the rezoning of approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meetings on February 12, 2018 and February 26, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under cover memorandums dated February 9, 2018 and February 23, 2018; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed RAA (Single Family-Low Density) zoning district; and

WHEREAS, the subject site is adjacent to an existing RAA (Single Family-Low Density) zoning district to the south; and

WHEREAS, in a letter dated February 14, 2018 the applicant offered a voluntary condition on the rezoning to limit future development of the site to no more than 12 lots; and

WHEREAS, the proposed rezoning to RAA (Single Family-Low Density) is consistent with the 2017 Future Land Use Map designation of R2-Residential 0.5 to 3.5 dwelling units per acre; and

WHEREAS, public water and sanitary sewer services are available to serve the site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18010 to rezone approximately 7.36 acres from RR (Rural Residential) to RAA (Single Family-Low Density) with a voluntary offer to condition the rezoning on limiting future development of the site to no more than 12 lots.



## **6. Public hearings**

- A. Rezoning #18010 (Giguere Homes), rezone approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Chair Ianni opened the public hearing at 7:04 P.M.

Principal Planner Menser outlined the proposed rezoning for discussion.

The applicant, Jim Giguere, 6253 Fenwick Court, stated the rezoning would be required to optimize development of the land.

Margaret Wade, 2562 Robin's Way, spoke in opposition to rezoning #18010.

Jeff Wesley, 2550 Robin's Way, spoke in opposition to rezoning #18010.

Jody Wesley, 2550 Robin's Way, spoke in opposition to rezoning #18010.

Michelle Massey, 2601 Elderberry Drive, spoke in opposition to rezoning #18010.

Christine Sermak, 2571 Robin's Way, spoke in opposition to rezoning #18010.

Prem Chahal, 2549 Robin's Way, spoke in opposition to rezoning #18010.

Charlie Thompson-Orsua, 2655 Elderberry Drive, spoke in opposition to rezoning #18010.

Isabella Thompson-Orsua, 2655 Elderberry Drive, spoke in opposition to rezoning #18010.

Chris Buck, 2642 Loon Lane, spoke in opposition to rezoning #18010.

Jay Murthy, 2483 Robin's Way, spoke in opposition to rezoning #18010.

Suzanne Flowers, 2601 Elderberry Drive, spoke in opposition to rezoning #18010.

Thomas Wolff, 2595 Robin's Way, spoke in opposition to rezoning #18010.

Valerie Nilson, 2565 Robin's Way, spoke in opposition to rezoning #18010.

Scott Golde, 2556 Robin's Way, spoke in opposition to rezoning #18010.

Andrew Zwyzghuizen, 2496 Robin's Way, spoke in opposition to rezoning #18010.

Cathleen Heath, 2607 Robin's Way, spoke in opposition to rezoning #18010.

Alina Gorelik, 2577 Robin's Way, spoke in opposition to rezoning #18010.

James Sherman, 2610 Robin's Way, spoke in opposition to rezoning #18010.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, spoke in support of rezoning #18010.

Commissioner Premoe commented he appreciated the input of the residents but he reminded everyone to keep an open mind concerning the development.

Commissioner Stivers stated the residents have valid concerns and wanted further discussion of the rezoning.

Vice-Chair Scott-Craig said there has to be a balance between the desires of the residents and the developer. He encouraged them to come together and discuss possible solutions.

Chair Ianni commented the rezoning would be compatible with the recently adopted Master Plan.

Commissioner Cordill said the current zoning would allow approximately 7 lots.

Vice-Chair Scott-Craig asked Principal Planner Menser if he could provide information about the drainage and site plan at the next meeting.

Principal Planner Menser commented those items would not be available because they are not required information for a rezoning.

Commissioner Premoe asked if the developer would be able to fit 12 lots on the property if the rezoning was approved.

Principal Planner Menser stated the number of lots given in the staff report was only an estimate.

A straw poll conducted by Chair Ianni indicated the Planning Commission would like to have a resolution to approve the rezoning available at the next meeting.

Chair Ianni closed the public hearing at 8:22 P.M.

The Planning Commission took a five minute recess.

- B. Special Use Permit #18011 (Sparrow Hospital); install changing message sign at 2682 Grand River Avenue.

Chair Ianni opened the public hearing at 8:30 P.M.

Principal Planner Menser outlined Rezoning #18011 for discussion.

A representative of the applicant, Cathryn Hodemaki, stated the changing message sign would be used to inform potential customers of the wait time for urgent care services.

Chair Ianni asked how many times per day the sign would change.

Leslie Noel, Signs Now, Holland, replied the sign would change depending on when the wait time changes, possibly several times or more each hour. She stated the sign would not change when the urgent care was closed between 8 p.m. and 8 a.m.

Principal Planner Menser outlined Zoning Amendment #18020 for discussion. He mentioned the Zoning Amendment is limited to the Okemos and Haslett PICAs as outlined in the Master Plan.

- Ms. Renee Korrey, 4633 Okemos Road, spoke in support of Zoning Amendment #18020.
- Mr. Brian McLean, 1672 Haslett Road, spoke in opposition to Zoning Amendment #18020.
- Mr. Vance Poquette, 2226 Kent Street, spoke in opposition to Zoning Amendment #18020.
- Ms. Catherine Ferguson, 6177 Foster Drive, spoke in opposition to Zoning Amendment #18020.
- Mr. Neil Bowlby, 4460 Beechwood, said he would support the increase in density but not in height for Zoning Amendment #18020.
- Ms. Lucy Maillette, 2418 Indian Hills Drive, spoke in support of Zoning Amendment #18020.

Vice-Chair Scott Craig stated the details of the PICA areas are in the Master Plan and are not being changed for a specific development. He said the public was involved in the writing of the Master Plan throughout the process via public hearings and meetings held by the Township.

Commissioner Lane agreed and supported the concept of the amendment but said he was concerned the language was too broad.

Commissioner Stivers commented the increase in density would be fine but increasing height was a concern as the character of the downtown spaces may change with taller buildings. She said the Zoning Amendment would require the public to have confidence that the Township Board and Planning Commission would approve projects based on what was desired by the public.

Commissioner Premoe said he would like to see language for the amendment be more specific.

Commissioner Richards stated he supported the amendment, he suggested decreasing the Haslett PICA to retain the character of the town.

A straw poll indicated that the Planning Commission would like to discuss the Zoning Amendment further at the next meeting.

Chair Ianni closed the public hearing at 8:32 p.m.

## **7. Unfinished Business**

- A. Rezoning #18010 (Giguere Homes), rezone approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Principal Planner Menser outlined the rezoning request for discussion and outlined changes proposed by the developer including a conditional rezoning agreement which if approved would remain with the property that limits the development to 12 home sites. Mr. Menser also stated during the development phase that a wetland delineation would be conducted and

verified by the Township consultant. In the land division ordinance 35 homes are allowed on a single access road.

Commissioner Lane moved to approve the rezoning  
Seconded by Vice-Chair Scott-Craig

Commissioner Richards commented this is development in a completed subdivision which will cause disturbance for the existing residents. He said the parcel can be developed as it is currently zoned. He stated he could not support the rezoning.

Commissioner Lane commented the rezoning request is consistent with the Master Plan and any development is subject to wetland restrictions and other criteria which would limit development.

ROLL CALL VOTE

YEAS: Commissioner Scott-Craig, Lane, Stivers and Chair Ianni

NAYS: Commissioners Richards and Premoe

Motion approved 4-2.

B. Special Use Permit #18011 (Sparrow Hospital), install changing message sign at 2682 Grand River Avenue.

Principal Planner Menser outlined the Special Use Permit for discussion, noting there were no changes from the applicant.

Vice-Chair Scott-Craig moved to deny Special Use Permit #18011.  
Seconded by Commissioner Lane.

Vice-Chair Scott-Craig commented the sign would change too often to be safe for driver's to read in a 45 m.p.h. speed zone.

Commissioner Stivers stated the sign is a good idea for customers but she would like to see how it does in another community prior to allowing one in the Township.

ROLL CALL VOTE

YEAS: Commissioner Richards, Scott-Craig, Lane, Stivers, Premoe and Chair Ianni

NAYS: None

Motion approved unanimously.

## 8. Other Business

### A. Accessory Dwelling Units

Principal Planner Menser summarized previous discussions about Accessory Dwelling Units. He said two issues that had been brought up in earlier discussions were if there is a demonstrated need for accessory dwelling units in the Township and if other communities allow only family in these types of units or if they are registered rental units. Mr. Menser said staff had researched Traverse City and their Accessory Dwelling Units are required to be registered rental units.

February 5<sup>th</sup>, 2018

Okemos, MI

RECEIVED  
FEB 06 2018

To:

Mr. Peter Menser  
Principal Planner  
Charter Township of Meridian  
5151 Marsh Road,  
Okemos, MI 48864

**Re: Opposition to Rezoning #18010 (Giguerre Homes)**

Dear Mr. Menser:

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 Giguerre Homes, where under proposal #18010 approximately 7.5 acres is to be rezoned from Rural Residential (RR) to RAAA. 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 property in question is currently densely wooded (see satellite picture) and provides a much needed green space. The proposed rezoning will result in removal of a most of the green cover and significantly alter the character of the area.



- 2) The address of the said property is 3760, Hullett Road. However, I understand that the only access will be on Robins Way, which is a winding road. Having a road to this new development that is perpendicular to Robins Way, will make it unsafe for vehicular traffic.
- 3) My current residence at 2483 Robins Way, faces the said property. I had purchased the property in 2012 at a premium, on account of the open and green spaces, from Giguerre Builders. At the time I was not informed of any plans for development or rezoning of the property. Doing so, will result in a loss of privacy, impact on the environment, increased traffic and ultimately will diminish the value of my property.
- 4) In order to increase tax revenues, it appears that Meridian Township is in a rush to increase the construction of higher density housing. However, this increase in tax base, has not resulted in lower property taxes for existing residents nor has it enhanced township services. For example, it is not uncommon for residents of Robins Way to go for days without snow ploughing or to endure the poor condition of Okemos Road.

On behalf of myself and other residents of the Sanctuary subdivision, I kindly request the Charter Township of Meridian to reject the rezoning request #15010.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Murthy". The signature is stylized with a large initial "J" and "M".

*Jay Murthy*  
2483, Robins Way  
Okemos, MI 48864

RECEIVED  
FEB 06 2018

To the Planning Commission of the Charter Township of Meridian:  
Re: Rezoning #18010

I am writing a letter in opposition to the request of Giguere Homes to rezone the area at 3760 Hulett Road from (RR) Rural Residential to RAA (Single Family-Low Density). As physicians, my wife and I chose to move our family to the Greater Lansing area for employment opportunities. When searching for a home, we prioritized the privacy and beauty of a rural setting with the convenience and access to local businesses nearby. After perusing several rural lots in the Williamston area, we found our ideal setting at 2470 Robins Way that offered the combination of privacy, rural setting with an abundance of natural wildlife, and convenience to both excellent schools and local businesses that we were looking for. At the time, Mr. Giguere assured us that the property we were interested in was to be the final lot in the development. As a result, we made a conscious choice to pay a premium for the ideal setting our family was looking for over numerous other property developments in the surrounding vicinity.

As a result, the proposed rezoning of this area goes directly against many of the reasons why we chose to live here. Furthermore, as the planning commission is well aware, there is an abundance of available housing developments offering a wide spectrum of housing options ranging from townhomes (College Fields, Grandview), condominiums (College Fields, Vista), single-family homes (College Fields, Parkside and North Point) to luxury single-family homes (Ember Oaks). In addition, the near completion/recent completion of the Champion Woods development, Okemos Preserve development, and Bennet Woods development offer a variety of recently built homes for prospective home-owners. Furthermore, the planning commission recently approved the development of luxury apartments currently under development near Okemos Crossings. In short, the rezoning of this area to RAA would be to the detriment of numerous home-owners in the Sanctuary and seems at odds with the goal of this close-knit neighborhood. The abundance of housing options within three miles of our neighborhood is reason enough to preserve the privacy, beautiful rural surroundings, and wildlife that we cherish in this neighborhood as much as possible.

There are numerous other reasons for our opposition to further development of our neighborhood, including: environmental impact of further runoff, increased demand to the Smith drain, increased vehicular traffic, and disruption of the natural wildlife habitat in our area. As a result, we ask the Planning Commission of the Charter Township of Meridian to oppose the rezoning of this area.

Sincerely,

Brent Felton  
2470 Robins Way

**GEORGE BROOKOVER, P.C.**  
1005 ABBOT ROAD, EAST LANSING, MI 48823  
PHONE: (517) 336-4300  
FAX: (517) 336-4398

February 8, 2018

Mr. Dante R. Ianni  
Chairperson  
Meridian Township Planning Commission  
5156 Marsh Road  
Okemos, Michigan 48864

**HAND DELIVERED**

**Re: Rezoning Application #18010 (Giguere Homes)**

Dear Chairperson Ianni:

The undersigned represents Mr. and Mrs. Jeffery A. Wesley who reside at 2550 Robins Way, Okemos, Michigan 48864.

My clients respectfully ask that the Planning Commission deny the above-referenced rezoning request.

As you are already aware, The Michigan Zoning and Enabling Act (*MCL 125.3101 et seq.*) provides the basis for the applicable zoning laws of the Charter Township of Meridian. The state statute includes language which provides for the power of the Township to develop and apply the zoning codes according to certain standards.

...(m) "Intensity of development" means the height, bulk, area, density, setback, use, and other similar characteristics of development. [*MCL § 125.3102(m)*].

\*\*\*

(1) A local unit of government may provide by zoning ordinance for the regulation of land development and the establishment of 1 or more districts within its zoning jurisdiction which regulate the use of land and structures to meet the needs of the state's citizens for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to ensure that use of the land is situated in appropriate locations and relationships, to limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities, to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements, and to promote public health, safety, and welfare. [*MCL § 125.3201(1)*]

\*\*\*

(1) A zoning ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to ensure that uses of

the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population, to provide adequate light and air, to lessen congestion on the public roads and streets, to reduce hazards to life and property, to facilitate adequate provision for a system of transportation including, subject to subsection (5), public transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties. A zoning ordinance shall be made with reasonable consideration of the character of each district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building, and population development... [MCL § 125.3203(1)] [Emphasis Added]

Given this state statutory context, the proposed rezoning does not comply with the applicable ordinances for several reasons.

First, the requested rezoning would violate several purposes of Chapter 86 of the Meridian Township Code of Ordinances. Among those purposes are the following:

- (1) Encourage the preservation and use of lands, open space, and natural resources in accordance with their character and suitability for particular purposes and limit the improper use of land and natural resources.
- (2) Foster harmonious relationships among land uses and prevent or minimize land use incompatibilities.
- (3) Promote and enhance the stability of the Township's neighborhoods, commercial areas, and special or historic areas.
- (4) Avoid overconcentrations of population.  
\*\*\*
- (7) Provide for adequate space, light, and air.  
Meridian Township Code of Ordinances §86-5(1)-(4), (7)

As will be demonstrated by the testimony of my clients and others at your February 12, 2018 meetings, the proposed rezoning will not meet the above-referenced ordinance goals.

Second, the Township recently approved a Master Plan on November 21, 2017. Among the Master Plan goals are:

- “...\* Preserve and strengthen residential neighborhoods
- \* Preserve open space and natural areas...”

Within the Master Plan there are numerous goals and objectives which are not satisfied by this rezoning:

- 1. GOALS AND OBJECTIVES
  - Preserve and Strengthen Residential Neighborhoods**  
\*\*\*
  - B. Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.**  
\*\*\*

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential development.

\*\*\*

3. Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.

\*\*\*

2. GOALS AND OBJECTIVES

**Preserve Open Space and Natural Areas**

\*\*\*

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

\*\*\*

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, development rights, and other appropriate techniques.

\*\*\*

**B. Conserve wetlands, floodplains, and other water retention areas.**

\*\*\*

**D. Protect groundwater recharge areas in the Township.**

In no way can it be said that rezoning this property to a higher density use realizes any of the above-cited goals of the Master Plan.

Third, the Rezoning Application itself reveals the failure of the Applicant to satisfy the Zoning Code purposes and/or the Master Plan goals.

The application fails to cite any reason why the historic zoning is unreasonable. Inasmuch as the current zoning has been in existence for several years, and relied upon by my clients and their neighbors, any change to a higher density zone is simply illogical.

The application then attempts to outline why the zoning change is “appropriate,” but fails in that regard.

The requested change is not compatible with the adjacent subdivision which was specifically designed in the context of the applicant’s property remaining zoned RR. Although the applicant claims a wetland study has been performed, no such study is part of the public records despite the applicant’s claim. There is no “proven community need” which requires a higher density zone in this location, especially given its natural setting and intrinsic wetlands qualities. There is no evidence to support the applicant’s claim that the project will “blend seamlessly” with my clients’ existing development. In fact, the increased density will simply add permanent traffic and construction congestion to my clients’ neighborhood which only has one route of ingress and egress.

Finally, given the deleterious effects of the proposed higher density rezoning, the applicant’s claim that the rezoning will somehow benefit the Township is dubious at best.

What the application materials do not demonstrate is that this rezoning will benefit the residents of Meridian Township including my clients. What the application does demonstrate is that the proposed rezoning will certainly benefit the applicant/purchaser of the property who apparently made its purchase contingent upon a rezoning plan approval by the Township.

For all these reasons, my clients respectfully ask that this rezoning request be denied at this time.

Very truly yours,

**GEORGE BROOKOVER, P.C.**

A handwritten signature in black ink, appearing to be 'G. Brookover', written over a horizontal line.

George M. Brookover

GMB/npb

cc: Ms. Holly J. Cordill  
Mr. John S. Scott-Craig  
Mr. Kenneth P. Lane  
Mr. David P. Premoe  
Mr. Gerald J. Richards  
Ms. Emily K. Stivers  
Mr. Peter Menser  
Mr. Mark Kieselbach

RECEIVED

FEB 12 2018

February 12, 2018

Peter Menser  
Principal Planner, Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

Re: Rezoning Application #18010 (Giguere Homes)

Dear Mr. Menser and Meridian Township Planning Commission,

My name is Bill Hallan, and I reside with my wife Michelle and our three children at 2537 Robins Way, Okemos, Michigan 48864. For the reasons set forth below, we respectfully request that you deny the above-referenced rezoning request of Giguere Homes.

By way of background, we built our home in January 2012. We chose the location since the lot was towards the end of a quiet street at the back of the Sanctuary neighborhood with abundant green space and wildlife. The proposed development sits directly across the street from our house and will have many negative implications if the application is granted.

#### Wildlife

The land that Giguere Homes seeks to develop is currently a dense forest of trees and home to various types of wildlife. We are concerned that the development will destroy the vast ecosystem that is home to the many different animals that our three children see on a regular basis. For example:

- This past summer a snapping turtle laid its eggs in our front flowerbed.
- A family of muskrats previously lived in the wetlands behind our house.
- On a weekly basis we see deer that live in the proposed development.
- Wild turkeys are often seen and our daughter had an opportunity to chase them around our yard days before Thanksgiving this year.

While those are just a few of the highlights, we also regularly see groundhogs, squirrels and birds. Each summer we have fun catching frogs and enjoying the pure elements of nature that currently surround the Sanctuary neighborhood. Much of Okemos is developed, and it would be disappointing to destroy one of the last few sanctuaries enjoyed by the wildlife.

#### Wetlands

The Sanctuary neighborhood is surrounded by several wetlands. In addition, the southeast corner of our property abuts the Little Turtle Crossing. During the wetter months of the year, it's common for standing water to develop near the edges of our property. Certainly, the addition of 12 homes will not improve the water distribution.

### Traffic

The Sanctuary is a quiet neighborhood and our home sits right before the cul-de-sac on Robins Way. As a result, there is limited traffic, which in turn creates peace of mind for parents that have three children playing outside. It is reasonable to estimate that 12 homes will equate to 30 additional permanent vehicles driving in front of our house on a regular basis. That estimate does not include additional vehicles from visitors, delivery trucks, and others.

### Construction

Anyone who has lived near a construction site knows that it is not a pleasant experience. Common nuisances include noise, work trucks, and nails in the streets. If the application is granted, residents of the Sanctuary might have to live through many years of home construction, interfering with the quiet enjoyment of our homes.

### Conclusion

After discussing the rezoning application with many of our neighbors, we are certain all residents of the Sanctuary share the concerns expressed herein. As a result, we respectfully request that you deny the rezoning application of Giguere Homes.

Sincerely,



Bill and Michelle Hallan  
2537 Robins Way  
Okemos, Michigan 48864

RECEIVED

FEB 12 2018

To: Meridian Township, Community Planning and Development

Attn: Peter Menser, Senior Planner

From: Dr. Leonid and Mrs. Alina Gorelik, Residents of 2577 Robins Way, Okemos, MI 48864

Dear Mr. Menser,

We are writing this letter to you in opposition of the request to rezone the lot connected to Robins Way in the Sanctuary Subdivision of Okemos.

According to the Meridian Township Code of Ordinance, Chapter 62 "Land Division", Article III "Design Standards", Paragraph 62-60 "Objectives", any proposed construction should:

1. Minimize negative impacts on adjacent properties.
2. Help ensure adequate accessibility for emergency vehicles.
3. Take into consideration the natural features of the site.

With the proposed rezoning of the lot attached to Robins Way in the Sanctuary subdivision, the future construction of 12 houses attached to the single access street (Robins Way) will maximize negative impacts on adjacent properties, prevent adequate accessibility for emergency vehicles, and destroy naturally wooded area that many residents considered as a deciding factor when they picked the location for their dream home on Robins Way. Below are my arguments:

**1. Negative Impacts on Adjacent Properties**

We built our house at 2577 Robins Way with Jim Giguere in 2008, and looking back on the past 10 years, it was not the best decision for our family: we have been living in the construction zone ever since 2008. Though it was not Mr. Giguere's fault that the construction of Phase 1 of the Sanctuary took longer than anyone expected because of the economic downturn that took place right after our house was built, it subjected us and our neighbors to many years of unfinished streets and uncompleted sidewalks covered with mud and construction debris that were never properly cleaned by the builder.

When Phase 1 was almost complete, Mr. Giguere started Phase 2 that consisted of just 4 houses on the Robins Way cul-de-sac. It took him 2.5 years to complete Phase 2 with all the construction traffic coming through Robins Way and affecting the quality of our family lives and environment. For example, my children were young when we moved in, and over the next 5-6 years we could not allow them to bike through the subdivision because the sidewalks were not finished, and the streets were covered with nails and mud clogging our drains. We had to repair and replace our cars' tires multiple times because of nails left in the street. My husband used to encourage our kids to compete on who could find more nails and screws while walking around Robins Way and Loon Lane. We never felt safe enough to allow them to walk alone through

Robins Way to meet with their friends because of the construction vehicles moving or parked along the Robins Way and Loon Lane.

Even though we always knew that Phase 2 was coming, we never expected the construction of four houses to take so long. However, the future construction of Phase 2 was something we agreed upon when we signed the building contract with Mr. Giguere, so we quietly lived through all the construction inconveniences without bothering Meridian Township or Mr. Giguere with our complaints.

However, Phase 3 was never discussed or agreed upon when we chose to build our house in The Sanctuary with Mr. Giguere. The construction of additional 12 houses (if rezoning is allowed) or any additional construction after Phase 2 was never planned since Mr. Giguere just recently acquired the lot that is attached to Robins Way. The lot is surrounded by private and municipal properties on all the sides without any visible possibility of creating a temporary road for construction traffic access. So again, Robins Way seems to be the only way for all the flatbeds, cement mixers, and excavators to come to the construction site. The construction traffic through the narrow streets of Loon Lane and Robins Way will endanger all of its residents, but especially pedestrians and bicyclists – particularly children – for many years to come.

## **2. Preventing Adequate Accessibility for Emergency Vehicles**

There are currently 25 single family homes on Robins Way, including the cul-de-sac that was finished just a couple of years ago. And all the houses have just one entrance or emergency exit from the subdivision since Robins Way is a dead-end, single access street. Now Mr. Giguere is asking for the rezoning and proposing to build an additional 12 houses attached to Robins Way. **Chapter 62, Article 3, Paragraph 62-62 of Charter Township of Meridian Code of Ordinances, establishes the number of maximum lots allowed on a street with single access. According to the code of ordinance: "In no case shall more than 35 single-family lots be permitted within a platted subdivision unless two means of street access are provided". It limits the maximum number of houses with the proposed construction to 10, not 12 (!)**

With the proposed construction of 12 houses of the 7.3 acres land connected to Robins Way, Mr. Giguere would be violating the Code for single street access. Even with the 10 new houses attached to Robins Way, bringing the total number of houses to the maximum limit of 35, the addition would push the safety of the residents to the limit by creating a problem with emergency access to Robins Way or exit from Robins Way in case of fire, a fallen tree, flood, or any natural or human-created disaster, which unfortunately happens not just in Texas or California.

**3. Destruction of the Naturally Wooded Area on Robins Way: A Deciding Factor for Many Residents When They Chose the Location for their Dream House on Robins Way.**

According to the Meridian Township Code of Ordinance, any proposed construction should take into consideration the natural features of the site. The lot acquired by Mr. Giguere is not farm land like The Meadows subdivision used to be, or the swamp that most of the Sanctuary subdivision was built upon. It is a naturally wooded area filled with beautiful older trees and a creek coming through it. Even without rezoning, the new construction is still going to affect the natural environment. However with the proposed rezoning, more houses will be built on the same parcel causing more destruction to the natural environment.

The Meridian Township Code of Ordinance requires that "a minimum of 20% of the development parcel shall remain as open space" with the residential lots not counted toward the minimum open space requirements. With the proposed rezoning to RAA, we can not see how the Preservation of Open Space requirement could be fulfilled without minimizing the size of the lots to 13,500 sq. ft. and destroying the majority of the trees and natural habitats.

**4. Other Considerations including Existing Property Value Depreciation**

It is no secret that many current residents of the Sanctuary subdivision chose Robins Way as the location for their dream home based on the existence of this wooded area. They chose to pay extra for the premium lots because their houses would be adjacent to the wooded area that is now going to be destroyed with the proposed construction. How fair is that? Who is going to compensate them for the thousands of additional dollars that they paid for the privilege to live next to the naturally wooded area at the end of the street?

Mr. Giguere is asking for the rezoning of 7.36 acres from RR to RAA with the reason that the existing development adjacent to this parcel is RAA. However, Mr. Giguere failed to mention that the Phase 2 of the Sanctuary, which is adjacent to the proposed construction, is zoned as RAAA. The zoning for the newly proposed construction, which will be a cul-de-sac, should be consistent with the size of the lots and houses built on adjacent cul-de-sac on Robins Way (Phase 2). Even though the rest of the Sanctuary subdivision is zoned as RAA, around one third of the Sanctuary Phase One lots are 20,000 sq. ft. (or 0.46 acres) or over. On the other hand, with the proposed rezoning of 7.3 acres parcel, we will have to subtract at least 20% of that for the Open Space Requirement, and around another 20% for the road and roundabout of the cul-de-sac. With the proposed rezoning of the plot to RAA, the smaller sizes of the residential lots are not going to be consistent with The Sanctuary Phase 2 lots adjacent to the plot. Furthermore, the proposed rezoning will allow the new development to have lots smaller than most of the existing lots in the Sanctuary Phase 1 of the subdivision. That is going to reduce the size of the proposed homes and negatively affect the value of the existing properties in the Sanctuary subdivision.

Thank you for taking the time to review this letter. We hope you will take all of these points into consideration as you review the proposal to rezone the parcel attached to Robins Way.

Sincerely,

Dr. Leonid Gorelik and Mrs. Alina Gorelik

Dear Planning Commission of the Charter Township of Meridian,

I have five good reasons why you should not build more houses in Okemos.

First is that Okemos is a town-not a city. When our family moved here we wanted to live in a area that has animals, trees and forests. That is *why* we moved here. I am sure that many other people feel the same way. We are not city people and building more houses would start a chain effect. You would build houses, get money, and want to build more. Before we know it there would be hundreds of extra houses all over Okemos, and *hundreds* - maybe a thousand or so - people.

Second and third are about the condition of our roads. Hulett Road and Jolly Road are already overpopulated. There are lots of crashes there and adding a neighborhood would just make it worse. The safety of people come first, and there is another reason involving the roads. The more money that goes to the houses, the less that goes to the roads and schools. That means that roads that are already bumpy and dangerous, will have less money to repair them.

Fourth is about all the wildlife that you will kill! All the animals that live here will either die during the construction or they will not have homes and food. This is cruelty and I do not think that building houses is worth it. But it is not only the animals that you will kill, think of all the trees and wildlife. There are many plants and wildlife that would be destroyed. Plus, you would pretty much have to destroy all of the lake.

Fifth is the problem of views. Our family lives pretty much across from the spot where you are planning to build the houses. That would ruin many people's views. It is going to go from beautiful nature to half-built houses. I think that this concludes my essay, but I hope that you will hear what I have said and that you will understand just how much destruction this will cause. All the wildlife will be destroyed, there will be crowded roads, our town will become a city, and many views will be destroyed.

Thank you, Trabala M. Thompson Orsino

2655 Elderberry Dr.

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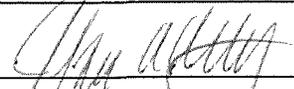
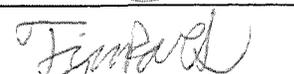
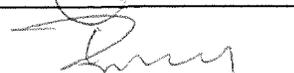
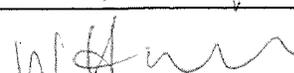
## Petition to Oppose the Rezoning off Robins Way

Petition summary and background	We are opposed to the rezoning of 7.36 acres at 3760 Hullet Road from RR (Rural Residential) to RRA (Single Family-Low Density). This rezoning could allow the building of 12-19 homes off Robins Way. Current zoning could allow about 7 homes.
Action petitioned for	We, the undersigned, are concerned citizens of the Sanctuary subdivision who urge our leaders to act now to oppose the rezoning noted above.

Printed Name	Signature	Address	Comment	Date
Anas Al-Jaradi		2531 Robins Way		2/25/18
Nahed Abbasi		J		↓
Baraa Aljaneidi				↓
Dave Farmer		2499 ROBINS WAY		2/25/18
Jamie Mae		2499 Robins Way		↓
Jay Mustang		2483 Robins Way		2/25/18
Scott Golde		2556 Robins Way		2/25/18
Gina Golde		2556 Robins Way		2/25/18
Margaret Wade		2562 Robins Way		2/25/18
VALERIE Nilson		2565 Robins Way		2/25/18
Susana Woolcock		2629 Loon Lane		2/25/18
Dean Woolcock		2629 Loon Lane		2/25/18

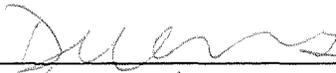
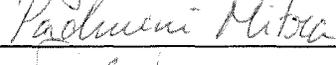
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Printed Name	Signature	Address	Comment	Date
JEFFREY A. Wesley		2550 ROBINS WAY OKEMOS, MI 48864		2/25/18
Jody Wesley		2550 ROBINS WAY OKEMOS, MI		↓
Erin Wesley		2550 Robins Way OKEMOS, MI 48864		2/25/18
OK SUN Kim		2543 Robins Way Okemos, MI 48864		2/25/18
Tom B Park		2543 Robins Way Okemos, MI 48864		2/25/18
George Park		2543 Robins Way Okemos, MI 48864		2/25/18
Cori Tymoszuk		2543 Robins Way Okemos MI 48864		2/25/18
Tim Park		2543 Robins Way, Okemos, MI, 48864		2/25/18
Ruby Chahal		2544 Robins Way Okemos, MI 48864		2/25/18
Prem Chahal		" "		2/25/18
Bill Hallan		2537 Robins Way Okemos, MI 48864		2/25/18
Michelle Hallan		" "		2/25/18

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Printed Name	Signature	Address	Comment	Date
Ewan Woolcock		2629 Loon Lane		2/25/18
Vasif Kalfaj		2663 Loon Ln		2/25/18
Dee Kalfaj		2663 Loon Ln.		2/25/18
Norza Fleming		2675 Loon Ln		2/25/18
William Fleming		2675 Loon Ln		2/25/18
Heajin Shim		2687 Loon Ln.		2/25/18
Chris Kwon		"		2/25/18
JOYDEEP MITRA		2693 Loon Ln		2/25/18
PADMINI MITRA		2693 LOON LN		2/25/18
Daryl Montie		2705 Loon Lane		2/25/18
Anne Miranda		2725 Loon Lane		2/25/18
Emily Westler		2550 Robinsway		2/20/18

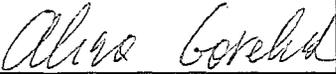
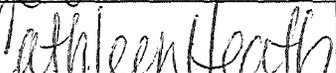
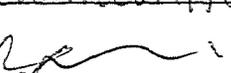
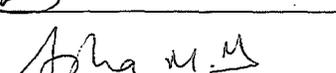
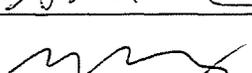
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Printed Name	Signature	Address	Comment	Date
Thomas F Wolff	<i>Thomas F Wolff</i>	2595 ROBINS WAY		2/24/18
Kathleen M. Wolff	<i>Kathleen M. Wolff</i>	2595 Robins Way		2-24-18
Scott Stone	<i>Scott Stone</i>	2589 Robins Way	RAAA Zoned	2/24/18
Melody Stone	<i>Melody Stone</i>	2589 Robins Way	RAAA Zoned	2/24/18
Anny Odum	<i>Anny Odum</i>	2583 Robins Way		2/24/18
Dan Sermak	<i>Dan Sermak</i>	2571 Robins Way		2/24/18
Christine Sermak	<i>Christine Sermak</i>	2571 Robins Way	Protect our sanctuary!	2/24/18
Timothy Mansfield	<i>Timothy Mansfield</i>	2630 Loon Lane	Keep your original promises	2/24/18
Barb Mansfield	<i>Barb Mansfield</i>	2630 Loon Lane		2/24/18
Hayong Yun	<i>Hayong Yun</i>	2648 Loon Lane		2/24/18
Minjung YUN	<i>Minjung YUN</i>	2648 Loon Lane		2/24/18
DEV VIJAYARAGHAVULU	<i>V. Devendra</i>	2660 LOON LANE	PROTECT OUR SANCTUARY	2/24/2018

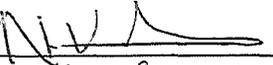
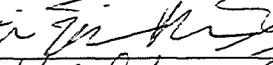
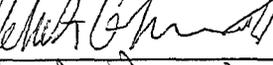
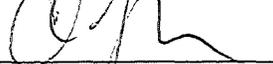
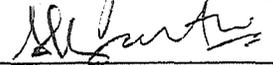
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Action petitioned for	We, the undersigned, are concerned citizens of the Sanctuary subdivision who urge our leaders to act now to oppose the rezoning noted above.

Printed Name	Signature	Address	Comment	Date
Olina Gorelik		2577 Robins Way	The proposed construction should be "RAAA" zoned	2-24-18
Leonid Gorelik		" " " "	consistent with the existing CUE-de-SUC	
James Sherman		2610 Robins Way	RAAA zoned	2-24-18
Stephanie Sherman		2610 Robins Way	RAAA zoned	2/24/18
Cathleen Heath		2607 Robins Way	RAAA zoned	2/24/18
JAY HEATH		"	"	"
Amy Subrheinnich		2601 Robins Way	RAAA zone	2-24-18
Josh Smith		2574 Robins Way	RAAA zone	2/24/18
Brian Golan		2592 Robins Way	RAAA zone	2/24/18
Vaitha Sudarsan		2600 Robins Way	RAAA Zone.	2/24/18
Asha Manday		2600 Robins Way	RAAA Zone	2/24/18
CHuangping Yang		2606 Robins way		2/24/18

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Printed Name	Signature	Address	Comment	Date
KOKILA MUMMOORTHY		2660 LOON LANE	PROTECT OUR SANCTUARY	02/24/18
RAJ NURALA		2712 LOON LN		02/24/18
VAISHALI NURALA		2712 LOON LN	Keep the area protected	2/24/18
Ali Zocraie		2718 Loon Ln	Keep the area protected	2/24/18
Mehrez Ghomami		2718 Loon Ln		2/24/18
Mackha Hatz		2642 Loon Ln		2/24/18
Chris Bue		2642 Loon Lane		2/24/18
SRI KOMANDURI		3593 HYACINTH		2/25/18
Amantha Komanduri		3593 Hyacinth		2/25/18
Xiaofu Wu		2636 Loon Lane		2/25/18
Molt Murray		2641 Loon Lane		2/25/18







**To: Board Members**  
**From: Mark Kieselbach, Community Planning and Development Director**  
**Date: March 12, 2018**  
**Re: Amendment to Rental Registration Ordinance**

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Public Act 169 of 2017 amends the Housing Law of Michigan. The main effect of the new act is to ensure enforcing agents have the proper authorization to enter leaseholds (rental units) when performing an inspection. The simplest way is for the lessee to give consent for the inspection. If the lessee's consent cannot be obtained, the unit can be entered and inspected if:

1. The lease authorizes an enforcing agency inspector to enter the unit for an inspection
2. The lessee made a complaint to the enforcing agency (Township)
3. The unit is vacant
4. The enforcing agency obtains and serves an administrative warrant

The act also requires the owner of the rental property to make a good faith effort to obtain the lessee's consent once the owner receives notice of the requested inspection.

The Township's rental registration ordinance as written does not provide guidance as to how to comply with the new act and potentially could encourage someone not familiar with the new act to violate it. To avoid potential conflicts and ensure compliance with the new act, staff with assistance from the Township Attorney has drafted the following amendments to the rental registration ordinance:

Section 14-86 was amended to include in subsection (6) the owner be required to make a good faith effort to obtain lessee consent regarding inspections.

Section 14-87 was first modified to change the number format of the subsections from alphabetical to numerical to match other sections of the ordinance. A portion of the provisions were rearranged and a line was added to the section regarding unscheduled inspections to ensure they are being performed in accordance with an administrative warrant or the exceptions laid out in the new act. A fifth subsection was added to describe the manner in which all inspections should be performed. The main purpose of this section is to set notification requirements, reasonable hours of inspection and how proper authorization for entry to inspect can be obtained. Subsections (d-g) were added to bind the requirements and rules of the new act regarding entry to inspect.

### **Attachments**

- 1) Current Ordinance Sections 14-86 and 14-87
- 2) Amended ordinance dated 3/8/18

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- (2) House-sitting. During the temporary absence of the owner and owner's family of a domicile for a period not to exceed two years in any five-year period, the owner may permit up to two unrelated individuals or a family to occupy the premises without a rental registration by notifying the Department of Community Planning and Development on a form provided by the department of the address of the owner's temporary domicile, the projected duration of the owner's absence, and the identity of the unrelated individual or family who will occupy the premises during the owner's absence.
- (3) One- and two-family dwelling sales. The sale of any one- or two-family dwelling intended for occupancy by the owner or owners of record which are to be occupied by the seller under a rental agreement for a period of less than 90 days following closing is excepted from the provisions of this division. The sale of any one- or two-family dwelling intended for occupancy under a lease with option to purchase agreement, life estate agreement or any other form of conditional sale agreement shall require rental registration if legal or equitable ownership is not transferred in its entirety within 90 days of execution of the conditional sales agreement.
- (4) Exchange student, visiting clergy, medical caregiver, child care. For an owner-occupied dwelling, additional occupancy by exchange students placed through a recognized education exchange student program, one visiting clergy or clerical aide to a local church or congregation, or one person to provide child care or medically prescribed care is excepted from the provisions of this division.
- (5) Estate representative. Occupancy by a personal representative, trustee, or guardian of the estate and his family is excepted from the provisions of this division, where the dwelling was owner-occupied for the last year prior to the owner's death and the occupancy does not exceed two years from the date of death of the owner, by notifying the Department of Community Planning and Development on a form provided by the department of the owner's name, date of death, and name of the person occupying the premises.

► **§ 14-86. Registration of rental dwellings and rental units. [Code 1974, § 92-6.5; Ord. No. 2002-07, 8-20-2002]**

All owners of rental property shall register with the Township Department of Community Planning and Development each rental complex, dwelling, and unit within the boundaries of the Township.

- (1) Initial registration requirements. The registration of any rental property shall require at least the following information on forms provided by the Township:
  - a. The address of the rental property with each rental unit contained therein enumerated. If the rental units are within a complex of buildings, the property manager's address.
  - b. If applicable, the number of buildings in the rental complex.
  - c. The number of rental units per rental dwelling, the total number of rooms per rental unit and the number of bedrooms per rental unit.

- d. A floor plan of the dwelling, showing the number, size, and location of habitable and occupiable rooms in the rental unit, and the number, size, and location of nonhabitable and nonoccupiable rooms in the rental unit, as well as all exits, basement and attic egress windows, and entryways to the unit. If the owner or the registered agent has previously submitted a floor plan for the rental unit which is the subject of the application, the application may incorporate by reference the previously filed documents and certify that no material change to the rental unit has taken place in the prior registration period.
  - e. A site plan showing the boundaries of the property, the location of all structures, the location, number and size of parking spaces in conformance with this Code and the location and size of driveways. The Department of Community Planning and Development may require submission of a legal survey to establish the boundaries of the rental unit. If the owner or the registered agent has previously submitted a site plan for the rental unit which is the subject of the application, the application may incorporate by reference the previously filed documents and certify that no material change to the rental unit has taken place in the prior registration period.
  - f. The owner's name, driver's license or state identification number (or in the case of a corporation, the corporate ID number), address and telephone number and the location where he shall receive correspondence from the Township and where he may be reached in cases of emergency.
  - g. The name, driver's license or state identification number (or in the case of a corporation, the corporate ID number), address and telephone number of the registered agent or other responsible person designated by the owner to receive official notices, legal processes, tenant concerns and correspondence from the Township.
  - h. The applicant shall sign the registration attesting to the truth and accuracy of its contents.
  - i. Payment of all applicable fees as published in the Township schedule of fees.
- (2) Renewal registration requirements. An application for the renewal of a rental registration shall contain the same information as an initial application, except that:
- a. It may be signed by the owner or registered agent.
  - b. If there have been no changes from the previous application, it may incorporate by reference the information previously submitted.
- (3) Application acceptance. A rental registration application shall not be accepted by the Department of Community Planning and Development unless it meets all requirements of this division, is accompanied by the required rental registration fee, is accompanied by the documents required by this division, and is accompanied by any delinquent Township fees and charges due and payable to the Township in conjunction with the property to be registered. The Department of Community Planning and Development, within 30 days of receipt, shall notify the applicant of any deficiencies of the application which prevents its acceptance.

- (4) Acknowledgment of acceptance. An application is not considered accepted by the Department of Community Planning and Development until the department does one or more of the following:
  - a. Provides a written acknowledgement of receipt of a complete application; or
  - b. For initial applications, schedules the inspection of the premises and delivers an acknowledgement of a completed application.
- (5) Changes in registration information. The owner or his registered agent shall provide written notification to the Township Department of Community Planning and Development of any change in the information provided in subsections (1)—(3) of this section.
- (6) Owner's affidavit and agreement to permit inspections. Included with the initial and renewal registration application shall be an affidavit and agreement, signed by the property owner, permitting inspections of his properties by officials of the Township and affirming that all tenants of the subject properties have been informed of the regulations contained in this division and of inspections of the properties by Building Officials. A copy of the affidavit shall be provided to all tenants.
- (7) Additional requirements. The Director of Community Planning and Development may with written notice require additional information of any or all registrants in order to reasonably further the purposes of this division.

▶ **§ 14-87. Inspections. [Code 1974, § 92-6.6; Ord. No. 2002-07, 8-20-2002]**

- (a) Initial rental registration inspections. Within 60 days following the acceptance of an application for an initial rental registration, the proposed rental unit shall have an inspection for compliance with the requirements of the building, plumbing, mechanical, electrical, and fire safety codes as adopted and amended by the Township. Absent the mutual agreement of the Chief Building Inspector and the owner of the premises to be inspected, inspections made pursuant to this subsection shall be conducted only between the hours of 6:00 a.m. and 10:00 p.m., Monday—Friday.
- (b) Annual renewal inspection schedule. A schedule of potential inspections of all rental properties shall be prepared by the Department of Community Planning and Development and made available for review by the public at the Department of Community Planning and Development, and a proposed date for the potential inspection of an owner's rental property shall be provided to the owner and tenant at least 30 days prior to the inspection date. This schedule and notice shall not create a responsibility for the Township to inspect the property; however, except as hereinafter provided, no inspection shall be performed on any day not in compliance with the scheduling and notice requirements of this section. A list of inspection guidelines, prepared by the Department of Community Planning and Development, shall be given to all owners at the time of registering a rental property.
- (c) Scheduled common area and unit inspections. The common areas of all rental complexes shall be inspected each year. Common areas shall be inspected in accordance with an

inspection schedule prepared by the Department of Community Planning and Development and available for review by the public at the Department of Community Planning and Development. All structures containing not more than eight rental units and each unit contained in those structures shall be inspected annually. All structures having more than eight rental units shall have at least one-third of the rental units contained in those structures inspected annually. Absent the mutual agreement of the Chief Building Inspector and the owner, tenant or other person in charge of the premises to be inspected, inspections made pursuant to this subsection shall be conducted only between the hours of 6:00 a.m. and 10:00 p.m. Monday—Friday.

- (d) **Unscheduled inspections.** Any rental property, even though not previously scheduled for inspection, may be inspected at any time without prior notice if the Chief Building Inspector has probable cause to believe that a condition in, or related to, that rental property constitutes either a present threat to public health, safety and welfare or a violation of any code.
- (e) **Court orders.** If any owner, tenant or other person in charge of any rental property or dwelling unit fails or refuses to permit or prevents free access and entry to the structure or premises under his control or any part thereof when an inspection authorized by this section is sought to be made, the Chief Building Inspector may petition for and, upon such showing as is required by law, obtain an order from a court of competent jurisdiction directing compliance with the inspection requirements of this division and such other directives and remedies as the court deems appropriate under the circumstances.

**§ 14-88. Registration expiration, re-registration, waiver of inspection, owner inspections.**  
[Code 1974, § 92-6.7; Ord. No. 2002-07, 8-20-2002]

- (a) **Registration, expiration and re-registration.** Rental properties shall be registered annually at least 30 days before the expiration date assigned by the Township, following the same requirements set forth in § 14-86(1). The Township may extend registration periods beyond 12 months in order to stagger expiration dates.
- (b) **Waiver of inspection and reduction of fees.** An owner may apply for a waiver from inspection and a 50% reduction in the following year's registration fee, as set forth in the schedule of fees, by supplying the Township with a certified copy of a completed inspection by an agency of the federal or state government and an affidavit affirming the correction of all violations found by the inspecting agency. The request must be made within 60 days after the inspection by another agency and at least 20 days before the scheduled inspection by the Township. The Chief Building Inspector shall determine whether the inspection is a qualified substitute for a Township inspection.
- (c) **Owner inspections.** Rental property owners should conduct their own periodic inspections and should correct potential code violations at all times. The Department of Community Planning and Development will endeavor to consult with owners and advise them of proper methods and materials to correct violations and ways to avoid potential future problems and violations.

# Amendment to Rental Registration Ordinance

## § 14-86. Registration of rental dwellings and rental units.

[Code 1974, § 92-6.s; Ord. No. 2002-07, 8-20-2002]

All owners of rental property shall register with the Township Department of Community Planning and Development each rental complex, dwelling, and unit within the boundaries of the Township.

- (1) Initial registration requirements. The registration of any rental property shall require at least the following information on forms provided by the Township:
  - a. The address of the rental property with each rental unit contained therein enumerated. If the rental units are within a complex of buildings, the property manager's address.
  - b. If applicable, the number of buildings in the rental complex.
  - c. The number of rental units per rental dwelling, the total number of rooms per rental unit and the number of bedrooms per rental unit.
  - d. A floor plan of the dwelling, showing the number, size, and location of habitable and occupiable rooms in the rental unit, and the number, size, and location of nonhabitable and nonoccupiable rooms in the rental unit, as well as all exits, basement and attic egress windows, and entryways to the unit. If the owner or the registered agent has previously submitted a floor plan for the rental unit which is the subject of the application, the application may incorporate by reference the previously filed documents and certify that no material change to the rental unit has taken place in the prior registration period.
  - e. A site plan showing the boundaries of the property, the location of all structures, the location, number and size of parking spaces in conformance with this Code and the location and size of driveways. The Department of Community Planning and Development may require submission of a legal survey to establish the boundaries of the rental unit. If the owner or the registered agent has previously submitted a site plan for the rental unit which is the subject of the application, the application may incorporate by reference the previously filed documents and certify that no material change to the rental unit has taken place in the prior registration period.
  - f. The owner's name, driver's license or state identification number (or in the case of a corporation, the corporate ID number), address and telephone number and the location where he shall receive correspondence from the Township and where he may be reached in cases of emergency.

- g. The name, driver's license or state identification number (or in the case of a corporation, the corporate ID number), address and telephone number of the registered agent or other responsible person designated by the owner to receive official notices, legal processes, tenant concerns and correspondence from the Township.
  - h. The applicant shall sign the registration attesting to the truth and accuracy of its contents.
  - i. Payment of all applicable fees as published in the Township schedule of fees.
- (2) Renewal registration requirements. An application for the renewal of a rental registration shall contain the same information as an initial application, except that:
- a. It may be signed by the owner or registered agent.
  - b. If there have been no changes from the previous application, it may incorporate by reference the information previously submitted.
- (3) Application acceptance. A rental registration application shall not be accepted by the Department of Community Planning and Development unless it meets all requirements of this division, is accompanied by the required rental registration fee, is accompanied by the documents required by this division, and is accompanied by any delinquent Township fees and charges due and payable to the Township in conjunction with the property to be registered. The Department of Community Planning and Development, within 30 days of receipt, shall notify the applicant of any deficiencies of the application which prevents its acceptance.
- (4) Acknowledgment of acceptance. An application is not considered accepted by the Department of Community Planning and Development until the department does one or more of the following:
- a. Provides a written acknowledgement of receipt of a complete application; or
  - b. For initial applications, schedules the inspection of the premises and delivers an acknowledgement of a completed application.
- (5) Changes in registration information. The owner or his registered agent shall provide written notification to the Township Department of Community Planning and Development of any change in the information provided in subsections (1)-(3) of this section.

- (6) Owner's affidavit and agreement to permit inspections. Included with the initial and renewal registration application shall be an affidavit and agreement, signed by the property owner, permitting inspections of his properties by officials of the Township, **AGREEING TO MAKE GOOD-FAITH EFFORTS TO OBTAIN LESSEE CONSENT IN ALL FUTURE INSPECTIONS**, and affirming that all tenants of the subject properties have been informed of the regulations contained in this division and of inspections of the properties by Building Officials. A copy of the affidavit shall be provided to all tenants.
- (7) Additional requirements. The Director of Community Planning and Development may with written notice require additional information of any or all registrants in order to reasonably further the purposes of this division.

## **§ 14-87. Inspections.**

[Code 1974, § 92-6.6; Ord. No. 2002-07, 8-20-2002]

- (1) Initial rental registration inspections. Within 60 days following the acceptance of an application for an initial rental registration, the proposed rental unit shall have an inspection for compliance with the requirements of the building, plumbing, mechanical, electrical, and fire safety codes as adopted and amended by the Township. ~~Absent the mutual agreement of the Chief Building Inspector and the owner of the premises to be inspected, inspections made pursuant to this subsection shall be conducted only between the hours of 6:00 a.m. and 10:00 p.m., Monday-Friday.~~
- ~~(2) Annual renewal inspection schedule. A schedule of potential inspections of all rental properties shall be prepared by the Department of Community Planning and Development and made available for review by the public at the Department of Community Planning and Development, and a proposed date for the potential inspection of an owner's rental property shall be provided to the owner and tenant at least 30 days prior to the inspection date. This schedule and notice shall not create a responsibility for the Township to inspect the property; however, except as hereinafter provided, no inspection shall be performed on any day not in compliance with the scheduling and notice requirements of this section. A list of inspection guidelines, prepared by the Department of Community Planning and Development, shall be given to all owners at the time of registering a rental property.~~

~~(3)~~**(2)** Scheduled common area and unit inspections. The common areas of all rental complexes shall be inspected each year. ~~Common areas shall be inspected in accordance with an inspection schedule prepared by the Department of Community Planning and Development and available for review by the public at the Department of Community Planning and Development.~~ All structures containing not more than eight rental units and each unit contained in those structures shall be inspected annually. All structures having more than eight rental units shall have at least one-third of the rental units contained in those structures inspected annually. ~~Absent the mutual agreement of the Chief Building Inspector and the owner, tenant or other person in charge of the premises to be inspected,~~ inspections made pursuant to this subsection shall be conducted only between the hours of 6:00 a.m. and 10:00 p.m. Monday-Friday.

~~(4)~~**(3)** Unscheduled inspections. Any rental property, even though not previously scheduled for inspection, may be inspected at any time without prior notice if the Chief Building Inspector has probable cause to believe that a condition in, or related to, that rental property constitutes either a present threat to public health, safety and welfare or a violation of any code. **ALL UNSCHEDULED INSPECTIONS SHALL BE MADE SUBJECT TO SUBSECTION (4) OR UPON THE CONDITIONS SET FORTH IN SUBSECTION 5(C), (F) AND (G).**

**(4)** Court orders. If any owner, tenant or other person in charge of any rental property or dwelling unit fails or refuses to permit or prevents free access and entry to the structure or premises under his control or any part thereof when an inspection authorized by this section is sought to be made, the Chief Building Inspector may petition for and, upon such showing as is required by law, obtain an order from a court of competent jurisdiction **AN ADMINISTRATIVE WARRANT** directing compliance with the inspection requirements of this division and such other directives and remedies as the court deems appropriate under the circumstances.

**(5) ALL SCHEDULED INSPECTIONS IDENTIFIED IN THIS SECTION SHALL BE UNDERGONE IN THE FOLLOWING MANNER:**

- a. **ANNUAL RENEWAL INSPECTION SCHEDULE. A SCHEDULE OF POTENTIAL INSPECTIONS OF ALL RENTAL PROPERTIES SHALL BE PREPARED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT AND MADE AVAILABLE FOR REVIEW BY THE PUBLIC AT THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT, AND A PROPOSED DATE FOR THE POTENTIAL INSPECTION OF AN OWNER'S RENTAL PROPERTY SHALL BE PROVIDED TO THE OWNER AND TENANT AT LEAST 30 DAYS PRIOR TO THE INSPECTION DATE. THIS SCHEDULE AND NOTICE SHALL NOT CREATE A RESPONSIBILITY FOR THE TOWNSHIP TO INSPECT THE PROPERTY. A LIST OF INSPECTION GUIDELINES, PREPARED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT, SHALL BE GIVEN TO ALL OWNERS AT THE TIME OF REGISTERING A RENTAL PROPERTY.**

- b. ABSENT THE MUTUAL AGREEMENT OF THE CHIEF BUILDING INSPECTOR AND THE OWNER, TENANT OR OTHER PERSON IN CHARGE OF THE PREMISES TO BE INSPECTED, INSPECTIONS MADE PURSUANT TO THIS SUBSECTION SHALL BE CONDUCTED ONLY BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. MONDAY-FRIDAY.**
- c. EXCEPT AS PROVIDED IN SUBSECTIONS (E), (F), OR (G) BELOW, THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT OR ITS RESPECTIVE AGENT MUST REQUEST AND RECEIVE CONSENT FROM THE LESSEE TO ENTER A UNIT AND PERFORM AN INSPECTION. NOTIFYING AT LEAST 1 LESSEE AND OBTAINING THE CONSENT OF AT LEAST 1 LESSEE SATISFIES THE REQUIREMENTS OF THIS SUBSECTION.**
- d. UPON NOTIFICATION OF AN INSPECTION FROM THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT, THE OWNER SHALL NOTIFY THE LESSEE OF THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENTS REQUEST TO INSPECT, AND SHALL MAKE A GOOD FAITH EFFORT TO OBTAIN THE LESSEE'S CONSENT FOR THE INSPECTION.**
- e. COMMON AREA ACCESS. THE OWNER SHALL PROVIDE ACCESS TO COMMON AREAS AND OTHER AREAS OPEN TO PUBLIC VIEW WITHOUT NEEDING TO OBTAIN ANY LESSEE CONSENT.**
- f. OWNER PROVIDED ACCESS. THE OWNER SHALL PROVIDE THE INSPECTOR ACCESS TO EACH RENTAL UNIT UPON A PROPERLY NOTIFIED AND REQUESTED INSPECTION IF ANY OF THE FOLLOWING APPLY:**

  - (1) THE LEASE AUTHORIZES AN ENFORCING AGENCY INSPECTOR TO ENTER THE UNIT FOR AN INSPECTION.**
  - (2) THE LESSEE HAS MADE A COMPLAINT TO THE TOWNSHIP.**
  - (3) THE UNIT IS VACANT.**
  - (4) THE INSPECTOR SERVES AN ADMINISTRATIVE WARRANT, OBTAINED PURSUANT TO SUBSECTION (4) OF THIS SECTION, ORDERING THE OWNER TO PROVIDE ACCESS TO THE UNIT.**
  - (5) IF UPON INSPECTION A LESSEE IS NOT PRESENT, THE INSPECTOR MAY RELY UPON THE OWNER'S REPRESENTATION THAT THE LESSEE HAS CONSENTED TO THE INSPECTION.**
- g. LESSEE PROVIDED ACCESS. THE LESSEE SHALL PROVIDE THE INSPECTOR ACCESS TO THE UNIT UPON A PROPERLY NOTIFIED AND REQUESTED INSPECTION IF ANY OF THE FOLLOWING APPLY:**

  - (1) THE LEASE AUTHORIZES AN ENFORCING AGENCY INSPECTOR TO ENTER THE UNIT FOR AN INSPECTION.**
  - (2) THE LESSEE MADE A COMPLAINT TO THE TOWNSHIP.**

- (3) THE INSPECTOR OR OTHER AGENT OF THE TOWNSHIP SERVES AN ADMINISTRATIVE WARRANT, OBTAINED PURSUANT TO SUBSECTION (4) OF THIS SECTION, ORDERING THE OWNER TO PROVIDE ACCESS TO THE UNIT.**
- (4) THE LESSEE HAS GIVEN CONSENT.**



**To: Board Members**

**From: Chris Buck, Economic Development Director**  
**Mark Kieselbach, Director of Community Planning and Development**

**Date: March 16, 2018**

**Re: C-2 Commercial Zoning Amendment-Outdoor Entertainment**

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A Meridian Township business located in the C-2 (Commercial) zoning district approached Township staff on February 28, 2018, with an initiative designed to grow their businesses in a manner that does not fit into the uses currently permitted in the zoning district. The City Limits Bowling Center and Sports Grill, located at 2120 E. Saginaw, East Lansing, MI 48823, is requesting to add outdoor sand volleyball courts and batting cages to their property. In addition, the City Limits owners made a presentation of the project to the Economic Development Corporation (EDC) at their March 1, 2018 meeting. After discussion, the EDC voted unanimously to draft a letter of support to the Planning Commission and Township Board recommending they initiate a zoning amendment to the C2 district to allow this use by way of a Special Use Permit.

If either the Planning Commission or Township Board initiates the zoning amendment, staff will prepare draft language that will amend the Code of Ordinances to allow for the initiatives described above. The zoning amendment process requires public notification, a hearing at the Planning Commission and final adoption by the Township Board. If either the Planning Commission or Township Board chooses to initiate a zoning amendment, staff will publish a legal ad and set a public hearing date for a future Planning Commission meeting.

**MOTION TO INITIATE A ZONING AMENDMENT TO ALLOW FOR OUTDOOR RECREATIONAL USES TO THE C-2 (COMMERCIAL) ZONING DISTRICTS BY SPECIAL USE PERMIT.**

**Attachment:**

1. Letter from Meridian Economic Development Corporation

**To: Meridian Township Board and Meridian Township Planning Commission**  
**From: Meridian Township Economic Development Corporation**  
**Date: March 1, 2018**  
**Re: Proposed Changes for C-2 Commercial Zoning District**

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Good Afternoon,

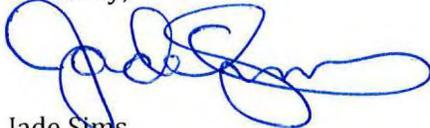
At our March 1, 2018 meeting, the Economic Development Corporation passed the following motion:

**MOTION BY MEMBER MURSHAK FOR THE EDC TO DRAFT A LETTER SUPPORTING A ZONING AMENDMENT IN C-2 DESIGNATED AREAS TO ALLOW FOR OUTDOOR ACTIVITIES VIA SPECIAL USE PERMIT. SUPPORTED BY MEMBER CONWAY. MOTION PASSES 7-0.**

At the request of an established and successful business owner currently operating within a C-2 district, we submit this revision for your review. As new entertainment options become available, the EDC feels it is proactive to allow for consideration of special use permits in cases that allow for businesses to thrive and community members to benefit without harmful effects upon other stakeholders.

It is important to listen to the requests of our business partners and revise our ordinance language, as reasonable, to ensure their success and ultimately the success of the Township. The EDC appreciates your consideration!

Sincerely,



Jade Sims  
Chair, Meridian Township Economic Development Corporation  
[jsims@msu.edu](mailto:jsims@msu.edu)