



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
January 8, 2018 7PM



1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. December 11, 2017 Regular Meeting
  
5. COMMUNICATIONS
6. PUBLIC HEARINGS
7. UNFINISHED BUSINESS
8. OTHER BUSINESS
  - A. Commercial Planned Unit Development (C-PUD) Concept Plan - 2080 Grand River Avenue
  - B. 2018 Planning Commission goals
  - C. Election of 2018 Officers
  - D. Zoning Board of Appeals and commission liaison assignments
  - E. Accessory Dwelling Units
  - F. Resolution of Appreciation for Dr. Christine Tenaglia
  - G. Resolution of Appreciation for Samantha Baruah
  - H. Boards and Commissions meeting on January 16, 2018
  
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
  - A. Adopted Master Plan
  
10. PROJECT UPDATES
  - A. New Applications
    1. Special Use Permit #17061 and #17071 (LaFontaine), establish automotive sales and service center greater than 25,000 square feet in size at 1622 Grand River Avenue.
  - B. Site Plans Received - None
  - C. Site Plans Approved - None
  
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: DANTE IANNI

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All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Planning Commission Chairperson. Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Individuals with disabilities requiring auxiliary aids or services should contact Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Providing a safe and welcoming, sustainable, prime community.



A PRIME COMMUNITY  
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**TENTATIVE PLANNING COMMISSION AGENDA**

**January 22, 2017**

REGULAR MEETING

1. PUBLIC HEARINGS
2. UNFINISHED BUSINESS
3. OTHER BUSINESS
  - A. EDC sign revision recommendations
  - B. Zoning Board of Appeals and commission liaison assignments
  - C. Accessory Dwelling Units

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

**DRAFT**

**December 11, 2017  
5151 Marsh Road, Okemos, MI 48864-1198  
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Baruah, Cordill, Ianni, Premoe, Scott-Craig, Richards,  
Tenaglia (arrived 7:25)  
ABSENT: None  
STAFF: Principal Planner Peter Menser**

**1. Call meeting to order**

Chair Ianni called the regular meeting to order at 7:03 P.M.

**2. Public Remarks-NONE**

**3. Approval of Agenda**

Commissioner Scott-Craig moved to approve the agenda as written.  
Seconded by Commissioner Baruah  
VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

A. November 27, 2017 Regular Minutes

Commissioner Premoe moved to approve the minutes as amended.  
Seconded by Commissioner Scott-Craig  
VOICE VOTE: Motion approved unanimously.

**5. Communications-NONE**

**6. Public hearings-NONE**

**7. Unfinished Business**

**A. Tentative Preliminary Plat #17012 (Mayberry Homes), develop 25 single family lots  
on 25.5 acres located east of Powell Road, north of Grand River Avenue.**

Commissioner Cordill moved to approve Tentative Preliminary Plat #17012  
Seconded by Commissioner Baruah  
ROLL CALL VOTE: YEAS: Premoe, Baruah, Cordill, Richards, Lane, Scott-Craig  
and Chair Ianni  
NAYS: None  
Motion carried:7-0.

## **8. Other Business**

### **A. Shaping the Avenue/form-based code**

Principal Planner Menser said he had not prepared site layout examples of how the form-based code would work. He said the City of Lansing currently uses form based code for properties along Michigan Avenue and the City of East Lansing has not progressed any further in adopting form-based code. Principal Planner Menser stated he thought this decision should not be rushed, that understanding and vision should come first. Planning Commissioners agreed that there is no need to rush the process and that discussions need to focus on developing the vision for the community and gathering the support of business and property owners. Commissioner Lane requested any review of the draft code should include an overview of the development process.

### **B. 2018 Planning Commission goals**

Principal Planner Menser commented the packet contained a proposed list of goals from staff and from Commissioner Scott-Craig. He gave a brief summation of staff's list; support the Township Board, enact the Master Plan, look into affordable housing and provisions for tiny Homes.

Commissioner Scott-Craig commented his list was similar to staff's list; enact the Master Plan, update the MUPUD ordinance, training and refresher courses for Planning Commissioners, look into eliminating density limits and redevelopment ready communities.

## **9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS**

Commissioner Scott-Craig attended the most recent Economic Development Corporation meeting and gave a brief update on the topics discussed.

Commissioner Premoe attended the most recent Environmental Commission meeting where they were discussing goals for 2018.

## **10. Project Updates**

- A. New Applications - None
- B. Site Plans Received - None
- C. Site Plans Approved - None

## **11. Public Remarks**

## **12. Adjournment**

Chair Ianni adjourned the regular meeting at 7:36 p.m.

Respectfully Submitted,

Angela M. Ryan  
Recording Secretary



**To:** Planning Commission  
**From:** Peter Menser, Principal Planner  
**Date:** January 3, 2018  
**Re:** Commercial Planned Unit Development (C-PUD) concept plan - 2080 Grand River Avenue

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The commercial planned unit development (C-PUD) 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 C-PUD application. The review is informal; therefore a public hearing and associated noticing are not required.

Jeffrey W. Kyes of Kebs, Inc. has submitted a concept plan for the redevelopment of a property at 2080 Grand River Avenue. The 1.16 acre parcel is located in the C-2 (Commercial) zoning district and is currently occupied by a one-story, 4,929 square foot Mongolian BBQ restaurant. The applicant is proposing to demolish the existing building and construct a new 4,534 square foot restaurant with a drive-through window.

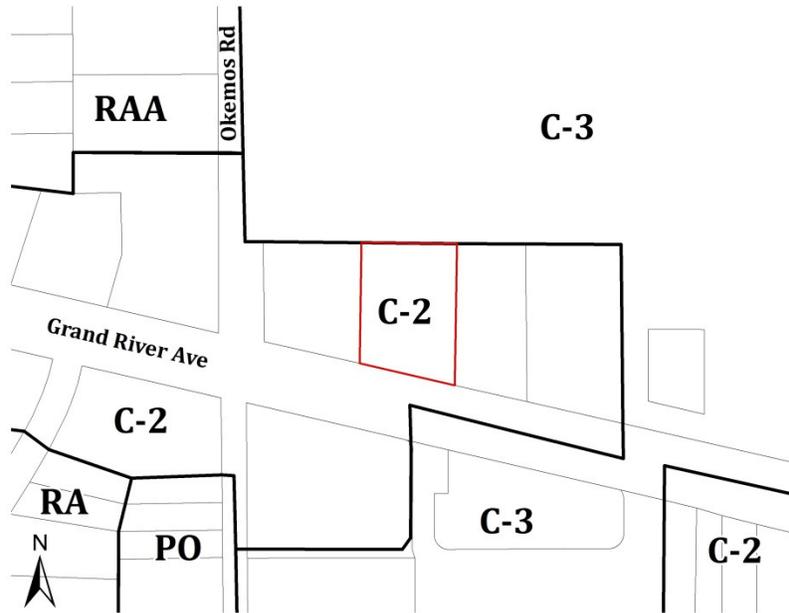
The property is designated on the Future Land Use Map from the 2017 Master Plan as Mixed Use Core.

#### FUTURE LAND USE MAP



### **Zoning**

The proposed project is located in the C-2 (Commercial) zoning district. A C-PUD is permitted in the C-1 (Commercial), C-2, C-3 (Commercial), and CS (Community Service) zoning districts. All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a C-PUD.



### **Floodplain**

A portion of the project site is located in the floodplain. The submitted site plan depicts the elevation of the floodplain at 842.1 feet above mean sea level. The applicant has indicated that some fill and grading in the floodplain will be needed to facilitate the project. Any work in the floodplain will require review and approval from both Meridian Township and the Michigan Department of Environmental Quality (MDEQ).

### **Wetlands**

Township Wetland #21-3 is located to the north of the subject site. The applicant has submitted for a wetland delineation to determine if there are any setbacks associated with the wetland that may impact the project site. The delineation has not yet been completed due to the weather conditions but once complete any resulting setbacks will be incorporated into the project design and depicted on future site plans.

## **Utilities**

The existing building is served by municipal water and sanitary sewer, both of which are available to serve the proposed redevelopment. The location and capacity of utilities for the proposed new building 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 commercial planned unit development (C-PUD) ordinance. A C-PUD is reviewed in accordance with the provisions of Section 86-444 of the Code of Ordinances. All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a C-PUD.

A C-PUD serves as the special use permit review for any use requiring a special use permit, including amendments to existing special use permits, therefore separate approvals are not required. For this project the special use permits that would normally be required for a drive-through window and work in the floodplain will be covered under the C-PUD review.

The C-PUD process mirrors that of the mixed use planned unit development (MUPUD) process, with 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 C-PUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process. The C-PUD ordinance generally waives the standard requirements for lot size, setbacks, number of required parking spaces, building perimeter landscaping, and impervious surface coverage, provided the purpose and intent of the ordinance is incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the project (additional waivers may be identified in the future):

### *Impervious surface coverage*

The maximum impervious surface allowed in the C-2 zoning district is 70 percent. The project proposes 78.48 percent. A waiver of 8.48% is requested.

### *Parking lot landscape buffer (side and rear)*

A 15 foot wide landscape buffer is required between a parking area and a property line. The submitted site plan shows landscape buffers of 2.85 feet, 3.79 feet, and 3.66 feet from the north, east, and west property lines and is therefore requesting waivers of 12.15 feet, 11.21 feet, and 11.34 feet.

### **Amenities**

One or more amenities are required for every C-PUD project. The amenities are provided in exchange for waivers from the provisions of the ordinance. The applicant has not yet identified amenities for the proposed project.

The applicant will present the concept plan to the Township Board at their January 23, 2018 meeting. If the applicant decides to move ahead with the C-PUD a formal public hearing will be scheduled with the Planning Commission and required public notices will be sent out.

### **Planning Commission Options**

The Planning Commission may comment and/or offer suggestions on the project design of the proposed C-PUD.

### **Attachments**

1. Letter from Jeffrey W. Kyes of Kebs, Inc. dated December 18, 2017 and received by the Township on December 18, 2017.
2. Site plan and survey prepared by Kebs, Inc. dated December 1, 2017 and received by the Township on December 18, 2017.



# KEBS, INC

Engineering • Surveying

December 18, 2017

Mark Kieselbach  
Community Planning and Development Director  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864

RE: 2080 W. Grand River Avenue Re-development

Mr. Kieselbach,

This letter is to act as a request to initiate a concept plan review for the above referenced property.

The property is to be redeveloped using the Commercial Planned Unit Development Ordinance. The developer intends on razing the site to construct a new restaurant with drive through. A concept site plan with proposed site information and a list of waivers is being submitted with this letter along with a plan showing the existing site as it is today.

It is my understanding that a Special Use Permit will be needed for the drive through and also a Special Use Permit will be required for work in the 100 year flood plain that is currently encroaching on the site. The Special Use Permits will run concurrently with the CPUD.

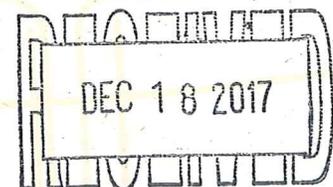
During discussions with Township Staff, it has been brought to my attention there is potentially a wetland off site that may affect this property due to required wetland buffers. The developer has requested the wetland be delineated by Fishbeck, Thompson, Carr and Huber, Inc. when weather permits. Once the wetlands are delineated and surveyed we will analyze the impact to the property.

Please schedule concept review with the Planning Commission and Township Board at your earliest convenience.

If you have any questions or concerns please feel free to contact me.

Thank you,

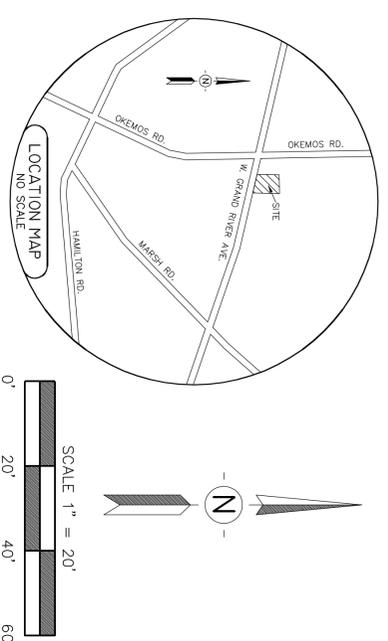
  
Jeffrey W. Kyes  
Kebs, Inc.





# EXISTING PLAN ALTA/NSPS LAND TITLE SURVEY

## "2080 W. GRAND RIVER AVENUE, OKEMOS, MI 28864"



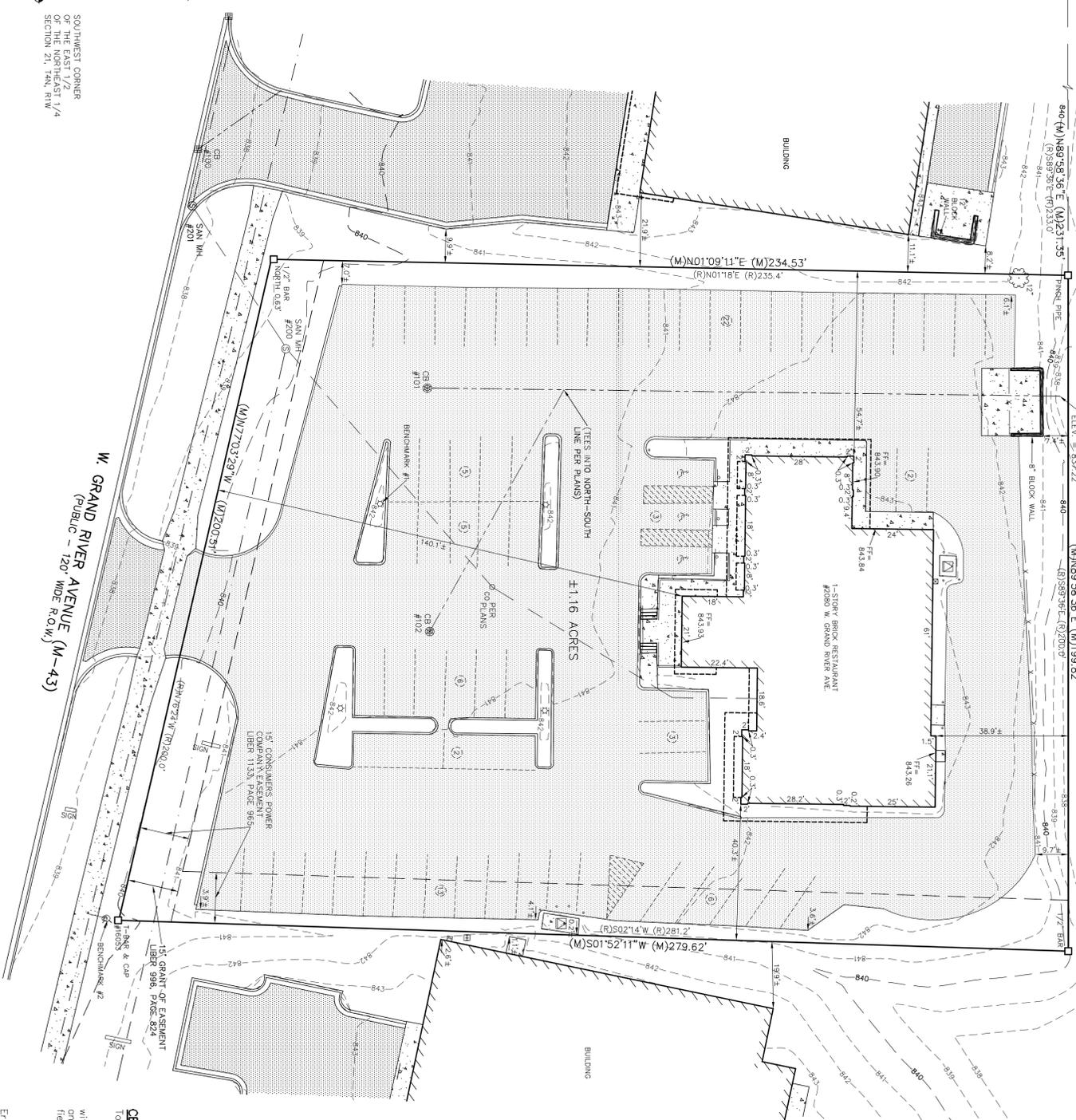
NORTH 1/4 CORNER  
SECTION 21, 14N, 11W  
(M)N89°47'52"E  
(M)1355.76'

NORTHWEST CORNER  
OF THE EAST 1/2  
OF THE NORTHEAST 1/4  
SECTION 21, 14N, 11W  
(R)SOUTH (R)1307'  
(M)S00°36'29"E (M)1306.27'

NORTH LINE SECTION 21, 14N, 11W  
(M)N89°58'36"E (M)1361.91'

NORTHEAST CORNER  
SECTION 21, 14N, 11W

WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 21 AS MONUMENTED S00°36'29"E 2621.72'



### SEWER INVENTORIES

- CATCH BASIN #100  
RIM ELEV. = 837.05  
NW INV. = 834.97
- CATCH BASIN #101  
RIM ELEV. = 840.16  
10" RCP N INV. = 837.86
- CATCH BASIN #102  
RIM ELEV. = 840.23  
6" VCP NW INV. = 838.63
- SANITARY MANHOLE #200  
RIM ELEV. = 839.43  
8" PVC NE INV. = 830.40  
15" RCP E INV. = 828.72  
15" RCP SW INV. = 828.72
- SANITARY MANHOLE #201  
RIM ELEV. = 837.14  
15" RCP NE INV. = 828.87  
15" RCP W INV. = 828.84

### BENCHMARKS

- BENCHMARK #1 ELEV. = 842.24 (NAVD88)  
CENTER OF BLACK "X" NORTH SIDE OF  
CONCRETE LIGHT POLE BASE, IN SOUTHWEST  
CURB ISLAND OF FOUR CURB ISLANDS IN  
FRONT OF #2080 GRAND RIVER AVENUE, 75'  
NORTH-NORTHEAST OF BACK OF CURB OF  
GRAND RIVER AVENUE AND 4.43' WESTERLY OF  
CENTERLINE OF ENTRANCE DRIVE TO #2080  
GRAND RIVER AVENUE.
- BENCHMARK #2 ELEV. = 840.53 (NAVD88)  
NORTH FLANGE BOLT UNDER 8" IN 1989.  
PINE POST, 2.4' NORTH-NORTHEAST OF  
PINE POST, 4.14' EASTERLY OF THE EXTENSION OF THE  
WESTERLY WALL LINE OF #2080 GRAND RIVER  
AVENUE.

### LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- ⊕ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊖ = CATCHBASIN
- ⊘ = DISTANCE NOT TO SCALE
- ⊙ = FENCE
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = LIGHT POLE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = HANDHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = EXISTING CONTOUR ELEVATION
- ⊙ = BUILDING OVERHANG
- ⊙ = SANITARY SEWER
- ⊙ = STORM SEWER
- ⊙ = DECIDUOUS TREE

### CERTIFICATION:

To Affinity 9 Investments, LLC; Devon Title Agency; and Old Republic National Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. Jointly established by ALTA and the National Board of Standards and Practices for Land Surveyors. Jointly established fieldwork was completed on May 6, 2016.

Erick R. Frestrom Date of Plot or Map:  
Professional Surveyor No. 53497  
erfrestrom@kebs.com

### LEGAL DESCRIPTION:

(As provided by Devon Title Agency, agents for Old Republic National Title Insurance Company, Commitment No. 253851, Revision #1, dated January 20, 2017)

That part of the Southeast 1/4 of the Northeast 1/4 of Section 21, 14N, 11W, described as beginning at a point which is 1307 feet South and 233.0 feet South 89°36' East from the North 1/8 post of the Northeast 1/4 of Section 21; thence South 89°36' East 200.0 feet; thence South 02°14' West 281.2 feet to the centerline of US-16 (now M-43 or Grand River Avenue), which is 60 feet at right angles from the centerline; thence along the North line of US-16, North 76°24' West 200.0 feet; thence North 01°18' East 235.4 feet to the Point of Beginning.

### AS SURVEYED:

(The following legal description describes the same parcel of land as the provided description)

A parcel of land in the Northeast 1/4 of Section 21, 14N, 11W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 21; thence N89°47'52"E along the North line of said Section 21 a distance of 1355.76 feet to the Northwest corner of the East 1/2 of said Northeast 1/4; thence S00°36'29"E along the West line of the East 1/2 of said Northeast 1/4 a distance of 1306.27 feet; thence N89°58'36"E 231.35 feet to the Point of Beginning of this description; thence continuing N89°58'36"E 199.82 feet; thence S01°52'11"W 279.62 feet to the North line of Grand River Avenue (M-43); thence N77°03'29"W along said Northern line 200.51 feet; thence N01°09'11"E 234.53 feet to the point of beginning; said parcel containing 1.16 acres more or less, said parcel subject to all easements and restrictions if any.

### SCHEDULE B, SECTION II, EXCEPTIONS:

- (As provided by Devon Title Agency, agents for Old Republic National Title Insurance Company, Commitment No. 253851, Revision #1, dated January 20, 2017)
- Item 17: Terms, conditions and provisions contained in Grant of Easement recorded in Liber 996, Page 824 of Ingham County Records, cross parcel, are plottable and shown hereon.
- Item 18: Easement granted to Consumers Power Company, as disclosed by instrument dated December 27, 1972 recorded in Liber 1133, Page 985, Ingham County Records, crosses parcel, is plottable and shown hereon.

### 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 May 2017.
2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
3. All dimensions are in feet and decimals thereof.
4. All elevations are North American Vertical Datum of 1988 (NAVD88).
5. No building tie dimensions are to be used for establishing the property lines.
6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
7. Parcel has direct access to public Grand River Avenue.

### ALTA/NSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

- Item 1: Shown on the survey map.
- Item 2: Address of the surveyed property: 2080 W. Grand River Avenue, Okemos, MI 48864.
- Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "AE", areas within the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0156 D, dated August 16, 2011.
- Item 4: 1.16 Acres (50,937 square feet)
- Item 5: Shown on the survey map.
- Item 7a: Shown on the survey map.
- Item 7b: Shown on the survey map.
- Item 8: Shown on the survey map.
- Item 9: Parking: Regular Parking Spaces: 64  
Total on-site Parking Spaces: 67

REVISIONS	COMMENTS	DATE	BY	APP'D
05/17/2017	ORIGINAL			

<b>KEBS, INC.</b> ENGINEERING AND LAND SURVEYING 216 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-0100 FAX 517-339-8047 WWW.KEBS.COM		SECTION 21, 14N, 11W SHEET 2 OF 2
Meridian Office - Ph. 269-781-8900 DRAWN BY: SSF FIELD WORK BY: NAW JOB NUMBER: 91998.ALT		



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: January 3, 2018**

**Re: 2018 Planning Commission goals**

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At its last meeting on December 11, 2017 the Planning Commission discussed the establishment of goals for 2018. The Planning Commission settled on the following items to include as goals:

1. Implementation of 2017 Master Plan
  - a. Consider development of form-based code ordinance for Potential Intensity Change Areas (PICAs) and Grand River Avenue corridor
  - b. Develop regulations for Accessory Dwelling Units as identified in the R-3 Future Land Use Map category
  - c. Address the revisions to the Zoning Ordinance and Zoning Map identified in the Action Plan on Page 15 of the Master Plan
2. Update the Mixed Use Planned Unit Development ordinance
3. Consider policy options related to “tiny” housing
4. Identify training opportunities for new and current Planning Commission members
5. Engage subject matter experts for presentations to the Planning Commission on policy-related topics of interest.

The above goals will not preclude the Planning Commission from working on other projects; they simply provide a guide for activities for the year. The following motion is included to formally adopt the 2018 Planning Commission goals.

- **MOTION to adopt the 2018 Planning Commission goals**



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: January 3, 2018**

**Re: Election of Chair, Vice-Chair, and Secretary**

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The Planning Commission bylaws require that at the first regular meeting in January the Commission must select from its members a Chair, Vice-Chair, and Secretary. The general duties of each position are as follows:

**Chair:** The chair shall preside at all meetings, appoint committees and liaisons to other groups with concurrence from the Planning Commission, authorize calls for special meetings, and perform such other duties as may be specified by the Planning Commission.

**Vice-Chair:** The vice-chair shall act in the capacity of the chair in the chair's absence. In the event the office of the chair becomes vacant, the vice-chair shall succeed to this office for the unexpired term.

**Secretary:** The secretary shall perform those duties as assigned by the Michigan Planning Enabling Act (Public Act 33 of 2008) related to the Master Plan and may be assigned other duties from time to time.

At the meeting on January 8, 2018 the current chair will request nominations for the officer positions listed above. Once nominations are made the Planning Commission will vote on each office. The Commissioner receiving the most votes will serve in that position. The elected officer will begin serving immediately after being selected and will remain in office for the remainder of the year. Current officers may be re-elected; however the Planning Commission bylaws restrict any officer from serving more than two successive terms. Staff research indicates the current Secretary served in 2016 and 2017 and therefore is not eligible for another term as Secretary but is eligible for a different officer position.



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: January 3, 2018**

**Re: Zoning Board of Appeals and commission liaison assignments**

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A member of the Planning Commission is required by the Code of Ordinances to serve on the Zoning Board of Appeals (ZBA) as a regular member. The following motion is provided to appoint a member of the Planning Commission to the ZBA:

- **MOTION TO APPOINT \_\_\_\_\_ TO SERVE AS THE PLANNING COMMISSION REPRESENTATIVE ON THE ZONING BOARD OF APPEALS**

In the past the Planning Commission has selected from among its members informal representatives/liasons to other boards and commissions in Meridian Township. The Planning Commission may choose to appoint a representative to the following boards and commissions (or other groups not listed here, as desired):

- Downtown Development Authority (DDA)
- Economic Development Corporation (EDC)
- Environmental Commission







**Meridian Township**  
5151 Marsh Road  
Okemos, MI 48864

P 517.853.4000  
F 517.853.4096

**Township Board:**

**Ronald J. Styka**  
*Township Supervisor*

**Brett Dreyfus**  
*Township Clerk*

**Julie Brixie**  
*Township Treasurer*

**Phil Deschaine**  
*Township Trustee*

**Patricia Herring  
Jackson**  
*Township Trustee*

**Dan Opsommer**  
*Township Trustee*

**Kathy Ann Sundland**  
*Township Trustee*

**Frank L. Walsh**  
*Township Manager*

01/03/2018

Dear Commission Members:

The Township Board members would like to extend an invitation to you to attend a special meeting between the Township Board and the Township's Boards and Commissions. This meeting has been set for Tuesday, January 16, 2018, in the Town Hall Room. The meeting will begin at 6:00 pm.

The purpose of this meeting is to bring together the various Boards and Commissions for the purpose of sharing what has been accomplished in 2017 and the goals for the coming year. It will also be important to discuss ways we can make our great community even better.

I do hope you will be able to join us. In order to anticipate how many chairs and tables will be needed, please contact Michelle Prinz with your confirmation (853.4258 or [prinz@meridian.mi.us](mailto:prinz@meridian.mi.us)). Happy 2018 to you, and I look forward to seeing you on January 16<sup>th</sup>.

Sincerely,

Ronald J. Styka  
Meridian Township Supervisor