

Planning Commission Agenda

September 14, 2015

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- A. Rezoning #00150 (St. King), request to rezone 4660 Marsh Road from RC (Multiple Family, Medium Density) to PO (Professional and Office)
 - B. SUP #15-14051 (Department of Parks & Recreation), request to impact the 100-year floodplain associated with replacing the Wonch Park Pavilion and portions of the internal sidewalk at 4555 Okemos Road, Okemos.
7. Unfinished Business
- A. Special Use Permit #15111 (Williams), request to work in the floodplain to construct a deck at 2568 Tekonsha
 - B. Rezoning #15040 (Mayberry Homes), request for conditional rezoning of approximately 25.5 acres located on the east side of Powell Road from RR (Rural Residential) and CR (Commercial Recreation) to RAA (Single Family-Low Density)
 - C. Rezoning #15050 (Stockwell Development Group), request to rezone two parcels totaling approximately nine acres located on the northwest corner of Grand River Avenue and Powell Road from PO (Professional and Office) to C-3 (Commercial)
 - D. Mixed Use Planned Unit Development #15034 (Meridian Investment Group), request to redevelop 4970 to 5030 Northwind Drive by replacing five office buildings with one mixed use building and three apartment buildings
 - E. Special Use Permit #15121 (Meridian Investment Group), request for a group of buildings greater than 25,000 square feet in gross floor area at 4970 to 5030 Northwind Drive
 - F. Zoning Amendment #14010 (Township Board), request to amend the zoning ordinance to establish definitions and standards for the medical use of marihuana
8. Other Business
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
- A. Future Projects/New Applications
 - B. Update of Ongoing Projects
 - i. Site Plans Received
 1. Site Plan Review #15-07 (Campus Village Development), develop a mixed use planned unit development, the Square on Grand River (formerly The Avenue), consisting of existing and new buildings at 2655 Grand River
 - ii. Site Plans Approved - NONE
10. Public Remarks

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The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

TENTATIVE
PLANNING COMMISSION AGENDA

**Work Session Meeting
and
Regular Meeting
September 28, 2015**

**Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Work Session Meeting – Administrative Conference Room

- A. 2005 Master Plan Update

Regular Meeting – Town Hall Room

- 1. Public Hearings
 - A. Rezoning #15030 (Sumbal), request to rezone approximately 1.4 acres addressed as 1998 Jolly Road from RR (Rural Residential) to RA (Single Family, Medium Density) with the offer of a condition to retain RR zoning if a variance for a shared driveway is not granted by the Zoning Board of Appeals
- 2. Unfinished Business
 - A. Rezoning #00150 (St. King) request to rezone 4660 Marsh Road from RC (Multiple Family, Medium Density) to PO (Professional and Office)
 - B. SUP #15-14051 (Department of Parks & Recreation), request to impact the 100-year floodplain associated with replacing the Wonch Park Pavilion and portions of the internal sidewalk at 4555 Okemos Road, Okemos.
- 2. Other Business

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

August 24, 2015

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Rom, 517-853-4560**

PRESENT: Chair Scott-Craig, Vice-Chair Jackson (6:12), Commissioners Deits, Cordill, Ianni, Tenaglia (6:15), and Van Coevering, (6:10)
ABSENT: Commissioners Honicky and DeGroff
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Scott-Craig called the work session meeting to order at approximately 6:05 P.M.

2. Approval of agenda

Agenda accepted as written

3. Discussion

A. Recap of the August 18, 2015 Township Board Meeting

B. New round of Citizen Planner classes to be held

C. ZA #14010 (Township Board) Medical Marihuana

- Regulatory powers under current statute, model statute
- Questions broader than the ordinance addresses,
- Medical marihuana as a land use issue
- Conflict between medical marihuana statute and possession of a controlled substance within 1,000 feet of a school
- Limitation on the number of plants that can be grown in a residence
- Minimal restriction of homeowner rights
- Township Board initiated the amendment classifying growing as a home occupation
- Lacks protection of children in the home,
- Has he attorney reviewed the ordinance, identified problems as a home occupation
- Requests attorney review prior to Planning Commission vote

D. 2005 Master Plan Update –Request for Proposals

- Six responses to the RFQ
- Examples of consultants not focused on Township goals: focus on public input, engineering oriented, no need for additional charrette, too much on parks,
- One submission with superior user interface, ease of updating by Township
- Committee will meet to review and report back: seasoned vs. younger with new ideas; mix of men and women, review recent work
- Quantifiable outcomes important

6. Adjournment

Chair Scott-Craig adjourned the meeting at approximately 6:55 p.m.

Respectfully Submitted,

Gail Oranchak, AICP
Principal Planner

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2015**

DRAFT

**5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Cordill, Deits, Ianni, Jackson, Scott-Craig, Tenaglia, Van Coevering
ABSENT: Commissioners DeGroff, Honicky
STAFF: Principal Planner Oranchak, Associate Planners Brown, Wyatt

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:01 P.M.

2. Approval of agenda

Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner Ianni moved to approve the Work Session Meeting Minutes of July 27, 2015 as amended and the August 10, 2015 and the Regular Meeting Minutes of August 10, 2015 as submitted. Seconded by Commissioner Deits.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Scott-Craig opened and closed the floor for public remarks.

5. Communications

Communications received and distributed at the July 27, 2015 meeting and placed on file:

- A. Ann Zimmerman, 2344 Coyote Creek, Okemos; RE: MUPUD #15024/SUP #15101 (Forsberg)
- B. Stacy Bogard, 2340 Coyote Creek, Okemos; RE: MUPUD #15024/SUP #15101 (Forsberg)

6. Public hearings

- A. Special Use Permit #15111 (Williams), request to work in the floodplain to construct a deck at 2568 Tekonsha

Chair Scott-Craig opened the public hearing at 7:04 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Associate Planner Brown summarized the special use permit (SUP) request as outlined in staff memorandum dated August 20, 2015.
- Applicant

Brad Williams, 2568 Tekonsha Trail, Okemos, stated when he purchased his home three (3) years ago, he was not aware his property was in the floodplain, but was aware the sun room had a flat roof and leaked. He noted he is adding a stairway to the replacement deck, as the existing deck did not have a stairway into the yard.

Planning Commission discussion:

Commissioner Jackson stated since there is a change to the floodplain, is it necessary to obtain a Letter of Map Revision (LOMR).

Associate Planner Brown responded LOMRs are requested for larger scale projects and the house is not being taken out of the floodplain. He added the amount of structural volume is being reduced, which increases the storage capacity of the floodplain.

Chair Scott-Craig expressed appreciation the applicant has received all necessary approvals from the Michigan Department of Environmental Quality (MDEQ), the Township Chief Engineer, etc. He indicated his review clearly demonstrates this project provides an improvement in the floodplain and water carrying capacity, while acknowledging many of homes located in that subdivision would not be allowed if built today.

Commissioner Deits stated the applicant was unaware his home was in the floodplain, and inquired how a purchaser would become aware of that circumstance.

Associate Planner Brown hoped the previous owner and or realtor would divulge such information, stating lending institutions usually err on the side of caution where flood insurance is required.

Mr. Williams added the previous residents owned their home for 20 years, and may not have been aware flood lines had been drawn to include the home and, consequently, did not purchase flood insurance.

Associated Planner Brown stated that long term homeowners often do not know their property is in the floodplain until they refinance their home.

Chair Scott-Craig closed the public hearing at 7:15 P.M.

- B. Rezoning #15040 (Mayberry Homes), request to conditionally rezone approximately 25.5 acres located on the east side of Powell Road from RR (Rural Residential) and CR (Commercial Recreation) to RAA (Single Family-Low Density)

Chair Scott-Craig opened the public hearing at 7:15 P.M.

- Summary of subject matter
Principal Planner Oranchak summarized the proposed rezoning request as outlined in staff memorandum dated August 20, 2015.

Chair Scott-Craig inquired if the drain to the south flows north and, if so, the Ingham County Drain Commissioner would need to be involved.

Principal Planner Oranchak responded she believed that was the case and as the project moves forward, ICDC involvement would be part of the review.

- Applicant

Scott Fairmont, 4429 Apache Drive, Okemos, indicated the area north of the proposed site is owned by Okemos Public Schools and the site is planned for a future elementary school. He added that further north on Powell Road is the Georgetown subdivision, so the area is starting to develop. Mr. Fairmont added the proposed site is constrained by wetlands and drains, adding the ICDC has given tentative approval for a drain crossing and relocation of the drain on the eastern edge of the site to “work” with the neighborhood. He indicated the preliminary layout of the neighborhood avoids all wetlands short of crossing the drain. Mr. Fairmont noted the rezoning to RAA would allow for lots 100 feet in width and 167 feet in depth conditioned on no more than 25 lots. He placed the layout on the overhead projector.

- Public

Cindy Liu, 1575 Maiden Lane, Okemos, and owner of the vacant parcel on the other side of Powell Road, inquired if the developer would be paving Powell Road between the entrance and Grand River Avenue, if there would be the option to have public water and sewer and if a natural gas line would be installed for homes in the development.

Planning Commission discussion:

Commissioner Van Coevering asked if the proposed development would be impacted by the study of the Daniels Drain, the drain which goes under Grand River Avenue.

Principal Planner Oranchak responded The Ponds drain which is being looked at on the south side of Grand River is part of the Daniels Drain. She was unclear whether the study would extend to the north side of Grand River Avenue and did not know if it would have an impact on the subject project.

Commissioner Deits addressed staff mention of establishing a policy with respect to the perpetuation of this hypothetical community septic system. He inquired if this was something the Planning Commission would develop.

Principal Planner Oranchak replied the language would be prepared by staff and go before the Township Board for adoption. She added it could take the form of either a policy or part of the Code of Ordinances.

Commissioner Deits asked if such action would need to precede Planning Commission deliberations.

Principal Planner Oranchak answered such action would take place after Planning Commission deliberations but prior to a development project. She suggested it may take place in conjunction with a plat review.

Commissioner Deits expressed support for infill development in the western portion of the Township. He asked the developer why he was planning for such large lots.

Mr. Fairmont responded the Master Plan designates the site in the residential 0.5-1.25 dwelling units per acre category, there is an abundance of small lots in the Township and many individuals are requesting a larger lot. He added the community drain field requires suitable soils to handle the drain field, and this property has the cleanest, finest sand in the northeast section of the parcel, which is where the drain field would be located. Mr. Fairmont added the applicant’s engineers stated there should be less than 10,000 gallons per day going through a community drain field and, assuming an average of 300 gallons per residence for the 25 lots, the amount used would total 7,500 gallons per day, 25% less than the maximum desired. Although not part of the rezoning request, he offered it is the applicant’s intent to bring public water, gas and electric to the site as well as have a discussion with the ICRD regarding the paving of Powell Road up to the entrance.

Commissioner Jackson believed it a reasonable request to go from RR to RAA zoning and is an efficient and effective use of the land.

Commissioner Ianni clarified the applicant is seeking RAA zoning, not RAAA.

Chair Scott-Craig noted the Planning Commission has discussed an Urban Services Management Area (USMA) and the edge of it runs down Powell Road, so properties along the west side are within the USMA while properties on the east side of the road are not. He believed it will be a long time before the school land will be utilized, and is not an argument in favor of the development.

Mr. Fairmont understood the Chair's comment relative to the land owned by the school, which is why the applicant asked Okemos Public Schools if it was interested in selling, but administration indicated it wanted to keep the land

Chair Scott-Craig asked the applicant to clarify whether there were 22 or 25 proposed lots as depicted on the map included in the packet.

Mr. Fairmont determined three (3) of the lots were not numbered on the map.

Chair Scott-Craig inquired why the applicant was not leaving the northern end of the driving range as part of the driving range.

Mr. Fairmont explained the driving range fence stops 150 feet south of the shared property line.

Chair Scott-Craig asked how many feet from the back of the lots to Grand River Avenue. He suggested the possibility of a fence to prevent children from wandering onto the driving range.

Chair Scott-Craig noted the wetland map contained in the packet shows the community drain field as part of the wetlands.

Mr. Fairmont responded the proposed community drain field is not part of the wetland. He offered to provide the Planning Commission with a interpretation of the soils provided by the Township's Chief Engineer before the next meeting.

Chair Scott-Craig stated with only 25 lots proposed, a certain amount of greenspace will be maintained. He inquired if there was a way to guarantee in perpetuity the greenspace would not later be developed.

Principal Planner Oranchak replied the Township will need to wait until the developer submits the plat application to determine how it will be subdivided and how the open spaces are defined.

Mr. Fairmont added a planned unit development isn't a good fit for this land, as it requires 50% of the upland to be reserved, resulting in the 25 homes being clustered on the remaining 50% of the upland thereby eliminating the goal of larger lots. He stated the applicant intends to have a fully functioning homeowners association which will maintain the public drain field and the common open spaces.

Commissioner Deits asked if it is staff's intent to include in the recommendation to the Board a condition of no more than 25 lots.

Principal Planner Oranchak responded it is not necessary for the Planning Commission to condition the recommendation as the applicant has proposed 25 lots as part of the rezoning application. She noted by recommending approval of the rezoning, the Planning Commission is accepting the applicant's offer with the condition.

Commissioner Van Coevering inquired if SpB on the soils map means good soil as it has no limitations. She inquired as to who prepared the soils map.

Principal Planner Oranchak replied it is based on a soil survey of Ingham County.

Commissioner Jackson noted there appears to be a conflict of information between the soils map and the wetland map.

Principal Planner Oranchak reiterated the wetland map is a guide based on aerial photographs and other natural resource maps and is not based on an actual on-site evaluation. She stated there may not be wetlands on the site.

Commissioner Cordill inquired if the county soils map was more definitive than the wetland map.

Principal Planner Oranchak responded that question will be answered when an official wetland delineation is available to evaluate.

Commissioner Cordill believed the number of homes which can be built will be determined when the plat is laid out, as that number may be limited due to wetlands once delineated.

Principal Planner Oranchak indicated when the plat and the wetland delineation come to the Township, the limitations will be visible.

Commissioner Cordill inquired why the applicant wouldn't just place one lot per acre on the already zoned RR property.

Principal Planner Oranchak added the applicant is stating there are limitations on the parcel which would not allow them to obtain one lot per acre. She pointed to the traffic study which estimated the site's buildable area would result in 17 RR zoned lots, and the rezoning to RAA would allow for an additional eight (8) lots.

Chair Scott-Craig asked if the applicant was committing to the entire cost of paving Powell Road from Grand River Avenue up to the subdivision entrance.

Mr. Fairmont replied if the ICRD agrees that Powell Road can be paved up to the entrance, the applicant wants to pave Powell from Grand River up to the entrance of the subdivision.

Chair Scott-Craig asked if the applicant would be willing to pave beyond the entrance to create pavement for the two properties to the north.

Mr. Fairmont replied that during internal discussions, paving of the two lots to the north was considered as a marketing tool. He indicated the existing neighbors who have rejected previous attempts to pave Powell Road should not bear the burden of this paving.

Chair Scott-Craig added the Daniels Drain pipe under Grand River Avenue has collapsed. He noted if the ICDC replaces that pipe, the result could be considerably more water coming north on that drain line and onto the applicant's property.

Mr. Fairmont added the main drain which is 10-15 feet deep and has a trickle of water. The ICDC will give approval for a Daniels Drain crossing if it is properly engineered and built.

Chair Scott-Craig closed the public hearing at 7:57 P.M.

- C. Rezoning #15050 (Stockwell Development Group), request to rezone two parcels totaling approximately nine acres located on the northwest corner of Grand River Avenue and Powell Road from PO (Professional and Office) to C-3 (Commercial)

Chair Scott-Craig opened the public hearing at 7:57 P.M.

- **Summary of subject matter**
Principal Planner Oranchak summarized the proposed rezoning request as outlined in staff memorandum dated August 20, 2015.
- **Applicant**
Ken Stockwell, Stockwell Development Group, 4277 Okemos Road, Okemos, believed this area is not marketable as PO and is requesting a rezoning to C-3 (commercial). He reiterated the applicant is strictly seeking a rezoning at this time. Mr. Stockwell added there are not many parcels left near the mall which can be developed. He noted with the wetland acreage, there is approximately seven (7) acres of developable land.

Amanda Hopper, 5485 Martinique Circle, East Lansing, offered her background and qualifications as a developer. She expressed concern with the timing relative to Township processes. She believed a restaurant would be a good use of this property.

- **Public**
Cindy Liu, 1575 Maiden Lane, Okemos, expressed support for development of this land, but questioned whether the applicant would developed near Grand River Avenue, or set the development back on the property. She believed nearby residents desire to keep the quiet feeling of the area.

Planning Commission discussion:

Commissioner Ianni asked how long the property has been zoned PO.

Principal Planner Oranchak responded that she does not have an exact date, but it has been a long time.

Commissioner Ianni inquired if the land has been undeveloped the entire time it has been zoned PO.

Principal Planner Oranchak replied there is a building on the site previously used for office purposes more than a decade ago.

Commissioner Deits inquired if C-3 zoning is confined to the immediate environs of the Meridian Mall.

Principal Planner Oranchak responded in the affirmative, appropriate for larger uses primarily in the commercial core area designated on the Master Plan map.

Commissioner Deits noted he will not support rezoning to C-3 as it is not in a commercial core area and is intended for local clientele. He stated he would be more comfortable with a lower zoning designation.

Commissioner Ianni asked the applicant if she would have a problem with a C-2 zoning designation.

Ms. Hopper indicated she had no problem with a C-2 zoning designation.

Commissioner Jackson spoke in support of Commissioner Deits' position on C-3, indicating C-2 is a more appropriate zoning designation as there is adjacent C-2 zoned property. She emphasized Mr. Stockwell's earlier statement expressing flexibility with the rezoning request.

Chair Scott-Craig noted the C-3 district requires a 250 foot setback from neighboring residential, whereas C-2 is a 100 foot setback (and less if properly screened). He asked staff about the administrative procedure for the zoning designation to be changed.

Principal Planner Oranchak responded that either the applicant can make the change or the Planning Commission can make the recommendation of C-2 zoning to the Board.

Commissioner Cordill commented on the applicant's earlier statement regarding the possibilities of something similar to Dusty's or a drive-through, indicating they are not the same while acknowledging the Planning Commission is only dealing with the rezoning this evening.

Commissioner Deits added the issue of a drive-through window for a coffee shop on Grand River Avenue further to the east was taken up two (2) years ago and denied by the Commission. He offered his preference for the development to be low impact, given the fact it is on the eastern edge of the Township.

Chair Scott-Craig stated he visited the neighboring land to the west and the land in the back corner drops significantly. He observed a large detention pond on land immediately north of the Sparrow Building owned by the ICDC, noting wetland determination will be an important part of any development. Chair Scott-Craig indicated the vacant office building is a hazard and should be quickly razed.

Chair Scott-Craig closed the public hearing at 8:21 P.M.

- D. Mixed Use Planned Unit Development #15034 (Meridian Investment Group), request to redevelop 4970 to 5030 Northwind Drive by replacing five office buildings with one mixed use building and three apartment buildings and
- E. Special Use Permit #15121 (Meridian Investment Group), request for a group of buildings greater than 25,000 square feet in gross floor area at 4970 to 5030 Northwind Drive

Chair Scott-Craig opened the public hearing at 8:21 P.M.

- Summary of subject matter
Associate Planner Wyatt summarized the mixed use planned unit development (MUPUD) and the special use permits outlined in staff memorandums dated August 21, 2015.
- Applicant
Ron Calhoun, 1427 W. Saginaw, East Lansing, representing Meridian Investment Group, LLC, stated the requested variances are for conditions which currently exist on the site (e.g., no curb and gutter, existing storm system) as they are trying to work within the existing footprints of the buildings. He noted the pervious area has been increased by 18%, from 23.3% to 27.49%.

Mr. Calhoun believed one of the key elements was removing the building in the front and placing the public park with seating in front along Grand River to open up the development. He indicated that change "forced" the mixed use building to become larger and retain the three (3) buildings in the back of the property. Mr. Calhoun noted there is a lot of hard surface on the site which is open space but cannot be counted toward the impervious/pervious surface ratio for this redevelopment project.

Mr. Calhoun explained the articulations of the elevations are no more than 50 feet. He showed the different textures of the material proposed to be used on the buildings.

Planning Commission discussion:

Commissioner Tenaglia expressed appreciation for the redesign and opening it up along Grand River Avenue.

Commissioner Ianni spoke to the slight variance in parking spaces and addressed the existing bus stop on the north end of the property. He asked if the applicant anticipated a number of residents using public transit or alternate forms of transportation.

Mr. Calhoun responded it is the trend of the day and the applicant has met that trend by providing 305 bicycle parking spaces and acknowledged the proposed upgrade to the public transit system on Grand River Avenue. He stated they chose the option to decrease parking and increase grassy area for balance.

Commissioner Van Coevering requested an explanation of a waiver v. variance.

Principal Planner Oranchak replied if the applicant requests a waiver which is granted they do not need a variance.

Commissioner Cordill expressed appreciation for the concept. She asked if pavers were part of the area for the park.

Mr. Calhoun responded they are concrete pavers with a pattern.

Commissioner Cordill inquired if the pavers could be made of material which would allow water to go through them.

Mr. Calhoun responded it would not count towards the impervious/pervious calculation.

Commissioner Cordill inquired if Buildings 2, 3, and 4 are twin buildings with their backs to one another. She expressed concern that they create a cavern of shadows and wondered if there was a purpose in that specific design.

Mr. Calhoun responded access always has to be provided for apartment projects and if it is enclosed, then hallways have to be included. He believed the open area between buildings provides internal ventilation and the bedrooms are laid out around the perimeter of the buildings.

Commissioner Cordill inquired as to the width of the open area between the buildings.

Mr. Calhoun replied it is 12 feet.

Commissioner Cordill asked if the stairs are entirely covered.

Mr. Calhoun responded they are covered.

Commissioner Deits posed the question whether the Planning Commission should consider there are so many projects coming before it where the mixed use “tail” wags the multi-family housing “dog.” He believed this development is 10% commercial in the front, with 90% multi-family residential in the back. While acknowledging the development cannot be denied on that basis under our current ordinance, Commissioner Deits suggested looking at the character of the development in that context. He asked the applicant if all of the buildings were being constructed on the existing foundations.

Mr. Calhoun replied the existing buildings will be torn down and the foundations torn out, but will utilize the existing footprints.

Commissioner Deits voiced the desire of the Planning Commission as a whole to move the buildings closer to Grand River and suggested moving the mixed use building closer to the park with less parking in front of it along Grand River.

Commissioner Deits requested staff provide information for the next meeting on the required and reduced parking approved by the Board for the project titled The Avenue. He believed if the Planning Commission has flexibility where parking is concerned, he would like to reduce the amount of vehicle parking spaces and see an increase in the amount of covered bicycle parking.

Commissioner Deits asked if there is a west to east exit onto the adjacent property in the northeast corner of the site.

Mr. Calhoun responded there is connectivity between the subject site and the adjacent property to enhance circulation through the entire area.

Commissioner Deits did not believe there was a need for car circulation, but one of pedestrian circulation, voicing his preference for a pathway to “force” pedestrian activity.

Commissioner Deits inquired as to the zoning designation for the property to the west.

Associate Planner Wyatt responded the property is in East Lansing and she was unsure at this point of time.

Commissioner Deits requested staff provide the zoning designation at the next meeting where this project is discussed.

Chair Scott-Craig stated he believed it was office.

Commissioner Deits inquired if there was a continuous sidewalk planned at the south end of the property which would circumnavigate the project.

Mr. Calhoun replied in the affirmative, showing a sidewalk connection from the property line up to the sidewalk on Grand River Avenue with internal sidewalks which connect to existing shopping.

Commissioner Tenaglia believed bringing the building up to Grand River creates a blind corner. She stated the subject site is not a good place for office as there is no visibility along Grand River.

Commissioner Ianni voiced appreciation that the trees are screening the off street parking along Grand River Avenue.

Commissioner Deits inquired if the northeast exit was strategically placed to provide six (6) parking spaces needed to meet the parking requirement. He suggested if not needed, it would be nice to have more landscaping in that spot.

Commissioner Van Coevering questioned whether the access to the east makes a connection through to Northwind Drive.

Mr. Calhoun showed how a vehicle could traverse through the area.

Commissioner Van Coevering voiced support for that connection as the Township advocates for service drives and it prevents some vehicular traffic from traveling back onto Grand River Avenue to reach the shopping area.

Chair Scott-Craig pointed out there is another access drive behind the existing shopping center.

Commissioner Jackson stated she did not see access over to the other end of Northwind Drive.

Mr. Calhoun replied it is not a drive, but traverses through the parking lot.

Commissioner Ianni suggested the number of parking spaces can be reduced if the Planning Commission looks at the number of parking spaces needed as calculated by the developer v. the number of parking spaces per Township ordinance.

Mr. Calhoun believed the applicant is close to the number of parking spaces needed in order for the businesses to be successful.

Commissioner Deits suggested parking on either side of the recycling center, ten spots immediately to the south, leaving them landscaped for now, but allow the applicant the ability to use for parking if the demand required it. Trend is for less parking.

Commissioner Jackson suggested consideration of the removal of parking spaces in some places could alleviate setback issues.

Chair Scott-Craig asked for clarification of information in the staff report which stated a 100 year floodplain determination is not required.

Associate Planner Wyatt responded there is no requirement to provide stormwater detention for a 100 rain event on the site.

Chair Scott-Craig indicated that since this project is next to the river, stormwater is important. He suggested placement of curb and gutter with appropriate gaps to force the water to flow into the greenspace area.

Chair Scott-Craig indicated 2900 Place (across the street) has its own two-deck parking lot and has an informal agreement with the current property owner to provide parking.

Mr. Calhoun indicated he was not aware of the agreement.

Chair Scott-Craig expressed appreciation for the letter provided by the applicant from the ICRD, but would also like the Michigan Department of Transportation and the ICDC to offer comments.

Mr. Calhoun responded that letters have been sent, but he has not yet received a response. He stated he began his dialogue with the ICDC in April, but it is his intent to use the existing storm system.

Chair Scott-Craig addressed the traffic study report, which indicated the area has a designation of F and the additional traffic would lower that rating. He asked the dates when traffic counts were taken.

Mr. Calhoun responded in late May or early June.

Chair Scott-Craig replied there is a real problem with traffic study accuracy as MSU held final exams the first week of May and then left the area. He stated the project will create more traffic in an already congested area and must be dealt with in some fashion.

Mr. Calhoun offered that he had a discussion with the traffic engineer which resulted in eliminating over half of the six (6) existing access points from the site to Northwind Drive in an effort to "push" vehicles over to the traffic light. He addressed the need for the signal to be modified to address additional traffic, some of which will be created by Whole Foods.

While acknowledging there is access in front of the site to bus service in one direction, Chair Scott-Craig expressed concern that pedestrians must cross five (5) lanes of traffic on Grand River to have access to bus service in the opposite direction. He suggested consideration be given to providing a shuttle service to campus which would help address this safety issue. Chair Scott-Craig reiterated his problem with all the additional traffic being created.

Chair Scott-Craig inquired of Mr. Calhoun as to who owns the private portion of Northwind Drive.

Mr. Calhoun believed it was the same developer as 2900 Place, the Eyde Company.

Chair Scott-Craig offered a partial solution to the traffic issue in making that portion of Northwind one-way after the commercial portion.

Chair Scott-Craig addressed Planning Commission desire for setbacks as they are green. While appreciative of the developer's concept of staying within the footprint of the buildings, he stated the applicant could make alterations to the design of the site so that such significant variances/waivers are not necessary since the site is being cleared. Chair Scott-Craig objected to a variance request from 15 feet to zero feet.

Mr. Calhoun responded the zero foot setback is a preexisting condition, and the developer is opening up the front from the setback currently in place. He did not believe they were exacerbating the existing condition relative to setbacks.

Chair Scott-Craig recognized the applicant was reducing the imperviousness of the site by a small amount, but reiterated that one of the "tradeoffs" for increased density is extraordinary amenities. He stated there is Planning Commission desire for more greenspace than the bare minimum.

Chair Scott-Craig stated LED lighting is not really an amenity and should no longer be listed among the amenities within our ordinance. He requested the applicant come back with a list of extraordinary amenities not just for the residents, but the public as well. Chair Scott-Craig reminded Mr. Calhoun four (4) extraordinary amenities must be provided in order to receive the density bonus.

Commissioner Tenaglia expressed appreciation for comments by the previous speaker, but was concerned with all the problems being expressed now when the applicant had come before the Planning Commission earlier in the year for feedback.

Chair Scott-Craig explained the concept plan does not have the detail that is now available in the proposed MUPUD.

Commissioner Van Coevering asked if the Township wasn't creating some of the pervious/impervious surface problems with the amount of required parking. She believed the Township was self-creating some of the impervious surface. Commissioner Van Coevering suggested consideration be given relative to some of the setback requirements for this infill redevelopment project, stating waivers are appropriate in these circumstances. She stressed that LED lighting is considered an amenity in our ordinance, and the Planning Commission is constrained by the Township's ordinances.

Commissioner Jackson agreed with Chair Scott-Craig that the applicant's interpretation of redevelopment as placing something new on a site exactly under the conditions of the old layout was not necessarily correct. She stressed that Planning Commission consideration of redevelopment deals more with reuse of an existing building rather than reuse of land.

Commissioner Jackson noted an earlier comment by the applicant that he likes to use pavers in the public park, but it does not count toward less impervious space. She questioned why that mattered, and if it makes sense to the developer to do that, it could be offered as an extraordinary amenity.

Commissioner Jackson asked how the units were marketed.

Mr. Calhoun noted each bedroom has its own bathroom, but each bedroom was not being marketed as one unit.

Commissioner Jackson asked for an explanation of Storz relative to an upgrade of the fire hydrants.

Associate Planner Wyatt replied it is her understanding Storz is a quick connect hose coupling for fire hoses to attach to fire hydrants and an upgrade to meet current Fire Department standards.

Commissioner Jackson believed there is a greater expectation in proposed redevelopment to meet the current standard to the extent possible without relying upon the fact a waiver or variance can be requested.

Commissioner Cordill reminded fellow Commissioners that relative to the parking, the number of units being requested is what is driving the number of spaces required.

Commissioner Ianni inquired if the bus stop on the north end of the property services MSU campus.

Mr. Calhoun responded it is part of the CATA bus system.

Commissioner Ianni asked where the nearest crosswalk was located in the event someone wanted to take the bus west to East Lansing.

Mr. Calhoun believed it would be traffic light on Northwind Drive to the east and Hagadorn Road to the west, approximately 1,000 feet in each direction.

Commissioner Deits reminded Planning Commissioners redevelopment adds to the economics of the Township and this development will become a viable economic unit where there is none now. He stated that is one reason why the Planning Commission provides flexibility. Under the MUPUD ordinance, he stated the Planning Commission does not necessarily need to follow the Township's parking requirements. He indicated the world of parking is changing rapidly and 1970 parking standards do not necessarily apply today.

Chair Scott-Craig closed the public hearing at 9:38 P.M.

7. Unfinished Business (None)

8. Other Business (None)

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports

Chair Scott-Craig expressed appreciation to Commissioner Deits for representing the Planning Commission at the Board meeting where the appeal of the cell tower was discussed.

A. Future Projects/New Applications

- i. SUP #15-14051 (Department of Parks & Recreation), request to impact the 100-year floodplain associated with replacing the Wonch Park Pavilion and portions of the internal sidewalk at 4555 Okemos Road, Okemos.

B. Update of Ongoing Projects

- i. Site Plans Received – NONE
- ii. Site Plans Approved - NONE

10. Public remarks

Chair Scott-Craig opened and closed public remarks.

14. Adjournment

Chair Scott-Craig adjourned the regular meeting at 9:41 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

**Rezoning #00150
(St. King)
September 10, 2015**

APPLICANT: Judith St. King
5180 Madison Avenue B-2
Okemos, MI 48864

STATUS OF APPLICANT: Owner

LOCATION: 4660 Marsh Road, Okemos in Section 21 of the Township.

REQUEST: Rezone to PO (Professional and Office)

CURRENT ZONING: RC (Multiple Family-Medium Density)

AREA OF SUBJECT SITE: Approximately 1.18 acres

EXISTING LAND USE: Health Clinic

AREA LAND USES:
North: Vacant (across Marsh Road)
South: Residential dwellings and an eye clinic
East: Condominiums and church
West: Duplex and vacant (across Marsh Road)

CURRENT ZONING IN AREA:
North: C-2 (Commercial)
South: RC (Multiple Family-Medium Density)
East: RC (Multiple Family-Medium Density)
West: C-2 (Commercial) and RC (Multiple Family-Medium Density)

FUTURE LAND USE MAP DESIGNATION: Residential 5.0 to 8.0 dwelling units per acre

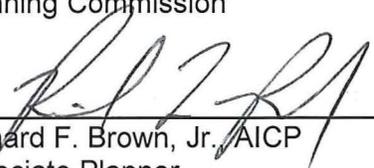
FUTURE LAND USE MAP:
North: Commercial
South: Residential 5.0 to 8.0 dwelling units per acre
East: Residential 5.0 to 8.0 dwelling units per acre
West: Commercial

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:


Richard F. Brown, Jr. AICP
Associate Planner

DATE: September 10, 2015

RE: Rezoning #00150 (St. King), request to rezone 4660 March Road from RC (Multiple Family-Medium Density) to PO (Professional and Office).

In 2000, Judith St. King requested a rezoning of approximately 1.18 acres of land, located on the eastside of Marsh Road, south of Grand River Avenue and north of Hamilton Road, in Section 21 of the Township. The public hearing was held on November 13, 2000 and subsequently on November 27, 2000 the Planning Commission voted to table the request without making a recommendation to the Township Board. The applicant is requesting the case be taken off the table and a recommendation be forwarded to the Board.

The subject site is currently occupied by an approximate 4,772 square foot structure used as a clinic. The original structure was constructed as a residence in 1941 and remodeled into a clinic, as non-residential use permitted by special use permit in a residential district in 1993 (SUP #92141). A 1,254 square foot former home, which is now used for storage, is also on the site.

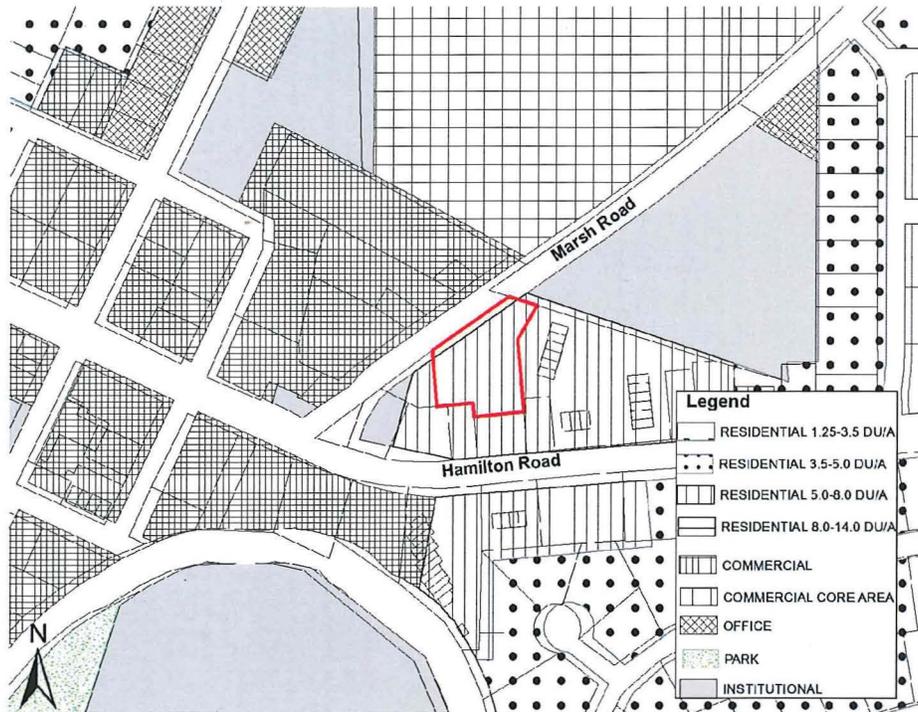
AERIAL MAP



2005 Master Plan

The 2005 Master Plan's Future Land Use Map designates the subject site in the Residential 3.5 to 8.0 dwelling units per acre category.

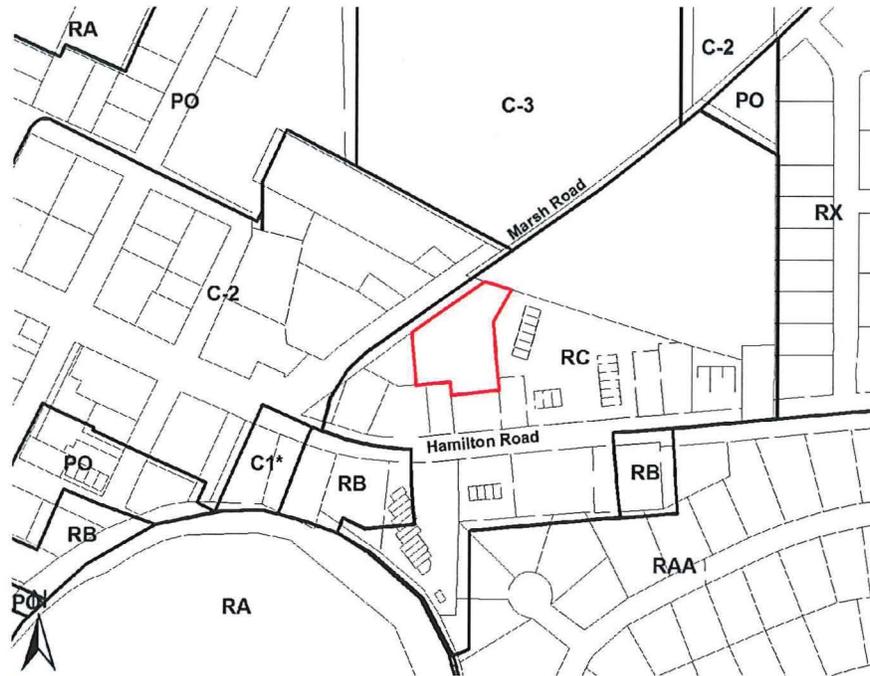
FUTURE LAND USE MAP



Zoning

The 1.18 acre subject site is currently zoned RC (Multiple-Family, 14 units per acre) and contains approximately 169-feet of frontage on Marsh Road. The subject site conforms to the minimum area and lot width requirements of both the RC (Multiple Family-Medium Density) and the PO (Professional and Office) zoning districts. The districts require a minimum lot frontage of 50 feet in PO and 100 feet in RC and a minimum lot area of 5,000 square feet in PO and 11,000 square feet in RC.

ZONING MAP



Physical Features

The subject site contains an approximate 4,772 square foot clinic and 1,254 square foot storage building (former second residence), along with associated parking and site landscaping. The property gently slopes from a high elevation of 865-feet above mean sea level in the northeast portion of the site to a low of 859-feet above mean sea level in the southwest. There are no wetlands or floodplains located on the subject site. In addition, no features associated with the Greenspace Plan are depicted on or near the subject site.

Public Utilities

Public water and sanitary sewer are available to serve the subject site.

Streets and Traffic

The subject site contains approximately 169 feet of frontage along Marsh Road, which is composed of a four-lane paved roadway and a center turn lane, with concrete curb and gutter and a seven foot pedestrian/bicycle pathway. Marsh Road is classified as a principal arterial road.

According to the 8th Edition of the Trip Generation Manual, a Clinic, which is permitted by special use permit in a residential district, produces an average of 5.18 trip ends per 1,000 square feet of gross floor area during the PM peak hour and a total of 31.45 trip ends on the average weekday. Based on the 4,772 facility, this equates to 25 trip ends during the PM peak hour and 150 trip ends on the average weekday over a 24-hour period.

By comparison, a similar sized Medical-Dental Office Building, which is permitted by right in the PO (Professional and Office) zoning district, would produce approximately 17 trip ends during the PM peak hour (3.56 per 1,000 square feet) and 172 trip ends over a weekday 24-hour period (36.19 per 1,000 square feet).

A traffic report is not warranted due to the minimal difference in estimated peak hour and daily trip ends between clinics and office uses.

Staff Analysis

Judith St. King's request to rezone the subject site to PO (Professional and Office) was first heard by the Planning Commission on November 13, 2000. The case was then tabled by the Commission on November 27, 2000. Staff memorandum and minutes from those meetings are attached for review.

When evaluating the rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in both the current and proposed zoning districts as well as topics listed on the rezoning application such as changing conditions in the vicinity of the site; consistency with the 2005 Master Plan; furtherance of health, safety and welfare; compatibility with surrounding uses; potential adverse impacts to the environment; identified community need; logical and orderly development pattern; and/or better/more efficient use of land.

Existing land uses along the southeast side of Marsh Road, to the northeast of Hamilton Road, consist of an eye clinic (a non-residential use permitted by Special Use Permit #03021), a duplex, the subject site (a non-residential use permitted by Special Use Permit #92141 and 97-92141), and a church (a non-residential use permitted by Special Use Permit #02021). Further northeast along Marsh Road, the properties are zoned PO (Professional and Office) and Commercial. On the north side of Marsh Road, the properties are zoned Commercial and currently consist of vacant land and Meijer.

While the proposed rezoning of 4660 Marsh Road does not conform to the 2005 Master Plan's Future Land Use Map, the request is consistent with the Plan's third goal and associated objectives "*to maintain the viability of existing Township businesses.*"

The subject site has gone through two past Special Use Permit reviews. The first occurred in 1992, which granted a Special Use Permit for a non-residential use in a residential district, so the then vacant residence could be converted into a clinic. In 1997, a modification to the permit was approved which allowed for an addition to the facility. As an existing and approved non-residential use in a residential district, the clinic complies with each of the site location standards of Section 86-654(e), as well as the site development standards of Section 86-654(f)(2).

Planning Commission Options

The Planning Commission has the option to recommend approval or denial of the proposed rezoning. A motions will be provided for consideration at a future meeting.

Attachments

1. Application materials
2. Staff memorandum from 2000
3. Planning Commission minutes from 2000

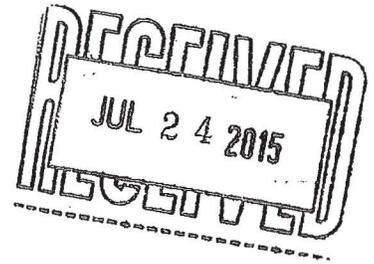
Planning Commission Options

The Planning Commission has the option to recommend approval or denial of the proposed rezoning. A motions will be provided for consideration at a future meeting.

Attachments

1. Application materials
2. Staff memorandum from 2000
3. Planning Commission minutes from 2000
4. Communications from 2000

Wm. K. Miller, Ph.D.
Judith St. King, LMSW, Ph.D.
4660 Marsh Road
Okemos, MI 48864



Meridian Township Planning Commission
Administrative Building
5151 Marsh Road
Okemos, MI 48864

July 21, 2015

To the Meridian Township Planning Commission,

We, Dr. William K. Miller and Dr. Judith St. King, request that the Planning Commission take action on rezoning case # 00150. Please take this item off the table and begin a public hearing. At the time of the original rezoning request this case was tabled to wait on an updated Master Plan.

We would very much appreciate being placed on the agenda for the last meeting in August or the first Planning Commission meeting in September, 2015.

Thank you in advance.

Wm. K. Miller, Ph.D.

Judith St. King, LMSW, Ph.D.

Official Use Only:

A. Rezoning No. _____ Date Received _____
Project Name _____ Received by _____
Total Acres _____ Action/Date _____

CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD
OKEMOS, MI 48864
(517) 349-1200

REZONING APPLICATION

B. Applicant/Owner Judith St. King
Address of applicant 4441 Elmwood
Okemos, MI 48864
Telephone (Work) (517) 349-6145 x 11
Telephone (Home) " 349-6143

C. Architect, Engineer or Planner responsible for request if different from applicant:
Name _____
Address _____
Telephone _____
Contact Person _____

D. Site address/location 4660 Marsh Rd, Okemos, MI
Legal description (attach if necessary) _____

E. Current zoning Multi-Residential (sup-clinic) (RC)
Requested zoning Office Professional (PO)
Reason why rezoning should be granted (attach if necessary) Attached.

F. Is rezoning consistent with Comprehensive Plan? see attached - yes.

Judith St. King
Signature of Applicant

07-07-00
Date

Fee: \$600.00

Received by/Date: [Signature] 7/7/00

Rezoning Application:

Error in the Ordinance: N/A

Consistency with this Ordinance: Not conflictual.

Consistency with the Comprehensive Development Plan: The rezoning of this site is consistent with the Comprehensive Development Plan. The Comprehensive Development Plan indicates the importance of mixed use activity districts, one of these being the Meridian Center. Our site, located on the east side of Marsh Road and near Hamilton is adjoining this district. The Future Land Use Map proposes to “integrate office and residential uses in a cohesive mixed use district. The organization of uses is based on a transitional land use planning concept, whereby the intensive commercial core is buffered from outlying single-family neighborhoods by a series of progressively less-intensive land uses. For example, the office uses proposed east of the commercial core serve as a buffer for the adjoining moderate density residential development (3.5 - 8.0 units per acre). This moderate density residential development in turn serves as a buffer between the office uses and the single family development farther east.”

Our proposed rezoning will begin the transition into the commercial core and is consistent with the land use for the property south of our site that is proposed to be commercially zoned.

Compatibility with the Surrounding Uses: Currently the site is operated under a special use permit allowing it to be utilized as a health clinic. This site would continue to operate primarily as a health clinic, however it is being underutilized at this time and rezoning will allow more effective use of the building.

The land located on the west side of Marsh Road is zoned commercial and according to Mr. Kieselbach, there has been increased interest in development of this space. The land to the east is zoned multiple residential. Two lots on Marsh Road and three lots along Hamilton are projected to be rezoned commercial according to the Comprehensive Development Plan. The church property on Marsh Road is not likely to have a change in rezoning. The rezoning of our location would create an ideal buffer between areas and is in keeping with the increasing commercial tenor of the Hamilton Road and Marsh area intersection.

Changing Conditions: The new round about at Marsh Road and Hamilton Road has changed the traffic patterns. Traffic is concentrated and continuous, making the area more favorable toward a business climate than for residential. The property at Marsh Road is less than fifty yards from the round about.

Effect on Natural Environment: The change in zoning does not affect any further change to the environment as this property currently has a special use permit for office clinic. Therefore there would be no change in the natural functioning of the environment from the existing conditions.

Effect on Public Services & Infrastructure: Because this site has been used as a clinic for the last five years, there would be no further change.

Community Need: The site will continue to be utilized in the same capacity and provide space for other professionals. At this time we have had requests to rent to graphic designers, attorneys, and office temp agencies. In addition, our commercial Realtor (Stockwell) has received numerous requests to rent our lower level office suite for professional office space. All of these requests had had to be denied due to our current restrictive zoning. Some of these businesses have had difficulty locating elsewhere for a comparable location and quality, indicating a community need at this particular location.

Development Patterns: Due to the changing conditions of this area, the rezoning is a logical change for this site.

**Rezoning #00150
(St. King)
November 9, 2000**

APPLICANTS: Judith St. King
4441 Elmwood Drive
Okemos, MI 48864

CURRENT ZONING: RC (Multiple Family-Medium Density)

PROPOSED ZONING: PO (Professional Office)

LOCATION: 4660 Marsh Road, Okemos, eastside of Marsh Road,
south of Grand River Avenue and north of Hamilton
Road, in Section 21 of the Township.

AREA OF SUBJECT SITE: Approximately 1.18 acres

EXISTING LAND USE: Health Clinic: Women's Personal Growth and Therapy
Center

AREA LAND USES:

North:	Retail/Commercial
South:	Residential dwellings
East:	Condominiums and church
West:	Duplex

AREA ZONING:

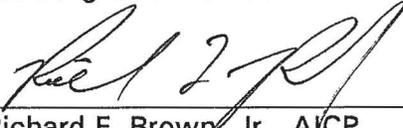
North:	CS (Community Service)
South:	RB (Single Family-High Density) & PO (Professional Office)
East:	RC (Multiple Family-Medium Density)
West:	CS (Community Service)

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:


Richard F. Brown, Jr., A/CP
Associate Planner

DATE: November 9, 2000

RE: Rezoning #00150 (St. King), request to rezone approximately 1.18-acres on the eastside of Marsh Road, south of Grand River Avenue and north of Hamilton Road, in Section 21, from RC (Multiple Family-Medium Density) to PO (Professional Office).

Judith St. King is requesting a rezoning of approximately 1.18 acres of land, located on the eastside of Marsh Road, south of Grand River Avenue and north of Hamilton Road, in Section 21 of the Township. The subject site is currently occupied by an approximate 4,772 square foot structure used as a clinic. The original structure was constructed as a residence in 1941 and remodeled into a clinic in 1993.

The subject site has gone through two Special Use Permit reviews. The first occurred in 1992, which granted a Special Use Permit for a non-residential use in a residential district, so the residence could be converted into a health clinic (Women's Personal Growth and Therapy Center). In 1997, a modification to the permit was approved which allowed for an addition to the facility.

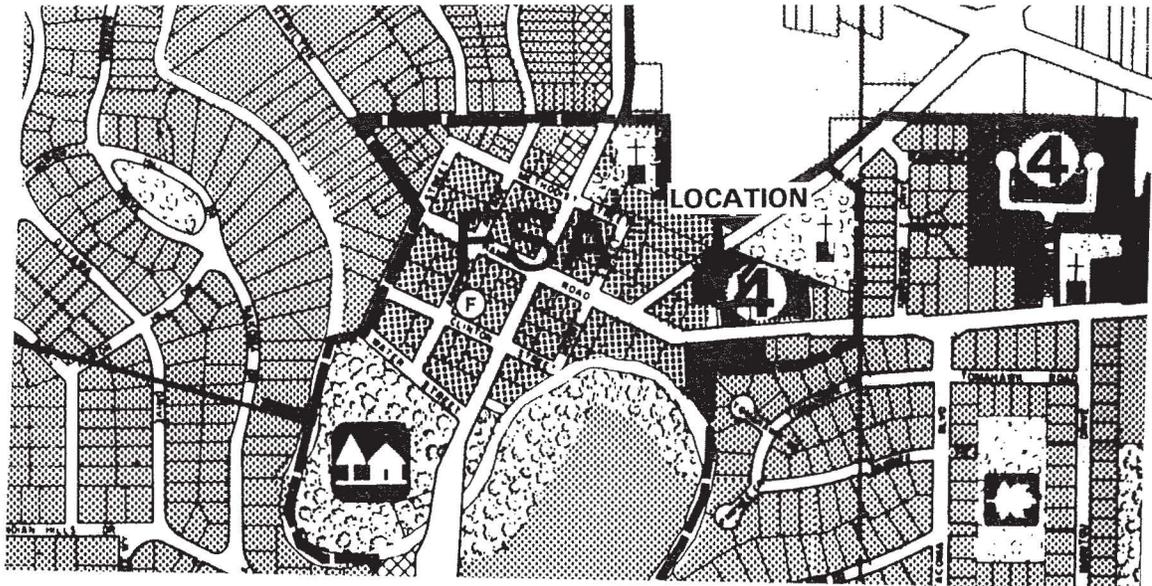
Comprehensive Development Plan

The 1993 Comprehensive Development Plan designates the subject site as Residential 3.5 to 8.0 dwelling units per acre. The requested rezoning to PO (Professional Office) is not consistent with the 1993 Comprehensive Development Plan.

Properties surrounding the subject site are designated as follows:

- North: Commercial Core
- South: Residential 1.25 to 2.5 and Residential 3.0 to 8.0 dwelling units per acre
- East: Semi-Public (Church), Residential 1.25 to 2.5 and Residential 3.0 to 8.0 dwelling units per acre
- West: Residential 1.25 to 2.5 dwelling units per acre

COMPREHENSIVE DEVELOPMENT PLAN MAP



Zoning

The 1.18 acre subject site is currently zoned RC (Multiple Family-Medium Density) and contains approximately 169-feet of frontage on Marsh Road. The subject site conforms to the minimum area and lot width requirements of both RC (Multiple Family-Medium Density) and PO (Professional Office) zoning districts. The districts require a minimum lot frontage of 50 feet in PO and 100 feet in RC and a minimum lot area of 5,000 square feet in PO and 11,000 square feet in RC.

The current RC (Multiple Family-Medium Density) zoning allows a maximum of 14 dwelling units per acre. Based on this number, approximately 16 dwelling units could be constructed on the subject site under RC zoning.

Based on the calculations provided in the 1993 Comprehensive Development Plan, under PO zoning approximately 16,164 square feet of office space could be developed on the subject site ($1.18 \times 43,560/3.18$). However, the subject site is oddly shaped and much of its area is located within the 110-foot setback from the center of the Marsh Road right-of-way or within the setbacks from adjacent residential zoning districts. Of the 1.18 acres, the building envelope is only approximately 6,400 square feet.

Physical Features

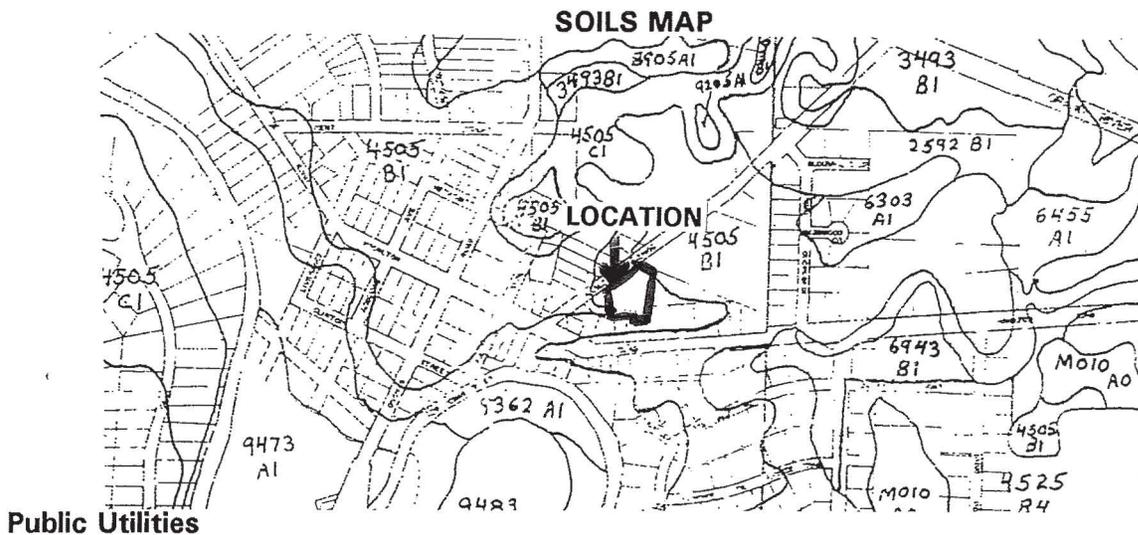
The site gently slopes from a high elevation of 865-feet above mean sea level in the northeast portion of the subject site to a low of 859-feet above mean sea level in the southwest. There are no wetlands or floodplains located on the subject site.

Soils

The following predominant soil types impact the development of the subject site:

4505 B1; Marlette Fine Sandy Loam, 2 to 6 percent slopes: The Marlette series consists of well drained soils formed in glacial till on moraines and till plains. There are no severe limitations.

4505 C1; Marlette Fine Sandy Loam, 6 to 12 percent slopes: The Marlette series consists of well drained soils formed in glacial till on moraines and till plains. There are no severe limitations.



Public Utilities

Public water and sanitary sewer are available to serve the subject site.

Streets and Traffic

The subject site contains approximately 169 feet of frontage along Marsh Road, which is composed of a four-lane paved roadway, with concrete curb and gutter and a 7-foot pedestrian/bicycle pathway. The most recent traffic data for Marsh Road south of Grand River Avenue, from the Ingham County Road Commission indicated an average of 13,356 cars per day utilizing Marsh Road south of Grand River Avenue in 1997.

Marsh Road is also classified as a minor arterial road in the 1993 Comprehensive Development Plan.

Based on an estimated 16 multiple-family dwelling units, which could be constructed on the subject site under the RC regulations, approximately 105 vehicle trip ends would be produced on the average weekday (6.59×16). Based on a 6,400 square foot office building figure, the number of potential trip ends is approximately 71 per weekday.

Staff Analysis

The proposed PO district requires a 50-foot setback from adjacent residential zoning districts, whether single-family, duplex, or multiple family. The existing RC zoning also requires a 50-foot setback, but only from single family residential zoning. The subject site is surrounded on all sides by commercial or multiple-family zoning. Non-residential uses are located to the east (First Baptist Church) and north (Meijer's) of the subject site. PO (Professional Office) zoning is located northeast of the church at 4740 Marsh Road. Otherwise, the eastside of Marsh Road between Hamilton and Grand River is zoned multiple-family residential, except at the corner of Marsh and Grand River.

As noted previously, the subject site conforms to the requirements of the PO (Professional Office) district standards of the Code of Ordinances. While the proposed rezoning of 4660 Marsh Road does not conform to the 1993 Comprehensive Plan's Future Land Use Map, the request is consistent with the plan's objective to maintain the viability of existing Township businesses. The Planning Commission will need to determine whether placing PO (Professional Office) zoning in this location is an appropriate and logical development pattern or whether the special use permit for a non-residential use in a residential district is sufficient to address the need of the applicant and the community. Differences between these two options include:

- Larger minimum lot size requirements for the non-residential uses in residential districts.
- More descriptive appearance/residential compatibility requirements for non-residential uses in residential districts.
- Larger minimum setbacks for uses in PO districts.
- Uses permitted by right as well as special use permit in the PO district, where non-residential uses in residential districts are use specific and all require a special use permit.

Under the PO (Professional Office) regulations the subject site could potentially be split. However, the odd shape of the parcel would limit its development potential, due to required setbacks.

Changes that have occurred in the vicinity of the subject site since the adoption of the 1993 Comprehensive Development Plan include the construction of the Marsh/Hamilton round-a-bout, the new northbound right-turn lane on Okemos Road, the enlargement of the Meridian Mall.

Planning Commission Options

The Planning Commission has the option to recommend approval or denial of the proposed rezoning. Alternative motions will be provided at a future meeting.

Attachments

1. Applicant's reason for the rezoning and map of the site
2. Letter from the Ingham County Road Commission, dated October 31, 2000

5. Communications

Rick Brown summarized the communications from:

- A. Tom Cousino, regarding the importance of parks and ponds in the Township.
- B. Responses from the Parks and Recreation Department Director and Staff thanking Mr. Cousino for his letter.
- C. Gould Investors, regarding easement streetscaping along the road as outlined in the Grand River Corridor Plan.
- D. Copy of the Special Use Permit approval letter from the St. King site.

Copies are available for review in the Department of Community Planning and Development.

6. Announcements

None

7. Township Board, Planning Commission, committees, and staff comments and reports

Mark Kieselbach reported at its November 9, 2000 meeting, the Township Board:

- A. Granted final adoption on Rezoning #97210 (Okemos Dental)
- B. Granted final adoption to Rezoning #00140 (Federau & Wallin)
- C. Granted final adoption for Zoning Amendment #00050 (Planning Commission)
- D. Introduced for subsequent adoption on Zoning Amendment #98150 (Planning Commission)
- E. Granted final approval on Preliminary Plat #96022 (Eyde)
- F. Introduced for subsequent adoption on Zoning Amendment #99120 (Planning Commission)
- G. Denied the appeal of Special Use Permit #00121 (Eyde)
- H. Denied the appeal on the extension of Special Use Permit #99151
- I. Denied the appeal on Special Use Permit #99091 (Walmart)

8. Public Hearings

- A. Rezoning #00150 (St. King), request to rezone 4660 Marsh Road, Okemos, from RC (Multiple Family-Medium Density) to PO (Professional Office)

Rick Brown outlined the proposed request at which time it was opened for public hearing.

Applicant's opening statement: Dr. William Miller, 627 Earliglow Lane, Haslett, business partner and property owner with Dr. Judith St. King, summarized the building, practice and expansion of the site through photographs. The proposed rezoning will offer an opportunity for rental of their under-utilized additional space during the expansion of their business, which they have been unable to lease at the present zoning. Their needs will be consistent with Comprehensive Development Plan with respect to mixed uses and transitional land zoning while

preserving the architectural integrity of the neighborhood.

Public Remarks:

Joanne Kordas, 2024 Hamilton Road, Unit 106, Okemos, spoke in opposition citing increased density and traffic in a residential neighborhood and does not want an office property encroaching on her property. She is also opposed to the current zoning of a medium density and asked to have this site reduced to a lower density and the property across the street, currently zoned commercial, rezoned to a lower density.

Eleanor Luecke, representing LINC, read a letter of opposition into the record.

Questions from Commissioners:

Commissioner S. Smith asked if there is not enough space available for parking. Dr. Miller replied the special use permit only allows for leasing to other health care providers. While the buildings is well-suited for their business, another tradition health care provider would require more space and plumbing facilities that are not present in this building. Two physicians have looked at the property but found the leasing space insufficient for their needs. If the site was zoned professional office, the needs would be less intense than a physician's and would offer a better opportunity for leasing. When asked if there are plans to add onto the building or to rebuild, Dr. Miller replied no. When asked if the condition on the special use permit limits what can be done on the site, Dr. Miller replied yes. Staff replied it is not a condition on the special use permit, it is the Ordinance regarding non-residential uses in residential districts. When asked under the Ordinance, a law office cannot be located on the site, Staff replied yes.

Commissioner Brixie asked when was the addition built. Dr. Miller replied two years ago. When asked if the addition was too large and is the reason for the desire to rent out the unused space, Dr. Miller replied the original plan was to build for the current use and future growth which was projected for five to ten years down the road and this leaves some of the space under-utilized. When asked if the special use permit can be modified to allow for the rental of office space, Staff replied no because that would be allowing a use in a district that is not allowed. When asked if the applicant could seek a variance, Staff replied Townships are not allowed to issue use variances. When asked what uses are allowed other than health care, Staff replied churches, schools, daycare centers, clinics, hospitals, and assisted living facilities.

Commissioner Hotaling asked if the church is considered a residentially related use. Staff replied it is non-residential use in a residential district. When asked if everything else to the east and south and southwest is occupied and used as residential, Staff replied yes but the area southwest of the roundabout is offices. When asked if on the northwest side of Marsh Road is vacant lots but are zoned commercial, Staff replied yes. When asked if this request would not fit the pattern in the area, Staff replied it is all residential zoning along the southeast side of Marsh Road from the roundabout to the PO area. When asked if the

south side of Hamilton Road is zoned residential, Staff replied yes. When asked if it includes the area over to the roundabout, Staff replied yes.

Commissioner S. Smith asked if there was a question of a psychologist not fitting into the area. Dr. Miller replied no. When asked if a smaller building of PO would fit into this area, Staff replied from the perimeters listed in the Comprehensive Plan, 3.18:1 floor area ratio based on this area, states 16,000 square feet of office space could be developed, but with the setbacks on Marsh Road and the 50 foot required setback from all residential zonings, it would shrink the size down to 6,400 square feet. When asked the size of the current building, Staff replied under 4,800 square feet and the empty outbuilding has 650-700 square feet. When asked if this building is within the 50 feet setback, Staff replied it is 54 feet from a residential area.

Commissioner Brixie asked if the building is conforming under PO. Staff replied yes. When asked if it meets the impervious/pervious ratio, Staff replied the site conforms.

Chair R. Smith asked if there is room to add onto the building. Staff replied based on the calculation of 6,400 square feet, there could be room for 15-16,000 more square feet. When asked if there is an intent to tear the building down, Dr. Miller replied no. When asked if the intent is to add onto the building, Dr. Miller replied yes. When asked if the rezoning request is to allow the area to be leased to non-health related offices, Dr. Miller replied yes.

Applicant's closing statement: Dr. Miller replied he and Dr. St. King are proud of the building and site. They both run viable businesses and have a projected business plan for the next 15-20 years. They do not have any intention to turn the building or property over to anyone else. The rezoning to professional office would be a benefit in allowing them the ability to lease the extra space and offer the flexibility necessary to proceed with the growth of their businesses.

Chair R. Smith declared the public hearing closed.

extraordinary period. It may be an overestimation of the amount of land area needed and a range of values must be considered. Chair R. Smith asked to have this paragraph clarified.

Commissioner S. Smith asked to have the source footnoted that cites "Recent trends are also showing a higher demand for smaller, freestanding office buildings, minimizing the demand for large, single-user locations" in the last paragraph on page 33. Commissioner Hotaling asked if it is the Land Use Survey. Chair R. Smith asked if it is the CB Richard Ellis Survey. Commissioner S. Smith suggested, for the balance of the paragraph, that it is not necessary that the office uses be in a PO district because they could be put in a commercial district. He suggested it be noted that these things could cause an increase in the retail space or commercial zoning since they also fit in the NS and/or C1 district. Chair R. Smith suggested it needs to be connected to the economic analysis.

Commissioner Hotaling asked for Staff's comment on the document. Staff replied there are additions Staff will make to the report from the planning perspective. It was noted that not all of the information would necessarily be applicable directly to the Comprehensive Plan, but this will be worked out with the Planning Commission. Format and presentation changes will be needed to make it consistent with the current Comprehensive Development Plan. Staff will improve the charts, making them more readable with better titles and sources of information. Commissioner Hotaling questioned the statement of 26,000 per year and asked for a range in the numbers. Chair R. Smith questioned the use of ranges and suggested using the words "average 26,000". It was suggested to state "approximately 26,000; however, economic conditions and other factors could make this amount less or greater". When asked if this is the consultant's final draft, Staff replied yes. When asked if modifications can be made as the Commission sees fit, Staff replied yes.

Chair R. Smith asked if the document is public record. Staff replied yes, to the extent that it is part of the Planning Commission's discussion. Chair R. Smith suggested that if this is the consultant's final document, to include the date, October 26, 2000 on it for the consultant, but to put "DRAFT" on it so that residents understand the Commission is still reviewing it.

6. Unfinished and New Business Items

- A. Rezoning #00150 (St. King) - Staff offered a newer depiction of the site and stated it meets the current setbacks, but if it is rezoned to PO, it would be non-conforming regarding the 50 foot setback.

Chair R. Smith asked if straight to the east and south property lines are 50 feet. Staff replied yes.

Dr. Kerry Miller, 627 Earliglow, Haslett, offered a copy of the Russ Peabody diagram of the site and stated Mr. Peabody indicated there is no way to use the space with the parking setbacks as well as the building setbacks. In order to get access to the back area, it would require removal of existing parking which would result in a zero gain. If they were to use the existing building, they would be

required to add additional parking and there is no place to put additional parking. The diagram does not indicate the water retention pond, which precludes parking in the front of the building or to the side of the building.

Chair R. Smith asked if some parking spaces would be lost in order to access open areas of the property to install additional parking. Dr. Miller replied yes.

Commissioner Hotaling asked what is the use on the property right now. Dr. Miller replied his business is psychotherapy and all of the offices form a mental health clinic. When asked if there are any subparts that would become specialties, Dr. Miller replied there are psychiatrists, medical doctors who specialize in delivering treatment of psychotherapy or psychopharmacology, social workers who deliver psychological services, licensed professional counselors, and marriage and family counselors. These professionals can do the same thing except the psychiatrist has the ability to prescribe medication. A clinical psychologist would be able to do psychological testing, and all of the professions can direct one-on-one or group psychotherapy. When asked if one of those specialties could have an office in the building, Dr. Miller replied at this point in time with their current expertise and talent the wide spectrum is covered. The only thing they do not cover are developmentally disabled, severely profoundly retarded, prohasive developmental disorders or an in-patience population. Those services would not be appropriate in this setting. Commissioner Hotaling voiced concern with changing the zoning to office because of the possibility of changing the original character of the approved SUP on this site. Dr. Miller reported during the past year, they have been trying to attract other medical professionals but there has not been successful. When asked if there was a way to solve the problem without rezoning the area, Staff replied as a medical clinic, there is a variety of medical professions that could lease space in the building without it being an issue. When asked if they could be separate special uses under one umbrella, Staff replied yes. Dr. Miller replied traditional medical professions require a considerable amount of plumbing, and since their profession does not require a lot of plumbing, they did not include it during the remodeling. Other professions such as attorneys or architects do not require that type of plumbing.

Commissioner S. Smith voiced concern that the request would create spot zoning in the middle of a residential area and suggested making it a multi-disciplinary practice taking an approach that allows this under the agues of the medical profession as an SUP possibility. When asked if this would include medical transcriptionist, Commissioner S. Smith replied yes as well as lawyers who take care of people who have serious medical problems. When asked what would happen if the attorney's practice is not 100% medical, Commissioner S. Smith replied it is not a big office use and if it is maintained as a residential zoning district then it restricts what can happen in the area.

Chair R. Smith voiced concern on creating spot zoning, although he supports the concept of creating steps from CS down to PO and then down to Residential. Staff replied the properties to west are designated as commercial towards the roundabout, both across and on the same side down Marsh Road on the

Comprehensive Plan. When asked if the east side is designated as commercial, Staff replied part of it had to do with central Okemos and it is part of the future study area.

Commissioner Hotaling asked if the property to the southwest is designated commercial on the Comprehensive Plan. Chair R. Smith replied yes unless it is changed in the update. Staff replied this area is part of the Central Okemos District Study Area and since it has not been conducted yet, the study may find differently.

Chair R. Smith suggested the commercial will not go east of the round-about but there will never be residential, multiple or single family at the corner. Professional office makes sense there are for this property, but if it proceeds, it would be going against the Comprehensive Plan.

Commissioner Kebler asked if the area of the site is 1.1 acres. Staff replied yes but it includes half of the right-of-way of Marsh Road.

Commissioner Hotaling asked what is to the extreme east. Staff replied it is Hamilton House Condominiums. When asked if it is all multiple family, Staff replied yes.

Commissioner S. Smith suggested postponing the item. This will insure that the applicant will not have to pay additional money, the request stays on the table, and offers an opportunity to work on the Comprehensive Plan over the next few month to see if there is benefit to making the area PO. Chair R. Smith suggested the PO will be a less intensive use in the area than multi-family.

Commissioner Hotaling asked how the applicant would feel if the request is tabled until the Comprehensive Plan work is completed. Dr. Miller replied it appears that this suggestion would be most affective for their purpose. He further stated they have no intention of selling or bulldozing the site and as the setbacks shows, there is no way to expand further. They have saved canopy trees, are proud of the neighborhood, want to be a good neighbor and have not received any complaints from the neighbors.

7. Adjournment

MOVED BY COMMISSIONER S. SMITH to adjourn the work session. Supported by Commissioner Bonfiglio. Voice vote. Motion passed 7-0.

The Work Session adjourned at 7:20 pm.

Commissioner Kebler asked if the netting is a requirement or recommendation from the Drain Commissioner. Staff replied it was the recommendation of the Township Wetland Consultant as an option versus having to get a wetland use permit. When asked if this proposal requires a wetland use permit, Staff replied not if the netting is used.

Chair R. Smith asked if the drainage ditch was constructed as part of the golf course and was not a natural wetland. Mr. Mory replied in order to install the back nine in 1981, the area had to be drained so the ditch was built. The applicant would prefer not to have a wetland in the middle of the driving range, but one of the reasons for proceeding with the netting was to expedite the process somewhat. In the event the applicant finds this is not the best way to go for the range, then they will review the situation and look for alternatives to better address the issue.

Commissioner S. Smith asked if man-made wetlands are protected. Staff replied it can be addressed unless it is a gravel pit.

Applicant's closing statement: Mr. Mory reported they bought the golf course with the intent of making it a nicer facility. They realize the site has deteriorated over the last several years, but feel the changes to the course with the addition of a practice facility and PGA instruction will make this site a nice family and community facility, which would benefit everyone.

Chair R. Smith declared the public hearing closed.

9. Unfinished business

- A. Rezoning #00150 (St. King), request to rezone 4660 Marsh Road, Okemos, from RC (Multiple Family-Medium Density) to PO (Professional Office)

Rick Brown outlined the proposed request at which time it was open for discussion.

Commissioner S. Smith asked where the Comprehensive Development Plan states commercial is appropriate. Staff illustrated the commercial and multiple family areas on the Comprehensive Development Plan Map. Commissioner S. Smith suggested reviewing the entire area to determine what zonings are appropriate before deciding to develop the proposed area at a higher density.

MOVED BY COMMISSIONER S. SMITH to postpone indefinitely consideration of this application. Supported by Commissioner Bonfiglio

Discussion:

Commissioner S. Smith suggested it may be determined that this area may not be commercial but could be developed into a professional office because it does fit fairly well with residential. As its current use, there was only one objection, which was that it was unattractive. This building has been improved since it was purchase and the granting of the special use permit. There have been no complaints regarding noise, odors, or lights and it is closes at a reasonable hour, which is better than an apartment building that is allowed in RC zoning.

Commissioner Rasor asked if this is a postponement that is waiting for the Comprehensive Plan to catch up. Commissioner S. Smith replied this area does need to be reviewed in terms of the Comprehensive Development Plan but the entire area needs the review. With respect to commercial, he questioned the type of development that would want to be situation on a fairly busy road. When asked when the study is planned to be completed on the Okemos area, Commissioner S. Smith replied the committee is addressing the area right now and anticipates addressing these areas early in the year. Commissioner Hotaling replied there are two opportunities. One is that the proposal is part of the Okemos center, which is a special planning project, and second, it is part of the Comprehensive Plan, which is being addressed now. When asked what is the down side of having the applicant come back after the Commission has made a decision on the area with respect to the Comprehensive Development Plan, Commissioner S. Smith replied if the decision is that it is inappropriate to designate the area as PO, then the applicant will have a delay. But if the designation changes to PO, then the applicant will have saved the filing fee and need to make another application.

Voice vote. Motion passed 6-1 (Commissioner Rasor)

10. New business

None

11. New applications

None

12. Site plans received

None

**Special Use Permit #15-14051
(Department of Parks & Recreation)
September 10, 2015**

APPLICANT: Charter Township of Meridian
Department of Parks & Recreation
2100 Gaylord C. Smith Drive
Haslett, MI 48840

STATUS OF APPLICANT: Property owner

REQUEST: Impacts to the 100-year floodplain (floodway) related to the replacement of the pavilion and portions of the sidewalks

CURRENT ZONING: RB (Single Family-High Density)

LOCATION: 4555 Okemos Road – Wonch Park located on the north side of the Red Cedar River in Section 21

EXISTING AREA LAND USES: N: Downtown Okemos, Single-family homes and Commercial
S: Offices
E: Ferguson Park
W: Indian Hills Subdivision

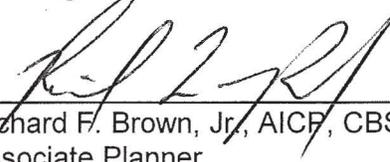
CURRENT ZONING IN AREA: N: RB (Single Family-High Density) and C-2 (Commercial)
S: PO (Professional Office)
E: RA (Single Family-Medium Density)
W: RAA (Single Family-Low Density)

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:


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

DATE: September 10, 2015

RE: Special Use Permit #15-14051 (Parks & Recreation), a request to replace the pavilion and portions of the sidewalk in Wonch Park located in the 100-year floodplain

The Meridian Township Department of Parks & Recreation is requesting a special use permit for the replacement of the existing pavilion and portions of the sidewalk leading to the pavilion in Wonch Park. A special use permit is required because nearly all of Wonch Park, including where the work is proposed to take place, is located in the floodway portion of the 100-year floodplain. Extraction activities, such as the removal of the existing sidewalk, as well as the installation of a pavilion require special use permit approval from the Planning Commission pursuant to Sections 86-436((g)(3) and (g)(4).

The existing Wonch Park pavilion is approximately 43 years old and is situated near the center of the park. The proposed hexagonal pavilion will be located further to the east of the existing pavilion and closer to the parking lot and the restrooms. As a result, the extra sidewalk necessary to access the existing pavilion will be removed.

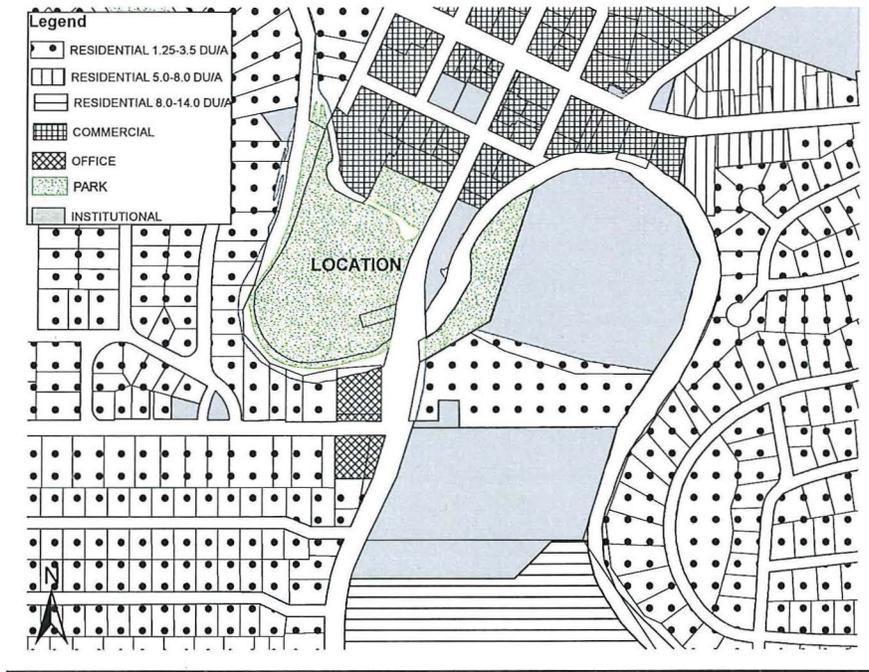
Based on the submitted plans, the total surface area of impact within the 100-year floodplain will equal 2,331 square feet for both the pavilion and sidewalk. As the chart provided below depicts, the revised plans indicate the corresponding amount of fill volume proposed within the floodplain (43 cubic yards) will be equal to the amount being removed from the floodplain.

ACTIVITY	FLOODWAY FRINGE
TOTAL CUT	43 cubic yards
TOTAL FILL	43 cubic yards
Cut to fill ratio	1.00 to 1.00

2005 Master Plan

The 2005 Master Plan's Future Land Use Map classifies the subject site as Park.

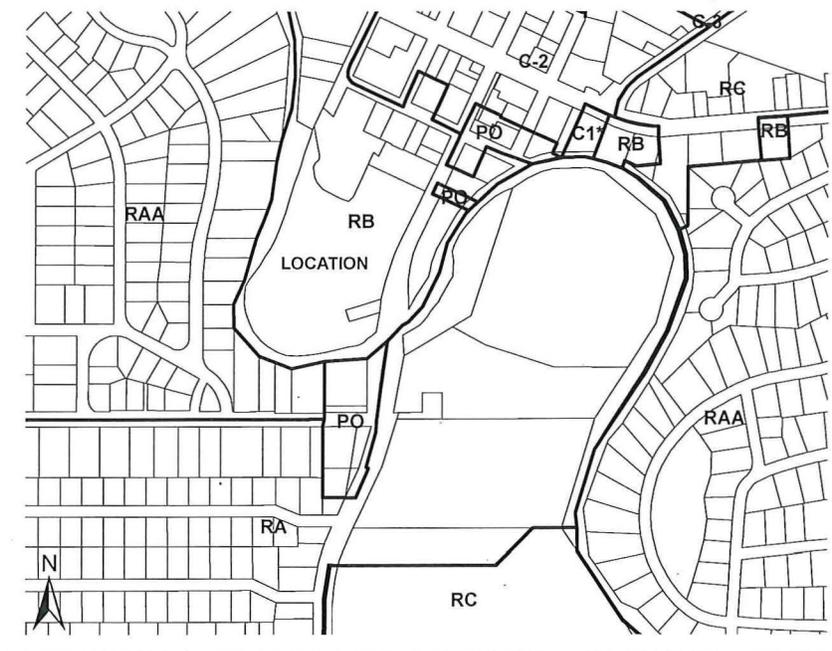
FUTURE LAND USE MAP



Zoning

Zoning for Wonch Park is RB (Single Family-High Density). Park uses are allowed by right in residential zoning districts. Wonch Park is also located in the Conservancy (CV) Overlay zoning district. Pursuant to Section 86-436(f), recreation uses such as parks are permitted by right in the floodway portion of the Conservancy District, though extraction activities and construction of a pavilion require a special use permit under Sections 86-436(g)(3 and (4) of the Code.

ZONING MAP



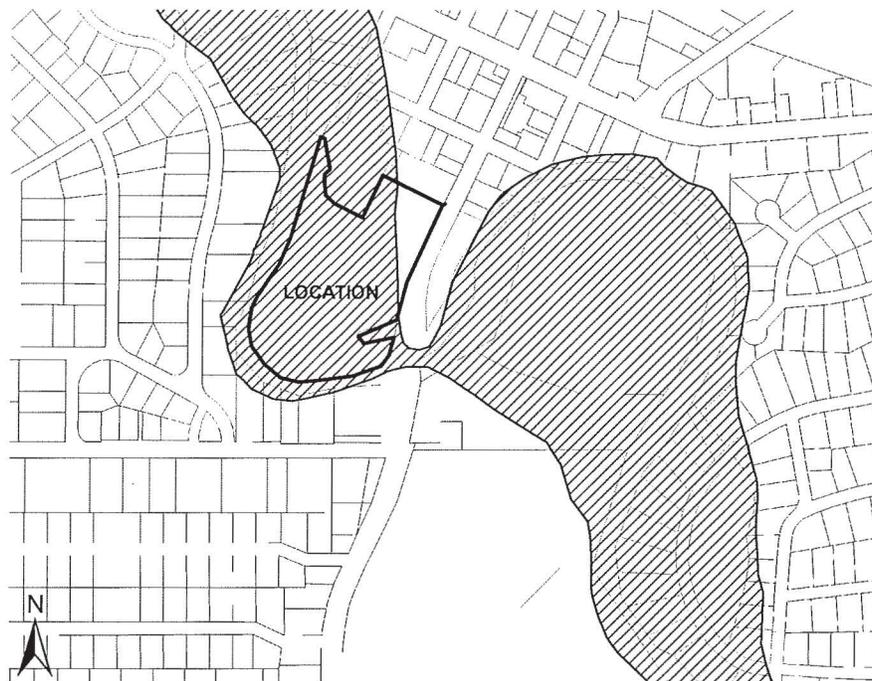
Physical Features

Wonch Park occupies 15 wooded acres on the north shore of the Red Cedar River in Section 21. Nearly the entire subject site is situated within the floodway portion of the 100-year floodplain with most of the remaining portions being in the floodway fringe. Elevations on the site range from approximately 834 feet above mean sea level in the northwest part of the park to approximately 844 feet of mean sea level near Okemos Road.

Floodplain

According to the Township's Flood Insurance Rate Map and Study, the elevation of the 100-year floodplain of the Red Cedar River at Okemos Road is 843.7 feet above mean sea level per the 1929 datum.

FLOODPLAIN MAP



Wetlands

The Township's wetlands map depicts regulated wetlands along the course of the Red Cedar River. Township staff walked the subject site in the fall of 2013 and regulated wetlands do not exist where the new pavilion and sidewalk are proposed to be located.

WETLANDS MAP



Greenspace Plan

The Greenspace Plan shows the Red Cedar riverfront portion of Wonch Park being identified a part of the priority conservation corridor. The proposed pavilion and sidewalk replacement will not impact this area on the subject site.

GREENSPACE PLAN



Staff Analysis

The standards for review of the project are contained in Section 86-126 and Section 86-436 of the Code of Ordinances. Specific guidance for review of applications for work in the floodway can be found in Section 86-436(i). Issues to consider include whether the project has a low flood damage potential, whether there will be minimum obstruction to the flow of floodwaters, whether the project could increase the flood level, and whether the impoundment capacity of the floodplain is reduced.

The replacement sidewalk will be shorter in distance than the current one and will be constructed at the existing grade, thus not increasing the elevation nor providing any obstacles to hinder flood waters. In addition the surface and volume area impacts from the project will match those of the existing one in square footage. As a result, there will be no increase in fill volume within the floodplain. Removed, concrete, and building materials will be required to be deposited at an upland site.

The applicant's permit for the pavilion and sidewalk replacement project is currently under consideration at the Michigan Department of Environmental Quality (MDEQ). The Chief Engineer has reviewed the project and has recommended approval of Special Use Permit #15-14051.

The applicant has requested the Planning Commission make a decision on the special use permit the same night as the hearing so that the project may begin as soon as possible and completed in 2015. Before acting on the applicant's request the same night as the public hearing, the Planning Commission must first suspend Bylaw 6.4a. The following motion is provided to suspend Bylaw 6.4a:

- **MOTION** to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #15-14051 the same night as the public hearing.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny Special Use Permit #15-14051. A resolution to approve has been provided for consideration.

Attachments

1. Resolution to approve
2. Email summarizing revisions to request
3. Application materials
4. Letter from the Chief Engineer
5. Site plans

RESOLUTION TO APPROVE

**Special Use Permit #15-14051
(Parks & Recreation)
Wonch Park**

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 14th day of September 2015, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Meridian Township Department of Parks & Recreation requested a special use permit (Special Use Permit #15-14051) for work in the 100-year floodplain (floodway) associated with the replacement of the pavilion and portions of the sidewalk in Wonch Park in Section 21 of the Township; and

WHEREAS, the extraction of sand, gravel, or other materials in the floodway requires a special use permit pursuant to Section 86-436(g)(3) of the Conservancy District of the Code of Ordinances; and

WHEREAS, a special use permit is required for pavilions pursuant to Section 86-436(g)(4) of the Conservancy District of the Code of ordinances; and

WHEREAS, the Planning Commission held a public hearing on Special Use Permit #15-14051 at its meeting on September 14, 2015, and has reviewed the staff material forwarded under cover memorandum dated September 10, 2015; and

WHEREAS, the proposed pavilion and sidewalk replacement in the 100-year floodplain is consistent with the requirements and standards outlined in Section 86-436(i), the Conservancy District for the granting of a special use permit, it will have a low flood damage potential, will provide minimum flow obstruction, will not cause an increase in the flood level, nor impede the impoundment capacity of the floodway; and

WHEREAS, the construction associated with replacing the pavilion and sidewalk will not be adverse or damaging to the public health, safety, or welfare because they will be constructed at grade and a minimum 1.00 to 1.00 cut to fill ratio will be provided; and

WHEREAS, the proposed replacement of the pavilion and sidewalk within the floodplain will not be detrimental or hazardous to persons, property, or the economic welfare of the Township as the project will update, but not expand the facilities already located in the 100-year floodplain; and

WHEREAS, The proposed replacement of the pavilion and sidewalk will not have a detrimental effect on the natural resources of the Township as it will not impact regulated wetlands or healthy trees and the pathway will be constructed in a manner consistent with the requirements of Section 86-436 of the Code of Ordinances; and

**Resolution to Approve
SUP #15-14051 (Parks & Recreation)
Page 2**

WHEREAS, the Chief Engineer approved the project, contingent on any permits or conditions required by the Township.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15-14051 subject to the following conditions:

1. Approval is subject to the revised Pavilion Layout Plan dated September 4, 2015, and the related materials submitted as part of Special Use Permit #15-14051, subject to revisions as required.
2. The applicant shall obtain all permits and approvals from the Michigan Department of Environmental Quality (MDEQ) and the Township prior to any work taking place related to the project. A copy of all permits and approvals shall be provided to the Department of Community Planning & Development.
3. In no case shall the impoundment capacity of the floodplain be reduced.
4. Fill placed in the floodplain as part of the project shall be protected against erosion pursuant to a soil erosion permit from the Department of Public Works & Engineering.
5. The applicant shall properly dispose of all excess materials from the removal of the existing pavilion and sidewalk to an upland off-site location subject to the approval of the Director of Community Planning & Development.
6. The disposed materials at an off-site location shall be protected from erosion and re-seeded subject to the approval of the Director of Community Planning & Development.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of September, 2015.

John Scott-Craig, Chair
Meridian Township Planning Commission

Rick Brown

From: Jane Greenway
Sent: Wednesday, September 02, 2015 3:37 PM
To: Rick Brown; Mark Kieselbach
Cc: LuAnn Maisner
Subject: Wonch Pavilion

Rick,

We are modifying our Wonch Park Pavilion Replacement plans so that the cut and fill is even. We will get you the modified plans very soon and will also modify or pull our MDEQ application. I wanted to let you know as soon as possible because I'm sure you are working on the report for the September Planning Commission meeting.

Jane

Jane L. Greenway, LLA
Parks and Land Management Coordinator
Meridian Charter Township
Phone 517-853-4610
Email greenway@meridian.mi.us

"Creating Community Through People, Parks, and Programs"

Rick Brown

From: Jane Greenway
Sent: Thursday, September 03, 2015 3:21 PM
To: Rick Brown
Subject: RE: Wonch Pavilion

The existing square footage of impervious is 2331 sf and the new square footage will be 2331 sf.

From: Rick Brown
Sent: Thursday, September 03, 2015 2:35 PM
To: Jane Greenway
Cc: LuAnn Maisner
Subject: RE: Wonch Pavilion

What's the new square footage going to be?

From: Jane Greenway
Sent: Wednesday, September 02, 2015 3:37 PM
To: Rick Brown <brown@meridian.mi.us>; Mark Kieselbach <Kieselbach@meridian.mi.us>
Cc: LuAnn Maisner <maisner@meridian.mi.us>
Subject: Wonch Pavilion

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Jane

Jane L. Greenway, LLA
Parks and Land Management Coordinator
Meridian Charter Township
Phone 517-853-4610
Email greenway@meridian.mi.us

"Creating Community Through People, Parks, and Programs"

Rick Brown

From: Jane Greenway
Sent: Friday, September 04, 2015 11:15 AM
To: Rick Brown
Cc: LuAnn Maisner; Martha Wyatt; Mark Kieselbach
Subject: RE: Wonch Pavilion
Attachments: 9-2-15 WONCH PAVILION PLANS 11X17PLAN layout (1).pdf; 9-2-15 WONCH PAVILION PLANS 11X17PLAN layout (2) (1).pdf

Attached are the most recent plans for the pavilion replacement project. Please replace your old site plans with the attached 11" x 17" versions.

We will plan to excavate down 6" to remove the existing topsoil and will fill with the necessary base (stone and sand) for the concrete. The footings will likely be deeper but I do not have that information just yet, as we are still waiting on the engineered plans from the pavilion manufacturer's engineer. The soil will be brought offsite and when the time comes we will ask the contractor to indicate where it will go.

Bottom line, we will be removing approximately 43 cy of material and replacing 43 cy of material. The cut and fill will be even as will the impervious.

2331 SF X 6" DEPTH= 1165 CF/27=43 CY

Please let us know if there's anything else we need in preparation of the September Planning Commission meeting.

Thank you,
Jane

From: Rick Brown
Sent: Friday, September 04, 2015 10:11 AM
To: Jane Greenway <greenway@meridian.mi.us>
Subject: RE: Wonch Pavilion

Do you have a cubic yards calculation?

From: Jane Greenway
Sent: Thursday, September 03, 2015 3:56 PM
To: Rick Brown <brown@meridian.mi.us>
Cc: LuAnn Maisner <maisner@meridian.mi.us>
Subject: RE: Wonch Pavilion

Yes. The existing impervious of the pathway is 987 sf and the existing pavilion concrete pad is 1344 sf. TOTAL = 2331. The proposed pathway and pavilion will be 2331 sf.

From: Rick Brown
Sent: Thursday, September 03, 2015 3:55 PM

To: Jane Greenway
Subject: RE: Wonch Pavilion

Did you also subtract out the amount of pavement being removed by shortening the sidewalk?

From: Jane Greenway
Sent: Thursday, September 03, 2015 3:21 PM
To: Rick Brown <brown@meridian.mi.us>
Subject: RE: Wonch Pavilion

The existing square footage of impervious is 2331 sf and the new square footage will be 2331 sf.

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To: Jane Greenway
Cc: LuAnn Maisner
Subject: RE: Wonch Pavilion

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To: Rick Brown <brown@meridian.mi.us>; Mark Kieselbach <Kieselbach@meridian.mi.us>
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Subject: Wonch Pavilion

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Jane

Jane L. Greenway, LLA
Parks and Land Management Coordinator
Meridian Charter Township
Phone 517-853-4610
Email greenway@meridian.mi.us

"Creating Community Through People, Parks, and Programs"

CHARTER TOWNSHIP OF MERIDIAN

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



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

August 19, 2015

Mark Kieselbach
Director of Community Planning and Development
5151 Marsh Road
Okemos, MI 48864

**RE: SPECIAL USE PERMIT REQUEST
WONCH PARK PAVILION REPLACEMENT**

Dear Mr. Kieselbach:

We are planning to replace the existing pavilion, concrete pad, and access path in Wonch Park. Wonch Park is one of the oldest parks in the Meridian Township Park system. In 2007, a renovation plan was created for Wonch Park and we are slowly beginning to replace and renovate park elements that have long outlived their anticipated lifespan.

Please accept this as a request to place our project on the agenda for the September 14, 2015 Planning Commission meeting. Our hope is to expedite the approval process so that we may begin construction in September 2015. We would greatly appreciate it if the Commission could review the project and take action during the same meeting.

Attached please find the following documents for your review:

1. Special Use Permit Application
2. Environmental Permits Checklist
3. Health Impact Assessment
4. Pavilion Photo and Plans
5. Site Plan
6. Soil Erosion and Sedimentation Control Plan
7. MDEQ Application

Yours truly,

LuAnn Maisner (96)

LuAnn Maisner, CPRP
Director of Parks and Recreation

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000

www.meridian.mi.us



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

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Meridian Township; Department of Parks and Recreation
Address of Applicant 5151 Marsh Road, Okemos, MI 48864
Telephone - Work 517-853-4600 Home _____ Fax 517-853-4099 Email: Maisner@meridian.mi.us
Interest in property (circle one): Owner Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 4555 Okemos Road, Okemos, Michigan (Wonch Park)
Legal description (please attach if necessary) see attached
Current zoning RB
Use for which permit is requested / project name Wonch Park Pavilion Replacement
Corresponding ordinance number
86-126 and 86-436
- C. Developer (if different than applicant) n/a
Address _____
Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Meridian Township
Address same as owner
Telephone – Work 517-853-4604 Home _____ Fax 517-853-4099
- E. Acreage of all parcels in the project: Gross 15 Net _____
- F. Explain the project and development phases: Demolish existing pathway and pavilion and construct a new pathway and pavilion.
- G. Total number of:
Existing: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
**There are two existing structures on site: One existing restroom building (504 sf) and one existing pavilion (1047 sf). The restroom will remain. The existing pavilion (1047 sf) will be removed and replaced. The proposed pavilion = 1039 sf
- H. Square footage: existing buildings _____ proposed buildings _____
Usable Floor area: existing buildings _____ proposed buildings _____
See above
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:

n/a

J. Existing Recreation: Type picnickers, volleyball Acreage 15
 Proposed Recreation: Type _____ Acreage _____
 Existing Open Space: Type _____ Acreage _____
 Proposed Open Space: Type _____ Acreage _____
 Park Features: picnic pavilion, restroom building, two sand volleyball courts, two horseshoe pits; play equipment, park signage, grills, picnic tables, shoreline fishing, parking, paved loop pathway

K. If Multiple Housing: n/a
 Total acres of property _____
 Acres in floodplain _____ Percent of total _____
 Acres in wetland (not in floodplain) _____ Percent of total _____
 Total dwelling units _____
 Dwelling unit mix: Number of single family detached: for Rent _____ Condo _____
 Number of duplexes: for Rent _____ Condo _____
 Number of townhouses: for Rent _____ Condo _____
 Number of garden style apartments: for Rent _____ Condo _____
 Number of other dwellings: for Rent _____ Condo _____

- L. The following support materials must be submitted with the application:
1. Nonrefundable Fee. n/a
 2. Legal Description of the property. attached
 3. Evidence of fee or other ownership of the property. attached
 4. Site Plan containing the information listed in the attachment to this application. attached
 5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors. attached
 6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic. The proposed pavilion is not a new use
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - a. A traffic impact study will be required for the following: The proposed pavilion is not a new use
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.

The plans indicate the natural features of the site (trees and river). To the best of our knowledge, endangered wildlife has not been witnessed on site. The wetlands and floodplain are indicated on the plan. Please see attached letter from Kati Adams, Park Naturalist.

- b. Description of the impacts on natural features.

Wetlands: The wetland was formally delineated by the township environmental consultant, FTCH and the report is included. The wetland lines are indicated on the site plan. The proposed pavilion replacement project is NOT located within or near the wetlands or wetland buffer.

- c. Description of any proposed efforts to mitigate any negative impacts.

n/a

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required: n/a
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan: n/a
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following: n/a
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage

easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.

4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following: n/a

1. A location map including existing topographic data at two-foot interval contours.
2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter. – YES, see attachments
- (2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption. – YES, see attachments
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area. YES, see attachments
- (4) The project will not adversely affect or be hazardous to existing neighboring uses. YES, see attachments
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community. YES, see attachments
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service. YES, see attachments
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project. YES, see attachments
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. YES, see attachments

(9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas. YES, see attachments

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.

X 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.

LuAnn Maisner

08/14/15

Signature of Applicant

Date

LuAnn Maisner CPRP, Director, Department of Parks and Recreation

Type/Print Name

Fee: n/a

Received by/Date: [Signature] 8/19/15

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



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

Trustee
Trustee
Trustee
Trustee

August 14, 2015

MDEQ, WRD, Lansing District Office
Attention Carol Valor
P. O. Box #30242, 525 West Allegan Street
First Floor South Tower
Lansing, Michigan 48909-7742

Project Name: Wonch Park Pavilion Replacement
Location: Meridian Township, Ingham County
Subject: Permit Application for Work in Floodplain

Dear Ms. Valor:

Enclosed please find two sets of plans and an application for the Wonch Park Pavilion replacement project in Wonch Park, Meridian Township, Michigan. The proposed pavilion will have a 40 foot diameter hexagon metal roof with metal posts. The design will also include a concrete pad and pathway for accessibility.

The existing pavilion and associated concrete path and pad will be demolished and removed. The new pavilion will be located slightly closer to the parking area. The new pavilion is slightly larger than the existing one and will result in an increase of 525 square foot increase in impervious material. This equates to 6.5 cubic yards of fill within the floodplain. The existing pavilion is located within the 100-year floodplain but is outside of the wetland boundaries. The spoils will be removed from Wonch Park and taken approximately 1.5 miles north to Nancy Moore Park/Meridian Service Center, at 2100 Gaylord Smith Court, Haslett, MI. There is an area behind our office where we place yard clippings, soil, etc. This area is not located within or near a wetland.

We would greatly appreciate your prompt review of this project application. This pavilion is an important part of an overall master plan that was developed for Wonch Park in 2008. Wonch Park is one of the oldest parks within our system and is in desperate need of upgrading.

Thank you and please contact me at 517-853-4610 with any questions.

LuAnn Maisner
(JH)

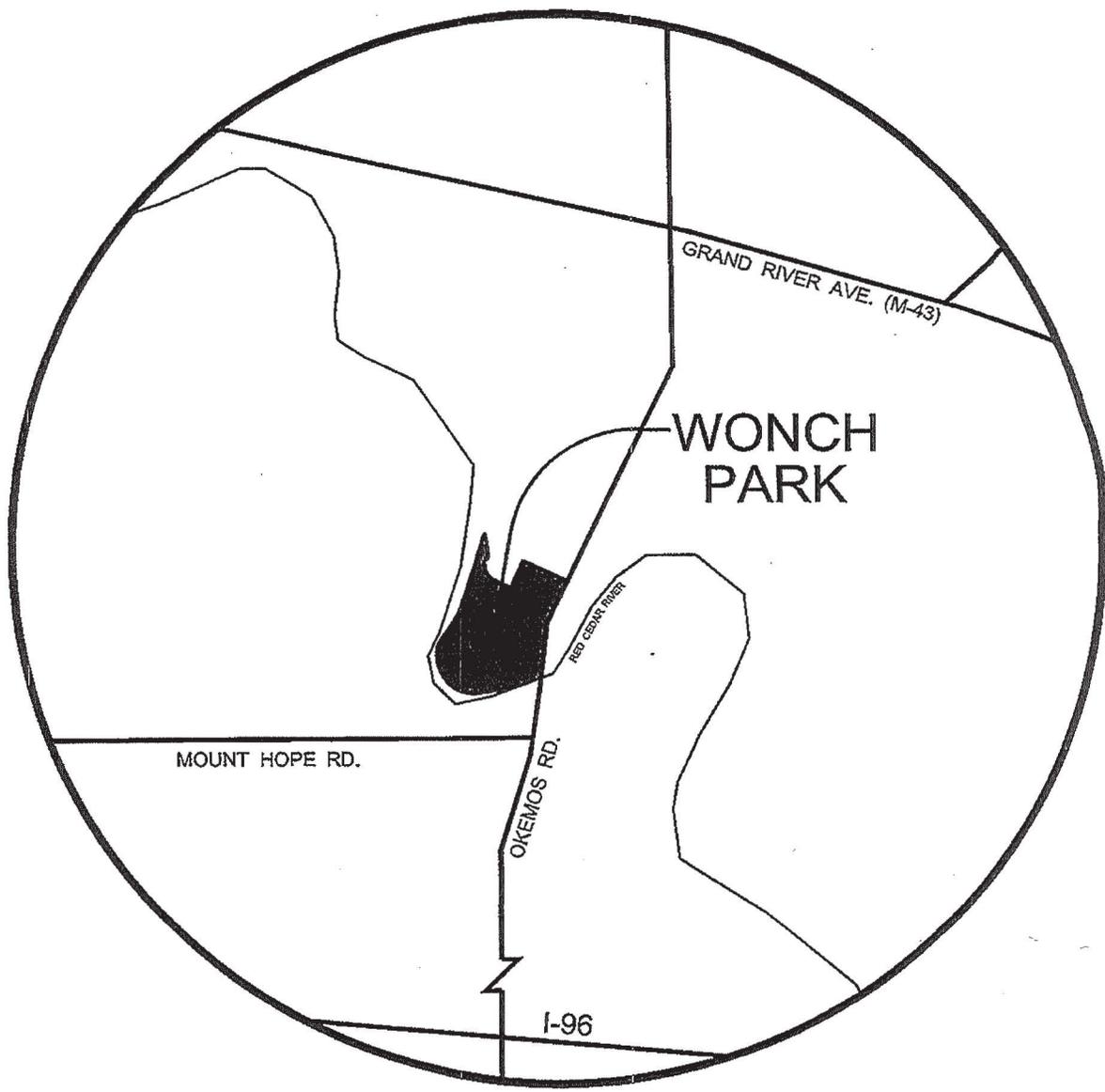
LuAnn Maisner, CPRP
Director of Parks and Recreation

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000

www.meridian.mi.us



LOCATION MAP



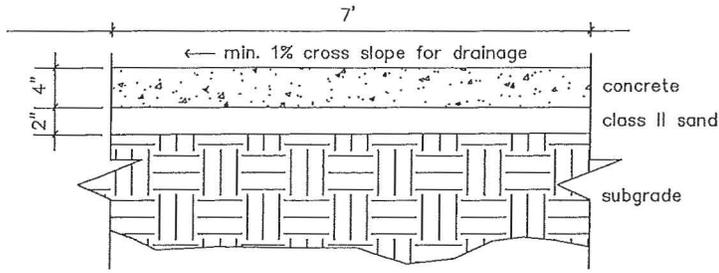
WONCH PARK - LOCATION MAP

MERIDIAN TOWNSHIP, MICHIGAN



NORTH

SCALE: 1" = 500'



CONCRETE PATH DETAIL



MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
SEDIMENT CONTROLS			
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S52	CATCH BASIN SEDIMENT GUARD		Use in or at stormwater inlets, especially at construction sites.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S54	TIRE WASH		For use on construction sites where vehicular traffic requires sediment removed from its tires in highly erosive areas.

FLOODPLAIN NOTES

1. FLOODPLAIN ELEVATION 843.7 NGVD
2. ORDINARY HIGH WATER MARK EL. 831.37
3. AMOUNT OF FILL IN FLOODPLAIN = 0.0 CY
4. EXISTING IMPERVIOUS PATH AND PAVILION (TO BE DEMOLISHED) = 2545 SF
5. PROPOSED IMPERVIOUS PATH AND PAVILION = 2545 SF

BENCHMARKS

1. SPIKE IN 24" TWIN POPLAR +/- WEST OF WEST END OF NORTH PARKING LOT ACROSS FROM ENTRANCE DRIVE, ELEVATION 838.68
2. ALUMINUM BERIUSTEN MONUMENT 15' WEST OF WEST EDGE OF NORTH PARKING LOT, +/- 15.5' NORTH OF SIGN POST, ELEVATION 838.68

WONCH PARK - Pavilion SESC Plan

July 15, 2015

4555 Okemos Road, Meridian Township, Michigan

SHEET 2 OF 2



Joint Permit Application

For Work in Inland Lakes and Streams, Great Lakes, Wetlands, Floodplains, Dams,
 High Risk Erosion Areas and Critical Dune Areas

www.mi.gov/jointpermit

<p>What is the purpose of the Joint Permit Application?</p>	<p>This Joint Permit Application was developed to facilitate the state and federal permit application process administered by the Michigan Department of Environmental Quality (DEQ) and the U.S. Army Corps of Engineers (USACE).</p> <p>The Joint Permit Application is a multi-purpose application used to describe and quantify proposed activities regulated by the DEQ and/or the USACE. This application is for those activities regulated by the following Parts of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended by the State of Michigan.</p> <ul style="list-style-type: none"> • Part 301, Inland Lakes and Streams • Part 325, Great Lakes Submerged Lands • Part 303, Wetlands Protection • Floodplain Regulatory Authority found in Part 31, Water Resources Protection • Part 315, Dam Safety • Part 323, Shorelands Protection and Management (High Risk Erosion Areas) • Part 353, Sand Dunes Protection and Management (Critical Dune Areas) <p>The regulated activities are summarized in Appendix D. The statutes and rules are available at www.mi.gov/jointpermit.</p> <p>This application is also for those activities regulated by the USACE within the waters of the United States under Section 10, Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Section 404, Clean Water Act of 1977 (33 U.S.C. 1344).</p> <p><u>Preapplication Meeting:</u> This is an optional service available for activities proposed in inland lakes and streams (Part 301), wetlands (Part 303), and critical dune areas (Part 353). A preapplication meeting can answer many questions regarding whether or not a permit is required and the review process. The application form and fee schedule are available at www.mi.gov/jointpermit.</p>
<p>How do I complete the Joint Permit Application?</p> <p><i>An accurate and complete application package is required for processing; inaccurate or missing information will delay processing.</i></p>	<p>There are three parts to a complete Joint Permit Application package:</p> <ol style="list-style-type: none"> 1. Application Form 2. Maps and Drawings 3. Fee <p>Follow the checklists on the following page for each part of the application package.</p> <p>When you have questions or need assistance in completing the application package refer to the following information on our website www.mi.gov/jointpermit or you may contact the appropriate district office, page iii, or through the website link "Who to Contact."</p> <ul style="list-style-type: none"> • Joint Permit Application Training Manual • EZ Guides for small projects • Acronyms in Appendix A • Sample drawings in Appendix B • Minor Project and General Permit Categories in Appendix C • Fee schedule in Appendix C • State and Federal Authority and Penalties in Appendix D • Glossary in Appendix E



Application Checklist

The following website will provide township, range, section, latitude and longitude information:

www.mcgi.state.mi.us/wetlands/

www.geocoder.us

In each section check all boxes that apply to your project.

Show and label property lines on the site plan.

Label existing and proposed contours, dimensions, excavation and/or fill on the site plans and cross sections.

Provide tables for multiple impact areas.

1. Application Form

- Complete Sections 1 through 9 of the application form.
- An authorization letter from the property owner if someone other than the property owner is signing the application.
- Complete those Sections 10 through 20 that apply to your project. Follow the instructions at the beginning of each section. For additional information, the instructions for each sample drawing in Appendix B indicate the application sections you will most likely need to complete. Complete the application form as much as possible before adding attachments. Label each attachment with the applicant's name.
- Stake or flag the area for site inspection including the property corners, proposed road or driveway centerlines, and areas of proposed impacts. The site must be flagged when the application is submitted.

2. Maps and Drawings

- All maps and drawings must be black and white, legible, reproducible, and sized to 8.5" x 11". Aerial photographs do not substitute for site plans. If larger drawings or blueprints are required to show adequate detail for review, you may also submit one full size copy.
- Vicinity Map: A map to the proposed project location that includes ALL streets, roads, intersections, highways, or cross-roads to the project. Do not assume review staff knows your project location.
- Project Site Plan: Overhead drawings to scale or with dimensions, length and width, of the proposed project are required. Show and label property lines on the site plan.
- Cross-section drawings are required. Provide the cross-sections and profile views to scale or with dimensions, length, width, and height.
- Elevation data must include a description of the reference point or benchmark used and its corresponding elevation. For projects on the Great Lakes or Section 10 Waters, elevations must be provided in IGLD 85. For observed Great Lake water elevations in IGLD, visit the USACE website under "water levels". If elevations are from still water, provide the observation date and water elevation. On inland sites, elevations can use NGVD 29, NAVD 88, a local datum or an assumed bench mark.
- Provide descriptive photographs of the proposed work site showing vegetation if wetlands are involved or the shoreline for shore protection projects. All photographs must be labeled with your name and the date of the photograph, indicate what they show, and be referenced to the site plan. Proposed activities or structure(s) may be indicated directly on the photographs using indelible markers or ink pens. Provide aerial photographs 1:400 or larger for major projects.

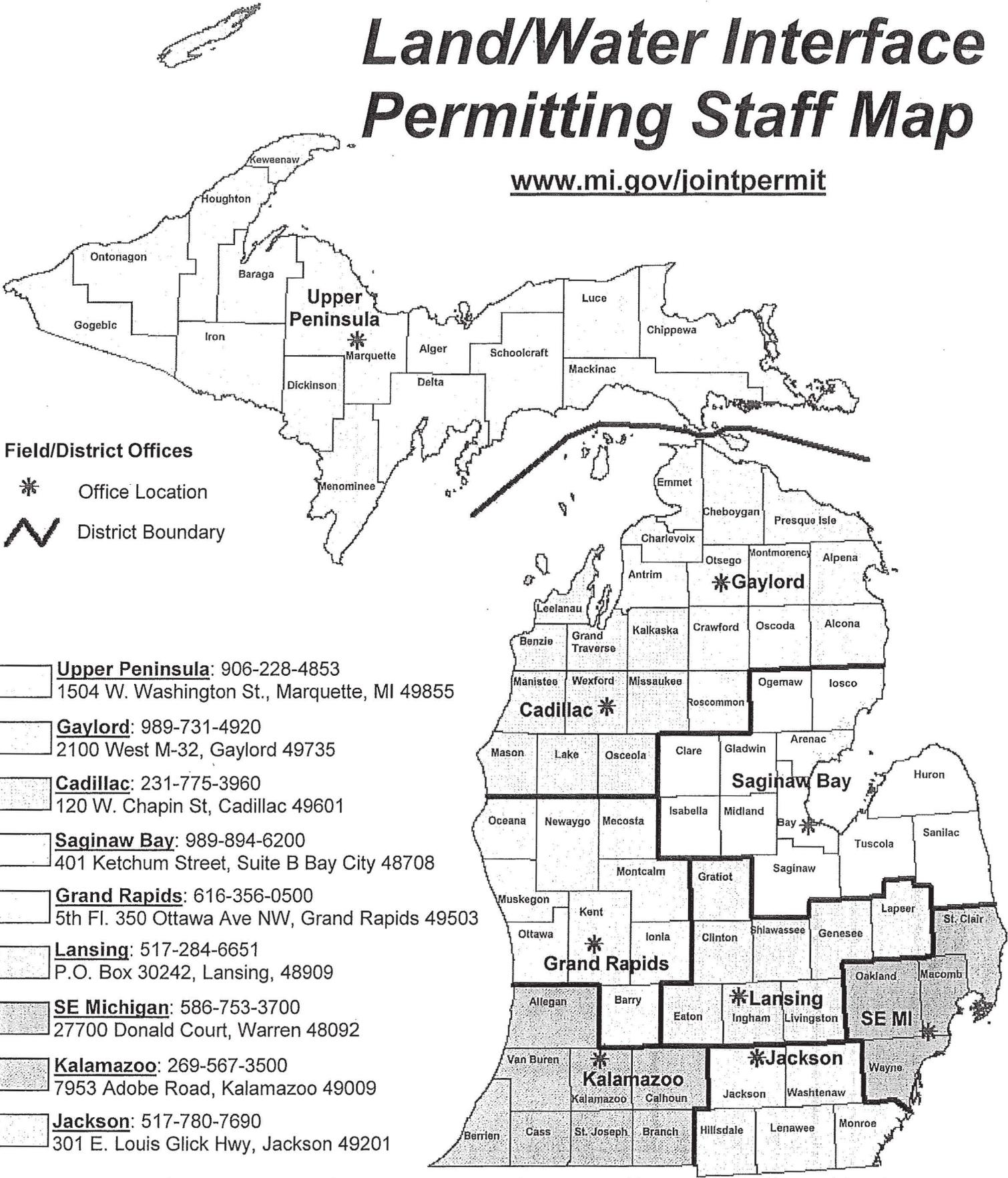
3. Fee

- Payment to the **State of Michigan**. Fees typically range from \$50 to \$4,000 depending on the type of project. Refer to Appendix C of the application and/or visit www.mi.gov/jointpermit to determine the appropriate fee for your project and for directions to pay by credit card or electronic fund transfer payment.
- Applications should be sent directly to the district offices. Please refer to page iii, or refer to www.mi.gov/jointpermit "who to contact" for address and/or phone number. Applications that cross county boundaries should be sent to the district containing the primary work effort.
- Applications for dams regulated under Part 315 or from public agencies eligible to receive federal and/or state transportation funding for a project involving public roadways, non-motorized paths, airports, or related facilities should be mailed to: DEQ, WRD, P.O. BOX 30458, LANSING, MI 48909-7958.



Land/Water Interface Permitting Staff Map

www.mi.gov/jointpermit



Field/District Offices

- * Office Location
- ~ District Boundary

Upper Peninsula: 906-228-4853
1504 W. Washington St., Marquette, MI 49855

Gaylord: 989-731-4920
2100 West M-32, Gaylord 49735

Cadillac: 231-775-3960
120 W. Chapin St, Cadillac 49601

Saginaw Bay: 989-894-6200
401 Ketchum Street, Suite B Bay City 48708

Grand Rapids: 616-356-0500
5th Fl. 350 Ottawa Ave NW, Grand Rapids 49503

Lansing: 517-284-6651
P.O. Box 30242, Lansing, 48909

SE Michigan: 586-753-3700
27700 Donald Court, Warren 48092

Kalamazoo: 269-567-3500
7953 Adobe Road, Kalamazoo 49009

Jackson: 517-780-7690
301 E. Louis Glick Hwy, Jackson 49201



APPENDICES

Appendix A: Acronyms and AbbreviationsA-1

Appendix B: Sample Drawings

1. General Instructions for all Drawings and Sample Site Location Maps..... B-1
2. Inland Lake Shore Protection B-2
3. Bulkhead/Seawall..... B-2
4. Pond Construction..... B-3
5. Floodplain Fill B-3
6. Wetland Boardwalk B-4
7. Dredging..... B-4
8. Driveway Across Wetland B-5
9. Residential Wetland Fill and Boardwalk Construction..... B-5
10. Docks - Piers - Mooring Piles..... B-6
11. Beach Sanding..... B-6
12. Pipe/Utility Crossings in a Trench B-7
13. Pipe/Utility Crossings using Directional Bore B-7
14. Bridge or Culvert (4 drawings)..... B-8
15. Dam Construction..... B-12
16. Water Intake..... B-12
17. Great Lakes Shore Protection..... B-13
18. Maintenance Dredge Channel..... B-13
19. Proposed Residence in a High Risk Erosion Area B-14
20. Proposed Residence in a Critical Dune Area B-14
21. Marina Site Plan..... B-15
22. Outlet Pipe..... B-16
23. Temporary Logging Road Crossing B-16

Appendix C: Fees and Categories for Minor Project and General Permit for Minor Activities.....C-1

Appendix D: State Authority, Federal Authority, Privacy Act Statement, and State and Federal PenaltiesD-1

Appendix E: Glossary (listed words are italicized in the application package)E-1

Application status can be viewed on the Water Resources Division (WRD) website at www.deq.state.mi.us/CIWPIS. During the application period, if any information is missing from the application or if any clarification is needed regarding materials provided, the application is incomplete and staff will request the information from the applicant/agent by letter, email, fax or phone call. If a complete response is not provided within 30 days, the application will be closed. Some regulatory parts allow extensions if requested within the 30 day time frame. Once the WRD has received the information necessary for review of the project, including a thoroughly completed application, consistent drawings that have adequate detail for review and the full application fee, the file will be reviewed for final processing. A mailed postcard or a public notice will provide the file number and the telephone number of the office where the application is being processed. The review time to determine if an application is complete for processing ranges from 15 to 30 days. Technical processing times, after the application is administratively complete, may range from 60 to 90 days. Processing times will be longer if a public hearing is held. Staff from your local District/Field Office may visit the project site and may request additional information prior to a decision on the application. Application fees are not refundable or transferable.

If a federal permit will also be required, a copy of the permit application will be sent to the Detroit District Office, USACE, for processing at the federal level. Additional copies of this application form can be downloaded from the WRD website at www.mi.gov/jointpermit or can be photocopied from the original. If you have any questions about the permitting process or if you need to modify your application, you can contact the WRD by phone or fax at the addresses on the previous page, or email at DEQ-WRD-jointpermit@michigan.gov.



AGENCY USE	Previous USACE File Number	Date Received	DEQ File Number		
	USACE File Number		Fee received \$		
Validate that all parts of this checklist are submitted with the application package. Fill out application and additional pages as needed. <input type="checkbox"/> All items in Sections 1 through 9 are completed. <input type="checkbox"/> Project-specific Sections 10 through 20 are completed. <input type="checkbox"/> Dimensions, volumes, and calculations are provided for all impact areas. <input type="checkbox"/> All information contained in the headings for the appropriate Sections (1-20) are addressed, and identified attachments (➔) are included. <input type="checkbox"/> Map, site plan(s), cross sections; one set must be black and white on 8 ½ by 11 inch paper; photographs. <input type="checkbox"/> Application fee is attached.					
1 Project Location Information For Latitude, Longitude, and TRS info anywhere in Michigan see www.mcqi.state.mi.us/wetlands/					
Project Address (road, if no street address) <i>Wonch Park, 4555 Okemos Road</i>		Zip Code <i>48864</i>	Municipality (Township/Village/City) <i>Meridian</i>	County <i>Ingham</i>	
Property Tax Identification Number(s) <i>21-451-004</i>		Latitude <i>42.714796 N</i>		Township/Range/Section (TRS) T <i>4</i> N or S; R <i>1W</i> E or W;	
Subdivision/Plat and Lot Number		Longitude <i>-84.431091 W</i>		Sec <i>21</i> OR Private Claim # _____	
2 Applicant and Agent Information					
Owner/Applicant (individual or corporate name) <i>Meridian Charter Township</i>			Agent/Contractor (firm name and contact person) <i>LuAnn Maisner, Director of Parks and Recreation</i>		
Mailing Address <i>5151 Marsh Road</i>			Mailing Address <i>5151 Marsh Road</i>		
City <i>Okemos</i>	State <i>MI</i>	Zip Code <i>48864</i>	City <i>Okemos</i>	State <i>MI</i>	Zip Code <i>48864</i>
Contact Phone Number <i>517-853-4604</i>	Fax <i>517-853-4099</i>	Contact Phone Number <i>517-853-4604</i>	Fax <i>517-853-4099</i>		
Email <i>maisner@meridian.mi.us</i>			E-mail		
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ➔ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.					
Property Owner's Name (If different from applicant)			Mailing Address		
Contact Phone Number			City	State	Zip Code
3 Project Description					
Project Name <i>Wonch Park Pavilion Replacement</i>			Preapplication File Number - - -P		
Name of Water body <i>Red Cedar River</i>			Date project staked/flagged <i>July/August 2014</i>		
The proposed project is on, within, or involves (check all that apply)				Project Use	
<input type="checkbox"/> an inland lake (5 acres or more)	<input type="checkbox"/> a Great Lake or Section 10 Waters			<input type="checkbox"/> private	
<input type="checkbox"/> a pond (less than 5 acres)	<input type="checkbox"/> a wetland			<input type="checkbox"/> commercial	
<input type="checkbox"/> a stream, river, ditch or drain	<input checked="" type="checkbox"/> a 100-year floodplain			<input checked="" type="checkbox"/> public/government	
<input type="checkbox"/> a legally established County Drain	<input type="checkbox"/> a dam			<input type="checkbox"/> project is receiving federal/state transportation funds	
Date Drain was established	<input type="checkbox"/> a designated high risk erosion area			<input type="checkbox"/> Wetland Restoration	
<input type="checkbox"/> a channel/canal	<input type="checkbox"/> a designated critical dune area			<input type="checkbox"/> other	
<input type="checkbox"/> 500 feet of an existing water body	<input type="checkbox"/> a designated environmental area				
Indicate the type of permit being applied for: <input checked="" type="checkbox"/> General Permit <input type="checkbox"/> Minor Project <input type="checkbox"/> Individual (All other projects.) ➔ See Appendix C.					
Written Summary of All Proposed Activities <i>This project proposes to remove and replace an existing park pavilion, concrete pad, and pathway.</i>					
Construction Sequence and Methods <i>Place SESC measures, strip topsoil, place and compact aggregate base, pave, install pavilion and footings, restore, remove SESC measures.</i>					

**4 Project Purpose, Use and Alternatives** *Attach additional sheets as necessary.*

Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use.

This project proposes to demolish an existing pavilion and pathway that was constructed in 1977. The pavilion will be replaced with a new pavilion and concrete access path. The new pavilion will be located in the same general vicinity as the old pavilion, but will be slightly closer to the parking area (please see plan).

Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but not limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods.

*The recreational area of the park is within the floodplain/floodway so locating the pathway in a different area would not move the pavilion outside of the floodplain. There is a natural vegetative buffer between the pathway and the river edge. Pervious pavement is not an option due to initial cost and future maintenance costs.***5 Locating Your Project Site** *Attach a legible black and white map with a North arrow.*Names of roads of closest intersection *Okemos Road and Mt. Hope Road*Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body *Proceed north across the Red Cedar River bridge, turn left into the first driveway on the west side of Okemos Road.*

Description of buildings on the site (color; 1 or 2 story, other)

small brick restroom building

Description of adjacent landmarks or buildings (address; color; etc)

*Park is on the west side of Okemos Rd and the north side of the river*How can your site be identified if there is no visible address? *There is a large wooden sign that says, "Wonch Park" and a brown metal sign that says "Park Entrance."***6 Easements and Other Permits** No Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?

⇒ If yes, attach a copy. Provide copies of court orders and legal lake levels if applicable.

List all other federal, interstate, state, or local agency authorizations including required assurances for Critical Dune Area projects.

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial
<i>Meridian Township</i>	<i>SESC, Special Use permit, Site Plan Approval</i>		<i>Aug 2015</i>		
<i>Meridian Township</i>	<i>Grading Permit</i>		<i>Aug 2015</i>		

7 ComplianceIf a permit is issued, when will the activity begin? (M/D/Y) *9/15/15*Proposed completion date (M/D/Y) *9/30/15* No Yes Has any construction activity commenced or been completed in a regulated area?

⇒ If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s).

 No Yes Were the regulated activities conducted under a DEQ and/or USACE permit?

⇒ If Yes, list the permit numbers

 No Yes Are you aware of any unresolved violations of environmental law or litigation involving the property?

⇒ If Yes, attach explanation.

8 Adjoining Property Owners *Provide current mailing addresses. Attach additional sheets/labels for long lists.* Established Lake Board

Contact Person

Mailing Address

City

State and Zip Code

 Lake Association

List all adjoining property owners.

If you own the adjoining lot, provide the requested information for the first adjoining parcel that is not owned by you.

Property Owner's Name	Mailing Address	City	State and Zip Code
<i>please see attached</i>			



9 Applicant's Certification

Read carefully before signing.

I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management Program. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the DEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.

<input type="checkbox"/> Property Owner <input type="checkbox"/> Agent/Contractor <input checked="" type="checkbox"/> Corp. or Public Agency / Title	Printed Name LuAnn Maisner	Signature 	Date 8/15/15
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**10 Projects Impacting Inland Lakes, Streams, Great Lakes, Wetlands or Floodplains**

- Complete only those sections A through M applicable to your project.
- If your project impacts wetlands also complete Section 12. If your project impacts regulated floodplains also complete Section 13.
- To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27. Example: (25 ft long x 10 ft wide x 2 feet deep) / 27 = 18.5 cubic yards
- Some projects on the Great Lakes require an application for conveyance prior to Joint Permit Application completeness.
 - ⇒ Provide a black and white overall site plan, with cross-section and profile drawings. Show existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures, land change activities and soil erosion and sedimentation control measures. Review Appendix B and EZ Guides for aid in providing complete site-specific drawings.
 - ⇒ Provide tables for multiple impact areas or multiple activities such as multiple fill areas or multiple culverts. Include your calculations.

Water Level Elevation

On inland waters NGVD 29 NAVD 88 other. Observed water elevation (ft) **831.37** date of observation (M/D/Y) **9/2013**
 On a Great Lake IGLD 85 surveyed converted from observed still water elevation.

 A. PROJECTS REQUIRING FILL (See All Sample Drawings)

- ⇒ Attach a site plan and cross-section views to scale showing maximum and average fill dimensions with calculations.
- ⇒ For multiple impact areas on a site provide a table with location, dimensions and volumes for each fill area.

Purpose bioengineered shore protection boat ramp boat well bridge or culvert crib dock
 riprap seawall swim area other **floodplain fill**

Dimensions of fill (ft) Length 65 Width 8 Maximum Depth 4"	Total volume (cubic yards) 6.5 cy	Volume below OHWM (cubic yards)
Maximum water depth in fill area (ft) 0	Area filled (sq ft) 525	Will filter fabric be used under proposed fill? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, type)

Fill will extend **0** feet into the water from the shoreline and upland **0** feet out of the water.

Type of clean fill peastone % sand % gravel % other **asphalt**

Source of clean fill commercial on-site other
 ⇒ If on-site, show location on site plan.
 ⇒ If other, attach description of location.

 B. PROJECTS REQUIRING DREDGING OR EXCAVATION (See Sample Drawings)

- Refer to www.mi.gov/jointpermit for spoils disposal and authorization requirements.
- ⇒ Attach a site plan and cross-section views to scale showing maximum and average dredge or excavation dimensions with calculations.
- ⇒ For multiple impact areas on a site provide a table with location, dimensions and volumes for each dredge/excavation area.

Purpose boat ramp boat well bridge or culvert maintenance dredge
 navigation pond/basin other **floodplain excavation**

Dimensions (ft) Length 2100 Width 8 Maximum Depth 12"	Total volume (cu yds) 622 cy	Volume below OHWM (cu yds)
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Has this same area been previously dredged? No Yes If Yes, provide date and permit number:

Will the previously dredged area be enlarged? No Yes If Yes, when and how much?

Is long-term maintenance dredging planned? No Yes If Yes, how often?

Dredge or Excavation Method Hydraulic Mechanical other

Spoils Disposal
 Dredged or excavated spoils will be placed on-site landfill USACE confined disposal facility other upland off-site
 For disposal, provide a ⇒ Detailed spoils disposal area location map and site plan with property lines.
 ⇒ Letter of authorization from property owner of spoils disposal site, if disposed off-site.

For volumes less than 5,000 cu yards, has proposed dredge material been tested for contaminants within the past 10 years?
 No Yes ⇒ If Yes, provide test results with a map of sampling locations.

 C. PROJECTS REQUIRING RIPRAP (See Sample Drawings 2, 3, 8, 12, 14, 22, and 23)

Riprap water ward of the ordinary high water mark: dimensions (ft) length width depth	Volume(cu yd)
Riprap landward of the ordinary high water mark: dimensions (ft) length width depth	Volume(cu yd)
Type and size of riprap (inches) <input type="checkbox"/> field stone <input type="checkbox"/> angular rock <input type="checkbox"/> other	Will filter fabric or pea stone be used under proposed riprap? <input type="checkbox"/> No <input type="checkbox"/> Yes, Type



<input type="checkbox"/> D. SHORE PROTECTION PROJECTS (See EZ Guides and Sample Drawings 2, 3, and 17. Complete Sections 10A, B, and/or C.) ⇒ For bioengineering projects include the list of native plants/seeds, if available.			
Type and length (ft)	<input type="checkbox"/> bioengineering (ft)	<input type="checkbox"/> revetment (ft)	<input type="checkbox"/> riprap (ft) <input type="checkbox"/> seawall/bulkhead (ft)
Structure is <input type="checkbox"/> new <input type="checkbox"/> repair <input type="checkbox"/> replacement of an existing structure		Will the existing structure be removed? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Proposed Toe Stone (linear feet)		Distance of project from adjacent property lines (ft)	
Distance of project from an obvious fixed structure (example - 50 ft from SW corner of house)			
For bioengineering projects indicate the structure type <input type="checkbox"/> brush bundles <input type="checkbox"/> coir log <input type="checkbox"/> live stakes <input type="checkbox"/> tree revetment <input type="checkbox"/> other			
<input type="checkbox"/> E. DOCK - PIER - MOORING PILINGS (See Sample Drawing 10) ⇒ Attach a copy of the property legal description, mortgage survey, or a property boundary survey report.			
Dock Type <input type="checkbox"/> open pile <input type="checkbox"/> filled <input type="checkbox"/> crib <input type="checkbox"/> floating <input type="checkbox"/> cantilevered <input type="checkbox"/> spring piles <input type="checkbox"/> piling clusters <input type="checkbox"/> other			
Is the structure within the applicant's riparian area interest area? <input type="checkbox"/> No <input type="checkbox"/> Yes ⇒ Show parcel property lines on the site plan.			
Proposed structure dimensions (ft) length width		Use <input type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Dimensions of nearest adjacent structures (ft) length width		Distance of dock from adjacent property lines (ft)	
<input type="checkbox"/> F. BOAT WELL (See EZ Guide. Complete Sections 10A and 10B)			
Dimensions (ft) length width depth		Number of boats	
Type of sidewall stabilization <input type="checkbox"/> concrete <input type="checkbox"/> riprap <input type="checkbox"/> steel <input type="checkbox"/> vinyl <input type="checkbox"/> wood <input type="checkbox"/> other			
Volume of backfill behind sidewall stabilization (cu yd)		Distance of boat well from adjacent property lines (ft)	
<input type="checkbox"/> G. BOAT RAMP (See EZ Guide. Complete sections 10A, 10B, and 10C for mattress and pavement fill, dredge, and riprap)			
Type <input type="checkbox"/> new <input type="checkbox"/> existing <input type="checkbox"/> maintenance/improvement		Use <input type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Existing overall boat ramp dimensions (ft) length width depth		Type of construction material <input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> stone <input type="checkbox"/> other	
Proposed overall ramp dimensions (ft) length width depth		Proposed ramp dimensions (ft) below ordinary high water mark length width depth	
Number of proposed skid piers	Proposed skid pier dimensions (ft) length width		Distance of ramp from adjacent property lines (ft)
<input type="checkbox"/> H. BOAT HOIST - ROOFS (See EZ Guide)			
Type <input type="checkbox"/> cradle <input type="checkbox"/> side lifter <input type="checkbox"/> other		Located on <input type="checkbox"/> seawall <input type="checkbox"/> dock <input type="checkbox"/> bottomlands	
Hoist dimensions, including catwalks (ft) length width			
Area occupied, including cat walks (sq ft)		Distance of hoist from adjacent property lines (ft)	
Permanent Roof <input type="checkbox"/> No <input type="checkbox"/> Yes ⇒ If Yes, how is the roof supported?		Maximum Roof Dimensions (ft): length width height	
<input type="checkbox"/> I. BOARDWALKS and DECKS in WETLANDS or FLOODPLAINS (See Sample Drawings 5 and 6. Complete Sections 12 and/or 13) ⇒ Provide a table for multiple boardwalks and decks proposed in one project; include locations and dimensions.			
Wetlands		Floodplains	
Boardwalk <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Boardwalk <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill
Dimensions (ft) length width	Dimensions (ft) length width	Dimensions (ft) length width	Dimensions (ft) length width
<input type="checkbox"/> J. INTAKE PIPES (See Sample Drawing 16) or OUTLET PIPES (See Sample Drawing 22)			
If outlet pipe, discharge is to <input type="checkbox"/> inland lake <input type="checkbox"/> stream, drain or river <input type="checkbox"/> overland flow <input type="checkbox"/> Great Lake <input type="checkbox"/> wetland <input type="checkbox"/> other			
Number of pipes	Pipe diameters and invert elevations	Does pipe discharge below the OHWM?	<input type="checkbox"/> No <input type="checkbox"/> Yes
		Is the water treated before discharge?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Type <input type="checkbox"/> headwall <input type="checkbox"/> end section <input type="checkbox"/> other		Dimensions of headwall OR end section (ft) length width height	



K. MOORING and NAVIGATION BUOYS (See EZ Guide for Sample Drawing)
 ➤ Provide a site plan showing the distances between each buoy and from the shore to each buoy, and depth (ft) of water at each location.
 ➤ Provide cross-section drawing(s) showing anchoring system(s) and dimensions.

Purpose of buoy mooring navigation scientific structures swimming other

Number of buoys	Dimensions of buoys (ft)				Boat Lengths	Type of anchor system
	width	height	swing radius	chain length		

Buoy Location: Latitude . N Longitude -- . W. ➤ Provide a table for multiple buoys.

Do you own the property along the shoreline? No Yes ➤ If No, attach an authorization letter from the property owner(s).

Do you own the bottomlands? No Yes ➤ If No, attach an authorization letter from the property owner(s).

L. FENCES
 ➤ Provide an overall site plan showing the proposed fencing through streams, wetlands or floodplains.
 ➤ Provide a drawing of fence profile showing the design, dimension, post spacing, mesh, and distance from ground to bottom of fence.

Purpose of fence Airport Cervidae Livestock Residential Security Other

Total length (ft) of fence through streams wetlands floodplains	Fence height (ft)	Fence type and material
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M. OTHER - e.g., structure removal, maintenance or repair, aerator, dry fire hydrant, gold prospecting, habitat structures, scientific measuring devices, soil borings, or survey activities.

Structure description, dimensions and volumes. Complete Sections 10A-C as applicable.

11 Expansion of an Existing or Construction of a New Lake or Pond (See Sample Drawings 4 and 15)
 ➤ Complete Section 10J for outlets and Section 17 for water control structures.
 ➤ Provide elevations, cross-sections and profiles of outlets, dams, dikes, water control structures and emergency spillways to nearest water bodies.

Which best describes your proposed water body use (check all that apply)
 mining recreation storm water retention basin wastewater basin wildlife other

Water source for lake/pond
 groundwater natural springs Inland Lake or Stream storm water runoff pump sewage other

Location of the lake/basin/pond floodplain wetland stream (inline) upland

Maximum dimensions (ft) length width depth	Maximum Area: <input type="checkbox"/> acres <input type="checkbox"/> sq ft
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Has the there been a hydrologic study performed on the site? No Yes ➤ If Yes, provide a copy.

Has the DEQ conducted a wetland assessment for this parcel? No Yes ➤ If Yes, provide a copy or WIP number:

Has a professional wetland delineation been conducted for this parcel? No Yes ➤ If Yes, provide a copy with data sheets.

Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site For disposal, provide a ➤ Detailed spoils disposal area location map and site plan with property lines. ➤ Letter of authorization from property owner of spoils disposal site, if disposed off-site.
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12 Activities That May Impact Wetlands (See Sample Drawings 8 & 9). Complete other Sections as applicable.

- Locate your site and wetland information with the DEQ Wetlands Map Viewer at www.mcgi.state.mi.us/wetlands/
- For information on the DEQ's Wetland Identification Program (WIP) visit www.mi.gov/wetlands.
 - ➔ Provide a detailed site plan with labeled property lines, upland and wetland areas, and dimensions and volumes of wetland impacts.
 - ➔ Complete the wetland dredge and wetland fill dimension information below for each impacted wetland area.
 - ➔ Attach tables for multiple impact areas or activities.
 - ➔ Attach at least one cross-section for each wetland dredge and/or fill area; show wetland and upland boundaries on the cross-section.

Has the DEQ conducted a wetland assessment for this parcel?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy or WIP number:
Has a professional wetland delineation been conducted for this parcel?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	➔ If Yes, provide a copy with data sheets
Is there a recorded DEQ easement on the property?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide the easement number
Did the applicant purchase the property before October 1, 1980?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	➔ If Yes, provide documentation.
Is any grading or mechanized land clearing proposed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, label the locations on the site plan.
Has any of the proposed grading or mechanized land clearing been completed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, label the locations on the site plan

Proposed Activity	<input type="checkbox"/> boardwalk or deck (Section 10I) <input type="checkbox"/> dewatering <input type="checkbox"/> fences (Section 10L) <input type="checkbox"/> septic system	<input type="checkbox"/> bridges and culverts (Section 14) <input type="checkbox"/> draining surface water <input type="checkbox"/> fill or dredge <input type="checkbox"/> stormwater discharge (Section 10J)	<input type="checkbox"/> designated environmental area <input type="checkbox"/> driveway / road <input type="checkbox"/> restoration <input checked="" type="checkbox"/> other <i>park pavilion replacement</i>
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FILL	Dimensions maximum length (ft) maximum width (ft)	Area <input type="checkbox"/> acres <input type="checkbox"/> sq ft	Average depth (ft)	Volume (cu yd)
DREDGE	Dimensions maximum length (ft) maximum width (ft)	Area <input type="checkbox"/> acres <input type="checkbox"/> sq ft	Average depth (ft)	Volume (cu yd)

Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site For disposal, provide a ➔ Detailed spoils disposal area location map and site plan with property lines. ➔ Letter of authorization from property owner of spoils disposal site, if disposed off-site.
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Septic System	The proposed project will be serviced by: <input type="checkbox"/> public sewer <input type="checkbox"/> private septic system ➔ Show system on plans.	If a private septic system is proposed, has an application for a permit been made to the County Health Department? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, has a permit been issued? <input type="checkbox"/> No <input type="checkbox"/> Yes ➔ Provide a copy of the permit.
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Describe the wetland impacts, the proposed use or development, and the alternatives considered:
none - the project does not impact the wetlands or wetland buffers

Does the project impact more than 1/3 acre of wetland? No Yes
 ➔ If Yes, submit a Mitigation Plan with the type and amount of mitigation proposed. For more information go to www.mi.gov/wetlands

Describe how impacts to waters of the United States will be avoided and minimized:

Describe how the impact to waters of the United States will be compensated. OR Explain why compensatory mitigation should not be required for the proposed impacts.



13 Floodplain Activities (See Sample Drawing 5 and others. Complete other applicable sections.)

- For more information go to www.mi.gov/floodplainmanagement. This site also lists the projects and requirements for an expedited floodplain review under "Expedited Review Information for Minor Floodplain Projects."
- Examples of projects proposed within the non-floodway portions of the 100-year-floodplain which may qualify for an expedited review: Open pile decks and boardwalks; residences, commercial/industrial facilities, garages and accessory structures; parking lots; pavilions, gazebos, large community playground structures; residential swimming pools
- Examples of projects proposed within the floodway portions of the floodplain which may qualify for an expedited review: Open pile decks and boardwalks, (non-enclosed) that are anchored to prevent floatation and that do not extend over the bed and bank of a watercourse; parking lots constructed at grade or resurfacing that is no more than 4 inches above the existing grade; dry hydrants that do not require fill placement; scientific structure such as staff gauges, water monitoring devices, water quality testing devices, and core sampling devices which meet specific design criteria and fish structures that meet specific design criteria.
- For expedited review include:
 - ⇒ Photographs of the work site labeled to identify what is being shown and with the direction of the photo clearly indicated. Include photographs of any river or stream adjacent to the project.
 - ⇒ A letter or statement from the local unit of government acknowledging your proposed application. See the website for sample wording.
- A hydraulic analysis or hydrologic analysis may be required to fully assess floodplain impacts.
- The state building code requires an Elevation Certificate for any building construction or addition in a floodplain. A sample form can be found at www.fema.gov/nfip/elvinst.shtm.
 - ⇒ Attach additional sheets or tables for multiple proposed floodplain activities and provide hydraulic calculations.
 - ⇒ Show reference datum used on plans.

Proposed Activity	<input checked="" type="checkbox"/> fill <input checked="" type="checkbox"/> excavation or cut <input type="checkbox"/> other	100-year floodplain elevation (ft) (if known) 843.7 Datum <input checked="" type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other
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Site is 5-8 feet above ordinary high water mark (OHWM) OR observed water level. Date of observation (M/D/Y) **9/2013**

Fill volume below the 100-year floodplain elevation (cu yds) 6.5 cy	Compensating cut volume below the 100-year floodplain elevation (cu yds) 0 cy
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Buildings and/or Additions	Type of construction is <input type="checkbox"/> residential <input type="checkbox"/> garage/pole barn <input type="checkbox"/> non residential <input checked="" type="checkbox"/> other <i>local government</i>	
	Construction is <input type="checkbox"/> new <input type="checkbox"/> addition AND Serviced by <input type="checkbox"/> public sewer <input type="checkbox"/> private septic <input checked="" type="checkbox"/> other <i>renovation</i>	
	Lowest adjacent grade (ft): existing proposed datum <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other	
	Existing Structure Information	Proposed Structure Information
	Foundation type <input type="checkbox"/> basement <input checked="" type="checkbox"/> concrete slab on grade <input type="checkbox"/> pilings <input type="checkbox"/> crawl space <input type="checkbox"/> other	Foundation type <input type="checkbox"/> basement <input checked="" type="checkbox"/> concrete slab on grade <input type="checkbox"/> pilings <input type="checkbox"/> crawl space <input type="checkbox"/> other
	Foundation floor elevation (ft)	Foundation floor elevation (ft)
	Height of crawl space/basement from finished foundation floor to bottom of floor joists (ft)	Height of crawl space/basement from finished foundation floor to bottom of floor joists (ft)
	Elevation of 1st floor above basement floor/crawl space (ft)	Elevation of 1st floor above basement floor/crawl space (ft)
	For enclosed areas below the flood elevation, such as a crawl space, garages and accessory structures: Area of proposed foundation (sq ft) Elevation of proposed enclosed area (ft) datum <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other	
	Number of flood vents	net opening of each vent (sq inches)



14 Bridges and Culverts Including Foot and Cart Bridges. (See EZ Guides and Sample Drawings 5, 14A, 14B, 14C, 14D.)

- Complete other applicable Sections, including 10A-C.
- A hydraulic analysis or hydrologic analysis may be required to fully assess impacts. ➔ Attach hydraulic calculations.
- High Water Elevation - describe reference point and highest known water level above or below reference point and date of observation. ➔ Attach additional sheets for multiple bridges and/or culverts. ➔ Provide detailed site-specific drawings of existing and proposed Plan and Elevation View at a scale adequate for detailed review. ➔ Provide all information in the boxes below; do not write in a reference to plan sheets. Show reference datum used on plans.

Stream Information

The site has a high water elevation (ft) <input type="checkbox"/> above or <input type="checkbox"/> below the Reference Point of _____ Date observed _____		
Reference datum used <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> IGLD 85 (Great Lakes coastal areas) <input type="checkbox"/> other _____		
Average stream width (ft) at the ordinary high water mark (OHWM) outside the influence of any ponding or scour holes around the structure	Upstream _____	Downstream _____
Cross-sectional area of primary channel (sq ft) _____ (See Sample Drawing 14C for more information)		
The width of the stream where the water begins to overflow its banks. Bankfull width (ft) _____		
The invert of the stream 100-feet from structure (ft)	Upstream _____	Downstream _____
Is the existing culvert perched? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, provide a profile of the channel bottom at the high and low points for a distance of 200 feet upstream and downstream of the culvert.		

Complete this form for each bridge / culvert location.

Existing

Proposed

Bridge

Number of bridge spans		
Bridge type (concrete box beam, concrete I-beam, timber, etc.)		
Bridge span (length perpendicular to stream) (ft)		
Bridge width (parallel to stream) (ft)		
Bottom of bridge beam (ft)	Upstream _____	
	Downstream _____	
Stream invert elevation at bridge (ft)	Upstream _____	
	Downstream _____	
Bridge rise from bottom of beam to streambed (ft)		

Culvert

Number of culverts		
Culvert type (arch, bottomless, box, circular, elliptical, etc.)		
Culvert material (concrete, corrugated metal, plastic, etc.)		
Culvert length (ft)		
Culvert <input type="checkbox"/> width <input type="checkbox"/> diameter (ft)		
Culvert height prior to any burying (ft)		
Depth culvert will be buried (ft)		
Elevation of culvert crown (ft)	Upstream _____	
	Downstream _____	
Higher elevation of <input type="checkbox"/> culvert invert OR <input type="checkbox"/> streambed within culvert (ft)	Upstream _____	
	Downstream _____	

Complete for both Bridges and Culverts

Entrance design (mitered, projecting, wingwalls, etc.)		
Total structure waterway opening above streambed (sq ft)		
Total structure waterway area below the 100-year elevation (sq ft) (if known)		
Elevation of road grade at structure (ft)		
Elevation of low point in road (ft)		
Distance from low point of road to mid-point of bridge crossing (ft)		
Length of approach fill from edge of bridge/culvert to existing grade (ft)		
A Licensed Professional Engineer may certify that your project will not cause a harmful interference for a range of flood discharges up to and including the 100-year-flood discharge. The "Required Certification Language" is found under "forms" on the "maps, forms and documents" link from the www.mi.gov/jointpermit page or a copy may be requested by phone, email, or mail. A hydraulic report supporting this certification may also be required.		
Is Certification Language attached? <input type="checkbox"/> No <input type="checkbox"/> Yes		

**15 Stream, River, or Drain Construction, Relocation and Enclosure Activities**

- Complete Section 10C for riprap activities.
- If side casting or other proposed activities will impact wetlands or floodplains, complete Sections 12 and 13, respectively.
 - ➔ Provide a scaled overall site plan showing existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures and land change activities.
 - ➔ Provide scaled cross-section (elevation) drawings necessary to clearly show existing and proposed conditions.
 - ➔ For activities on legally established county drains, provide original design and proposed dimensions and elevations.

Stream Information	Water elevation (ft) datum <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> IGLD 85 (Great Lakes coastal areas) <input type="checkbox"/> other ➔ Show elevation on plans with description.		
	Dimensions (ft) of existing stream/drain channel (ft)	length	width depth
	Existing channel average water depth in a normal year (ft)		
Proposed Activity <input type="checkbox"/> enclosure <input type="checkbox"/> improvement <input type="checkbox"/> maintenance <input type="checkbox"/> new drain <input type="checkbox"/> relocation <input type="checkbox"/> wetlands <input type="checkbox"/> other			
If an enclosed structure is proposed, check material type <input type="checkbox"/> concrete <input type="checkbox"/> corrugated metal <input type="checkbox"/> plastic <input type="checkbox"/> other			
Dimensions (ft) of the structure: diameter		length	Volume of fill (cu yds)
Will old/enclosed stream channel be backfilled to top of bank grade? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Length of channel to be abandoned (ft)		Volume of fill (cu yds)	
Dimensions (ft) of improved, maintained, new, relocated or wetland stream/drain channel.		Volume of dredge/excavation (cu yds)	
length		width	depth
How will slopes and bottom be stabilized?		Proposed side slopes (vertical / horizontal)	
Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site For disposal, provide a ➔ Detailed spoils disposal area location map and site plan with property lines. ➔ Letter of authorization from property owner of spoils disposal site, if disposed off-site.		

16 Drawdown of an Impoundment

- If wetlands will be impacted, complete Section 12.

Type of drawdown <input type="checkbox"/> over winter <input type="checkbox"/> temporary <input type="checkbox"/> one-time event <input type="checkbox"/> annual event <input type="checkbox"/> permanent (dam removal) <input type="checkbox"/> other		
Reason for drawdown		
Has there been a previous drawdown? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, provide date (M/D/Y)		Previous DEQ permit number, if known
Does waterbody have established legal lake level? <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Not Sure		Dam ID Number, if known
Extent of vertical drawdown (ft)	Impoundment design head (ft)	Number of adjoining or impacted property owners
Date drawdown would start (M/D/Y)	Date drawdown would stop (M/D/Y)	Rate of drawdown (ft/day)
Date refilling would start (M/D/Y)	Date refill would end (M/D/Y)	Rate of refill (ft/day)
Type of outlet discharge structure to be used <input type="checkbox"/> surface <input type="checkbox"/> bottom <input type="checkbox"/> mid-depth	Impoundment area at normal water level (acres)	Sediment depth behind impoundment discharge structure (ft)

**17 Dam, Embankment, Dike, Spillway, or Control Structure Activities** (See Sample Drawing 15)

- For more information go to www.mi.gov/damsafety. If wetlands will be impacted, complete Section 12.
- Information on removing a dam is available at www.mi.gov/damsafety and following the Related Link –Dam Management.
 - ⇒ Attach detailed signed and sealed engineering plans for a Part 315 dam: repair, dam alteration, dam abandonment, or dam removal:
 - ⇒ Part 315 Dam Safety application fees are added to all other application fees.
 - ⇒ Mail applications for dams regulated under Part 315 to DEQ, WRD, P.O. BOX 30458, LANSING, MI 48909-7958, attention Dam Safety.

Proposed Activity abandonment alteration enlargement of an existing dam
 removal repair reconstruction of a failed dam
 new dam construction other

Dam ID Number, if known Type of outlet discharge structure surface bottom mid-depth

Will proposed activities require a drawdown of the waterbody to complete the work? No Yes ⇒ If Yes, complete Section 16.

Structural height (difference between embankment top elevation and streambed elevation at downstream embankment toe) (ft) _____

Hydraulic Height (difference between design flood elevation and streambed elevation at downstream embankment toe) (ft) _____ Impoundment size at design flood elevation (acres)

Does dam meet the criteria for regulation under Part 315? (i.e. hydraulic height of 6 feet or more and an impoundment size at the design flood of 5 surface acres or more) No Yes

Dredging/excavation volume (cu yd) Fill volume (cu yd) Riprap volume (cu yd)

Will a water diversion during construction be required? No Yes

If Yes, describe how the stream flow will be controlled through the dam construction area during the proposed project activities:

Complete the following for a new dam, reconstruction of a failed dam or enlargement of an existing dam

For Part 315 regulated dams, the following must be attached:

- ⇒ Site-specific conceptual plans of the dam for resource impact review (An engineering report and detailed engineering plans are not required until the project has been determined to be permissible).
- ⇒ A description and evaluation of the loss of natural resources associated with the project.
- ⇒ A description of the natural resources that are associated with or created by the impoundment and how they offset the natural resources lost by the creation of the impoundment.
- ⇒ An assessment of all known existing and potential adverse effects within the scope of the project.

Embankment dimensions	length (ft)	top width (ft)	bottom width (ft)	slopes (vertical / horizontal)	Upstream Downstream
-----------------------	-------------	----------------	-------------------	--------------------------------	------------------------

Have soil borings been taken at dam location? No Yes ⇒ If Yes, attach results.

Do you have flowage rights to all proposed flooded property at the design flood elevation? No Yes ⇒ If No, provide a letter of authorization from the property owner.

Applications for Part 315 regulated dam removal projects must also include the following:

- An evaluation of the capacity of the remaining structure to pass flood flows.
- An evaluation of the quantity and quality of the sediments behind the impoundment.
- A description of the methods to be employed to control sediments.
- An assessment of all known existing and potential adverse impacts within the scope of the project.



18 Utility Crossings (See Sample Drawings 12 and 13, and EZ Guide)

- If side casting is proposed, complete Sections 10A and 10B. If spoils will be placed in or impact wetlands, complete Section 12.
 - ➔ Attach additional sheets or tables with the requested information as needed for multiple crossings.
 - ➔ For wetland crossings using the open trench method show clay plugs at the wetland/upland boundaries on the plans.

Crossing of Inland Lake or Stream floodplain Great Lake wetlands (also complete Section 12)

What method will be used to construct the crossings? directional boring jack and bore open trench plow / knife flume

Utility Type	Number of lake or stream crossings	Number of wetland crossings	Pipe diameter with casing (in)	Pipe length per crossing (ft)	Distance below streambed or wetland (in)	Trench width (ft)
<input type="checkbox"/> sanitary sewer						
<input type="checkbox"/> storm sewer						
<input type="checkbox"/> watermain						
<input type="checkbox"/> cable						
<input type="checkbox"/> electric						
<input type="checkbox"/> fiber optic cable						
<input type="checkbox"/> oil/gas pipeline						

19 Marina Construction, Expansion and Reconfiguration (See Sample Drawing 21)

- For more information go to www.mi.gov/marinas
- Marinas located on the Great Lakes, including Lake St. Clair, may be required to secure leases or conveyances from the state of Michigan to place structures on the bottomlands. If a conveyance is necessary, an application must be submitted before the Joint Permit Application can be determined complete.
 - ➔ Fully complete Section 10 E. For multiple structures provide a table with the requested information.
 - ➔ Enclose a copy of any current pump-out agreement with another marina facility, if on-site sanitary pump out facilities are not available.
 - ➔ Attach a copy of the property legal description, mortgage survey, or a property boundary survey to your application.
 - ➔ The WRD may require a riparian interest area (RIA) estimate survey, sealed by a licensed surveyor, in order to determine whether the proposed project will adversely impact riparian rights. Include any available sealed RIA estimate survey and/or written authorizations from affected adjoining riparian owners with your application.

Proposed Marina Activity New construction Expansion Reconfiguration

Do you have an existing Great Lake Conveyance? No Yes For more information visit www.mi.gov/deqgreatlakes.

Are sanitary pump-out facilities available? No Yes Is there a pump out agreement? No Yes If Yes, provide a copy.

Marina Description	Current Count	Final Count
Number of boat slips/wells (do not include broadside dockage or mooring buoys)		
Lineal feet of broadside dockage		
Maximum number of boats at broadside dockage		
Number of mooring buoys		
Number of launch ramps/lanes		



20 Critical Dune Areas and High Risk Erosion Areas (See Sample Drawings 19 and 20)

Critical Dune Areas (See Sample Drawing 20)

- Although not required, submitting **PHOTOGRAPHS** of the site may provide for a faster application review.
- For more information go to www.mi.gov/jointpermit, select "Sand Dune Protection" under "Related Links."
- All property boundaries and proposed structure corners, including decks, septic systems, water wells, driveways, grading, and terrain alteration locations must be staked before the WRD site inspection.
- Scaled overhead and cross-section plans must include all property boundaries, locations, and dimensions of all existing structures and impacted areas, and all proposed structures, terrain alterations, and construction access. Cross-sections must show existing and proposed grades, including foundations.
- Construction in critical dune areas on slopes greater than 33 percent (1 vertical: 3 horizontal) is prohibited without a special exception.
- Construction in critical dune areas on slopes that measure from 25 percent (1 vertical: 4 horizontal) to less than 33 percent requires sealed plans prepared by a registered architect or licensed professional engineer.

High Risk Erosion Areas (See Sample Drawing 19)

- For more information go to www.mi.gov/jointpermit, select "HREA" under "Related Links."
- All property boundaries, proposed structure corners, and septic system locations must be staked before the WRD site inspection.
- Scaled overhead plans must include all property boundaries, and the location and dimensions of all structures and septic systems must be included.
- Additional information, including the building construction plans, may be required to complete the application review.

Critical Dune Areas

Parcel dimensions (ft) width depth	Date project staked (M/D/Y)
Property is a <input type="checkbox"/> platted lot <input type="checkbox"/> unplatted parcel	Year current property boundaries created
Dune habitat present in Building Site and access route (check all that apply): <input type="checkbox"/> Wooded <input type="checkbox"/> Open Dune <input type="checkbox"/> Shrubs <input type="checkbox"/> Bare Sand <input type="checkbox"/> Lakefront Lot <input type="checkbox"/> MNFI Community if known: _____	
Type of construction activities <input type="checkbox"/> addition <input type="checkbox"/> driveway <input type="checkbox"/> garage <input type="checkbox"/> new home <input type="checkbox"/> renovation <input type="checkbox"/> septic <input type="checkbox"/> deck(s) <input type="checkbox"/> other	
<input type="checkbox"/> Provide a sand relocation plan with location and dimensions of disposal area. Indicate <input type="checkbox"/> on-site OR <input type="checkbox"/> off-site If on-site show location and how the disposal site will be accessed on the plans. Indicate the depth of the disposed sand on the plans.	
<input type="checkbox"/> Provide the permit or letter from the County Enforcing Agent stating the project complies with Part 91 (Soil Erosion and Sedimentation Control).	
The proposed project will be serviced by <input type="checkbox"/> public sewer <input type="checkbox"/> private septic system. ➤ On the plans, show the location and dimensions of the private septic system. If a private septic system is proposed, has a permit been issued by the health department? <input type="checkbox"/> No <input type="checkbox"/> Yes ➤ If Yes, provide a copy of the permit for all Critical Dune Area projects.	
<input type="checkbox"/> Provide a copy of the vegetation assurance letter. <input type="checkbox"/> Provide a re-vegetation plan, including # _____ of trees to be removed and # _____ of trees to be replanted.	
Proposed Utility Installation	Proposed New Construction
Utility Installation Method <input type="checkbox"/> directional bore <input type="checkbox"/> plowing in <input type="checkbox"/> open trench <input type="checkbox"/> other	Foundation type <input type="checkbox"/> basement <input type="checkbox"/> concrete slab <input type="checkbox"/> pilings <input type="checkbox"/> crawl space <input type="checkbox"/> other
➤ Show utility locations and dimensions on the site plan.	Area of existing structure (sq ft)
➤ Show construction access route on the site plan.	Area of proposed structure (sq ft)
➤ Show existing and proposed grades on the cross-section.	Area of existing deck (sq ft)
➤ Show locations of vegetation to be removed on the site plan.	Area of proposed deck (sq ft)
Provide the following information for special use projects: (a) Lot size, width, density, and front and side setbacks. (b) Storm water drainage that provides for disposal of drainage water without serious erosion. (c) Methods for controlling erosion from wind and water. (d) Re-stabilization plan. (e) Environmental Impact Statement.	



High Risk Erosion Areas	Parcel dimensions (ft) width depth		Date project staked (M/D/Y)	
	Existing Structure Information		Proposed New Construction	
	Foundation type <input type="checkbox"/> basement <input type="checkbox"/> concrete slab <input type="checkbox"/> pilings <input type="checkbox"/> crawl space <input type="checkbox"/> other		Foundation type <input type="checkbox"/> basement <input type="checkbox"/> concrete slab <input type="checkbox"/> pilings <input type="checkbox"/> crawl space <input type="checkbox"/> other	
	Material above foundation wall <input type="checkbox"/> block <input type="checkbox"/> log <input type="checkbox"/> stud frame <input type="checkbox"/> other		Material above foundation wall <input type="checkbox"/> block <input type="checkbox"/> log <input type="checkbox"/> stud frame <input type="checkbox"/> other	
	Siding material <input type="checkbox"/> block <input type="checkbox"/> vinyl <input type="checkbox"/> wood <input type="checkbox"/> other		Siding material <input type="checkbox"/> block <input type="checkbox"/> vinyl <input type="checkbox"/> wood <input type="checkbox"/> other	
	Area of the foundation, excluding attached garage (sq ft)		Area of the foundation, excluding attached garage (sq ft)	
	Area of the garage foundation (sq ft)		Area of the garage foundation (sq ft)	
	If renovating or restoring an existing structure, indicate the renovation or restoration cost \$			
	Current structure replacement value \$			
	Tax assessed value of existing structure excluding land value \$		Assessment Year	
Provide the number of individual living units in the proposed building				

SITE PHOTOS – WONCH PARK – MERIDIAN TOWNSHIP
Pavilion Development Project – MNRTF Grant – 2014



Looking from the parking area toward the play structure
(the Red Cedar River is behind the trees and play structure)



Wonch Park Pavilion



Wonch Park Open Space



Wonch Park Restroom Building,
located near entrance off Okemos Road



Resident holding fundraiser in Wonch Park 2013



Haslett School Salmon fish release day 2013

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Meridian\Wonch Park City/County: Okemos /Ingham Sampling Date: 5/7/2014 12:50:17 PM
 Applicant/Owner: Meridian Twp. State: MI Sampling Point: SB-1
 Investigator(s): ELISE TRIPP Section, Township, Range: T4N, R1W, S21
 Landform (hillslope, terrace, etc.): Floodplain Local relief (concave, convex, none): LC
 Slope (%): 3 - 7% Lat: 42.714673517 N Long: -84.431277118 W Datum: WGS84
 Soil Map Unit Name: Ceresco fine sandy loam NWI classification: PFO1A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) 	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input checked="" type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: 	
Remarks: <p style="font-size: 1.2em; font-family: cursive;"> NOTE: The proposed pavilion is not within a wetland or wetland buffer. We are simply attaching this report as supplemental information on the park. </p>	

VEGETATION – Use scientific names of plants.

Sampling Point: SB-1

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Acer saccharinum</u>	<u>45</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Populus deltoides</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>
3. <u>Quercus palustris</u>	<u>5</u>	<u>No</u>	<u>FACW</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
Total Cover: <u>75</u>			
50% of total cover: _____ 20% of total cover: _____			
Sapling/Shrub Stratum (Plot size: <u>15</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Acer saccharinum</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
Total Cover: <u>10</u>			
50% of total cover: _____ 20% of total cover: _____			
Herb Stratum (Plot size: <u>5</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Lysimachia nummularia</u>	<u>65</u>	<u>Yes</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
Total Cover: <u>65</u>			
50% of total cover: _____ 20% of total cover: _____			
Woody Vine Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Vitis riparia</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
Total Cover: <u>5</u>			
50% of total cover: _____ 20% of total cover: _____			

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>125</u>	x 2 = <u>250</u>
FAC species <u>30</u>	x 3 = <u>90</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>155</u> (A)	<u>340</u> (B)

Prevalence Index = B/A = 2.19

Hydrophytic Vegetation Indicators:

Rapid Test for Hydrophytic Vegetation

Dominance Test is >50%

Prevalence Index is ≤3.0¹

Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SB-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 6	10YR 3/2	100					L	
6 - 20	10YR 5/2	60	10YR 5/4	30	RM	M	FSL	
			10YR 3/1	10	C	M		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils³:	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B)	<input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Dark Surface (S7) (LRR K, L)	
<input type="checkbox"/> Stratified Layers (A5)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		<input type="checkbox"/> Mesic Spodic (TA6) (MLRA 144A, 145, 149B)	
<input type="checkbox"/> Sandy Redox (S5)		<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Stripped Matrix (S6)		<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input type="checkbox"/> Dark Surface (S7) (LRR R, MLRA 149B)		<input type="checkbox"/> Other (Explain in Remarks)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____
---------------------------------------------------------------------------------	------------------------------------------------------------------------------

Remarks:
L = Loam
FSL = Fine sandy loam

Poligon Product Specification Form

by **PORTERCORP**
 PORTERCORP, 4240 N. 136th AVE. HOLLAND, MI 49424
www.poligon.com 800-354-7721

PROJECT NAME: _____
 PROJECT LOCATION: _____
 CUSTOMER NAME: _____
 E-MAIL: _____
 COMPANY: _____
 ADDRESS: _____
 ADDRESS 2: _____
 CITY: _____
 STATE: _____ ZIP: _____
 PHONE: _____ FAX: _____
 WIND LOAD: _____ SNOW LOAD: _____
 SEISMIC DESIGN: _____ BLDG CODE: _____

Shelter Options

SELECT APPLICABLE ROOF TYPE:

- MR (Metal Roof)
- SPMR (Structural Panel under Metal Roof)
- TGMR (Tongue & Groove under Metal Roof)
- SS (Standing Seam Roof)
- SPSS (Structural Panel under Standing Seam)
- TGSS (Tongue & Groove under Standing Seam)
- SPAS (Structural Panel under Asphalt Shingles)
- SPCS (Structural Panel under Cedar Shingles)
- SPCH (Structural Panel under Milled Cedar Shingles)
- TGAS (Tongue & Groove under Asphalt Shingles)
- TGCS (Tongue & Groove under Cedar Shingles)
- TGCH (Tongue & Groove under Milled Cedar Shingles)
- LATIA (Santa Fe metal stick style)
- TRELLIS

FRAME COLOR: _____

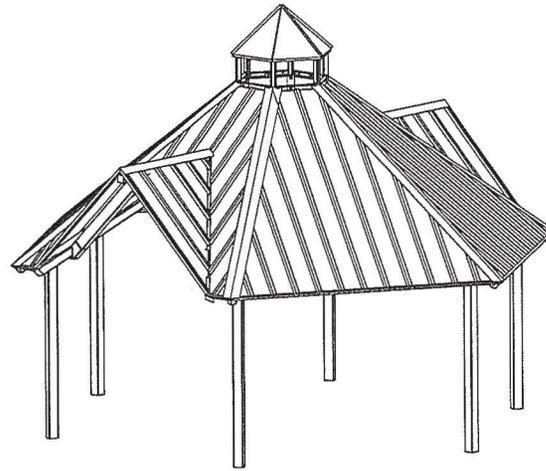
ROOF COLOR: _____

SELECT MODIFICATIONS TO A STANDARD:

- INCREASE UPB HEIGHT: _____
- ADD ELECTRICAL CUTOUTS: _____
- ADD CUPOLA: _____
- ADD ORNAMENTATION: _____
- ADD BENCHES: _____
- ADD HANDRAILS: _____

SELECT CUSTOMIZATION:

- INCREASE UPB MORE THAN 2': _____
- CUSTOM COLUMNS: _____
- CUSTOM PITCH: _____
- ADD E-COATING FRAME: _____
- ADD GALVANIZING FRAME: _____



Gabled Hexagon Standard Sizes

BIN	SIZE	UPB	PITCH
GHX	24	8'	10:12
GHX	28	8'	10:12
GHX	32	8'	10:12

Sheet Index

COVER SHEET / ORDER FORM
ELEVATION VIEWS
STRUCTURAL FRAME
ANCHOR LAYOUT

Refer to www.poligon.com download area for:

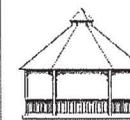
- FOOTING AND ANCHOR INFORMATION
- COLUMN STYLE OPTIONS
- CUPOLA OPTIONS
- ORNAMENTATION STYLE OPTIONS
- INTEGRATED BENCH OPTIONS
- MISCELLANEOUS OPTIONS
- COLOR CHARTS

PORTERCORP MANUFACTURES AND DELIVERS PRODUCT IN STRICT COMPLIANCE TO GOVERNING BUILDING CODES.

SHELTER MODEL:

GRAND HAVEN GABLED HEXAGON GHX

SCALE: 1:60 REV LEVEL: A DATE: 12/30/2009

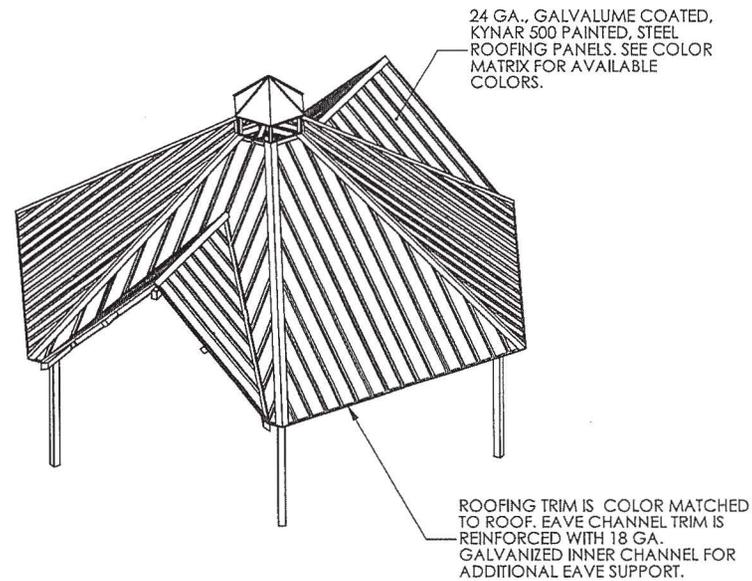
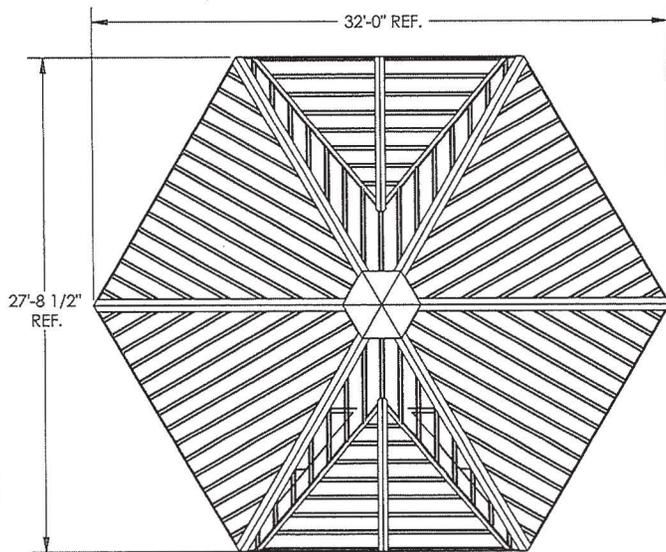


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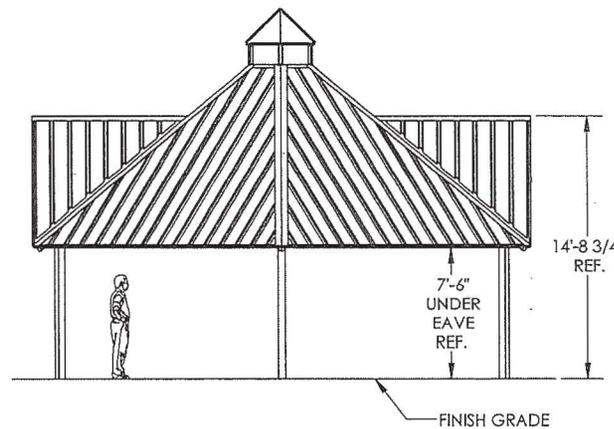
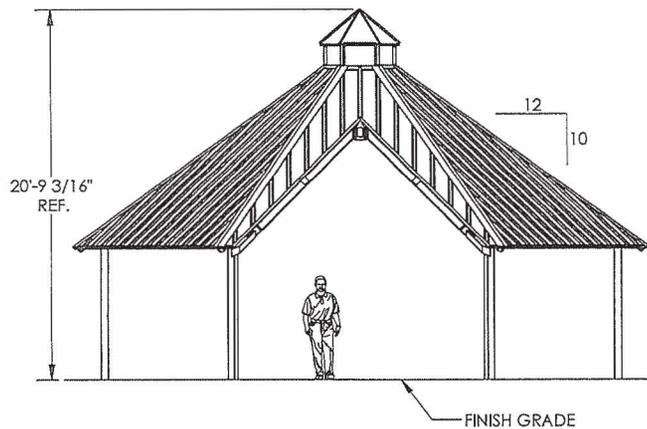
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- SEE FINISHES / ROOFING PAGE FOR:
- FRAME FINISH OPTIONS
 - POWDER COAT AND ROOFING COLOR SELECTION
 - TONGUE & GROOVE, STRUCTURAL INSULATED PANEL AND METAL ROOF OPTIONS
 - OTHER ROOFING OPTIONS

- SEE ORNAMENTATION PAGE FOR:
- ORNAMENTATION PATTERNS
 - RAILING PATTERNS
 - COLUMN OPTIONS
 - CUPOLA OPTIONS

THIS SHELTER PROVIDES 665 SQ. FT. OF SHADE.



SHELTER MODEL:
**GRAND HAVEN GABLED HEXAGON 32
GHX-32**

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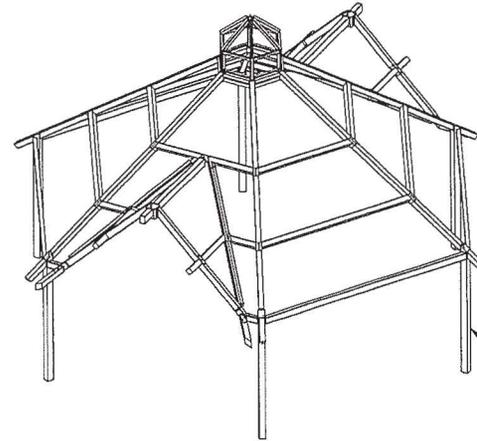
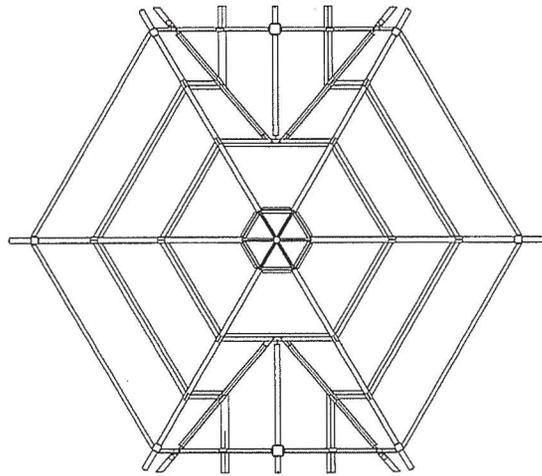


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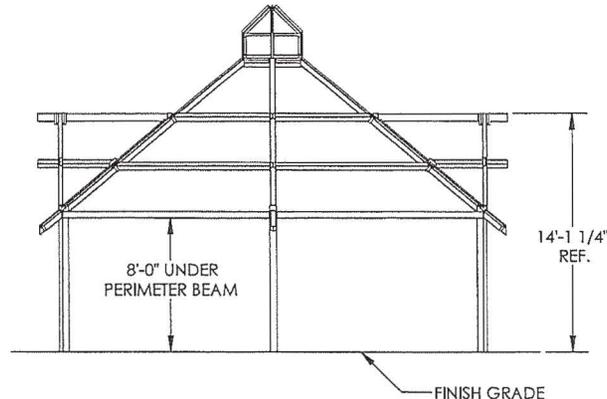
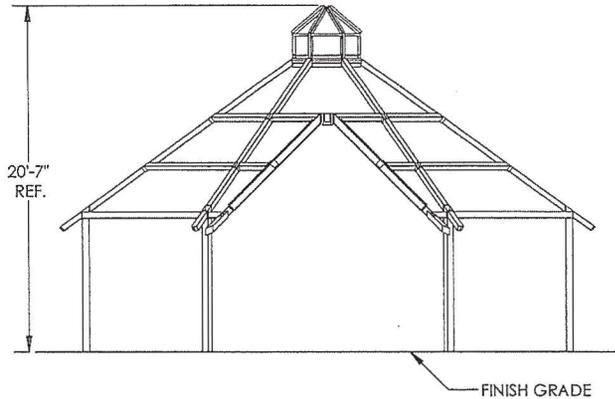
SHEET **ELEVATION VIEWS**



STEEL COLUMNS AND FRAME MEMBERS, POWDERCOAT FINISHED. 26 STANDARD COLORS AVAILABLE

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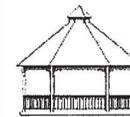
FRAME AND ORNAMENTATION FINISH:
MEMBERS SHOT BLASTED TO NEAR WHITE CONDITION (SSPC SP-10). WASHED AND SEALED IN A PHOSPHATE SPRAY, COATED WITH SUPER DURABLE TGIC POLYESTER POWDER AND OVEN CURED.

SEE COLOR MATRIX FOR AVAILABLE COLORS.

OPTIONAL UNDERCOAT:
EPOXY E-COAT SYSTEM, USING FULL IMMERSION ELECTRO-DEPOSITION PROCESS.

SHELTER MODEL:
GRAND HAVEN GABLED HEXAGON 32
GHX-32

SCALE: 1:85	REV LEVEL: A	DATE: 12/31/2009
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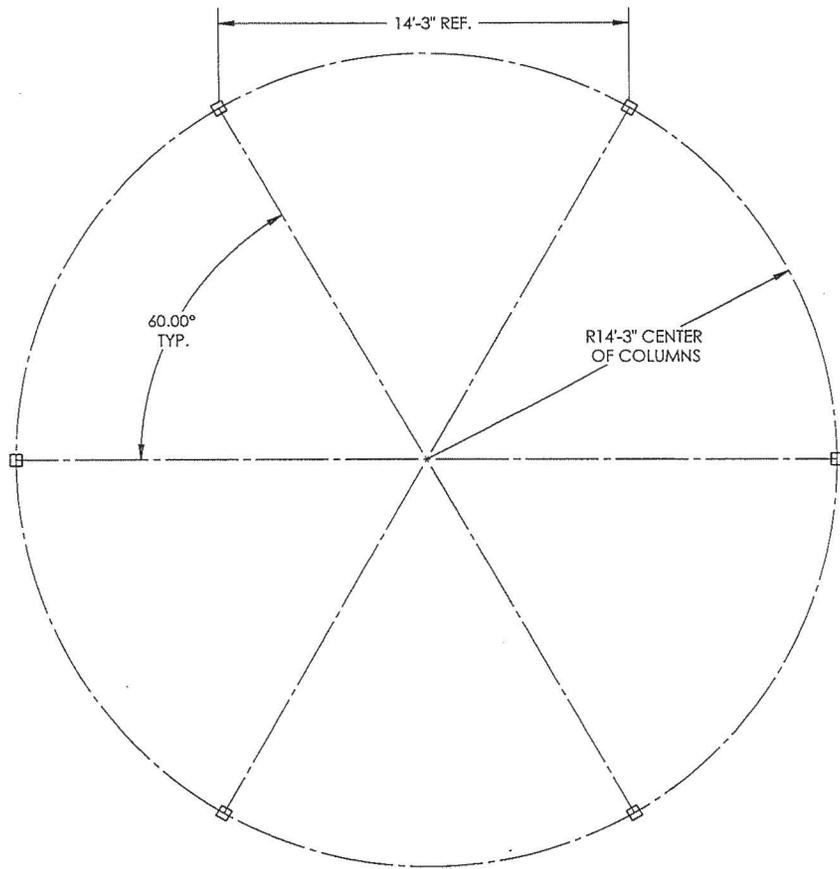
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REFER TO ANCHOR AND FOOTING DOWNLOAD SHEETS FOR GENERAL INFORMATION ON BOTH ANCHOR ATTACHMENT AND TYPICAL FOOTING TYPES. ANCHOR ATTACHMENT AND FOOTING DESIGNS ARE SITE AND SITUATION SPECIFIC AND ARE INTEGRAL TO THE FINAL SHELTER DESIGN.

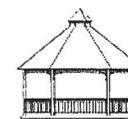
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COLUMN LAYOUT

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GHX 40 w/ Custom Clerestory



This is our application to the DNR for a pavilion (we didn't get the grant, and the pavilion in this request is slightly smaller, but all other site info is the same.

Application Narrative

Wonch Park Pavilion - Development Project - 2015 Renovations to an Urban Park

Narrative

- I. Project Justification and Support
- II. Project Description
- III. Natural Resource Access and Protection
- IV. Other Information

I. PROJECT JUSTIFICATION AND SUPPORT

Park Description

Wonch Park is 15-acre urban park that is nestled in a bend of the Red Cedar River near downtown Okemos. It serves as a popular destination for general-interest park users and those with specialized recreational interests such as fishing and paddling. Wonch Park serves as a gateway to Meridian Township and is highly visible to visitors entering our community.

Proposed Project Development/Renovation

The new Wonch Park pavilion will serve as a wonderful amenity along the Red Cedar River Water Trail. Not only will it provide shade and shelter for paddlers, it will be ideal for planned picnics, drop-in visitors, and school groups. The new pavilion will replace the existing pavilion, which was constructed by the Haslett and Okemos Rotary Club in 1972 and has greatly exceeded its lifespan. The new pavilion is a key element of an overall future master plan to upgrade Wonch Park. The future plan calls for numerous park upgrades aimed to improve river access and to provide improved facilities for park visitors. The first phase of our plan, the looped river-viewing trail, was generously funded by the MNRTF in 2012 and was constructed in 2014.

Amenity on a Water Trail

This pavilion will serve as a vital amenity along the water trail. We are very fortunate to have the Red Cedar River in our own backyard and are striving to improve our parks along the river to enhance the Red Cedar Water Trail experience. We are currently working with adjacent communities, paddler groups, fishing groups, and local environmental organizations to formally designate the Red Cedar River as a Water Trail. In addition, local school groups utilize Ferguson and Wonch Parks for their salmon release program and they will be able to utilize the structure as an outdoor classroom. The Red Cedar is an urban river is a thriving ecosystem that supports a variety of macroinvertebrate and fish species. As a result, both MSU and local school children regularly utilize the river as an outdoor platform for outdoor education. Despite its age, the Wonch Park pavilion is one of our most highly utilized picnic shelters within our park system. Park users have been requesting water and electricity at the pavilion for many years. Another common request from our residents is improved access to the Red Cedar River.

Need for Project Relative to Existing Facilities

Meridian Township Parks and Land Preserves protect a significant portion of land along the Red Cedar River. Parks and preserves located along the river collectively comprise over 300 acres and include: Wonch Park, Ferguson Park, Sumbal Land Preserve, Red Cedar Natural Area, Meridian Riverfront Park (Legg, Harris, Eastgate) and the Red Cedar Glen Land Preserve. In addition, Michigan State University's Dobie Land Reserve consists of over 100 acres of land along the banks of the Red Cedar River. This stretch is particularly beautiful for paddlers traveling through Meridian Township.

Meridian Township's parks are lacking in public access areas and amenities along the river. Our future plans for park re-development include a boat launch at Wonch Park. But currently the only existing launch is located at Ferguson Park, which is located across Okemos Road from Wonch Park. The public currently uses Wonch Park informally as a launching spot for canoes and kayaks, but future plans will improve the accessibility of the launch. There is also a primitive launch in Legg Park, on the west side of Van Atta Road. However, recent bridge constructions lead to the relocation of the boat launch to the east side of Van Atta Road.

Collaboration

The Red Cedar River Trail map, park plans, and water trail programming was developed through collaboration with stakeholders that includes: adjacent communities (Williamstown Township Planning); Michigan State University; non-profit organizations (Mid-Michigan Environmental

Action Council, Tri-County Planning, Greening Mid-Michigan); user groups (Lansing Oar and Paddle Club, Friends of The Red Cedar River and the Harris Nature Center, Project FISH, Mid-Michigan Steel headers, Haslett and Okemos Public Schools, and Designs by Nature, LLC); and the office of the Ingham County Drain Commissioner. Collaboration is ongoing in terms of river clearing operations, water testing, nature study, and recreational programming on the water in terms of fishing and river clean up events. The intent is that the collaborating parties will be the anticipated users of the facilities.

Description of Collaborators

Michigan State University & Williamstown Township, Tri-County Planning

In 2013, the MSU Center for Community and Economic Development, with support from the Tri-County Regional Planning Commission, began work on a research project to explore the possibilities of a regional plan for greenways and non-motorized transportation in the mid-Michigan area. Participants in the project include MSU, the City of East Lansing, Meridian Township, Williamstown Township, and Ingham County. The project seeks to connect non-motorized systems for communities along the Red Cedar River. **The Red Cedar River serves as an ideal connection and the intention is that the research will encourage future development to prioritize river use and access.**

Community Survey and Public Meetings – Public Input

Our community survey is a very important avenue that allows residents to voice their needs to our department. According to our community survey from 2010, 43.5% of respondents regularly picnic in our parks and 26% canoe or kayak. When asked to prioritize park additions, picnic pavilions and river access areas both received high rankings in the survey. Frequently mentioned comments also included the desire for improved river access, the need to clear the river for easier navigation. Additional general public meetings were held to obtain public input for the Parks and Recreation Master Plan. Attendees identified improved park shelters and river amenities as a priority for the parks system.

The full results of the survey may be found in the Parks and Recreation Plan on pages 67-83.

Downtown Development Authority

The Okemos Downtown Development Authority agrees that parks positively influence the vibrancy of a downtown area. They encouraged implementation of the Wonch Park renovation plan.

Neighborhood Support

Several residents of the adjacent neighborhood association, Indian Hills, attended the Public Hearing for the Wonch Park Project and they expressed support on behalf of his neighborhood. Comments expressed included the opinion that is a good plan to make park improvements that will provide shelter along the river and that park improvements will enhance their property values.

Disability Advocacy Group Input

In 2007, Meridian Township developed a Universal Access Advisory Board to help assess the accessibility status of our parks and to provide input on proposed park developments. The Board reviewed the Wonch Park conceptual plan and provided comments on the proposal. The plan was well received and the most common comment was for us to be sure to include wheelchair accessible grills and picnic tables.

The GRAND Learning Network

The pavilion will be utilized as an outdoor classroom by teachers participating in the GRAND Learning Network, which is a stewardship initiative that uses place-based education to give youth, teachers, and communities in Mid-Michigan tremendous opportunities to learn and grow in their appreciation of our locale. Their core group of teacher leaders will help create change in local schools by providing professional development opportunities for other teachers and community volunteers from the headwaters region of the Grand River and Great Lakes watershed. The GRAND Learning Network projects regularly occur in Meridian Township Parks (more information below).

Project FISH (Friends Involved in Sportfishing Heritage)

Mark Stephens, Conservation Education Program Coordinator, Michigan State University

Project F.I.S.H is an educational program for youth and families sponsored locally by schools, fishing conservation organizations, others interested in fishing and our fisheries. This group regularly utilizes Wonch, Ferguson, Central Park, and Meridian Riverfront Park for their fishing programs with the schools and their salmon-in-the-classroom release. A pavilion at Wonch would provide an outdoor classroom for their river programs.

We are always striving to encourage children to “get outside” and our relationship with Project FISH and their involvement of youth in a long

term and continuous, community supported, sportfishing and aquatic resource education program is a huge benefit to our community.

Project FISH will work with youth and adults on fishing instruction, aquatic resource education and public relations. Their vision is to initiate and provide fishing education and fishing skills to interested adults and youth from Michigan's many diverse populations. This preserves a natural heritage that ensures the future of fishing, which includes natural resources and environmental awareness, ethical fishing practices, fisheries stewardship, and positive developmental activities for children, families, and the community.

Mid-Meac (Mid-Michigan Environmental Action Council)

Mid-MEAC was founded on Earth Day 1993 by a dedicated grassroots group of community activists who saw the need for a focus on environmental issues in Clinton, Eaton and Ingham Counties. From river cleanup projects to monthly land use lunches, Mid-MEAC is committed to helping translate environmental concerns into action by providing education, advocacy and volunteer opportunities. Recognized as the leading Mid-Michigan environmental action organization, Mid-MEAC is focused on river protection, green transportation, land use and sustainability. Each year, a team of Mid-MEAC Volunteer Stream Monitors, along with local schoolchildren, puts on waders and heads into the streams of the Red Cedar River watershed to search for bugs and other river "critters". Using nets to collect the bugs from the streams, and trays and tweezers to sort through them on shore, these stream monitors are an integral part of the protection of the Red Cedar River and its tributaries. Mid-MEAC will be able to utilize the Wonch Pavilion for their stream monitoring events that occur in the Red Cedar River. Currently, Mid-MEAC volunteers take "dips" just downstream from our park near the Indian Hills neighborhood and also upstream near Dobie Road.

Trout Unlimited and Mid-Michigan Steelheaders

Dr. Jim Bedford, John Hesse of the Bob Perrin Chapter of Trout Unlimited and Mid-Michigan Steelheaders are life-long anglers and water quality specialists, authors, and public speakers. They will work with the member organizations to provide onsite labor, fishing instruction, public relations, communication, and volunteer labor.

Lansing Oar and Paddle Club

Members of this club are very active with Meridian Township Parks and regularly utilize the river for recreation purposes and are quite familiar with the system. This club helps organize and lead the Red Cedar River Clean Up each fall. The Lansing Oar and Paddle Club was also an integral part of our Water Trail map development.

Grant History

Meridian Township has been fortunate to receive a total of 21 grant awards between the years of 1972 and 2013 totaling \$ 1,907,591.00. 100% of park facilities receiving grant assistance are maintained and operate as public parks. There have been no conversion of parkland for alternative uses; and improvements that have been made meet/exceed ADA Accessibility Guidelines. Meridian Township has maintained its commitment to support its park system for public use for all persons for perpetuity.

II. PROJECT DESCRIPTION

The Wonch Park Pavilion Development Project proposes to add a resource that will not only improve the park for general park visitors; it will provide a vital element along the water trail. It will provide a close, valuable natural oasis that will be utilized by school groups, parks and recreation events, and on a walk-in basis by the general public. Our Parks and Recreation Master Plan strives to improve and promote the accessibility of the Red Cedar River and to improve park elements along the river's edge, and this project is an important step toward that goal.

Proposed Development Scope Items Description:

- **A new pavilion (40' diameter hexagon shelter with metal roof and concrete pad)**
- **Utilities (electricity and water)**
- **Concrete pad**
- **8' paved concrete access pathway**

Site and Project Quality

The park is 43 years old. Meridian Township acquired the property, now known as Wonch Park, in the 1969 and the area was immediately converted into a park. Wonch Park currently offers playground equipment, a restroom building, picnic shelter, horseshoe pits, sand volleyball, and a paved parking area. Park visitors currently stand in the water and utilize "beach" areas along the river to fish.

There are many improvements that are needed at this well-loved and well-used urban neighborhood park. The proposed pavilion and associated amenities is an important feature a long-term park re-development master plan that will eventually include:

- **New pavilion with utilities**
- **Signage and kiosk for water trail and other park features**
- **Landscaping**
- **Accessible grills and picnic benches**
- Accessible loop trail with benches
- Stream bank stabilization measures
- Fishing dock/canoe launch
- Parking lot expansion and resurfacing
- New restroom facility
- Landscaping
- Plaza area with seating

Factors Considered in Site Selection Process & Universal Access Design Features

Wonch Park was chosen for this project development project because it is a beautiful, heavily used, urban park that is in need of improvements. Because of its central location, the park is easily accessible to the entire community. This park is also unique in that it is located on the Red Cedar River, which is a very important natural resource in Meridian Township and as we are in the process of developing a Water Trail, we recognized the need for improved shelter along the river.

Persons with Disabilities & Universal Access Design Features

The park plan presented strives to follow the Principles of Universal Design (equitable use, flexibility of use, simple and intuitive use, perceptible information, tolerance for error, low physical effort, and size and space for approach and use). The proposed grills and picnic tables are handicap accessible and the pavilion is accessed via paved, minimal sloped paths that provide a firm and stable surface.

According to the 2010 U.S. Census, 8.7% of Meridian Township residents are disabled. The sixty-five and older age group had the highest proportion of individuals who were disabled (36.4%). As shown in Table 3 in the 5-Year Parks and Recreation Plan, the proportion of individuals who have a disability increases with age. This pattern is consistent with Michigan overall. The needs of these individuals are also included in the preparation of the Recreation Master Plan.

Site Access

Non-Motorized Access

Wonch Park is located on Okemos Road, approximately ½ mile south of Grand River Avenue. There are paved paths along Okemos Road for non-motorized transportation to the park. These paved sidewalks along Okemos Road connect with a larger network of non-motorized pathways leading to the park. There are sidewalks on Hamilton Road and Grand River Avenue that provide non-motorized access from nearby neighborhoods and commercial areas to the park. In 2014, a pathway will be added on the east side of the Okemos Road bridge (on the Wonch Park side) to improve the safety for pedestrians walking along Okemos Road or walking to the park. The existing walkway is quite narrow, approximately four feet wide, and it is not safe for pedestrians in the winter. It is very close to the southbound traffic lane. The pathways along both sides of Okemos Road near the park are heavily utilized by pedestrians, bicyclists, motorized wheelchair users, and families with strollers.

Non-Motorized transportation is a strong priority for Meridian Township. As a result, we have over 80 miles of bicycle pedestrian pathways which are designed to ultimately connect our 904 acres of parks with our residential neighborhoods.

Water Trail and Other Trail Networks

Although our proposed development project, a pavilion renovation and amenities, is not an actual trail, it is a significant feature along the Red Cedar Water Trail. We are currently working with adjacent communities, paddler groups, fishing groups, and local environmental organizations to formally designate the Red Cedar River as a **Water Trail**. The water trail plan is currently available on the websites of Meridian Township, Tri-County Planning, City of East Lansing, Lansing Oar and Paddle Club, and Greening Mid-Michigan. The Red Cedar River ends at the Grand River in Lansing, which is another popular local river for paddling. This water trail is also identified as a priority corridor in the **Meridian Township Greenspace Plan**. Wonch Park is also an important hub on the larger, existing path network as identified in the **Meridian Township Bicycle Pedestrian Pathway Master Plan**. Our master plan is connected to an overall regional trail known as **The Heart of Michigan Trail**.

Wonch Park is a key feature along the recreational Red Cedar River Water Trail. Although the Red Cedar River has not yet been formally recognized by the State of Michigan as a water trail, we are constantly working to improve the river corridor and its hubs to enhance local outdoor recreation opportunities. This corridor helps to preserve river

habitat, improve watershed quality and protect and expand wildlife and plant diversity along the Red Cedar River. The natural river-wildlife corridor extends from the city of Williamston, through Williamstown Township, Meridian Township, the City of East Lansing, and terminates at the Grand River in Lansing.

Parks and other access areas along the river include McCormick Park in the City of Williamston, Grand River Community Park and the MDOT Rest Park in Williamstown Township, the Meridian Riverfront Park, Red Cedar Natural Area and Red Cedar Glen Land Preserve, the MSU Dobie Reserve, Wonch and Ferguson Parks, and then on to East Lansing where there is a MSU Canoe Livery. The river terminates at the Grand River and Lansing has more than 1,000 acres of parkland along the river including the Potter Park Zoo, Crego Park, Shubel Park, Fenner Arboretum, and the Lansing River Walk.

Wonch Park is an important hub along the water trail is also very close to downtown Okemos, which provides food and other provisions.

Motorized Access

There is an existing paved parking area that currently provides parking for 40 vehicles. The parking area is paved and has designated accessible parking spaces. There are ramps and walkways that provide safe, universal access from parking spaces to the restrooms.

Public Transportation

The site is located on the Capital Area Transportation Authority (CATA) bus route (see attached map).

Directional Signage

The park is clearly signed with a large park sign located on Okemos Road. An informational kiosk with Water Trail material will be located near the pavilion, but the kiosk is not part of this grant application.

Environmental Design

Aspects of environmental design that were considered when developing the plans for Wonch Park include the following:

- The pavilion and associated amenities are located within a park that has existing infrastructure, therefore minimizing the amount of additional required impervious surface.
- The park is accessible via existing and/or proposed non-motorized transportation routes and is in an area that is heavily utilized by pedestrians.
- The park is also located within walking distance of three schools that regularly visit the park (Central Public

Montessori, Radmoor Private Montessori, and Okemos Nursery School)

- The proposed four trees that are part of this grant proposal will be species native to Michigan.
- The Icon Shelter System that we are proposing for the pavilion utilizes “Cool Roofing.” This is roofing that has a high Solar Reflectance Index (SRI). The higher the index means that more solar energy is reflected by the roof; therefore, the roof does not absorb the heat from the sun that will be released into the atmosphere.

Park Maintenance & Operations

We do not foresee a drastic increase in the maintenance budget once the pavilion is developed as we currently maintain the site and the existing pavilion. Maintenance of the pavilion will be provided by the Meridian Township Parks and Grounds Maintenance Division of the Parks and Recreation Department. Maintenance items for the pavilion are minimal and will include clearing of any brush or branches after storms, general mowing in the park, trash removal and any necessary repairs. Our Township Police open and close all of our parks and dawn and close them at dusk. Our seasonal park ranger also visits the parks on a daily basis during the summer months when park use is at its heaviest.

We also have a Friend of the Park Program that formally assigns groups and individuals to a wide variety of park maintenance and improvement responsibilities such as park and trail clean up, trimming, invasive species pulls, cleaning of the bluebird boxes and assistance with our recreation programs. Such volunteerism by individual township residents is an integral component of our parks system. They provide many services such as park and trail clean up, trimming, and assistance within our recreation programs. In 2013 alone, we engaged a total of 1,052 volunteers for over 34,000 hours of service to our community. It is quite clear that Meridian Township takes great pride in being a community that provides a high quality of life for its residents.

Methods for Promoting and Publicizing Project

The addition of the pavilion to Wonch Park will be communicated to the general public through a variety of measures including:

Family Fun Guide – The Meridian Township Parks and Recreation Family Fun Guide is published once each year (Spring/Summer, and Fall/Winter). The Family Fun Guide, mailed to 22,000 households, businesses and PO Boxes in Meridian Township, serves as the primary information source for programs, special events, facilities, and general Township news. The Guide is also available at the Township Hall,

Meridian Service Center, Okemos, Haslett, East Lansing and Lansing Libraries, Harris Nature Center and Snell-Towar Recreation Center. According to the 2010 Community Survey, a total of 81.9% of residents surveyed said they obtained their information from this source.

Email – The Department utilizes email as a communication and promotional tool to program participants. Email, social media, website and Active Net have taken the place of flyers to elementary schools (which were once the most effective promotional method). Flyers to schools are still utilized, but on a very limited basis.

Active Net – Active Net is the online registration program the Department utilizes that also provides credit card registration. This program provides direct marketing opportunities per demographic (when needed) via broadcast email through the system of current and former program participants. We are able to send parks and recreation information to over 13,000 email addresses in our system.

HOM-TV 21 (Haslett, Okemos, Meridian TV) - Meridian Township has its own award-winning cable access channel. Their programming staff produces promotional shows and program coverage, as well as text information to promote our parks. Their programs and meeting coverage is available on demand via our township website, www.meridian.mi.us.

Social Media – (Website/Facebook/Twitter (www.meridian.mi.us) – The Meridian Township website has improved greatly over the last five years since The Department also participates on Facebook and Twitter.

Press Releases – Press releases about parks and recreation programs are published on a regular basis to all local media outlets including the Lansing State Journal, Towne Courier, State News, local radio and TV stations.

Radio and TV Interviews – Parks and Recreation staff are regularly interviewed regarding current programs and activities on local TV and radio stations.

Word-of-Mouth – The Department relies on recommendations from current and former participants and its local partners to build interest and awareness of parks and recreation programs. Our residents have created their own Facebook pages, such as Friends of the Red Cedar River, Friends of Meridian Wetlands, and Friends of Meridian Pathways. They utilize Facebook to share information about events, meetings, and to hold online discussions.

Websites – The Red Cedar Water Trail, and mentions of associated amenities, is available on numerous websites including Meridian Township, Williamstown Township, Lansing Oar and Paddle Club, City of East Lansing, Tri-County Planning, and Greening Mid-Michigan. (JANE INCLUDE WEBSITE LINKS HERE)

Crime Prevention Measures

The improvements to the park have been designed to ensure the health, safety, and welfare of the users. The pathway is within full view of the existing parking lot; therefore allowing maximum visibility for safety. In addition, our seasonal park ranger visits all of our parks each day during the summer months and provides additional security and public safety presence. There is a sensor light on the restroom and there are street lights along Okemos Road. The park is closed by our Police Department each night at dusk and is re-opened at dawn.

III. NATURAL RESOURCES ACCESS AND PROTECTION

Natural Features

Wonch Park is located on the Red Cedar River, which is a good quality natural resource in Meridian Township. This project strives to improve access and appreciation of the river for the purpose of encouraging outdoor recreation. The park has many mature trees and a park visit offers users glimpses of the beautiful river and vegetation along the riverbanks. It truly is a natural oasis amidst a heavily developed area. As stated above, the proposed amenity is an important feature of the long-term park re-development plan that will eventually include amenities that offer park users better access to the Red Cedar River. These amenities include a fishing dock, canoe launch, stepped seating areas along the river, and other park improvements.

Anticipated Impact on the Natural Resources

We do not anticipate any negative impacts on the natural resources of the site. Impervious material is kept at a minimum; as this is a replacement project; therefore, the additional stormwater runoff will be nominal and will be reabsorbed by the large areas of open space within the park. There is a minimum 25 foot wide buffer with established vegetation, between the soon-to-be-constructed pathway and the edge of the river.

Greenspace Plan

Wonch Park is identified as a hub along a “Priority Conservation Corridor” in the township’s Greenspace Plan. The Priority

Conservation Corridors (PCC) are the backbone of the Greenspace Plan. They are a network of ecologically significant open spaces. Their primary purpose is to provide and link wildlife habitat, protect water quality and preserve the natural character of the Township. The Greenspace Plan suggests that existing township parks should act as hubs for the Priority Conservation Corridors and destination points for the non-motorized system.

The private consulting firm, Greenway Collaborative, Inc., prepared The Meridian Township Greenspace Plan in May 2004. The plan grew out of Township residents' wishes to protect the area's natural resources while accommodating new development. There is a desire that growth come not at the expense of water quality, natural systems, and wildlife, rather, that new development be used as a tool to permanently protect key natural and cultural resources and enhance the Township's sense of place.

The plan outlines ways in which growth and development in the Township can continue to occur while simultaneously protecting the natural systems and community character of the Township. The Greenspace Plan is multi-faceted, reflecting the input of the citizens of Meridian Township. It is structured to preserve and enhance the community character by establishing a green space system that incorporates:

- Wildlife corridors that link existing natural preserves
- Scenic roadways that preserve views of natural areas
- Key waterways, adjacent wetlands and upland buffers
- Walking and biking routes that link parks, schools and other community resources
- Agricultural lands

According to the Greenspace Plan, green-spaces and pathways must remain interconnected in order to be functional to both people and wildlife. This plan identifies key areas in Meridian Township to preserve and to maintain the health of the entire system. The vision of the plan is to "provide a network of green spaces and non-motorized linkages that will protect and connect valued natural and cultural resources, provide linkages to adjacent communities, and improve the quality of life for Township residents." The entire Greenspace plan can be viewed on the township website at www.meridian.mi.us.

Description of Red Cedar Watershed & Watershed Management Plan & Other Environmental Studies

The project area is located within the Red Cedar River Watershed. The Red Cedar River is a major tributary to the Grand River, located in Central, lower Michigan. The Red Cedar River discharges into the Grand River in Lansing, Michigan, which continues on west and drains into Lake Michigan. Approximately 106,000 acres comprise the Red Cedar River Watershed. Within the watershed there are about 225 miles of rivers and streams. The two largest are the Red Cedar River and Sycamore Creek. This proposed project complements numerous existing watershed management and conservation plans including, but not limited to, The Red Cedar River Watershed Plan (Tetra Tech), The Greater Lansing Regional Committee for Stormwater Management, The Red Cedar River Non-Point Source Watershed Planning Project (MSU Institute of Water Research, funded by the EPA), the Mid-Michigan Environmental Council's Programs and Stream Monitoring Activities, the Great Lakes Stewardship Initiative's Nurturing Teacher-Leaders for Advancement of Place-Based Stewardship Education in Mid-Michigan, Michigan Natural Features Inventory Potential Conservation Areas Assessment Plan, and the Meridian Township Greenspace Plan.

Our proposed project is an implementation of recommended Best Management Practices, as outlined in the Red Cedar River Non-Point Source Watershed Planning Project (MSU Institute of Water Research, funded by the EPA).

Mid-Michigan is characterized by the state's longest (260 miles), winding watershed that connects rural, upstream agricultural communities with sprawling suburban areas, diverse, and industry-dotted urban zones. The area is surrounded by both well-drained and poorly-drained landforms left by Michigan's glacial heritage. Dotted with valuable wetlands, bog ecosystems, and upland and river systems, the region boasts aquatic and terrestrial biodiversity that is unique among Michigan's inland areas.

Preferred Sustainability Status

The Lansing Tri-County area, including Meridian Township, has been identified as having "**Preferred Sustainability Status**" by the Housing and Urban Development Agency. Federal agencies have indicated that they like to see that applicants have this status and hope to place emphasis on that. **The Mid-Michigan Program for Greater**

Sustainability grant is intended to help fund sustainable planning efforts including promoting a multi-faceted and prioritized green infrastructure system. An emphasis is placed on planning sustainable, low-impact development strategies for this region.

Natural Resource Protection

No trees will be removed to accommodate the new pavilion. Grading will generally follow the existing topography of the park. Both Meridian Township and the Michigan Department of Environmental Quality require permits for working within the floodplain. The health and recreational opportunities of the river were improved greatly this past summer by the removal of three large log jams (The Lodges Apartments, Indian Hills Golf Course, and Eastgate Park). These log jam removals have helped reduce flooding and have cleared the river for recreational boating. In 2013 we worked with the Ingham County Drain Commissioner to install bio-engineered measures within the Red Cedar Glen Land Preserve, located upstream from Wonch Park, to halt ongoing erosion. A new canoe landing will be constructed at the Harris Nature Center in spring 2014. Many local schoolchildren utilize the Red Cedar as an outdoor classroom. Each spring the students raise salmon in their classrooms and release them into the Red Cedar River at Eastgate and Legg Parks. Our hope is that all residents will make it a priority to paddle just one time down the Red Cedar to experience a very therapeutic activity.

Fishing

The Red Cedar is utilized by local fishermen who enjoy fishing along the riverbanks for Northern Pike, Smallmouth Bass, Channel Catfish, Largemouth Bass, Salmon, and Pan Fish. We offer fishing programs in the parks that are designed to improve fishing skills and to learn to make your own lures and flies.

Annual River Clearing, Lansing Oar and Paddle Club

Each fall, members of The Lansing Oar and Paddle Club and other community volunteers work to remove log jams, trees, shrubs, trash and debris from the river to make it more navigable and accessible for canoes and kayaks.

Past Use

Meridian Township acquired the property, now known as Wonch Park, in 1969 and the area was immediately converted into a park. Prior to that time it was home to Wonch Battery Company. We do not have knowledge of batteries being dumped or buried in the park and to the best of our knowledge; an environmental report has never been developed for the property. The proposed development project will not

require large amounts of grading and there will be no additional fill added to the site.

Park Flooding

Like many parks, Wonch Park is located within the floodplain of the river. In times of heavy flooding, a portion of the park may be covered with water for several days until the river level goes down. However, the times that the park are flooded are typically late winter or early spring which is a time of year when the park does not see as many visitors as it does in the summer or fall. Therefore, the flooding does not affect park use. The existing pavilion has withstood the regular pattern of flooding and the future pavilion will be designed with flooding in mind.

IV. OTHER INFORMATION

Incorporating Public Input into Design

Many helpful comments were received during park commission meetings that have been included the review of this project and also by conversations with park users. Overall, the proposed park improvements have met favorable approval from the public.

Items reviewed included the following:

1. Access routes to the park
2. Accessible connections and walkways between park elements and parking areas
3. Proposed pavilion design
4. Proposed pavilion location

The site plan for the pavilion and master plan was designed based on comments received from the general public, park commissioners, and local park users.

Opposition to the Park Improvements

We received one letter of opposition to the project from a resident who lives near the park:

1. The first form of opposition was in the form of a letter from a resident who lives adjacent to the park, (letter is attached to this application). To summarize, the resident did not state that he is opposed to the pavilion, but voiced his opposition to the addition of that is to be constructed in 2014. The resident stated that the park lies within a floodplain, therefore; a paved pathway the soils and plant communities are fragile and cannot handle pedestrian traffic. The resident has concerns about the necessity for a paved pathway

within a park and also for the ramifications that improvements to the park may bring (concern is that it may attract high school level or University level young people who will hold social gatherings).

2. Another nearby resident expressed concern over potential late night noise if there is live music at the park.

Township Response to Opposition

Park Commissioners and township staff have responded to the letter of opposition, stating that it is not uncommon for parkland to exist in areas that are seasonally wet and that the seasonal flooding will be taken into account when developing the construction plans for the path. There is no additional fill proposed for the park.

There are many examples of very successful and well-used paved pathways within floodplains (Hines Drive along the Rouge River, the Lansing River Trail, Gallup Park in Ann Arbor, etc.)

In response to the concern over noise, the Park Commission stated that the parks have always been open dawn to dusk, with the exception of Central Park on the Fourth of July or smaller events such as our moonlight sledding event at North Meridian Road Park or moonlight nature walks at the Harris Nature Center. The Park Commission has no plans to expand park hours.

Public Notifications

Improvements to Wonch Park have been in public documents for over 10 years including the Parks and Recreation Master Plan and the Township's Public Improvement Program.

The following methods were utilized to publicize the proposed Wonch Park Pavilion Development Project:

1. Televised Park Commission Meetings (second Tuesday of each month and replayed four times per week). The public hearing for the Wonch Park Pathway was held on March 11, 2014.
2. Televised Township Board Meeting (first and third Tuesday of each month and replayed four times per week). The Township Board passed a resolution to support the park grant on March 18, 2014.
3. Letters were mailed to all residents within 500' of the park
4. Presentations to Okemos Kiwanis Club and the Okemos/Rotary Club regarding park projects.
5. Meridian Township Parks and Recreation "Family Fun Guide" (mailed once per year to all Township residents).

6. Communication with Meridian Universal Access Advisory Board.
7. Communication with local municipalities, paddler groups, environmental groups, and Facebook groups.

Park History

Native Americans led by Chief Okemos lived in the vicinity of Ferguson Park when white settlement began in 1839 with the arrival of Sanford Marsh and Freeman Bray. In 1859 the state legislature renamed the village "Okemos" in honor of the Indian leader. By 1874, hotels and stores developed along the Detroit-Grand River plank road (present day Hamilton Road), and sawmills, gristmills, and planning mills operated at the site of present-day Ferguson and Wonch Parks off of State Road (now Okemos Road). Okemos gradually developed into a trade center for agricultural activity in the area. In 1923, Grand River Road became a state trunk line and was rerouted north of its original location. In 1971, the County of Ingham donated 4 acres of land, commonly known as Ferguson Park, to the Township as a community park on the south side of the Red Cedar River, at Okemos Road. It offers park users a paved entry drive and parking lot, a canoe launch and fishing platform, play equipment, restroom and picnic facilities. In 1999, Ghulam and Sufia Sumbal donated 1.7 acres of adjacent property which increased park's size to 5.7 acres.

Health Advisories for Water Bodies

We contacted Mark Piavis, Special Programs Chief at the Bureau of Environmental Health for Ingham County and he provided us with this information:

The Ingham County Health Department regularly tests the E.coli levels at two locations within the township. One is at the Nakoma bridge, which is approximately one-half mile downstream from Ferguson Park. The second sampling location is on the bridge near Meridian Road, where the river crosses beneath Grand River Avenue, approximately four miles upstream of Wonch Park.

The geomeans for each testing location are far less than 1000 E. coli per 100 milliliters, which is the maximum allowable number for partial body contact.

All waters of the state protected for TOTAL BODY contact recreation shall not contain more than 130 Escherichia coli (E. coli) per 100 milliliters (ml), as a 30-day geometric mean. Compliance shall be based on the geometric mean of all

individual samples taken during five or more sampling events representatively spread over a 30 day period. Each sampling event shall consist of three or more samples taken at representative locations within a defined sampling area. At no time shall the water of the state protected for total body contact recreation contain more than a maximum of 300 E. coli per 100 ml. Compliance shall be based on the geometric mean of three or more samples taken during the same sampling event at representative locations within a defined sampling area.

IV. ADDITIONAL INFORMATION

A. Entrance Fees

Meridian Township Parks and Recreation Department does not charge entrance fees to utilize park facilities or have a “residents only” policy. All Meridian Township parks are open to the public from dawn to dusk. Also, Meridian Township has never closed, sold, or transferred control of any parkland or recreation facility on its park system.

B. Sale of Parkland

In 2011, Meridian Township sold 0.47 acres of parkland within Legg Park as part of a boundary correction. This boundary correction was approved by the National Park Service and is NOT considered a conversion. Legg Park was partly developed through the assistance of a Land and Water Conservation Fund Grant, project number 26-01101, awarded in 1980. The land that was sold was being encroached upon by adjacent neighbors in the form of mowed lawn, electric dog fencing, and flower gardens. The land was appraised and sold for \$13,300. Proceeds from the sale are designated for Legg Park Improvements.

V. CONCLUSION

The Wonch Park Pavilion Development Project is being proposed for Department of Natural Resource Trust Fund Grant consideration for a number of reasons:

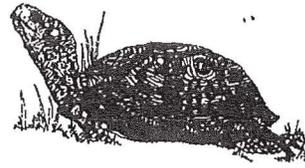
- Wonch Park is a popular urban park in our community and the existing pavilion has exceeded its anticipated lifespan
- Wonch is located within an urban setting, therefore the pavilion will promote an outdoor recreational experience to a greater number of park users.
- The Red Cedar River is an important part of Michigan’s natural history and Wonch Park is one of the oldest in our system. By improving the park and emphasizing the importance of the river

through Water Trail signage and literature, we will assist efforts to continue the history of environmental stewardship and outdoor recreation in Michigan.

- The pavilion may attract the park to a broader range of users, thus allowing for an increased exposure to outdoor recreation and nature appreciation.
- The pavilion will greatly enhance the park and will allow our Parks and Recreation Department and the local schools a location to provide outdoor environmental education.
- According to our community survey from 2010, 26% of residents regularly participate in kayaking or canoeing and 43.5% participate in picnicking in the parks. 24.5% of our residents visited Wonch Park in the past year.
- To enhance local recreational opportunities as the cost of travel increases and residents seek places closer to home. This can also be seen as an energy conservation feature of the project.
- To secure the “critical mass” of funds required to develop this park. Our very small local park millage is severely stretched and is by itself not able to support this park development without substantial outside funding assistance.

Harris Nature Center

A Meridian Township Park Millage Facility



March 11th 2014

Jule Stafford
Grants Management
Michigan Department of Natural Resources
PO Box 30425
Lansing, MI 48909-7925

Dear Jule Stafford,

It is with great excitement that I provide this letter to you in support of a pavilion being constructed at Wonch Park in Meridian Township.

As a Park Naturalist, I have spent my days studying, learning and teaching about wildlife and the value of the land to wildlife for the past 15 years. The 15 acres that Wonch Park sits on is connected to Ferguson Park, Sumbal Natural Area and several other parks and land preserves via the Red Cedar River. These properties provide a vital buffer for the wildlife and greatly enhance the property's value to the wildlife living there and migrating through. A Water Trail map for the Red Cedar River from Williamston to Lansing is currently being designed and a pavilion would be a great amenity of the water trail and for other park visitors as well regardless of how they arrive.

Wonch Park is home to many species both common and rare. Some of these species a person could see there include:

- White-tail Deer
- Coyote
- Red Fox
- Muskrat
- Great Blue Heron
- Green Heron
- Red-bellied Woodpecker
- Hairy Woodpecker
- Downy Woodpecker
- Northern Flicker
- Eastern Bluebird
- Barn Swallow
- Tree Swallow
- Yellow Warbler
- Cedar Waxwing
- Belted Kingfisher
- Mallard Duck
- Wood Duck
- Bufflehead
- Hooded Merganser
- Canada Geese
- Great-horned Owl
- Eastern Screech Owl
- Cooper's Hawk
- Eastern Spiny Soft-shell Turtle
- Common Snapping Turtle
- Common Map Turtle
- Blue-spotted Salamander
- Eastern Gray Tree Frog
- American Toad

The Red Cedar River is an important corridor allowing wildlife to move between the Meridian Township-owned lands. Just upstream, other wildlife such as beavers and mink can be found raising their young along the banks of the river. Those who choose to travel the river by boat will be surrounded with many wildlife viewing opportunities from their boat, but a pavilion at Wonch Park would not only provide a wonderful birding spot, but a place to get out of the water and rest while remaining immersed in nature.

Over the years, we have all continued to learn more about the importance of being outside and being active. Meridian Township Parks strives to provide opportunities for the public to do just that. Thank you for considering the benefits of a new pavilion at Wonch Park. It would not only be appreciated by Meridian Township, but I truly believe the public will take advantage of the opportunity to take a break from their busy lives and appreciate all that Wonch Park has to offer.

Sincerely,

Kati Adams
Park Naturalist
Harris Nature Center

CHARTER TOWNSHIP OF MERIDIAN

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



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

September 9, 2015

Mr. Richard Brown
Associate Planner
Community Planning & Development
Meridian Charter Township
Okemos, MI 48864-1198

Re: Wonch Park – Pavilion Replacement Project

Dear Mr. Brown:

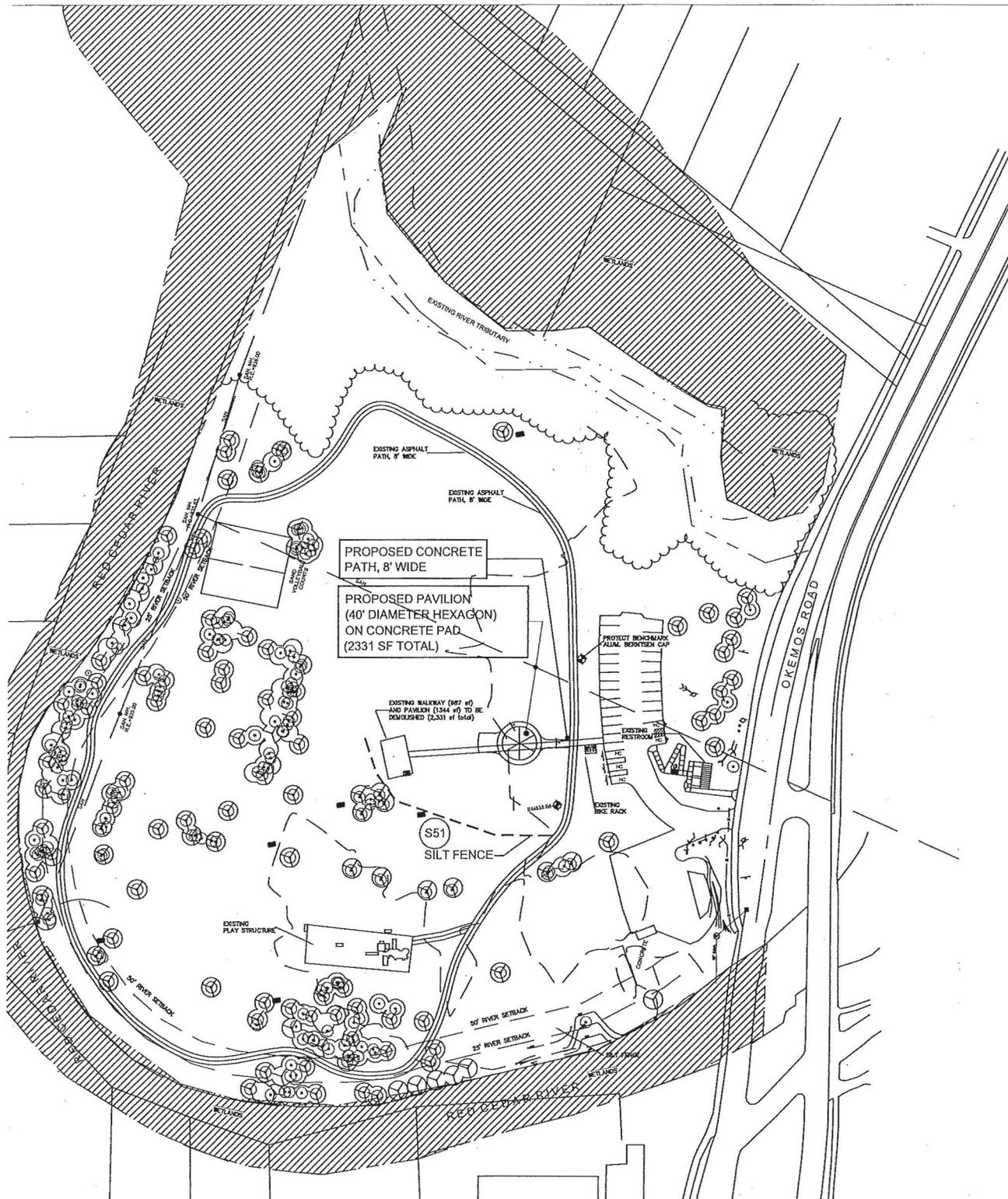
Based on our review of the latest plans provided for the subject project, dated September 4, 2015, there will be no net fill within the 1% chance floodplain (aka 100-year floodplain).

Therefore, I recommend approval of the proposed work within the floodplain area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Younes Ishraidi".

Younes Ishraidi, PE, CFM.
Chief Engineer



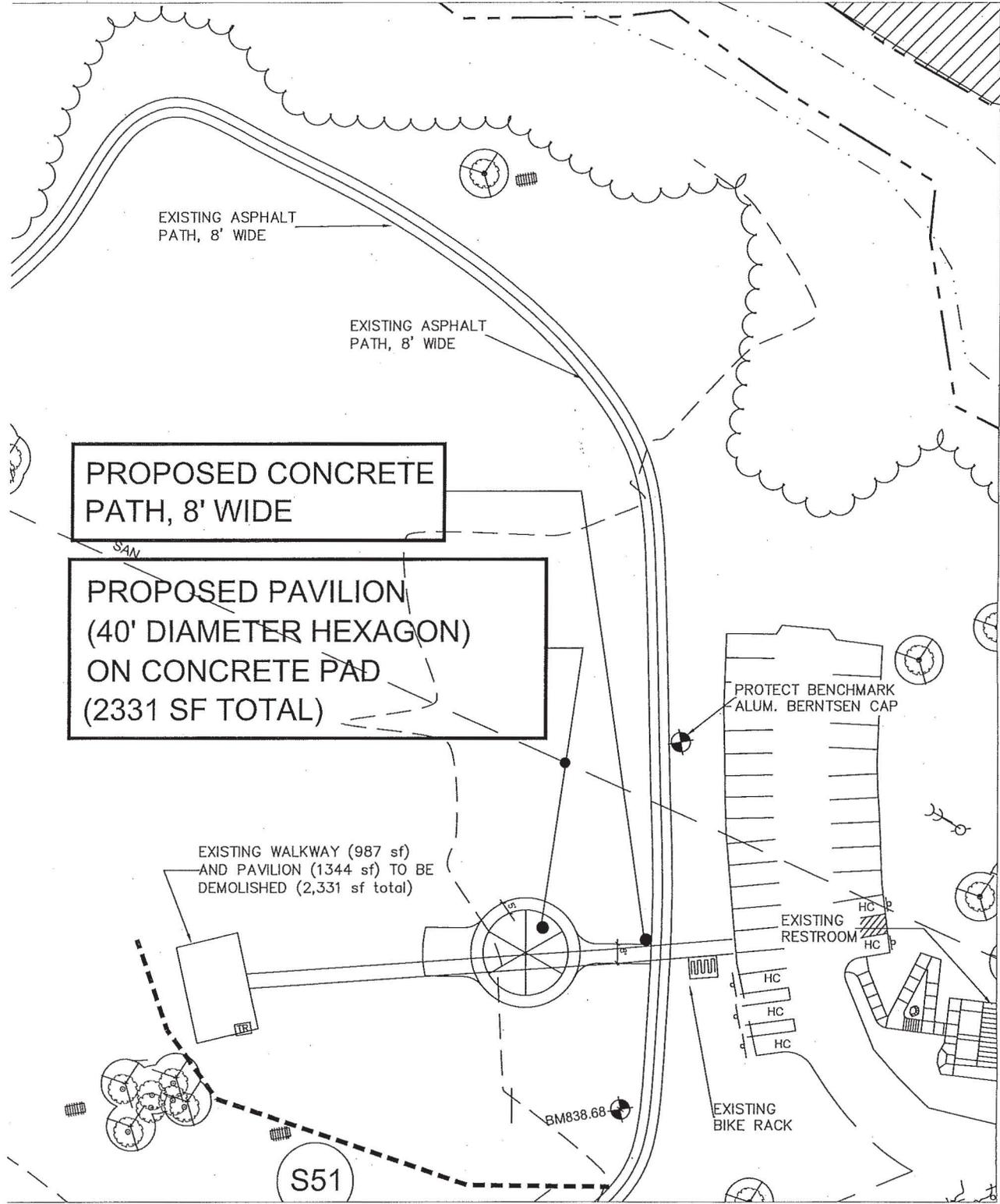

 NORTH
 SCALE 1" = 100'

WONCH PARK - Overall Park Layout

September 4, 2015

4555 Okemos Road, Meridian Township, Michigan

SHEET 1 OF 1



FLOODPLAIN NOTES

1. FLOODPLAIN ELEVATION 843.7 NGVD
2. ORDINARY HIGH WATER MARK EL. 831.37
3. AMOUNT OF FILL IN FLOODPLAIN = 0.0 CY
4. EXISTING IMPERVIOUS PATH AND PAVILION (TO BE DEMOLISHED) = 2,331 SF
5. PROPOSED IMPERVIOUS PATH AND PAVILION = 2,331 SF

BENCHMARKS

1. SPIKE IN 24" TWIN POPLAR +/- WEST OF WEST END OF NORTH PARKING LOT ACROSS FROM ENTRANCE DRIVE, ELEVATION 838.68
2. ALUMINUM BERIUSTEN MONUMENT 15' WEST OF WEST EDGE OF NORTH PARKING LOT, +/- 15.5' NORTH OF SIGN POST, ELEVATION 838.68

↑
NORTH
SCALE 1" = 40'

MONCH PARK - Pavilion Layout Plan

September 4, 2015

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

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

DATE: September 10, 2015

RE: Special Use Permit #15111 (Williams), a request to construct a deck in the 100-year floodplain at 2568 Tekonsha Trail

The Planning Commission held a public hearing regarding Special Use Permit #15111 at its August 24, 2015 meeting. Brad Williams and Kristen Caswell are requesting a special use permit to replace an existing 264 square foot sunroom/deck with a 364 square foot deck on the back of their home located at 2568 Tekonsha Trail, Okemos. The existing 2,385 square foot single-family dwelling was completed in 1972, approximately four years prior to the Township participating the National Flood Insurance Program.

Section 86-436 of the Code of Ordinances requires a special use permit be obtained for proposed impacts to the 100-year floodplain. Impacts to the 100-year floodplain are limited to digging of the post holes, setting the posts and the bottom of the stairway into ground, and stabilizing the deck posts with concrete and soil.

The Michigan Department of Environmental Quality (MDEQ) issued a permit for the project and the Township's Chief Engineer has recommended approval of the request as it will result in less structural fill volume in the 100-year floodplain than currently exists.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny Special Use Permit #15aa1. A resolution to approve has been provided for consideration.

Attachments

1. Resolution to approve

RESOLUTION TO APPROVE

**Special Use Permit #15111
(Williams)
2568 Tekonsha Trail**

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 14th day of September 2015, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Brad Williams and Kristen Caswell requested a special use permit (Special Use Permit #15111) for work in the 100-year floodplain associated with the replacement of an existing sunroom/deck with a new 364 square foot deck at 2568 Tekonsha Trail in Section 20 of the Township; and

WHEREAS, uses permitted by right or special use permit in the underlying zoning district (RAA) require a special use permit pursuant to Section 86-436(l)(5) of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing on Special Use Permit #15111 at its meeting on August 24, 2015, and has reviewed the staff material forwarded under cover memorandums dated August 20, 2015 and September 10, 2015; and

WHEREAS, the proposed deck in the 100-year floodplain will be consistent with the requirements and standards outlined in Section 86-436(n), the Conservancy District for the granting of a special use permit in the floodway fringe; and

WHEREAS, the construction associated with the proposed deck will not be adverse or damaging to the public health, safety, or welfare; and

WHEREAS, the proposed deck posts and stairway will occupy less structural fill volume in the 100-year floodplain than the existing sunroom/deck, therefore not requiring a compensating cut; and

WHEREAS, the Michigan Department of Environmental Quality issued a minor permit for the proposed deck on July 27, 2015; and

WHEREAS, the Township's Chief Engineer approved the project.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15111 subject to the following conditions:

1. Approval is subject to the plans and application materials submitted as part of Special Use Permit #15111, subject to revisions as required.

**Resolution to Approve
SUP #15111 (Williams)
Page 2**

2. If required, the applicant shall obtain a soil erosion and sedimentation control permit from the Department of Public Works & Engineering prior to any work taking place related to the deck project. A copy of the permit shall be provided to the Department of Community Planning & Development.
3. In no case shall the impoundment capacity of the 100-year floodplain be reduced by the deck and stairs.
4. The applicant shall properly dispose of all excess materials from the post holes and the removed sunroom to an appropriate off-site location subject to the approval of the Director of Community Planning & Development.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of September, 2015.

John Scott-Craig, Chair
Meridian Township Planning Commission

MEMORANDUM

TO: Planning Commission

FROM: 
Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: September 11, 2015

RE: MUPUD #15034 (Meridian Investment Group, LLC) request to redevelop an existing office park and establish a mixed use planned unit development at Grand River Avenue and Northwind Drive

The Planning Commission held a public hearing on August 24, 2015 regarding the request from Meridian Investment Group, LLC to redevelop an existing office park (Executive Office Park) and establish a mixed use planned unit development (MUPUD). The approximate 6.23 acre site property consists of three parcels and is located at the southeast corner of Grand River Avenue and Northwind Drive. The site is zoned C-2 (Commercial) and PO (Professional and Office). The project, called Red Cedar Flats, includes the construction of four 3-story buildings as follows: one mixed use building with commercial space on the first floor and apartment units on the second and third floors; and three apartment buildings. A total of 112 apartment units and 316 beds are proposed. The combined total of the three (3) buildings is approximately 125,000 square feet.

A special use permit is also required for buildings or a group of buildings totaling more than 25,000 square feet in gross floor area. Special Use Permit #15121 is being processed concurrently with the MUPUD. The Planning Commission will make recommendations to the Township Board on both requests

In response to comments made at the public hearing, revised plans have been provided which include the following design changes:

- Building 2 is rotated 90 degrees and is oriented north-south. The setback from the adjacent residential zoning district (RCC) is increased from 23.06 feet to 41.9 feet, at the southwest corner of the building. The public seating area, formerly located south of Building 2, is now on the west side of Building 2.
- Building 3 and 4 are shifted to the west to provide the required 15 foot side setback from the east lot line.
- The recycling center between Building 3 and 4 meets the required 15 foot setback.
- Pervious/landscaped areas have been added to the site since the last plan. Both the C-2 and PO zoned portions of the site now meet the maximum allowed impervious surface coverage standards for each district. The C-2 portion is approximately 69.94% impervious (70% is the maximum allowed). The PO portion is 74.45% impervious (75% is the maximum allowed). Overall the entire site is approximately 72.05% impervious, counting all landscaped areas.

**MUPUD #15034 (Meridian Investment Group, LLC)
Planning Commission (9/11/15)
Page 2**

- The number of motor vehicle parking spaces has been reduced by 10 parking spaces, bringing the total to 295 parking spaces.
- An additional 60 bicycle parking spaces are provided, which computes to a 77% increase in bicycle parking (from 78 to 138 spaces). Covered bicycle parking is provided in the amount of 66 spaces.
- A striped crosswalk sidewalk is provided at the northwest corner of Building 1 and connects to the 5 foot wide sidewalk along Northwind Drive (private).

As an informational note the amenities remain the same as were shown on the Amenities Plan dated August 3, 2015 (Sheet 6). The proposed amenities are rehabilitation of a degraded site; site recycling of trash; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; outdoor gathering resource; seating plazas visible to the street; and LED exterior lighting.

The building elevations and building materials also remain the same as were presented at the public hearing. The two predominant exterior building materials are concrete block with the exterior face ground smooth and fiber cement board, a man-made product comprised of cellulose fiber, Portland cement, sand, and water.

Additional information was requested from staff or the applicant at the public hearing. A summary of the responses is provided below.

Parking waiver for The Square (formerly The Avenue) MUPUD project at 2655 Grand River Avenue (MUPUD #15014). Based on the parking standards outlined in Section 86-755, a total of 736 motor vehicle parking spaces are typically required (256 for the commercial use and 480 for residential). Using the allowed deduction when bicycle parking is provided, (a maximum reduction of 25 motor vehicle parking spaces), 711 motor vehicle parking spaces are required. The plans approved by the Township Board show 526 motor vehicle parking spaces for a waiver of 185 motor vehicle parking spaces.

When evaluating a requested parking waiver, consideration should be given to the breakdown of uses sharing the site and the competition for parking during peak hours. In this case, the breakdown in uses is 35 percent commercial and 65 percent residential. Peak use hours for commercial uses is typically during the daytime and early evening with peak residential use during the evening and overnight hours.

Traffic counts taken for the Traffic Impact Study dated June 15, 2015
The study noted traffic counts were taken in April and May 2015.

Comments from the Michigan Department of Transportation (MDOT)
Comments from MDOT regarding the project and the applicant's Traffic Impact Study (by Traffic Engineering Associates, Inc./TEA) are outlined in a letter dated August 25, 2015, addressed to Jeff Kyes, from KEBS, Inc., the applicant's engineer. MDOT's comments were forwarded to TEA.

Crash statistics on Grand River Avenue

Crash statistics were provided from the Michigan State Police, for accidents that occurred on Grand River Avenue between Dawn Avenue and Brookfield Drive, with a timeframe of September 1, 2014 through August 31, 2015. Nineteen vehicular accidents were reported (no pedestrians or bicycle accidents reported). Three rear end collisions occurred at the Northwind Drive (private)/ Grand River Avenue intersection.

Comments from the Ingham County Drain Commissioner's Office

The existing stormwater management system is private and will remain private. In conversations with the Ingham County Drain Commissioner's office (ICDC), pretreatment for the first one inch of rainfall (first flush) would be required for this site if the storm system was under the jurisdiction of the ICDC. Pervious area is increased over the existing conditions per the proposed plans thus reducing stormwater run-off. Per the applicant's engineer, pretreatment for the first flush will be provided on the site and may include mechanical devices in the existing storm structures, rain gardens, or bioswales. The final design will be provided during site plan review.

East Lansing Zoning Classification

The zoning classification for the property located in East Lansing (west of Northwind Drive (private)) is B1 (Business). The zoning standards for the B1 district are provided as an attachment.

Stairwell concerns (Building 2, 3, and 4)

Staff spoke with the Chief Building Inspector and the Township Fire Inspector regarding the 12-foot wide space between the two wings of each apartment building which houses two stairwells. The interior courtyard is partially roofed, over the stairwells. All apartments are accessed from this space, including the first floor apartments, with two stairwells providing access to apartments on the second and third floors. The apartment buildings will be required to meet egress requirements per the Building and Fire codes. Fire suppression will be required for the stairwells. A detailed review of the buildings will be conducted during site plan review and the building permit stage.

Waivers

The MUPUD ordinance states yard, setback, lot size, type and size of dwelling unit, frontage requirements impervious surface regulations and restrictions are generally waived provided the spirit and intent of the MUPUD are incorporated into the overall development plan.

The revised plans have eliminated several waivers that had been noted in the staff memorandum dated August 21, 2015. Based on the revised plans, the remaining waivers are as follows:

Building Setbacks (adjacent to same or other nonresidential district)

Section 86-402(1)(b.) for C-2 and Section 86-432(d)(3)b. for PO

Building	Required Setback	Proposed Setback
Bldg. 1 (SE corner)	15 feet	9.67 feet

**MUPUD #15034 (Meridian Investment Group, LLC)
Planning Commission (9/11/15)
Page 4**

Building Setbacks (adjacent to residential district)
Section 86-432(d)(3)c for PO

<i>Building</i>	<i>Required Setback</i>	<i>Proposed Setback</i>
Bldg. 2 (SW corner)	50 feet	41.80 feet

Parking Area Setbacks
Section 86-756(14)

<i>Location</i>	<i>Required Setback</i>	<i>Proposed Setback</i>
Parking area NE of Bldg. 1	15 feet	5 feet
Parking area SE of Bldg. 1	15 feet	0 feet
Recycling center (North)	15 feet	0 feet

Parking Requirements (Section 86-755)

The proposed project would require a combined (minimum) total of 339 parking spaces (residential plus commercial uses) using the standard method. A reduction of 25 motor vehicle parking spaces is permitted when bicycle parking is provided (50 bike parking spaces), thus a minimum of 314 vehicle parking spaces are required. The plan shows 295 motor vehicle parking spaces thus a waiver of 19 parking spaces is requested. In this case the breakdown of uses is 17 percent commercial and 85 percent residential.

Items that may require variances

Following is a list of possible variances:

Architectural design

Section 86-440(f)(2)b.2. of the MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the façade. If not provided, a variance is required from the Zoning Board of Appeals. Scaled building elevations have not been provided thus staff could not confirm the status of the articulation.

Window coverage

Per Section 86-440(f)(1)b.3., a minimum 50 percent window coverage must be provided on street level façades of a non-residential building, or a variance is required from the Zoning Board of Appeals. Scaled elevation drawings of the first floor tenant spaces in the mixed use building (Building 1) were not provided to determine if the building meets this standard.

Curb and Gutter Requirement

Per Section 86-756(7) curb and gutter are required for parking areas. The applicant intends to maintain the majority of the existing parking areas which currently do not have curb and gutter.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial. The attached resolution recommends approval with conditions for Mixed Use Planned Unit Development #15034.

MUPUD #15034 (Meridian Investment Group, LLC)
Planning Commission (9/11/15)
Page 5

Attachments

1. Resolution to Approve
2. Communication from Thomas Eckhardt, applicant's representative, dated August 31, 2015
3. Communication from the Michigan Department of Transportation, dated August 25, 2015
4. Communication from Dave Sonnenberg, Traffic Engineering Associates, Inc., dated September 4, 2015.
5. City of East Lansing Zoning Standards for B1 (Business) District
6. Site Plans dated August 31, 2105

G:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15034 (Red Cedar Flats)\staff reports\mupud 15034. pc2

RESOLUTION TO APPROVE

**Mixed Use Planned Unit Development #15034
(Meridian Investment Group, LLC)
Grand River Avenue and Northwind Drive**

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 14th day of September, 2015 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Meridian Investment Group, LLC has submitted a request to redevelop an existing office park (Executive Office Park) at Grand River Avenue and Northwind Drive, zoned C-2 (Commercial) and PO (Professional and Office), and establish a mixed use planned unit development, with the construction of one mixed use building and three apartment buildings, consisting of two, three, and four bedroom apartment units, with a total of 112 apartment units and 316 beds, plus retail space in the mixed-use building, totaling approximately 125,000 square feet on an approximate 6.23 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 24, 2015 and has reviewed and discussed staff material forwarded under staff memorandums dated August 21, 2015 and September 11, 2015; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial) and PO (Professional and Office), which allows for a mixed used planned unit development; and

WHEREAS, the proposed mixed use planned unit development has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed mixed use planned unit development is in furtherance of Township Board policy #1.5.2 which encourages diverse housing opportunities; and

WHEREAS, the proposed project will establish residential housing units that exist in close proximity to commercial establishments and is within walking distance of the university; and

WHEREAS, the proposed mixed use planned unit development is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, and existing roadways; and

WHEREAS, the proposed mixed use planned unit development is adequately served by public water and sanitary sewer; and

WHEREAS, the number and type of amenities are consistent with the standards of Section 86-440 of the Code of Ordinances.

**Resolution to Approve
MUPUD #15034 (Meridian Investment Group)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #15034, subject to the following conditions:

1. The recommendation for approval is based on the Cover Sheet, Amenities Plan, and Proposed Impervious/Pervious Plan, prepared by KEBS, Inc., dated August 31, 2015; Site Rendering Plan (dated August 31, 2015) and Building Elevations (dated July 31, 2015), prepared by Progressive AE, subject to revisions as required.
2. MUPUD #15034 (Meridian Investment Group, LLC), a request to redevelop an existing office park and establish a mixed use planned unit development with one mixed use building and three apartment buildings, consisting of two, three, and four bedroom apartment units, with a total of 112 apartment units, plus retail space in the mixed-use building, shall be contingent on the approval of Special Use Permit (SUP) #15101 (Meridian Investment Group, LLC).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 6): rehabilitation of a degraded site; site recycling of trash; site recycling of trash; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; outdoor gathering resource; seating plazas visible to the street; and LED exterior lighting.
4. Waivers shall be granted for those sections of the Code of Ordinances as follows: building setbacks for Building 1 (Section 86-402(1)(b.)) and (Section 86-432(d)(3)b.); building setback for Building 2 (Section 86-432(d)(3)c.); parking area and recycling center setbacks (Section 86-756(14)); and number of parking spaces (Section 86-755).
5. Any future building additions or expansions to the buildings will require modification to the MUPUD #15034 and SUP #15101.
6. Building materials should respect the preferences of the MUPUD ordinance which include, but are not limited to, wood, brick, clapboards, glass, and stone. Other materials, such as vinyl, aluminum, and other metals should be avoided. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.
7. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
8. Apartments may be occupied by a family or no more than two unrelated persons may occupy the two bedroom units, no more than three unrelated persons may occupy the three bedroom units, and no more than four unrelated persons may occupy the four bedroom units.
9. The applicant shall apply for and receive all applicable variances from the Zoning Board of Appeals.
10. All utility service distribution lines should be installed underground.

**Resolution to Approve
MUPUD #15034 (Meridian Investment Group)
Page 3**

11. The final design of the two recycling enclosures shall be subject to the approval of the Director of Community Planning and Development.
12. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
13. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
14. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development, including the height of any new parking lot light pole.
15. A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.
16. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
17. The applicant shall combine the three parcels into tax parcel.
18. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
19. The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
20. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.

**Resolution to Approve
MUPUD #15034 (Meridian Investment Group)
Page 4**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of September 2015.

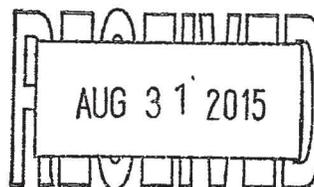
John Scott-Craig, Chair
Planning Commission

G:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15034 (Red Cedar Flats)\staff reports\mupud 15034 pc res approve

ECKHARDT & ASSOCIATES, P.C.

ATTORNEYS AT LAW

August 31, 2015



Mr. Mark Kieselback
Director
Community Planning and Development
Meridian Charter Township
5151 Marsh Road
Okemos, Mi 48864

RE: 4970-5030 Northwind Drive
MUPUD and SUP Application

Mr. Kieselback:

As a result of questions asked during the Public Hearing for the above reference applications on August the 24th, we have made some revisions to our site plan.

We have increased the eastern set back line for buildings 3 and 4 to 15 feet. We have also rotated building 2, to increase the building set back to 41.9 feet from 23.06 feet. With the existing roadway easement for Northwind drive, the setback effectively becomes 71.9 feet.

We have reduced the number of parking spaces by 10 spaces to 295. We have increased the number of bike spaces to 138, which is an increase of 77%.

We have also provided for a sidewalk crossing at the northwest corner of building 1, providing pedestrian access to the shopping center to the east.

I'm most pleased to inform you that with the adjustments we have made, we are now meeting the max impervious area for both the C-2 and PO zoning as required in your ordinance.

KEBS Engineering will be submitting 16 sets of the revised sheets 1 and 5 later today for your review and use, prior to the next Planning Commission meeting on Monday, September 14th.

1427 W. Saginaw, Suite 150
East Lansing, MI 48823

TELEPHONE:
(517) 336-6736
FACSIMILE:
(517) 336-4499

Mark Kieselbach
August 31, 2015
Page 2 of 2

Sincerely,

ECKHARDT & ASSOCIATES, PC

A handwritten signature in black ink, appearing to read 'T. Eckhardt', with a stylized flourish at the end.

Thomas R. Eckhardt
Counsel for Meridian Investment Group LLC

Enclosures



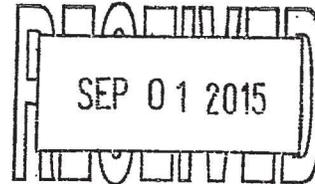
RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

KIRK T. STEUDLE
DIRECTOR

August 25, 2015

Mr. Jeff Kyes, PE
KEBS, Inc.
2116 Haslett Rd
Haslett, MI 48840



Dear Mr. Kyes:

This letter is in response to the traffic impact study submitted to the Michigan Department of Transportation (MDOT) for the proposed Northwind Drive Redevelopment Project along M-43 in Meridian Township.

The MDOT Lansing Transportation Service Center (TSC) staff have reviewed the findings of the submitted traffic impact study (dated June 2015) and have the following comments:

General

- Please refer to the retail development as "retail" rather than "commercial" as currently used throughout the report.
- Please verify that patrons of the proposed development would not have access to the existing driveway located immediately west of the existing IHOP restaurant. It appears that the existing buildings that will be demolished as part of this project may have access to this drive. If this access will be maintained, please include this drive in the project analysis.
- If signal timing adjustments are required during any of the scenarios reviewed (i.e. "Background" or "Future" conditions), please specify that these adjustments will be required and detail what adjustments should be made.
- Please provide electronic versions of all analysis (Synchro) files for review.
- Please review and correct all Level of Service tables/discussion within the report. Several discrepancies between the information provided within the Appendix and the information provided within the report were identified during review.
- Please provide one Level of Service table with all scenarios (i.e. Existing, Background, and Future) reflected for comparison purposes.
- Study Intersections
 - The study reviews operations at the following intersections
 - M-43/Northwind/Shell Station Driveway
 - M-43/Strip Mall Drive/Coral Gables Driveway
 - M-43/Northwind/Whole Foods Drive (future development)

Mr. Jeff Kyes, PE
August 25, 2015
Page 2

The TSC believes the intersection of M-43/Hagadorn Rd should be included within the study due to the high volume of traffic that currently travels through this intersection, its proximity to the proposed development, and the anticipated trip generation/distribution of the proposed development.

- Existing Traffic Volumes

- o Based upon the information provided within the appendix of the study, the existing traffic volume data at the M-43/Northwind/Shell Driveway intersection were collected on a Monday (5/4/15). Per the MDOT guidance document Michigan Signal Optimization Guidelines, traffic counts should be taken on Tuesdays, Wednesdays, or Thursdays only. Please provide and utilize data that has been collected on one of these days of the week while Michigan State University classes are in session and not occurring within a week containing a holiday.
 - o Based upon the information provided within the appendix of the study, the existing traffic volume data at the M-43/Northwind intersection were collected on April 1, 2015 while the remainder of the data were collected in May. Please revise the statement on p. 6 of the report to reflect that existing conditions traffic data was collected in both April and May of 2015.
-

- Trip Generation

- o For the apartment land use, please calculate the number of trips generated based upon both number of units (as has currently been assumed) and number of persons (or number of beds in the development) and use the higher of the two trip generations as the basis of your analysis.
- o Please provide supporting calculations for all trip generation calculations in the study appendix.
- o Please verify that pass-by trips should not be assumed for the retail use. The proposed development is located within a commercial corridor so it would be reasonable to assume that some of the trips generated by the proposed retail development could be pass-by trips.
- o Based upon the Executive Summary, four (4) existing office buildings will be demolished and replaced with the proposed retail/residential buildings. Please verify that the existing office trips should not be calculated and removed from the system as part of the "Future" conditions analysis.

- Trip Distribution

- o Page 20 of the study states that due to the observed operations of the unsignalized northbound left-turn movements within the study area that "the Northwind Drive Redevelopment generated northbound left turning traffic during the PM peak hour was distributed as 75% to Northwind Drive (public), where there is an existing

Mr. Jeff Kyes, PE
August 25, 2015
Page 2

traffic signal, and the remaining 25% of northbound left turning traffic was distributed to the three (3) private driveways.”.

- Due to the proximity of the combined residential/retail building (Building 1) it is unlikely that traffic from this development will travel to the existing traffic signal to make a left-turn. In addition, it is unlikely that vehicles parked north of Building 2 and west of Building 3 would travel to this signal to make a left-turn. Please either justify the assumed 25/75 distribution split or, re-evaluate this split based upon proximity of the proposed parking to the existing traffic signal.
- Please verify that this statement shouldn't say that the remaining 25% of northbound left-turning traffic was distributed to the two (2) private driveways.
- Please review the proposed trip distribution (Figure 3).
 - Minor discrepancies were observed between the entering/exiting trips and trip generation discussion during review.
 - Traffic volumes don't balance between the Strip Mall Drive/Coral Gables Drive and the Northwind/Shell Station Drive intersections

- Appendix

-
- Traffic volume data is provided for “Plaza W Drive & Grand River” however, there is no mention of this intersection within the report. Please verify this data is required and if it is required, please include analysis of the data within the report.

Thank you for submitting the traffic impact study to the Michigan Department of Transportation for review. If you have any questions regarding these comments, please feel free to contact me at simonsk1@michigan.gov or at (517) 335-3706.

Sincerely,



Keith J. Simons, P.E., PTOE
MDOT Lansing TSC

cc: H. Hamilton-Holmes, Traffic Signals Unit (via email)
T. Fisher, TSC Operations Engineer (via email)
S. Palmer, Region Traffic & Safety (via email)
K. Arend, Region Communications (via email)
W. Thompson, TSC Manager (via email)

File

**Traffic Engineering
Associates, Inc.**

517/627-6028 FAX: 517/627-6040

PO Box 100
Saranac, Michigan 48881

September 4, 2015

Mr. Ronald A. Calhoun, P.E., P.S.
Meridian Investment Group LLC
81 Mill Street, Suite 300
Gahanna, Ohio 43230

RE: Northwind Drive Redevelopment Project
Traffic Impact Study

Mr. Calhoun,

I have reviewed the letter from Keith Simons, P.E. from the MDOT Lansing TSC dated August 25, 2015, and have discussed his list of comments with him.

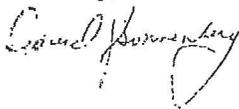
Generally, Keith and I agreed that there were some "minor" discrepancies in the traffic impact study prepared for you in June of 2015. I will make the changes that he noted in his letter, such as changing the statement in the report to "reflect that existing conditions traffic data was collected in both April and May of 2015", and that due to MSU conducting their final exams during the week of May 4, 2015, these counts are acceptable.

These changes will have no impact to our study and its conclusion that "All future" turning movements at the studied intersections are anticipated to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours except for the two (2) northbound left turn movements at the private driveways that failed under both existing and background conditions, as well as the northbound left turn movement at Northwind Drive (public) which will operate at LOS E during the future PM peak hour, a change from a LOS D under background conditions with a total change in the vehicle delay of 3.5 seconds.

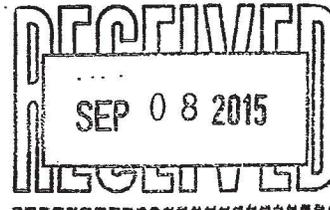
Keith notes, that the "TSC believes the intersection of Grand River Avenue (M-43)/Hagadorn Road should be included within the study due to the high volume of traffic that currently travels through this intersection". We will include the intersection of Grand River Avenue (M-43)/Hagadorn Road in the traffic impact study, although I anticipate that there will be very little, or no impact on the operation at this intersection.

If you have any questions, please call or write.

Sincerely,



David J. Sonnenberg, PE



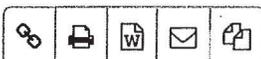
FOOTNOTE(S):

--- (6) ---

Editor's note— Ord. No. 1054, adopted Oct. 21, 2003, ch. 50, art. VI, divs. 2, 3, §§ 5.65, 5.66, 5.71—5.73, repealed § 50-551, 5-552, and 50-571—50-573, in its entirety and enacted new provisions to read as herein set out. Prior to amendment, divs. 2 and 3 pertained to similar subject matter and derived from Code 1994, ch. 55, §§ 5.65—5.67, 5.71—5.73; Ord. No. 953, adopted Oct. 5, 1999; Ord. No. 954, adopted Feb. 1, 2000; Ord. No. 979, adopted Feb. 6, 2001; Ord. No. 970, pt. II, pt. III adopted April 3, 2001.

Cross reference— Businesses, ch. 8.

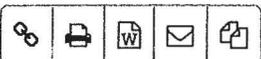
DIVISION 1. - GENERALLY



Secs. 50-531—50-550. - Reserved.



DIVISION 2. - GENERAL OFFICE BUSINESS DISTRICT, B-1



FOOTNOTE(S):

--- (7) ---

Cross reference— Businesses, ch. 8.

Sec. 50-551. - Purpose.



The B-1 general office business district is intended to accommodate the development of office buildings and office complexes for the provision of business and professional services as needed within the community. The B-1 district permits office development at a scale ranging from small single purpose buildings to large scale multiple tenant structures and major corporate headquarters. The B-1 district also permits certain other uses which are comparable to and compatible with an office environment in design and function, including personal service businesses. However, the B-1 district is intended to prohibit commercial establishments of a general retail nature which require constant visits by the general public. The B-1 district also permits certain other uses which may be necessary in support of office use or mixed use

structures with residential dwellings which may be compatible with such an environment, subject to additional regulation to ensure such uses do not cause undesirable or excessive amounts of traffic, congestion or other adverse impacts.

(Ord. No. 1037, § 5.65, 6-17-2003; Ord. No. 1054, § 5.65, 10-21-2003)

Sec. 50-552. - Permitted uses.



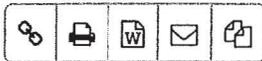
The following uses of buildings and premises shall be permitted in the B-1 business district:

- (1) Principal uses permitted subject to an approved site plan as set forth in section 50-36 of this chapter.
 - a. General office, professional office building, or professional clinic.
 - b. Church, club, or lodge.
 - c. Public assembly building such as a theater or auditorium.
 - d. Museum or art gallery.
 - e. Funeral home.
 - f. Publicly owned and occupied building.
 - g. Building owned and occupied by a public utility.
 - h. Dental, medical, or clinical laboratory.
 - i. Hospital, except veterinary.
 - j. Financial institutions.
 - k. Extended care/nursing facilities.
 - l. Parking lots developed and operated as an accessory use to serve one or more business, office, or multiple-family residential use(s) located no more than 200 feet from the lot.
 - m. Automatic teller machines which are the principal use of the lot, or those enclosed within an existing principal building.
 - n. Colleges, universities, business or trade schools or similar education or training facilities.
 - o. Personal service businesses when located in an office building, provided that such businesses shall not occupy more than 25 percent of the gross floor area of the office building. Such businesses may include: barber shop or hair stylist; beauty salon or spa; shoe and leather goods repair; tailor or seamstress; photographic or art studio; pick-up station for a dry cleaner or laundry; or exercise or fitness center.
- (2) Principal uses permitted subject to an approved special use permit as provided by article II, division 3 of this chapter.
 - a. Drive-through facilities provided in conjunction with a financial institution or a pick-up station for a dry cleaner or laundry.
 - b. Automatic teller machines externally attached to a principal building.

- c. Multiple-family dwellings, providing dining, social, or recreational facilities for persons residing off-site such as sororities or fraternities.
 - d. Multiple-family dwelling units provided within a building which also contains one or more of the principal uses permitted in subsection (1) of this section.
- (3) Accessory uses permitted:
- a. Cafeterias provided principally for employees.
 - b. Recreational or exercise facilities provided principally for employees or patients.
 - c. Board rooms and similar assembly facilities.
 - d. Mail or parcel drop-off centers and facilities.
 - e. Other uses or facilities subordinate to and customarily incidental to the permitted principal use.

(Ord. No. 1037, § 5.66, 6-17-2003; Ord. No. 1054, § 5.66, 10-21-2003; Ord. No. 1061, 2-7-2006)

Sec. 50-553. - Building height, area and yard requirements.

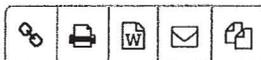


In the B-1 district the following requirements shall apply:

- (1) Minimum front yard depth shall be 20 feet.
- (2) Minimum rear yard depth shall be 20 feet.
- (3) Minimum side yard width shall be five feet, except that the minimum width on a corner lot shall be 20 feet measured from the side street lot line.
- (4) Minimum front, side and rear yard requirements for any building in excess of two stories or 36 feet in height shall be increased by a distance equal to 20 percent of such excess height.
- (5) Maximum building heights shall be two stories or 36 feet; except buildings may be up to four stories or 64 feet in height, subject to an approved special use permit as provided by article II, division 3 of this chapter; and except, on parcels three acres or more in size, buildings may be up to six stories or 84 feet in height, subject to an approved special use permit as provided by article II, division 3 of this chapter.
- (6) Minimum lot area for residential uses shall be the same as those in the RM-32, multiple-family residential district

(Ord. No. 1037, § 5.67, 6-17-2003)

Sec. 50-554. - Parking.



Parking lots and on-site parking facilities shall be provided and developed in accordance with article VIII. Parking may be permitted within the front yard of properties in B-1 districts under the following conditions:



- (1) Parking areas shall not be closer than 20 feet to the front property line
- (2) Any front yard parking area, regardless of its size, shall meet all the responsibilities of this Code contained in article VIII including those relating to landscaping.

(Ord. No. 1037, § 5.68, 6-17-2003)

Secs. 50-555—50-570. - Reserved.



DIVISION 3. - RETAIL SALES BUSINESS DISTRICT, B-2



FOOTNOTE(S):

--- (8) ---

Cross reference— Businesses, ch. 8.

Sec. 50-571. - Purpose.



The purpose of the B-2 retail sales business district is to provide for the development of a variety of retail stores, personal service shops, restaurants, offices, mixed use structures containing residential dwellings and other businesses necessary to provide for the wide range of shopping and service needs of the community. The B-2 district permits business development at a scale ranging from small single purpose buildings to large scale multiple tenant structures and shopping centers. While it is intended to be inclusive in the types of uses permitted to accommodate a wide range of businesses, it requires careful review and regulation of certain uses which may be expected to generate higher levels of traffic, congestion and other adverse impacts to minimize conflicts between land uses and promote safe and convenient shopping environments.

(Ord. No. 1054, § 5.71, 10-21-2003)

Sec. 50-572. - Permitted uses.



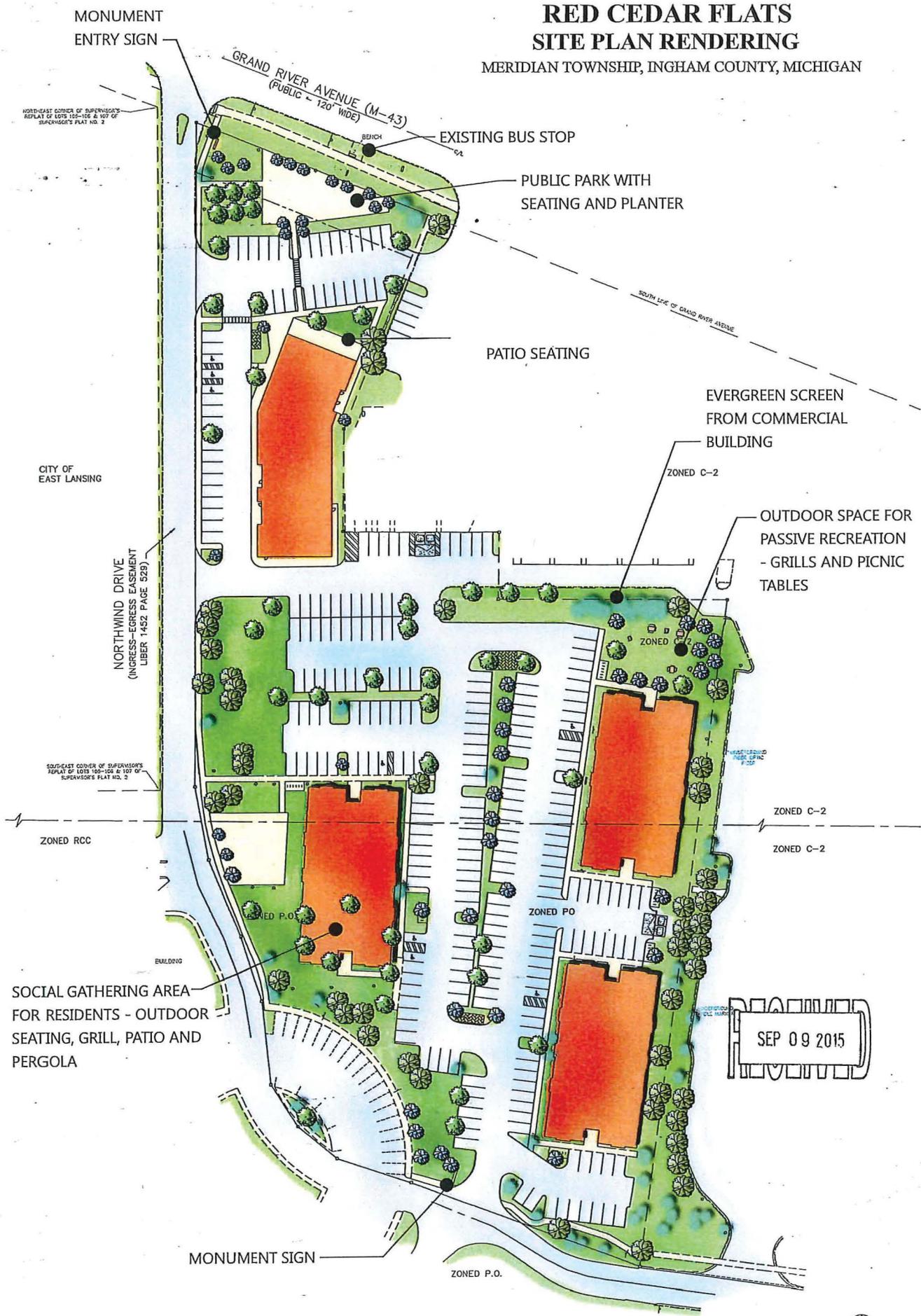
The following uses of buildings and premises shall be permitted in the B-2 business district.

- (1) Principal uses permitted subject to ~~an approved~~ **site plan** as set forth in section 50-36 of this chapter.

a.

RED CEDAR FLATS SITE PLAN RENDERING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

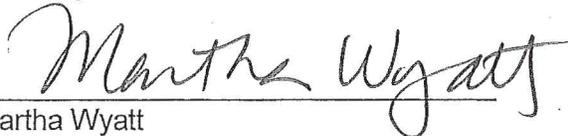


CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:


Martha Wyatt
Associate Planner

DATE: September 11, 2015

RE: Special Use Permit #15121 (Meridian Investment Group, LLC), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

The Planning Commission held the public hearing for Special Use Permit (SUP) #15101 at their August 24, 2015 meeting. In conjunction with Mixed Use Planned Unit Development (MUPUD) #15034, a special use permit is being requested by Meridian Investment Group, LLC, to construct a group of buildings totaling more than 25,000 gross square feet. The redevelopment project, called Red Cedar Flats, includes razing five existing office buildings at the office park known as Executive Office Park and constructing one multi-story mixed use building and three multi-story apartment buildings. Each building is 3-stories. The mixed use building has commercial space on the first floor and apartment units on floors two and three. A total of 112 apartment units are proposed with a total of 316 beds. The total square footage of all four buildings is approximately 125,000 square feet. The project area, located at Grand River Avenue and Northwind Drive, is currently addressed as 4970, 4990, 5000, 5020, and 5030 Northwind Drive. Three parcels comprise the approximate 6.23 acre site which is zoned C-2 (Commercial) and PO (Professional and Office) in Section 17 and 20 of the Township.

Although some changes have been made to the site plan since the public hearing, the building sizes and overall square footage of the four buildings have not changed. Revised plans are attached to the staff memorandum for MUPUD #15034, dated September 11, 2015.

Planning Commission Options

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for a structure of group of structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution to approve is attached.

Attachments

1. Resolution to Approve
2. Special Use Permit Criteria (Section 86-126)

RESOLUTION TO APPROVE

**SUP #15121
(Meridian Investment Group, LLC)
Grand River Avenue and Northwind Drive**

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 14th day of September, 2015 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Meridian Investment Group, LLC has submitted a request to redevelop an existing office park (Executive Office Park) at Grand River Avenue and Northwind Drive, zoned C-2 (Commercial) and PO (Professional and Office), and establish a mixed use planned unit development, with the construction of one mixed use building and three apartment buildings, consisting of two, three, and four bedroom apartment units, for a total of 112 apartment units and 316 beds, plus retail space in the mixed-use building, totaling approximately 125,000 square feet on an approximate 6.23 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 24, 2015; and

WHEREAS, the Planning Commission has reviewed and discussed staff material forwarded under cover memorandums dated August 21, 2015 and September 11, 2015; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial) and PO (Professional and Office) which permits the development of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, the approximately 125,000 square feet of building area has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from approximately 125,000 square feet of building area to be used for one mixed use building and three apartment buildings, with a total of 112 apartment units and 316 beds; and

WHEREAS, the proposed development on the subject site will be served by public water and sanitary sewer.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

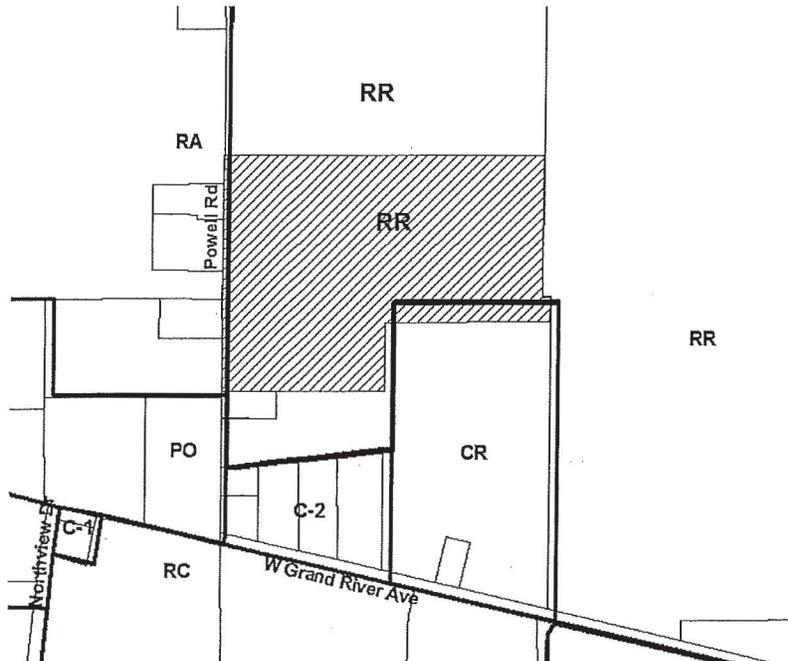
TO: Planning Commission

FROM: *Gail Oranchak*
Gail Oranchak, AICP
Principal Planner

DATE: September 10, 2015

RE: Rezoning #15040 (Mayberry Homes)

On August 24, 2015, the Planning Commission held a public hearing regarding Mayberry Homes request to rezone approximately 25.5 acres from RR Rural Residential and CR (Commercial Recreation) to RAA (Single Family Low Density) with the voluntary offer of a condition limiting the number of residences to no more than one unit per acre. The site is located on the east side of Powell Road approximately 600 feet north of Grand River Avenue.



If approved, the offer of the condition eliminates the site being used for any other use allowed in the RAA district except single family residential development at a density of one unit per acre. Thus, when evaluating the rezoning request, the Planning Commission should consider all uses permitted in the current RR (Rural Residential) district and the proposal for RAA zoning subject to the condition limiting development to one residential unit per acre. Additionally, consideration should be given to topics listed on the rezoning application such as changing conditions in the vicinity of the site; consistency with the Master Plan; furtherance of health, safety and welfare; compatibility with surrounding uses; potential adverse impacts to the environment; identified

REZ #15040 (Mayberry Homes)
Planning Commission (9/10/2015)
Page 2

community need; logical and orderly development pattern; and/or better and more efficient use of land.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request or it may recommend a different zoning designation to the Township Board. A resolution to approve has been provided.

Attachments

1. Resolution to approve

G:\Planning\REZ\REZ 15040 (Mayberry Homes)\Staff Reports\REZ 15040.pc2.doc

RESOLUTION TO APPROVE

**Rezoning #15040
Mayberry Homes
E. side of Powell Road N. of Grand River**

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 14th day of September 2015, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, Mayberry Homes requested the rezoning (Rezoning #15040) of approximately 25.5 acres located on the east side of Powell Road, north of Grand River Avenue from RR (Rural Residential) and CR (Commercial Recreation) to RAA (Single Family, Low Density) with the voluntary offer of a condition limiting the number of residences to no more than one unit per acre; and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its August 24, 2015 meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated August 20, 2015 and September 10, 2015; and

WHEREAS, the subject site is designated in the Residential 0.5 to 1.25 dwelling unit per acre classification on the 2005 Master Plan Future Land Use Map; and

WHEREAS, the proposed rezoning to RAA (Single Family, Low Medium Density) with the voluntary offer of a condition to limit the number of residences to no more than one unit per acre is consistent with the 2005 Future Land Use Map designation of Residential 0.5 to 1.25 dwelling units per acre; and

WHEREAS, rezoning the subject site to RAA (Single Family, Low Density) is compatible with the variety of single family residential zoning districts found along Powell Road including RR (Rural Residential) north of the site and RA (Single Family, High Density) on the west side of Powell Road and at the southeast corner of Powell and Tihart Roads; and

WHEREAS, the Township's traffic consultant reviewed the applicant's traffic assessment concluding no further traffic reports will be necessary based on the low number of trip increases and the lack of sight distance concerns; and

WHEREAS, public water is available to serve the site but public sanitary sewer service is not available to serve the site and the applicant has proposed to use on-site systems; and

**Resolution to Approve
Rezoning #15040 (Mayberry Homes)
Page 2**

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #15040 to rezone approximately 25.5 acres located on the east side of Powell Road, north of Grand River Avenue from RR (Rural Residential) and CR (Commercial Recreation) to RAA (Single Family Low Density) with the voluntary offer to condition the rezoning on not more than one dwelling unit per acre.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of September 2015.

John Scott-Craig
Planning Commission Chair

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

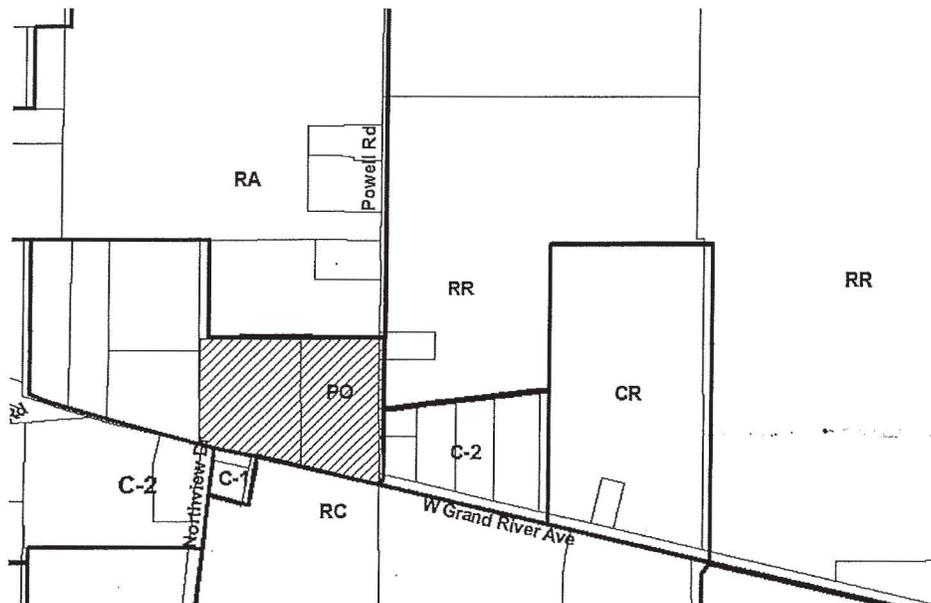
TO: Planning Commission

FROM: *Gail Oranchak*
Gail Oranchak, AICP.
Principal Planner

DATE: September 10, 2015

RE: Rezoning #15050 (Stockwell Development Group)

On August 24, 2015, the Planning Commission held a public hearing regarding Stockwell Development Group's request to rezone two parcels totaling approximately nine acres from PO (Professional and Office) to C-3 (Commercial). One parcel is located on the northwest corner of Grand River Avenue and Powell Road (1510 Grand River) and the second parcel is immediately to the west. When asked if C-2 zoning was acceptable, the applicant agreed.



At the August 24 meeting, the Planning Commission indicated support for C-2 zoning. Thus, when evaluating the rezoning requests, the Planning Commission should consider all uses permitted by right and by special use permit in the current PO zoning district and the C-2 zoning district as well as topics listed on the rezoning application such as changing conditions in the vicinity of the site; consistency with the Master Plan; furtherance of health, safety and welfare; compatibility with surrounding uses; potential adverse impacts to the environment; identified community need; logical and orderly development pattern; and/or better and more efficient use of land.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request or it may recommend a different zoning designation to the Township Board. A resolution to approve has been provided.

Attachments

1. Resolution to approve

RESOLUTION TO APPROVE

**Rezoning #15050
Stockwell Development Group
Grand River Avenue, west of Powell 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 14th day of September 2015, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Stockwell Development Group requested the rezoning (Rezoning #15050) of two parcels of land totaling approximately nine acres located on the north side of Grand River Avenue, west of Powell Road, from PO (Professional and Office) to C-3 (Commercial); and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its August 24, 2015 meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated August 20, 2015 and September 10, 2015; and

WHEREAS, the subject site is designated in the Office category on the 2005 Master Plan Future Land Use Map; and

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

WHEREAS, The Township's traffic consultant reviewed the applicant's traffic assessment concluding there are no concerns based on the traffic volumes shown in the applicant's traffic assessment; and

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

WHEREAS, the preferred location for C-3 (Commercial) zoning is land designated as the Township's Commercial Core on the 2005 Master Plan Future Land Use Map, the leading edge of which is the west side of Central Park Drive, and:

WHEREAS, C-2 (Commercial) zoning is consistent with parcels of land located east of the subject site on the north side of Grand River Avenue east of Powell Road; and

WHEREAS, the rezoning to C-2 will result in a logical and orderly development pattern for the area of Grand River Avenue between Central Park Drive and Powell Road; and

**Resolution to Approve
Rezoning #15050 (Stockwell Development Group)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #15050 to rezone two parcels totaling approximately nine acres located on the north side of Grand River Avenue, west of Powell Road from PO (Professional and Office) to C-2 (Commercial).

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of September 2015.

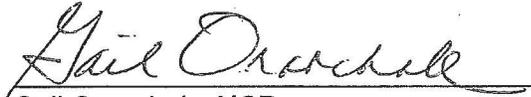
John Scott-Craig
Planning Commission Chair

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:


Gail Oranchak, AICP
Principal Planner

DATE: September 10, 2015

RE: Zoning Amendment #14010 (Township Board), to regulate the location of the medical use of marihuana

The Planning Commission held a public hearing on the Township Board initiated zoning amendment regulating the transfer of medical marihuana in the Township at its February 10, 2014 meeting. Due to regulatory uncertainty at the time, a number of bills were pending at the state level, the Planning Commission deferred further discussion and decision.

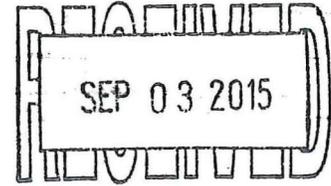
The Township Board discussed the amendment at its July 15, 2015 meeting and in a letter dated July 23, 2015, Supervisor LeGoff urged the Planning Commission to "complete its review of the amendment and make a recommendation."

At the Planning Commission's request, the Township attorney has reviewed the original draft and his comments are attached.

Based on the Planning Commission's direction, a resolution will be provided for a decision during a future meeting.

Attachment

1. Draft ordinance with attorney comments dated received September 3, 2015
2. Letter from Supervisor LeGoff dated July 23, 2015
3. Township Board meeting minutes from July 15, 2015



10/15/13 Draft

**CHARTER TOWNSHIP OF MERIDIAN
PROPOSED ZONING ORDINANCE AMENDMENTS
MEDICAL USE OF MARIHUANA**

Section 1. Amendments.

Section 86-2. Definitions.

Farm: Add: The term farm does not include the transfer, delivery, production, manufacture or cultivation of marihuana.

Marihuana means the term defined in Section 7106 of the Public Health Code, 1978 PA 368 being MCL 333.7106.

Medical Marihuana Caregiver Grow and Transfer Facility means a location where primary caregivers and/or qualifying patients cultivate or manufacture marihuana and/or where primary caregivers transfer marihuana to qualifying patients with whom they are connected ~~to~~ through the state registration system pursuant as permitted by the MMMA. The term “medical marihuana caregiver grow and transfer facility” does not include medical marihuana home occupations.

Commented [A1]: This section does not address the issue of how many caregivers may jointly occupy a grow and transfer facility. As currently defined, there is no limit on the number of caregivers or the size of such an operation. An additional notation may want to be included that transfers

Michigan Medical Marihuana Act: Initiated Law 1 of 2008, being MCL 333.26421 et seq. (“MMMA”).

Medical Use of Marihuana: The acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transfer, or transportation of marihuana or paraphernalia related to the administration of marihuana to treat or alleviate a registered qualifying patient’s debilitating medical condition or symptoms associated with the debilitating medical condition as defined in by the MMMA said condition.

Medical Marihuana Home Occupation means one primary caregiver who assists more than one qualifying patient in addition to themselves with the medical use of marihuana at the primary caregiver’s dwelling. Also see “home occupation.” and Section 86-368(b)(2).

Commented [A2]: This is added to address the situation where a couple are both patients and caregivers and they have, say, 3 adult children “residing” in the home who are also patients and caregivers. Absent a defined number, these 5 could grow 360 plants (72 x 5)

Primary Caregiver means a person who is at least twenty-one (21) years old and who has agreed to assist with a patient’s medical use of marihuana and who has not been convicted of a felony within the past 10 years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in Section 9a of chapter X of the Code of Criminal Procedure, 1927 PA 175, MCL 770.9a, and is registered with the state pursuant to the MMMA.

Commented [A3]: The definition of “Home Occupation” provides that it is an incidental use that “does not involve any alteration of the structure or its character.” This poses the question of what kind of grow operation involves an “alteration” or alters “its character.” Does the operation of an outside generator constitute an alteration or an “outdoor activity” under the home occupation section of the ZO? I raise this because “Successful grow house operators recommend using 1,000-watt horticulture bulbs, each of which can sustain 15 to 20 plants [source: Cannabis Culture].” Thus, 72 plants will require 4,000 watts continuously.

Qualifying Patient means a person who has been diagnosed by a physician as having a debilitating medical condition, and is registered with the state pursuant to the MMMA.

Section 86-5

The purpose of the Medical Marihuana regulations are to regulate the location, but not exclude the use and handling, of ~~the~~ medical ~~use of~~ marihuana consistent with the Michigan Medical Marihuana Act, (MMMA) MCL 333.26421 et seq, by designating the specific locations for the medical use of marihuana. Under no circumstances is the use or handling of marihuana ~~that is~~ inconsistent with the Michigan Medical Marihuana Act permissible in the Charter Township of Meridian. In creating these regulations, the Charter Township of Meridian acknowledges that the majority of voters in Michigan have ~~approved a law that finds and declares found and declared~~ that medical research has discovered beneficial uses for marihuana in treating or alleviating the pain, nausea, and other symptoms associated with a variety of debilitating medical conditions; that ~~changing state law regarding legalizing~~ the medical use of marihuana will have the practical effect of protecting from arrest the vast majority of seriously ill people who have a medical need for that use; and that, although federal law currently prohibits any use of marihuana except under very limited circumstances, states are not required to enforce federal law or prosecute people for engaging in activities prohibited by federal law.

Section 86-368. RR district: One-family rural residential district.

(b) *Uses permitted by right.*

(2) *Home occupations.*

Add a. 5. Medical Marihuana home occupation, which consists of ~~one~~ primary caregiver who serves more than one, ~~but not more than five (5),~~ qualifying patient(s) in addition to themselves with the medical use of marihuana consistent with the Michigan Medical Marihuana Act and the Administrative Rules of the Michigan ~~Department of Community Health now~~ Department of Licensing and Regulatory Affairs.

b. Home occupations shall satisfy the following conditions:

~~Subsections 1 through -3, 5, and 7 through -10 remain as written.~~

4. Except for Medical Marihuana home occupations, which shall operate consistent with the Michigan Medical Marihuana Act and the Administrative Rules of the ~~Michigan Department of Licensing and Regulatory Affairs state,~~ all activities shall be carried on indoors only in the principal building, an attached or detached garage, or other accessory building. No outdoor activities or storage shall be permitted.

6. There shall be no ~~external evidence~~ of a home occupation except one nonilluminated sign not exceeding two square feet in surface display area and attached flat against the building, in accordance with the sign regulations specified in section 86-685 of the Code of Ordinances. ~~No signage will be allowed for a Medical Marihuana home occupation.~~

Commented [A4]: What about the exhaust of grow operations?

Commented [A5]: This is a regulation restricting the content and subject matter of a sign, which would be subject to strict scrutiny. This requires the Township to prove that the restriction furthers a compelling interest and is narrowly tailored to achieve that interest.

Sections 86-403. C-1 Commercial district.

(c) *Permitted conditional uses:*

Add ~~subsection 4.~~ Medical marihuana caregiver grow and transfer facilities, provided:

a. ~~State Law.~~ A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.

~~Dispersal and Spacing.~~ The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer

facility is located, as measured between property lines.
The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least onea thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

Commented [A6]: This does not address how many growers can occupy one facility.

Sections 86-404. C-2 Commercial district.

(c) *Uses permitted by right.*

Add subsection 16. Medical marihuana caregiver grow and transfer facilities, provided:

a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.

b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least onea thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

Sections 86-435. I district: Industrial District.

(b) *Uses permitted by right.*

Add 4. Medical marihuana caregiver grow and transfer facilities, provided:

a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.

b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one-thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

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

10/15/13 Draft

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

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

Section 5. Effective Date. This Ordinance shall be effective upon the expiration of seven days after publication.

CHARTER TOWNSHIP OF MERIDIAN

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



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

July 23, 2015

John Scott-Craig, Chair
Planning Commission

RE: Zoning Amendment #14010 Medical Marihuana

Dear John,

Approximately 21 months ago the Township Board referred Zoning Amendment #14010 to establish definitions and standards for the medical use of marihuana to the Planning Commission. The Board understands the Planning Commission held a public hearing on the Amendment in February 2014 but took no action. On behalf of the Township Board I am requesting the Planning Commission to complete its review of the amendment and make a recommendation.

The Board would like to thank the Planning Commission for its effort regarding this matter and to have your recommendation as soon as possible.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Ann LeGoff".

Elizabeth Ann LeGoff
Township Supervisor

cc: Township Board
 Frank L. Walsh

AUG 04 2015

CL-1



- Township engineering staff will perform some in-house preliminary work
- MDOT currently paying 3% based upon a complicated formula
- Several of the pipes have failed, creating sink holes
- Water quality is a significant issue
- Daniels Drain travels to the north, makes it way to the Mud Lake Drain and ultimately to the Red Cedar River
- MDOT wants to be a partner in this project
- State installed an additional inlet into the drain when it increased the number of lanes on Grand River Avenue

It was the consensus of the Board to place this item on for continued discussion at the August 4, 2015 Board meeting.

- C. Zoning Amendment #14010 Medical Marihuana
 Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated July 15, 2015.

Board discussion:

- Subcommittee of the Board created a compromise proposal which was sent to the Planning Commission pursuant to Township procedure in November, 2013
- Issue at the state level has not moved forward so the Planning Commission should move on this topic
- Board member belief this home occupation needs to be regulated as it would give residents who live near growing facilities peace of mind
- Township process does not require a second public hearing at the Planning Commission level
- Supervisor to send a written request to the Planning Commission to make a recommendation to the Township Board
- Township Board may choose to hold a public hearing after the Planning Commission makes its recommendation

It was the consensus of the Board for Supervisor LeGoff to prepare a letter requesting the Planning Commission take up this issue.

13. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Karl Ebner, 4392 Cherrywood, Okemos, addressed the issue of deer chronic wasting disease. Having a medical pharmacology/toxicology background, he spoke to toxic and nutritional diagnostic tests he has developed to ascertain how chemicals interfere with mammals assimilating food to thrive.

Supervisor LeGoff closed Public Remarks.

14. FINAL BOARD MEMBER COMMENT

Trustee Veenstra believed the Board should hear from property owners if they desire improvements on the Daniels Drain.

15. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 9:50 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary