



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
June 10, 2019 7PM

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1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. May 13, 2019 Regular Meeting
  - B. May 20, 2019 Regular Meeting
5. COMMUNICATIONS – listed separate page
6. PUBLIC HEARINGS
  - A. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density) with conditions.
  - B. Special Use Permit #19-95151 (Cedar Endowment Corporation), establish private school in existing church at 3654 Okemos Road.
  - C. Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC), construct office building at 2827 Eyde Parkway.
  - D. Special Use Permit #19091 (Louis J. Eyde Family, LLC), construct office building greater than 25,000 square feet in size at 2827 Eyde Parkway.
7. UNFINISHED BUSINESS
  - A. Commercial Planned Unit Development #19034 (Meridian Township Parks Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.
  - B. Special Use Permit #19031 (Okemos Retail Mgmt. LLC), develop 9,316 square foot shopping center with drive-through window at 2085 Grand River Avenue.
  - C. Special Use Permit #19071 (Okemos Retail Mgmt. LLC), work in floodplain to construct shopping center at 2085 Grand River Avenue.
8. OTHER BUSINESS
  - A. None.
9. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.

**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
June 10, 2019 7:00 pm

10. PROJECT UPDATES

A. New Applications

1. Wetland Use Permit #19-02 (Meridian Township Parks Department), fill in regulated wetland to construct trail at 1990 Central Park Drive.
2. Special Use Permit #19061 (Meridian Township Parks Department), work in floodplain to construct trail at 1990 Central Park Drive.
3. Prepreliminary Plat #19012 (Giguere), conceptual review of Sanctuary 3 plat on Robins Way.

B. Site Plans Received

1. Site Plan Review #19-07 (Singh), convert garage to single family residence and install parking lot at 1954 Saginaw Highway.
2. Site Plan Review #19-08 (Haslett Holding LLC), develop Copper Creek planned unit development consisting of 88 single family residential lots on 44.470 acres located on the north side of Haslett Road, east of Creekwood Lane.

C. Site Plans Approved – None

11. PUBLIC REMARKS

12. ADJOURNMENT

13. POST SCRIPT: DAVID PREMEOE

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Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



**AGENDA page 3**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
June 10, 2019 7:00 pm

**TENTATIVE PLANNING COMMISSION AGENDA**  
**June 24, 2019**

1. PUBLIC HEARINGS
  - A. Special Use Permit #19-99021 (Williams Volkswagen, Inc.), amend special use permit for new car dealership for building addition at 2186 Jolly Road.
  - B. Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at Jolly Road.
  
2. UNFINISHED BUSINESS
  - A. Special Use Permit #19031 (Okemos Retail Mgmt. LLC), develop 9,316 square foot shopping center with drive-through window at 2085 Grand River Avenue.
  - B. Special Use Permit #19071 (Okemos Retail Mgmt. LLC), work in floodplain to construct shopping center at 2085 Grand River Avenue.
  - C. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density) with conditions.
  - D. Special Use Permit #19-95151 (Cedar Endowment Corporation), establish private school in existing church at 3654 Okemos Road.
  - E. Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC), construct office building at 2827 Eyde Parkway.
  - F. Special Use Permit #19091 (Louis J. Eyde Family, LLC), construct office building greater than 25,000 square feet in size at 2827 Eyde Parkway.
  
3. OTHER BUSINESS
  - A. None.

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Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

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A PRIME COMMUNITY  
meridian.mi.us

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

**DRAFT**

**May 13, 2019**

**5151 Marsh Road, Okemos, MI 48864-1198**

**517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Scott-Craig, Hendrickson, Trezise, Cordill, Premoe, and Shrewsbury**

**ABSENT: Commissioner Richards**

**STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, and Economic Development Director Chris Buck.**

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

**2. Public Remarks**

- A. James Spanos, 4648 Nakoma Drive, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- B. Barbara White, 2252 Hamilton Road, spoke with concerns of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- C. Kadri Wichman, 2236 Hamilton Road, spoke with concerns of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- D. Indrek Wichman, 2236 Hamilton Road, spoke with concerns of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- E. Tim Potter, 4632 Van Atta Road, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- F. Wei Li, 2565 Sophiea Parkway, spoke in opposition to the Zoning Ordinance #19030.
- G. Lynne Page, 3912 Raleigh Drive, expressed appreciation to Planning Commission efforts regarding Zoning Ordinance #19030 and expressed disappointment in the Township Board decision.
- H. Marna Wilson, 4545 Chippewa Drive, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- I. Jeanne Hendry, 4674 Nakoma Drive, spoke in concern regarding Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- J. Cindy Liu, 1575 Maiden Lane, spoke in opposition to the Zoning Ordinance #19030.
- K. Gene Turnwald, 5586 White Ash, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- L. Elliot Welch, 2223 Hamilton, spoke in opposition regarding Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.

**3. Approval of Agenda**

Commissioner Premoe moved to approve the agenda as written.

Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

#### 4. Approval of Minutes

A. April 22, 2019 Regular Meeting

Commissioner Trezise moved to approve the minutes as written.

Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

#### 5. Communications

Chair Scott-Craig noted approximately forty-five communications had been received.

#### 6. Public Hearings

A. Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.

B. Special Use Permit #19051 (Village of Okemos, LLC), construct group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.

Chair Scott-Craig opened the public hearing at 7:47P.M.

Principal Planner Menser provided a summary of the combined requests.

Will Randle, 4409 Dobie Road, True North Developer provided an overview of the proposal and introduced some of the consultants working on the project who were in attendance for the meeting.

Greg Presley, Lead Architect with Hobbs & Black Architects of Northville, provided an overview of the proposed development.

Haley Wolfe with MKSK Studios provided an overview of the landscape plans.

The traffic engineer with Hubbell, Roth & Clark Inc, provided an overview of the traffic impact studies to support the development and intersection improvements.

Public Comments:

Ann Alchin, 5972 Cypress, spoke in opposition to regarding Mixed Use Planned Unit Development #19024 and spoke about the Downtown Development Authority.

Vance Poquette, 2226 Kent, spoke in opposition regarding Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.

Jeanne Hendry, 4674 Nakoma Drive, expressed concern over the height and magnitude of the proposed structures.

Kadri Wichman, 2236 Hamilton Road, asked if a scale model could be made for residents to view. She also expressed concern over the height of the building and stated five stories are too high.

Hella Wichman, 2236 Hamilton Road, asked if walkability only related to the residents of the proposed development.

Barbara White, 252 Hamilton Road, asked who the target market would be for the proposed development. Ms. White asked about the future bus route for CATA. She also commented on the increase of traffic and noise over the years.

Planning Commission Discussion included the following:

- The developers were complimented for their creative and thought out plans.
- The community was thanked for attending the meeting and sharing feedback.
- Mr. Randal was asked if the Capital Area Transportation Authority would operate on Hamilton Road and was told it would only run on Okemos Road.
- They asked for clarification regarding what road improvements would be made during the initial proposed development.
- The proposed project would create many jobs and would have many economic advantages to Meridian Township. The residents of Meridian Township are reminded to voice their opinions through various forms of communication available because the Planning Commission does review before making decisions.
- The developer was asked to talk about the environmental benefits that will happen as a result of the project and Eric Helzer with A.R.S. Consultants provided an overview of the redevelopment clean-up. The total estimated cost for the cleanup activities would be \$7.1 million.
- The developer was asked if they could provide 3D graphics for the next meeting so it would be easier to visualize the project as it is being discussed. Mr. Randal mentioned they plan to provide a scale model of the proposal for the Township Board meeting but would be happy to provide graphics for the next Planning Commission meeting on May 20, 2019. He also noted if the Planning Commissioners have specific questions for the consultant team it would be helpful if they could be sent to him in writing so they could be answered in detail.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:18 P.M.

- C. Special Use Permit #19081 (Delta Dental), work in floodplain to construct deck at 4100. Okemos Road.

Chair Scott-Craig opened the public hearing at 9:28 P.M.

Principal Planner Menser provided a summary of the request.

Andrew Parin, Landscape Architect, with Grissim, Metz, & Andriese, provided an overview of the project and said he was available to answer questions.

Public Comments: None

A straw poll indicated the Planning Commission would be in favor of recommending approval of Special Use Permit #19081.

Chair Scott-Craig closed the public hearing at 9:39 P.M.

- D. Special Use Permit #19031 (Okemos Retail Mgmt. LLC), develop shopping center with drive-through window at 2085 Grand River Avenue.
- E. Special Use Permit #19071 (Okemos Retail Mgmt. LLC), work in floodplain to construct shopping center at 2085 Grand River Avenue.

Chair Scott-Craig opened the public hearing at 9:40 P.M.

Principal Planner Menser provided a summary of the request.

Gabe Schutnam and Heather Henika from AIRIG USA provided an overview of the proposed project. They noted the prior project they worked on in the Township was done ten years ago and is located on the Northwest Corner of Grand River and Okemos Road (Pet Supply Plus complex).

David Pierson, on behalf of the applicant, Okemos Retail Management L.L.C., discussed the proposal and said he was available to answer questions.

Jeff Kyes, KEBS, INC., discussed the floodplain proposed plans and reviewed the non-motorized access plans.

Public Comments: None

Planning Commission Discussion included the following:

- Mr. Kyes was asked about the cut needed for the floodplain or basin and if there might be a safety concern for pedestrians if accessed and he noted the access will not interfere with the detention area. The area will be mow able and maintained basin will be surrounded by appropriate vegetation.
- Pedestrian safety concerns were mentioned and Mr. Kyes was asked if someone were to cut through the area and if fencing should be considered. Mr. Kyes said a natural barrier such as tall grasses or hedges would look better and be a more natural buffer. There would also be a 10-12 feet between the sidewalk and the floodplain area.
- Traffic concerns were discussed for the area and how the proposed project might further impact the situation. .
- The number of business drive-thru windows in the immediate area is causing increased safety issues and traffic congestion.
- A traffic engineer was suggested to be invited to attend the May 20, 2019 meeting for further discussion

Chair Scott-Craig closed the public hearing at 10:21 P.M.

**7. Unfinished Business - None**

**8. Other Business**

A. Haslett Feasibility Study

Chris Buck, Economic Development Director, spoke about commercial redevelopment in the Haslett area. As a result of the Redevelopment Ready Committee Certification, funds were made available to conduct a study (up to \$25,000) to collect pre-development data the Township would own to learn what businesses would be best suited for the Haslett area. Director Buck noted the study results should be available in September.

**9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or reports**

Commissioner Hendrickson provided an update from attending the April 24, 2019 Corridor Improvement Authority meeting.

Commissioner Premoe provided an update from attending the Environmental Commission meeting on May 1, 2019.

Chair Scott-Craig provided an update from attending the May 2, 2019 Economic Development Committee meeting and also reminded everyone the ground breaking for the new farmer’s market (Marketplace on the Green) will be May 22, 2019 and encouraged the Planning Commissioners to attend.

**10. Project Updates**

- A. New Applications - None
- B. Site Plans Received - None
- C. Site Plans Approved
  - 1. Site Plan Review #18-95-14 (Lansing Mart Associates LLC), parking lot reconfiguration at 2020 Grand River Avenue.
  - 2. Site Plan Review #19-05 (Fedewa Holdings), construct 13 unit townhouse complex comprised of two buildings totaling 18,955 square feet at 1730 Chief Okemos Circle.

**11. Public Remarks - None**

**12. Adjournment**

Chair Scott-Craig moved to adjourn the meeting.

Supported by all.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 10:28 P.M.

Respectfully Submitted,  
 Debbie Budzynski  
 Recording Secretary

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

**DRAFT**

**May 20, 2019**

**5151 Marsh Road, Okemos, MI 48864-1198**

**517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Scott-Craig, Hendrickson, Trezise, Richards, Premoe, and Shrewsbury**

**ABSENT: Commissioner Cordill**

**STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, and Economic Development Director Chris Buck.**

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

**2. Public Remarks**

- A. Bill Cawood, 2511 Raby Road, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- B. Ann Alchin, 5972 Cypress, spoke in opposition to the Mixed Use Planned Unit Development #19024.
- C. Neil Bowlby, 6020 Beechwood, spoke in support of Mixed Use Planned Unit Development #19024 and Commercial Planned Unit Development #19034.
- D. Lora Pence, 4836 Kenmore, spoke with concerns of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- E. Don Romain, 5420 Jo Pass, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- F. Chaz Carrillo, 5201 Hughes Road, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
- G. Vance Poquette, 2226 Kent, spoke with concerns of Special Use Permit #19051.
- H. Jeanne Hendry, 4674 Nakoma Drive, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051 but expressed some concerns.
- I. Kadri Wichman, 2236 Hamilton Road, spoke in support of Mixed Use Planned Unit Development #19024 and Special Use Permit #19051 but expressed some concerns.
- J. Bob Homan, 1571 West Pond Drive, spoke in support of Mixed Use Planned Unit Development #19024

**3. Approval of Agenda**

Commissioner Premoe moved to approve the agenda as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

- A. May 13, 2019 Regular Meeting minutes were not available.

## 5. Communications

Chair Scott-Craig noted the communications listed on the agenda and the several communications that were received after the packet was sent out .

## 6. Public Hearings

- A. Commercial Planned Unit Development #19034 (Meridian Township Parks Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.

Chair Scott-Craig opened the public hearing at 7:29P.M.

Principal Planner Menser provided a summary of the request.

The applicant, LuAnn Maisner, Director of Parks & Recreation with Meridian Township provided the historical background of the Farmers Market and explained the vision for the future Marketplace on the Green.

Public Comments - NONE

Planning Commission Discussion included the following:

- The cost of the project is \$1.2 Million and all the funding is currently in place.
- The setup for vendors in the new Marketplace on the Green was explained when questions were asked. There would be 41 back-in spaces for vendors with trailers and approximately 30 additional areas for vendors to set up under the pavilion.
- Traffic access routes to the new Marketplace on the Green were discussed and Mr. Kyes explained the access would be all existing routes via near Studio C, Marsh Road, Central Park Drive, through Best Buy, and around the Meridian Mall.
- Pedestrian traffic was a concern discussed and in addition to the Road Diet planned for Central Park Drive Mr. Kyes will work with the Ingham County Road Commission on a pedestrian pathway and signage to address the safety concerns.

A straw poll indicated the Planning Commission would be in favor of recommending approval of the Commercial Planned Unit Development #19034 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:50 P.M.

## 7. Unfinished Business

- A. Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.

Motion by Commissioner Trezise to adopt the resolution recommending approval of Mixed Use Planned Unit Development #19024.

Supported by Commissioner Lane.

Planning Commission Discussion included the following:

- The developer was thanked for addressing additional questions that were submitted in writing. A document was created with all of the responses and is available on the Meridian Township Website.
- There was further discussion regarding traffic flow and upgrades during the different phases of the project. The Ingham County Road Commission continues to work with the traffic engineers.
- Details are not finalized yet but there is no planned closure on Okemos Road at this time just lane shifts. Stage 1 construction is expected to begin June 1, 2019-July 31, 2019.
- Parking is still an area of concern considering having 150 spaces below what the ordinance requires. The developer stated the ultimate use will be determined and then adjustments will be made.
- It has not been determined yet if the power lines will reside above or be buried underground.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Lane, Premoe, Shrewsbury, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- B. Special Use Permit #19051 (Village of Okemos, LLC), construct group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.

Motion by Commissioner Premoe to adopt the resolution to approve Special Use Permit #19051.

Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Hendrickson, Richards, Shrewsbury, Lane, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- C. Special Use Permit #19081 (Delta Dental), work in floodplain to construct deck at 4100 Okemos Road.

Motion by Commissioner Shrewsbury to approve Special Use Permit #19081.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Shrewsbury, Premoe, Trezise, Lane, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

**8. Other Business -None**

**9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or reports**

Commissioner Hendrickson asked if the Planning Commission should reconsider projects if they are changed from their original version and then proposed to the Township Board. A recent project was not approved by the Planning Commission and changes have been made that reflect the input provided by the Planning Commission.

Commissioner Shrewsbury noted it might be beneficial if there are substantial changes but it could also slow down the process if a review is needed again before going to the Township Board.

Commissioner Lane stated the ordinance provision is written specifically for a good reason and it should not be changed.

Principal Planner Menser noted there is training available provided by the Michigan Association of Planning in Mason on June 18<sup>th</sup> and June 25<sup>th</sup> and asked members that were interested in attending contact him.

**10. Project Updates**

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

**11. Public Remarks - None**

**12. Adjournment**

Chair Scott-Craig moved to adjourn the meeting.

Supported by all.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 8:42 P.M.

Respectfully Submitted,

Debbie Budzynski

Recording Secretary

## Communications

### Meridian Township Planning Commission – Monday, June 10, 2019

1. Haarish Tekchandani RE: Mixed Use Planned Unit Development #19024
2. Rachael Young RE: Mixed Use Planned Unit Development #19024
3. Chuck Maniaci RE: Mixed Use Planned Unit Development #19024
4. Bob & Connie Nelson RE: Mixed Use Planned Unit Development #19024
5. Yangfan Liu RE: medical marihuana
6. Chelsea Yao RE: medical marihuana
7. Haarish Tekchandani RE: medical marihuana
8. Mike Nevells RE: Mixed Use Planned Unit Development #19024
9. Holly Zhu RE: medical marihuana
10. Tim Potter RE: Mixed Use Planned Unit Development #19024
11. Scott Weaver RE: Mixed Use Planned Unit Development #19024
12. Dianne Knepshield Deans RE: Mixed Use Planned Unit Development #19024
13. Don Romain RE: Mixed Use Planned Unit Development #19024
14. Marna Wilson RE: Mixed Use Planned Unit Development #19024
15. Yingxin Zhou RE: medical marihuana
16. Lev Raphael RE: Mixed Use Planned Unit Development #19024
17. Candy Parker RE: Rezoning #19060
18. Tom & Lora Pence RE: Mixed Use Planned Unit Development #19024
19. Loren & Jessica Darling RE: Special Use Permit #19-95151
20. Scott Fairmont RE: Rezoning #19060
21. Jeff Jacobsen & Lisa Duffey RE: Rezoning #19060
22. Jessica Darling RE: Special Use Permit #19-95151
23. James & Carla Galligan RE: Rezoning #19060
24. Alex & Chetta Johnson RE: Special Use Permit #19-95151
25. Anu RE: Rezoning #19060
26. Yingxin Zhou RE: medical marihuana
27. Patrick Murphy RE: Rezoning #19060
28. Janet Lawatsch RE: Rezoning #19060
29. Dongman Choi & Hyeon Park RE: Rezoning #19060
30. Jim Rundquist RE: Rezoning #19060
31. Terry & Dawn Gawel RE: Special Use Permit #19-95151
32. Gerry & Connie Broski RE: Rezoning #19060
33. Tom & Martha Rand RE: Rezoning #19060
34. Champion Woods Condo Association Board RE: Rezoning #19060
35. Zhiheng Bi & Xiamei Xu RE: Rezoning #19060
36. Matthew & Emery Dingee RE: Special Use Permit #19-95151
37. Debra & David Gift RE: Rezoning #19060

**Planning Commission communications**

**Monday, June 10, 2019**

**Page 2**

38. Timothy Peng RE: Special Use Permit #19-95151
39. Emma Settingington RE: Special Use Permit #19-95151
40. Jk Mir RE: Rezoning #19060
41. Joyce Wiesinger RE: Rezoning #19060
42. Earl Wiesinger RE: Rezoning #19060
43. Yingxin Zhou RE: Rezoning #19060
44. Yue Cui RE: Rezoning #19060
45. Scott & Gwen Hummel RE: Special Use Permit #19-95151

**Peter Menser**

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**From:** Harish Tekchandani <harisht@comcast.net>  
**Sent:** Monday, May 20, 2019 9:48 AM  
**To:** Frank Walsh; Peter Menser  
**Cc:** Chris Buck  
**Subject:** Re: Village of Okemos project (support)

Good Morning Mr Menser, Mr. Walsh and the Planning Committee;

I wasn't able to attend last Monday's planning commission meeting where the new "Downtown Okemos" development was presented. However, I'd like to express my support for the project, which will finally move us forward in the redevelopment of the corner of Okemos and Hamilton Roads.

The development company (True North Development) have been very open and willing to meet with any neighborhood group to solicit input (and to gain support) about their project, including those in the Cedar Bend area who live in close proximity to the development.

There have been several meetings to show the proposed development plan and all of their suggestions and comments have been incorporated.

Proposed development also takes care of the EPA concerns – soil contamination. This is a positive benefit of accomplishing this right away.

Changes have been made to their proposed plan as they gathered input from Meridian Township residents. While I anticipate frustrating north/south Okemos Road and east/west Hamilton Road (west side of Okemos Rd) traffic flow while the project is under construction, it should prove to be very worthwhile for our community once it's complete.

All of our neighbors, friends who live in Okemos are very excited and have expressed their unconditional acceptance and happiness with the development.

They all are excited and in fact several of them can not wait to take their grand kids to the down town.

Proposed development will improve traffic flow.

True North Development have listened to and have incorporated recommendations from neighbors and residents of our township.

Please know there are many township residents who are looking forward to the new development.

Sincerely,

Haarish Tekchandani

4183 Naubinway Road

Okemos, MI 48864

## Peter Menser

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**From:** Rachael Young <rachkost@gmail.com>  
**Sent:** Monday, May 20, 2019 9:25 AM  
**To:** Planning Commision (DG)  
**Subject:** Project Support

Good morning,

My name is Rachael Young and I am a citizen in the Okemos community. I am writing in support of the new project for downtown Okemos. While we do live in a lovely area, I feel like it is lacking personality, beauty, and community.

I grew up in Northville, a small town northwest of Detroit. I always loved the character of Northville, the small-town image it encompasses. I feel as though Okemos could greatly benefit from a "downtown". It could support local businesses and provide much needed jobs.

From an outsider's perspective, the city planning process seems relatively simple: create a walkable non-branded retail center with attractive open green space. Include a city hall and small office spaces as needed. Encourage restaurants with large open patios, art stores with window displays, and support independent coffee shops.

In conclusion, it's all about community. We need change, and I look forward to seeing what the future of this project holds for Okemos.

Thank you,  
Rachael Young

Sent from my iPhone

## Peter Menser

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**From:** Chuck Maniaci <chuckmaniaci@gmail.com>  
**Sent:** Monday, May 20, 2019 1:33 AM  
**To:** Planning Commission (DG); Frank Walsh; Peter Menser  
**Cc:** Chris Buck  
**Subject:** Village of Okemos project (support)

Hello Mr Menser, Mr. Walsh and the Planning Committee;

I wasn't able to attend last Monday's planning commission meeting where the new "Downtown Okemos" development was presented. However, I'd like to express my support for the project, which will finally move us forward in the redevelopment of the corner of Okemos and Hamilton Roads.

The development company (True North Development) seems to have been very open and willing to meet with any neighborhood group to solicit input (and to gain support) about their project, including those in the Cedar Bend area who live in close proximity to the development. Changes have been made to their proposed plan as they gathered input from Meridian Township residents. While I anticipate frustrating north/south Okemos Road and east/west Hamilton Road (west side of Okemos Rd) traffic flow while the project is under construction, it should prove to be very worthwhile for our community once it's complete.

All of the neighbors I've talked to in Sundance Estates and elsewhere in Okemos are excited to hear a development is finally coming forward for consideration. Most were not aware of the specifics because the LSJ article had not yet been published, but they looked forward to having some retail, restaurant and housing (but no housing that would attract college students – there is already an abundance being built along Grand River) brought to this area.

Please know there are many township residents who are looking forward to the new development.

Sincerely,

CHUCK MANIACI  
2553 Sundance Lane  
Okemos, MI 48864  
517-256-9099  
[chuckmaniaci@gmail.com](mailto:chuckmaniaci@gmail.com)

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Friday, May 17, 2019 5:58 PM  
**To:** Planning Commision (DG)  
**Subject:** Downtown plans

Message submitted from the <Meridian Township, MI> website.

**Site Visitor Name:** Bob and Connie Nelson  
**Site Visitor Email:** [bobconnie1528@gmail.com](mailto:bobconnie1528@gmail.com)

We were very pleased to see the front page article in Wednesday's LSJ concerning the proposed development for downtown Okemos. It's wonderful to see something modern and exciting being presented to our township and downtown Okemos. The article mentioned some residents are concerned that "taller buildings don't fit the family oriented feel of the neighborhood." Does anyone think the vacant, run down buildings there now fit the family oriented feel? We sure don't. And, we don't believe a slightly longer travel time thru the downtown area would not be a problem, especially with the mentioned road changes. So, we heartily support moving forward with the project. Thank you. Bob and Connie Nelson, Okemos

## Peter Menser

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**From:** Yangfan (Phoebe) Liu <liu.yangfan@gmail.com>  
**Sent:** Friday, May 17, 2019 4:41 PM  
**To:** Board; Peter Menser  
**Cc:** yuying xie  
**Subject:** Medical marijuana dispensary density  
**Attachments:** medical marijuana dispensary density.xlsx

Dear members of the Township Board and Planning Commission,

Medical marijuana facilities have been discussed for a while in both commission meetings and board meetings. The original proposal was 6 dispensaries plus others, **Commissioner Premoe recommended limiting the number of facilities to 1 or 2**, the commission agreed on 4, and then in last board meeting, the dispensary number was back to 6. I wonder *what was the data and evidence behind all these numbers and changes*. I went on did some research and would like to share the results with you.

As you can see in my attachment, I looked at the density of medical marijuana dispensaries in 9 states, based on data from [medicalmarijuana.procon.org](http://medicalmarijuana.procon.org). Three states (California, Colorado, and Hawaii) where medical marijuana was legalized first in the US are all included, based on the assumption that they have enough time to approve enough dispensaries to meet patient needs. Based on the number of patients in Meridian Township and the size of the town, we need **0.01 ~ 1.34 provision centers** to meet the average density in 8 states (Colorado was not included as a statistical outlier) or to meet the average density in Michigan.

Besides, the ratio of grower : processor : dispensary is 14:6:20 in Michigan. With fewer than 1.34 dispensaries, **we don't need any grower or processor facilities**, as Commissioner Premoe suggested.

Therefore, my research shows that **Commissioner Premoe's recommendation is most professional and evidence-based**. As residents of the township, I and my family strongly hope the Township Board can respect the evidence and the professional recommendation from the Planning Commission. If you have any different opinions, please also provide your evidence. Decisions based on solid data are the best for all the residents, all the patients, as well as all the commission and board members.

Thanks.

Best,

Yangfan Liu  
Yuying Xie  
2165 Long Leaf Trl, Okemos, MI 48864

State	Pass of Medical Marijuana Bill	Pass of Recreational Marijuana Bill	Registered Patients	Estimated Number of Dispensaries	Size of State (Square Miles)	Number of Dispensaries per 1000 Patients	Number of Dispensaries per 1000 Square Miles	note
California	1996	2016	915,845	261	155,973	0.28	1.67	
Colorado	2000	2012	88,946	503	103,730	5.66	4.85	statistical outlier
Hawaii	2000	n/a	21,004	8	6,423	0.38	1.25	
Vermont	2004	n/a	5,313	5	9,249	0.94	0.54	4 out of 4 offer state-wide home delivery
New Mexico	2007	n/a	52,260	30	121,365	0.57	0.25	application closed for additional dispensaries
Michigan	2008	2018	269,553	20	56,539	0.07	0.35	
Illinois	2013	n/a	21,800	29	55,593	1.33	0.52	
Florida	2016	n/a	108,981	121	53,997	1.11	2.24	
Pennsylvania	2016	n/a	37,000	47	44,820	1.27	1.05	
Average w/o CO						0.75	0.98	

Meridian	Registered Patients	Size of State (Square Miles)	Number of Dispensaries Estimated According to Patient Number	Number of Dispensaries Estimated According to Area Size	Average w/o CO MI
	1,791	30	1.34	0.03	
			0.13	0.01	

Michigan	Growers	Processors	Dispensaries
	14	6	20

## Peter Menser

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**From:** Chengyin Yao <chengyiny@hotmail.com>  
**Sent:** Friday, May 17, 2019 4:24 PM  
**To:** Board; Peter Menser  
**Subject:** Oppose Setting Up a Marijuana Store at the Jolly Road and Okemos Road in the City of Okemos

To whom it may concern,

I would like to express my opinion about a possible marijuana store at the Jolly Road and Okemos road in the city of Okemos. The site is close to Okemos high school, middle schools and elementary schools and the opening of the store there would have negative effects on our children. I will be so disappointed for board members to vote yes to set up a store at this location. As a resident here I don't think those members can represent us anymore, and so for next board election I will definitely not voting them.

I talked with lots of my friends and some new immigrants in my neighborhood. They hold the same opinion as me. Some of them who didn't plan to apply for US citizenship just changed their mind. This is because they also would like to be able to vote out the members who support a marijuana store at the Jolly Road and Okemos road in the city of Okemos.

Thank you for your time and help.

Chelsea Yao  
2586 Lupine Drive  
Okemos, MI 48864

**Peter Menser**

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**From:** Harish Tekchandani <harisht@comcast.net>  
**Sent:** Monday, May 20, 2019 9:48 AM  
**To:** Frank Walsh; Peter Menser  
**Cc:** Chris Buck  
**Subject:** Re: Village of Okemos project (support)

Good Morning Mr Menser, Mr. Walsh and the Planning Committee;

I wasn't able to attend last Monday's planning commission meeting where the new "Downtown Okemos" development was presented. However, I'd like to express my support for the project, which will finally move us forward in the redevelopment of the corner of Okemos and Hamilton Roads.

The development company (True North Development) have been very open and willing to meet with any neighborhood group to solicit input (and to gain support) about their project, including those in the Cedar Bend area who live in close proximity to the development.

There have been several meetings to show the proposed development plan and all of their suggestions and comments have been incorporated.

Proposed development also takes care of the EPA concerns – soil contamination. This is a positive benefit of accomplishing this right away.

Changes have been made to their proposed plan as they gathered input from Meridian Township residents. While I anticipate frustrating north/south Okemos Road and east/west Hamilton Road (west side of Okemos Rd) traffic flow while the project is under construction, it should prove to be very worthwhile for our community once it's complete.

All of our neighbors, friends who live in Okemos are very excited and have expressed their unconditional acceptance and happiness with the development.

They all are excited and in fact several of them can not wait to take their grand kids to the down town.

Proposed development will improve traffic flow.

True North Development have listened to and have incorporated recommendations from neighbors and residents of our township.

Please know there are many township residents who are looking forward to the new development.

Sincerely,

Haarish Tekchandani

4183 Naubinway Road

Okemos, MI 48864

## Peter Menser

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**From:** Mike Nevells <Mike.Nevells@gosolutions.net>  
**Sent:** Monday, May 20, 2019 11:54 AM  
**To:** Planning Commision (DG)  
**Subject:** Okemos Village Development

The Okemos Masonic Center Association (OMCA), owner of property at 2775 Hamilton Road is required by the township to have 55 parking spaces for the property and uses the spaces for Masonic use and rental income. About 26 of the OMCA spaces are under easement for Douglas J Salon customer and client use during business hours. This easement was required by the township in 1999, is intended to be perpetual and assigns to the heirs, assigns and successors of the owners of the 4663 Ardmore Avenue property and OMCA property. The 1999 agreement also granted OMCA easement rights to park in spaces on the 4663 Ardmore Ave. The 1999 agreement was modified in 2018 granting OMCA easement parking rights 25 days per year and that the agreement could be terminated by either party if the other conveys the property.

OMCA has concerns that not enough parking will be available under the current development plan to meet increased demand, that trespass on OMCA parking spaces will occur, that there will be trespass on our easement right to park on the 4663 Ardmore property, that we will incur higher parking control cost, and that our rental income for both the Mssonic Center building and parking will be negatively impacted due to limited parking and trespass.

OMCA requests the current development plan be modified to insure OMCA parking rights are protected on both the OMCA property and the 4663 Ardmore Ave property.

OMCA hopes development can occur, that OMCA will not experience significant trespass on their parking rights, that OMCA will not incur significant parking control costs, and that OMCA will not suffer significant lost income due to trespass.

If OMCA incurs development expenses for controlling parking trespass, we hope to obtain TIF relief to compensate.

Mike Nevells  
President, PMCA

## Peter Menser

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**From:** Holly Zhu <hfzhu2002@gmail.com>  
**Sent:** Monday, May 20, 2019 1:20 PM  
**To:** Board; Peter Menser  
**Subject:** Regarding the Marijuana Facilities

Dear Board Members,

I respectfully request that the Board postpone the decision of opening the marijuana facilities in our community until a full survey will be conducted to understand the Okemos residents' position on this matter.

In my personal opinion, it is somehow disappointing to learn that the current decision is leaning toward opening a number of them in the near future. I am completely opposed to it.

Please consider this a serious request from a long-term Okemos resident, a US citizen, and a long-term state worker.

Best regards,

Holly

## Peter Menser

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**From:** Tim Potter <flyingdutchman63@gmail.com>  
**Sent:** Monday, May 20, 2019 1:36 PM  
**To:** Planning Commision (DG)  
**Cc:** Frank Walsh; Peter Menser; Chris Buck  
**Subject:** Village of Okemos support

Dear Planning Commissioners,

I'm writing to give my support to the proposed Village of Okemos project. As I stated in person last Monday I've lived in Meridian Township since the late 60's and have also raised my family here, so I'm very familiar with the nature and history of the Township.

I've traveled thru the township as a motorist and a bicyclist for all those years and have deep concern for the safety of both modes of travel in mind with respects to the future of this part of our township as well as the generations of residents to come. From what I've seen of the developer's plans for the Village of Okemos redevelopment I believe it will make it safer for all residents and visitors to this part of Township no matter their mode of travel.

I'd also like to commend the developer and his consultants for their proactive outreach to everyone in the community who cared to learn more and provide input. This was particularly true with Mr. Randle forming a small group of residents from the Four Corner's Alliance Facebook group to meet regularly with his team in order to work through the many details to the benefit of our community. I've been involved with many other development projects over the years as a concerned citizen and have never felt that the developers really cared as much about what residents are concerned about as Mr. Randle has. It's been much appreciated and I believe has resulted in a much better project for our community as a result.

Thank you for considering my comments.

Tim Potter  
4632 Van Atta Rd.  
Okemos, MI 48864  
517-706-9244

\*\*\*\*\*  
[MSU Bike Advisory Comm.](#) member  
[Mer. Twp. Transportation Commission](#) member  
[TCBA Advocacy Comm.](#) member  
[Ride of Silence](#) webmaster  
[LCI #5207](#)

Ride of Silence: [www.rideofsilence.org](http://www.rideofsilence.org)

2019 Ride of Silence: Wed. May 15th, 7:00 PM  
One day. One time. One world, world wide.  
Let the silence roar.... The Ride of Silence

The 2018 Ride of Silence  
373 Locations World Wide  
47 U.S. States  
20 Countries  
7 Continents  
0 Words Spoken  
A Million Powerful Memories

## Peter Menser

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**From:** Scott Weaver <scott.weaver@douglasj.com>  
**Sent:** Monday, May 20, 2019 12:08 PM  
**To:** Planning Commision (DG); Frank Walsh; Chris Buck  
**Subject:** Support for The Village of Okemos site plan

To the members of the Meridian Township Planning Commission,

As the president of Douglas J Aveda Institutes and Salons, I have been invested in Okemos for decades, as was my father before me. We have supported this community for decades, but recent years have been hard on many downtown Okemos businesses and residents, including us at the Douglas J Salon and Spa. I am writing to voice my support of the proposed site plan for The Village of Okemos project.

We need this as a community, and I will be candid – as the owner of Douglas J Salon and Spa, my company needs this. I am passionate about Okemos and play an active role in the decisions that are made through my service on the Meridian Township Downtown Development Association board. I do not make this expression of support from a completely unbiased place.

Douglas J's attempt at redevelopment in the past wasn't financially feasible because of the cost of environmental contamination and clean-up. The scope and scale of this project allows for the necessary infrastructure improvements and environmental cleanup to finally bring revitalization to downtown Okemos.

Douglas J Salon and Spa has committed to be the anchor tenant in the development. Without this downtown revitalization, a new space and the environmental clean-up – simply put – it will be difficult for Douglas J to survive at its current size. We have seen a significant decrease in traffic over the past few years because there is nothing else attracting people to downtown Okemos.

My father always taught me to plan for the future, and I've been working diligently with the team at True North Development for more than a year to do just that through The Village of Okemos.

I hope you will support us, and The Village of Okemos project.

Thank you,

Scott A. Weaver  
President  
Douglas J Companies | [www.douglasj.com](http://www.douglasj.com)  
331 E. Grand River | East Lansing, MI 48823  
517.381.6485

*For important information about the educational debt, earnings, and completion rates of students who attended our programs, please visit our website at <http://www.douglasj.edu/gainful-employment>.*

*This electronic message contains information which may be legally confidential and/or privileged. The information is intended solely for the individual or entity named above, and access or usage by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents*

## Peter Menser

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**From:** Knepshield Deans, Dianne <knepshie@hr.msu.edu>  
**Sent:** Monday, May 20, 2019 3:06 PM  
**To:** Planning Commision (DG); Frank Walsh; Peter Menser  
**Subject:** re; Okemos Village Proposal

Dear Planning Commission,

I wanted to provide feedback regarding the proposed Okemos Village development. I reside very close to the development zone and want to thank Mr. Will Randel and True North Development for their continued willingness to solicit feedback and to respond to residents concerns. I feel they have made a very substantial effort to involve the community and to provide opportunities, outside of Board meetings, for residential feedback. They have responded to criticism and concerns, and appear to be willing to adjust plans as they can, to incorporate the communities concerns.

Although, this is a complex issue and will have a significant impact on the area, the environmental clean-up that will occur with this project is very significant. I don't believe the township should pass up an opportunity that provides for development and clean-up at the same time. The risk of doing nothing or declining the proposal, could result in a forgotten corner in Okemos for too many years.

Best Regards,

Dianne Knepshield Deans  
2191 Clinton St.  
Okemos, MI 48864  
[knepshie@hr.msu.edu](mailto:knepshie@hr.msu.edu)

## Peter Menser

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**From:** Don Romain <domain1@comcast.net>  
**Sent:** Monday, May 20, 2019 3:30 PM  
**To:** Planning Commision (DG)  
**Cc:** Chris Buck; Frank Walsh  
**Subject:** Support for The Village of Okemos site plan

As a long time resident of Meridian Township, I am expressing my support for the Village of Okemos site plan, scheduled for vote at today's Commission meeting.

The current condition of the property comprising Downtown Okemos is not acceptable from the perspective of a resident. I believe the Plan, as has been presented in public forums, will not only restore and create the physical and economic aspects of a vibrant downtown, but will also restore community pride. My wife and I have discussed the value of remaining in this community, considering not only our property but also our "living" experience, with the downtown in its current state. We are unsure if remaining here makes sense. However, we would be very excited to remain members of the community with the proposed development to bolster the area.

Sincerely submitted,

Don Romain  
5420 Jo Pass  
East Lansing

## Peter Menser

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**From:** M <wilson.5065@yahoo.com>  
**Sent:** Monday, May 20, 2019 4:06 PM  
**To:** Planning Commision (DG)  
**Subject:** Village of Okemos Project Support

I am writing in support of the Village of Okemos Project. I am Marna Wilson of 4545 Chippewa Dr. Okemos. I am a 33 year resident of Okemos. I also was a Planning Commissioner and Township Trustee.

As a long term resident, I have watched the steady deterioration of the four corners in downtown Okemos over decades. Several renewal projects have been proposed over the years and none have come to fruition. Now you have before you a viable project, with sufficient financial resources, designed by experts from all facets of the development process, that will reinvigorate our historic downtown and create a truly desirable village center.

The Village of Okemos team has partnered throughout the process with state, local, county officials and the community to ensure that the Master Plan, mixed use, health and safety goals, pedestrian considerations, and community design needs are met...even exceeded. There have been meetings with DNR, county officials, CATA, CADL (the library consortium), the road commission, the regional airport authority, LCC, the DDA and the community to ensure all voices are heard in the development of this critical area. And the neighborhoods surrounding this area have had meetings with the developer to address their specific questions and concerns. I've attended two of them and have seen how interested residents are in seeing this area rehabilitated and redeveloped. The local developer, Will Randle, has engaged the community for more than a year. I know this as I am part of a citizens advisory committee of residents invited and committed to local engagement in this development process.

From my eight years of planning and development experience in Meridian Township sitting on this Commission and the Board, I have never seen the level of engagement that this developer has pursued with all interested parties to assure the project will bring quality development to Meridian Township. I am especially

pleased to know that the current brownfield situation will be addressed with proper mitigation of contaminated sites as part of the plan.

The developer has been transparent and open to suggestions. I am confident, based on my own experience, that the Village of Okemos plan will be a consistent and on-going priority that will set the standard as the best that Meridian Township has to offer its residents and the community at large. Thank you.

1/16

May 21, 2019  
 Re: Medical Marijuana Ordinance (Opposition)

Dear Meridian Township Board and Planning Commission,

I oppose the proposed medical marijuana ordinance. The large establishment of 18 facilities has not been justified. There is no such demand on medical marijuana in the Township.

I reviewed the board and planning commission meeting packets since August 2018 and read all communications on medical marijuana. It tells me that concerned and frustrating residents have been reaching out to raise concerns for various reasons but their concerns have not been addressed or properly addressed. Total of 148 letters were received. Only 9 (6%) support medical marijuana while 139 (94%) oppose it. Among the 9 supports most of them are property owners trying to get their properties rented. No single medical marijuana patient ever sent out email communication to express the needs for medical marijuana businesses in the Township except for Lev Raphael who stated that he lives with chronic pain but its unclear whether or not he is a medical marijuana patient. The 11 supporting letters including 2 disqualifications have been attached.

	Packet Date	Support	Oppose	Total
<b>Planning Commission</b>	2/25/19		1	
	3/11/19		1	
	5/20/19		1	
<b>Board</b>	2/5/19	2	6	
	2/19/19		1	
	3/5/19		2	
	19-Mar	4	79	
	4/9/19		2	
	23-Apr-19		7	
	9-May-19	1	32	
	21-May-19	4	7	
<b>Disqualification</b>		-2		
		<b>9</b>	<b>139</b>	<b>148</b>
		<b>6%</b>	<b>94%</b>	<b>100%</b>
<b>Disqualification</b>			<b>Address</b>	
	5-Feb-19 Aislinn Deely			University of Michigan, Ann Arbor
	21-May-19 Kirk			Boulder, Colorado

If the Board really wants to provide access to medical marijuana, 1~2 dispensaries will do the job. Anything beyond that number requires a thorough study since marijuana is still strictly prohibited by federal law. Permitted 18 facilities will not bring convenience like coffee or bakery shops will do. Also we all know medical marijuana costs money due to zero tax revenue it brings and the high monitoring cost. The major reason for board members to support a large number of facilities is market competition. But it is very important to keep in mind that taxpayers are actually paying for each facility. The more facilities allowed, the more money the township will lose and thus more financial burden on taxpayers. Limiting the number of facilities will not affect competitive pricing because the facility can compete with several facilities in Lansing and East Lansing, which are located in close proximity to the Township.

I agree with Supervisor Mr. Ron Styka that there is no need for cultivation and processing of medical marijuana. The chemicals used to plant and process marijuana and waste disposal may cause air, soil and water pollution if not properly regulated. Currently there is no environmental control regulation in the proposed ordinance. Furthermore, the overlay districts for plantation and processing are very close to residential areas. If negatively impacted residents file lawsuits the attorney fees for the Township can easily add up to \$100,000. Also overlay district # 6 (Hagadorn & Mt. Hope road) is zoned as RP (Research Park) instead of I (Industrial). Its very disappointing that board members have ignored the recommendations from Planning Commission who has lots of expertise on land use.

I hope board Supervisor, Clerk, Treasurer and Trustees carefully consider all negative impacts and be conservative on this important subject. Thank you for all you do to keep Meridian safe and beautiful!

Sincerely,



Yingxin Zhou

disqualified

3/16

**Riley Millard**

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**From:** Aislinn Deely <aedeely@umich.edu>  
**Sent:** Saturday, January 26, 2019 7:38 PM  
**To:** Board

Hello,

I support the authorization for medical marijuana facilities in Meridian Township.

Best,  
Aislinn Deely  
Master of Science  
Earth and Environmental Sciences  
University of Michigan, Ann Arbor  
aedeely@umich.edu

Not meridian township resident

disqualified

4/16

**Riley Millard**

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**From:** Kjubeck@yahoo.com <captk2003@gmail.com>  
**Sent:** Tuesday, April 23, 2019 12:11 PM  
**To:** Board; Peter Menser  
**Subject:** Cannabis lies

not meridian township  
resident

A friend of mine that lives in Meridian Township sent this letter to me today that was left at his house. I live in Boulder, Colorado and can tell you first hand that most of the points outlined in the fear-based letter distributed to Meridian residents are lies. All the "terrible" things they claim are negative outcomes have not come to fruition in Colorado. They are purely scare tactics. All of the things they mention as harmful could be applied to alcohol but there are at least a dozen liquor stores in Meridian and even more places when including restaurants. I think you should look at Colorado as a model. Also I'll point out that restriction of license to a limited number of businesses will likely lead to corruption so would be better to let a free market run. Regulation like distance from schools works better than limiting the number of establishments. Also I know Meridian has strict laws about building signage used for businesses. Use that as a way to make dispensaries less visible. There are a lot of benefits for cannabis users so need to think about them also. There are medicinal benefits that have been proven. Legalization using a free market will subdue the black market that is tied to crime and exposure to other harder drugs. Police offices can spend more time fighting crime rather than cannabis users. The city saves money on incarceration of cannabis users. And dispensaries do raise tax dollars. In my 21 years in Colorado, medical and recreational cannabis have not lead to the things the fear mongers who wrote the attached letter claim. In fact, auto accidents have fallen in CO since legalization. Federal law will change because so many states have legalized and polls show an overwhelming majority to legalize across the nation. Don't let deceitful fear mongering lead to the wrong decision for your constituents.

Thanks,  
Kirk

Feb 5, 2019

**Riley Millard**

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**From:** Dennis Neuner <dennisneuner@hotmail.com>  
**Sent:** Saturday, January 26, 2019 10:07 PM  
**To:** Board  
**Subject:** Pot Sales

5/16

I support the regulated sale of Marijuana in Meridian Township. We've lived here for 40 years and have no fear that the sale will negatively impact the fabric of the community.

3/19

6/16

**Riley Millard**

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**From:** marc santucci <marcsantucci@yahoo.com>  
**Sent:** Monday, March 4, 2019 4:48 PM  
**To:** Board  
**Cc:** Robert Baldori  
**Subject:** Medical Marihuana Zoning agenda item, March 5 Board meeting

To: MeridianTownship Board

From: Marc Santucci, 5909 Blythefield Dr.

Subject: Zoning for Medical Marihuana Provisioning Centers

I would like to give my support to the proposed ordinance which calls for six provisioning centers to be located in those areas zoned for such centers. In fact I believe that six locations are too few, but understand that this number was derived from a compromise between those for more and those for fewer centers and agree that compromise is a good thing.

I would also like to state up front that I and my family would financially benefit from this ordinance as we own property within one of the zones selected for such provisioning centers. However, even if I was not a land holder in one of these areas, I would support the ordinance. I just probably would not have taken the time to write to you.

Most communities in the state and around the nation realize these centers will provide a significant economic benefit to the community and to the State and have acted or are acting accordingly by approving these operations in their communities. The value of the land and buildings where these centers are sited will be much greater than its existing value. It is also likely that the landowners of these properties will sell rather than opening up their own centers. Thus unlocking even greater tax value.

They will also provide those who need or choose to use medical marihuana the opportunity to purchase their items within a short distance from their homes.

This proposed ordinance has some very strict requirements that I assume are meant to protect the character of the neighborhoods where they will be located and to prevent any one area from becoming overrun with these centers.

The choice is not between keeping out or minimizing the availability of marihuana or allowing a wild west atmosphere with too many provisioning centers. It is between optimizing the financial benefits and citizen convenience or forgoing some amount of tax income and burdening those who use or will use medical marihuana.

Three centers in the Township are too few and will create too much traffic in fewer areas and are likely to cause larger centers to be built. Six will allow for all parts of the Township to be served and will create more competition which is always good for the customer.

Thank you for your consideration.

7/16

**Riley Millard**

---

**From:** Justin Stojsih <jstojsih722@gmail.com>  
**Sent:** Thursday, March 14, 2019 10:53 AM  
**To:** Board  
**Subject:** Marijuana Provisioning Centers

Hello,

I'd like to voice my support for the approval of the proposed allowable locations for medical marijuana provisioning centers, possibly with one exception.

Location #6 is the furthest away from any police support. Since these are cash-based businesses, I worry that the distance from MTPD and ICSSO, plus its quick access to the freeway make it the most likely target for robbery if such a business were put in here.

I like in the neighborhood behind this proposed location, and would otherwise support this location if there were a stronger police presence in this area.

Thanks,  
Justin Stojsih  
2669 Lupine Dr, Okemos

8/16

**Riley Millard**

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**From:** Kaufman, Gershen <gershk@msu.edu>  
**Sent:** Thursday, March 14, 2019 3:45 PM  
**To:** Board  
**Subject:** Opening Marijuana Stores

I fully support the opening of marijuana stores in Meridian Township.

Gershen Kaufman  
4695 Chippewa Drive  
Okemos, MI 48864

9/16

**Riley Millard**

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**From:** LEV RAPHAEL <levraphael@comcast.net>  
**Sent:** Thursday, March 14, 2019 3:49 PM  
**To:** Board  
**Subject:** Marijuana dispensaries

To the Board:

I've been living in Okemos for over 30 years and as someone who lives with chronic pain, I support the opening of marijuana dispensaries in Meridian township.

Sincerely,

Lev Raphael

**State University of Murder  
will be out April 7, 2019  
"The Borgias would not be  
bored at the State University  
of Michigan, that snake pit  
of academic politics."  
New York Times Book Review**

May 9

Received from Nate Jubeck <natec130@gmail.com>

10/16

Meridian Township Board Members,

I am a resident of Meridian Township; I live on 2566 Sundance lane. I'd like to keep my name anonymous due to my job and title. But if you really want to know you could look it up on your property records. I just received a paper taped to my door notifying me about the proposal to allow the selling of medical marijuana. I am completely on board with this and I hope you support its passage. This letter I got which I will quote has many misstatements and blatant lies to mislead you and my neighbors and were backed my no references. I've included facts backed up by sources to help support my stance on this issue. I apologize for some grammar and different fonts of text; I didn't have long to gather this and clean it up.

This letter states:

"Marijuana has proven to be a gateway drug that leads to people harder and more dangerous drugs". This is False.

## FACTS:

Here is a statement from National Institute of Drug Abuse, NIDA,

"... the majority of people who use marijuana do not go on to use other, "harder" substances. Also, cross-sensitization is not unique to marijuana. Alcohol and nicotine also prime the brain for a heightened response to other drugs<sup>22</sup> and are, like marijuana, also typically used before a person progresses to other, more harmful substances.

Basically, alcohol, nicotine is just as likely to lead people to use other forms of mind-altering substances. And remember, Alcohol and nicotine are a drug, we just choose to call them alcohol and nicotine.

The Letter Points out:

"It is illegal under federal law."

## FACTS:

Ok yes, it is, but states have the right to legalize it.

11/16

States have the right under the constitution to form its own laws: If you look at all the effects that alcohol and nicotine cause, it's more harmful and dangerous if used in excess than marijuana. But the U.S. Governments has chosen to make this a class one drug even though it's has NEVER caused anyone to die due to an overdose. (This information came from CNN during a special by DR. Sanjay Gupta, WEED 4: Pot VS Pills which aired April 18, 2019). The same CANNOT be said about alcohol or nicotine.

The Letter Also States:

Marijuana's Long-Term effects in the brain, the ability to remember, decreased sperm count in men and delayed ovulation in women, immune problems, emotional problems and depression: May be true if abused, but Alcohol has the same effect plus more.

## **FACTS:**

**According the Centers for Disease Control:** These are the effects of Alcohol:

Short-Term Health Risks

Excessive alcohol use has immediate effects that increase the risk of many harmful health conditions. These are most often the result of binge drinking and include the following:

- Injuries, such as motor vehicle crashes, falls, drownings, and burns.<sup>6,7</sup>
- Violence, including homicide, suicide, sexual assault, and intimate partner violence.<sup>6-10</sup>
- Alcohol poisoning, a medical emergency that results from high blood alcohol levels.<sup>11</sup>
- Risky sexual behaviors, including unprotected sex or sex with multiple partners. These behaviors can result in unintended pregnancy or sexually transmitted diseases, including HIV.<sup>12,13</sup>
- Miscarriage and stillbirth or fetal alcohol spectrum disorders (FASDs) among pregnant women.<sup>6,12,14,15</sup>

12/16

### Long-Term Health Risks

Over time, excessive alcohol use can lead to the development of chronic diseases and other serious problems including:

- High blood pressure, heart disease, stroke, liver disease, and digestive problems.<sup>6,16</sup>
- Cancer of the breast, mouth, throat, esophagus, liver, and colon.<sup>6,17</sup>
- Learning and memory problems, including dementia and poor school performance.<sup>6,18</sup>
- Mental health problems, including depression and anxiety.<sup>6,19</sup>
- Social problems, including lost productivity, family problems, and unemployment.<sup>6,20,21</sup>
- Alcohol dependence, or alcoholism.<sup>5</sup>

Here is another statement in the Letter that is misleading:

“Career problems: people cannot conduct some jobs under the influence of marijuana”

### FACTS:

Ok, this is a no brainer. Of course, not and we are not allowing people to work when under the influence of alcohol, narcotics or other drugs. So, we are not expecting people who are using marijuana to work under its influence either. As with alcohol and prescription drugs there are warnings and restrictions on when and how to use it. Common sense prevails here.

From the Letter:

13/16

“Statistics show that crime rate is correlated with the number of pot shops, therefore, community’s safety is expected to be imperiled.

**FACTS:**

Ok, according to Colorado Politics...

The Colorado Department of Public Safety report showed a 6 percent decrease in the violent crime rate statewide from 2009 to 2014.

Other jurisdictions that legalized the recreational marijuana industry have experienced similar declines in violent crime. In Washington State, violent crime rates decreased by 10 percent from 2011 to 2014. Portland, Oregon, saw crime rates drop since legalizing the recreational marijuana industry as well.

Conclusion:

I hope you consider the facts when making your vote. I support a yes vote and I hope you do to. It’s time to put the stigma of marijuana behind us, start regulating it, collecting tax on it and allowing people who want to use it to use it. I try to have an opened mind and critically think about issues. I personally cannot use marijuana because of my job. But when compared to alcohol its effects are so much less. Alcohol is so much harder on the body, more abused and causes more violent behavior and medically has no benefits whatsoever. Even if used moderately. Marijuana has many benefits, pain reduction, anxiety reduction, and many benefits to cancer patients undergoing chemotherapy. The prescription drugs out now that could be replaced by marijuana therapy (oils, gummies, and inhaled) have many more serious side effects as well as addiction potential (opioids for example). I think it’s time to open up and get real with the benefits that can be achieved by marijuana, and push away the stereotypical mindsets we have about it.

May 21 Packet

**Riley Millard**

**From:** Greg Nicholas <gregonicho@hotmail.com>  
**Sent:** Thursday, May 9, 2019 8:56 AM  
**To:** Board  
**Subject:** Meridian Township Provisioning Centers

14/16

To the Meridian Township Board of Trustees:

I am writing to you regarding Meridian Township's proposed locations for Marijuana provisioning centers. Based on my understanding, the Township had originally proposed the following six overlay districts for Marijuana provisioning centers:

1. At the north end of the township between Towner Road and Saginaw Highway just west of Marsh Road, near Lake Lansing.
2. Southeast of the intersection of Haslett and Okemos roads, where Anytime Fitness is located.
3. Near one of the township's western borders south of Grand River Avenue and north of the Red Cedar River just west of Park Lake Road and the railroad tracks, where IHOP and The Salvation Army are located.
4. Across from the Meridian Mall bordered to the west by Marsh Road, to the south by Grand River Avenue and to the north and east by Central Park Drive.
5. Southeast of the intersection of Mt. Hope and Hagadorn roads just south of the railroad tracks.
6. On the north side of Jolly Road between Jolly Oak Road and Alaiedon Parkway.

It is my understanding that the Township is now proposing, or has taken action, to eliminate Sites 1 and 5 from this list. If one of the goals of the Township is to keep these provisioning centers away from high density residential areas, schools and churches, I would question why Sites 1 and 5 were, or would be eliminated from the discussion and/or final decision of the Board.

I feel the Township should give consideration to sticking with the original list of the six sites as shown above, or keep Sites 1 and 5 in the mix, and eliminate 2 of the other sites if the Township feels that 4 sites overall is the right number.

Regards,

Greg Nicholas  
4357 Stoneycroft Dr.  
Okemos, Michigan

15/16

**Riley Millard**

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**From:** Larry rawsthorne <larryrawsthorne@comcast.net>  
**Sent:** Monday, May 6, 2019 7:13 AM  
**To:** Board  
**Subject:** Provisional centers

It seems that the number of centers is being reduced. If approving centers, please consider including Area 5 for final zoning as a provisional center as it is at the end of the township and out of a residential zone. Less likely to have a neighborhood impact. Thank you, Carolyn Rawsthorne Merdian Township resident

Sent from my iPad

Carolyn Rawsthorne  
2100 White Owl Way. Merdian Township

Sent from my iPad

16/16

**Riley Millard**

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**From:** Connie Tuma <connietuma@gmail.com>  
**Sent:** Monday, May 6, 2019 12:31 PM  
**To:** Board  
**Subject:** Zoning Amendment #19030

Dear Township Board Members,

Please consider including area 5 for final zoning as a provisioning center. This location is found in an area that is surrounded primarily by wetlands and MSU farms. This will have minimal impact on our residential community.

Some of the other proposed areas are much closer to schools and residential communities in Meridian Township.

My husband and I have resided in Meridian Township for 40 years.

Thank you for your thoughtful consideration.

Sincerely,

Connie and Frank Tuma  
5452 Amber Dr  
East Lansing, MI 48823

## Peter Menser

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**From:** Lev Raphael <raphael1836@gmail.com>  
**Sent:** Thursday, May 23, 2019 12:02 PM  
**To:** Planning Commision (DG)  
**Subject:** Four Corners Development

As someone who's lived in Okemos for thirty years, I'm glad to see a proposal that would make the Four Corners central to our town.

However, I don't see any benches in the artist's rendering, which makes me wonder how this could become a place for people to gather, in the developer's words.

Sincerely,

Lev Raphael

Indian Hills

[State University of Murder](#)

**is out & Nick Hoffman's back**

**"The Borgias would not be bored at the State University of Michigan, that snake pit of academic politics."**

**New York Times Book Review**



**Peter Menser**

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**From:** Candy Parker <candypar@comcast.net>  
**Sent:** Tuesday, May 28, 2019 3:05 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning#19060

Dear Commission Members,

I read with dismay the notice that another attempt to rezone this area is in the works. At the previous meeting regarding this property, it was clear that the proposed change would result in too heavy traffic near a grade school and place an increased strain on water drainage in the area.

The current homeowners in this area purchased their homes with the existing zoning and it is not fair to those people to now change the zoning. It seems that the proposed change is changing quality of life for a developer's profit. This should not be what this community is about.

It is fine to develop the property as currently zoned, but it is unfair to now change the zoning and it is unnecessary.

Yours truly,

Candy Parker

4361 Aztec Way

Okemos, Mi 48864

## Peter Menser

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**From:** Lora Pence <loralpence@gmail.com>  
**Sent:** Wednesday, May 29, 2019 5:02 PM  
**To:** Peter Menser  
**Subject:** On Downtown Redevelopment

To the Planning Commission:

Thank you for your examination of the issues surrounding redevelopment of downtown Okemos. I very much appreciate some of the comments and questions from the commission regarding density, height of buildings, traffic, and parking concerns. The proposed design for the downtown with added meridian, clock tower, lamps, benches, etc, are all great. I am supportive of downtown development and removal of toxic soil and water in this area.

My concerns regard traffic and density.

I have been a resident of Cedar Bend Heights since 1987. It is a beautiful and historic Heritage neighborhood where my husband and I have raised 2 children, utilized many of the downtown businesses and schools, and have met many neighbors and friends.

The current design for the downtown is beautiful... however, the five-story 60 foot (with setback) structure is overwhelming and will detract from the downtown's character in a way that won't be attractive to potential merchants and customers (please refer to the many small historic Michigan towns that are "coming back" from 2008-2009 with shops, brew pubs, coffeehouses, small stores, restaurants, etc). Nearly all of them have a height limit of 3 stories (possibly added one setback). There is a reason for this: merchants and customers enjoy a calm, historic and fun atmosphere that is not overwhelming; which allows for fresh air and sunlight, and also feels accessible to them. Most of these areas are successfully retaining or restoring downtown character. I realize that the builder for our area needs to satisfy his investors and will help with cleanup, so I am asking for a creative way to move the extra two stories projected for the Hamilton corner buildings. Perhaps, they could be moved somewhere within the planned corridor, or, additional condos could be created in the nearly abandoned Meridian Mall (something a number of US cities are doing with success)! In any case, reducing density would not only help with the historic character but, critically, the safety of downtown Okemos leading into the surrounding neighborhoods.

Regarding safety, I have lived near the corner of Kenmore and Hamilton for over 30 years and have witnessed the flow of cut-through traffic, with many cars running our stop signs to the degree that we need Meridian township officers policing the corners of Kenmore and Kent (thank you for your service, Meridian Police). I believe this issue would be compounded by allowing a left turn onto Hamilton to relieve backups moving north on Okemos road. You will not only have an increase in delivery and service trucks as well as customer vehicles on Hamilton, but also increased danger, with people looking for a cut-through to Grand River. This not only endangers future residents of the apartments (seniors), but children getting on and off buses and families crossing the streets to utilize businesses downtown.

This could be remedied by one or more of the following:

- Shut the West-to-East entrance on Hamilton behind Playmakers (as suggested last week).
- Make Hamilton a one-way road (done by many thriving, smaller historic downtowns).
- Keep the entrance into the neighborhood from Okemos closed except for emergency and service vehicles.

Allowing any and all traffic from the Okemos entrance at Hamilton is like waiting for not just one, but many accidents to happen. This will not draw customers, merchants, and future residents to downtown; it will push them away. Choosing any of the above options would also help remedy the safety situation.

In closing, we believe that through addressing the safety, density, and character of the downtown, the new site will attract many interested merchants, residents and customers who will bolster a thriving, sustainable community.

Thank you for your consideration -

- Tom and Lora Pence

**Peter Menser**

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**From:** Loren Darling <loren.darling@gmail.com>  
**Sent:** Thursday, May 30, 2019 10:36 AM  
**To:** Planning Commision (DG)  
**Subject:** support for Cedar Classical Academy

Dear Meridian Twp Planning Commission,

My wife and I have been homeowners in Meridian Twp for nearly 4 years now, having moved to the area in 2015 to work at MSU.

I'm writing to express our support for Cedar Classical Academy as it plans to launch at Lansing Chinese Christian Church this fall. Including a Christian Classical school among other educational options is certainly a benefit for the area. My wife and I are planning to enroll our older two children at Cedar.

Also, for what it's worth, I would urge you not to create any unnecessary administrative obstacles to CCA's launch this fall.

Sincerely,  
Loren & Jessica Darling

--  
**Loren Darling**  
m: 843.222.4532

Scott Fairmont  
1720 Maple Ave. #650  
Evanston, IL 60201  
[sfairmont@icloud.com](mailto:sfairmont@icloud.com)

May 28, 2019

RECEIVED  
MAY 31 2019

Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

Re: Sturk Property Zoning

Dear Meridian Township Planning Commissioners,

As a long time Meridian Township residential developer, home builder and as the developer of Champion Woods, the neighborhood directly east of the Sturk property, I encourage you to reject RA zoning on Sturk's 96 acres. The current RR and RAAA zoning is appropriate and should be maintained with the possible exception of adding RAA zoning for the land adjacent to Champion Woods. RR, RAAA and RAA allow the Sturk property to be developed as a single family neighborhood that is consistent with the surrounding neighborhoods and uses. RR, RAAA and RAA zones provide reasonable buffers and transitions between this land and the land surrounding it - the Land Preservation property, the RR zoned College Fields, the RR zoned veterinary clinic, the RAA zoned Woods of Herron Creek and the RAA zoned Champion Woods.

The Sturk land is not a transitional property that could reasonably lead from one zoning district to another. It is in the middle of a sandwich - offering no logical reason for the zoning to be any different than the properties surrounding it **on all sides**. Additionally, the veterinary clinic is **not a permitted use** in an RA zone. To surround the RR zoned veterinary clinic with RA, a zoning that doesn't allow a veterinary clinic, is illogical. The zoning around the veterinary clinic should remain RR with a simple step to RAAA- just as the current zoning map depicts. The current zoning allows the Sturk property to develop seamlessly with the neighborhoods that border it. RR, RAAA and RA blend, complement and properly transition Sturk's property with the established properties adjacent to it.

The request for RA zoning creates a zoning contradiction. It places RA in the middle of hundreds of acres that are zoned, developed and built under RR and RAA zonings. Approving RA zoning for Sturk would violate Meridian Township's historic zoning transitions. It would double the neighborhood density as RA allows between 2.5 and 4 units per acre. The surrounding neighborhoods density are all under 1.5 units per acre:

College Fields - 1 unit per acre;

Champion Woods - 1.45 units per acre;

The Woods of Herron Creek - 1.25 units per acre.

Knowing that RA doesn't conform with the zoning of the surrounding properties the developer told the neighbors that they would develop under the PUD ordinance but they "**needed the RA to do a PUD**". In fact, a PUD does not require RA zoning. Meridian Township's PUD ordinance allows PUD's in RAA and RAAA zones. Ancillary to this, **the main reason to approve a PUD is to preserve valuable land features**. The Land Preservation Fund purchased most of the environmentally important part of this land; except for the undisturbed woodlot north of the veterinary clinic. If a PUD is proposed, then it should only be approved if the development plan **preserves the upland woods as part of the 50% upland open space**.

If the developer continues to pursue RA zoning, then they should provide preliminary development plans before the Planning Commission makes a recommendation. If the developer is as responsible and as trustworthy as they claim to be, they should be transparent with their plans and intentions. Let them present a design worthy of a PUD - a truly environmentally sensitive design, that preserves the woodlot and places the housing on the already disturbed sand pits and scrub brush land. Otherwise, a PUD is merely a scam to get bonus density without preserving the important parts of the land. The Township allows "contract zoning" and this developer has used "contract zoning" in the Township before, so why not use it for this property before changing any zoning?

The development plan should show the following:

- How will the unremediated sand pits be rehabilitated?
- How will the beautiful woodlot be preserved?
- What housing types will be built?
- Will there be only single family detached, like the surrounding neighbors, or will there be multi-family attached housing, senior housing or rental apartments?
- Will public access to the Land Preservation property be provided?
- Will the new development assume responsibility for maintaining the emergency road between Sophiea Pkwy and Creekside Dr?
- What is the proposed phasing/installation schedule for the emergency road?
- Will the emergency road be a public road?
- If the emergency road connecting Sophiea Pkwy and Creekside is not public, who will maintain it?
- What guarantees will be put in place to insure maintenance of the road if it is not public?
- Will neighborhood and/or community recreational facilities be provided?
- How are the wetlands, wetland buffers and floodplain going to be protected?
- Detail the construction vehicle access to minimize traffic through Sundance/Woods of Herron Creek and Champion Woods.

The Board of Trustees depends on the Planning Commission for guidance relating to land use matters. The Planning Commission's evaluations of zoning and land use proposals

have always been based upon sustaining the continuity and appropriateness of the proposals to the existing land uses around a property. I learned back in the 1970's from the legendary Meridian Township Planning and Development Director, Joe Harris, that Meridian Township is a community that protects existing property owners from land developer attempts to upzoning land. Additionally, the Township has always been wary of development proposals that distort the intentions of the Township's PUD ordinance to further change the fabric of an area. Harris, and the planners who followed, John Ambrose, Rich Harlow and Mark Kieselbach, emphasized the importance of consistent and cohesive zoning. They also insisted that a PUD was to be used for the preservation and enhancement of **important and significant** (upland) land features - and not as a ploy to increase density or build attached housing in single family zones.

### Supporting Information

**Champion Woods:** Champion Woods, the neighborhood directly east of the subject property, combines RA zoning on the eastern half with RAA zoning on the western half. The subject property abuts the RAA zoned section of Champion Woods. When I purchased Mr. Champion's horse farm, the land was zoned Agricultural. I applied for RA zoning for all 55 acres. The Planning Commission and Township Board approved RA and RAA zoning because those zoning categories matched the zoning of the adjacent neighborhood.

Developed as a RA/RAA PUD, Champion Woods has 80 homes on 55 acres - which is 1.45 units per acre. Additionally, Champion Woods was awarded the PUD because the development plan protected over 5 acres of upland woods, provided a playground, enhanced denigrated wetlands, created new wetlands and had over 55% of upland open space.

**College Fields:** College Fields, the neighborhood south and west of the subject property, was developed as a PUD using Meridian Township's RR density. Approved through a 425 agreement between the City of Lansing and Meridian Township, **College Fields consists of 286 acres with a maximum of 286 homes. The density for College Fields was determined by using the Meridian Township RR zoning - 1.0 unit per acre.**

The developers of College Fields utilized the 425 agreement because Meridian Township's zoning ordinance did not allow a PUD in RR zones and the City of Lansing permitted that type of land planning. The 425 agreement allowed Lansing to review and approve the plans in conjunction with Meridian Township's oversight. This cooperation allowed for a College Fields to be developed as an RR/PUD - clustering homes while following Meridian's RR zoning.

It is important to note that the sections of College Fields that are adjacent to the Sturk property are upland open space (golf course) and large lot single family homes (Grandview and Northpointe).

**The Woods of Herron Creek:** The Woods of Herron Creek, developed by Craig Sturk under RAA zoning, features large lot single family homes. The homeowners in The Woods of Herron

Creek were assured by Mr. Sturk that any future development of his land, adjacent to The Woods of Herron Creek, would be large lot single family.

**Land Preservation Property:** In 2009/2010, Meridian Township's Land Preservation Fund paid over two million dollars purchasing the northwest section of the Sturk land. Consisting primarily of wetlands, and floodplain, the bulk of the land consisted of the Herron Creek drain and was under the auspices of the Ingham County Drain Commissioner. Surrounded by Sturk's private property, the land was, and remains, inaccessible to the public. Despite the facts of the land is being inaccessible and not developable, the price the Township paid strongly indicates that the Township thought the land was a valuable environmental asset worthy of preservation.

RA zoning is not a reasonable or proper transition between between the valuable Township Preservation property and the RAA Woods of Herron Creek. The existing RAAA zoning provides the logical transition between those parcels. There is simply no reason, other than satisfying the developer's greed, to approve RA zoning on this section of the land.

**Public Safety/ Emergency Road Requirements:** There is a public safety problem in this section of the Township. Currently, Sundance, The Woods of Herron Creek and Champion Woods, do not meet the Township requirement of "two road access points" for neighborhoods with over 39 homes. The only road access to the approximately 200 homes in Sundance/Woods of Herron Creek neighborhood is from Capeside Drive. The only road access to the 78 homes in Champion Woods is from Sophiea Pkwy. In the event of a fallen tree or other road blockage, emergency vehicles cannot service these neighborhoods without using the "emergency road" which is located on the Sturk property. This winding, narrow gravel path provides a pathway between the west end of Sophiea to the west end of Creekside.

Unfortunately, the emergency pathway is blocked by two locked, steel barricades that Sturk installed where his land meets both the Sophiea Pkwy and Creekside Dr. Claiming that he didn't want public access to his land, these barricades effectively block access to the emergency road. Sturk says that he if the fire department needs to use the road, they can cut the locks and open the gates. Sturk's reasoning disregards the fact that forcing the emergency workers to open the blockade causes a delay for emergency vehicles to get to their destination. Additionally, Sturk's barricades block access to the Land Preservation parcel - effectively keeping the public from public land.

A condition of approval for the Woods of Herron Creek stipulated that Sturk provide and maintain an emergency access road from Bennett Road to Creekside Dr. After The Woods of Herron Creek was built, this emergency access was abandoned by Mr. Sturk. When Champion Woods was approved, it agreed to improve and maintain a private, "emergency" gravel road from Sophiea Pkwy to Creekside Drive. Sturk granted a recorded easement across his land for this new "emergency vehicle access" and the emergency road was built. Shortly after the fire department inspected and approved the emergency road, Sturk installed the barricades.

When the Land Preservation Board and Sturk were negotiating, I asked the Board about having a public road installed to replace the emergency road. I implored them to make this road a condition of the purchase since the road could have provided access to the Preservation property in addition to solving the emergency vehicle problem. I do not know why, but this provision was not a part of the purchase.

To satisfy the public safety access requirements, to relieve Champion Woods' residents from the burden of maintaining the emergency road and to fulfill Sturk's prior agreements, the Sturk land developer **must build a public road to replace the emergency road and connect Creekside and Sophiea Pkwy to Bennett Road**. This public road should also provide access to the Land Preservation land.

I believe that only a public road can assure that the roads will be properly maintained. Private roads are simply not regulated enough to ensure the necessary access will be maintained to a standard needed for emergency vehicles. **To assure completion, the public road providing the connections between Creekside Dr. and Sophiea Pkwy should be installed before any homes are built on the Sturk property**. This removes the possibility of the developer building the Bennett Road section of the development and never getting to the back portion of the land - especially if the back land is primarily designated as the "undeveloped open space".

**Sturk Land Condition:** Another thing to consider is the historical use of the Sturk land. During the 1980's and 1990's, Craig Sturk used the property for a sand mining operation. As you can imagine, this endeavor enabled dirt movers, diggers, bulldozers and large trucks to roam over and degrade most of the land. Consequently, large portions of the land were severely disturbed and remain so. Mining caused filling of the floodplain and destruction of wetlands which has never been remediated. The land now features deep, dangerous sand pits and acres of scrub brush. Younes Ishradi, the Township Engineer, can detail the multitude of unresolved environmental issues caused by the mining operation and its abandonment.

**Conclusion:** Finally, as a person who spent over fifty years developing residential neighborhoods and building homes in Meridian Township, I am certainly not against development. I think the Sturk land should be developed into a neighborhood of single family homes. The neighborhood should reflect the quality and nature of the homes in the area. RAAA, RAA and RR zoning will best accomplish that goal.

Thank you for taking the time to read this lengthy letter and consider my input.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Fairmont". The signature is written in a cursive, flowing style with a large initial "S".

Scott Fairmont

Original Member of Meridian Township's Blue Ribbon Land Preservation Task Force  
Recipient of Meridian Township's Environmental Protection Award  
Donator of land to Meridian Township for the South Fire Station  
Grantor of an easement to the East Lansing/ Meridian Water Authority for 55 acres of aquifer

Developer/Builder of these Meridian Township neighborhoods:

Woodhill - PUD/Single Family Condominium  
Heartwood - PUD/ Single Family Plat  
Songbird - PUD/ Single Family Condominium  
Coyote Creek - Condominium  
Chippewa Woods - Single Family Plat  
Bear Lake - PUD/Single Family Plat  
Dream Lake - PUD/Condominium  
Emerald Lake -PUD/ Single and Duplex Condominium  
Keystone - Single Family Plat  
Sapphire Lakes - PUD/ Single and Duplex Site Condominium  
The Sanctuary - Single Family Plat  
Champion Woods -PUD/Single Family Site Condominium

## Peter Menser

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**From:** Jeff Jacobsen <jeffsjake22@gmail.com>  
**Sent:** Monday, June 03, 2019 7:44 AM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning Application #19060

Register us as strongly against the rezoning (between College Field back 9 holes and the bus garage/Bennett Woods Elementary School/Champion Woods) to RA which would substantially and negatively impact this area and adjacent areas. When we purchased our home we did the research to see what might be on the horizon in terms of other building in our area and knew there would be some, yet not as populated as this one proposed. Multiple reasons for our objection are listed below:

1) Rural and low density housing as is now would not impact the environment nearly as much as single family medium density housing even as a PUD with the new number of units at 210. This area is full of surface waters, wetlands, wildlife and more natural features. More people means more concrete, more surface area of roads/houses which will add to the pollutant load in this area. Less density means less pollution in these sensitive areas. With the proposed intensity of this PUD how would the hydraulic connections be changed with existing land uses in these watersheds?

2) Bennett Road was completely redone not too long ago. With its existing load of traffic, it is already exhibiting significant degradation to its surface due to the frequency and type of traffic. Increasing the amount and kind of traffic would accelerate its demise and it would be added to the deplorable list of unsafe roads. In addition, the elevations on the road make any type of new access with more homes problematic as it is very busy during the peak periods and this would potentially exacerbate the problem. What types of mitigation and enhancements is Mayberry Homes doing due to its impact with either scenario?

3) In addition to #2, the increased traffic would substantially increase the safety risks to drivers, bike riders, children and pedestrians.

4) I have no idea about its potential impact to water, electrical, sewer and other public services, yet wonder if they will overwhelm the infrastructure that already exists.

5) Additional areas of infrastructure concerns: can the school systems handle this increased volume, can fire/police handle this increased volume, etc? We have already had new assessments over the last several years to pay for the services and obligations that were underfunded.

There should be more to consider than pure profit by a developer by packing in more homes into a rural area. The existing zoning must remain the same and would provide viable options for a credible developer.

I will not be able to attend the hearing as I will be out of town on business.

Sincerely,

Jeff Jacobsen and Lisa Duffey  
4053 Highland Terrace  
Bennett Village

**Peter Menser**

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**From:** Jessica Darling <jessicaldarling@gmail.com>  
**Sent:** Sunday, June 02, 2019 8:47 PM  
**To:** Planning Commision (DG)  
**Subject:** Support for Cedar Classical Academy

Dear Meridian Township Planning Commission,

I'm writing to share that I fully support Cedar Classical Academy and am excited for this new education opportunity for my children and the children in the greater Lansing area. It will be a wonderful fit for the school to meet at the Lansing Chinese Christian Church because it's got plenty of suitable space, great outdoor space for nature study and recess, it's accessible from the highway and most of all because the Lansing Chinese Christian Church is fully on board with the mission of CCA and the pastor and his wife are planning to send two of their children there.

Thank you for all you do for Meridian Township and thank you for considering this great opportunity.

Jessica Darling  
Meridian Township Resident  
6074 Harkson Dr.  
East Lansing, MI 48823

June 1, 2019

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

Dear Mr. Menser:

We received notice of the Bennett Road Holding Company's request to rezone property north of Bennett Road and east of Hagadorn Road to a high density housing development possibly including multi-family units. We have lived on Aztec Way for 16 years and our home is adjacent to the planned development. We are very concerned about the negative impact the new development will have on the Woods at Heron Creek, Sundance Estates and Champion Woods neighborhoods. We are not against further housing development in Meridian Township or in the areas neighboring our home as we understand that the township is a very desirable place to live. However, we are opposed to the request for approval of medium density housing and the configuration of the planned development for the reasons listed below.

1. The Woods at Heron Creek, Champion Woods and Sundance Estates neighborhoods are special with spectacular beech trees along with many other types of trees and shrubs. The surrounding wetlands and wooded areas are the home to a plethora, of wild life including deer, wild turkeys, herons, bard owls, foxes and even coyotes have been sited. The beech trees are home to the owls which breed in the trees and each spring we have new owl families. The families that have bought or built homes in these neighborhoods did so because of this environment and it would tragic if the wildlife was driven away by the new development.
2. Several years ago, Meridian Township Land Preservation purchased 60 acres of wooded area and wetlands on the west side of the planned subdivision. This area is a rich habitat for a variety of wildlife and it is also an area that many people living in the area enjoy for walks and wild-life watching. This area is accessed through a gate at the west end of Creekstone Trail. The proposed development will be between the current access point and the land preserve. This will reduce access to the land preserve which will be a disappointment to many Meridian Township residents.
3. The existing plan may include an outlet from the new development onto Creekstone Trail. This will greatly increase vehicle traffic through the Heron Woods and Sundance Estates neighborhoods along Aztec Way as an outlet to Hulett Road making the streets less safe for the young families that live in this area.
4. Higher density development will also negatively impact the wetlands which will be displaced by the new development and the remaining wetlands will be damaged by the run-off from the paved roads and roofs of the new houses. We have already seen this result from the Champion Woods development where water from the development drains

into wetlands near the Woods at Heron Creek. Since the completion of the Champion Woods development the former wetlands have now become ponds of standing water and this has killed off trees that have become surrounded by these ponds. The proposed high-density development will worsen this problem.

As we indicated above we are not opposed to development in Meridian Township but we would like to propose an option that would allow development but preserve the unique and attractive features of our neighborhoods.

1. We propose that the quality and density of the new homes to be built match the quality and density (RAA, medium) of the existing homes in the Woods at Heron Creek, Sundance Estates and Champion Woods neighborhoods.

The goal of development zoning is to protect property values, the environment, and to provide a safe and enjoyable neighborhood for homeowners. Construction of a high density development, possibly with multi-family housing, directly adjacent to existing neighborhoods of lower-density housing is not consistent with sensible planning. This will hurt the existing and long-time residents of the Woods at Heron Creek, Sundance Estates and Champion Woods neighborhoods. We have proposed a sensible compromise that allows new development but also preserves the features of the surrounding neighborhoods that attracted the existing homeowners to these unique neighborhoods. In the absence of implementation of the medium density proposal, we oppose the planned rezoning because it is not consistent with the goals of zoning regulations and will hurt the current homeowners.

Thank you for considering our concerns and suggestions on the rezoning issue. We would be happy to discuss our concerns with you in person. You can contact us at the phone numbers below.

Sincerely,



James and Carla Galligan  
4367 Aztec Way, Okemos  
517-290-2160  
517-290-2196

## Peter Menser

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**From:** Alex Johnson <amjohnson86@gmail.com>  
**Sent:** Saturday, June 01, 2019 1:38 PM  
**To:** Planning Commision (DG)  
**Subject:** Cedar Classical Academy hosted at Lansing Chinese Christian Church

Hello,

We just wanted to share my support regarding Cedar Classical Academy being hosted at Lansing Chinese Christian Church. We are excited for the start of this new school and to be a founding family alongside others. We believe this school will enable our children to be better citizens in this community and the world. We hope that you would consider approving this connection between Cedar Classical Academy and LCCC. Thank you for your time and consideration!

Regards,  
Alex and Chetta Johnson

Senior Software Designer  
Jackson National Life  
Since August 2010

**Peter Menser**

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**From:** Anu <anujain1@yahoo.com>  
**Sent:** Tuesday, June 04, 2019 1:56 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning application #19060

Hi my name is Anu and I have been living in Okemos preserve subdivision on Hullet rd for more than five years . I have witnessed stead decline in wildlife in wetlands preserve around my neighborhood for last 3 years. I use to see lot of big turtles around and there couple years where I have found turtle eggs in my backyard.

There are lots of house constructed on college field subdivision. I do understand the demand of housing is high but I am not sure if there are any studies being done on impact on wetland preserve.

I just wanted to voice my concern with the rezoning application # 19060.

Sent from my iPhone

## Peter Menser

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**From:** Yingxin Zhou <zhou0824@gmail.com>  
**Sent:** Wednesday, June 05, 2019 10:51 AM  
**To:** Board; Ronald Styka; Brett Dreyfus; Phil Deschaine; Patricia Herring Jackson; Dan Opsommer; Kathy Ann Sundland; Peter Menser; Courtney Wisinski  
**Subject:** Medical Marijuana Costs

Hello Board and Planning Commission,

I watched the June 4 board meeting online. I strongly support Trustee Jackson's suggestion of tracking all costs/expenses related to medical marijuana. To do so we may need to create a sub-ledger in the accounting system. Please do track it and inform the public on a regular basis.

Thank you for your consideration.

Yingxin Zhou

Patrick Murphy  
2589 Sophiea Parkway  
Okemos, MI 48864  
Patrickjohnmurphy1@gmail.com

June 5, 2019

Charter Township of Meridian, Planning Commission  
c/o Peter Menser, Principal Planner  
5151 Marsh Road,  
Okemos, MI 58864

Dear Members of the Planning Commission and Mr. Menser:

When we met at the Planning Commission meeting in October, 2018 (just 9 months ago) to address the initial rezoning application (#18120), a number of significant concerns were raised by the community members of Champion Woods, Woods at Heron Creek, and Sundance Estates including: increased traffic volume, negative environmental impact, increased flood risk, and inconsistent zoning. Later that evening, these concerns were largely echoed by the members of the Planning Commission themselves. Representatives of Bennet Road Holding LLC (Mayberry Homes) were present at the meeting and had access to the letters of concern written by community members. We all sat (or stood) and heard directly as person after person went before the Planning Commission risking vulnerability and discomfort before a very large group in order to share their concerns and expertise as a home owner, a professional, a mother or a father, and a community member. Taking on this defense was not easy or quick, but was so vitally important that it made the discomfort and time involved necessary given the potential consequences to home, safety, and family.

Now, here we are again less than a year later, and rather than address these concerns in a meaningfully responsive manner, Mayberry Homes has resubmitted their proposal (#19060) identical in spirit and nearly identical in letter to the original. Such a re-submission suggests a lack of consideration, a lack of stewardship, and a lack of goodwill toward the community and the environment they purport to develop. The primary points made 9 months ago in opposition to the rezoning request remain: that the current zoning allows for development that is consistent with the surrounding zoning, and a change to the current zoning will likely result in increased traffic volume, negative environmental impacts, and increased flood risk. Unless the rezoning laws, climate, or wetlands have changed over the past 9 months, there is again no reason to accept the current re-zoning proposal.

Respectfully Yours,

Patrick Murphy, Ed.S.

**Peter Menser**

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**From:** Janet Lawatsch <lawatsch65@gmail.com>  
**Sent:** Wednesday, June 05, 2019 8:19 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning app#19060

This letter is in response to another request by Mayberry builders to rezone land north of Bennett and east of Hagadorn. I am a resident of the Sun Rapids subdivision. This area has seen most every available parcel of land rezoned and filled with more subdivisions. Anyone driving Bennett Rd can testify to the number of nearly identical Mayberry homes lining the golf course. Enough already. Both my subdivision and Sunwind east and west are having flooding issues in our homes and yards. Drains are not taking water away. The last thing we need is more wetland disturbance, more water trying to find a place to go, more traffic and new homes that match the ones already built. I thank you in advance for representing us with a denial of this zoning request.

Respectfully,  
Janet Lawatsch  
Sent from my iPad

## Peter Menser

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**From:** David9633 <david9633@yahoo.com>  
**Sent:** Wednesday, June 05, 2019 10:29 PM  
**To:** Planning Commision (DG); Holly Park; David Choi  
**Subject:** Our concerns regarding Rezoning #19060 (Bennett Road Holding LLC)

Community Planning and Development  
Meridian Township  
5151 Marsh Road, Okemos, MI 48864

RE: Rezoning #19060 (Bennett Road Holding LLC)

Dear Planning Commission and Mr. Peter Menser,

Hello. We are the property owners at 4141 Usiak Circle, Okemos (Parcel ID: 4141 Usiak Cir, Okemos, Champion Wood sub-  
div, Property # 33-02-02-29-402-052). Because we might not be able to attend the public hearing meeting held in the  
town hall office on June 10th, we are writing a letter to you on our concerns regarding this rezoning matter.

We have concerns on rezoning the area beyond our Champion Woods subdivision and the potential opening up of  
Sophiea Pkwy to Bennett Road due to the additional traffic that would go thru our neighborhood and potential drainage  
problems. In fact, we purchased my property at above address because of the secluded area and having been told that  
Sophiea Pkwy would not be opened up except for emergencies. We are very concerned if the quality of our lives at my  
residence will be compromised in case that the township approves this rezoning application for 216 new home sites in the  
area which is adjacent to my subdivision. We would like to kindly ask you to consider our concerns above when you make  
the decision on this rezoning plan.

Thank you very much.  
Sincerely,

Dongman Choi & Hyeon Park  
4141 Usiak Circle, Okemos

# RUNDQUIST

June 5, 2019

Meridian Township Planning Commissioners  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI. 48864

**Re: Rezoning Request 19060**

**VIA: USPS  
email**

<b>Parcels</b>	<b>29-251-009</b>	<b>ICD Properties LLC</b>
	<b>29-300-008</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-020</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-021</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-023</b>	<b>WI Properties LLC</b>
	<b>29-300-025</b>	<b>Bennett Road Holdings LLC</b>
	<b>29-300-026</b>	<b>Heron Creek Holdings LLC</b>

Commissioners,

I recently viewed a Rezoning Pending notification along Bennett Road that referenced the property parcels above. I ask you to deny this request and allow the land to be developed as currently zoned.

This is the same amalgamation of land and ownership that was before you in a Public Hearing October 22, 2018 with exactly the same request now as before. The applicant has asked the Township to up-zone the property from a current mix of low-density RR, RAAA, and RAA, to a higher density use, RA.

At the close of the October 22, 2018 Public Hearing, following the review of submitted written correspondence and discussion amongst the Commissioners, a straw vote was conducted by the Commissioners which recommended denial of the rezoning request to the Township Board and the owners delayed moving forward.

Commissioner Trezise:	Expressed concern with traffic and buildings.
Commissioner Premoe:	Expressed concern with water and buildings.
Commissioner Richards:	Noted that the property could be developed as zoned and expressed concern for storm drainage.
Commissioner Lane:	Noted that there was no site plan was submitted and RA zoning does not fit the area.
Commissioner Stivers:	Expressed concern over density, drainage, and pressure on wetlands.
Commissioner Shrewsbury:	Advised the Township listen to the current residents regarding flooding and density.
Commissioner Scott-Craig:	Stated that RA zoning is too dense.

Nothing has changed in the time separating the original rezoning request last fall and this spring. All of the previously expressed concerns by commissioners and residents about traffic, density, surface drainage, flooding and spot zoning still exist. These parcels should be developed under the current zoning which would conform to the areas immediately adjacent and completely surrounding.

**3634 EAST ARBUTUS | OKEMOS, MI 48864**

meridianrealestateinterests@comcast.net

By-Right development of these parcels is possible with the current zoning designation. When the ownership of parcel 29-300-025 changed from ICD Properties LLC to EL Holding Co. LLC in 2013 and then from EL Holding Co. LLC to Bennett Road Holding LLC in 2014, the by-right development potential remained unchanged. And with the exception of a small area of frontage on Bennett Road zoned RR, this parcel is zoned RAAA and will even allow a PUD overlay, which provides the owner opportunity to efficiently organize infrastructure while maximizing both existing and new site amenities. There is no hardship for the owners of this land, only greed.

The Applicant has proposed a PUD overlay with a self-imposed limit of 210 residential units. Considering the by-right density is approximately 100 units, the Applicant is pushing for more than double the number of units allowed on these assembled parcels. By any account, this is not a limit of density for the nearly 97 acres though it does represent an increase. The proposed up-zoning and its accompanying PUD providing 210 residential units is without merit.

The proposed zoning is a classic and clear example of spot zoning. The parcels are surrounded by, and immediately adjacent to RR, RAA, and Township Preservation Land, essentially forming a donut hole surrounded by low density land use. Isolated and insulated without adjacent RA zoning, there is no need to zone this property to RA or for the Township to consider this as transitional area.

It is my understanding that one of the current landowners of this cluster of land parcels for years excavated and sold sand from parcel 29-300-025 and parcel 29-300-026, filling in wetlands and floodplain while continuing to mine sand after permits were expired. The filled wetlands and floodplain to date have not been remediated. It is also my understanding that another of the current landowners of this cluster of land parcels began clearing and earth moving without Township approval or permit and without MDEQ approval or permit on an unrelated parcel of land north of Grand River Avenue adjacent to Powell Road [I.D.: 33-02-02-23-151-001]. Are these good developer bedfellows for the Township?

What are the true, undeclared motives of these property owners? What happens when a later PUD is proposed that transfers much of the density to a concentrated area running parallel to Bennett Road? Is this an appropriate location for high density Senior Housing?

Spot rezoning in which the density is increased is unprecedented in Meridian Township and I ask that you deny this request and allow the land to be developed, by-right under the current zoning.

Best Regards,



Jim Rundquist  
Meridian Township Homeowner

## Peter Menser

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**From:** Dawn Gawel <anotherdgpro@att.net>  
**Sent:** Thursday, June 06, 2019 9:34 AM  
**To:** Planning Commision (DG)  
**Subject:** Cedar Classical Academy

We are excited at the possibility of having a classical school (Cedar Classical Academy) in the area. There is much to commend the classical style of education and the Lansing Chinese Christian Church is such a good location. It is our hope that the Meridian Township planning commission will see its way clear to approve the establishment of Cedar Classical Academy at the Lansing Chinese Christian Church.

Terry and Dawn Gawel

## Peter Menser

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**From:** Gerry Broski <gpbroski@gmail.com>  
**Sent:** Thursday, June 06, 2019 10:55 AM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning #19060 Bennett Road Holding LLC

Planning Commission,

We are writing to comment on the rezoning request #19060. The issues with high density housing have not changed since the request by the developer in October. The local roads are in bad shape and will be stressed further by higher traffic, the schools are at max capacity and will be stressed by higher student populations, -- basically all infrastructure cannot support high density housing. There are also safety issues around Bennett Woods School (traffic patterns), and it is apparent that the quality of life will be negatively affected by high density housing. Public sentiment and the existing neighborhoods are against it. The quality of life in Okemos is the reason people want to live in Okemos and high density housing will ruin the area.

We oppose this request and urge the commission to deny it.

Gerry and Connie Broski  
4332 Aztec Way  
Okemos MI 48864

**Peter Menser**

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**From:** Martha Rand <tomyrand44@gmail.com>  
**Sent:** Thursday, June 06, 2019 4:37 PM  
**To:** Planning Commision (DG)  
**Subject:** rezoning request

Dear planning commission, Please do NOT give the OK for the developer to increase density for building more residences than the current zoning allows near Champion Woods.

The traffic on Sophia parkway would become too much for our area to stay kid friendly. We have many children in our neighborhood and it would cause our streets to become too crowded with traffic for their safety. The zoning as it exists now was planned to continue this area to be acceptable to all and does not need to be changed.

The only gain for a change in zoning would be to the developers wallet, an unacceptable price for the residents to pay. Too much traffic in Champion Woods, and along Bennet road, wetland problems and our neighborhood losing it's unique make up of families who feel safe.

The plan is fine as is, keep it that way, please !!

Sincerely,

Tom and Martha Rand  
2617 Laforet Circle  
Okemos, MI 48864

June 5, 2019  
Charter Township of Meridian, Planning Commission  
% Peter Menser, Principal Planner  
5151 Marsh Road,  
Okemos, MI 48864

Dear Members of the Planning Commission and Mr. Menser:

We first thank you again for your time and work on this important issue.

As a neighborhood, Champion Woods fully supports the rights of the property owners to responsibly develop their land. However, as we were in October, 2018, Champion Woods is strongly opposed to this rezoning request #19060 (Bennett Road Holding LLC) which is fundamentally identical to the rezoning request #18120 (Bennett Road Holding LLC) the applicant originally submitted in 2018 and which the planning commission planned to deny before the original request was withdrawn. While the applicant has made some cosmetic changes to the request (PUD condition, revised traffic study), all of your reasons for expressing concerns and reservations with this request still hold. Namely,

- As noted by Commissioner Richards, the property can be developed (with a PUD) as it is currently zoned.
- As noted by Commissioners Richards, Lane, and Scott-Craig, the RA zoning is denser than the zoning of the neighboring areas (Champion Woods, The Woods at Heron Creek).
- Commissioners Trezise, Premoe, Richards, Shrewsbury, and Scott-Craig all noted concerns regarding the environmental impact including drainage and flooding of this proposed rezoning. Champion Woods would like to emphasize that the RA zoning will lead to more units on a sensitive parcel with a significant percentage of wetlands and floodplains. While regulations are supposed to ensure that construction is done in a way that does not impact water flow, the reality is that more units means more hardscape and impermeable surface area that will likely impact water flow and drainage with a potentially negative impact on the existing neighborhoods close to the parcel. We fully acknowledge that the construction of the Champion Woods neighborhood, despite the regulations that this should not impact water flow on neighboring areas, has negatively affected drainage and water levels for Sundance Estates and The Woods at Heron Creek.
- Commissioner Trezise expressed concerns with the potential increased traffic volume. The RA zoning will lead to more units and thus increase traffic volume. Of particular concern to Champion Woods is the increased traffic that will go through the Champion Woods neighborhood if the proposed neighborhood is connected to Sophiea Parkway, particularly in the morning and afternoon commutes when families are dropping off and picking up children from the Bennett Woods elementary school. Please do not be fooled by the revised traffic study which concludes “The traffic volumes generated by the proposed rezoning ... are expected to decrease the total traffic trips from this property”. This conclusion assumes that 216 sites could be constructed on the parcel with the current zoning ignoring the fact that much of the property is wetlands and floodplain. We posit that any rezoning request that asks for a denser zoning does so in order to increase the number of units that can be built and thus will increase traffic volume, not decrease it.

We organize the rest of this letter as follows. We first analyze the rezoning request #19060 and argue that it fails to meet the criteria laid out in the rezoning request form for adoption. We then close with a summary of key arguments against this proposed rezoning request.

## **Analysis of the rezoning request #19060 and an argument that it fails to satisfy the necessary criteria for adoption**

The rezoning request form is broken up into two main sections: Part A focusing on why the current zoning for the area is unreasonable and Part B focusing on why the requested zoning is appropriate. Given the structure of the form, the applicant should satisfy at least one of the criteria in Part A to show that the current zoning is unreasonable, and the applicant should satisfy all seven of the criteria in Part B to show that the proposed zoning is reasonable. We will now show that the applicant has failed in both efforts. Specifically:

1. The applicant has failed to demonstrate any of the six criteria that show the current zoning is unreasonable.
2. The applicant has failed to show that the proposed zoning meets four of the seven criteria that the proposed zoning is reasonable.

We start by showing the applicant still fails to show that the current zoning for the area is unreasonable. The rezoning application provides six possible reasons for why the present zoning is unreasonable. The applicant provides three responses to three of those reasons on their application:

- A2) The conditions of the surrounding area have changed in the following respects:
  - Applicant response (split into two parts, this part addresses the actual criteria of A2): Sanitary Sewer was stubbed to this property close to 10 years ago. Since then the neighboring community (Champion Woods) was developed and completed.
    - CW commentary: This does not suggest that the present zoning is unreasonable. We also note and acknowledge that the completion of the Champion Woods neighborhood has worsened drainage and flooding conditions making the wetlands and floodplains more vulnerable. This would suggest that the conditions in the surrounding area have changed in a way to make less dense rezoning preferable rather than more dense zoning.
  - Applicant response (split into two parts, this part does not address the actual criteria of A2 and should actually be included in part B, Reasons why the requested zoning is appropriate): Current zoning allows for up to 216 units. The requested rezoning will be conditioned on a PUD with a minimum of 50% of open space and a maximum lot count of 210. The reduced lot count and increased open space will act to preserve natural features and lessen the burden on local roads and schools.
    - CW commentary: This reasoning is again based on the false premise that 216 lots could actually be built on the parcel with the current zoning. Given the prevalence of floodplain and wetlands, 216 lots cannot be built on the parcel with the current zoning and thus the request does not reduce lot count but increases it. We posit again that any rezoning request that requests denser zoning does so with the goal of increasing the number of units built.
- A3) The current zoning is inconsistent with the Township's Master Plan, explain:
  - Applicant response: The Township Master Plan allows for 3.5 units per acre. The requested rezoning will be just over 2 units per acre (2.17).
    - CW commentary: This argument is misplaced as it provides no evidence that the current zoning is inconsistent with the Township's Master Plan. In fact, it does not even mention the current zoning. This argument should be located in part B, Reasons why the requested zoning is appropriate.
- A6) The current zoning restrictions on the use of the property do not further the health, safety, or general welfare of the public, explain:

- Applicant response: The conditions being offered with this rezoning request will offer flexibility in design to maximize open space, reduce density, reduce lot size and reduce the potential burden on municipal infrastructure.
  - CW commentary: This argument is again misplaced as it provides no evidence that the current zoning does not further the health, safety, or general welfare of the public. With respect to the argument made by the applicant, we note that most of the benefits result from developing with a PUD. We emphasize again that the applicant can develop this parcel with its current zoning with a PUD. The applicant is requesting the rezoning so that they can INCREASE density and build more units with the PUD.

In summary, with its responses to part A, the applicant has provided no justification to argue that the current zoning is unreasonable. Instead, the applicant has provided some arguments why the proposed rezoning is appropriate, and these arguments do not hold up under scrutiny.

The second part of the rezoning application focuses on why the requested zoning is appropriate. The form provides seven distinct criteria that must be satisfied in order for the requested zoning to be deemed appropriate; failure of even one criteria suggests that the proposed zoning is not appropriate. We argue that the rezoning application fails on at least four of the necessary seven criteria and thus fails to meet the standard that the requested rezoning is appropriate. Specifically, we discuss criteria B2, B3, B6, and B7 with a minor note that B4 is not quite accurate.

- B2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically:
  - Applicant response: East (Institutional and RAA w/PUD); West is 425 to City of Lansing; North is Township owned land.
    - CW commentary: This does NOT suggest the proposed zoning is compatible with existing uses surrounding the site. As many Commissioners noted previously, the zoning should be consistent with neighboring properties. Also, this listing is incomplete in that it does not note that the East includes also RAA zoning (no PUD) for the Woods at Heron Creek. We argue again that the requested RA zoning, even with PUD, is too dense and is not compatible with existing uses surrounding the site.
- B3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain:
  - Applicant response: The proposed rezoning would be conditioned on a Planned Unit Development (“PUD”). The minimum open space requirement is 50%. The minimum open space, clustered design, smaller lots and reduced density encourages preservation of natural features.
    - CW commentary: The positive arguments here are all based on the PUD. Champion Woods fully supports the development of this property with a PUD. However, none of this applies to the key point of the request: RA zoning. The argument here incorrectly claims that the proposed rezoning will reduce density; with RA zoning, density will increase. All the benefits of a PUD can be achieved with the current zoning. The applicant provides no argument here to justify that the requested RA zoning is appropriate. On the contrary, the applicant is requesting RA zoning so that it can increase the number of units developed, that is increase density, which will increase the impact on the natural environment.
- B6) Requested rezoning results in logical and orderly development in the Township, explain:
  - Applicant response: The Township Master Plan suggests 3.5 units per acre in this area. The conditions that we’re offering with this request will net a density of 2.17 units per acre. The Champion Woods and Okemos Preserve are great examples of well thought out

PUD's. The requested rezoning will allow for a future development that will be complimentary to neighborhoods in a rather close vicinity.

- CW commentary: As noted before, Champion Woods and The Woods at Heron Creek have RAA with PUD and RAA zoning, respectively. Thus, the proposed RA with PUD zoning does not match the adjoining neighborhoods and thus fails to meet this criteria of logical and orderly development.
- B7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain:
  - Applicant response: The requested rezoning will deliver increased open space, smaller lots, lower density, preservation of natural features and walkability with pedestrian connections to a township park and neighboring communities.
    - CW commentary: The argument given here by the applicant is a distractor and inaccurate in the key criteria (density) you must consider given this is a rezoning request. Because they are requesting RA zoning, this will result in higher density, not lower density. All the rest of the argument here is based upon a PUD which they can use with the current zoning.
- B4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation, or other public services, explain:
  - Applicant response: Sanitary Sewer and Water are stubbed to the property. The original owners of this property have been paying sewer assessments since 2009. The sewer assessments were based on 400 lots. Our conditional rezoning application contemplates a maximum lot count of 210, thus not placing an undue burden on the infrastructure. A preliminary Traffic Study has been completed and concludes that no additional burden will be added to the road system in proximity to this land. The Okemos School District stated that there is capacity at the Elementary, Middle School, and High School that would service this property.
    - CW commentary: We cannot comment on most of this response except traffic. As noted earlier, please do not be fooled by the revised traffic study which concludes “The traffic volumes generated by the proposed rezoning ... are expected to decrease the total traffic trips from this property”. This conclusion assumes that 216 sites could be constructed on the parcel with the current zoning ignoring the fact that much of the property is wetlands and floodplain. We posit that any rezoning request that asks for a denser zoning does so in order to increase the number of units that can be built and thus will increase traffic volume, not decrease it.

In summary, the applicant fails to provide evidence that the proposed rezoning to RA is appropriate. The proposed RA zoning (with PUD) does not match adjoining areas, and the increased density will result in more units and more threat to the environment. It will also result in an increase in traffic despite their attempt to claim it will not increase traffic and even decrease traffic. Champion Woods is particularly concerned about the increase in traffic on Sophiea Parkway that will lower our property values.

### **Summary of arguments against Rezoning request #19060.**

We close by summarizing a few key points.

The applicant has modified their original rezoning request with the addition of the PUD condition and a maximum lot count of 210 units. We fully support developing this property with a PUD. The current zoning allows for developing this property with a PUD. However, we are completely opposed to the RA zoning density which is the true crux of this rezoning request (as it was in the original request submitted last September). We believe we have demonstrated that the applicants have failed to show why the current zoning is unreasonable, and they have failed on at least four criteria (B2, B3, B6, B7) to show that RA zoning is appropriate.

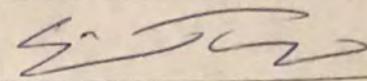
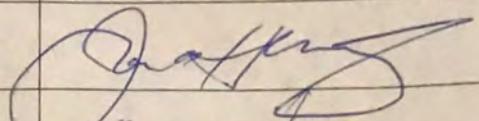
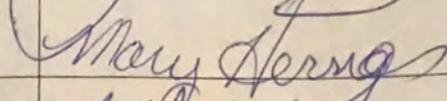
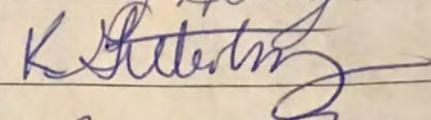
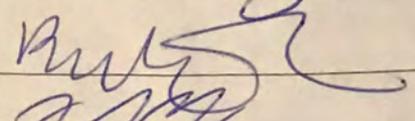
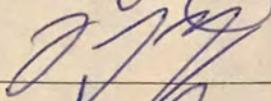
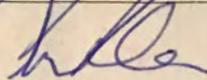
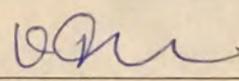
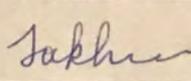
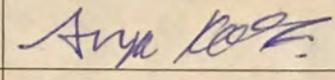
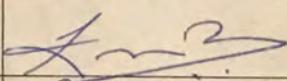
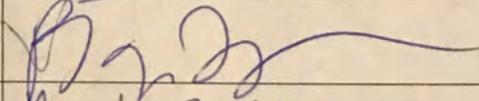
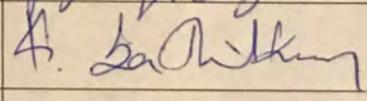
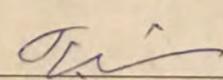
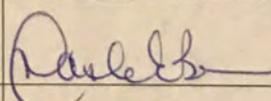
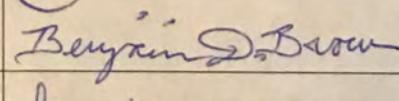
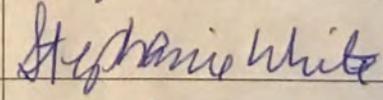
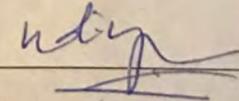
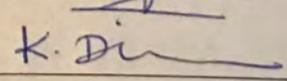
Second, the applicant will likely suggest they sought out neighborhood feedback including meeting with several Champion Woods and The Woods at Heron Creek families on April 30. However, while we appreciated the chance to talk with the applicant, we must emphasize that we did not have a real chance to offer any input into the rezoning application. We note that the rezoning application #19060 was dated April 16, 2019 and thus submitted prior to meeting with the neighborhoods and not modified at all based on the meeting. We further observe that the primary feedback that all in attendance gave to the applicant was that we supported the PUD but were opposed to the requested RA zoning density. They have not modified the application to remove the RA zoning density.

Finally, we asked them several times why they could not develop this property with either the current zoning and a PUD or even RAA zoning and a PUD. They claimed this was not possible but could not give a concrete reason other than to say that it was not economically feasible. We note the following. First, it must be the case that with RAA zoning, they could not build 210 units with a PUD. Otherwise, they could simply request RAA zoning with a PUD and face much less objection. Second, this implies that with RAA zoning and no PUD, given the fact that the PUD allows a developer to build more lots on parcels that have wetlands and floodplain, they could build significantly fewer than 210 units. Finally, this implies that with the current zoning, they could build that many fewer units than 210 units. In summary, this rezoning request is all about increasing density and the number of units they can build. While it is perfectly reasonable for a developer to want to be able to add density, it is also perfectly reasonable to argue this is not reasonable or justifiable in the current circumstances. Given the lower density of the adjoining neighborhoods, the increase in flooding and standing water that has arisen since the development of Champion Woods, we suggest that the Planning Commission should stay with its original decision to not approve rezoning request #19060.

Respectfully yours,

The Champion Woods Condominium Association

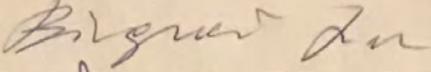
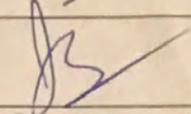
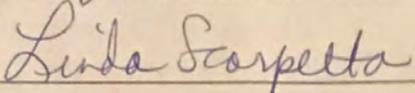
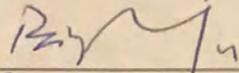
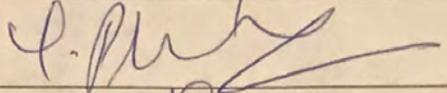
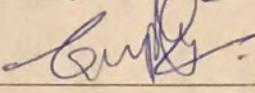
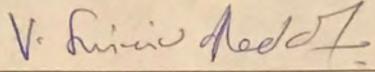
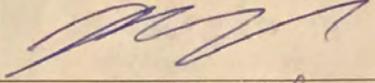
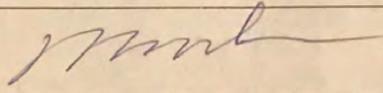
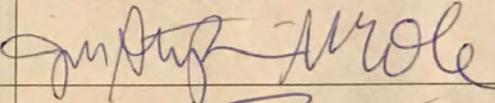
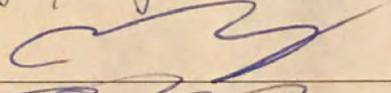
Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

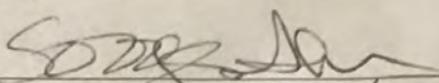
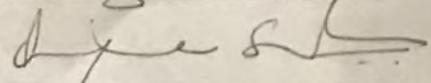
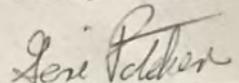
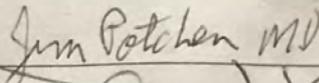
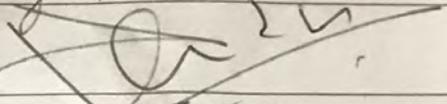
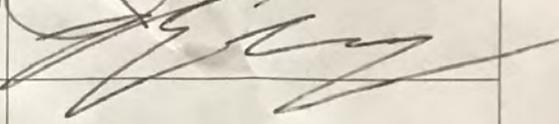
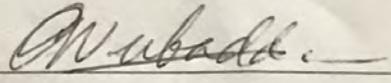
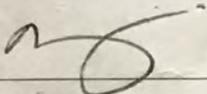
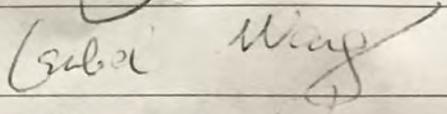
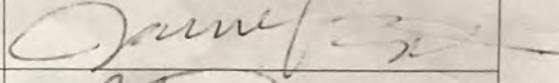
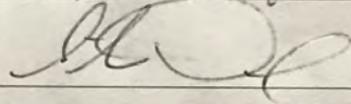
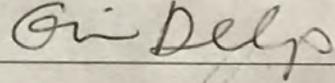
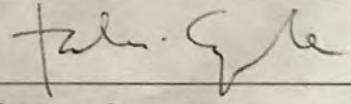
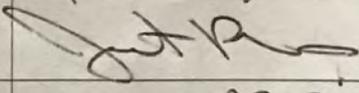
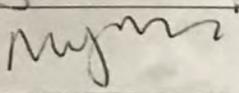
Name	Address	Signature
1) Eric Torng	4138 Benca Way	
2) Joe Herriges	4142 Benca Way	
4) Mary Herriges	4142 Benca Way	
5) <del>Krista Gullaba</del>	2613 Sophiea Pkwy	
6) <del>Pat</del> Renata Oprzynski	2589 Sophiea Pkwy	
7) Patrick Murphy	2589 Sophiea Pkwy	
8) Smriti Zutshi	2559 Sophiea Pkwy	
9) Shireesha Vardhamana	2553 Sophiea Pkwy	
10) Luda Zakharenko	2547 Sophiea Pkwy	
11) Arya Kale	4136 Benham Way	
12) KAVISA KALE	4136 BENHAM WAY	
13) BRIAN FURBAKO	4150 BENHAM	
14) SEETHAN KUMAR KUPPUSWAMY	4156 Benham	
15) Yiyiing Tong	2520 Kevern	
16) <del>Carlebo</del>	2532 Kevern Way	
17) BENJAMIN D. BROWN	2532 KEVERNWAY	
18) Stephanie White	2682 Sophiea Pkwy	
19) UDAY KORGRANT	4153 Benca Circle	
20) Dhana KORGRANT	4153 Benca Cir	

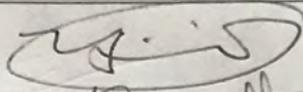
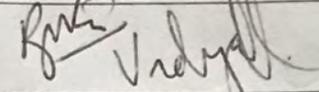
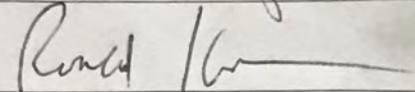
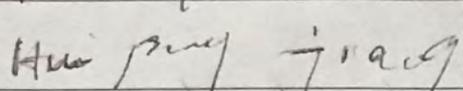
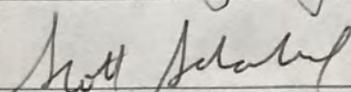
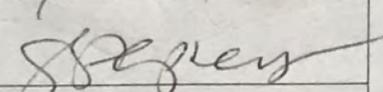
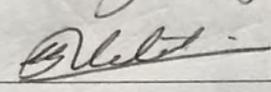
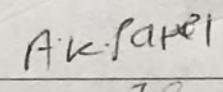
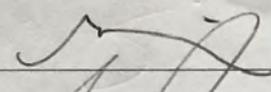
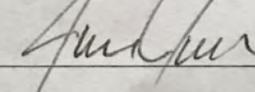
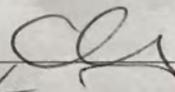
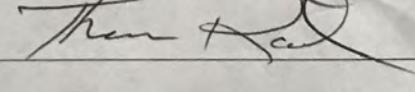
Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

Name	Address	Signature
1) <del>Aldanny M'Curdy</del>	2710 Sophia Parkway	<del>Aldanny M'Curdy</del>
2) Kathy M'Curdy	2710 Sophia Parkway	Kathleen M. M'Curdy
4) Hong Trebesk	2706 Sophia Parkway	Hong Trebesk
5) Yan Yan Wang	2699 Sophia Parkway	Yan Yan Wang
6) Yiming Deng	2536 Kevern Way	Yiming Deng
7) Christine Blower	2683 Sophia Pkwy	Christine Blower
8) James Fenton	2683 SOPHIA Pkwy	James Fenton
9) Jiahang Li	2601 Sophia Pkwy	Jiahang Li
10) <del>Ewresinger</del> Wang	4334 Benham Way	Ewresinger
11) Joy Wahawisan	4155 Benham Way	Joy Wahawisan
12) Zhiheng Bi Xiamei Xu	2694 Sophia PKWY	Zhiheng Bi Xiamei Xu
13) Dana Flink	2717 Sophia Pkwy	Dana Flink
14) Brad Salem Christina Salem	2688 Laforet Cir	Brad Salem Christina Salem
15) Hyern Park DONGMAN CHOI	4141 Usiak Cir.	Hyern Park Dongman Choi
16) Yue Cui	2687 Sophia PKWY	Yue Cui
17) PRASHANTH KALE	4136 BENHAM WAY	Prashanth Kale
18) MANIKANTH VALLURU	2528 Kevern way	V. Manikant
19) MYTHLI MUKUNDAN MUKUNDAN AGARAM	2683 LAFORET CIR	Mythli Mukundan
20) Wei Li Yingxin Zhou	2565 Sophia Phwy	Wei Li Yingxin Zhou

Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

Name	Address	Signature
1) Binwei Xu Yaping Jin	2691 Lafret Cir	
2) JAN CASEY	2677 LAFORET CIRCLE	
4) Linda Scarpetta	4149 Benca Circle	
5) Bing Yu	2607 Sophia Pkwy	
6) PRANEETH YARLAGADDA	2690 Sophia Pkwy	
7) VENKATA PACHIPULUSU	2581 SOPHIA PKWY	
8) SRINIVASA VYYURI	2573 SOPHIA PKWY LOT#6	
9) Joe White	2682 Sophia Pkwy	
10) May Hu	2686 Sophia Pkwy	
11) Jill Stephenson- McCole	4137 W. Benham Way	
12) MAURICIO PINCHEIRA	4228 RAIN FOREST CIR	
13) Dan McCole	4137 Benham Way	
14)		
15)		
16)		
17)		
18)		
19)		
20)		

Name	Address	Signature
1) Andi b Mauricio Pincheira	4228 Rain Forest Circle Okemos	
2) Tae & Soogee Ahn	4232 Rain Forest Cir. Okemos	
4) ANJANA SUSARLA	4239 RAIN FOREST CIR OKEMOS MI 48864	
5) Leni Patches	4233 Rain Forest	
6) Jim Patches	4233 Rain Forest	
7) Prabode Weebade	2721 Sophiea Pkwy	
8) RYAN MORGAN	4236 RAIN FOREST CIRCLE	
9) KRISTIN MORGAN	4236 RAIN FOREST CIRCLE	
10) Chalani Weebade	2721, Sophiea Parkway	
11) TERRY WANG	2691 Sophiea Pkwy	
12) Isabel Wang	2699 Sophiea Pkwy.	
13) Jamie Pickett	4145 Bencalir	
14) Steve Delp	2675 Sophiea Pkwy	
15) Gina Delp	2675 Sophiea Pkwy	
16) Joohyun Chu	2679 Sophiea pkwy	
17) Sungyong Park	2679 Sophiea pkwy	
18) FABIO GASA GRANDI	2672 LAFORÉT	
19) Justin Pihur	2680 Laforet	
20) Myung Mamed	2702 LaForest	

Name	Address	Signature
1) Ting Xu Jingjing Chang	4158 Usiak Cir.	
2) Ranjith Samson Vidya Samson	2638 Sophia Pkwy Okemos, MI 48864	
4) Ron + Roselle KAWAUCHI	2702 Sophia Pkwy Okemos MI 48864	
5) Huiping Jiang	2713 Sophia Pkwy Okemos, MI 48864	
6) Scott Schabel	2714 Sophia Pkwy Okemos, MI 48864	
7) Sarah Stephens	4123 Usiak Circle Okemos	
8) Ketan Patel	2708 Laforet cir Okemos MI 48864	
9) Archana Patel	2708 Laforet cir Okemos MI 48864	
10) Mi Zhang	4135 Usiak Cir	
11) Jingbo Meng	4135 Usiak Cir	
12) Jason Inman	4146 E. BENCA	
13) Christina Inman	4146 E BENCA	
14) Tom + MARYA RAND	2671 LAFORET Circle	
15)		
16)		
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18)		
19)		
20)		

## Peter Menser

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**From:** Zhiheng Bi <zhbi2000@yahoo.com>  
**Sent:** Thursday, June 06, 2019 10:21 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning #19060 (Bennett Road Holding LLC)

Dear Members of Planning Commission and Mr. Menser:

We are writing to strongly oppose the rezoning #19060 proposed by Bennett Road Holding LLC. Because the rezoning is requesting a RA zoning, it will result in a higher density, not lower density of housing development in the area proposed. In our opinion, a higher density housing development is an OVER DEVELOPMENT for this area which should be avoided. Because:

- It will not be consistent with the township's master plan
- It will have a negative impact on the environment, i.e. wetland and wildlife
- It will decrease the property value for the neighboring communities
- It will make the area less attractive and thus will not benefit the county/township economically and environmentally in the long term

We urge you to sincerely consider our concerns about the rezoning #19060 (Bennett Road Holding LLC).

Sincerely,

Zhiheng Bi & Xiamei Xu

2694 Sophiea Pkwy

Okemos, MI 48864

517-203-0922

[Zhbi2000@yahoo.com](mailto:Zhbi2000@yahoo.com)

## Peter Menser

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**From:** Emery Dingee <dingeemer@yahoo.com>  
**Sent:** Thursday, June 06, 2019 10:39 PM  
**To:** Planning Commision (DG)  
**Subject:** Cedar Classical Academy Consideration

Dear Meridian Township,

We believe CCA is more than just another private school. It's an education that values teaching students about their creator, developing character to positively contribute to society, and forming a life long love of learning.

Lansing Chinese Christian Church is a great partner with CCA, and an example of great collaboration of resources in meridian township! An eager group of parents, students and teachers to bring classical education to Lansing and a church lending support with an existing infrastructure and building in place. We thank you in advance for your consideration in this exciting endeavor.

Sincerely,

Matthew and Emery Dingee

Sent from my iPhone

Debra R. Gift and David A. Gift  
2563 Sundance Lane  
Okemos, MI 48864

Peter Menser, Principal Planner  
Planning Commission  
Meridian Charter Township

June 7, 2019

Dear Mr. Menser and Members of the Planning Commission,

I am writing to comment on the proposed request from Bennett Road Holding LLC to rezone 96.74 acres from RR, RAA and RAAA to RA with conditions (#19060).

As a homeowner in Sundance Estates since 1988, my family has enjoyed this beautiful and tranquil neighborhood for several decades and we hope to continue to do so for many years into the future.

I firmly believe that rezoning the proposed property from low-density to medium density with the attendant increase in traffic, water runoff and drainage issues, as well as the insult to wildlife in the vicinity will negatively impact our safety, property value, and ability to continue enjoying our beloved neighborhood.

The public response to the last rezoning request of the property in October 2018, both in person and as written documents, communicated loudly and clearly that the community emphatically opposed rezoning the property to higher density with traffic cut-throughs and streets that would compromise the safety of adjacent and currently existing subdivisions.

I urge you to hear these pleas, reject this current proposed rezoning request and continue to work toward a more preferable compromise solution that would allow a win-win for all stakeholders.

There have been several alternatives proposed by local residents, I encourage you to support one that would focus on matching the density of the undeveloped property with the adjacent developed properties as well as provide a green-space access to the nearby parcel already owned by the Land Preservation program.

Thank you for your consideration of my comments.

Debra and David Gift  
Sundance Estates  
[giftdebr@gmail.com](mailto:giftdebr@gmail.com)

**Peter Menser**

---

**From:** Timothy Peng <timothy.peng@icloud.com>  
**Sent:** Friday, June 07, 2019 9:44 AM  
**To:** Planning Commision (DG)  
**Subject:** Cedar Classical Academy SUP with Lansing Chinese Christian Church

Dear [Meridian Township](#),

We are writing on behalf of Cedar Classical Academy, as they seek to establish a school in Lansing Chinese Christian Church building.

In accordance with our mission to serve God and people in the city, we are excited to partner with Cedar Classical Academy as they strive to bring classical education to Lansing and the surrounding area. We have been blessed with a wonderful building that fits the needs of the school, and we welcome the opportunity to provide a safe, wonderful space for the students.

We hope [Meridian Township](#) will graciously grant their application for Special Use Permit to use our building and provide the opportunity for us an educational partnership.

Blessings,  
Timothy Peng  
Sr. Pastor  
Lansing Chinese Christian Church  
[616-254-9611](tel:616-254-9611)

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In essentials, unity.  
In non- essentials, liberty.  
In all things, charity.

## Peter Menser

---

**From:** Emma Settingington <emma@settingington.name>  
**Sent:** Friday, June 07, 2019 11:19 AM  
**To:** Planning Commision (DG)  
**Subject:** Support for Cedar Classical Academy's application

To the Meridian Township Planning Commission:

I am writing to voice my support for Cedar Classical Academy's request to conduct school in the Lansing Chinese Christian Church building on Okemos Road.

Cedar Classical Academy (CCA) is a private school founded by local families for local families. Strong family units, and parents who are engaged in their children's formation are essential for building strong civic communities. CCA trains kids to not only serve themselves but to love and serve their neighbors. The staff, parents and students of CCA are a group of people whose presence in Meridian Township will be an asset to the local community of residents and businesses.

Also, the Lansing Chinese Christian Church fully supports CCA's use of their building throughout the week, as their own activities in the building primarily occur on weekends. Sharing the building is an environmentally and economically smart choice.

For all of these reasons, I urge you to enthusiastically grant a special use permit to Cedar Classical Academy.

Thank you for your attention.

Sincerely,

Emma B. Settingington  
*Greater Lansing resident, parent of four, and school volunteer*

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Friday, June 07, 2019 11:24 AM  
**To:** Peter Menser  
**Subject:** Rezoning Bennett Road Holding Co

Message submitted from the <Meridian Township, MI> website.

**Site Visitor Name:** Jk Mir  
**Site Visitor Email:** [mirj1116@gmail.com](mailto:mirj1116@gmail.com)

In regards to the rezoning request. is it possible to hear from Okemos school board and Police department regarding impact of rezoning.

Roundabout at the school is very scary in the morning as parents try to drop kids and rush to their work. Also, if we could get clear explanation as to why they are requesting change. Last meeting they say to give them flexibility and I am uncertain what that means?

## Peter Menser

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**From:** JOYCE WIESINGER <jwiesinger@comcast.net>  
**Sent:** Friday, June 07, 2019 11:44 AM  
**To:** Planning Commision (DG)  
**Cc:** Peter Menser  
**Subject:** Rezoning request #19060 for Bennett Road Holding LLC

Neighbors in Champion Woods have been gathering information regarding this proposal since last year and it has been interesting to see that the new proposal is not offering any solution to the concerns expressed regarding the original application.

My husband, Earl, and I live on the corner of Sophiea and Benca Way. We have grave concerns about the increase in traffic on Sophiea if the two neighborhoods are going to be connected. We already have a fair amount of speeding on Sophiea and an increase in cars will likely add to the noise and danger. I see no reason why the entrance and exit to the new neighborhood cannot be limited to Bennett Rd. I realize that the traffic to the school will be an issue and perhaps a solution can be created to remedy this situation.

I was an associate broker with BriarWood Realty, which is now CBHB, for many years and have served as the Co-Director of the New Homes Division working with local developers and builders. I understand the need for more places to build new homes and the tremendous investment it takes to put in the infrastructure. I have sold many Mayberry homes and have always felt they are a good value for the price point. I have also experienced developments like Okemos Preserve and Hawk's Nest in East Lansing where the streets are dangerously narrow and the lots very small.

I will not take up your time as I know the board and others are discussing many other concerns which I would only echo. There has to be a solution that will be acceptable to all parties. Perhaps a little more homework on the part of the developer would be most appropriate.

Sincerely, Joyce Wiesinger 4134 E. Benca Way

## Peter Menser

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**From:** Earl Wiesinger <earlwiesinger@comcast.net>  
**Sent:** Friday, June 07, 2019 12:52 PM  
**To:** Planning Commision (DG); Peter Menser  
**Subject:** Objection to connecting Champion Woods subdivision to proposed subdivision due to traffic constraints

Gentlemen

I would like to voice concern over the traffic constraints that will occur if the Champion Woods subdivision is connected to the proposed subdivision, and my concern is threefold; namely, the excess speed on Sophiea, the crossing of Sophiea outside the designated cross walk at Hullett, and the traffic congestion at the time of the morning bus stops at Hullett Road and Sophiea Parkway. If these two subdivisions are connected, the traffic will more than double, which would only magnify these problems, and thus should be a major reason to NOT authorize this connection to occur.

We live at the corner of Sophiea and Benca Way and have observed vehicles exceeding the posted speed limit on Sophiea, both east and westbound, which is of particular concern with children crossing back and forth on Sophiea to reach the small playground on Sophiea or to cross over Sophiea as they walk to the bus stop on Hullet Road, particularly in the darkened mornings during the winter months.

The traffic congestion that already takes place at the time of the two morning bus stops at Hullett Road occurs in three incidents; namely, traffic is backed up on both Hullett and Sophiea, students are exiting cars to proceed to the bus stop and three, some automobiles are making U-turns at Sophiea and Benham. This congestion will only increase if the subdivisions are connected and the traffic on Sophiea doubles. These are the safety concerns that will surely increase if the Champion Woods subdivision is connected to the proposed subdivision and thus I object to any connection between the two subdivision.

Thank you for sharing my concern.

Sincerely yours,

Earl Wiesinger, 517-749-5395

June 7, 2019

Dear Planning Commission Chair, Vice Chair, Secretary, and Commissioners,

I'm a resident in the Champion Woods subdivision in Okemos, MI. First I want to thank you for your service to our community and appreciate your expertise on land use. I'm strongly opposed to the RA zoning density, which is the core component of rezoning request #19060 (Bennett Road Holding LLC), for the following reasons.

*Fundamentally identical to rezoning request #18120*

Request #19060 is identical to rezoning request #18120 (Bennett Road Holding LLC), which the Planning Commission planned to deny before the original request was withdrawn on 10/30/2018. While the applicant has added some conditions in request #19060, all of your reasons for expressing concerns over rezoning this parcel still hold.

*Wrong assumption used by the applicant and traffic study*

The applicant stated, "Current zoning allows for up to 216 units and the requested rezoning will limit the number of dwelling units to a maximum of 210. The reduced lot count will act to preserve natural features and lessen the burden on local roads". I'd like to emphasize that this reasoning is based on the false premise that 216 lots could actually be built on the parcel with the current zoning. Given the prevalence of floodplain and wetlands, 216 lots cannot be built on the parcel with the current zoning and thus the request does not reduce lot count but increases it. The traffic study concludes, " The traffic volumes generated by the proposed rezoning are expected to decrease the total traffic trips from this property". The traffic study is also based on the wrong assumption that 216 sites could be constructed on the parcel with the current zoning ignoring the fact that much of the property is wetlands and floodplain. The rezoning does not decrease the traffic volume but increases it.

*Zoning goes with the land, not the owner's supposed intent*

Zoning decisions are specific for the parcel of land and not to an individual person who sought the zoning approval. Zoning belongs to the land, not the owner. Owners come and go, but the land stays put. When an owner requests a change in zoning, they will often tell you what they intend to do with the land. But the zoning stays with the land.

Rezoning request #19060 requested the RA zoning density with conditions to develop the parcel as PUD and limit the number of dwelling units to a maximum of 210. But we don't know if there is a time period during which the conditions apply to the land. Is it 5 years, 10 years or 20 years? And if the applicant gets the requested RA zoning and sells the land to a new property owner later on, do the conditions associated with this rezoning request apply to the new landowner? All of these are unknown to the public.

Medical marijuana impact

The 18 medical marijuana facilities to be operated in the township will put strings on police, fire, emergency service etc. The high demand on public safety by marijuana businesses is due to the fact that cannabis is illegal under federal law and all related transactions are cash only. If the township chooses to opt in for recreational marijuana in 2020, there will be even more demand on public safety. The township just doesn't have enough resources to support the RA zoning which is very dense and large in size of 96.74 acres.

Last but not least, the applicant needs to pay application fee. The application form shows \$4,400 was paid in September 2018 so nothing has been paid this time. But application #19060 is a new request. Section E.1. of rezoning application form clearly states that application fee is nonrefundable. Therefore the \$4.4K fee paid for request #18120 can't be refunded and applied to rezoning request #19060.

**Part III**

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

Yes    No   (Please check one)

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

Signature of Applicant \_\_\_\_\_ Date 4.16.19

Type/Print Name DAVID STAUD

Fee: \$4,400 Received by/Date: \_\_\_\_\_  
\*PAID SEPTEMBER 2018

The parcel can be developed as it is currently zoned. I suggest Planning Commission stay with its original decision to not approve rezoning request #19060.

Sincerely,

Yingxin Zhou  
equities trader, CPA

## Peter Menser

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**From:** Cui, Yue <cuiyue@msu.edu>  
**Sent:** Friday, June 07, 2019 3:34 PM  
**To:** Peter Menser; Planning Commision (DG)  
**Subject:** Oppose the proposal for Rezoning #19060 (Bennett Road Holding LLC)

Dear planning committees,

I live in 2687 Sophiea PKWY. I am writing this letter to oppose the proposal of Rezoning #19060 (Bennett Road Holding LLC).

This re-zoning application didn't have a clear reason why the land needs to be rezoned. There is no reason to approve the application based on the information listed in the application form.

This re-submitted application didn't have significant changes compared to the applications submitted last fall (dropped 6 units). The residents in Okemos raised many issues and potential negative impacts (safety, traffic, public health, dredging, environmental hazards, property value drops, inconsistent zoning to the existing zones, etc.) for this rezoning proposal. The applicant didn't address any of these concerns in this re-submitted application.

Since the concerns that the Meridian Township residents addressed in last fall's public hearing were not mentioned in this re-submitted application, I can see that many residents may raise the same or similar questions in next Monday's meeting. The meeting might have a similar result. The applicant may withdraw the application and re-submit without significant changes later on even without paying an application fee. For the applicant, it is only one company's minor work (no significant changes for the application). However, the township, planning committee, and residents have to put a significant amount of time and resource for this matter each time without valuable outcome.

We respectfully ask you to vote "no" on the proposed rezoning.

Sincerely,

Yue Cui

## Peter Menser

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**From:** Gwen Hummel <gwen.hummel@gmail.com>  
**Sent:** Friday, June 07, 2019 3:45 PM  
**To:** Planning Commision (DG)  
**Subject:** Cedar Classical Academy

Dear Planning Commission members,

Thank you for investing your time and talents to serve on the Planning Commission. It shows that you are concerned for your community and willing to take action to see that good decisions are made.

A strong community is a result of strong families. Cedar Classical Academy (CCA) is designed to help parents teach their kids in an effective, structured way that will produce productive members of society. 54% of Americans either remain in the community in which they were raised, or return after college or early career work.

<https://www.theatlantic.com/business/archive/2015/03/staying-close-to-home-no-matter-what/387736>

Kids with self discipline, high standards and a hard work ethic will give back to your community in the short run and in the long run.

Strong communities are built on freedom. Public education in the U.S. has been wonderful in many respects, and each of the families who choose to attend CCA will support their local public schools with many tax dollars every year.

They have no choice about that. But if they choose to use their own finances to give their child a private classical education, there should be adequate schools available for them to do so.

Meridian Township and the Chinese Christian Church is an excellent location for this freedom to be exercised.

Thank you for considering this superb team of people who will invest positively in your community as you have.

Respectfully,  
Scott and Gwen Hummel



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: June 6, 2019**

**Re: Rezoning #19060 (Bennett Road Holding, LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density) with conditions.**

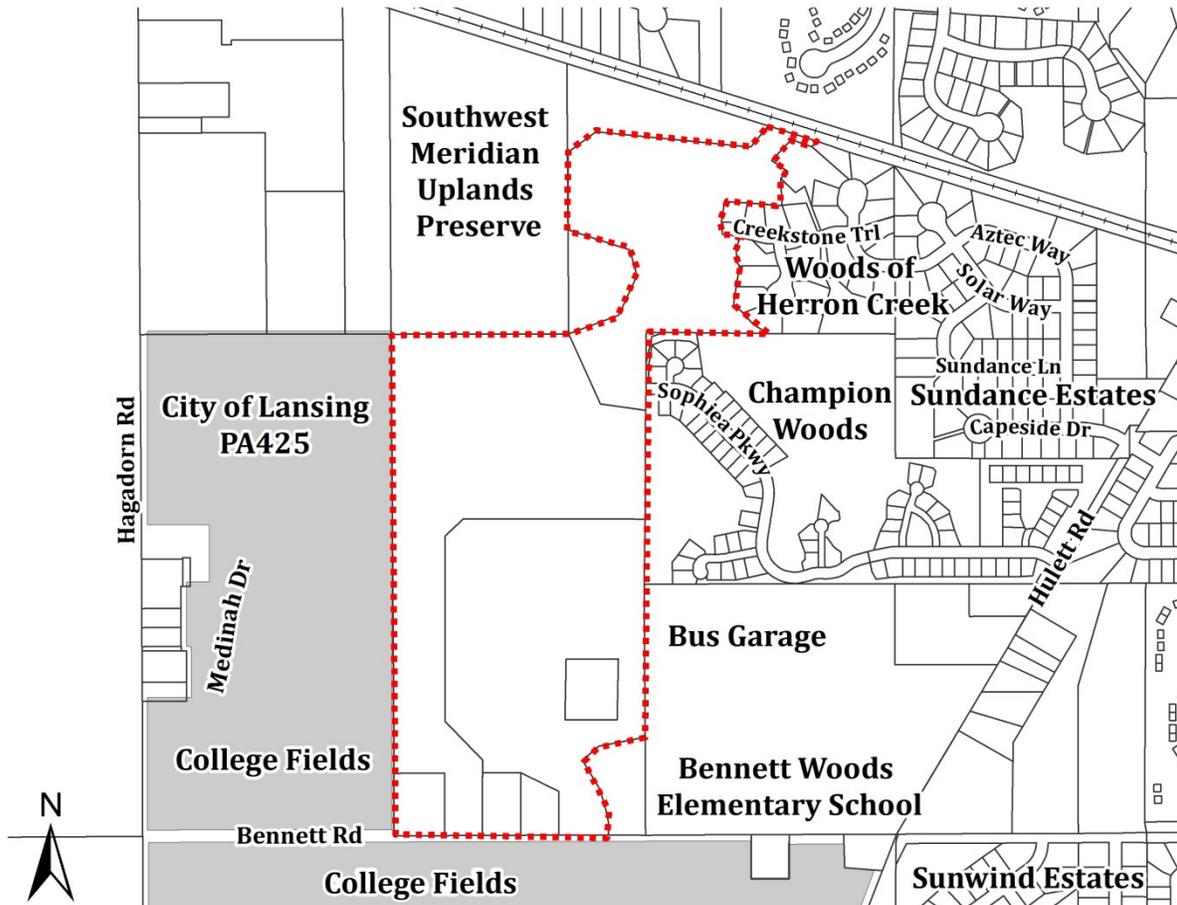
Bennett Holding, LLC has requested the rezoning of approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road, from RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density). The applicant has offered to condition the rezoning on development of the property using the planned unit development (PUD) ordinance with a maximum of 210 residential units. The current zoning consists of approximately 13 acres of RAA zoning, 75 acres of RAAA zoning, and eight acres of RR zoning. The following table provides information on the seven parcels included in the rezoning:

Property/Parcel I.D.	Acreage	Street Frontage
2862 Bennett Road Parcel I.D. #33-02-02-29-300-008	1.8 acres	264 feet
2824 Bennett Road Parcel I.D. #33-02-02-29-300-020	1.52 acres	201 feet
2806 Bennett Road Parcel I.D. #33-02-02-29-300-021	1.28 acres	200 feet
2800 Bennett Road Parcel I.D. #33-02-02-29-300-026	2.02 acres	0 feet
Parcel I.D. #33-02-02-29-300-025	30.2 acres	263 feet
Parcel I.D. #33-02-02-29-300-023	37.6 acres	198 feet
Parcel I.D. #33-02-02-29-251-009	22.3 acres	65 feet Creekstone Ln. 60 feet Sophiea Pkwy.

The Planning Commission held a public hearing on the same request, with the exception of the conditions now offered by the applicant, at its October 22, 2018 meeting. At the meeting the Planning Commissioners shared concerns with the proposal related to density, environmental impacts, and traffic. A straw poll taken at the end of the public hearing indicated a likely recommendation to the Township Board to deny the rezoning. The applicant withdrew the request shortly after the public hearing.

In 2002, 75 of the 96.74 acres was approved by the Township Board for rezoning (Rezoning #02020) from I (Industrial) to RAAA (Single Family-Low Density). A special use permit (SUP #81021) was granted in 1981 for a sand and gravel excavation operation on the property, which has since ceased operation.

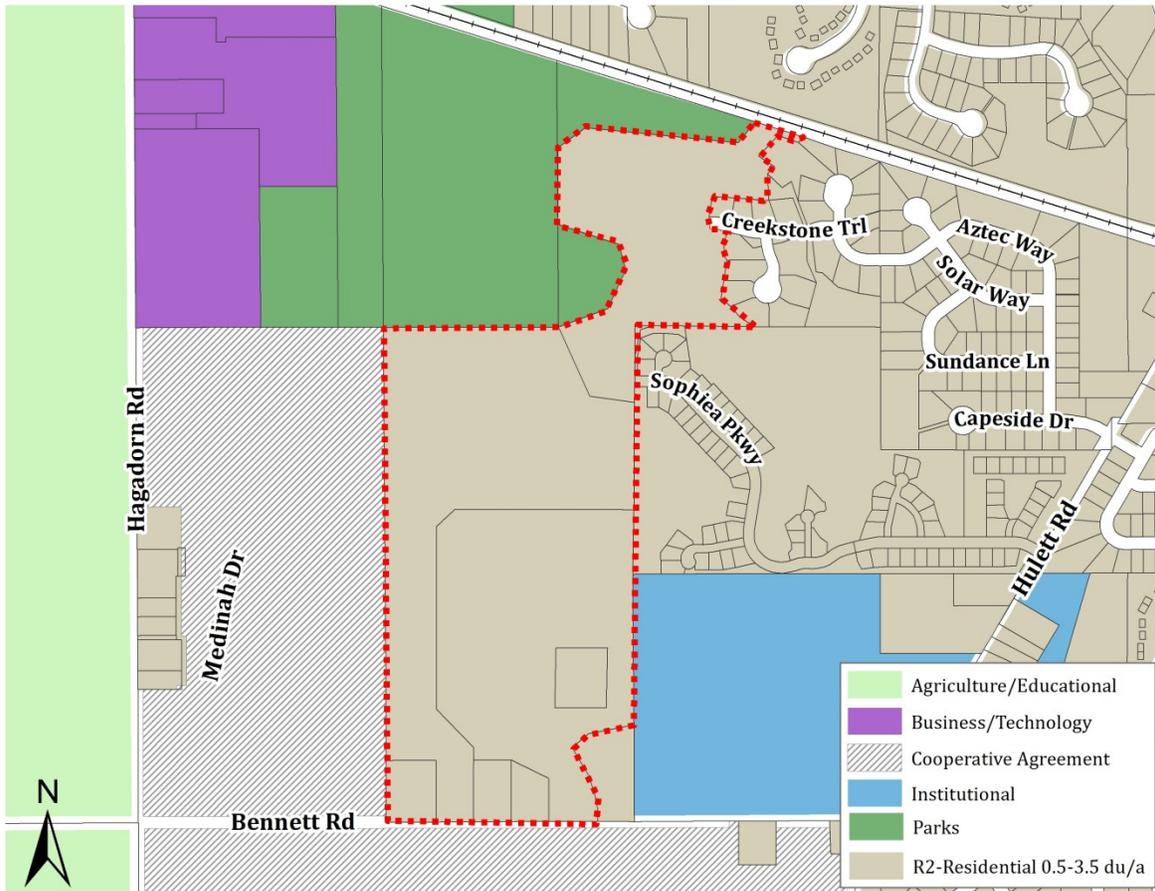
**LOCATION MAP**



**Future Land Use Map**

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R-2 Residential 0.5 – 3.5 dwelling units per acre (du/a) category. The 2017 Master Plan shows the proposed RA zoning district as consistent with both the R-2 and R-3 Future Land Use Map categories. With a maximum density of approximately 3.57 dwelling units per acre (du/a), the proposed rezoning to RA would be consistent with either the R-2-Residential (0.5-3.5 du/a) or R-3 (1.25-3.5 du/a) Future Land Use Map designations.

2017 FUTURE LAND USE MAP

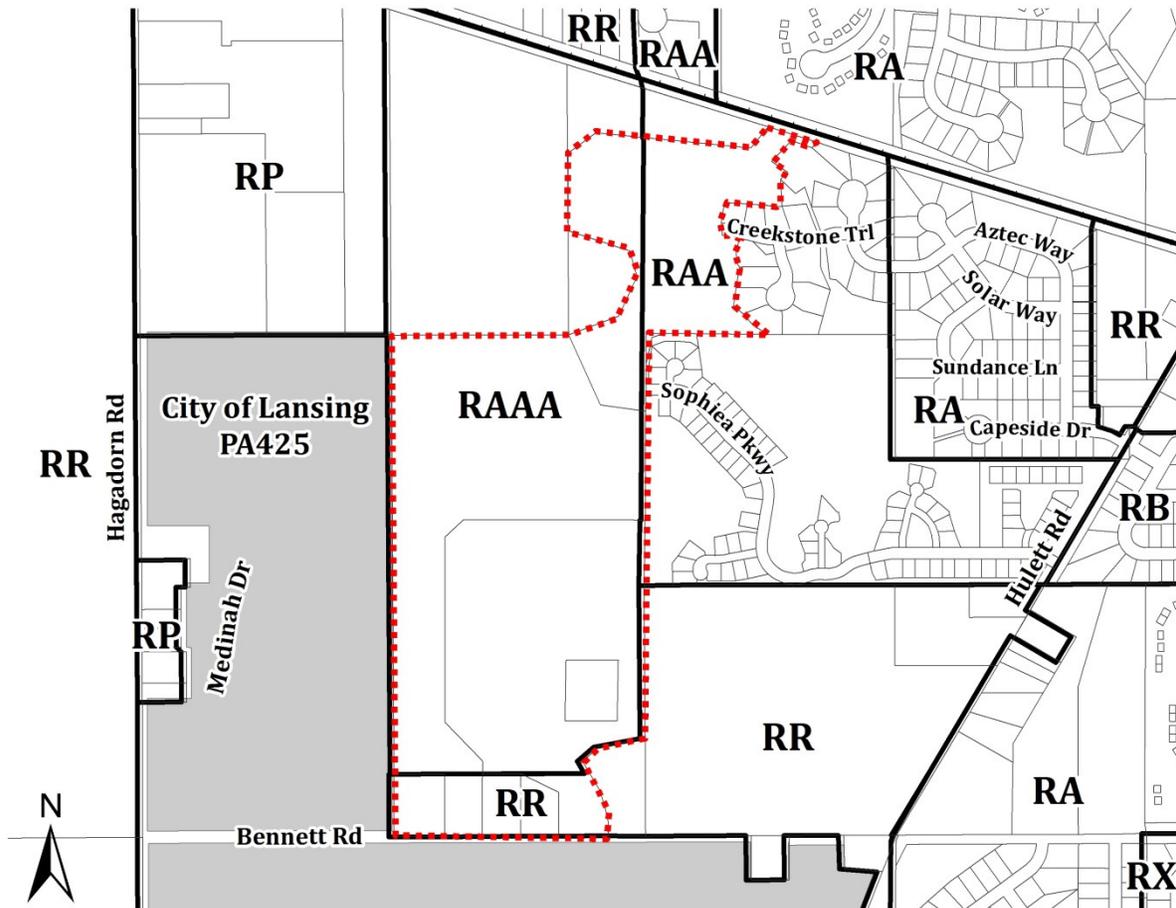


**Zoning**

The subject site is located in the RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) zoning districts. The following table compares the required minimum lot width and lot area standards for the existing RR, RAA, and RAAA zoning districts with the proposed RA zoning district:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
Existing RAA	13,500 sq. ft.	90 ft.
Existing RAAA	20,000 sq. ft.	100 ft.
Existing RR	40,000 sq. ft.	200 ft.
<i>Proposed RA</i>	<i>10,000 sq. ft.</i>	<i>80 ft.</i>

ZONING MAP



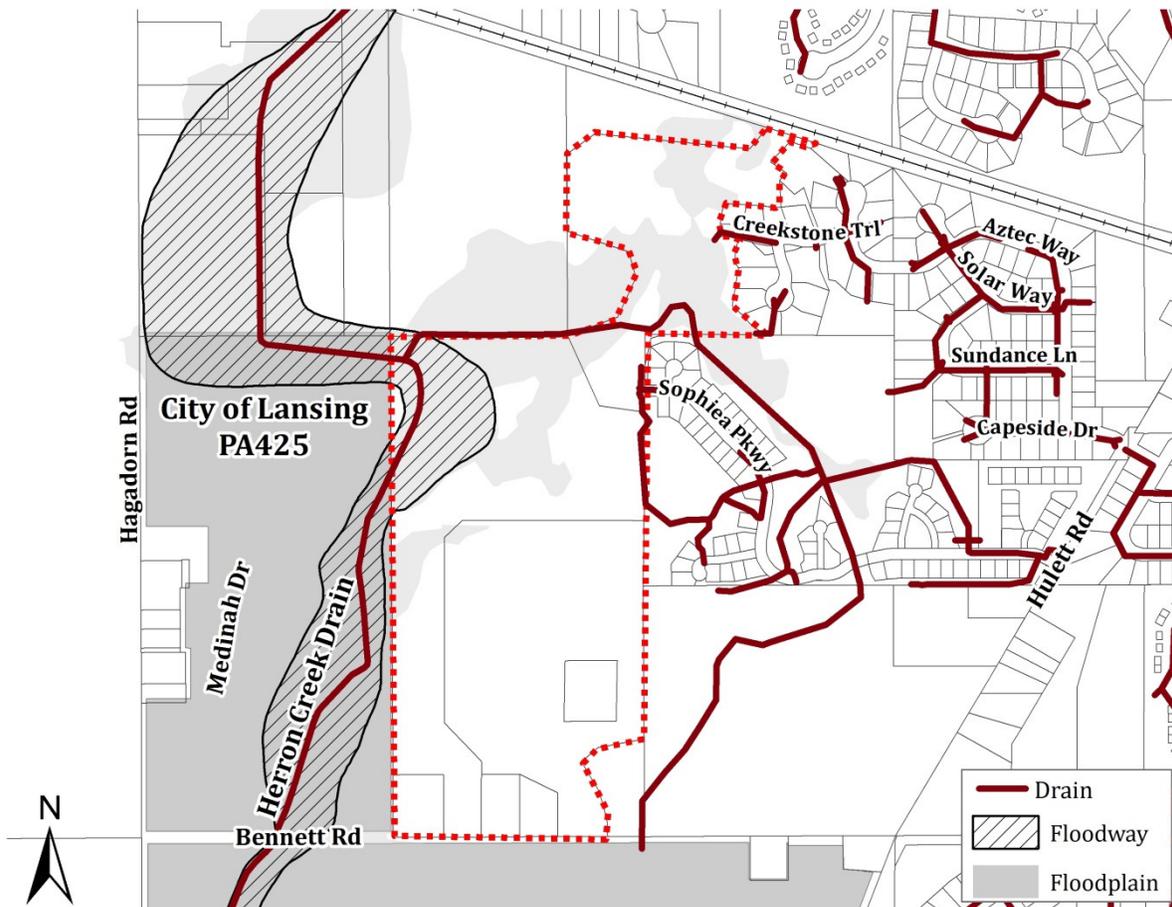
**Physical Features**

Three of the parcels fronting on Bennett Road are developed with single family homes and related accessory buildings. A parcel with no road frontage developed with a 7,840 square foot industrial building is also included in the proposed rezoning.

Floodplain

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there are areas of both floodway and floodway fringe on portions of the property. The Herron Creek Drain and associated floodway runs south to north on the western edge of the subject site.

### FLOODPLAIN MAP

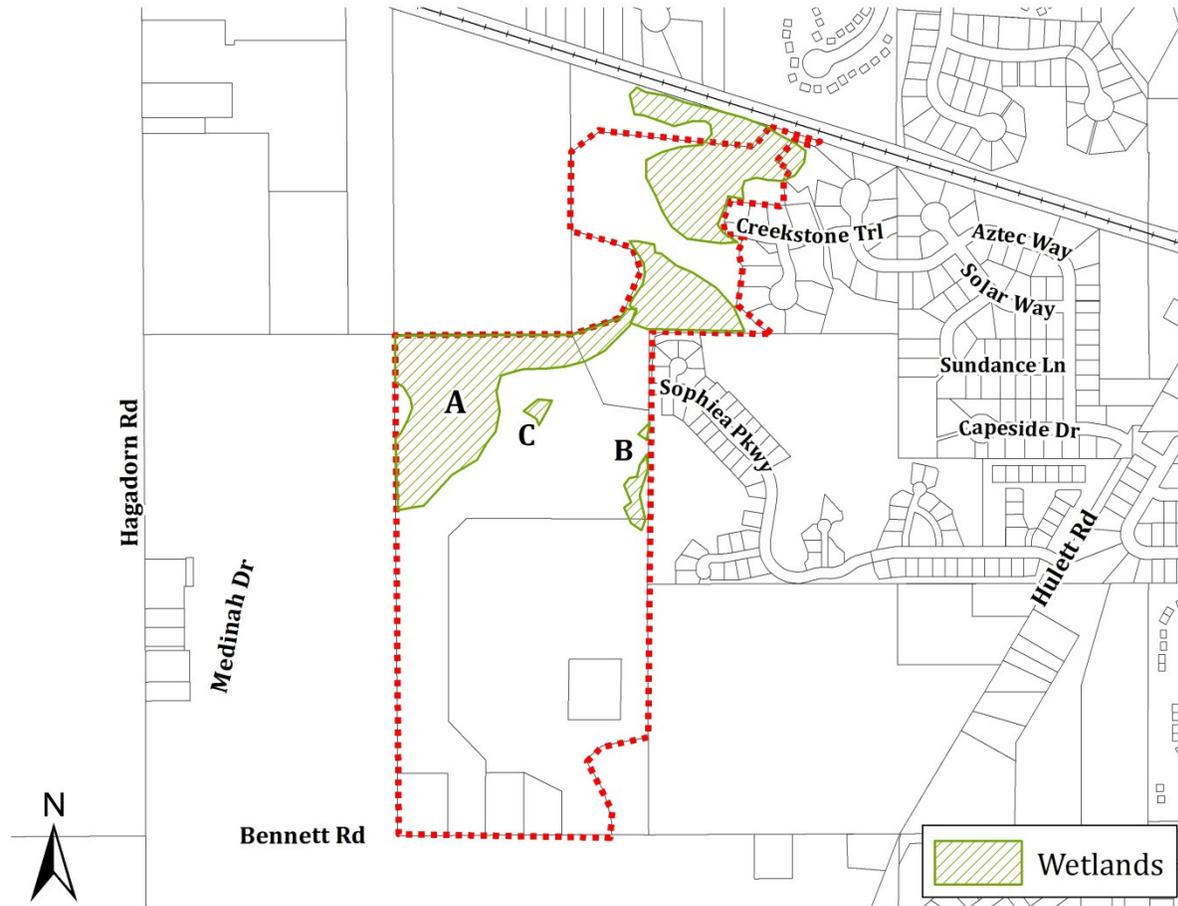


#### Wetlands

Wetlands on a portion of the property proposed for rezoning were delineated by the Township's wetland consultant in 2017. The delineation identified three wetlands, designated by letters A, B, and C. Two other wetland areas are shown on the Township's wetland map, which were not included in the delineation provided by the applicant. Of the three wetlands delineated, only Wetland A is regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and Meridian Township based on its size (9.06 acres) and the distance from a regulated water body (river, stream/drain, or inland lake). Regulated wetlands equal to or greater than two acres in size require a 40 foot setback from the delineated boundary and wetlands greater than one quarter acre but smaller than two acres require a 20 foot setback.

Wetland B (0.83 acre) is not regulated by EGLE but could be regulated by Meridian Township if it is determined by the Township Board to be essential to the preservation of the natural resources of the Township. Wetland C (0.16 acre) is not regulated by the Township or EGLE as it is below the 0.25 acre standard established for regulation in the Wetland Protection ordinance.

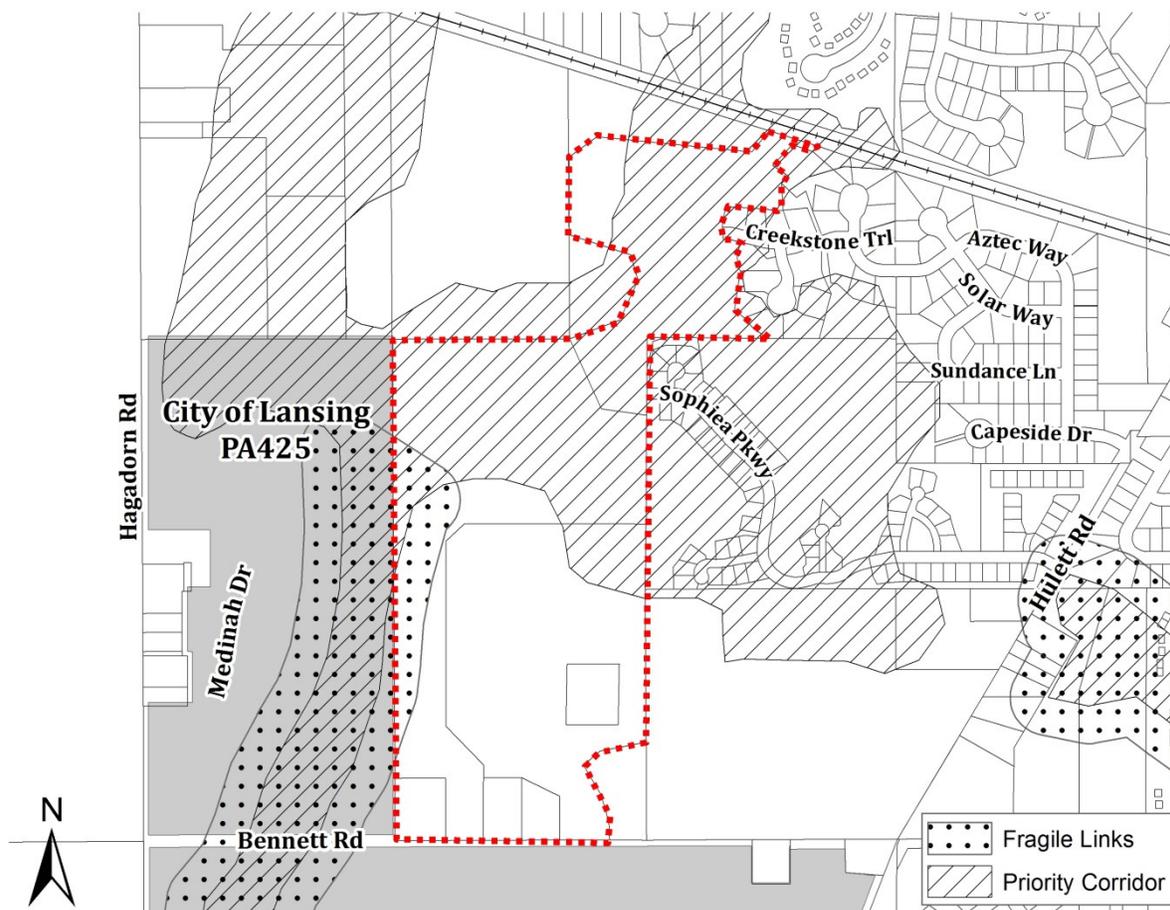
**WETLAND MAP**



**Greenspace Plan**

The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) and Fragile Link on portions of the property. A PCC is a network of ecologically significant open spaces. A Fragile Link describes an area where the PCC is exceptionally narrow or fragmented. The Greenspace Plan is a guide used by staff to identify areas of potential environmental features but was not adopted as a Township ordinance.

### GREENSPACE MAP



### Streets & Traffic

The subject site is located on the north side of Bennett Road. Bennett Road is a two-lane road designated as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. The most recent (2010) traffic count information from the Ingham County Road Department (ICRD) for Bennett Road between Hulett Road and Hagadorn Road showed a total of 6,010 vehicles in a 24 hour period.

The 2017 Master Plan shows a proposed seven foot wide pathway along the north side of Bennett Road. The applicant will be required to construct the portion of the pathway located along the Bennett Road property frontage should development be proposed for this site.

A traffic study is required for rezonings which would generate over 100 vehicle trips during the peak hours of traffic on adjacent roadways. The applicant submitted a traffic study comparing the estimated change in traffic as a result of the proposed rezoning. The table below compares estimated traffic generation under the existing RR, RAA, and RAAA zoning and proposed RA zoning. It estimates future traffic using data from the highest potential traffic generator allowed in each zoning district, which in this case is single family housing. Traffic generation was analyzed using the estimated maximum number of dwelling units that could be developed on the property under the existing RR, RAA, and RAAA and proposed RA zoning districts, as identified by the applicant’s traffic consultant. The study estimated traffic from 216 homes for the existing zoning and 210 homes for the proposed RA zoning. The density figures used by the applicant’s traffic consultant do not incorporate reductions for roads or land in the floodplain or covered by wetlands.

	Existing RR, RAA, & RAAA zoning, (216 homes)	Proposed RA zoning, (210 homes with PUD)	Change
Peak Hour trips	161 (a.m.) 210 (p.m.)	154 (a.m.) 207 (p.m.)	-7 -3
Weekday trips	2,133	2,058	-75

The findings of the submitted traffic study note that the intersection sight distance for the proposed new roadway intersection on Bennett Road should be checked and verified by the site engineer for compliance with the Ingham County Road Department sight distance standards for intersections.

**Utilities**

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

**Staff Analysis**

The applicant has requested the rezoning of approximately 96.74 acres from RR, RAA, and RAAA to RA with conditions. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

With the conditions offered by the applicant, if the rezoning were approved by the Township Board, the applicant would only be able to develop the land using the Township’s planned unit development (PUD) ordinance and density of any future development project would be limited to 210 units. The condition does not guarantee the developer 210 lots, but will establish a maximum. These conditions run with the land and would apply to future owners if the property were to be sold. To request amendment or removal of the conditions placed on the rezoning any owner would have to go back through the rezoning process and receive approval from the Township Board.

**Rezoning #19060 (Bennett Road Holding, LLC)**  
**Planning Commission (June 10, 2019)**  
**Page 9**

The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential areas than is possible under conventional zoning regulations. The PUD ordinance allows a developer to propose a residential project with diverse housing types and different lot dimensions and yard setbacks as those prescribed in the underlying zoning district. Lot size, yards, frontage requirements, setbacks, building height, and type and size of dwelling unit restrictions are generally waived in a PUD. In exchange for the flexible standards, a minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

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

Development under current zoning

8 acres of RR zoning x 0.98 maximum dwelling units per acre (du/a) = 8 total lots  
13 acres of RAA zoning x 2.64 maximum dwelling units per acre (du/a) = 34 total lots  
75 acres of RAAA zoning x 1.79 maximum dwelling units per acre (du/a) = 134 total lots  
Total estimated lots under current zoning: 176 lots

Development under proposed RA zoning

96.74 acres of RA zoning x 3.57 du/a = 345 total lots

**Planning Commission Options**

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

**Attachments**

1. Application and supporting materials.
2. Submitted traffic study.
3. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19060 (Bennett Road Holding LLC)\REZ 19060.pc1.docx

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

RECEIVED  
APR 16 2019

REZONING APPLICATION

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

Part I

A. Owner/Applicant Bennett Road Holding LLC ("Mayberry Homes")

Address of applicant 1650 Kendale Blvd, East Lansing, MI 48823

Telephone: Work 517-371-5000 Cell 517-575-5355

Fax \_\_\_\_\_ Email dstraub@mayberryhomes.com

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:

Name / Contact Person David Straub

Address 1650 Kendale Blvd, East Lansing, MI 48823

Telephone: Work 517-371-5000 Cell 517-575-5355

Fax \_\_\_\_\_ Email dstraub@mayberryhomes.com

C. Site address/location North side of Bennett, between Hulett and Hagadorn

Legal description (Attach additional sheets if necessary) Attached

Parcel number 33-02-02-29-300 (008;020;021;023;025;026); 33-02-02-29-251-009

Site acreage 96.74

D. Current zoning RAAA, RAA and RR Requested zoning RA

E. The following support materials must be submitted with the application:

1. Nonrefundable fee.

2. Evidence of fee or other ownership of the subject property.

3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:

a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.

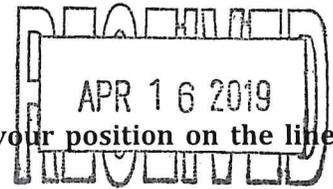
b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.

(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)

4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST



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

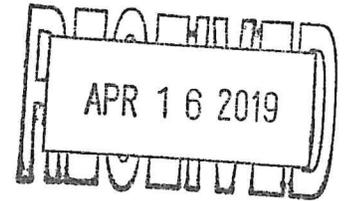
A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: Sanitary Sewer was stubbed to this property close to 10 years ago. Since then the neighboring community (Champion Woods) was developed and completed. Current zoning allows for up to 216 units. The requested rezoning will be conditioned on a PUD with a minimum of 50% open space and a maximum lot count of 210. The reduced lot count and increased open space will act to preserve natural features and lessen the burden on local roads and schools.
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: The Township Master Plan allows for 3.5 units per acre. The requested rezoning will be just over 2 units per acre(2.17).
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: The conditions being offered with this rezoning request will offer flexibility in design to maximize open space, reduce density, reduce lot size and reduce the potential burden on municipal infrastructure.

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: The current Township Master Plan allows for up to 3.5 units per acre, we're requesting 2.17 units per acre.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: East(Institutional and RAA w/PUD); West is 425 to City of Lansing; North is Township owned land
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: The proposed rezoning would be conditioned on a Planned Unit Development ("PUD"). The minimum open space requirement is 50%. The 50% minimum open space, clustered design, smaller lots and reduced density encourages preservation of natural features.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Sanitary Sewer and Water are stubbed to the property. The original owners of this property have been paying sewer assessments since 2009. The sewer assessments were based on 400 lots. Our conditional rezoning application contemplates a maximum lot count of 210, thus not placing an undue burden on the infrastructure. A preliminary Traffic Study has been completed and concludes that no additional burden will be added to the road system in proximity to this land. The Okemos School District





Conditional Rezoning Application  
96.74 Acres off Bennett Rd

Conditions:

- RA Zoning
- Planned Unit Development ("PUD")
- Maximum Lot Count: 210 (2.17 units per acre)
- Minimum Open Space: 50%

NOTE: Current zoning allows for up to 216 units. Our conditional zoning would set the maximum unit count at 210 units, a difference of 6 residential units.



APR 16 2019



September 4, 2018

Attn: Meridian Township

Bennett Road Holding LLC and Mayberry Homes LLC have permission to apply for Rezoning on the parcels listed below. All owners are aware of and in agreement with the request.

33-02-02-29-300-008

33-02-02-29-300-020

33-02-02-29-300-021

William & Ingrid Schultz

1280 Sebewaing

Okemos, MI 48864

  
William and Ingrid Schultz

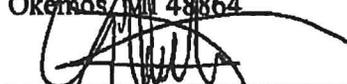
33-02-02-29-251-009

ICD Properties, LLC

Craig Sturk

2800 Bennett Rd #1

Okemos, MI 48864

  
Craig Sturk

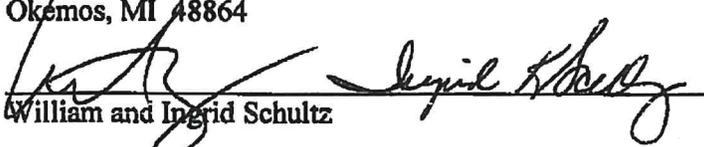
33-02-02-29-300-023

WI Properties LLC

William & Ingrid Schultz

2770 Bennett Rd

Okemos, MI 48864

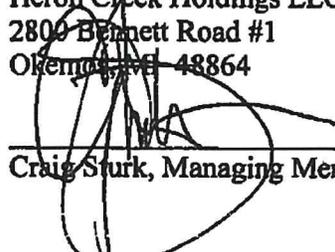
  
William and Ingrid Schultz

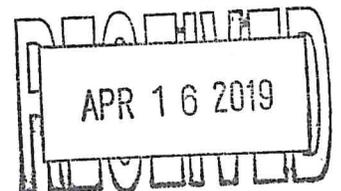
33-02-02-29-300-026

Heron Creek Holdings LLC

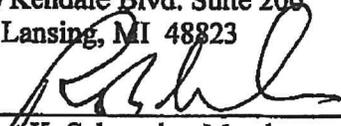
2800 Bennett Road #1

Okemos, MI 48864

  
Craig Sturk, Managing Member



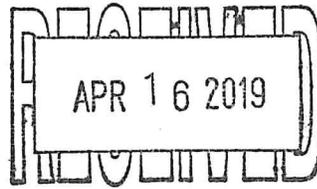
33-02-02-29-300-025  
Bennett Road Holding LLC  
Robert K. Schroeder  
1650 Kendale Blvd. Suite 200  
East Lansing, MI 48823



---

Robert K. Schroeder, Member

RECEIVED  
APR 16 2019



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**AZTEC WAY OKEMOS, MI 48864** (Property Address)

Parcel Number: 33-02-02-29-251-009



**Property Owner: ICD PROPERTIES LLC**

**Summary Information**

> Assessed Value: \$61,400 | Taxable Value: \$48,696

• [Property Tax information found](#)

Item 1 of 2 1 Image / 1 Sketch

Access additional record information for a small convenience fee. \*

> Additional areas of information include: [Delinquent Tax Information](#)

[Show Purchase Options](#)

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	<b>ICD PROPERTIES LLC</b> 2800 BENNETT #1 OKEMOS, MI 48864	<b>Taxpayer</b>	<b>SEE OWNER INFORMATION</b>
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**Land Information**

<b>Zoning Code</b>	RAA	<b>Total Acres</b>	22.320
<b>Land Value</b>	\$122,742	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

THAT PART OF W 1/2 OF NE 1/4 & E 1/2 OF W 1/2 OF SEC 29 T4N R1W LYING S OF CRIO RR R/W DESC AS: BEG AT CEN OF SEC 29 - S00D 16' 21"E ALNG NS 1/4 LN 420 FT - N77D 47' 37"W 236.46 - N23D 02 50"W 402.35 FT - N69D 45' 18"E 280 FT - N24D 45' 18"E 230 FT - N15D 14' 42"W 140 FT - N71D 33' 39"W 340 FT - N00D 14' 42"W PLL WITH NS 1/4 LN 408.03 FT - N53D 44' 46" E 182 FT - S84D 10' 47" E 819.47 FT - N38D 45' 18"E 144.77 FT - S72D 36' 25"E ALNG S LN OF SD RR R/W 267.76 FT TO NLY MOST COR OF PLAT OF WOODS OF HERON CREEK NO 2 - S44D 53' 40"W 38.18 FT - N 70D 21' 59"W 110.57 FT - S44D 53'40"W 150.63 FT - S54D 21' 23"E 101.32 FT - S44D 53' 40"W 51.92 FT - S02D 55' 04"E 140.99 FT - S82D 45' 34"W 20.09 FT - WLY 84.27 FT ON CURVE TO RT, RAD OF 60 FT, CHD BRG N83D 46' 17"W 77.51 FT - N86D 48' 56"W 205 FT - S08D 42' 47"W 110 FT - S04D 37' 07"E 66 FT - ELY 45.2 FT ON CURVE TO RT, RAD OF 142 FT, CHD BRG S84D 35' 37"E 45.01 FT - S77D 16' 53"E 46.33 FT - S14D 22' 57"W 72.99 FT - S04D 16' 29"E 65.37 FT - S44D 48' 56"E 18.42 FT - S09D 22' 51"W 205.76 FT - S49D 05' 42"E 70.53 FT - S40D 21' 34"E 91.01 FT - S59D 13' 48"E 78.55 FT TO SWLY COR OF SD PLAT - N89D 59' 03"W ALNG EW 1/4 LN 659.76 FT TO POB 22.32 A M/L SPLIT ON 02/08/2011 FROM 33-02-02-29-251-008;

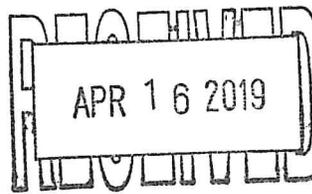
**Land Division Act Information**

<b>Date of Last Split/Combine</b>	02/08/2011	<b>Number of Splits Left</b>	8
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	02/08/2011	<b>Unallocated Div.s Transferred</b>	0
<b>Acresage of Parent</b>	31.32	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	7	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-251-008		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

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**2862 BENNETT RD OKEMOS, MI 48864** (Property Address)  
 Parcel Number: 33-02-02-29-300-008



**Property Owner: SCHULTZ WILLIAM E & INGRID K**

**Summary Information**

- > Residential Building Summary
  - Year Built: 1937
  - Full Baths: 1
  - Sq. Feet: 957
  - Bedrooms: 3
  - Half Baths: 0
  - Acres: 1.800
- > Assessed Value: \$52,600 | Taxable Value: \$49,389
- > Property Tax information found

Item 1 of 3    1 Image / 2 Sketches

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

[Show Purchase Options](#)

\* Additional record information is free for all homeowners. click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	SCHULTZ WILLIAM E & INGRID K 1280 SEBEWAING OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**Land Information**

<b>Zoning Code</b>	RR	<b>Total Acres</b>	1.800
<b>Land Value</b>	\$45,570	<b>Land Improvements</b>	\$580
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.	Total Frontage: 0.00 ft	Average Depth: 0.00 ft

**Legal Description**

M 29-20 PCL 16 RDS E & W BY 20 RDS N & S IN SW COR. OF E 1/2 OF SW 1/4 OF SEC. 29, T4N R1W - 2 A.

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	No Data to Display	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	No Data to Display	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	No Data to Display		

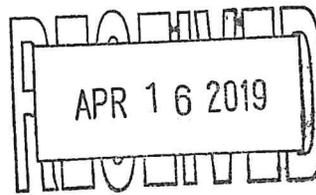
**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Libber/Page
06/15/2005	\$200,000.00	WD	NICHOLS, LORETTA & JON P	SCHULTZ, WILLIAM E & INGRID K	CONV	3173-0370

**Building Information - 957 sq ft 1 STORY (Residential)**

**General**

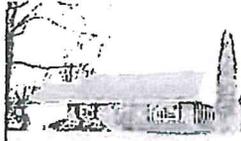
<b>Floor Area</b>	957 sq ft	<b>Estimated TCV</b>	\$59,038
<b>Garage Area</b>	672 sq ft	<b>Basement Area</b>	957 sq ft
<b>Foundation Size</b>	957 sq ft	<b>Year Remodeled</b>	1965
<b>Year Built</b>	1937	<b>Class</b>	C
<b>Occupancy</b>	Single Family	<b>Tri-Level</b>	No
<b>Effective Age</b>	72 yrs	<b>Heat</b>	Forced Air w/ Ducts
<b>Percent Complete</b>	100%		



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**2824 BENNETT RD OKEMOS, MI 48864 (Property Address)**

Parcel Number: 33-02-02-29-300-020



Item 1 of 3 1 Image / 2 Sketches

**Property Owner: SCHULTZ INGRID K & WILLIAM E**

**Summary Information**

> Residential Building Summary

Year Built: 1960 Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
Sq. Feet: 1,836 Acres: 1.515

Assessed Value: \$81,300 | Taxable Value: \$75,007

> Property Tax Information found

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	SCHULTZ INGRID K & WILLIAM E 1280 SEBEWAING OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	RR	<b>Total Acres</b>	1.515
<b>Land Value</b>	\$41,381	<b>Land Improvements</b>	\$228
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

<b>Lot(s)</b>	<b>Frontage</b>	<b>Depth</b>
No lots found.	<b>Total Frontage: 0.00 ft</b>	<b>Average Depth: 0.00 ft</b>

**Legal Description**

M 29-16 COM @ THE S 1/4 COR SEC 29 - W ON S SEC LN 659.18 FT TO THE POB - CONT W 200 FT - N 0 DEG 13' 20" W, 330 FT - F 200 FT - S 0 DEG 13' 20" E, 330 FT TO THE POB SEC. 29, T4N R1W 1.515 AC +/-

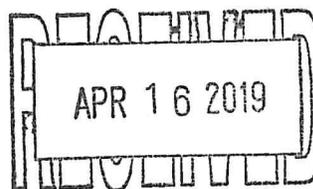
**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/23/2004	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/23/2004	<b>Unallocated Div.s Transferred</b>	0
<b>Acres of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-009		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/28/2006	\$60,000.00	WD	SCHULTZ, INGRID K & WILLIAM E	SCHULTZ, INGRID K & WILLIAM E	INVALID	3214-0058
03/27/2006	\$140,000.00	WD	STURK, CRAIG W &	SCHULTZ, INGRID K & WILLIAM E	INVALID	3214-0057
03/26/2006	\$200,000.00	WD	HERON CREEK HOLDINGS	STURK, CRAIG W &	NOT USED ECF	3214-0056
07/03/2003	\$350,000.00	WD	GULLIVER, ROBERT S	HERON CREEK HOLDINGS	CONV	3051-0168

Building Information - 1836 sq ft 1-1/2 STORY (Residential)



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**2806 BENNETT RD OKEMOS, MI 48864** (Property Address)  
 Parcel Number: 33-02-02-29-300-021



**Property Owner: SCHULTZ INGRID K & WILLIAM E**

**Summary Information**

- > Residential Building Summary
  - Year Built: 1880
  - Bedrooms: 0
  - Full Baths: 1
  - Sq. Feet: 1,776
- > Assessed Value: \$52,900 | Taxable Value: \$45,755
- > Property Tax Information found
- Half Baths: 0
- Acres: 1.280

Item 1 of 3      1 Image / 2 Sketches

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

[Show Purchase Options](#)

\* Additional record information is free for all homeowners. Click the "Show Purchase Options" button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	SCHULTZ INGRID K & WILLIAM E 1280 SEBEWAING OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	I	<b>Total Acres</b>	1.280
<b>Land Value</b>	\$35,986	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	465
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

<b>Lot(s)</b>	<b>Frontage</b>	<b>Depth</b>
No lots found.	<b>Total Frontage: 0.00 ft</b>	<b>Average Depth: 0.00 ft</b>

**Legal Description**

COM AT THE S 1/4 COR SEC 29 - W ALNG S LN SD SEC 29 459.18 FT TO POB - N 0 DEG 13' 20" W 230 FT - N 63 DEG 28' 47" W 223.95 FT - S 0 DEG 13' 20" E 330 FT - E ALNG S LN SD SEC 29 200 FT TO POB SEC 29, T4N R 1W 1.28 AC M/L

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/10/2006	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Divs of Parent</b>	0
<b>Date Created</b>	01/10/2006	<b>Unallocated Divs Transferred</b>	0
<b>Acryage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-018		

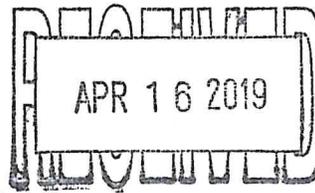
**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/14/2005	\$124,600.00	WD	STURK, CRAIG W &	SCHULTZ, INGRID K & WILLIAM E	NOT USED ECF	3214-0053
12/13/2005	\$178,000.00	WD	HERON CREEK HOLDINGS	STURK, CRAIG W &	CONV	3214-0052

**Building Information - 1776 sq ft 2 STORY (Residential)**

**General**

<b>Floor Area</b>	1,776 sq ft	<b>Estimated TCV</b>	\$69,865
<b>Garage Area</b>	0 sq ft	<b>Basement Area</b>	792 sq ft
<b>Foundation Size</b>	984 sq ft	<b>Year Remodeled</b>	Not Available
<b>Year Built</b>	1880		



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**BENNETT RD OKEMOS, MI 48864 (Property Address)**

Parcel Number: 33-02-02-29-300-023



**Property Owner: WI PROPERTIES LLC**

**Summary Information**

Assessed Value: \$85,600 | Taxable Value: \$85,600 \* Property Tax Information found

Item 1 of 2 1 Image / 1 Sketch

Access additional record information for a small convenience fee. \*

Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the "Show Purchase Options" button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	WI PROPERTIES LLC 1280 SEBAWAING OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**Land Information**

<b>Zoning Code</b>	RAA	<b>Total Acres</b>	37.610
<b>Land Value</b>	\$171,130	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

<b>Lot(s)</b>	<b>Frontage</b>	<b>Depth</b>
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

PART OF E 1/2 OF SW 1/4 OF SEC 29 T4N R1W DESC AS: COM AT S 1/4 COR OF SEC 29 - W ALNG S SEC LN R59.18 FT TO POB - W ALNG SD S LN 200 FT - N 00D 13' 20" W 330 FT - W 264 FT - N 00D 13' 20" W ALNG W 1/8 LN OF SEC 2310.03 FT TO EW 1/4 LN - S 89D 57' 52" E ALNG EW 1/4 LN 934.24 FT - S 23D 02' 50" E 402.35 FT - S 77D 47' 37" E 236.46 FT TO NS 1/4 LN - S 00D 16' 21" E ALNG NS 1/4 LN 571.25 FT - N 89D 57' 52" W 962.26 FT - S 45D 02' 06" W 134.42 FT - S 00D 13' 20" E 973.57 FT - S 45D 06' 30" E 283.39 FT - S 00D 13' 20" E 380 FT TO POB 37.61 A

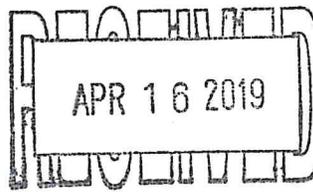
**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/23/2008	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/23/2008	<b>Unallocated Div.s Transferred</b>	0
<b>Acrage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-019		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
01/23/2008	\$1.00	WD	HERON CREEK HOLDINGS LLC	WI PROPERTIES LLC	NOT USED ECF	3294-0208

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**BENNETT RD OKEMOS, MI 48864 (Property Address)**

Parcel Number: 33-02-02-29-300-025

**Property Owner: BENNETT ROAD HOLDING LLC**

**Summary Information**

Assessed Value: \$78,500 | Taxable Value: \$78,500 > Property Tax Information found

Item 1 of 2 1 Image / 1 Sketch

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the "Show Purchase Options" button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	BENNETT ROAD HOLDING LLC 1650 KENDALE BLVD STE 200 EAST LANSING, MI 48823	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**Land Information**

<b>Zoning Code</b>	RAAA	<b>Total Acres</b>	30.191
<b>Land Value</b>	\$156,904	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	2035 OKEMOS DOWNTOWN/HAGADORN/OUTLYING OFFICE	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.	Total Frontage: 0.00 ft	Average Depth: 0.00 ft

**Legal Description**

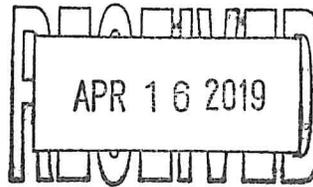
(M 29-15) PART OF E 1/2 OF SW 1/4 OF SEC 29 T4N R1W DESC AS: COM AT S 1/4 COR OF SEC 29 - W ALNG S SEC LN 200 FT TO POB - W 259.18 FT - N 00D 13' 20" W 259.18 FT - N 00D 13' 20" W 50 FT - N 45D 06' 39" W 283.39 FT - N 00D 13' 20" W 973.57 FT - N 45 D 02' 06" E 134.42 FT - S 89 D 57' 54" E 962.26 FT TO NS 1/4 LN - S 00D 16' 21" E ALNG NS 1/4 LN 1147.98 FT - S 79D 14' 28" W 250.38 FT - S 49D 08' 47" W 114 FT - S 30D 18' 55" E 175.77 FT - ALNG CURVE TO RT 174.36 FT, RAD OF 333 FT, CHD BRG S 15D 18' 55" E 172.37 FT - S 00D 18' 55" E 60.77 FT TO POB EXC COM AT S 1/4 COR OF SEC 29 - W 200 FT ALNG S SEC LN - N 19D 46' 54" W 259.83 FT - N 40D 01' 43" W 147.79 FT - N 19D 32' 36" W 143.97 FT - N 00D 56' 32" E 112 FT TO POB - N 00D 56' 32" E 320 FT - E 275 FT - S 00D 56' 32" W 320 FT - W 275 FT TO POB 30.191 A

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/04/2010	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/04/2010	<b>Unallocated Div.s Transferred</b>	0
<b>Acresage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-024		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
08/21/2014	\$1.00	QC	EL HOLDING CO LLC	BENNETT ROAD HOLDING LLC	NOT USED ECF	2014-033591
10/31/2013	\$213,492.00	WD	KCD PROPERTIES LLC	EL HOLDING CO LLC	LAND ONLY	2013-051852
01/22/2008	\$1.00	WD	GTC INVESTMENTS CO	KCD PROPERTIES LLC	NOT USED ECF	



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**2800 BENNETT RD** OKEMOS, MI 48864 (Property Address)  
 Parcel Number: 33-02-02-29-300-026

**Property Owner: HERON CREEK HOLDINGS LLC**

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1983
  - Total Sq.Ft.: 7,840
  - # of Buildings: 1
- > Assessed Value: \$117,600 | Taxable Value: \$101,630
- > Property Tax Information found

Item 1 of 3    1 Image / 2 Sketches

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

[Show Purchase Options](#)

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	HERON CREEK HOLDINGS LLC 2800 BENNETT RD #1 OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**Land Information**

<b>Zoning Code</b>	RAAA	<b>Total Acres</b>	2.020
<b>Land Value</b>	\$12,443	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	2035 OKEMOS DOWNTOWN/HAGADORN/OUTLYING OFFICE	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No
<b>Lot(s)</b>		<b>Frontage</b>	
No lots found.		<b>Total Frontage: 0.00 ft</b>	<b>Average Depth: 0.00 ft</b>

**Legal Description**

(M 29-15) PART OF E 1/2 OF SW 1/4 OF SEC 29 T4N R1W DESC AS: COM AT S 1/4 COR OF SEC 29 - W ALNG S SEC LN 200 FT - N19D 46' 54" W 259.63 FT - N 40D 01' 43" W 147.79 FT - N 19D 32' 36" W 143.97 FT - N 00D 56' 32" E 112 FT TO POB - N 00D 56' 32" E 320 FT - E 275 FT - S 00D 56' 32" W 320 FT - W 275 FT TO POB 2.02 A

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/04/2010	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/04/2010	<b>Unallocated Div.s Transferred</b>	0
<b>Acreege of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-024		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

**Building Information - 7840.00 sq ft Industrial - Light Manufacturing (Commercial)**

<b>Floor Area</b>	7,840 sq ft	<b>Estimated TCV</b>	\$223,153
<b>Occupancy</b>	Industrial - Light Manufacturing	<b>Class</b>	D,Frame
<b>Stories Above Ground</b>	1	<b>Average Story Height</b>	20 ft
<b>Basement Wall Height</b>	0 ft	<b>Identical Units</b>	Not Available
<b>Year Built</b>	1983	<b>Year Remodeled</b>	Not Available
<b>Percent Complete</b>	0%	<b>Heat</b>	Forced Air Furnace



**Updated**

**TRAFFIC ASSESSMENT**

**For the**

**Proposed Rezoning of**

**96.74 Acres on Bennett Road**

**Meridian Charter Township, Ingham County, MI**

**May, 2019**

**Prepared by:**

**Traffic Engineering  
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881  
**517/627-6028 FAX: 517/627-6040**

## Table of Contents

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Land Use	3
Traffic Generation	4
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Findings	6
Sight Distance	6
Conclusions	6



## PROJECT DESCRIPTION

This rezoning request is for a parcel of land located on the north side of Bennett Road between Hulett Road and Hagadorn Road in Meridian Charter Township, Ingham County, Michigan. The purpose of this study is to determine the difference between the potential traffic that could be generated by the existing zoning on this parcel, and the potential traffic that could be generated by the proposed future zoning on the same parcel.

The entire parcel consists of approximately 96.74 acres, with 75.55 acres currently currently zoned One-Family Low-Density Residential (RAAA); approximately 12.91 acres currently zoned One-Family/Low-Density Residential (RAA); and the balance of approximately 8.28 acres is currently zoned One-Family Rural Residential (RR). The rezoning request for this parcel is a One-Family Medium-Density Residential (RA) zoning as a planned unit development (PUD), with a maximum lot count of 210 units.

For comparison purposes, the trip generation for the existing zoning was based on the most appropriate trip generator that Meridian Township will allow under the One-Family Low-Density Residential (RAAA) zoning, One-Family/Low-Density Residential (RAA) and One-Family Rural Residential (RR). The trip generation for the future zoning was determined by the most appropriate trip generator use allowed by Meridian Township under the proposed One-Family Medium-Density Residential (RA) zoning.

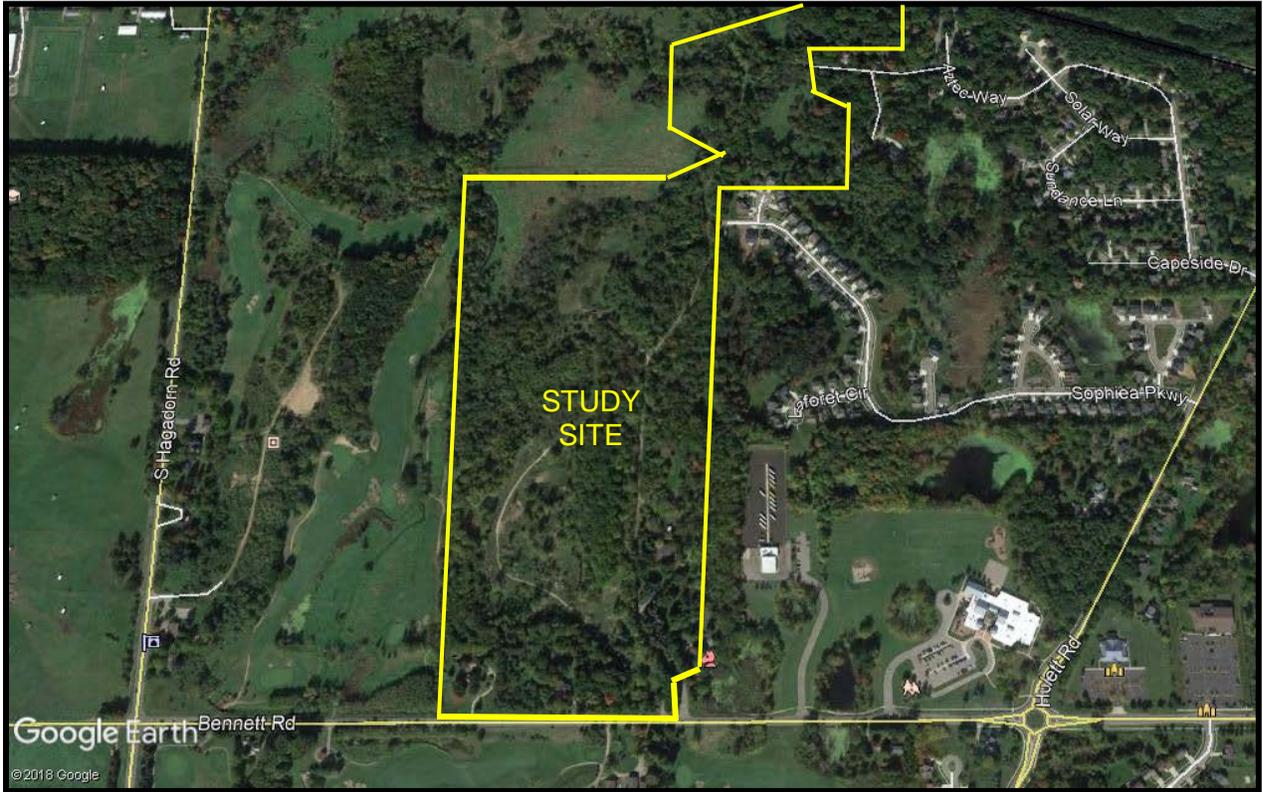
As all four (4) zoning categories are residential, the difference in each zoning district is the density of residential units.

The traffic analysis consists of the following items:

- Comparison of the proposed trips generated by the existing residential zoning to the proposed residential zoning.
- Discussion of any potential sight distance issues.

This study was conducted in accordance with the guidelines set forth in “Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities,” sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, and the Meridian Charter Township Zoning Ordinance.





**Aerial Photo**



## EXISTING CONDITIONS

Bennett Road is an east-west roadway at the proposed site. The roadway is paved with four (4) foot paved shoulders on each side and there are no sidewalks at the proposed parcel. Bennett Road is under the jurisdiction of the Ingham County Road Department (ICRD) with a posted speed limit of 45 MPH.

## LAND USE

Surrounding land uses consist of residential to the south, Bennett Woods Elementary School to the immediate east, the College Fields golf course to the immediate west and the golf course with residential homes to the south.



## TRAFFIC GENERATION

Trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). To determine the land use that would generate the maximum number of vehicle trips under each zoning category, the Meridian Charter Township zoning guidelines were utilized to determine the density of each residential zoning district.

The 75.55 acres currently zoned One-Family Low-Density Residential (RAAA) has a minimum lot size of 20,000 square feet, the maximum number of dwelling units under this zoning that could be built are 165 units. The 12.91 acres currently zoned One-Family/Low-Density Residential (RAA) has a minimum lot size of 13,500 square feet, the maximum number of dwelling units under this zoning that could be built are 42 units. The 8.28 acres currently zoned One-Family Rural Residential (RR) has a minimum lot size of 40,000 square feet, the maximum number of dwelling units under this zoning that could be built are 9 units. The maximum total number of residential units that could be built on the 96.74 acres under the existing zoning is 216 units.

The proposed new zoning for the entire 96.74 acres is One-Family Medium-Density Residential (RA) as a planned unit development (PUD), with a request for a maximum lot count of 210 units.

The ITE trip generation rates for Single-Family Detached Housing, Land Use Code 210, were selected as representing both the 216 residential units under the existing zoning and the 210 residential units under the proposed zoning. The ITE description of Single-Family Detached Housing is as follows:

*Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.*

The comparison of trip generation between the existing zoning and the proposed zoning is summarized in **Table 1**.



**Table 1  
Comparison Between  
Existing and Proposed Zoning**

	<b>Existing Zoning (RAAA) (RAA) &amp; (RR)</b>	<b>Proposed Zoning (RA) with PUD</b>	<b>Difference in Zoning</b>
<b>ITE Code</b>	Single-Family Detached Housing (210)	Single-Family Detached Housing (210)	
<b>Size</b>	216 Units	210 Units	
<b>AM Peak Hour Trips</b>	161	154	-7
<b>In</b>	40	38	-2
<b>Out</b>	121	116	-5
<b>PM Peak Hour Trips</b>	210	207	-3
<b>In</b>	132	130	-2
<b>Out</b>	78	77	-1
<b>Weekday Daily Trips</b>	2,133	2,058	-75



## FINDINGS

The total trips generated by rezoning the 96.74 acres of One-Family Low-Density Residential (RAAA), One-Family/Low-Density and One-Family Rural Residential (RR), to One-Family Medium-Density Residential (RA) zoning as a planned unit development (PUD) is expected to decrease the total vehicle trips from this property. It is projected that the vehicle trips will decrease by 7 trips during the AM peak hour, 3 trips during the PM peak hour, and 75 vehicle trips during a 24-hour weekday.

## SIGHT DISTANCE

A field review of the location for the proposed new roadway for the development on Bennett Road revealed that there could be an issue with sight distance for eastbound traffic on Bennett Road. It is recommended that the site engineer provide a centerline profile of Bennett Road which shows the existing intersection sight distance, and the safe sight distance, and compare these with the Ingham County Road Department sight distance table in their “Rules, Standards and Procedures for Driveways, Banners and Parades Upon or Over Ingham County Road Commission Right of Way”.

## CONCLUSIONS

A summary of the findings of this study are listed as follows:

- The traffic volumes generated by the proposed rezoning of 96.74 acres to One-Family Medium-Density Residential (RA) as a planned unit development (PUD), compared to the trips generated by the existing 96.74 acres which consist of 75.55 acres of One-Family Low-Density Residential (RAAA); 12.91 acres of One-Family/Low Density Residential; and 8.28 acres of One-Family Rural Residential (RR), are expected to decrease the total vehicle trips from this property.
- The intersection sight distance for the proposed new roadway intersection on Bennett Road should be checked and verified by the site engineer. The sight distance should comply with the Ingham County Road Department sight distance standards for intersections.



**Part II**

**REASONS FOR REZONING REQUEST**

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

A. Reasons why the present zoning is unreasonable:

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

B. Reasons why the requested zoning is appropriate:

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



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Mackenzie Dean, Assistant Planner**

**Date: June 5, 2019**

**Re: Special Use Permit #19-95151 (Cedar Endowment Corporation), amend existing special use permit to establish Cedar Classical Academy, a private K-8 school, in an existing 14,800 square foot church located at 3654 Okemos Road.**

---

Cedar Endowment Corporation has requested special use permit approval to amend an existing special use permit (SUP) to establish Cedar Classical Academy, a private K-8 school, in an existing 14,800 square foot church (Lansing Chinese Christian Church) located at 3654 Okemos Road. Schools are allowed in nonresidential districts subject to SUP approval.

The property is occupied by the Lansing Chinese Christian Church. The building was formerly occupied by Cornerstone Assembly of God Church. The 8.9 acre subject site is zoned RR (Rural Residential). A SUP (SUP #95151) was granted in 1995 for the construction of a 14,800 square foot church with a daycare center located at 3654 Okemos Road. The church will remain in operation with the school operating outside of the church's regular worship hours.

The applicant has indicated Cedar Classical Academy will operate Monday through Friday from 8:00 a.m. to 3:00 p.m. The proposed hours of operation are not expected to conflict with Lansing Chinese Christian Church, which are primarily Sundays and some weekday evenings. Two full-time staff will be at the school during the hours of operation every day. Two part-time staff will be at the school for approximately 15-20 hours a week. Staff may arrive earlier or depart later than regular school hours. Cedar Classical Academy has 22 students enrolled for the 2019-2020 school year and expects no more than 25 students. The school intends to begin operation as a K-6 school, adding one grade each year until 2022, when the applicant may reassess the SUP to include additional grades.

The applicant does not intend to alter the existing building, as the building includes first floor classrooms, a fire suppression system, a fire alarm system, ADA (Americans with Disabilities Act of 1990) compliant bathrooms, multiple exit doors with security crash bars, and ample parking. The original SUP approval in 1995 was granted with a daycare center, however Lansing Chinese Christian Church has agreed to remove the day care use from the special use permit.

### **Master Plan**

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Institutional category. The proposed use is consistent with the future land use Institutional category.

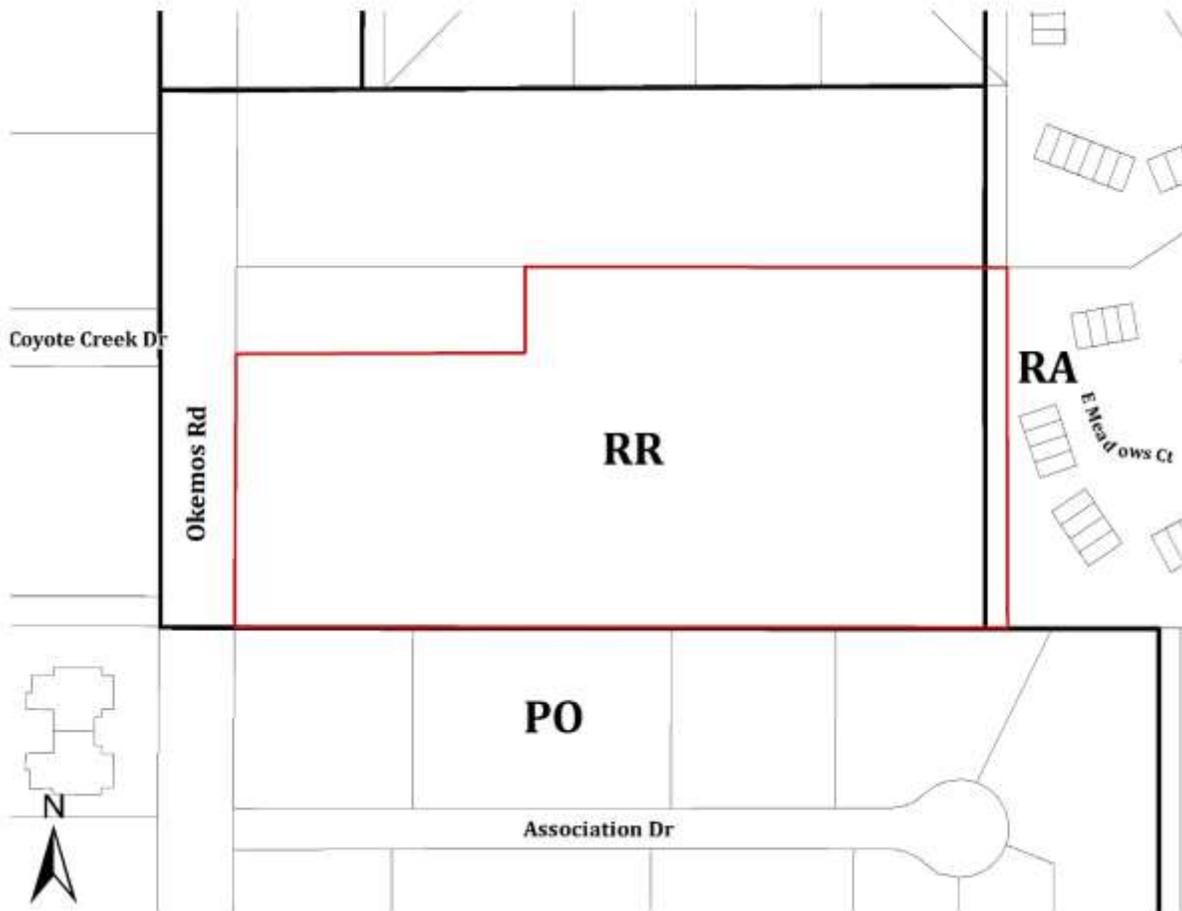
### FUTURE LAND USE MAP



### Zoning

The subject site is zoned RR (Rural Residential) which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. The subject site has 303 feet of lot frontage along Okemos Road and 387,684 square feet, or 8.9 acres, of lot area, conforms to the minimum lot width and lot area standards of the RR (Rural Residential) zoning district.

### ZONING MAP



### Physical Features

The approximate 8.9 acre site is located on the east side of Okemos Road, north of Association Drive. The site is developed with a 14,800 square foot church building operated by Lansing Chinese Christian Church. A 1,569 square foot single family dwelling is located along Okemos Road, which is used for church storage. The house was originally constructed in 1942 and remodeled in 1958. The site does not have any special designation on the Township Greenspace Plan and is not located in a floodplain.

**Wetland**

A 0.69 acre wetland is present on the southwest portion of the subject property. The previous applicant (Cornerstone Outreach Ministries) requested and received approval of a 20 foot variance from the wetland setback standard and a 20 foot variance from the wetland natural vegetation strip standard to allow the parking area to encroach into the wetland setback. No activities are proposed near the wetland.

**WETLAND MAP**



**Streets and Traffic**

The approximate 8.9 acre site is located on the east side of Okemos Road. Access to the site is provided from Okemos Road. A seven foot wide pathway is installed along the Okemos Road frontage. Okemos Road is four-lane roadway with a center turn lane and curb and gutter classified as a Principal Arterial Street, which requires a setback of 100 feet from the centerline of the right-of-way. The applicant is not proposing to create new driveways to the site. The most recent (2010) traffic count information from Michigan Department of Transportation (MDOT) showed a total of 24,641 two-way vehicle trips in a 24 hour period.

A traffic assessment is required for new special uses or an 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. A peak hour of traffic is the hour of the highest volume of traffic entering and existing the site during a.m. or p.m. hours. The applicant submitted a traffic generation analysis prepared by Traffic Engineering Associates, Inc. dated May 13, 2019 that provides information on traffic generated by the proposed project at the highest capacity of the project in 2021-2022, when 8<sup>th</sup> grade is anticipated to begin. The study looks at existing, background, and future level of service (LOS) during the AM (7:30-8:30 a.m.) and PM (4:45-5:45 p.m.) peak hours.

The applicant’s traffic consultant noted that trip generation rates were derived from information provided by the applicant based on projected school numbers. The impact study provided by the traffic consultant utilizes data for the 2021-2022 school years, the time frame when 8<sup>th</sup> grade is anticipated to be open. Application materials indicate there are expected to be 60 students enrolled during the 2021-2022 school year. Those 60 students are part of 25 families, so there is expected to be 25 vehicles arriving each morning to drop off students. Of the 25 vehicles arriving during the morning, 40% of them will be staying on site to work or volunteer at the school, which equates to 10 vehicles remaining and 15 vehicles leaving. According to application materials, it is anticipated that all 25 vehicles will be leaving in the afternoon. In addition, it is anticipated that there will be two staff members on site all day that are not parents. The following table summarizes the data described above:

Description	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Parent (drop-off/pick-up only)	15	15	30	15	15	30
Parent (also school staff/volunteer)	10	0	10	0	10	10
Staff (non-parent)	2	0	2	0	2	2
<b>Total</b>	<b>27</b>	<b>15</b>	<b>42</b>	<b>15</b>	<b>27</b>	<b>42</b>

The study shows that the proposed use is expected to generate 42 vehicle trips in the AM peak hour and 42 vehicle trips in the PM peak hour. Weekday total estimates were not included in the data provided. The applicant's traffic consultant stated that neither a traffic assessment nor a traffic impact statement will be required for this project based on projected traffic volumes.

### **Utilities**

The site is served by public water and sanitary sewer.

### **Staff Analysis**

Cedar Endowment Corporation has requested SUP approval to amend an existing SUP to establish Cedar Classical Academy, a private K-8 school, in an existing 14,800 square foot church (Lansing Chinese Christian Church) located at 3654 Okemos Road. A SUP is required for the school as a nonresidential use in a residential district. Standards for review of a nonresidential use in a residential district are found in Section 86-126, the general special use permit criteria, and in Section 86-654, nonresidential structures and uses in residential districts.

A special use permit (SUP #95151) was granted in 1995 for the construction of a 14,800 square foot church with a daycare center located at 3654 Okemos Road. The previous applicant (Cornerstone Outreach Ministries) was granted two extensions to the SUP, receiving site plan approval in 2000 under Site Plan Review (SPR) #00-06. Cornerstone Outreach Ministries also received SUP approval in 2000 under SUP #00-95151 to allow for the construction of a 3,500 square foot outdoor pavilion to hold outdoor church services, which was never constructed.

Nonresidential structures and uses are subject to specific standards for location and development found in Sections 86-654 (e) and (f), summarized as follows:

1. Preferable location at the edge of a residential district, abutting a business or industrial district, or a public open space.

*3654 Okemos Road is located in the southern portion of Meridian Township on east of Okemos Road and north of Association Drive. The site abuts one RA (One-Family Medium-Density Residential District) zoned single-family residence to the east; offices and professional buildings to its west zoned PO (Professional and Office District), a day care center (Rainbow Child Care Center) zoned RR (Rural Residential) to its north and to the south offices and professional buildings zoned PO.*

2. All means shall be utilized to face any permitted non-residential use on a major street.

*The existing structure faces Okemos Road.*

3. Motor vehicle entrance and exit should be made from a major street.

*Ingress and egress will be from Okemos Road.*

4. Site locations are preferred that offer natural or manmade barriers that would lessen the effect of intrusion into residential areas.

*There are barriers between the site and the only abutting single-family residence to the east, though the vegetation is minimal to the south and east of the property.*

5. Will not require costly or uneconomic extension of utility service.

*The existing building is connected to the public water and sewer systems.*

6. The parcel size shall be at least two acres in size.

*The site is 8.9 acres in area.*

7. No more than 25 percent of the gross site shall be covered by buildings.

*Structures on the site, approximately 14,800 square feet, occupy approximately 3.8 percent of the 8.9 acre site.*

8. No building shall be taller than that permitted in the underlying zoning district.

*The building is two-stories in height; buildings up to 2.5 stories (35 feet maximum) are permitted.*

9. The building's appearance shall be harmonious and blend appropriately with the surrounding residential area.

*The church is harmonious with the surrounding residential area. The applicant does not plan to modify the exterior or interior of the building.*

10. All signs shall be in accordance with sign regulations for non-residential uses in residential districts.

*The applicant has not indicated signs will be installed on the site. Nonresidential structures and uses in residential districts are permitted one 25 square foot free-standing sign and one 20 square foot wall sign. Lansing Chinese Christian Church has one freestanding sign and one wall sign. Any additional signs would require approval by the Zoning Board of Appeals (ZBA).*

11. Off-street parking spaces shall be provided as required by the zoning ordinance.

*The applicant intends to use existing church parking.*

12. Any building housing a nonresidential use in a residential district may be no closer than 50 feet to any property line.

*Structures on the site are closer than 50 feet on the south property line near Gilden Woods Early Care and Preschool.*

**Special Use Permit #19-95151 (Cedar Endowment Corporation)  
Planning Commission (June 10, 2019)  
Page 8**

**Planning Commission Options**

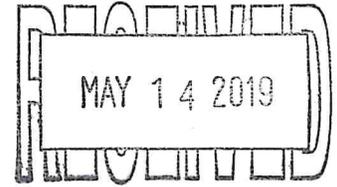
The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution will be provided at a future meeting.

**Attachments**

1. Special use permit application and attachments received by the Township on May 14, 2019.
2. Site plan prepared by FSE, dated March 26, 2001 (revision date September 1, 2005).
3. Floor plans prepared by RMD Architects, dated June 6, 2019 and received by the Township on June 7, 2019.
4. Trip Generation Analysis prepared by Traffic Engineering Associates, Inc. dated May 13, 2019 and received by the Township on May 14, 2019.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19-95151 (Cedar Endowment Corporation) \SUP 19-95151.pc1.docx

**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 Jack Hummel obo Cedar Endowment Corporation  
 Address of Applicant 1419 Clifton Ave. Lansing, MI 48910  
 Telephone - Work 517-281-0253 Home \_\_\_\_\_ Fax \_\_\_\_\_ Email jack.hummel  
 Interest in property (circle one): Owner  **Tenant**  Option  Other  @cedarclassical  
 (Please attach a list of all persons with an ownership interest in the property.) academy.org

B. Site address / location / parcel number \_\_\_\_\_  
 Legal description (please attach if necessary) \_\_\_\_\_  
 Current zoning \_\_\_\_\_  
 Use for which permit is requested / project name \_\_\_\_\_  
 Corresponding ordinance number \_\_\_\_\_

C. Developer (if different than applicant) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_

E. Acreage of all parcels in the project: Gross \_\_\_\_\_ Net \_\_\_\_\_

F. Explain the project and development phases:

*info available in site plan*  
 G. Total number of:  
 Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_  
 Proposed: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_

H. Square footage: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_  
 Usable Floor area: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_

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 \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Existing Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_

N/A ~~K.~~

If Multiple Housing:

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.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
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.
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. 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.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 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.

N/A ~~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.
- b. Description of the impacts on natural features.
- c. Description of any proposed efforts to mitigate any negative impacts.

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

N/A M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

N/A 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:

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.

N/A 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:

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.

N/A 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:

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.

N/A 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:

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.

N/A 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.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (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.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (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.
- (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.
- (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.
- (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.

Part III

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

Yes  No (Please check one)

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

Jack I. Hummel  
Signature of Applicant

5/14/19  
Date

Jack I. Hummel  
Type/Print Name

Fee: \$ 250

Received by/Date: Madeline Brown 5/14/19



LANSING, MI EST. 2019

# CEDAR CLASSICAL ACADEMY

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Part I. F. Explain the project and development phases.

Cedar Classical Academy will open as a primary school, grades K-6. The school will be open 5 days a week (Monday-Friday) from the hours of 8:00AM-3:00PM. Two full-time staff will be at the school during hours of operation every day. Two part-time staff will be at the school for approximately 15-20 hours a week. Staff may arrive slightly earlier or depart later than regular school hours. The school has 22 student enrolled for the 2019-2020 school year and expects no more than 25. Many of these children are from the same families, which will greatly reduce our traffic footprint. Our families are all local to the Greater Lansing Area, coming from Dimondale, Lansing, Holt, Okemos, and East Lansing.

The school will add one grade each year (7th grade in 2020-2021, and 8th grade in 2021-2022). We also hope to fill out our classes as we grow, with a maximum of 16 students per class. We estimate that we will have 40 students enrolled in the 2020-2021 school year and 60 students in the 2021-2022 school year, representing 20 and 25 families, respectively. We hope to continue to draw families from all around the Greater Lansing Area. We plan to reassess our traffic impact and enrollment growth rate in 2022.

Since July 2018, we have evaluated 170 buildings (visiting 22 of these) for one that could house our school. Lansing Chinese Christian Church, at 3654 Okemos Rd., is the best fit and we are thrilled to have found it. The 14800 sq. ft. building perfectly meets our needs. Its worship center currently seats 128, with a maximum of 200. We have no plans to develop the building or change it in any way. It has everything we've been looking for to meet fire code for schools: a fire suppression system, a fire alarm and strobes in every room, sufficient windows, 6'-wide hallways, 1st floor classrooms in which our kindergarteners can safely enjoy class, multiple exit doors with security crash bars, and ADA bathrooms. Its ample parking lot (139 parking spaces plus 6 handicapped parking spaces) meets our needs and more, since we only expect 5-10 cars in our lot during the day for our first 3 years as a school.

LCCC's 9-acre property will be a wonderful place for year-round recess. Outdoor recess will be held one time for 30 minutes on M/W/F, and 2 times for a total of 60 minutes on T/TH. The outdoor play area includes a large grassy area, a play structure, and cement pad with a basketball hoop. During recess, students will be allowed to use all of these areas. Students will be supervised at all times. We will preserve and protect the designated wetland area and the property's ample open space and natural area, which invite lots of native species that we can observe for our nature study class.

Cedar Classical Academy's hours of operation will not conflict with the hours of operation of property owner, Lansing Chinese Christian Church. Their hours of operation are as follows:

- Sunday: 9:30am-2:00pm
- Monday: Closed
- Tuesday: 6:30pm-9:00pm
- Wednesday: Closed
- Thursday: Closed
- Friday: 7:00pm-10:00pm
- Saturday: 6:00 pm-9:30 pm

Best of all, the Lansing Chinese Christian leadership and congregants are 100% supportive of our mission as a school. We think it will be a wonderful partnership. With the full support of the church, we hope to amend their existing Special Use Permit to remove the daycare use (which is no longer functioning) and replace it with primary K-8 school use.

Part I. I. Number of full-time and part-time employees working per shift and hours of operation

Hours of operation: Monday-Friday, 6:30am-4:00pm (School hours 8:00am-3:00pm)

Number of full-time employees: 2

Number of part-time employees/regular scheduled volunteers: 7

	AM	PM
Monday	2 full-time, 2 part-time	2 full-time, 1 part time
Tuesday	2 full-time, 3 part-time	2 full-time, 2 part-time
Wednesday	2 full-time, 1 part-time	2 full-time, 1 part time
Thursday	2 full-time, 3 part-time	2 full-time, 2 part-time
Friday	2 full-time, 1 part-time	2 full-time, 2 part-time

All of our employees, except for our prospective art teacher, are parents of enrolled students, drastically decreasing our traffic footprint since this means fewer directional trip at our regular scheduled pickup and dropoff times. Furthermore, at least 40% of parents will be volunteering in the classroom on a regular basis, further reducing our impact on traffic. Please see the letter from TEA verifying this.

Part II.

- 1) Our project is consistent with this chapter's intent and purposes since we requesting on an amendment on an already existing SUP. The existing SUP currently permits daycare use, which is no longer required or desired by the property owner. Lansing Chinese Christian Church is a longstanding institution in the Lansing community. They have a small congregation (<100) in a very large building (14800 sq ft) for a very small amount of time each week (<15 hours). Because of LCCC's small size and CCA's small size, it is the perfect combination for sharing the space.

- 2) Our project is consistent with the Township's land use policies because our proposed use as a primary school is one of the legally permissible non-resident uses on a rural residential parcel.
- 3) Our primary school use at LCCC will not change the building's design, construction, maintenance, property, general vicinity, or essential character. Considering the small size of our school and the fact that our hours do not overlap at all with LCCC's hours, day-to-day operations will be a great fit with the property owners' existing schedule and operations, and will not create additional stress on adjacent properties.
- 4) Our project will not adversely affect or be hazardous to existing neighboring uses. There's ample setback between the LCCC property and the multifamily residences behind and beside it. Regarding the businesses adjacent to the LCCC property and across the street, we expect our traffic footprint to be minimal—especially in 2019-2020, when we have only 13 families and thus only 13 cars driving to and from school (please see the letter from TEA verifying this). Furthermore, we'll inhabit only during school hours. All of these facts combined will make us excellent neighbors.
- 5) Far from being detrimental to the economic welfare of surrounding properties or the community, we strongly think that it will benefit Okemos and, more broadly, Meridian Township, to permit our school at the LCCC property. Our project to start a school is a local effort with the most local oversight possible—the parents themselves—that has the potential of a multigenerational, multiethnic, multi-socioeconomic impact across the Greater Lansing Area. A small school means a small but committed set of parents orienting their weekdays around wherever the school is located. All the local businesses around Lansing Chinese Christian Church, especially the ones on the I-96 exit, will benefit.
- 6) Our project is adequately served by the public facilities since we have a small school population of only 25 students in 2019-2020, ~40 in 2020-2021, and ~60 in 2021-2022.
- 7) Our project is adequately served by the public sanitation facilities since we have a small school population of only 25 students in 2019-2020, ~40 in 2020-2021, and ~60 in 2021-2022.
- 8) Our project will not excessively produce traffic, noise, smoke, fumes, glare, or odors. Most of our day-to-day school activities, except outdoor recess, will be within the building. As mentioned, outdoor recess will be held one time for 30 minutes on M/W/F, and 2 times for a total of 60 minutes on T/TH. The outdoor play area includes a large grassy area, a play structure, and cement pad with a basketball hoop. During recess, students will be allowed to use all of these areas. Students will be supervised at all times.
- 9) On the contrary, our project will benefit the Township's natural resources. We look forward to the opportunity to instruct our students about the natural forest, wildlife, and wetland areas on the property.

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: MAR 26 2019

THE CEDAR ENDOWMENT CORPORATION  
1419 CLIFTON AVE  
LANSING, MI 48910

Employer Identification Number:  
82-3657833  
DLN:  
17053213309008  
Contact Person:  
KAREN L THOMPSON ID# 17301  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
June 30  
Public Charity Status:  
170(b)(1)(A)(vi)  
Form 990/990-EZ/990-N Required:  
Yes  
Effective Date of Exemption:  
September 17, 2017  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

THE CEDAR ENDOWMENT CORPORATION

Sincerely,

*Stephen a. martin*

Director, Exempt Organizations  
Rulings and Agreements

Letter 947



蘭萃華人基督教會  
Lansing Chinese Christian Church  
3654 Okemos Rd  
Okemos, MI 48864

Meridian Township  
Planning Commission c/o Peter Menser  
5151 Marsh Rd.  
Okemos, MI 48864

16 April 2019

Dear Mr. Menser,

We permit Cedar Endowment Corporation (d.b.a. Cedar Classical Academy) to amend Lansing Chinese Christian Church's existing special use permit to allow primary and secondary schools on our property at 3654 Okemos Road. We grant authority to Caroline Hummel to apply for this amendment on our behalf.

Sincerely,

Sr. Pastor  
Timothy Peng

Elder,  
Kris Wang



蘭萃華人基督教會  
Lansing Chinese Christian Church  
3654 Okemos Rd  
Okemos, MI 48864

Meridian Township  
Planning Commission c/o Peter Menser  
5151 Marsh Rd.  
Okemos, MI 48864

17 April 2019

Dear Mr. Menser,

We hereby request to remove Lansing Chinese Christian Church's existing special use permit of Day Care on our property at 3654 Okemos Road.

Sincerely,

Sr. Pastor  
Timothy Peng

Elder,  
Kris Wang

INTERIOR 1/4 CORNER,  
SECTION 33, T4N, R1W,  
MERIDIAN TOWNSHIP,  
INGHAM COUNTY, MI

# SITEPLAN FOR: CORNERSTONE OUTREACH MINISTRIES

ALL INFORMATION ON THIS  
DRAWING WAS MEASURED  
AND FURNISHED BY JACK  
MOSLEY ON, APRIL 2005.

EXISTING POTTER DRAIN  
EASEMENT RECORDED  
LIBER 12, PG 528

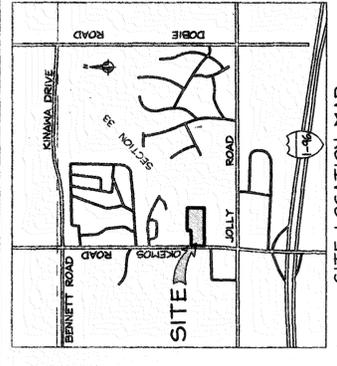
**BENCHMARK #2**  
CENTER OF SAN. MANHOLE  
ELEVATION = 893.20

**BENCHMARK #1**  
CENTER OF SAN. MANHOLE  
ELEVATION = 889.46

LIGHTING TO BE B & B. ELECTRIC 400 WATT HIGH PRESSURE SODIUM  
"END OVAL STYLE", MODEL E0400-120V-LP-PC-55P16-P-GRY  
"MAXIMUM HEIGHT" = 20

IMPERVIOUS SURFACE COVERAGE  
BUILDINGS, PARKING, WALKS:  
NET PARCEL AREA (MINUS R.O.W.): 2.38 ACRES  
PERCENT IMPERVIOUS = 2.38 ACRES/8.65 ACRES = 28%

PARKING PROVISIONS:  
SEATING PROVIDED: 348  
REQUIRED PARKING: 1 SPACE PER 5 SEATS = 80 SPACES  
SPACES AT 9' X 20' = 84  
BF SPACES AT 12' X 20' = 6  
PARKING PROVIDED:  
OVERFLOW PARKING (PHASE II) = 61  
TOTAL PARKING PROVIDED = 151



SITE LOCATION MAP  
NOT TO SCALE

TOPOGRAPHIC INFORMATION IS  
TAKEN FROM MAP PROVIDED BY  
CLIENT AND FURNISHED BY:  
MARVIN F. FOUTY P.C.  
185 E. GRAND RIVER AVENUE  
WILLIAMSTON, MI 48895

STORM WATER DETENTION AREA  
IS FROM INFORMATION PROVIDED  
ON DRAWING P-2, DATED 8/21/95  
PROJECT #8556-1 GRADING AND  
LANDSCAPING PLAN DRAWN BY  
GRAINGER PARK, INC.  
307 EAST THIRD STREET  
FLINT, MI 48602

BUILDING AREA:  
1st FLOOR: 10,983 SQ. FT.  
2nd FLOOR: 5,499 SQ. FT.  
TOTAL: 16,471 SQ. FT.

PAVEMENT AREA: 8,758 SQ. YDS  
CURB: 3,530 LF

TOTAL CANOPY TREES REQUIRED  
IN PARKING AREA: 31  
(3" MIN. DIAMETER)

NOTE: THE OWNER OF THIS SITE  
SHALL INSTALL THE REQUIRED  
ASPHALTIC SURFACING, CONC.  
CURBS, GUTTERS AND REQUIRED  
CULVERTS AND SHALL MAINTAIN  
PARKING LOT AFTER A 1 YEAR  
PERIOD WHICH STARTS FROM  
THE DATE OF OBTAINING A  
CERTIFICATE OF OCCUPANCY.

PLANTING SCHEDULE PHASE I  
DMARF BURNING BUSH, 2'-3" HEIGHT  
TOTAL NUMBER: 36

LEGEND

- ROAD RIGHT OF WAY
- CENTER LINE OF ROAD
- PROPERTY LINE
- NEW CENTER LINE
- EXISTING CENTER LINE
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER MAIN
- EX. SANITARY SEWER
- EX. WATER MAIN
- UTILITY EASEMENT

SCARLET CONSTRUCTION  
PO BOX 490  
HOLT, MI 48842  
PH: 517-694-2184  
FAX: 517-694-2052  
SCHEDULE NO. 10-12-00 / 11-15-00  
SCHEDULE NO. 10-16-00 / 11-15-00  
STORM WAST. 10-20-00 / 11-9-00  
JACK MOSLEY

REVISIONS:

DATE	BY	COMMENTS
3-26-01	JTW	RECORD DRAWINGS
4-18-01	MJS	RECORD DRAWINGS
4-14-05	CVM	RECORD DRAWINGS W/O DIM
9-1-05	DRF	ADDED 8" MAPLE TREES

SCALE:  
1" = 40' HOR.  
1" = 4' VERT.

SHEET  
SEP 08 2005

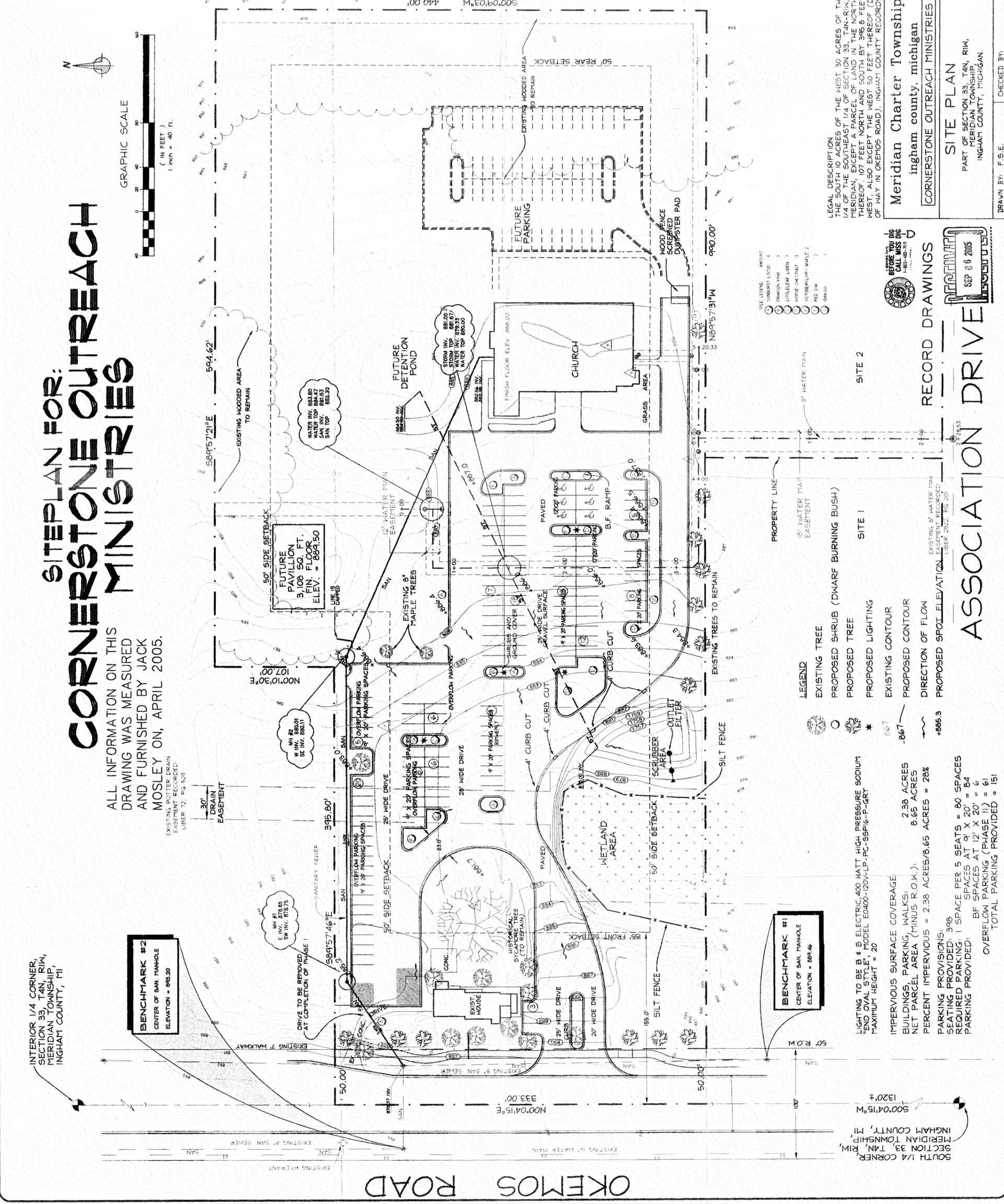
Meridian Charter Township  
Ingham county, michigan  
CORNERSTONE OUTREACH MINISTRIES

SITE PLAN  
PART OF SECTION 33, T4N, R1W,  
MERIDIAN TOWNSHIP,  
INGHAM COUNTY, MICHIGAN.

CHECKED BY:

RECORD DRAWINGS  
SEP 08 2005

ASSOCIATION DRIVE



REV. 07/27/00 WATER MAIN EAS.  
REV. PER TWP. LTR. 8-28-00  
REV. 8-6-01 RECORD DRAWING  
REV. 8-20-01 PER TWP.  
LETTER DATED 8/10/01

DEVELOPER:  
CORNERSTONE OUTREACH MINISTRIES  
3654 OKEMOS ROAD  
OKEMOS, MICHIGAN 48864

SITE PLAN FOR:  
CORNERSTONE OUTREACH MINISTRIES  
PART OF SECTION 33, T4N, R1W,  
MERIDIAN TOWNSHIP,  
INGHAM COUNTY, MICHIGAN.

T S F  
Since 1957  
1952 WILDER COURT • HASLETT, MI 48840  
PHONE: (800) 624-8085

Date: APRIL, 2005  
Drawn by: JILW  
Designed by: JILW  
Sheet No. 2 OF 7  
JOB NO. 19936



SEAL

PROJECT NUMBER

CC12219

SHEET NUMBER

CS

DATE: 06/06/19

ISSUED FOR: CITY REVIEW



616.677.6697 OFFICE  
616.813.2452 MOBILE  
RMD@RMDArchitects.net  
1744 WAHNE ESTATES DR.  
PALMWOOD TOWNSHIP, MI 49435

CEDAR CLASSICAL ACADEMY  
3654 OKEMOS ROAD  
OKEMOS, MI 48864

CITY REVIEW

# CODE INFORMATION

APPLICABLE CODES:	BUILDING CODE	MICHIGAN BUILDING CODE 2015
	FIRE CODE	NFPA 101
	PLUMBING CODE	MICHIGAN PLUMBING CODE 2015
	MECHANICAL CODE	MICHIGAN MECHANICAL CODE 2015
	ELECTRICAL CODE	MICHIGAN ELECTRICAL CODE 2017

ALLOWABLE HEIGHT AND BUILDING AREA	ACTUAL	11,230 SF
GROUP	TYPE OF CONSTRUCTION	HEIGHT
TABLE 503	E	1 STORY
MICHIGAN SCHOOL RULES	TYPE V (B)	9,500 SF
	TYPE V (D)	1 STORY
		7,200 SF

SECTION 508 AREA MODIFICATIONS

AREA INCREASE	$A_1 + A_2 + \dots + A_n$	$\left[ \frac{A_1}{100} + \frac{A_2}{100} + \dots + \frac{A_n}{100} \right] \times 9,500$	$\left[ \frac{9,500}{100} \times 100 \right] = 9,500$
AREA DECREASE	$A_1 - A_2 - \dots - A_n$	$\left[ \frac{A_1}{100} - \frac{A_2}{100} - \dots - \frac{A_n}{100} \right] \times 9,500$	$\left[ \frac{9,500}{100} \times 100 \right] = 9,500$
NET AREA			$\pm 14,400$ SF ALLOWED

MICHIGAN SCHOOL RULES AREA INCREASE

AREA INCREASE	$A_1 + A_2 + \dots + A_n$	$\left[ \frac{A_1}{100} + \frac{A_2}{100} + \dots + \frac{A_n}{100} \right] \times 7,200$	$\left[ \frac{7,200}{100} \times 100 \right] = 7,200$
AREA DECREASE	$A_1 - A_2 - \dots - A_n$	$\left[ \frac{A_1}{100} - \frac{A_2}{100} - \dots - \frac{A_n}{100} \right] \times 7,200$	$\left[ \frac{7,200}{100} \times 100 \right] = 7,200$
NET AREA			$\pm 14,400$ SF ALLOWED

NECESSARY AFFIDAVITS WILL BE PROVIDED TO THE INSPECTOR

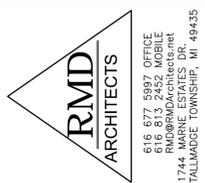
TABLE 803.5 FLAME SPREAD REQUIREMENTS	B	C	ROOMS
NFPA 101			C

FIRE ALARM	FIRE PROTECTION	FIRE EXTINGUISHER	NUMBER	TRAVEL
REQUIRED	REQUIRED	2-A PER 3000 SF	(4)-A	75 FEET MAX
AREA	CALCULATED	AFFIDAVIT FOR PLUMBING		
CLASSROOMS	94		94	
INDOOR PLAY	30		30	
ASSEMBLY	540		540	
CAFETERIA	60		60	
TOTAL	724		724	

EGRESS WIDTH  
MINIMUM CORRIDOR WIDTH 6 FEET  
DOOR CAN NOT REDUCE 1/2 REQUIRED WIDTH IN COURSE OF SWING  
FULL OPEN NO MORE THAN 7" INTO EGRESS

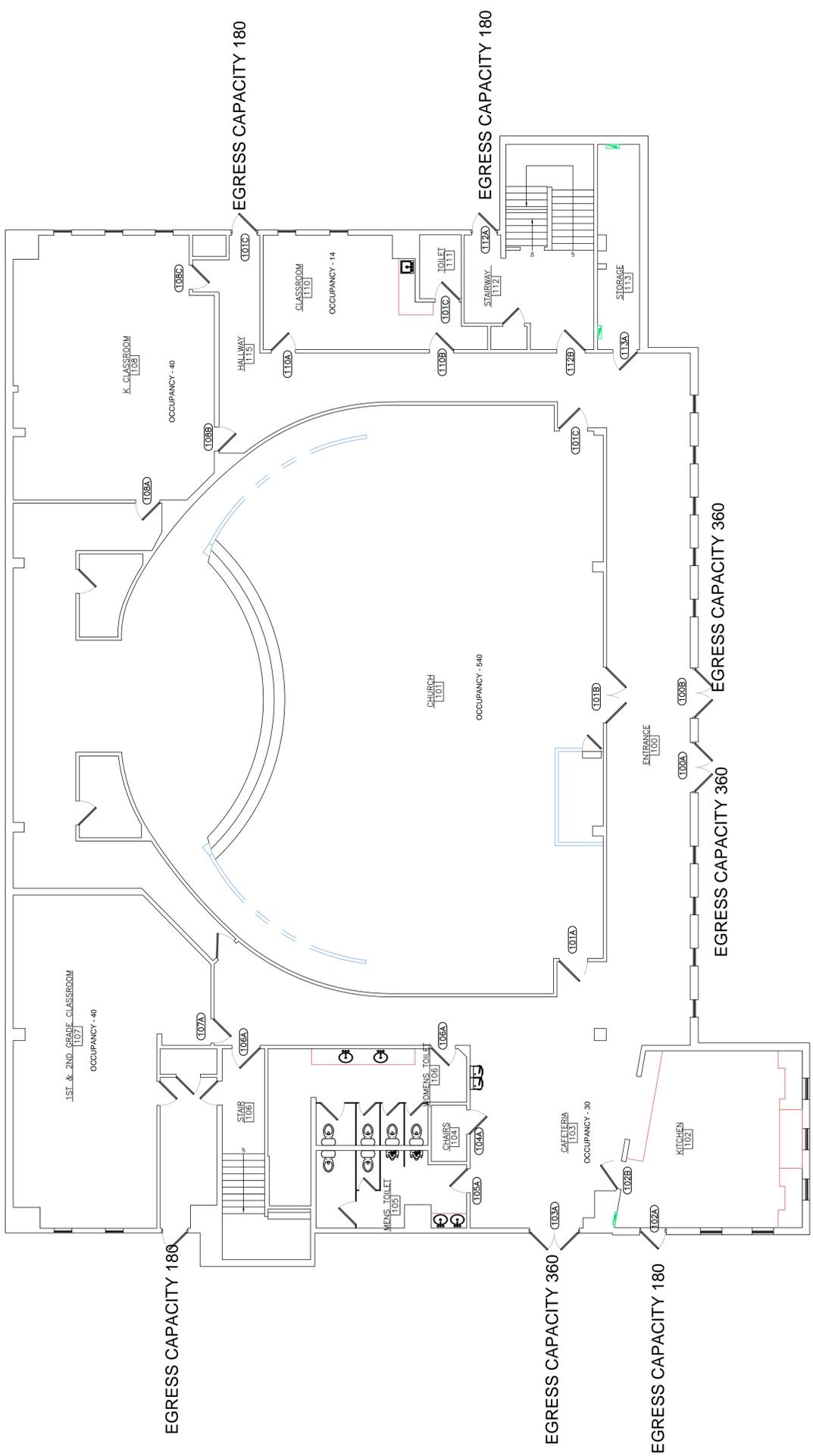
EGRESS ILLUMINATION 1 FOOT CANDLE 1:40 MIN TO MAX  
POINT TO POINT CALCULATIONS ARE PROVIDED ON THE ELECTRICAL PLANS

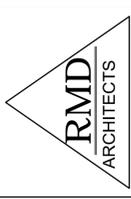
EXITS	REQUIRED (2" PER OCCUPANT)	PROVIDED
	3 EXITS - 145"	3 EXITS - 204"
STAIRS	REQUIRED (3" PER OCCUPANT)	PROVIDED
	3 EXITS - 157"	6 EXITS - 306"



ISSUED FOR: CITY REVIEW  
DATE: 06/06/19

SEAL  
PROJECT NUMBER  
**CC12219**  
SHEET NUMBER  
**AG101**



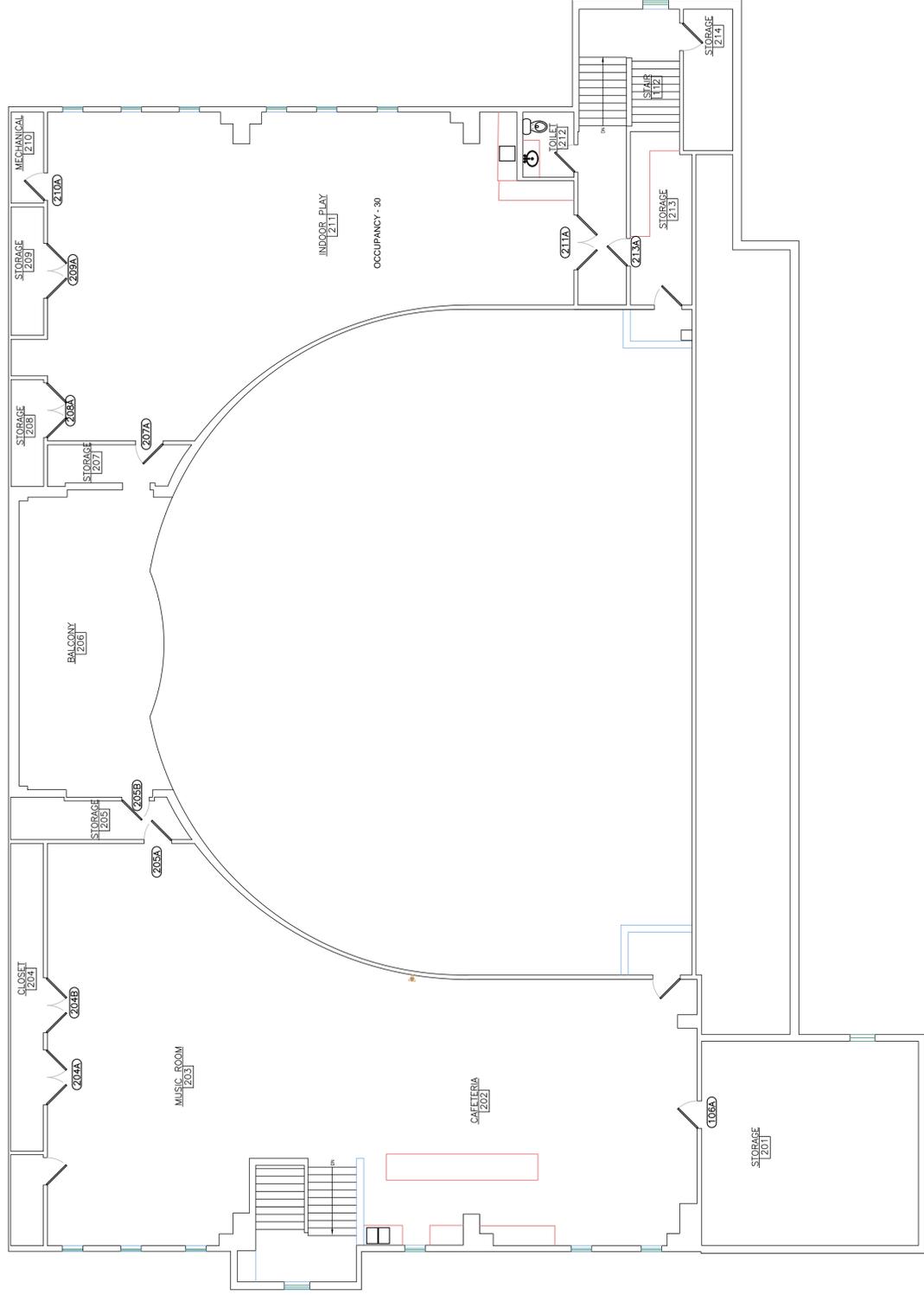


616 677 6697 OFFICE  
616 813 2452 MOBILE  
RMD@RMDArchitects.net  
1744 MARNE ESTATES DR.  
PALMWOOD TOWNSHIP, MI 49435

ISSUED FOR: CITY REVIEW  
DATE: 06/06/19

SEAL

PROJECT NUMBER  
**CC12219**  
SHEET NUMBER  
**AG102**

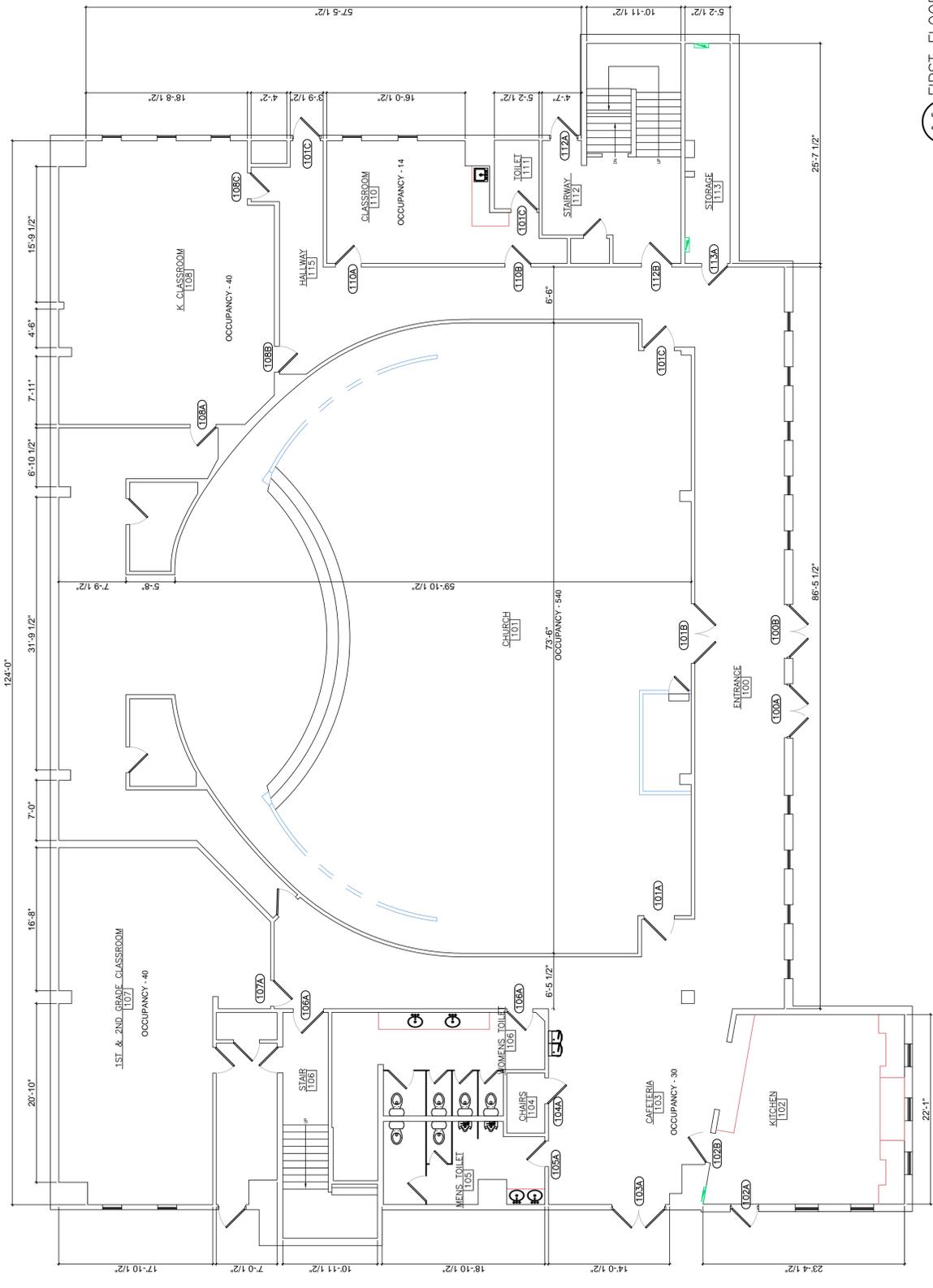




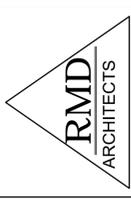
616 677 6697 OFFICE  
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1744 MARNE ESTATES DR.  
PALLADIUM TOWNSHIP, MI 49435

ISSUED FOR: CITY REVIEW  
DATE: 06/06/19

SEAL  
PROJECT NUMBER  
**CC12219**  
SHEET NUMBER  
**A-101**



C-5 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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PALLADIUM TOWNSHIP, MI 49435

ISSUED FOR: CITY REVIEW  
DATE: 06/06/19

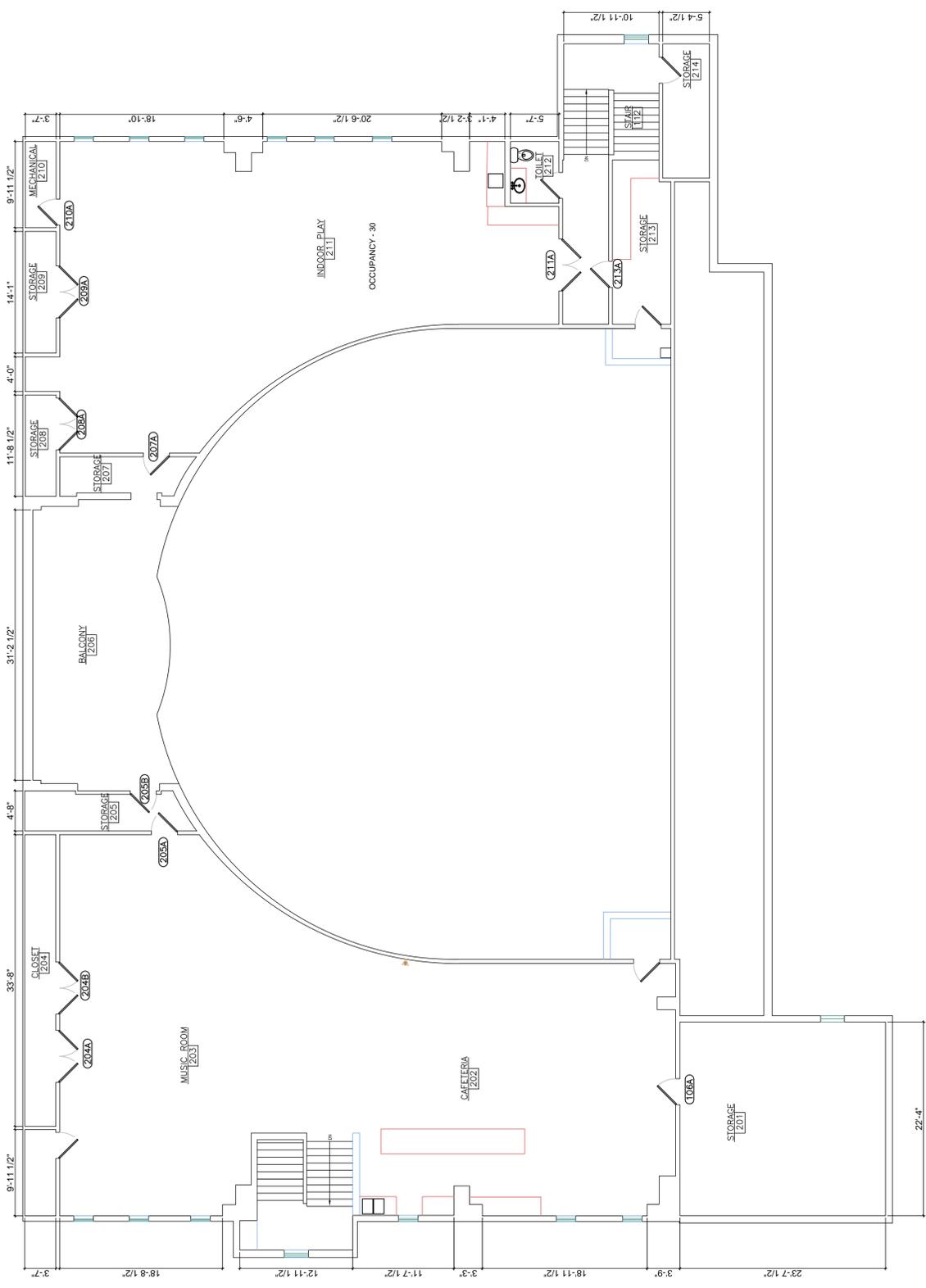
SEAL

PROJECT NUMBER

CC12219

SHEET NUMBER

A-102



C-5 SECOND FLOOR PLAN  
A101 SCALE: 1/8" = 1'-0"

**Traffic Engineering  
Associates, Inc.**

**517/627-6028 FAX: 517/627-6040**

PO Box 100  
Saranac, Michigan 48881

Jack Hummel  
Headmaster  
Cedar Classical Academy  
1419 Clifton Avenue  
Lansing, MI 48910

May 13, 2019

Dear Mr. Hummel:

Traffic Engineering Associates, Inc. (TEA) conducted a trip generation analysis to determine the approximate future vehicle trips which could be generated by the proposed new school project which will be located at the Lansing Chinese Christian Church at 3654 Okemos Road in Meridian Charter Township, Ingham County, Michigan.

**PROJECT DESCRIPTION**

As we understand it, this project will be a private school that will be using available space at the existing Lansing Chinese Christian Church located on Okemos Road. Anticipated school hours will be from 8:00 AM – 2:30 PM, Monday through Friday. The proposed project will begin as a kindergarten through 6<sup>th</sup> grade school in the fall of 2019.

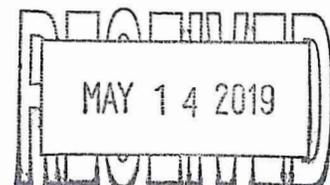
The beginning enrollment is anticipated to be 25 students, growing to approximately 60 students with the addition of a 7<sup>th</sup> and 8<sup>th</sup> grade by the fall of 2021. The client has provided estimates for the number of families and staff members/volunteers that are projected to be utilizing the site.

There are not anticipated to be any changes to the existing church building or the driveway as a result of this project; likewise, there are not expected to be any church staff utilizing the building at the same time as the proposed school hours of operation.

**TRAFFIC ANALYSIS**

For this analysis, trip generation rates were derived from information provided by the client based on projected school numbers. Data was utilized for the 2021-2022 school years, the time frame when the 8<sup>th</sup> grade is anticipated to be open.

There are expected to be 60 students enrolled during the 2021-2022 school year. Those 60 students are part of 25 families, so there is expected to be 25 vehicles arriving each morning to drop off students. Of the 25 vehicles arriving during the morning, 40% of them will be staying on site to work or volunteer at the school, which equates to 10 vehicles remaining and 15 vehicles leaving. It is anticipated that all 25 vehicles will be leaving in



the afternoon. In addition, it is anticipated that there will be 2 staff members on site all day that are not parents.

It is projected that the proposed school will generate 42 vehicle trips during the AM peak hour and 42 vehicle trips during the PM peak hour. Weekday total estimates were not included in the data provided.

### Vehicle Trip Generation Summary

Description	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Parent (drop-off/ pick-up only)	15	15	30	15	15	30
Parent (also school staff/volunteer)	10	0	10	0	10	10
Staff (non-parent)	2	0	2	0	2	2
<b>Total</b>	<b>27</b>	<b>15</b>	<b>42</b>	<b>15</b>	<b>27</b>	<b>42</b>

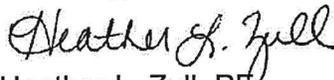
### FINDINGS

In accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, "A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, if a proposed site is expected to generate at least 100 directional trips during the peak hour or at least 750 trips during an average day, a traffic impact statement is required. If the traffic generated by the site is expected to be between 50 and 99 directional trips during a peak hour, a traffic impact assessment shall be required.

Using the Meridian Charter Township traffic impact guidelines, neither a traffic assessment nor traffic impact statement would be required for this project based on projected volumes.

If you have any questions, please write or call.

Sincerely,



Heather L. Zull, PE





To: Planning Commission

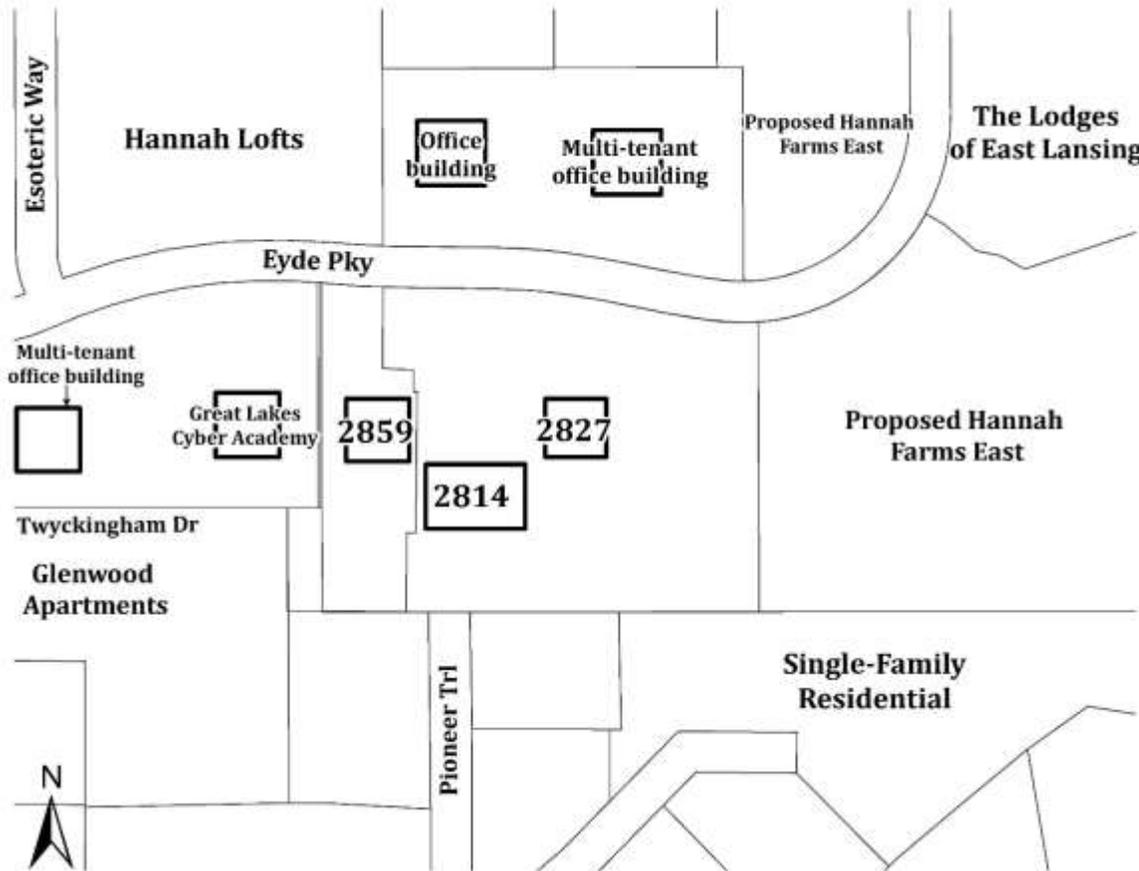
From: Peter Menser, Principal Planner

Mackenzie Dean, Assistant Planner

Date: June 6, 2019

Re: Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC), develop a two-story, 36,156 square foot multi-tenant office building located at 2814 Eyde Parkway.

Louis J. Eyde Family, LLC has submitted a mixed use planned unit development (MUPUD) proposal to construct a two-story, 36,156 square foot multi-tenant office building at 2814 Eyde Parkway. The 6.32 acre site is zoned PO (Professional and Office), conditioned on development using the MUPUD ordinance.



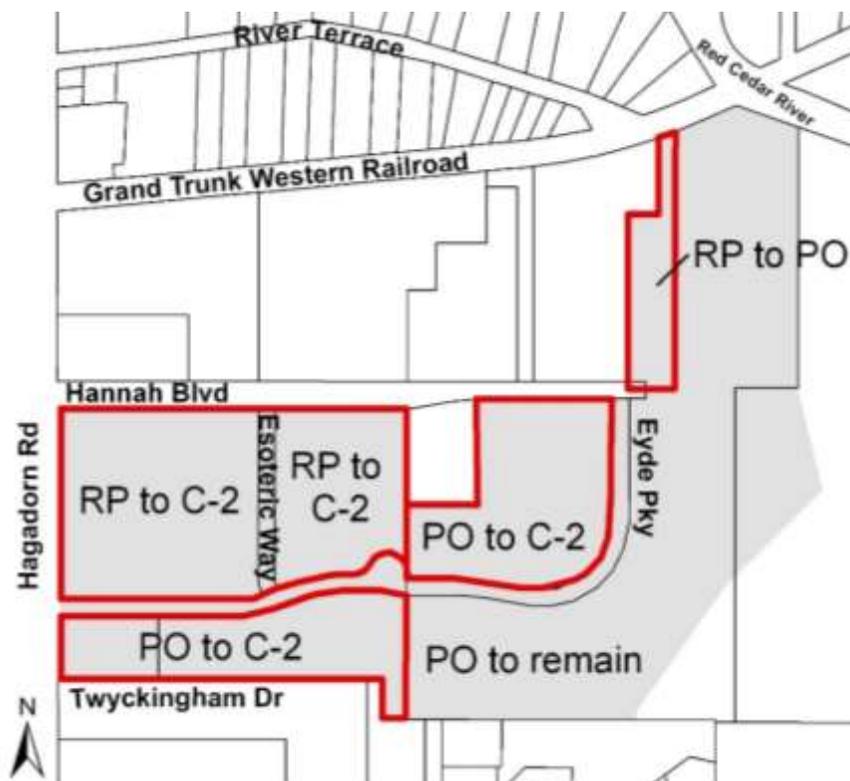
In addition to the MUPUD, a special use permit (SUP) is required for constructing a building totaling more than 25,000 square feet in gross floor area. The SUP (SUP #19091) is being processed concurrently with the MUPUD request. The applicant has requested that the Planning Commission make a decision regarding the requests the same night of the public hearing.

### **Site History**

In 2000, the property owner received site plan review approval (SPR #00-14) to construct an approximately 21,994 square foot office building at 2859 Eyde Parkway. In 2001, special use permit approval was granted (SUP #01111) to construct two additional office buildings (2814 and 2827 Eyde Parkway) on the property, for a grand total of approximately 76,000 square feet between the three buildings. Site plan approval (SPR #02-01) was granted for the additional two buildings in 2002. The building at 2827 Eyde Parkway was completed in 2002. While a building permit for 2814 Eyde Parkway was granted in 2004, and foundation work began, the project did not proceed and the permit ultimately expired in 2006.

### **2008 Rezoning**

In 2008, 46 (of 81 acres) acres located east of Hagadorn Road, encompassing Hannah Boulevard, Eyde Parkway, and Esoteric Way were rezoned (Rezoning #08080). The rezoning changed the zoning on five parcels in that area from RP (Research Park) to PO (Professional and Office) and C-2 (Commercial) and PO (Professional and Office). The changes are reflected in the graphic below:



**Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC)  
 Planning Commission (June 10, 2019)  
 Page 3**

The rezoning was conditioned on the development of the entire 81 acres in the rezoning area using the MUPUD ordinance and a maximum of 1,010 to 1,159 residential units distributed throughout and/or on portions of the 81 acres. Other MUPUD projects in the 81 acre rezoning area to date include The Lodges (2009), The Lodges II (2012), the Residence Inn extended stay hotel (2013), and Hannah Lofts (2013). The table below provides details on each project.

<b>Project</b>	<b>Units</b>	<b>Bedrooms</b>	<b>Total Square Feet</b>	<b>Acreage</b>
Lodges I	220	683	301,271	15.71 acres
Lodges II	144	366	146,318	9.06 acres
Residence Inn	96 rooms	N/A	72,091	2.5 acres
Hannah Lofts	282	702	378,240	7.9 acres

**Master Plan**

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Planned Unit Development (PUD) category.

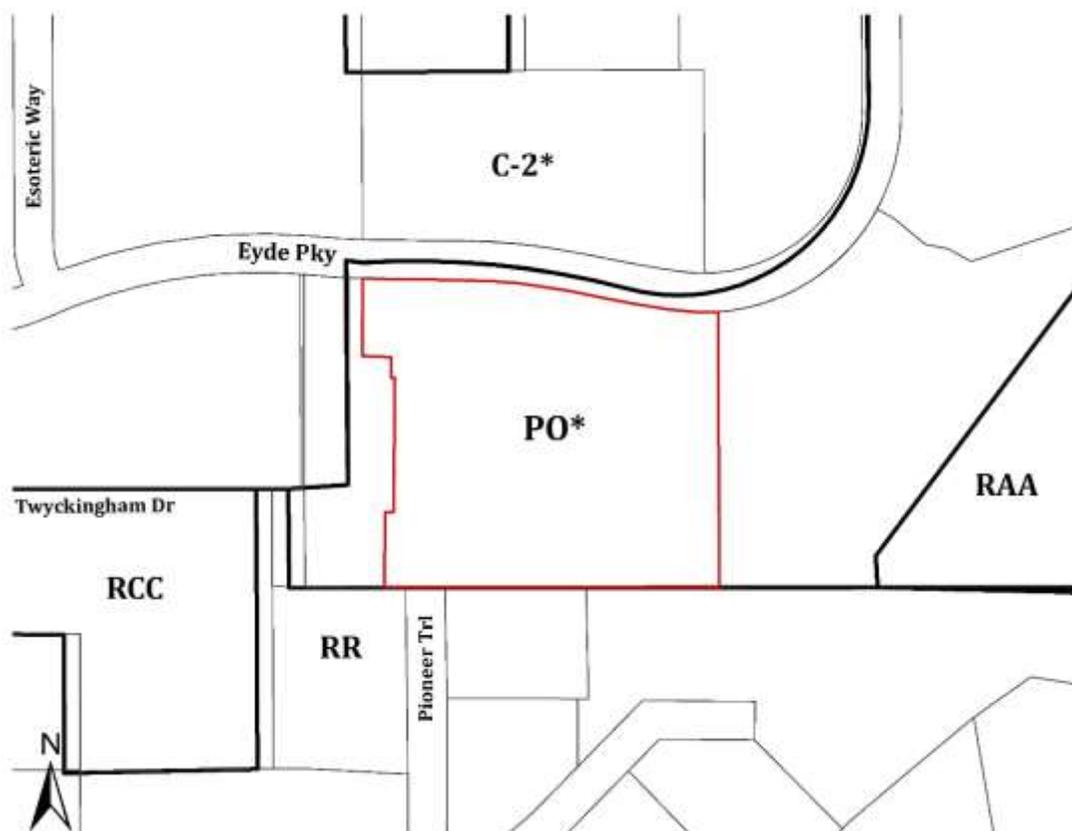
**FUTURE LAND USE MAP**



### Zoning

The proposed project is located in the PO zoning district. A MUPUD is permitted in the PO zoning district when public water and sewer are available. All uses permitted by right and by special use permit in the underlying PO zoning district are permitted in a MUPUD. PO zoning requires a minimum of 50 feet of lot width and 5,000 square feet of lot area. The subject site has 107.8 square feet of lot width and 275,299 square feet of lot area.

#### ZONING MAP



### Physical Features

The site is currently developed with a 21,994 square foot building occupied by Lansing Community College East, which was constructed in 2002. Though the building at 2814 Eyde Parkway was never constructed, previous foundation is present from when development of the site began in 2004. A parking lot and landscaping is also present on the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain and wetlands are not present on the site. No work is proposed in the floodplain at this time. The floodplain in this area is located to the east of Eyde Parkway and Pioneer Trail. Wetlands are limited to approximately the same area.

FLOODPLAIN/WETLAND MAP



### GREENSPACE PLAN MAP



The Township Greenspace Plan shows a Fragile Link and Priority Corridor (PCC) southeast of the subject site. A PCC is a network of ecologically significant open spaces. A Fragile Link is an area where a PCC is exceptionally narrow or fragmented.

#### Streets and Traffic

The project site is located east of Hagadorn Road and the south of Eyde Parkway. Access to the site is provided from two driveways off of Eyde Parkway, a two lane road classified as a Local Street on the Street Setbacks and Service Drives Map in the zoning ordinance. A five foot wide pathway is present along the north and south side of Eyde Parkway. The applicant is not proposing to create new access points to the site. The most recent (2017) traffic count information for Hagadorn Road from Ingham County Road Department showed a total of 26,883 two-way vehicle trips in a 24 hour period. Traffic counts are not available for Eyde Parkway.

A traffic impact study is required for MUPUDs which would generate over 100 directional trips during a peak hour of traffic on adjacent roadways. The applicant submitted a traffic impact study prepared by Traffic Engineering Associates, Inc. (TEA) dated June, 2019 that provides detailed information on existing traffic volumes, estimates of traffic generated by the proposed MUPUD, turning movements, and level of service (LOS) at surrounding intersections. The study notes the proposed new office building, a tenant for which has not yet been identified, will produce approximately 1,219 trips in a weekday, which includes 86 trips in the AM peak hour and 117 trips in the PM peak hour. The study recommends adjustments to the traffic signal timing at the Hagadorn Road/Mt. Hope Road and Hagadorn Road/Eyde Parkway intersections to decrease vehicle delay.

### **Utilities**

Municipal water and sanitary sewer are available in the vicinity of the project site. The location and capacity of utilities for the proposed new buildings will be reviewed in detail during site plan review if the MUPUD and SUP are approved.

### **Parking**

The Township Code of Ordinances requires a minimum (three spaces) and maximum (four spaces) per 1,000 square feet of gross floor area for general office space. With no indication of the tenant(s) of the building, staff has used most intensive land use to estimate required parking for the site, which includes both the existing and new office buildings. Using the stand-alone medical office parking category, which requires five parking spaces per 1,000 square feet of gross floor area, a total of 291 parking spaces would be required for the project. The applicant is planning to utilize the 291 existing parking spaces on the site.

One bicycle parking space is required for every ten motor vehicle parking spaces required. There are 291 parking spaces required; therefore the project must have a minimum of twenty-nine bicycle parking spaces. Nine bicycle parking racks (eighteen bicycle parking spaces) are shown on the submitted site plan near the northwestern portion of the site. . With eighteen bicycle parking spaces, the applicant will be short eleven spaces (six racks). The Township requires the use of an inverted "U" shaped bicycle rack. The applicant has indicated the six additional racks will be added to the site plan instead of seeking a waiver.

The ordinance allows the number of required motor vehicle parking spaces on the site to be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site, up to a maximum of 10 percent of the total number of required motor vehicle parking spaces. Using this formula the required number of motor vehicle parking spaces can be reduced by 25 spaces. With the allowed reduction granted for bicycle parking, the total required motor vehicle parking is reduced to 282 spaces.

## **Staff Analysis**

The applicant has requested to construct a two-story 36,156 square foot office building conditioned on using the MUPUD ordinance as required in Rezoning #08080. In a MUPUD request the Planning Commission makes a recommendation on the project and the Township Board makes the final decision. When reviewing the project the Planning Commission should consider the appropriateness of the requested waivers, the proposed amenities and related review criteria, and the MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances.

The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, setbacks, maximum impervious surface, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process.

The following is a summary of the project's consistency with the MUPUD ordinance standards. As part of this project analysis, standards for the underlying PO zoning district will be compared to what is proposed on the submitted site plan.

*Land Use:* An office building is an allowed use by right in the PO zoning district.

*Density:* The conditional rezoning of the property limits residential density of 1,010 – 1,159 units distributed throughout and/or on portions of the subject property. The proposed use of the subject site is an office building with no residential units.

*Phasing:* The applicant has indicated the entire project will be completed in one phase.

*Amenities:* One or more amenities are required for every MUPUD project and should represent multiple categories from the list of amenity categories which are Conservation; Environment; Parks, Recreation, and Culture; Social Interaction; and Site and Building Design. Criteria to determine whether a proposed amenity is acceptable for consideration can be found in Section 86-440(e)(2) of the MUPUD ordinance. The submitted site plan shows that an electric car charging station and public seating area available to the public are proposed as amenities for the project.

*Building height:* The maximum building height allowed in a MUPUD is 45 feet. Building elevations provided by the applicant indicate the height of the building is 32.8 feet.

*Building materials:* Generally, building materials in a MUPUD should include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials such as vinyl, aluminum, and metal sidings should be avoided. All buildings should be completed on all sides with acceptable materials. The design of the buildings should relate to and blend with the facades of adjacent buildings and complement streetscape improvements in the area. The proposed building materials for the project include a mixture of brick, stone, metal, glass and aluminum. A sample board of the building materials submitted by the applicant will be displayed at the public hearing.

*Architectural design:* 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 facade. Scaled building elevations have been provided which indicate the buildings as proposed provides the required facade articulation. The MUPUD ordinance also requires that windows cover no less than 50% of nonresidential street level facades. The submitted building elevations show windows along Eyde Parkway that cover approximately 28% of facade at the street level. A waiver will be required for the window coverage deficiency.

*Railings, benches, trash receptacles, or bicycle racks:* Accessory items such as railings, benches, trash receptacles, or bicycle racks are required to be of commercial quality and complement the building design and style. The site plan indicates the proposed bicycle racks will be the inverted "U" shaped style. Any other site accessories will be subject to the approval of the Director of Community Planning and Development.

*Trash and recycling:* A commercial dumpster, compactor, and/or recycle center are not shown on the submitted site plan. The Township requires any proposed trash or recycling structure to be screened by an enclosure.

*Parking:* The setbacks for a parking area and the number of parking spaces required can be waived in a MUPUD. 282 parking spaces are required for the project and the applicant is utilizing the existing 291 space parking lot.

*Landscaping:* Proposed landscaping must generally comply with the provisions of the Code of Ordinances. Landscaping should be designed to preserve existing significant natural features and to buffer service areas, parking lots, or dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A minimum of four feet of landscaped area is required around the perimeter of the mixed use building. While not required as part of the MUPUD application, a landscape plan for the project was submitted. Landscaping will be reviewed in detail during site plan review if the MUPUD and SUP are approved.

*Lighting:* The MUPUD ordinance requires site lighting to comply with the Outdoor Lighting Ordinance and limits street lighting intended to provide illumination for pedestrians on the sidewalk to no taller than 15 feet in height. Information on site lighting was not provided, but will be reviewed in detail during site plan review if the project proceeds.

*Signs:* A sign program is required as part of the MUPUD application showing the style, size, number, and location of any proposed signs and is approved by the Township Board as part of the MUPUD. The submitted plans show two 51 square foot (10' tall) monument signs proposed on the property, one located near the west driveway and one located near the east driveway. Freestanding signs are generally not permitted in a MUPUD. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way (ROW) line with the resulting yard set aside for permanent public open space. The proposed signs meet the 10 foot setback from the property line. A waiver for the two proposed freestanding sign is being requested by the applicant.

*Sidewalks:* Generally, sidewalks in a MUPUD must be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area. The submitted site plan shows five foot wide sidewalks connecting the parking area to the office building and public gazebo. All sidewalks in this area, with the exception of the seven foot pathway on the east side of Hagadorn Road, are not part of the Township's pathway system and are privately owned and maintained. Existing sidewalk along Eyde Parkway has a width of five feet.

### **Waiver requests**

The MUPUD ordinance generally waives the standard requirements for lot size, setbacks, type and size of dwelling unit, frontage, number of required parking spaces, and impervious surface coverage, provided the purpose and intent of the ordinance are incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the 2814 Eyde Parkway project.

#### *Parking setbacks*

Where a parking area adjoins the same or any other nonresidential district a landscaped buffer at least 15 feet wide must be provided between the parking area and the property line. To the west the surface parking lot is depicted to be zero feet from the western property line. Parking shown on the site plan was previously installed with other development and is continuous, thus cannot provide the fifteen foot setback from the property line to the west.

#### *Free-standing signs*

The submitted plans show two 51 square foot (10' tall) monument signs proposed on the property, one located near the west driveway and one located near the east driveway.

Staff has indicated the following additional waivers not identified by the applicant:

#### *Fenestration/window coverage*

The MUPUD ordinance requires that windows cover no less than 50% of nonresidential street level facades. The submitted building elevations show windows along Eyde Parkway that cover approximately 28% of facade at the street level. With approximately 28% window coverage of the façade at the street level, staff has found that the applicant will require a waiver of 22% for the deficient window coverage.

### **Decision request**

The applicant has requested the Planning Commission to make a decision on the mixed use planned unit development on the same night as the public hearing. Planning Commission bylaw 6.4a specifically notes that decisions will not be made on the same night as the public hearing, however the Commission may choose to suspend the bylaw if it so chooses. A motion to suspend bylaw 6.4a is provided for consideration.

### **Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the mixed use planned unit development. The Planning Commission may choose to suspend bylaw 6.4a to make a decision on the request on the same night as the public hearing. Resolutions to suspend bylaw 6.4a and to recommend approval of the MUPUD with conditions are provided.

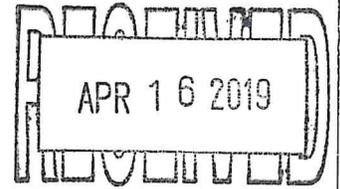
- **Move to suspend Planning Commission Bylaw 6.4a to consider Mixed Use Planned Unit Development #19014 on the same night as the public hearing.**
- **Move to adopt the resolution to recommend approval of Mixed Use Planned Unit Development #19014 with conditions.**

### **Attachments**

1. MUPUD Application received by the Township on April 16, 2019.
2. Site plan prepared by Kebs, Inc., dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
3. Floor Plans & Building Elevations prepared by Bergmann dated April 15, 2019 and received by the Township on May 13, 2019.
4. Sign Program prepared by Johnson Sign Company received by the Township on May 14, 2019.
5. Traffic Impact Study prepared by Traffic Engineering Associates, Inc. dated June, 2019 and received by the Township on June 6, 2019.
6. Letter from applicant requesting decision at public hearing dated June 6, 2019 and received by the Township on June 6, 2019.
7. Resolution to recommend approval.

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



MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Mixed Use Planned Unit Development.

Part I

- A. Applicant LOUIS J. Eyde Family LLC  
Address of Applicant 2947 Eyde Parkway Suite 200 East Lansing, MI 48823  
Telephone - Work (517) 351-2480 E-Mail Rondelle.eyde.com Fax \_\_\_\_\_  
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 2827 Eyde Parkway, East Lansing, MI 48823  
Legal description (please attach if necessary) \_\_\_\_\_  
Current zoning \_\_\_\_\_  
Project name \_\_\_\_\_
- C. Developer (if different than applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone: Work \_\_\_\_\_ E-Mail \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name Jeff Kyes, Keks Inc.  
Address 2116 Haslett Rd. Haslett, MI 48840  
Telephone(s) (517) 339-1014 E-Mail jkyes@keks.com Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross 6.33 Net 6.33
- F. Proposed Uses and Site Amenities:
1. Non-residential uses:
    - a. Type Commercial
    - b. Percent of project area 100%
    - c. Total square feet for non-residential uses \_\_\_\_\_
    - d. Usable floor area 45917 sq. ft
    - e. Number of employees \_\_\_\_\_
    - f. Hours of operation \_\_\_\_\_
  2. Residential Uses:
    - a. Percent of project area \_\_\_\_\_
    - b. Total dwelling units \_\_\_\_\_
    - c. Dwelling unit mix:
      - i. Number of single family detached: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
      - ii. Number of duplexes: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
      - iii. Number of townhouses: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
      - iv. Number of garden style apartments: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
      - v. Number of other dwellings: for Rent \_\_\_\_\_ Condo \_\_\_\_\_

3. Parking:
  - a. Non-residential uses 291 provided
  - b. Residential uses \_\_\_\_\_
  
4. Proposed Amenities: Type Elec. Car charging station  
 (General) Type \_\_\_\_\_  
 Type \_\_\_\_\_  
 Type \_\_\_\_\_  
  
 Proposed Amenities: Type \_\_\_\_\_  
 (Density Bonus) Type \_\_\_\_\_  
 Type \_\_\_\_\_  
 Type \_\_\_\_\_

G. The following support materials must be submitted with the application:

1. Nonrefundable fee.
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership.
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities.
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of plans for readability):
  - Total property, its location in the Township, its relationship to adjacent properties
  - Boundaries of subject property
  - Location and dimensions of all existing and proposed structures
  - Approximate location and distance of all structures within 100 feet of the subject property
  - Proposed means of vehicular and pedestrian ingress and egress to the subject property
  - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
  - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
  - Dimensions of setbacks from streets, property lines and between buildings on the site
  - Location of proposed amenities
  - Location and size of existing utilities including power lines and towers, both above and below ground
  - Amount and location and calculation of all impervious surfaces
  - Verified boundaries of all natural water features and required setback lines
6. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, 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.
9. Floor plans of proposed residential units.

10. A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), 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.
11. Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
12. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
13. A sign program illustrating size and location of each proposed sign type.
14. A lighting plan (see Chapter 38, Article VII).
15. Copies of comments from reviewing agencies such as, but not limited to, the following:
  - Ingham County Road Commission
  - Ingham County Drain Commission
  - Michigan Department of Transportation (if applicable)
  - Michigan Department of Environmental Quality (if applicable)
  - The appropriate school board (as applicable)

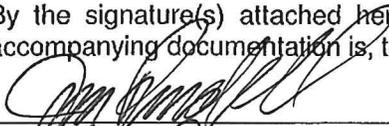
H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

**Part II**

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

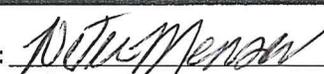
Yes     No    (Please check one)

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

  
 \_\_\_\_\_  
 Signature of Applicant  
 Vin Rundell  
 \_\_\_\_\_  
 Type/Print Name

4/15/2019  
 \_\_\_\_\_  
 Date

Fee: \$ 500

Received by:   
 \_\_\_\_\_  
 Date: 4.15.19  
 \_\_\_\_\_

Pre-Application Meeting Held: \_\_\_\_\_  
 Date

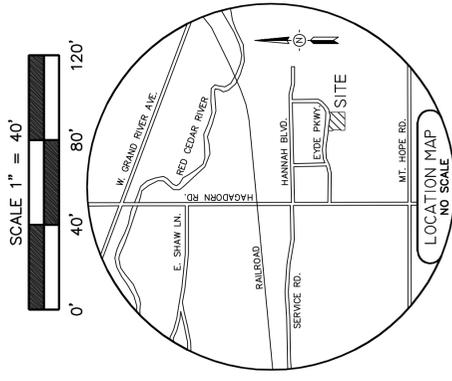
Application Complete: \_\_\_\_\_  
 Date

By: \_\_\_\_\_  
 Staff



MUPUD PLAN FOR:  
**2827 Eyde Parkway**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

WEST 1/4 CORNER SECTION 20, 14N, R1W  
 EAST-WEST 1/4 LINE SECTION 20  
 CENTER OF SECTION SECTION 20, 14N, R1W  
 S002312°W 30.46'  
 SOUTH LINE OF HANNANT BOULEVARD  
 EAST-EASTERNLY RIGHT-OF-WAY LINE OF EYDE PARKWAY  
 S000546°W 491.86'  
 EAST-WEST 1/4 LINE SECTION 20  
 CENTER OF SECTION SECTION 20, 14N, R1W  
 S002312°W 30.46'  
 SOUTH LINE OF HANNANT BOULEVARD  
 EAST-EASTERNLY RIGHT-OF-WAY LINE OF EYDE PARKWAY  
 S000546°W 491.86'



SCALE 1" = 40'

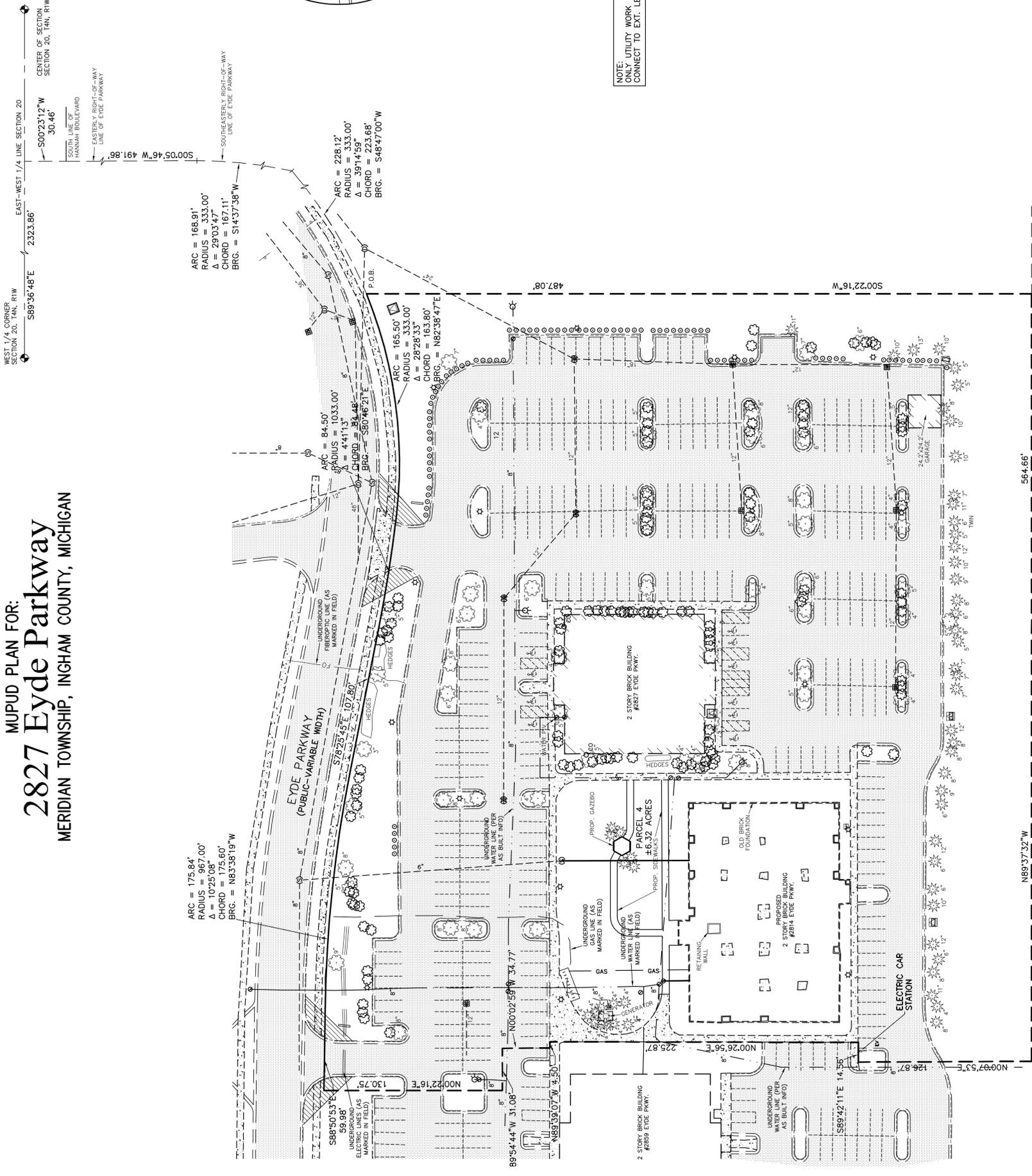
ARC = 168.91'  
 RADIUS = 333.00'  
 Δ = 29°03'47"  
 CHORD = 167.11'  
 BRG. = S14°37'38"W

ARC = 175.84'  
 RADIUS = 967.00'  
 Δ = 10°25'08"  
 CHORD = 175.60'  
 BRG. = N83°38'19"W

ARC = 228.12'  
 RADIUS = 333.00'  
 Δ = 39°14'59"  
 CHORD = 223.66'  
 BRG. = S48°47'00"W

ARC = 84.50'  
 RADIUS = 103.300'  
 Δ = 4°41'13"  
 CHORD = 34.48'  
 BRG. = S80°46'21"E

ARC = 165.50'  
 RADIUS = 333.00'  
 Δ = 28°28'33"  
 CHORD = 163.80'  
 BRG. = N82°38'47"E



NOTE: ONLY UTILITY WORK IS TO CONNECT TO EXT. LEADS

NORTH LINE OF HERRON ACRES  
 LIBER 13 OF PLATS, PAGE 14

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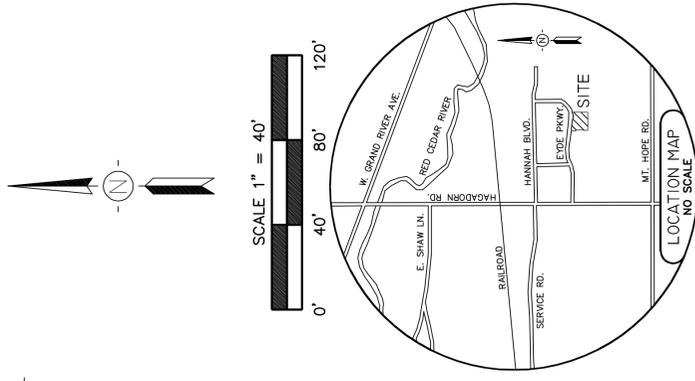
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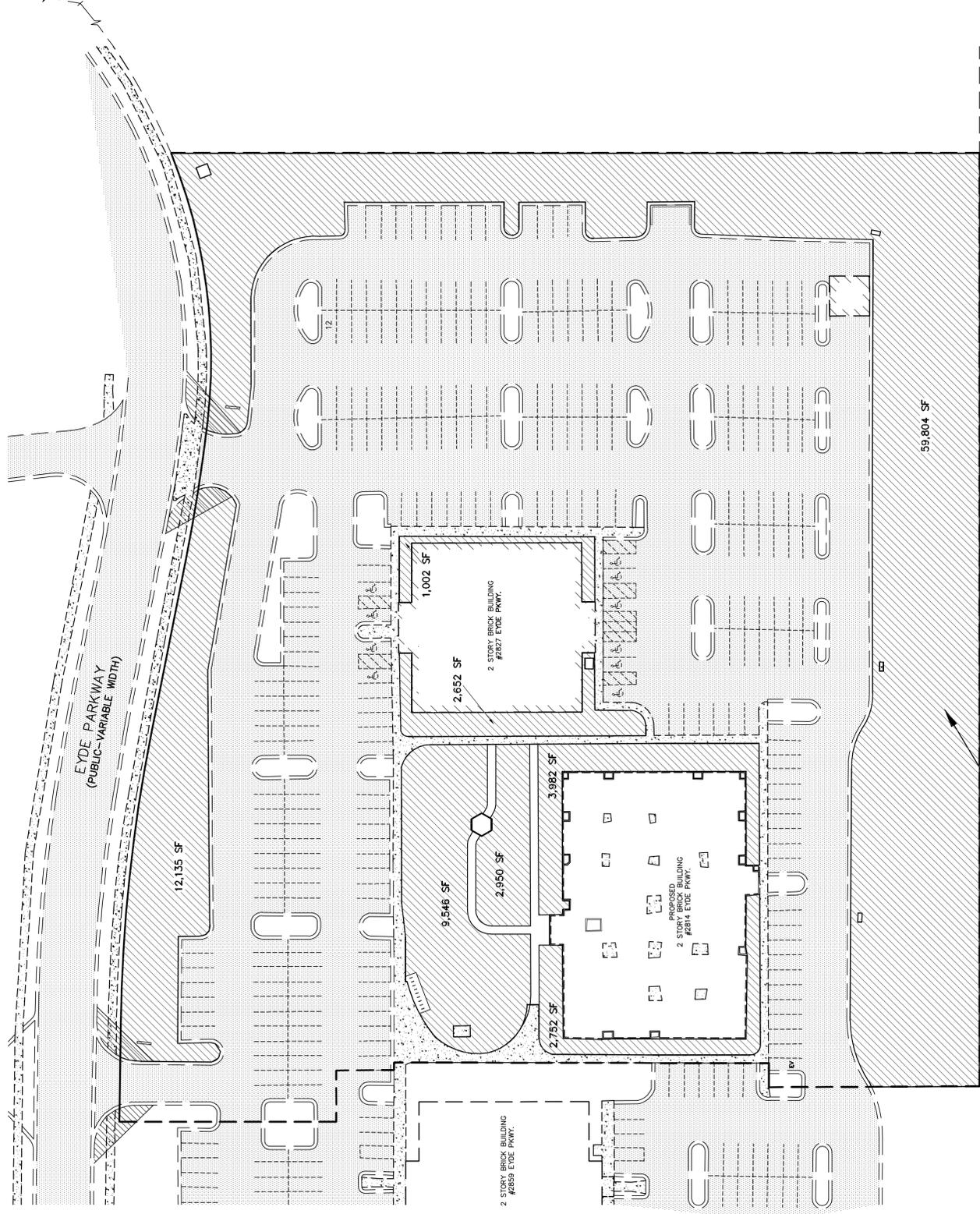
N00°42'53"E 126.97'



MUPUD PLAN FOR:  
**2827 Eyde Parkway**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



PERVIOUS/IMPERVIOUS CALCULATIONS:  
 TOTAL SITE AREA = 275,552 S.F.  
 TOTAL PERVIOUS AREA = 94,823 S.F. = 34%  
 TOTAL IMPERVIOUS AREA = 180,729 S.F. = 66%  
 MAX. IMPERVIOUS AREA ALLOWED 75%



TOTAL SITE = 275,552 SF  
 6.33 AC

- EX. LEGEND**
- (M) = MEASURED DISTANCE
  - (R) = RECORD DISTANCE
  - = FENCE
  - = ASPHALT
  - = CONCRETE
  - = DECK
  - = GRAVEL
  - = EXISTING SPOT ELEVATION
  - = EXISTING CONTOUR ELEVATION
  - = BUILDING OVERHANG
  - = GAS LINE
  - = UNDERGROUND TELEPHONE
  - = UNDERGROUND TELEVISION
  - = UNDERGROUND ELECTRIC
  - = OVERHEAD WRES
  - = OVERHEAD FIBER OPTIC
  - = EDGE OF WOODS
  - = DECIDUOUS TREE
  - = CONIFEROUS TREE
  - = BUSH
  - = AIR CONDITIONING UNIT
  - = SANITARY MANHOLE
  - = DRAINAGE MANHOLE
  - = ELECTRIC MANHOLE
  - = TELEPHONE MANHOLE
  - = CATCH-BASIN
  - = SANITARY CLEANOUT
  - = FIRE HYDRANT
  - = VALVE
  - = UTILITY POLE
  - = LIGHT POLE
  - = GUY POLE
  - = GUY WIRE
  - = UTILITY PRESTAL
  - = TRANSFORMER
  - = HANDHOLE
  - = ELECTRIC METER
  - = GAS METER
  - = WATER METER
  - = SOIL BORING
  - = SIGN
  - = POST

- LEGEND**
- = EXT. CONTOURS
  - = EXT. WATER MAIN
  - = EXT. WATER SEWER
  - = EXT. STORM SEWER
  - = EXT. ELEVATIONS
  - = PROPOSED WATER MAIN
  - = PROPOSED SANITARY SEWER
  - = PROPOSED STORM SEWER
  - = PROPOSED C.B.
  - = MANHOLE (EX.)
  - = UTILITY EASEMENT
  - = CENTER LINE OF ROAD
  - = CENTER LINE OF WAY
  - = PROPERTY LINE
  - = FIRE HYDRANT
  - = WIRE
  - = THRUST BLOCK
  - ▲ = PROPOSED TOP OF CURB ELEV.



REVISIONS

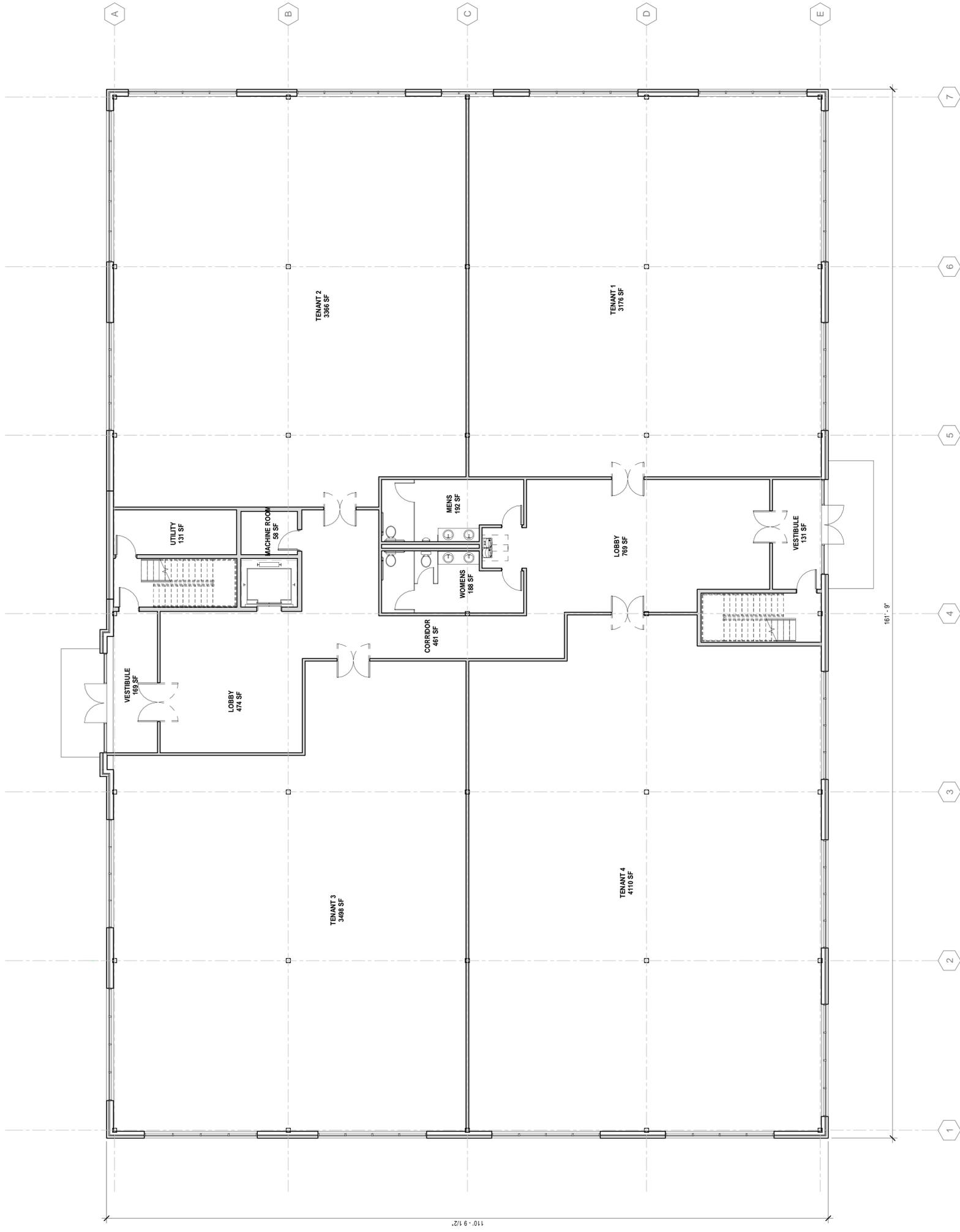
4-15-19 MUPUD SUBMITTAL	DESIGNER: JMK	APPROVED BY: JMK
5-15-19 MUPUD REVISION	PROJECT MGR: JMK	SHEET 4 OF 4

**KEBS, INC.** KYES ENGINEERING  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047  
 Morshah Office  
**2827 Eyde Parkway**  
 PERVIOUS/IMPERVIOUS PLAN  
 SCALE: 1" = 40'  
 DATE: 3-18-19  
 AUTHORIZED BY: JMK  
 FAMILY PARTNERSHIP  
 JOB # 94.705

SURVEY#94705.TOP  
 KEBS, INC. KYES ENGINEERING  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047  
 Morshah Office  
**2827 Eyde Parkway**  
 PERVIOUS/IMPERVIOUS PLAN  
 SCALE: 1" = 40'  
 DATE: 3-18-19  
 AUTHORIZED BY: JMK  
 FAMILY PARTNERSHIP  
 JOB # 94.705

STATE OF MICHIGAN  
 JEFFREY W. KYES  
 ENGINEER  
 NO. 46796  
 LICENSED PROFESSIONAL ENGINEER

NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



FIRST FLOOR  
 PRELIMINARY PLAN - 17,343 SF  
 SCALE: 1/8" = 1'-0"

7050 West Saginaw Hwy.  
 Suite 200  
 Lansing, MI 48917  
 office: 517.272.9835  
 fax: 517.272.9836  
 www.bergmannpc.com

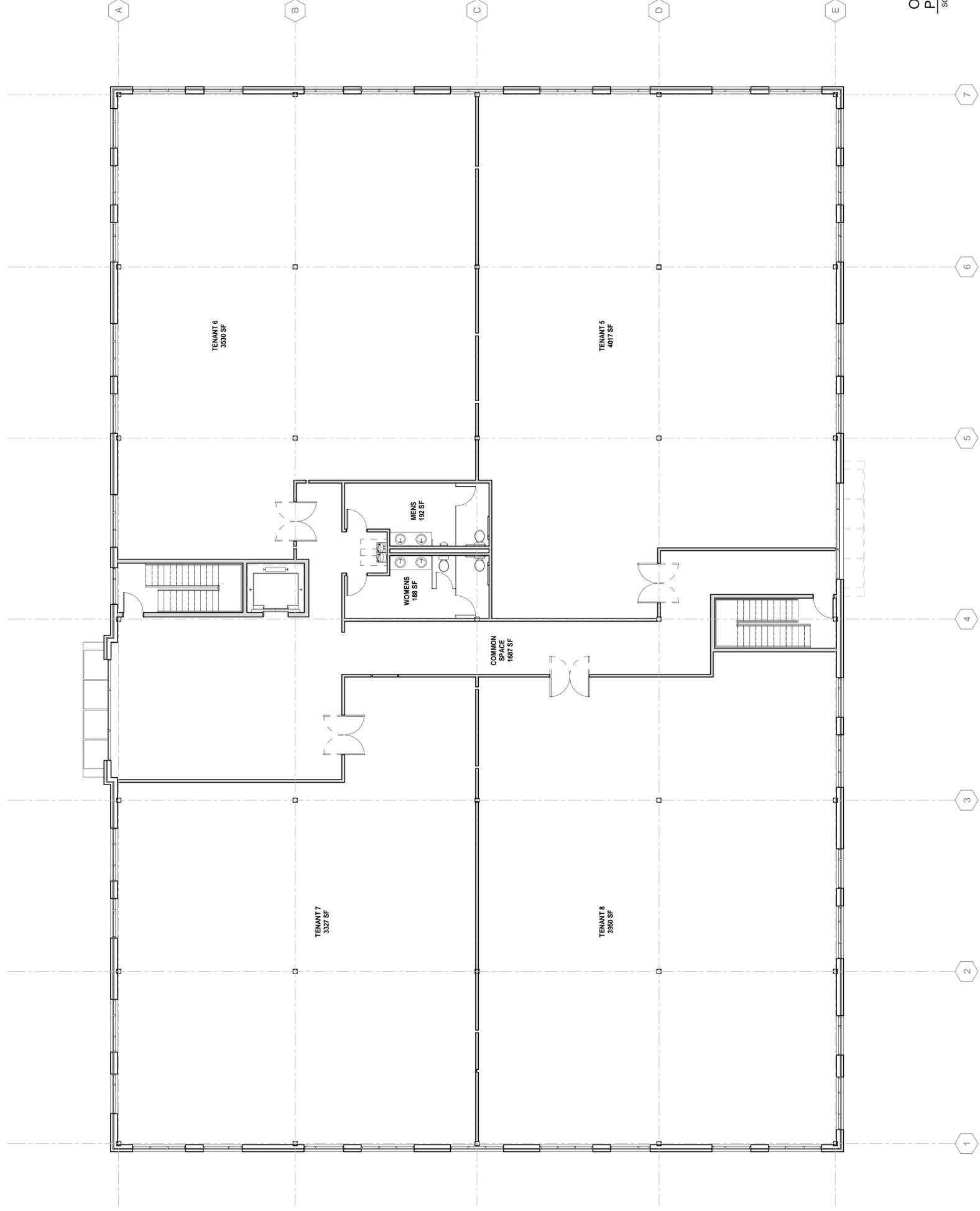
**B** BERGMANN  
 ARCHITECTS ENGINEERS PLANNERS

OPTION 'D'

PRELIMINARY FIRST  
 FLOOR PLAN

Plot Number:  
 0000100  
 Drawing Number:

Rev. Date:  
 04/12/19  
**A-101**



OMM SECOND FLOOR  
 PRELIMINARY PLAN - 17,343 SF  
 SCALE: 1/8" = 1'-0"

7050 West Saginaw Hwy.  
 Suite 200  
 Lansing, MI 48917  
 office: 517.272.9835  
 fax: 517.272.9836  
 www.bergmannpc.com

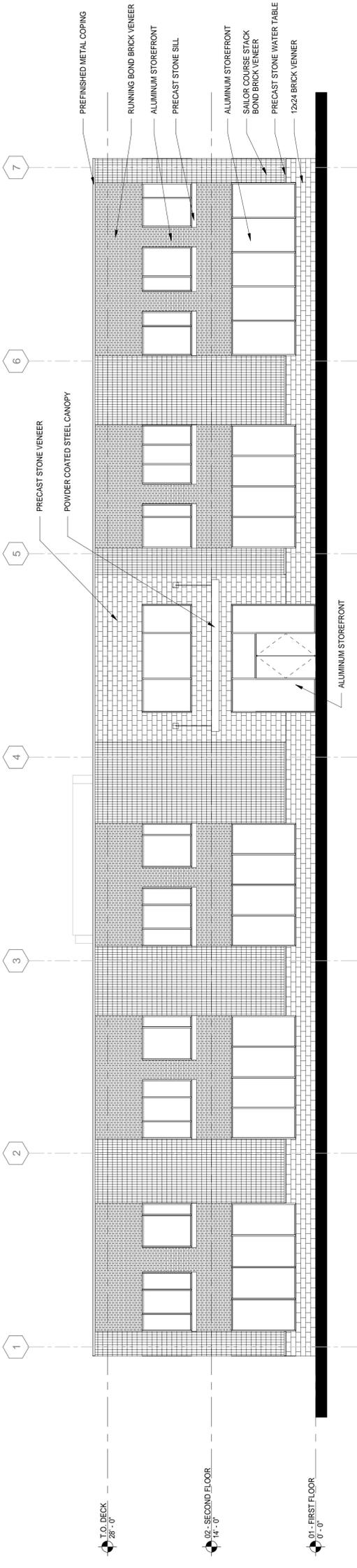
**B** BERGMANN  
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OPTION 'D'

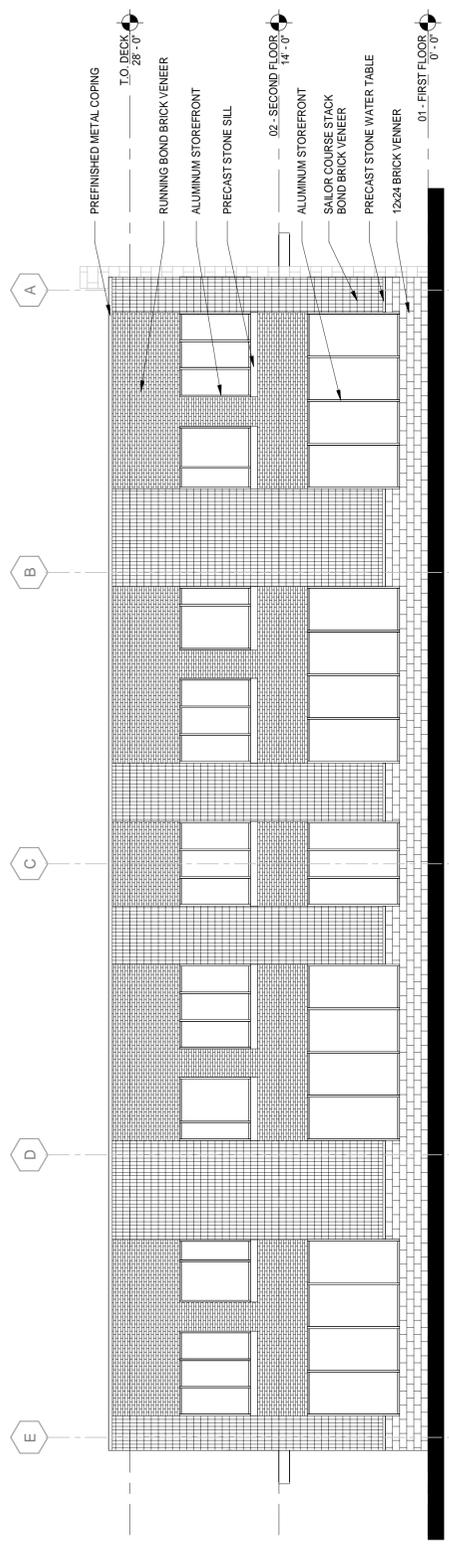
PRELIMINARY SECOND  
 FLOOR PLAN

Plot Number:  
 0000100  
 Drawing Number:

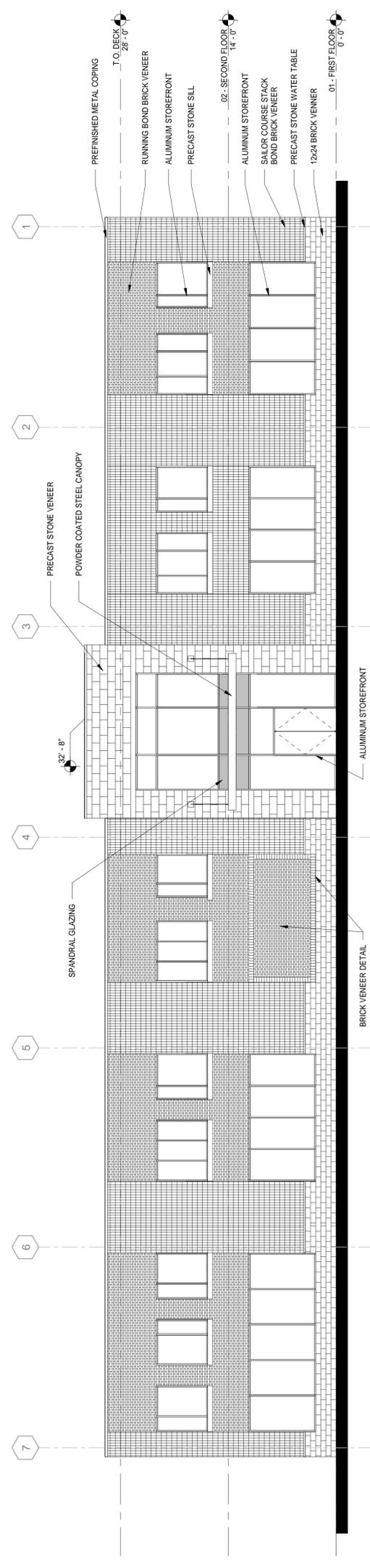
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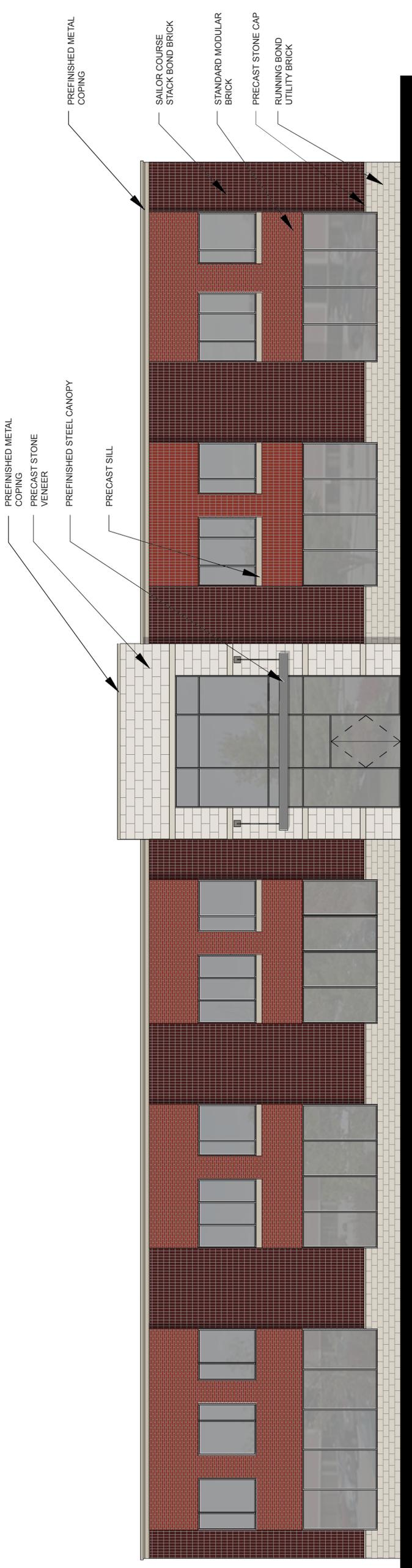
**3 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST / EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

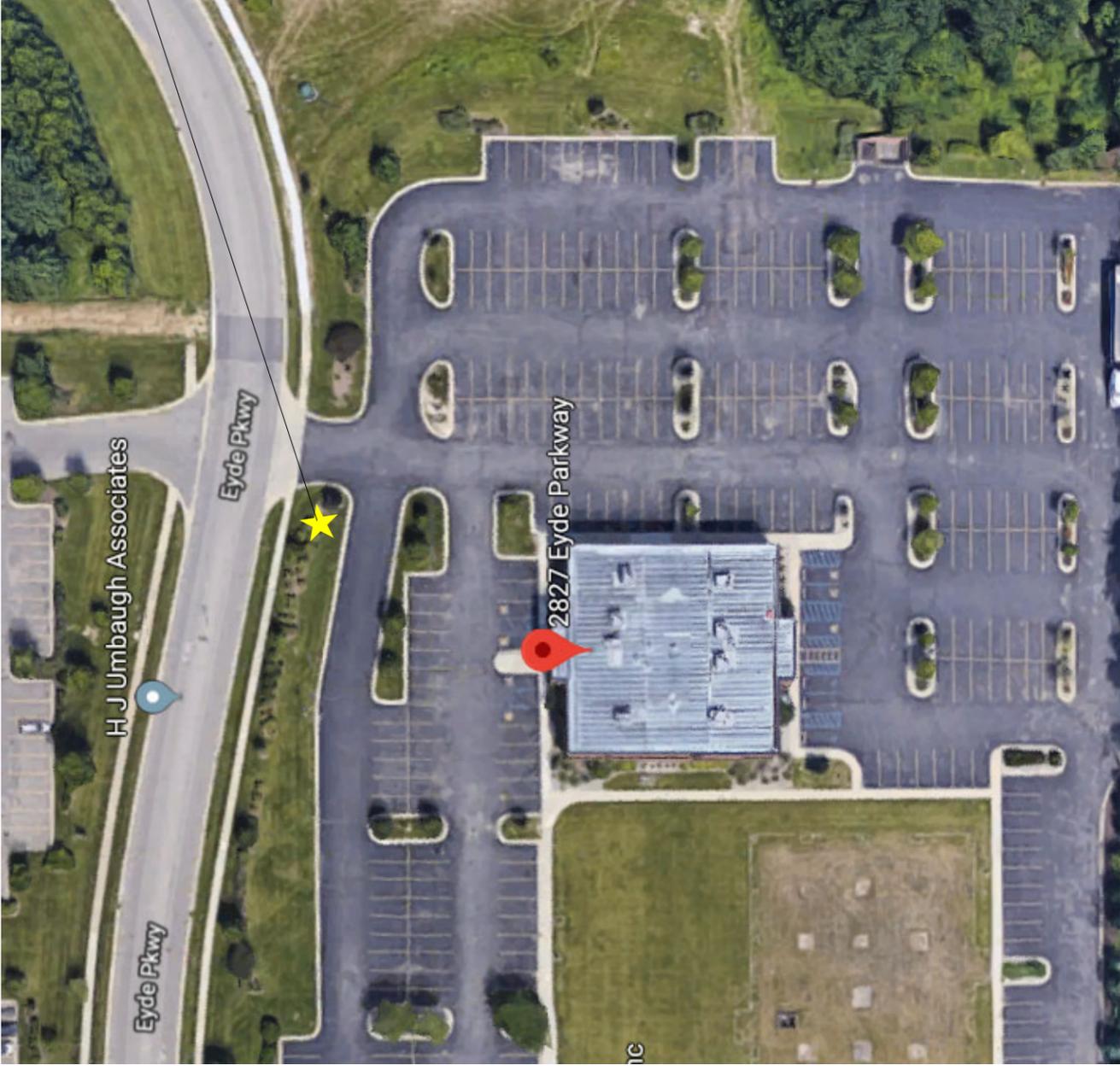


TYPICAL EXTERIOR ELEVATION  
SCALE: NTS



# SITE PLAN - 2827 EYDE PARKWAY

NEW MONUMENT SIGN LOCATION  
SETBACK FROM R.O.W./SIDEWALK = 10'



www.johnsonsign.com

Corporate Office - Jackson  
2240 Lansing Ave. Jackson, MI 49202

Douglas Sign - Lansing  
A Division of Johnson Sign  
1800 S. Cedar St. Lansing, MI 48910

Huron Sign - Ypsilanti  
A Division of Johnson Sign  
663 S. Mansfield St. Ypsilanti, MI 48197

JOB NAME: EYDE CONSTRUCTION  
LOCATION: EAST LANSING  
ACCOUNT REP: JIM  
DESIGNER: LE  
REVISION: \_\_\_\_\_

NOTES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FILE NAME: \_\_\_\_\_  
SITE PLAN-2827  
SCALE: \_\_\_\_\_  
3/4"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.

 THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO  
DOES NOT PROVIDE  
PRIMARY ELECTRIC  
TO SIGN LOCATION  
RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_





# **TRAFFIC IMPACT STUDY**

**For The Proposed**

**Eyde Office Building**

**Meridian Charter Township  
Ingham County, MI**

**June, 2019**

**Prepared by:  
Traffic Engineering  
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881  
**517/627-6028 FAX: 517/627-6040**

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## EXECUTIVE SUMMARY

Traffic Engineering Associates, Inc. (TEA) conducted a traffic impact study to determine the impact from the new traffic generated by the proposed Eyde Office development in Meridian Charter Township, Ingham County, Michigan. This project consists of a two (2) story office building with 17,000 square feet per floor. The site is located on the south side of Eyde Parkway between two (2) existing office buildings. The site has two (2) existing driveways with full access on Eyde Parkway. The project is anticipated to be complete within a year.

In conversation with the Meridian Charter Township staff, it was determined that there has been little change in traffic volumes in the project area over the past few years. Therefore, existing traffic counts were utilized for the analysis. TEA, Inc. conducted vehicle counts during the midweek, of a non-holiday week, in the month of January, 2016, at six (6) intersections in the project area. In addition, traffic counts were taken at the two (2) existing driveways on Eyde Parkway in the month of May, 2019. The weekday AM and PM peak hours of existing traffic on the adjoining road system are 8:00 – 9:00 AM and 4:45 – 5:45 PM, respectively.

For existing traffic conditions, all existing geometrics and traffic control were used. A level of service analysis for existing traffic at the studied intersections during the AM and PM peak hours was conducted. All existing turning movements at the studied intersections operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at Hagadorn Road and Mt. Hope Road, as well as the southbound to northbound crossover on Hagadorn Road.

Background traffic represents future volumes without the traffic generated by the proposed Eyde Office development. The project is anticipated to be completed within a year, so no background traffic growth volumes were included in this report. There was one new development identified by Meridian Charter Township that would have an impact on background development traffic. The Hannah Apartments development includes two (2) sites, the first site (north) being located on the southwest corner of Eyde Parkway and Hannah Boulevard and the second site (south) is located across the street on the south side of Eyde Parkway.

The proposed north site of the Hannah Apartments development will contain two (2) apartment buildings and will consist of a total of 182 apartment units. There are two (2) proposed driveways on Eyde Parkway for this site which both provide full access to a parking garage. The proposed south site of the Hannah Apartments development will contain sixty nine (69) townhouse units. The south site will have one (1) new driveway with full access on Eyde Parkway. Data was taken from the June, 2016, traffic impact study for the proposed Hannah Apartments which was conducted by Traffic Engineering Associate, Inc.

For background traffic conditions, all geometrics and traffic control from existing conditions were utilized. All background turning movements at the studied intersections are expected to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound



to northbound crossover on Hagadorn Road, and one movement at the Hagadorn Road – Eyde Parkway intersection.

The trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). A comparison between the trip generation for a general office building and a medical-dental office building was conducted. For this study, the trip generation rates for the Medical-Dental Office Building were selected as they represent the most conservative estimates for the site. Based on the Medical-Dental Office Building (Land Use Code 720) trip generation rates, it is projected that the proposed Eyde Office development will generate 86 trips in the AM peak hour, 117 trips in the PM peak hour, and 1219 during a weekday.

For future traffic conditions, all existing geometrics and traffic control were used. 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 two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound to northbound crossover on Hagadorn Road, and two (2) movements at the Hagadorn Road – Eyde Parkway intersection.

An analysis was conducted to determine if updating the traffic signal timing at the Hagadorn Road and Eyde Parkway intersection, as well as the Hagadorn Road and Mt. Hope Road intersection, would reduce delays. Adjusting cycle length and splits at the intersection of Hagadorn Road and Eyde Parkway improved the level of service. Adjusting the splits at the intersection of Hagadorn Road and Mt. Hope Road reduced the delays.

When the development is complete and occupied, the Ingham County Road Department should consider adjusting the traffic signal timing at the intersection of Mt. Hope Road and Hagadorn Road, as well as the signal timing at Hagadorn Road and Eyde Parkway.



# INTRODUCTION



## **Project Description**

The purpose of this study is to determine the impact from the new traffic generated by the proposed Eyde Office development in Meridian Charter Township, Ingham County, Michigan. This project consists of a two (2) story office building with 17,000 square feet per floor. The site is located on the south side of Eyde Parkway between two (2) existing office buildings. The site has two (2) existing driveways with full access on Eyde Parkway.

The study will focus on the impacts to the surrounding roadway system due to the proposed Developments. The project is anticipated to be complete within a year.

## **Scope of Work**

The scope of work contained in this report is as follows:

- Analysis of existing traffic conditions on the adjoining street system.
- Analysis of background traffic conditions for the future year volumes without the proposed Eyde Office development.
- Projection of future traffic volumes to be generated by the proposed Eyde Office development.
- Evaluation of the impact of future traffic with the proposed Eyde Office development.
- Determination of what roadway and traffic control improvements, if any, will be needed to accommodate future traffic volumes.





Aerial Photo



## EXISTING CONDITIONS



## Roadways and Intersections

### Roadways

Hagadorn Road is a four lane divided boulevard roadway in the project area. There are sidewalks on both sides of the roadway and the posted speed limit is 45 MPH. Hagadorn Road is under the jurisdiction of the Ingham County Department of Roads.

Hannah Boulevard is a four lane divided roadway with a grass boulevard. There are sidewalks on both sides of Hannah Boulevard. There is no posted speed limit; therefore, the prima facie speed is 25 MPH. Hannah Boulevard is under the jurisdiction of the Ingham County Department of Roads.

Esoteric Way is a two lane roadway with sidewalks on the east side. There is no posted speed limit; therefore, the prima facie speed is 25 MPH. Esoteric Way is under the jurisdiction of the Ingham County Department of Roads.

Eyde Parkway is a two lane roadway with sidewalk on the south and east sides of the roadway, as well as a portion of the north side of the roadway in the project area. There is no posted speed limit; therefore, the prima facie speed is 25 MPH. Eyde Parkway is under the jurisdiction of the Ingham County Department of Roads.

### Intersections

The intersection of Hagadorn Road and Hannah Boulevard is controlled by a two-phase traffic signal. The north and south approaches on Hagadorn Road are five (5) lanes; two (2) thru lanes, one (1) exclusive right turn lane with two (2) outbound lanes. The east approach on Hannah Boulevard is five (5) lanes: one (1) thru lane, one (1) thru-right turn lane, one (1) right turn lane and two (2) outbound lanes. The west approach on Service Road is four (4) lanes; one (1) thru lane, one (1) thru-right turn lane with two (2) outbound lanes. There are no left turns allowed at this intersection; rather, all left turn movements are made via four (4) Michigan lefts.

The intersection of Hagadorn Road and Eyde Parkway forms a “T” intersection and is controlled by traffic signal. The north approach on Hagadorn Road is five (5) lanes; two (2) thru lanes, one (1) exclusive left turn lane, and two (2) outbound lanes. The south approach on Hagadorn Road is four (4) lanes; one (1) thru lane, one (1) thru-right turn lane, and two (2) outbound lanes. The east approach on Eyde Parkway is two (2) lanes; one (1) left-right lane and one (1) outbound lane.

The intersection of Hannah Boulevard and Esoteric Way forms a “T” intersection and is controlled by a traffic signal. The south approach is two (2) lanes with one (1) inbound and one (1) outbound lane. The east and west approach on Hannah Boulevard are two (2) lanes eastbound and two (2) lanes westbound with a grass median, the north approach is a private driveway.

The intersection of Hannah Boulevard and Eyde Parkway forms a “T” intersection and is controlled by STOP control for northbound Eyde Parkway. All approaches are two (2) lanes with one (1) inbound and one (1) outbound lane.



The intersection of Esoteric Way and Eyde Parkway forms a “T” intersection and is controlled by STOP control on southbound Esoteric Way. All approaches are two (2) lanes with one (1) inbound and one (1) outbound lane.

The intersection of Hagadorn Road and Mt. Hope Road is controlled by a fully-actuated traffic signal with permissive-protective left turn phases in all four directions, and pedestrian push buttons in all four approaches. The north approach is six (6) lanes; one (1) exclusive right turn lane, two (2) thru lanes, one (1) exclusive left turn lane with two (2) outbound lanes. The south approach on Hagadorn Road and the east and west approaches on Mt. Hope Road are five (5) lanes; one (1) exclusive left turn lane, one (1) thru lane, one (1) thru-right lane with two (2) outbound lanes.



## Land Use

The proposed Eyde Office development will be located on the south side of Eyde Parkway, east of Esoteric Way. The surrounding land use is office space and businesses in the immediate area with residential and rental buildings nearby. The Michigan State University campus is located on the west side of Hagadorn Road.

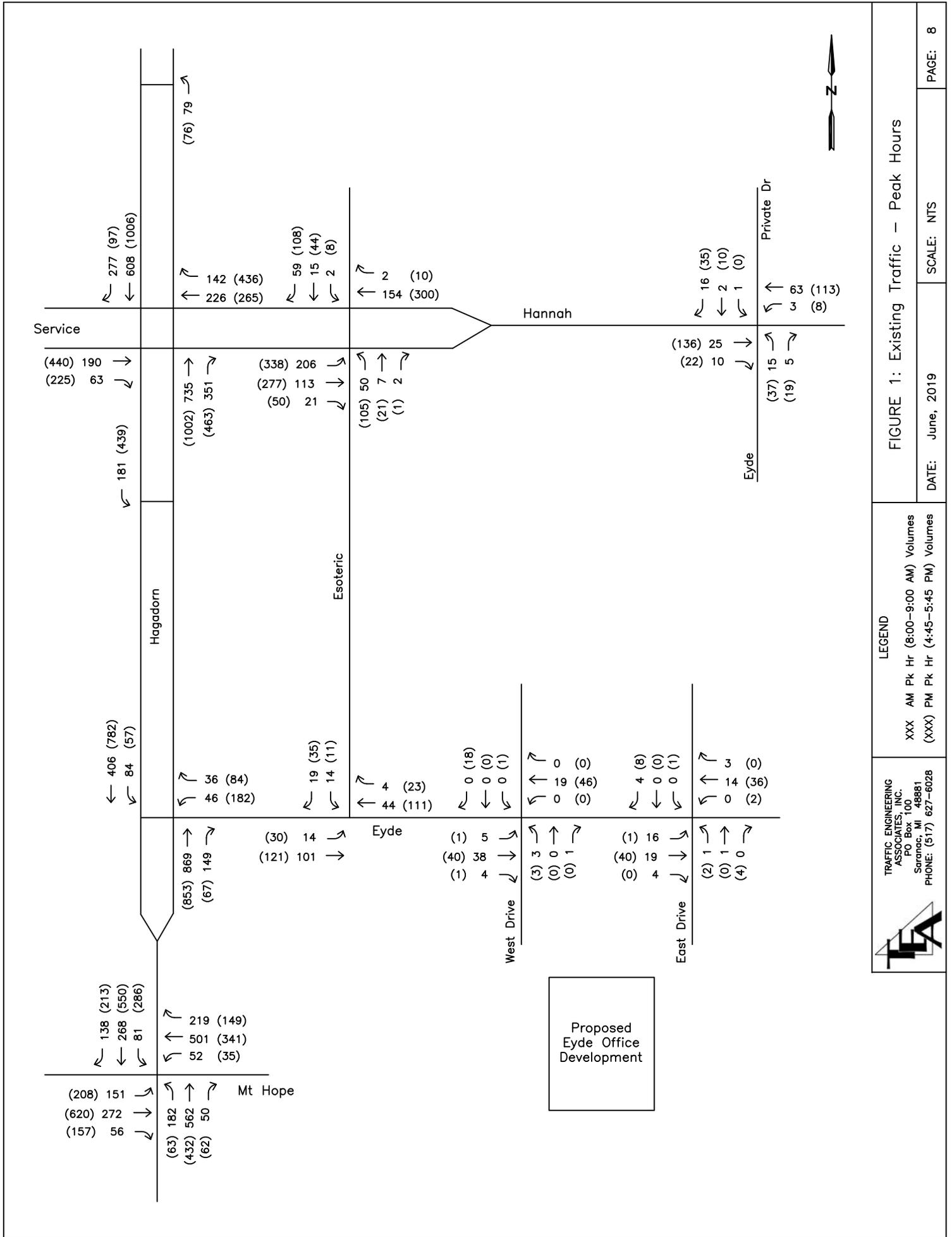
## Existing Traffic Volumes

In conversation with the Meridian Charter Township staff, it was determined that there has been little change in traffic volumes in the project area over the past few years. Therefore, existing traffic counts were utilized for the analysis. TEA, Inc. conducted vehicle turning movement counts during the midweek, of a non-holiday week in the month of January, 2016, at the following intersections:

- Hagadorn Road and Mt. Hope Road
- Hagadorn Road and Eyde Parkway
- Hagadorn Road and Hannah Boulevard
- Eyde Parkway and Hannah Boulevard
- Eyde Parkway and Esoteric Way
- Hannah Boulevard and Esoteric Way

In addition, traffic counts were taken at the two existing office driveways on Eyde Parkway during the midweek, of a non-holiday week in the month of May, 2019. The weekday AM and PM peak hours of existing traffic on the adjoining road system are 8:00 – 9:00 AM and 4:45 – 5:45 PM, respectively. The existing peak hour volumes are illustrated in **Figure 1**.





## Level of Service Analysis for Existing Traffic

The critical intersections defined for this study were analyzed according to the methodologies published in the most recent edition of the *Highway Capacity Manual*. The analysis determines the “Level of Service” of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. The level of service (LOS) is defined by average vehicle delay in seconds created by a traffic control device for a given traffic movement or intersection approach.

Level of Service	Delay per Vehicle (seconds)	
	Non-Signalized	Signalized
A	< 10	<10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

Levels of Service are expressed in a range from “A” to “F,” with “A” being the highest LOS and “F” representing the lowest LOS. Level of service “D” is considered the minimum acceptable LOS in an urban area. The above table shows the thresholds for Levels of Service “A” through “F” for non-signalized and signalized intersections, respectively.

All Level of Service computations contained in this report were based upon the Synchro software package which is approved by the Michigan Department of Transportation (MDOT). Delay per vehicle includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

For existing traffic conditions, all existing geometrics and traffic control were used. All existing turning movements at the studied intersections operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at Hagadorn Road and Mt. Hope Road, as well as the southbound to northbound crossover on Hagadorn Road. The Level of Service analysis for existing traffic at the subject intersections during the AM and PM peak hours is summarized in **Table 1**.



**Table 1: Existing Traffic Level of Service (LOS) Summary**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	<u>66.0</u>	<u>E</u>	<u>60.2</u>	<u>E</u>
	EB Thru-Right	31.4	C	51.4	D
	WB Left	31.3	C	44.9	D
	WB Thru-Right	47.8	D	32.3	C
	NB Left	29.6	C	35.0	D
	NB Thru-Right	39.2	D	33.8	C
	SB Left	35.7	D	<u>88.7</u>	<u>F</u>
	SB Thru	29.4	C	33.1	C
	SB Right	30.8	C	34.0	C
	Intersection Overall	40.1	D	45.0	D
Hagadorn Road and Eyde Parkway	WB Left-Right	20.4	C	25.7	C
	NB Thru-Right	19.7	B	23.0	C
	SB Left	24.9	C	37.8	D
	SB Thru	3.8	A	9.8	A
	Intersection Overall	18.4	B	22.7	C
Hagadorn Road and Hannah Boulevard/ Service Drive	EB Thru-Right	20.6	C	28.5	C
	WB Thru	24.5	C	24.5	C
	WB Right	8.6	A	24.3	C
	NB Thru	10.6	A	13.9	B
	NB Right	3.1	A	12.7	B
	SB Thru	9.8	A	13.2	B
	SB Right	2.7	A	2.3	A
	Intersection Overall	7.8	A	12.5	B
Hagadorn Road SB to NB X Over	EB Left	18.9	C	<u>114.0</u>	<u>F</u>
	Intersection Overall	3.3	A	31.5	D
Hagadorn Road NB to SB X Over	WB Left	12.8	B	15.1	C
	Intersection Overall	1.1	A	1.3	A

**Table 1: Existing Traffic Level of Service (LOS) Summary (cont.)**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Eyde Parkway and Hannah Boulevard	EB Thru-Right	0.0	A	0.0	A
	WB Left-Thru	0.3	A	0.5	A
	NB Left-Right	9.5	A	11.4	B
	SB Right	8.9	A	9.8	A
	Intersection Overall	3.0	A	3.3	A
Eyde Parkway and Esoteric Way	EB Left-Thru	0.9	A	1.5	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	9.7	A	9.8	A
	Intersection Overall	1.8	A	1.9	A
Hannah Boulevard and Esoteric Way	EB Left	8.0	A	14.0	B
	EB Thru-Right	5.6	A	7.9	A
	WB Thru-Right	17.5	B	22.1	C
	NB Left-Thru-Right	16.4	B	16.6	B
	SB Left-Thru-Right	7.8	A	7.5	A
	Intersection Overall	8.5	A	13.4	B
Eyde Parkway and West Driveway	EB Left-Thru-Right	0.8	A	0.2	A
	WB Left-Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	9.1	A	9.4	A
	SB Left-Thru-Right	8.4	A	8.7	A
	Intersection Overall	1.0	A	2.0	A
Eyde Parkway and East Driveway	EB Left-Thru-Right	3.0	A	0.2	A
	WB Left-Thru-Right	0.0	A	0.4	A
	NB Left-Thru-Right	9.4	A	8.9	A
	SB Left-Thru-Right	8.4	A	8.7	A
	Intersection Overall	2.8	A	1.8	A

Note: Delay = Average vehicle delay in seconds  
LOS = Level of Service



## BACKGROUND CONDITIONS



## Background Traffic Growth Volumes

Background traffic represents future volumes without the traffic generated by the proposed Eyde Office development. The project is anticipated to be completed within a year, so no background traffic growth volumes were included in this report.

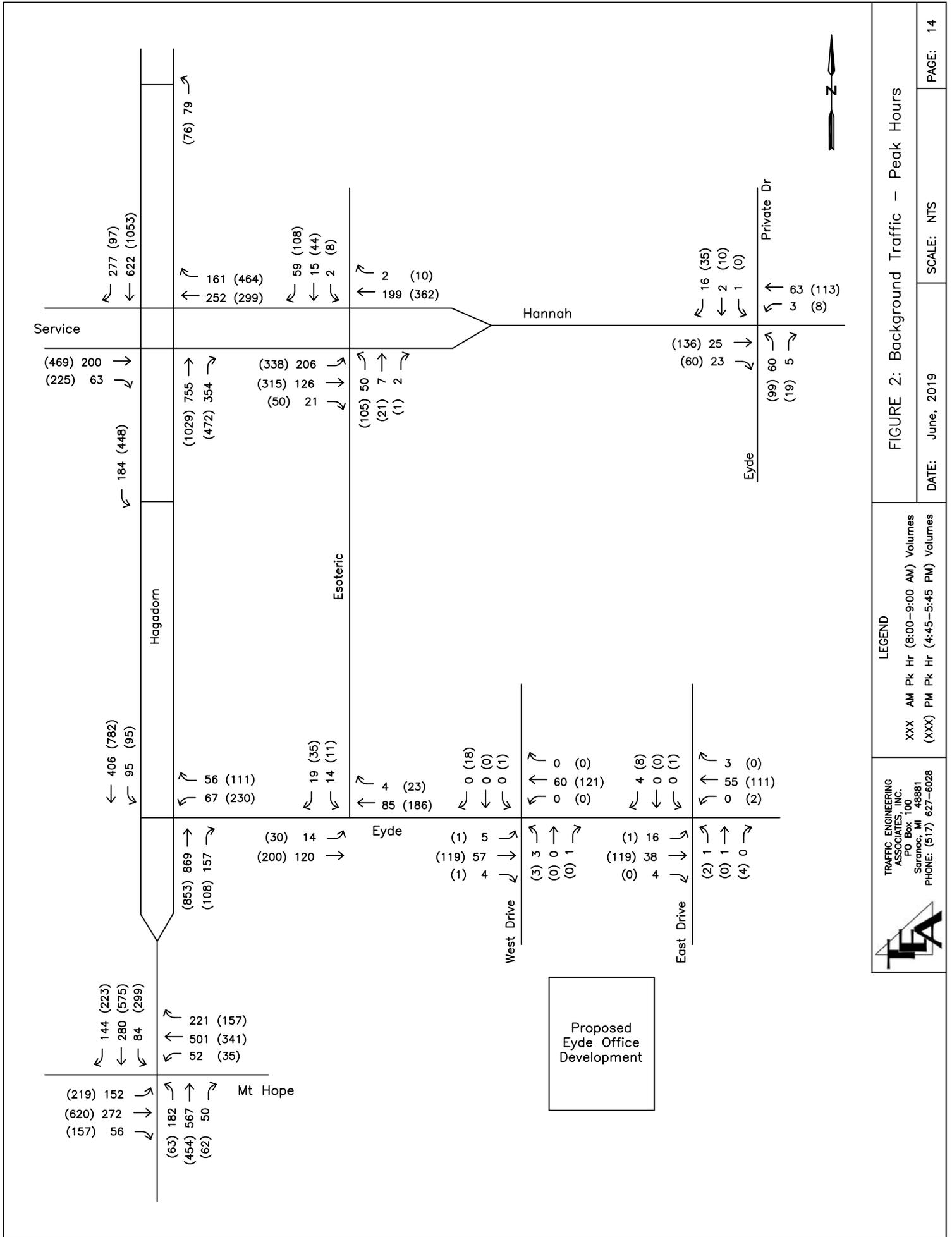
## Background Development Traffic Volumes

There was one new development identified by Meridian Charter Township that would have an impact on background development traffic. The Hannah Apartments development includes two (2) sites, the first site (north) being located on the southwest corner of Eyde Parkway and Hannah Boulevard and the second site (south) is located across the street on the south side of Eyde Parkway.

The proposed north site of the Hannah Apartments development will contain two (2) apartment buildings and will consist of a total of 182 apartment units. There are two (2) proposed driveways on Eyde Parkway for this site which both provide full access to a parking garage. The proposed south site of the Hannah Apartments development will contain sixty nine (69) townhouse units. The south site will have one (1) new driveway with full access on Eyde Parkway.

Data was taken from the June, 2016, traffic impact study for the proposed Hannah Apartments which was conducted by Traffic Engineering Associate, Inc. Adding the Hannah Apartments traffic to the existing traffic volumes yields the total background traffic volumes, which are shown in **Figure 2**.





## Level of Service Analysis for Background Traffic

For background traffic conditions, all geometrics and traffic control from existing conditions were utilized. All background turning movements at the studied intersections are expected to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound to northbound crossover on Hagadorn Road, and one movement at the Hagadorn Road – Eyde Parkway intersection. The level of service analysis for background traffic at the subject intersections during the AM and PM peak hours is summarized in **Table 2**.



**Table 2: Background Traffic Level of Service (LOS) Summary**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	<u>66.2</u>	<u>E</u>	<u>63.6</u>	<u>E</u>
	EB Thru-Right	31.4	C	51.4	D
	WB Left	31.2	C	44.1	D
	WB Thru-Right	48.0	D	32.5	C
	NB Left	30.1	C	36.8	D
	NB Thru-Right	39.4	D	34.5	C
	SB Left	36.1	D	<u>124.3</u>	<u>F</u>
	SB Thru	29.5	C	33.8	C
	SB Right	31.1	C	34.8	C
	Intersection Overall	40.2	D	49.0	D
Hagadorn Road and Eyde Parkway	WB Left-Right	20.6	C	26.7	C
	NB Thru-Right	21.5	C	31.9	C
	SB Left	25.6	C	<u>57.3</u>	<u>E</u>
	SB Thru	4.2	A	11.9	B
	Intersection Overall	19.8	B	28.4	C
Hagadorn Road and Hannah Boulevard/ Service Drive	EB Thru-Right	21.0	C	30.4	C
	WB Thru	24.8	C	26.1	C
	WB Right	10.7	B	26.8	C
	NB Thru	11.0	B	14.0	B
	NB Right	3.6	A	13.5	B
	SB Thru	10.1	B	13.6	B
	SB Right	3.6	A	2.3	A
	Intersection Overall	8.2	A	13.3	B
Hagadorn Road SB to NB X Over	EB Left	19.6	C	<u>133.0</u>	<u>F</u>
	Intersection Overall	3.4	A	<u>36.6</u>	<u>E</u>
Hagadorn Road NB to SB X Over	WB Left	12.9	B	15.6	C
	Intersection Overall	1.1	A	1.3	A

**Table 2: Background Traffic Level of Service (LOS) Summary (cont.)**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Eyde Parkway and Hannah Boulevard	EB Thru-Right	0.0	A	0.0	A
	WB Left-Thru	0.3	A	0.5	A
	NB Left-Right	10.2	B	13.3	B
	SB Right	8.9	A	9.8	A
	Intersection Overall	4.7	A	4.6	A
Eyde Parkway and Esoteric Way	EB Left-Thru	0.8	A	1.0	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	10.3	B	10.7	B
	Intersection Overall	1.5	A	1.4	A
Hannah Boulevard and Esoteric Way	EB Left	8.0	A	14.0	B
	EB Thru-Right	5.7	A	8.3	A
	WB Thru-Right	18.0	B	23.4	C
	NB Left-Thru-Right	16.5	B	16.7	B
	SB Left-Thru-Right	7.8	A	7.5	A
	Intersection Overall	10.4	B	11.7	B
Eyde Parkway and West Driveway	EB Left-Thru-Right	0.6	A	0.1	A
	WB Left-Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	9.6	A	11.0	B
	SB Left-Thru-Right	8.8	A	9.2	A
	Intersection Overall	0.6	A	0.9	A
Eyde Parkway and East Driveway	EB Left-Thru-Right	2.0	A	0.1	A
	WB Left-Thru-Right	0.0	A	0.1	A
	NB Left-Thru-Right	9.9	A	9.9	A
	SB Left-Thru-Right	8.7	A	9.4	A
	Intersection Overall	1.5	A	0.7	A

Note: Delay = Average vehicle delay in seconds  
LOS = Level of Service



## FUTURE CONDITIONS



## Site Traffic Generation

The trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). A comparison between the trip generation for a general office building and a medical-dental office building was conducted. The higher generated vehicle trips were utilized for this study.

The ITE trip generation rates for General Office Building (Land Use Code 710) were selected as representing the 34,000 square feet in the Eyde Office development. The ITE description is as follows:

*A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities.*

Based on the General Office Building (Land Use Code 710) trip generation rates, it is projected that the proposed Eyde Office development will generate 58 trips in the AM peak hour, 41 trips in the PM peak hour, and 373 during a weekday.

The ITE trip generation rates for Medical-Dental Office Building (Land Use Code 720) were also selected as representing the 34,000 square feet in the Eyde Office development. The ITE description is as follows:

*A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.*

Based on the Medical-Dental Office Building (Land Use Code 720) trip generation rates, it is projected that the proposed Eyde Office development will generate 86 trips in the AM peak hour, 117 trips in the PM peak hour, and 1219 during a weekday.

For this study, the trip generation rates for the Medical-Dental Office Building were selected as they represent the most conservative estimates for the site. The comparison of the projected traffic to be generated by the proposed Eyde Office development is summarized in **Table 3**.



**Table 3: Vehicle Trip Generation Comparison Summary**

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday 24-Hour
		In	Out	Total	In	Out	Total	
General Office Building (ITE Code 710)	34,000 sq. ft.	50	8	58	7	34	41	373

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday 24-Hour
		In	Out	Total	In	Out	Total	
Medical-Dental Office Building (ITE Code 720)	34,000 sq. ft.	67	19	86	33	84	117	1,219



## Site Traffic Distribution

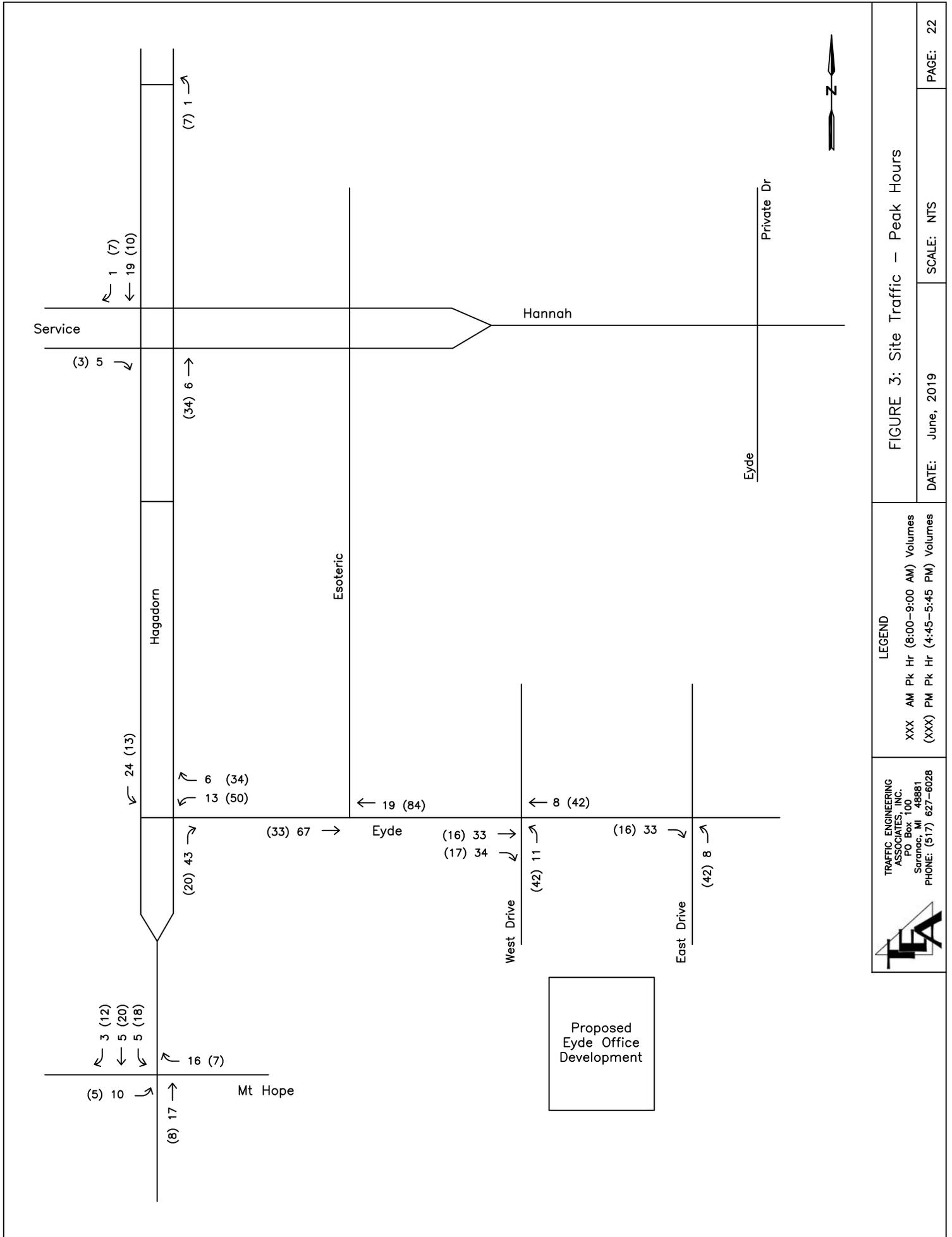
The distribution of traffic volumes to be generated by the proposed Eyde Office development during the future AM and PM peak hours is illustrated in **Figure 3**.

Traffic distribution was based on existing traffic patterns on the surrounding roadways. Typically, an office building has people entering in the morning and exiting in the evening; therefore, the traffic entering the roadway system during the morning and exiting during the evening generated the distribution for this study.

<b>Direction of Approach and Departure</b>	<b>AM Peak Hour Distribution</b>	<b>PM Peak Hour Distribution</b>
To/From the SOUTH on Hagadorn Road	25%	24%
To/From the NORTH on Hagadorn Road	28%	32%
To/From the WEST on Service Drive	8%	8%
To/From the WEST On Mt. Hope Road	15%	14%
To/From the EAST on Mt. Hope Road	24%	22%

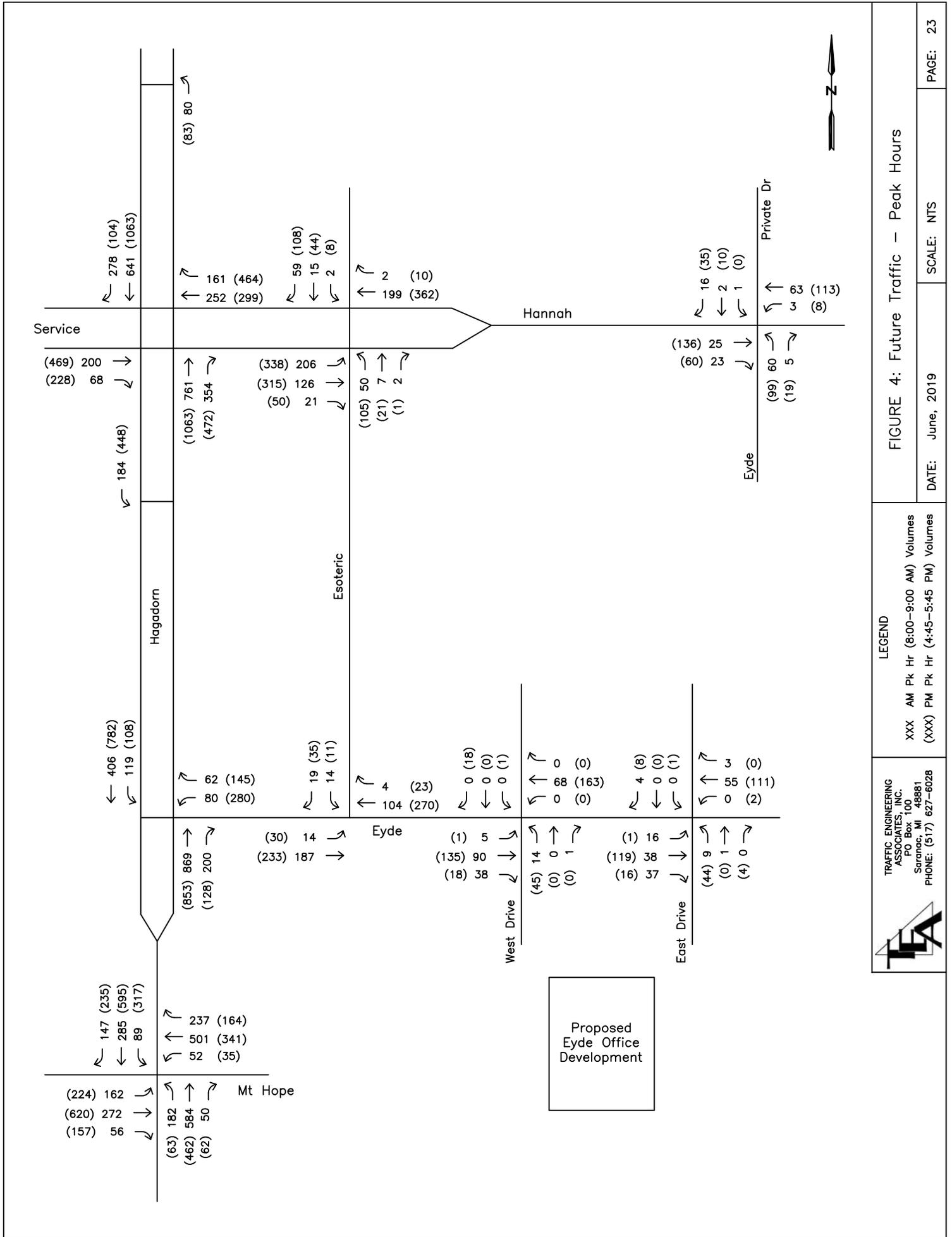
Traffic was then further distributed by driveway. Given the location of the proposed office building between the two driveways, the traffic was split evenly between the driveways. Adding the site generated traffic volumes to the background volumes yielded the total future traffic volumes. Total traffic volumes for the future AM and PM peak hours are illustrated in **Figure 4**.






TRAFFIC ENGINEERING ASSOCIATES, INC.  
PO Box 100881  
Sarasota, MI 49881  
PHONE: (517) 627-6028

LEGEND  
 XXX AM Pk Hr (8:00-9:00 AM) Volumes  
 (XXX) PM Pk Hr (4:45-5:45 PM) Volumes



**Level of Service Analysis for Future Traffic**

For future traffic conditions, all existing geometrics and traffic control were used. 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 two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound to northbound crossover on Hagadorn Road, and two (2) movements at the Hagadorn Road – Eyde Parkway intersection. The level of service analysis for future AM and PM peak hour traffic is summarized in **Table 4**.



**Table 4: Future Traffic Level of Service (LOS) Summary**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	<u>68.9</u>	<u>E</u>	<u>64.7</u>	<u>E</u>
	EB Thru-Right	31.4	C	51.4	D
	WB Left	30.4	C	43.6	D
	WB Thru-Right	49.8	D	32.7	C
	NB Left	31.2	C	38.2	D
	NB Thru-Right	40.1	D	34.8	C
	SB Left	38.1	D	<u>166.2</u>	<u>F</u>
	SB Thru	29.6	C	34.5	C
	SB Right	31.2	C	35.8	D
	Intersection Overall	41.3	D	53.8	D
Hagadorn Road and Eyde Parkway	WB Left-Right	22.3	C	33.2	C
	NB Thru-Right	32.3	C	<u>84.5</u>	<u>F</u>
	SB Left	26.0	C	<u>70.2</u>	<u>E</u>
	SB Thru	4.5	A	13.5	B
	Intersection Overall	28.6	C	<u>62.6</u>	<u>E</u>
Hagadorn Road and Hannah Boulevard/ Service Drive	EB Thru-Right	20.7	C	30.7	C
	WB Thru	24.8	C	26.4	C
	WB Right	11.0	B	26.8	C
	NB Thru	11.0	B	14.6	B
	NB Right	3.6	A	13.5	B
	SB Thru	10.2	B	13.7	B
	SB Right	3.6	A	2.2	A
	Intersection Overall	8.2	A	13.3	B
Hagadorn Road SB to NB X Over	EB Left	19.7	C	<u>147.3</u>	<u>F</u>
	Intersection Overall	3.4	A	<u>39.6</u>	<u>E</u>
Hagadorn Road NB to SB X Over	WB Left	13.1	B	15.8	C
	Intersection Overall	1.1	A	1.3	A

**Table 4: Future Traffic Level of Service (LOS) Summary (cont)**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Eyde Parkway and Hannah Boulevard	EB Thru-Right	0.0	A	0.0	A
	WB Left-Thru	0.3	A	0.5	A
	NB Left-Right	10.2	B	13.3	B
	SB Right	8.9	A	9.8	A
	Intersection Overall	4.7	A	4.6	A
Eyde Parkway and Esoteric Way	EB Left-Thru	0.5	A	0.1	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	11.1	B	11.7	B
	Intersection Overall	1.1	A	1.2	A
Hannah Boulevard and Esoteric Way	EB Left	8.0	A	14.0	B
	EB Thru-Right	5.7	A	8.3	A
	WB Thru-Right	18.0	B	23.4	C
	NB Left-Thru-Right	16.5	B	16.7	B
	SB Left-Thru-Right	7.8	A	7.5	A
	Intersection Overall	10.4	B	14.5	B
Eyde Parkway and West Driveway	EB Left-Thru-Right	0.3	A	0.0	A
	WB Left-Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	10.7	B	12.9	B
	SB Left-Thru-Right	8.8	A	9.6	A
	Intersection Overall	0.7	A	2.4	A
Eyde Parkway and East Driveway	EB Left-Thru-Right	1.3	A	0.1	A
	WB Left-Thru-Right	0.0	A	0.1	A
	NB Left-Thru-Right	10.0	B	12.1	B
	SB Left-Thru-Right	8.7	A	9.4	A
	Intersection Overall	1.7	A	2.4	A

Note: Delay = Average vehicle delay in seconds  
LOS = Level of Service



## Level of Service Analysis for Future Mitigated Traffic

The intersection of Hagadorn Road and Mt. Hope Road is expected to have the eastbound left and southbound left movements operating at LOS E and F, respectively. Additionally, the level of service for the northbound thru-right movement and southbound left at the Hagadorn Road - Eyde Parkway intersection are projected to operate at a LOS F and E, respectively, during the PM peak hour. An analysis was conducted to determine if updating the traffic signal timings would improve this level of service.

Adjusting the splits at the intersection of Hagadorn Road and Mt. Hope Road reduced the left turn delays. The southbound left turn movement is still projected to operate at LOS F, but is expected to experience approximately half the delay time. Adjusting cycle length and splits at the intersection of Hagadorn Road and Eyde Parkway improved the level of service. The level of service analysis for future mitigated traffic at the two (2) intersections during the AM and PM peak hours is summarized in **Table 5**.



**Table 5: Future Mitigated Traffic Level of Service (LOS) Summary**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	52.3	D	53.0	D
	EB Thru-Right	26.4	C	51.4	D
	WB Left	33.1	C	47.1	D
	WB Thru-Right	53.5	D	46.9	D
	NB Left	34.0	C	41.3	D
	NB Thru-Right	41.9	D	54.5	D
	SB Left	44.2	D	<u>84.8</u>	<u>F</u>
	SB Thru	34.3	C	34.5	C
	SB Right	36.7	D	35.8	D
	Intersection Overall	42.5	D	50.3	D
Hagadorn Road and Eyde Parkway	WB Left-Right	22.3	C	49.7	D
	NB Thru-Right	32.3	C	44.2	D
	SB Left	26.0	C	51.7	D
	SB Thru	4.5	A	13.8	B
	Intersection Overall	28.6	C	43.0	D



## SIGNIFICANT FINDINGS



## Intersection Improvement Considerations

### Hagadorn Road and Mt. Hope Road

For mitigation purposes, the traffic signal at this intersection was analyzed to determine a more efficient timing plan to decrease the vehicle delays. The timing splits were adjusted and the delay was reduced for the eastbound and southbound left turn movements. With the modified traffic signal timing plan, the southbound left turn movement from Hagadorn Road to eastbound Mt. Hope Road is expected to operate at a LOS F under future modified conditions; however, there is a significant decrease in the vehicle delay.

### Hagadorn Road and Eyde Parkway

For mitigation purposes, the traffic signal at this intersection was analyzed to determine a more efficient timing plan to decrease the vehicle delays. The cycle length and the timing splits were optimized. With the modified traffic signal timing plan, all movements are projected to operate at LOS D or better under future conditions.



## Conclusions

The findings of this report are as follows:

- When the project is complete and occupied, the Ingham County Road Department should consider adjusting the traffic signal timing at the intersection of Hagadorn Road at Mt. Hope Road to decrease vehicle delay.
- When the project is complete and occupied, the Ingham County Road Department should consider adjusting the traffic signal timing at the intersection of Hagadorn Road at Eyde Parkway to decrease vehicle delay.



MICK S. GREWAL, SR. \*a  
DAVID S. MITTLEMAN  
SCOTT WEIDENFELLER  
B. ELLIOT GRYSÉN \*  
NOLAN L. ERICKSON  
RAOUL GRAHAM  
LEON M. WALSH, JR. \*\*

# GREWAL LAW PLLC

ATTORNEYS AT LAW  
ALSO LICENSED IN DC\*, IL<sup>a</sup>, AZ\*, FL\*\*, & CA<sup>a</sup>

JOHN W. FRASER  
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GUR-RAJAN S. GILL  
SAMANTHA E. EYDE <sup>3A</sup>  
TIM P. SEEGER <sup>3A</sup>  
KELLY R. MCCLINTOCK

June 6, 2019

Meridian Township Planning Commission

For Public Hearing June 10, 2019

RE: Eyde Parkway

To Whom it May Concern,

I am representing Mr. Samuel C. Eyde and Louis J. Eyde Family, LLC., regarding a mixed use planned unit proposal (MUPUD) of Eyde Parkway. Our proposal will be before the Planning Commission at the public hearing on June 10, 2019. We are requesting the commissioners make a decision and approve the MUPUD and special use permit (SUP) on the date the proposal is presented.

Sincerely,



Samantha Eyde  
Associate Attorney  
Grewal Law PLLC

LANSING • GRAND RAPIDS • DETROIT • NORTHVILLE • SPRING LAKE • NATIONWIDE

2290 SCIENCE PKWY, OKEMOS, MI 48864 TELEPHONE: (517)393-3000 - FACSIMILE: (517) 393-3003

*protecting your rights*

**RESOLUTION TO RECOMMEND APPROVAL**

**Mixed Use Planned Unit Development #19014  
(Louis J. Eyde Family, LLC)**

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 10th day of June, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Louis J. Eyde Family, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) on 6.32 acres located east of Hagadorn Road and south of Eyde Parkway; and

WHEREAS, the proposed mixed use planned unit development includes the construction of a two-story, 36,156 square foot multi-tenant office building; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 10, 2019, and has reviewed staff material forwarded under the cover memorandum dated June 6, 2019; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which allows for a mixed use planned unit development; and

WHEREAS, the mixed use planned unit development meets the conditions established in Rezoning #08080 which requires development of the site using the MUPUD ordinance; and

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

WHEREAS, the proposed mixed use planned unit development meets the minimum MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances; and

WHEREAS, the requested waivers for parking lot setbacks and freestanding signs are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and

WHEREAS, the number and type of amenities provided in the mixed use planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

**Resolution to Recommend Approval  
MUPUD #19014 (Louis J. Eyde Family, LLC)  
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 #19014, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
2. Approval is in accordance with the floor plans prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
3. Approval is in accordance with the building elevations prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
4. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #19091.
5. The waivers requested for freestanding signs and window coverage are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
6. The applicant shall provide the six additional required bicycle racks or come back to the Planning Commission and Township Board to request a waiver.
7. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
10. All utility service distribution lines shall be installed underground.
11. Approval is subject to the applicant either receiving a building permit for the 585 square foot garage building in the southeast corner of the site or removing the structure from the property.
12. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #19014.
13. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
14. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.

**Resolution to Recommend Approval  
MUPUD #19014 (Louis J. Eyde Family, LLC)  
Page 3**

- 15. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
- 16. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
- 17. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

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 10th day of June, 2019.

\_\_\_\_\_  
John Scott-Craig  
Planning Commission Chair



**To:** Planning Commission

**From:** Peter Menser, Principal Planner  
Mackenzie Dean, Assistant Planner

**Date:** June 6, 2019

**Re:** Special Use Permit #19091 (Louis J. Eyde Family, LLC), request to develop a two-story office building greater than 25,000 square feet located at 2814 Eyde Parkway.

---

Louis J. Eyde Family, LLC has submitted a mixed use planned unit development (MUPUD) proposal for a project located at 2827 Eyde Parkway, to be addressed as 2814 Eyde Parkway. The applicant is requesting to construct a two-story, 36,156 square foot office building located at 2814 Eyde Parkway. The 6.32 acre subject site is zoned PO (Professional and Office) conditioned on development using the mixed use planned unit development ordinance.

The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet requires a special use permit due to the significant impact such development may have upon adjacent property owners, neighborhoods, and public infrastructure. The Code of Ordinances requires the special use permit to ensure that public utilities, roads, and other infrastructure systems are or will be adequate to support the proposed development.

The special use permit is being processed concurrently with the MUPUD request. The staff report for MUPUD #19014 should be referenced for a more complete overview of the project.

### **Staff Analysis**

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. The Planning Commission makes a recommendation on the special use permit request and the Township Board has final approval.

### **Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the special use permit. The Planning Commission may choose to suspend bylaw 6.4a to make a decision on the request on the same night as the public hearing. Resolutions to suspend bylaw 6.4a and to recommend approval of the SUP with conditions are provided.

- **Move to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #19091 on the same night as the public hearing.**
- **Move to adopt the resolution to recommend approval of Special Use Permit #19091 with conditions.**

**Special Use Permit #19091 (Louis J. Eyde Family, LLC)**  
**Planning Commission (June 10, 2019)**  
**Page 2**

**Attachments**

1. Special use permit application received by the Township on April 18, 2019.
2. Resolution to recommend approval.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19091 (Louis J. Eyde Family, LLC)\Staff Reports\SUP 19091.pc1.docx

RECEIVED  
APR 18 2019

6.32 ACRES  
500+(4)40 =  
\$ 660.00

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 LOUIS J EYDE FAMILY, LLC  
 Address of Applicant 2947 EYDE PARKWAY, SUITE 200, EAST LANSING, MI 48023  
 Telephone - Work (517) 351-2480 Home \_\_\_\_\_ Fax \_\_\_\_\_ Email RUNDOLLO.EYDE@COM  
 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 2827 EYDE PARKWAY, EAST LANSING, MI 48023  
 Legal description (please attach if necessary) SEE SITE PLAN  
 Current zoning PO w/ MINIMUM REQ  
 Use for which permit is requested / project name NEW OFFICE - OVER 25,000 FT<sup>2</sup>  
 Corresponding ordinance number 86-658
- C. Developer (if different than applicant) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name KEBS, INC JEFF KYES  
 Address 2116 HASLET RD, HASLET, MI 48840  
 Telephone - Work (517) 339-1014 Home \_\_\_\_\_ Fax (517) 339 9047
- E. Acreage of all parcels in the project: Gross 6.32 Net 6.32
- F. Explain the project and development phases:
- G. Total number of:  
 Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices 1 parking spaces 291 carports \_\_\_\_\_ garages \_\_\_\_\_  
 Proposed: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices 1 parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage: existing buildings 21,990 proposed buildings 35,112  
 Usable Floor area: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_
- 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:
- J. Existing Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Existing Open Space: Type PREVIOUS AREA Acreage 2.22 (35%)  
 Proposed Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_

- K. If Multiple Housing:
- 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.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
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.
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. 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.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 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.
  - b. Description of the impacts on natural features.
  - c. Description of any proposed efforts to mitigate any negative impacts.

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:
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:
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:
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:
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.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (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.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (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.
- (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.
- (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.
- (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.

Part III

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

Yes     No    (Please check one)

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

*Jim Bundell*  
Signature of Applicant

4-18-19  
Date

Jim Bundell  
Type/Print Name

Fee: \$660

Received by/Date: *Notre Muma* 4-18-19

**RESOLUTION TO RECOMMEND APPROVAL**

**Special Use Permit #19091  
(Louis J. Eyde Family, LLC)**

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 10th day of June, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Louis J. Eyde Family, LLC has submitted a request to construct a project identified as 2814 Eyde Parkway on 6.32 acres located east of Hagadorn Road and south of Eyde Parkway; and

WHEREAS, the proposed special use permit includes the construction of a two-story, 36,156 square foot multi-tenant office building; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 10, 2019, and has reviewed staff material forwarded under the cover memorandum dated June 6, 2019; and

WHEREAS, a special use permit is required for constructing a group of buildings totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which permits the construction of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the special use permit meets the conditions established in Rezoning #08080 for residential density; 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, municipal water and sanitary sewer is available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19091, subject to the following conditions:

1. Approval is in accordance with the site plan and landscape plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
2. Approval is in accordance with the building elevations and floor plans prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.

**Resolution to Recommend Approval  
SUP #19091 (Louis J. Eyde Family, LLC)  
Page 2**

3. Approval of the special use permit is subject to all conditions placed on Mixed Use Planned Unit Development #19014 by the Township.
4. Approval is subject to the applicant either receiving a building permit for the 585 square foot garage building in the southeast corner of the site or removing the structure from the property.
5. Approval is subject to the conditions established in Rezoning #08080.
6. Any future building additions will require an amendment to the special use permit.

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 10th day of June, 2019.

\_\_\_\_\_  
John Scott-Craig  
Planning Commission Chair



**To:** Planning Commission

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

**Date:** June 7, 2019

**Re:** Commercial Planned Unit Development #19034 (Meridian Township Parks and Recreation Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.

---

At its meeting on May 20, 2019 the Planning Commission held a public hearing for a request to establish a commercial planned unit development (C-PUD) on a currently undeveloped parcel identified by Parcel Number 15-300-031. The development plans include constructing a 14,650 square foot pavilion with 40 vendor spaces and a 480 square foot office/restroom building. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the C-PUD request at its next meeting.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD. A resolution to recommend approval is attached.

- **Motion to adopt the attached resolution to recommend approval of C-PUD #19034.**

### **Attachment**

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2019\CPUD 19034 (Parks Department)\CPUD 19034.pc2.docx

**RESOLUTION TO APPROVE**

**Commercial Planned Unit Development #19034  
(Meridian Township Parks and Recreation Department)**

**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 10th day of June, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, the Meridian Township Parks and Recreation Department has submitted a request to establish a commercial planned unit development (C-PUD) on a currently undeveloped parcel identified by Parcel Number 15-300-031; and

WHEREAS, the development plans include constructing a 14,650 square foot pavilion with 40 vendor spaces and a 480 square foot office/restroom building; and

WHEREAS, the 2.43 acre subject site is appropriately zoned C-3 (Commercial), which allows for a commercial planned unit development; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 20, 2019 and has reviewed staff material forwarded under a cover memorandum dated May 17, 2019; and

WHEREAS, the commercial planned unit development ordinance is intended to provide reasonable flexibility for development of commercial sites to ensure the continuing economic viability of the Township’s commercial areas; and

WHEREAS, the proposed commercial planned unit development will be harmonious and appropriate with the existing and intended character of adjacent commercial developments surrounding the subject site; and

WHEREAS, the requested waivers for parking lot landscape buffers are necessary to facilitate development of the site due to constraints related to the nature of the proposed land use; and

WHEREAS, the number and type of amenities provided in the commercial planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-444(e)(2) of the Code of Ordinances; and

WHEREAS, the proposed commercial planned unit development will be adequately served by public water and sanitary sewer; and

WHEREAS, the proposed project is consistent with Objectives A and D of Goal 3 of the 2017 Master Plan to upgrade commercial areas; and

**Resolution to Approve  
C-PUD #19034 (Meridian Township Parks and Recreation Department)  
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WHEREAS, the proposed project is consistent with Goal 2 of the 2019 Township Action Plan to complete the relocation of the Farmers' Market to the "Marketplace on the Green" at the Meridian Mall.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Commercial Planned Unit Development #19034, subject to the following conditions:

1. Approval is in accordance with the submitted site plan prepared by Kebs, Inc. dated April 9, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
2. Approval is in accordance with the amenities plan prepared by Kebs, Inc. dated April 9, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
3. The waivers requested for parking lot landscape buffers are recommended for approval as depicted on the Coversheet, Dimension, and Amenities Plan prepared by Kebs, Inc. dated April 9, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
4. Site accessories such as benches, trash and recycling receptacles, and bicycle racks shall be of commercial quality and complementary with the building design and style. Proposed site accessories shall be subject to approval by the Director of Community Planning and Development.
5. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development.
6. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
7. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Drain Commissioner, Ingham County Road Department, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. Any future building addition or expansion will require a modification to Commercial Planned Unit Development #19034.

ADOPTED: YEAS: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

**Resolution to Approve**  
**C-PUD #19034 (Meridian Township Parks and Recreation Department)**  
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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 10th day of June, 2019.

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John Scott-Craig  
Planning Commission Chair

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**To:** Planning Commission

**From:** Peter Menser, Principal Planner  
Mackenzie Dean, Assistant Planner

**Date:** June 4, 2019

**Re:** Special Use Permit #19031 & 19071 (Okemos Retail Management, LLC), work in the floodplain to develop a five tenant shopping center with a drive-through window at 2085 Grand River.

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The Planning Commission held public hearings for special use permits (SUP) #19031 and #19071 at its meeting on May 13, 2019. During the hearings, the Planning Commission expressed concerns related to on-site traffic circulation and site ingress and egress resulting from the drive-through window. The applicant's traffic engineer will be in attendance at the June 10, 2019 meeting to further explain the request and to answer any additional questions from the Planning Commission.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the special use permits. Resolutions will be provided at a future meeting.

### **Attachment**

1. Submitted Detroit Free Press article regarding Chipotle drive-through window.

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## New Chipotle Mexican Grill to open in Sterling Heights with drive-thru pickup

Susan Selasky, Detroit Free Press Published 3:11 p.m. ET May 16, 2019 | Updated 3:31 p.m. ET May 16, 2019



A new Chipotle Mexican Grill opening next week in Sterling Heights will have a drive-thru. (Photo: Gene J. Puskar, AP)

A new Chipotle Mexican Grill location set to open next Wednesday in Sterling Heights will be the first one in Michigan to have a Chipotlane.

The new drive-thru pickup lane means you can order online or via the app. Once the order is ready, you'll receive a digital notification that the order is ready and you pick it up through the Chipotlane. There is no additional charge for the service.

The new restaurant is located at 35388 Van Dyke, north of 15 Mile Road.

In a February news release, Chipotle announced drive-up pickup lanes were being tested and would be expanded to a few dozen locations in several markets. Locations now offering the drive-up service include Chicago, Columbus, Cleveland and Toledo, Ohio, Nashville, Tenn., and San Antonio, Texas.

In 2015 Chipotle hit a big roadblock when the chain was linked as the source of an E. coli outbreak across several states. The chain was founded in Denver and its headquarters are now now located in Newport Beach, Calif. During the last several years, the chain has focused on rebuilding its image after suffering losses in store sales, a decrease in revenue and drop in its stock price because of the E. coli outbreaks that occurred.

On opening day at the Sterling Heights location, the first 50 customers at the restaurant receive a free Chipotle T-shirt. Restaurant hours are 10:45 a.m.-10 p.m.