



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
November 13, 2017 7PM



1. Call meeting to order at approximately 7:00 p.m.
2. Public Remarks
3. Approval of agenda
4. Approval of minutes
 - A. October 23, 2017 Regular Meeting
5. Communications
 - A. None
6. Public Hearings
 - A. Tentative Preliminary Plat #17012 (Mayberry Homes), develop 25 single family lots on 25 acres located east of Powell Road, north of Grand River Avenue.
 - B. Special Use Permit #17051 (Al Saedi), establish group child care home for up to 12 children at 5596 Earliglow Lane.
7. Unfinished Business - NONE
8. Other Business
 - A. Commission Review #17103 (Township Board), Section 61 review of land preservation purchase of 90.01 acres located west of Van Atta Road, north of Tihart Road.
 - B. Commission Review #17113 (Township Board), Section 61 review of land preservation purchase of 88.9 acres located south of Legg Park, north of Ponderosa subdivision.
 - C. Commission Review #17123 (Township Board), Section 61 review of land preservation purchase of 0.90 acres located at 3098 Biber Street.

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

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

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Planning Commission Agenda

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- D. Commission Review #17133 (Township Board), Section 61 review of land preservation purchase of 4.225 acres located southwest of Hamilton Road between Kent Street and Kenmore Drive.
 - E. Commission Review #17143 (Township Board), Section 61 review of land preservation purchase of 5.1 acres located at 6269 Green Road.
 - F. Commission Review #17153 (Park Commission), Section 61 review of donation of 10.09 acres located east of Hillbrook Park, south of Lake Lansing Road to Township park system.
 - G. 2018 Planning Commission goals
9. Township Board, Planning Commission officer, committee chair, and staff comments or reports
- A. Development Projects update
10. Project Updates
- A. New Applications - NONE
 - B. Site Plans Received - NONE
 - C. Site Plans Approved - NONE
11. Public Remarks
12. Adjournment

Post Script: Dante Ianni

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

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

TENTATIVE PLANNING COMMISSION AGENDA

November 27, 2017

Work Session

1. Shaping the Avenue/form-based code discussion

Regular Meeting

1. Public Hearings - NONE
2. Unfinished Business
 - A. Tentative Preliminary Plat #17012 (Mayberry Homes), develop 25 single family lots on 25 acres located east of Powell Road, north of Grand River Avenue.
 - B. Special Use Permit #17051 (Al Saedi), establish group child care home for up to 12 children at 5596 Earliglow Lane.
3. Other Business
 - A. Shaping the Avenue/form-based code
 - B. 2018 Planning Commission goals

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

DRAFT

**October 23, 2017
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Cordill, Ianni, Premoe, Scott-Craig,
Tenaglia, Richards, Baruah (arrived 7:16)**

ABSENT: None

STAFF: Senior Planner Peter Menser

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:00 P.M.

2. Public Remarks-NONE

3. Approval of Agenda

Commissioner Cordill moved to approve the agenda as written.

Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. October 9, 2017 Regular Minutes

Commissioner Richards moved to approve the minutes as written.

Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion approved unanimously.

5. Communications-NONE

6. Public hearings

A. Commission Review #17093 (Planning Commission), 2017 Master Plan Update

- Chair Ianni opened the public hearing at 7:03 p.m.
- Senior Planner Menser gave an overview of the Master Plan process and said minor changes have been added and published
- Chair Ianni called for public remarks
- Mr. Neil Bowlby, 6020 Beechwood, outlined some changes he felt should be made to the Master Plan's acknowledgements and gave them to Senior Planner Menser. Mr. Bowlby also expressed concerns over the Master Plan's PICA viability and lack of assessments to measure success. He remarked the Georgetown Sewer Payback area should be included in the Master Plan in the form of a map.
- Mr. Leonard Provencher, 5824 Buena Parkway, commented the Master Plan is not

dynamic enough. He stated he does not want to see urbanization of suburban areas. Mr. Provencher also said an important component of the Master Plan that is missing is transportation in it's various forms.

- Mr. Vance Poquette, 2226 Kent St., commented the Township is spending too many resources on a plan that is essentially unenforceable. He said the redevelopment provided by the Master Plan is not harmonious.
- Commissioner Cordill commented that the public has been very active in the formation of the Master Plan.
- Commissioner Tenaglia thanked the citizens who spoke at the public hearing for their time and input.
- Commissioner Scott-Craig said Senior Planner Menser should add his own name to the list of acknowledgements in the Master Plan. Commissioner Scott-Craig stated on Map 6 the legend should be more clear that a PA116 site is part of the Farm Preservation Act and the Bus Route Map should have the line colors changed to more accurately reflect the direction of the busses.

Commissioner Cordill moved to approve Commissioner Scott-Craig's changes to the Master Plan.

Seconded by Commissioner Baruah.

VOICE VOTE: Motion was approved unanimously

Commissioner Tenaglia moved to suspend the bylaws to allow a vote on the Master Plan during this meeting.

Seconded by Commissioner Cordill

ROLL CALL VOTE: YEAS: Commissioners Tenaglia, Baruah, Richards, Lane, Premoe, Cordill,
And Chair Ianni

NAYS: Commissioner Scott-Craig

Motion carries 7-1.

Commissioner Lane moved to approve the Master Plan with suggested changes.

Seconded by Commissioner Tenaglia

ROLL CALL VOTE: YEAS: Commissioners Lane, Tenaglia, Baruah, Richards, Premoe, Cordill,
Scott-Craig and Chair Ianni

NAYS: None

Motion carries 8-0.

Chair Ianni closed the public hearing at 7:38 p.m.

ROLL CALL VOTE: YEAS: Commissioners Tenaglia, Baruah, Richards, Lane, Premoe, Cordill,
And Chair Ianni

NAYS: Commissioner Scott-Craig

Motion carries 7-1.

7. Unfinished Business-NONE

8. Other Business

A. 2018 Meeting Schedule

Commissioner Cordill moved to approve the 2018 Meeting Resolution as presented
Seconded by Commissioner Baruah
VOICE VOTE: Motion approved unanimously

9. Township Board, Planning Commission officer, committee chair, and staff comments or Reports

Commissioner Scott-Craig asked for an update on Shaping the Avenue.

Senior Planner Menser gave a summary of the recent meetings for Shaping the Avenue.

Commissioner Richards gave a summary of the Meridian Transportation Commission meeting held on October 26, 2017 where Redi-Ride was discussed.

10. Project Updates

A. New Applications-NONE

B. Site Plans Received - NONE

C. Site Plans Approved - NONE

11. Public Remarks-None

12. Adjournment

Chair Ianni adjourned the regular meeting at 7:45 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

**Tentative Preliminary Plat #17012
(Mayberry Homes)
November 13, 2017**

APPLICANT: Mayberry Homes
1650 Kendale Blvd, Suite 200
East Lansing, MI 48823

STATUS OF APPLICANT: Property Owner

REQUEST: Establish Silverstone Estates, located east of Powell Road and north of Grand River consisting of 25 single family lots on 25.5 acres.

CURRENT ZONING: RAA (Single Family- Low Density)

LOCATION: East side of Powell Road, north of Grand River

AREA OF SUBJECT SITE: 25.5 acres (1,110,780 sq. ft.)

EXISTING LAND USE: Undeveloped

EXISTING LAND USES IN AREA:
North: Undeveloped
South: Single Family Residence, Golf Driving Range, Undeveloped
East: Single Family Residence
West: Single Family Residences

CURRENT ZONING IN AREA:
North: RR (Rural Residential)
South: RR (Rural Residential) and CR (Commercial Recreation)
East: RR (Rural Residential)
West: RA (Single Family- Medium Density)

FUTURE LAND USE DESIGNATION: Residential 0.5-1.25 dwelling units per acre (du/a)

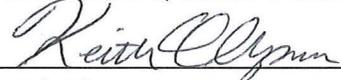
FUTURE LAND USE MAP:
North: Residential 0.5-1.25 du/a
South: Residential 0.5-1.25 du/a
East: Agriculture/Residential 0.0-0.5 du/a
West: Residential 3.5 – 5.0 du/a



To: **Planning Commission**

From:


Peter Menser, Senior Planner


Keith Chapman, Assistant Planner

Date: **November 10, 2017**

Re: **Tentative Preliminary Plat #17012 (Mayberry Homes), establish Silverstone Estates, located east of Powell Road and north of Grand River consisting of 25 single family lots on 25.5 acres.**

Mayberry Homes has requested tentative preliminary plat (TPP) approval for Silverstone Estates, a subdivision consisting of 25 single family lots with three private parks on approximately 25.5 acres located on the east side of Powell Road north of Grand River Avenue. The Planning Commission recommended approval with conditions of the TPP on March 28, 2016. The Township Board approved the TPP on May 3, 2016. The one year approval period expired in May, requiring the applicant to resubmit. The plat is in the same configuration as the one that was approved.

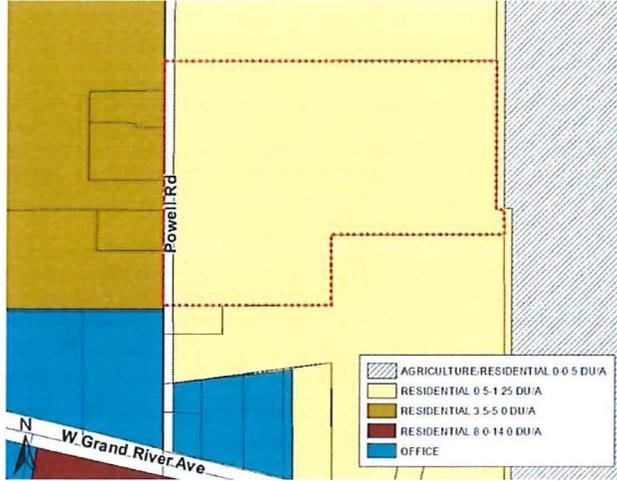
The site was rezoned in 2015 (REZ #15040) from RR (Rural Residential) to RAA (Single Family-Low Density) with the voluntary offer of a condition limiting the number of residences to not more than one unit per acre. The condition with one dwelling unit per acre (25 dwelling on 25.5 acres) is reflected on the plat. The proposed plat meets the condition of the rezoning.

The Tentative Preliminary Plat process includes a public hearing and a recommendation from the Planning Commission. The Township Board has the final authority to tentatively approve, approve with conditions, or deny the tentative preliminary plat.

Master Plan

The 2005 Master Plan designates the subject property in the Residential 0.5-1.25 dwelling unit per acre (du/a) category. The overall density of the proposed subdivision is approximately one dwelling unit per acre (25 dwellings on 25.5 acres) which is consistent with the Master Plan classification.

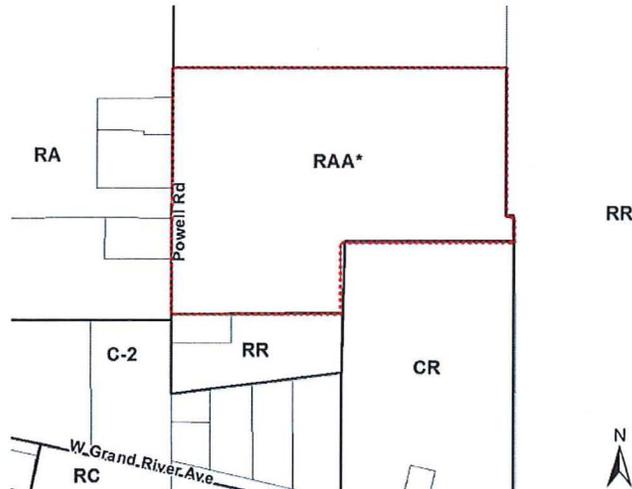
FUTURE LAND USE MAP



Zoning

The site is zoned RAA (Single Family-Low Density). The RAA district requires a minimum lot area of 13,500 square feet. All lots comply with the minimum lot area requirement, the smallest lot being 13,499 square feet. The RAA zoning district requires interior lots must be at least 90 feet in width. Up to 25 percent of interior lots may be reduced in size to not less than 80 feet provided the average lot width of all interior lots is 90 feet and no more than two adjacent lots are less than 90 feet. All lots comply with the minimum lot width requirement.

ZONING MAP



Physical Features

The approximate 25.5 acre site is undeveloped. The FEMA Flood Insurance Rate Map does not show areas of floodplain on the site.

WETLAND MAP



The Township environmental consultant delineated wetlands in 2015 (WDV #15-07) within the boundaries of the plat and prepared the attached report. The chart below, taken from the report, summarizes the status of the three wetland areas found.

WETLAND	AREA (ACRES)	REGULATORY CRITERIA MET	CORRESPONDING TOWNSHIP WETLAND	REGULATED BY	
				STATE	TOWNSHIP
A	0.23	Within 500 feet of a pond	23-15C (9.64 acres)	Yes	Yes
B	3.9	Adjacent to Unruh Drain	23-2A (41.78 acres)	Yes	Yes
C	1.3	Within 500 feet of Unruh Drain	23-2A (41.78 Acres)	Yes	Yes

In 2016 a Wetland Use Permit (WUP #16-05) was approved to allow the enclosure of 192 linear feet of the Unruh Drain by placing approximately 1,032 cubic yards of fill over an area 192 feet long, 25 feet wide, with a maximum depth of 5.6 feet. The project will impact 0.04 acres of wetland located along the bottom of the drain. The applicant is also proposing to create a detention pond at the convergence of the Unruh and Daniels Drain. Wetland mitigation would take place in this detention area.

The Township’s water features setback ordinance (Sec. 86-471) calls for a 40-foot setback from the boundary of a wetland, within which no grading or construction may occur. Since the wetland areas within the site are each part of larger wetlands exceeding two acres in size, the plat correctly shows a 40-foot water features setback around each wetland. The setback abuts lot boundaries but does not encroach onto any lots.

Ingham County Drains

The plat shows three drains located on the property. The Unruh Drain and the Daniels Drain are open county drains. The Hathaway Drain is a closed (enclosed within a pipe) county drain.

The Unruh Drain runs north and south in a 100-foot wide easement on the west side of the site between Lots #3 and #4 and Lots #21 and #22 then turns west in a 50-foot easement within the southern 50-feet of Lots #2 and #3. Under the approved Wetland Use Permit (WUP #16-05), 192 linear feet of the Unruh Drain is proposed to be converted to a closed drain to allow for the construction of a road to access the property. A 192 foot long, four foot diameter pipe will be installed to take the place of the open drain.

The northern extent of the Daniels Drain is located in a 50 foot easement within “Private Park B” where it connects to the Unruh Drain. The water features setback ordinance includes a provision limiting construction and grading activities within 50-feet of the top of the bank of an open county drain. The final location of homes will be subject to the 50-foot setback from the “top of the bank” elevation. The 50 foot setback is not shown on the plat and may impact construction on Lot #1.

An underground 18” pipe contains the Hathaway Drain. It runs north and south in an irregular pattern within Private Park A and under Lots 11 through 14. The plat shows the existing path of the drain but notes a proposal has been made to re-route the drain underground from Private Park A south through a 30-foot easement between Lot #14 and #15, then under Silverstone Way and continuing underground in a 30-foot easement.

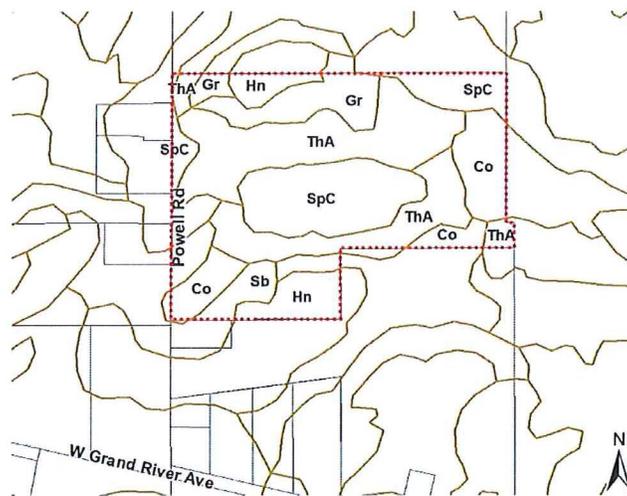
Soils

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

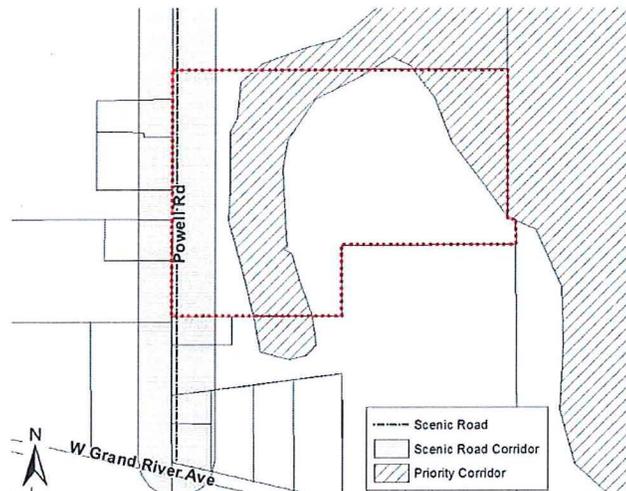
SOIL ASSOCIATION	SEVERE LIMITATIONS
Co (Colwood-Brookstone)	Ponding
Gr (Granby)	Ponding
Hn (Houghton)	Subsides, Ponding, Low Strength
Sb (Sebewa)	Ponding
SpB (Spinks)	None
ThA (Thetford)	Wetness

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

SOILS MAP



Greenspace Plan



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) associated with wetlands in the vicinity of the Unruh Drain, Daniels Drain, and in the northeast corner of the site. A PCC is a network of ecologically significant open spaces. Powell Road is identified as a Scenic Road and Scenic Road Corridor.

Streets and Traffic

Powell Road will provide access to the site via Silverstone Way. Silverstone Way is a proposed public street with a 60 foot right-of-way. The plat shows five foot sidewalks will be constructed on both sides of the street. Powell Road is a two lane gravel road classified as a Collector street. The previous Township Board approval had a condition on the plat that Powell Road is to be paved from Grand River Avenue up to the northern extent of the plat. Paving of the road has not been completed to date. The Ingham County Road Department's most recent traffic count (2008) showed a total of 121 northbound and southbound vehicle trips in 24 hours along the length of Powell Road.

During the 2015 rezoning (REZ #15040), the applicant's traffic consultant prepared a rezoning traffic assessment for this site. The following chart prepared from data submitted in the assessment shows expected trip generation for the 25-lot subdivision.

		RAA
		25 units
AM Peak Hour		27
	In	7
	Out	20
PM Peak Hour		30
	In	19
	Out	11
Weekday Vehicle Trips		293

The Township's traffic consultant reviewed the applicant's assessment concluding no further traffic reports will be necessary based on the low number trip increases for AM and PM peak traffic and average weekday vehicle trips, as well as the lack of sight distance concerns. A traffic impact study is not required since the development will generate less than 50 to 99 directional trips during the AM and PM peak hours and the average weekday vehicle trips is less than 750.

The submitted plan shows the eastern half of the Powell Road right-of-way will be widened from 33 feet to 45 feet along the project boundary. A paved shoulder in accordance with the Township's Pedestrian-Bicycle Master Plan will be required along the plat's Powell Road frontage.

Utilities

The applicant intends to extend public water and sewer to the subdivision. The applicant is working with the Township Engineering Department on the extension of public utilities to the site. Design and construction of public water and sewer services must be consistent with Department of Public Works and Engineering standards.

While a preliminary storm sewer plan is not required at the TPP stage, the system may not drain into regulated wetlands without the appropriate permits, and the runoff volumes from the site may not exceed predevelopment levels. The future storm drainage system must be reviewed and approved by the Director of Public Works and Engineering and the Ingham County Drain Commissioner.

Staff Analysis

TPP approval confers upon the applicant for a period of one year approval of lot sizes, lot orientation, street layout, and application of the subdivision regulations which are in effect at the time of the approval. If the applicant has received TPP approval from the Township, the plat will be submitted, as necessary, to the Ingham County Drain Commissioner, Ingham County Road Department, Ingham County Health Department, Michigan Department of Environmental Quality, Natural Resource Conservation, and Tri-County Regional Planning Commission for their approvals and the Ingham County Plat Board for information. Once the applicant has received approval from these agencies, the plat will be submitted to the Township for Final Preliminary Plat approval. This process is consistent with the State Land Division Act and the Township's Land Division Ordinance.

The requirements of the RAA zoning district and Chapter 62 of the Township Land Division ordinance are used to evaluate the TPP. The Township Board can grant waivers from the provisions of the Township Land Division ordinance. The Planning Commission can make a recommendation on the waiver request. The applicant is requesting a waiver from the following section of the Township Land Division ordinance:

- Section 62-61(c) of the Land Division ordinance states "residential lots shall not face. . . collector streets. . . The applicant has submitted a request for a waiver to allow Lots 1, 24, and 25 to front on Powell Road, a designated collector street.

The Planning Commission recommended approval and the Township Board approved the same waiver on the previous request. In making its recommendation for the waiver, the Planning Commission shall take into account the review criteria for considering waivers in Section 62-147 (4).

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or disapproval of the tentative preliminary plat (TPP) within 60-days of the plat being filed with the Township. The application was deemed complete on October 16, 2017 therefore the Planning Commission must make its decision no later than the December 11, 2017 regular meeting. A resolution will be provided for the Commission's consideration at a future meeting.

Attachments

1. Application and supporting materials
2. Applicant's waiver request
3. Township Environmental Consultant's report
4. Township Traffic Consultant's comments
5. Tentative Preliminary Plat dated October 2, 2017 and received by the Township on October 7, 2017
6. Township Board approval letter dated May 6, 2016

G:\Planning\PLAT\TPP #17012 (Mayberry Homes)\Staff Reports\TPP #17012.pc1.doc

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

TENTATIVE PRELIMINARY PLAT APPLICATION

A. Proprietor(s) MAYBERRY HOWES
Address of proprietor 1650 Wendale Blvd, E. Lansing MI 48823
Contact information: Work 517-371-5000 Home _____
517-927-0203 Fax 517 371 5001
Email stairmont@icloud.com

B. Plat name Silverstone Estates Number of lots _____
25
Site address/location Powell Road
Legal description (Attach additional sheets if necessary) Attached
Parcel number(s) 23-301-002 Zoning designation RAA
Acreage of site 25.5 Acres of floodplain 0 Acres of wetlands
5 - see Report

C. Architect, engineer, planner, and/or surveyor responsible for the design of the plat:
Name Enger Survey; Ron Enger of _____ Company
Contact _____ person
Contact information: Work _____ Home _____
517-676-6565 Fax 517 676 6675
Email ESE@acd.net

D. The proprietor shall submit the application, fee and all required materials as outlined in Section 62-34 of the Township Code of Ordinances. An application will not be considered complete until all required materials have been submitted.

E. 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.

2

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.

Scott Fairmont
Scott Fairmont

10-6-17
10-6-17

Signature of Proprietor

Date

Fee

MAY BERRY HOMES
Notar Maria 10-6-17

Proprietor's name (Printed)

Received by/Date

TENTATIVE PRELIMINARY PLAT CHECKLIST

The checklist is intended only as a guide to the information and materials that are required to be submitted with a tentative preliminary plat application. For a detailed list, refer to Section 62-34 of the Township Code of Ordinances.

Plat name Silverstone Estates

Check if provided

1	<input checked="" type="checkbox"/>	Ten sealed copies on paper not greater than 24" X 36" drawn at a scale of not more than 200 feet to one inch.
2	<input checked="" type="checkbox"/>	Scale and north arrow shown on the plat.
3	<input checked="" type="checkbox"/>	One 8.5" X 11" copy of the plat.
4	<input checked="" type="checkbox"/>	Proof of property ownership in the form of a title insurance policy or a title opinion prepared by an attorney licensed in Michigan showing all legal and equitable owners (including mortgagees, contract purchasers, and fee owners) of the land, all grants, reservations, restrictions, or easements.
5	<input checked="" type="checkbox"/>	Legal description of the property proposed for the subdivision.
6	<input checked="" type="checkbox"/>	Vicinity map showing the general relationship of the subdivision to the surrounding area and nearby facilities.
7	<input checked="" type="checkbox"/>	The boundary of the proposed subdivision with dimensions of the entire property and of any easements.
8	<input checked="" type="checkbox"/>	Owners of all adjacent properties and the names of adjacent subdivisions identified on the plat.
9	<input checked="" type="checkbox"/>	Boundary and character of woodlands, wetlands, 100-year floodplain, other features, and required setbacks. Wetlands shall be delineated by a wetlands professional, with data provided in a written report.
10	<input checked="" type="checkbox"/>	Existing stormwater drainage patterns.

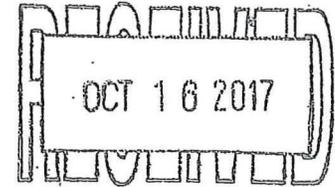
11.	Soils based on the survey for Ingham County or soil borings.
12.	Identified habitat of endangered, threatened, or special concern species.
13.	Sight distance limitations along existing or proposed streets.
14.	Topographic relief of the site and land within 100-feet of the site at two foot contour intervals (referenced to a USGS elevation datum). Slopes greater than eight percent must be highlighted.
15.	The general topography and features of adjacent land, when stub streets are proposed at or near the boundaries of the subdivision.
16.	Other unique features of the site (such as historic or archaeological).
17.	Zoning classification of the site and all adjacent properties.
18.	Table providing the area (in square feet), width, and depth of each lot.
19.	Buildable area shall be indicated on each lot as well as the required setbacks from any wetland or water feature.
20.	Name, location, and right-of-way width of any existing public roads, street, highways, or railroads adjacent to or on the site and within 100 feet of the site. Number of lanes and the most current traffic volumes shall be noted for existing public streets, roads, and highways.
21.	Location and size of any existing public or private water lines, sanitary sewers, or storm sewers, drains, culverts, and other underground structures within the site or immediately adjacent.
22.	Location of above or below ground utilities within the site or adjacent, including gas, electric, telephone, and cable.
23.	Location of existing permanent structures on or within 100' of the site.
24.	A written statement specifying the intended use of the plat.
25.	Traffic assessment or study (if required).
26.	Proposed subdivision name.
27.	Layout, right-of-way width, typical cross-section, and names of proposed public streets.
28.	Sight distance plan and profile at each intersection of a planned subdivision street with any existing public street.
29.	Location, width, and construction material of any sidewalks or pathways.
30.	Location, width, and purpose of any proposed easements.
31.	Dimensions and area of all proposed lots or outlots. Lots shall be numbered consecutively and outlots alphabetically.
32.	Location, dimensions, and area of all parcels of land proposed to be set aside for commons, parks, playgrounds, or other grounds. The conditions of any dedication or reservation shall be specified.
33.	For phased subdivisions; a general layout for the entire development shall be provided. The temporary construction and permanent access to future phases shall be identified.
34.	A statement indicating whether street lighting is proposed in the subdivision.

October 15, 2017

To: Meridian Township

From: Mayberry Homes

Re: Silverstone Estates Tentative Preliminary Plat information



Dear Mr. Menser,

This is a detail on the questionnaire we submitted to you for the tentative preliminary plat for Silverstone Estates.

- #1. See plans submitted by Enger Survey
- #2. See plans
- #3. Plan submitted by Enger Survey
- #4. Submitted with zoning application, on file with Meridian Township
- #5. See attachment titled "Legal Description"
- #6. See plans
- #7. See plans
- #8. See plans
- #9. The wetland and woodland boundaries are on the plans submitted by Enger Survey. They were reviewed by the Township Wetland Consultant. The property between Powell Road and the Daniels Drain consists of scrub vegetation. East of the Daniels Drain there is a ridge that runs east to west, sloping north and south. The property is primarily "open land" consisting of high quality sand that drains into denser soil. There is one small stand of pine trees. The large oak trees east of the Daniels Drain are being preserved.
- #10. The existing storm water drains primarily into the wetlands. The offsite storm water transverses the property via the Daniels and Unruh Drains.
- #11. See Soils Map provided based on the Ingham County soil survey and borings provided by SME.
- #12. There are no habitats of endangered, threatened, or special concern species on the property.
- #13. Traffic report was submitted to the township. The report stated that there are no sight distance limitations along the existing or proposed streets.
- #14. See Plans
- #15. Stub streets/ROW are provided to serve land to the east and north.
- #16. There are no unique historical or archaeological features of the site. It is a vacant field.
- #17. Zoning is RAA with a condition limiting development to not more than 25 building sites.
- #18. See Plans
- #19. See Plans
- #20. See Plans
- #21. There are not any public water, sewer or other underground structures located on or adjacent to the property. The Daniels Drain bisects the property about 200 feet east of Powell Road. The Daniels Drain is under the jurisdiction of the Ingham County Drain Office. We

received approval from the DEQ and the Drain Office to enclose a section of the Daniels Drain to provide road access to property west of the Daniels Drain.

#22. Gas, electric and telephone service is available to the property.

#23. See Plans

#25. A traffic study has been submitted. The study states that the development will have negligible impact on the existing road system.

#26. We have reserved the name "Silverstone Estates" with the Tri County Regional Planning Authority. We also reserved the street name, "Silverstone Drive" with them.

#27. See Plans

#28. See Plans.

#29. The previous approval required public roads and sidewalks. Our proposal meets those requirements.

#30. See Plans

#31. See Plans

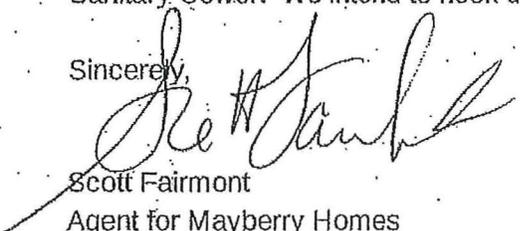
#32. See Plans

#33. We intend to build this project in a single phase.

#34. We will follow "dark sky" lighting as installed by Consumers Energy.

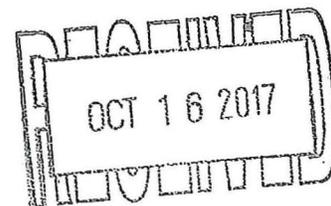
Sanitary Sewer: We intend to hook up to the Township Sanitary Sewer system.

Sincerely,



Scott Fairmont

Agent for Mayberry Homes



October 15, 2017

Peter Menser
Principle Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Re-submission of Tentative Preliminary Plat
Mayberry Homes; Silverstone Estates
Okemos, MI

Dear Mr. Menser,

In 2015, Mayberry Homes submitted a proposal to develop 25.5 acres located on Powell Road into a 25 lot subdivision. The Township Planning Commission recommended approval of this proposal and in May of 2016, the Township Board granted approval for the tentative preliminary plat.

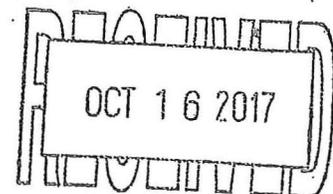
We obtained all of the necessary agency approvals, and as per the Board's recommendation, we submitted a petition for the Powell Road Paving District with signatures from over 50% of the affected landowners requested by the Board. However, our efforts to meet all of the requirements caused a delay in the timetable and the one year approval limitation expired.

Thus, we are submitting a new application for Silverstone Estates. This new proposal mirrors the previously approved project. It consists of the same 25 lots (one unit per acre) which will be served by public utilities and protects the wetlands and large trees identified by the surveyors and engineers.

We request that you review the application and schedule a public hearing so we can move forward with this development.

Sincerely,


Scott Fairmont
Agent for Mayberry Homes



October 17, 2017

Peter Menser
Principle Planner; Meridian Township
Okemos, MI 48864



Re: Waivers for Silverstone Estates

Dear Mr. Menser,

As part of the Silverstone Estates review, we respectfully request a waiver for Section 62-61 #1C. This Section restricts platted lots from fronting on collector streets. Lots 1, 24 and 25 of Silverstone front on Powell Road. While these lots meet all of the requirements to become individual parcels, we believe including them into the platted subdivision is preferable to developing them as "meets and bounds" parcels. By including these lots into the plat, the eventual property owners will have full rights to the subdivision's parks and other common areas and also be responsible for their fair share of the costs of maintaining those areas.

Please process this waiver request with the application for the tentative preliminary plat.

Sincerely,


Scott Fairmont
Agent for Mayberry Homes



November 24, 2015
Project No. G150126W10

Ms. Gail Oranchak
Principle Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Wetland Delineation WDV #15-07
Mayberry Homes Property, Powell Road
Okemos, Ingham County, Michigan

Dear Ms. Oranchak:

On November 2, 2015, Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) staff conducted a field investigation to delineate wetlands on 25.52 acres of vacant property located east of Powell Road and north of Grand River Avenue, Charter Township of Meridian (Township), Ingham County, Michigan. The area of investigation is noted on Figure 1.

The site is located in Section 23 of the Township (Town 4 North, Range 1 West) and consists of the northern 25.52 acres of Parcel Number 33-02-02-23-301-002 (the Site). The Site is bound by residential property to the west, residential and a golf driving range and undeveloped property to the south, and undeveloped property to the north and east.

The purpose of this letter is to summarize the results of the wetlands investigation. The wetlands investigation was conducted in a manner consistent with the 1987 *Corps of Engineers (USACE) Wetlands Delineation Manual* and 2012 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2)*. The wetlands identification and delineation procedures outlined in these manuals require evaluation of site vegetation, soils, and hydrologic characteristics. Hydrophytic vegetation decisions are based on the wetland indicator status of species that are dominant in the plant community. Species with indicator statuses of obligate wetland (OBL), facultative wetland (FACW), and facultative (FAC) are considered wetland species, while species with indicator statuses of facultative upland (FACU) and upland (UPL) are considered upland species. FAC species are also commonly present in upland plant communities.

Literature Review

According to the Natural Resources Conservation Service (NRCS) *Web Soil Survey* (Attachment 1), the Site contains organic, hydric (wetland) soil (Houghton muck) at the north and south ends of the Site. These areas are surrounded by partially hydric soil, including Granby loamy fine sand (97 percent hydric rating), Colwood-Brookston-loams (80 percent hydric rating), and Sebewa loam (95 percent hydric rating).

The National Wetlands Inventory (NWI) map (Attachment 2) indicates an 8.5 acre, emergent wetland is present at the northwest end of the Site (mapping unit PEMCd). This wetland is seasonally flooded, partially drained or ditched, and corresponds to Wetland B on Figure 1. A seasonally flooded, 1.56-acre emergent wetland is also mapped at the southeast corner of the Site (mapping unit PEMC). It corresponds to Wetland A on Figure 1. This wetland is part of a large wetland complex that extends offsite to the east and south.

The Township wetland map indicates Wetlands B and C (as noted on Figure 1) are part of Wetland Number 23-2A, a 41.78-acre, emergent wetland associated with the Unruh Drain. Wetland A is part of Township Wetland 23-15C, a 9.64 acre, scrub shrub and emergent wetland.

A July 16, 2015, site survey completed by Enger Surveying and Engineering indicates the north end of the Daniels Drainage District corresponds to the southern tip of the Unruh Drain's open channel on the subject property. The Daniels Drainage District traverses to the south-southeast, in the vicinity of Wetland C.

Site Investigation

Although the site investigation was conducted after a killing frost, identification of most observed vegetation was possible. USACE Wetland Determination Data Forms were completed for three locations within the area of investigation (SP-A, SP-B, and SP-C) to describe site vegetation, soil, and hydrology (see Attachment 3). Wetland boundaries were flagged with pink ribbon and surveyed with a handheld GPS unit with sub-meter accuracy. Wetland boundaries and sampling point locations are noted on Figure 1. Attachment 4 includes photographs of the sampling point locations.

Wetland A was located in a depression at the southeast end of the Site. It contained emergent vegetation dominated by reed canary grass (*Phalaris arundinacea*, FACW), and was surrounded by upland meadow and mowed turf. The wetland extended offsite to the east. Based upon aerial photography and the Township's wetland map, Wetland A appears to be greater than 5 acres in size and is contiguous with an approximately 1.4-acre pond.

Wetland B consisted of an emergent and scrub shrub wetland dominated by reed canary grass and grey dogwood (*Cornus racemosa*, FAC), and contained occasional black willow (*Salix nigra*, OBL) trees. Wetland B extended to the north and is contiguous with the Unruh Drain (Drain). The Drain is buried in the southern portion of the Site, and surfaces into an open channel at the southern tip of Wetland B. Photographs of the drain and its corresponding culverts are included in Attachment 4. The Drain is regulated under Part 301, Inland Lakes and Streams, of the Natural Resources and Environmental Protection Act, 1994, PA 451, as amended.

Wetland C also consisted of an emergent and scrub shrub wetland dominated by reed canary grass and grey dogwood. European buckthorn (*Rhamnus cathartica*, FAC) and silky dogwood (*Cornus amomum*, FACW) were also commonly observed in the scrub shrub areas. This wetland is located within 500 feet of the Drain.

The remainder of the Site contained an abandoned farm field (in the eastern half of the Site) and a mix of large upland trees, upland field, and brush (in the western half of the Site).

Conclusions

According to Michigan's Natural Resources and Environmental Protection Act (NREPA), Act 451, Section 30301(d), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream" or "more than 5 acres in size" are regulated by the State of Michigan. "Contiguous" is defined as being within 500 feet of an inland lake, pond, river, or stream. In addition, the Township regulates wetlands greater than 2-acres in size which are not contiguous to a water body and wetlands between 0.25-acre and 2-acres in size that are determined to provide essential functions.

It is FTCH's opinion that all three of the delineated wetland are regulated by the State of Michigan and the Township. Table 1 summarizes the regulatory status of the wetlands observed onsite.

Wetland	Area (Acres)	Regulatory Criteria Met	Corresponding Township Wetland	Regulated by State	Regulated by Township
A	0.23	Within 500 feet of a pond	23-15C (9.64 acres)	Yes	Yes
B	3.9	Adjacent to Unruh Drain	23-2A (41.78 acres)	Yes	Yes
C	1.3	Within 500 feet of Unruh Drain	23-2A (41.78 acres)	Yes	Yes

A permit would be required from the Michigan Department of Environmental Quality and the Township for the following activities:

- Placing fill or permitting the placement of fill in regulated wetland.
- Dredging, removing, or permitting the removal of soil or minerals from regulated wetland.
- Constructing, operating, or maintaining any use or development in regulated wetland.
- Draining surface water from regulated wetland.

The Township also requires a Wetland Use Permit for diverting, obstructing or impeding the flow of water into a protected wetland.

If you have any questions or require additional information, please contact me at 616.464.3738 or email ehtripp@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.


Elise Hansen Tripp, PWS

pmb
Attachments
By email

**William F. Savage, P.E.
Savage Traffic Engineering, Inc.**

Summer Address

6401 Timber Ridge Trail
East Lansing, MI 48823
Phone & Fax: 517-339-3933

e-mail: MSUSavage@aol.com

Winter Address

6611 Stone River Road, #206
Bradenton, FL 34203
Phone & Fax: 941-755-4681

July 14, 2015

Gail Oranchak, AICP
Charter Township of Meridian
5151 March Road
Okemos, MI 48864

RE: Rezoning on Powell Road

Hi Gail:

The proposed zoning (RAA) increases morning traffic by only 5 trips (22 to 27), and afternoon traffic by only 9 Trips (21 to 30). Daily traffic will increase 87 trips (206 to 293). And, there is no sight distance concern.

There is no need for further traffic studies.

Sincerely,

WFSavage

William F. Savage, P.E.

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



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

Trustee
Trustee
Trustee
Trustee

May 6, 2016

Mr. Bob Schroeder
Mayberry Homes
1650 Kendale Blvd.
East Lansing, MI 48823

RE: Tentative Preliminary Plat #16012 Silverstone Estates

Dear Mr. Schroeder:

The Township Board, at its meeting held on May 3, 2016, voted to approve the tentative preliminary plat for Silverstone Estates, a single family subdivision of 25 lots, located on the east side of Powell Road north of Grand River Avenue. Approval of the tentative preliminary plat was granted subject to the following conditions:

1. Approval is granted based on the revised Tentative Preliminary Plat dated April 6, 2016, prepared by Enger Surveying and Engineering, indicating 25 single family lots, subject to revisions as required.
2. Approval is granted for a waiver from Section 62-61(c) of the Code of Ordinances to permit Lot #1, Lot #24 and Lot #25 to face Powell Road, a collector street.
3. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Department, Michigan Department of Environmental Quality (MDEQ), and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development. Should a permit be required from the Michigan Department of Environmental Quality, no grading or construction work shall be conducted until the permit is final and unappealable at the MDEQ.
4. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
5. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to an approved outlet.

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

www.meridian.mi.us



6. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
7. Prior to any construction or grading on the site, the applicant shall install silt fencing at the upland edge of water feature setbacks. The silt fencing shall be removed after construction once the area is stabilized and vegetation has been established.
8. Powell Road shall be paved from the northern extent of the plat southward to Grand River Avenue in accordance with the requirements of the Ingham County Road Department. Consultation with Ingham County Road Department and Township shall occur regarding trees prior to construction of Powell Road.
9. A paved shoulder shall be constructed along Powell Road as shown on the Pedestrian-Bicycle Master Plan. The final location of the shoulder shall be subject to the approval of the Director of Public Works and Engineering and the Ingham County Road Department.
10. A five foot wide concrete sidewalk shall be constructed along the both sides of Silverstone Way and the stub street. The final location of the sidewalk shall be subject to the approval of the Director of Public Works and Engineering. The design and construction of the sidewalk shall be in accordance with Township Engineering Design and Construction Standards.
11. A landscape strip, a minimum of 20 feet wide, shall be planted along the Powell Road frontage of Lots, #1, #24, and #25. The planting plan shall be subject to the approval of the Director of Community Planning and Development.
12. The natural vegetation strip associated with wetlands and open county drains shall be clearly identified with permanent markers. The size, number, and location of the markers, and the language on the markers, shall be subject to the approval of the Director of Community Planning and Development.
13. As applicable, healthy, mature trees measuring 12" dbh (diameter at breast height) or greater shall be preserved. No trees shall be removed from the site until Final Preliminary Plat approval has been granted.
14. Street trees shall be required along the east side of Powell Road and along both sides of Silverstone Way within the subdivision. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.
15. Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.
16. A copy of the information that exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

All lots contained in the plat shall be developed in accordance with applicable Township ordinances, regulations and permitting requirements including, but not limited to, building permits

Mr. Bob Schroeder
Silverstone Estates
May 9, 2016
Page 3

that may include conditions for the protection and preservation of trees soils and other natural resources.

Tentative preliminary plat approval is valid for a period of one (1) year. Consequently, the tentative preliminary plat for Silverstone Estates is valid until May 3, 2017. The tentative preliminary plat may be extended if a request for an extension is submitted to the Township prior to the expiration of the one (1) year period.

If you have any questions regarding this matter, please contact me.

Sincerely,



Mark Kieselbach
Director of Community Planning and Development

CC: Scott Fairmont
Patrick Lindemann, Ingham County Drain Commissioner
Bob Peterson, Ingham County Road Department
Derrick Quinney, Ingham County Plat Board
Derek Perry, Asst. Township Manager/Director of Public Works and Engineering
John Heckaman, Chief Building Inspector

G:\PLANNING\PLATS\16012\TPP 06012 \TPP 06012 APPROVAL LETTER

**Special Use Permit #17051 (Al Saedi)
November 13, 2017**

APPLICANT: Nael Al Saedi
5596 Earliglow Lane
Haslett, MI 48840

STATUS OF APPLICANT: Owner/Operator

REQUEST: To operate a group child care home for up to twelve children

ZONING: RAA (Single Family-Low Density)

LOCATION: 5596 Earliglow Lane

AREA OF SUBJECT SITE: Approximately 0.52 acres

EXISTING LAND USE: Residential/Child Care Home for up to 6 unrelated children

MASTER PLAN DESIGNATION: Residential 1.25 – 3.5 du/a

**EXISTING LAND USES
IN SURROUNDING AREA:** North: Residential
South: Residential
East: Agriculture
West: Residential

**CURRENT ZONING
IN SURROUNDING AREA:** North: RR (Rural Residential-Low Density)
South: RAA (Single Family-Low Density)
East: RR (Rural Residential -Low Density)
West: RAA (Single Family-Low Density)

**COMP PLAN DESIGNATION
IN SURROUNDING AREA:** North: Residential 0.5 – 1.25 du/a
South: Residential 1.25 – 3.5 du/a
East: Residential 0.0 – 0.5 du/a
West: Residential 1.25 – 3.5 du/a



To: Planning Commission

From: *Peter Menser*
Peter Menser, Senior Planner

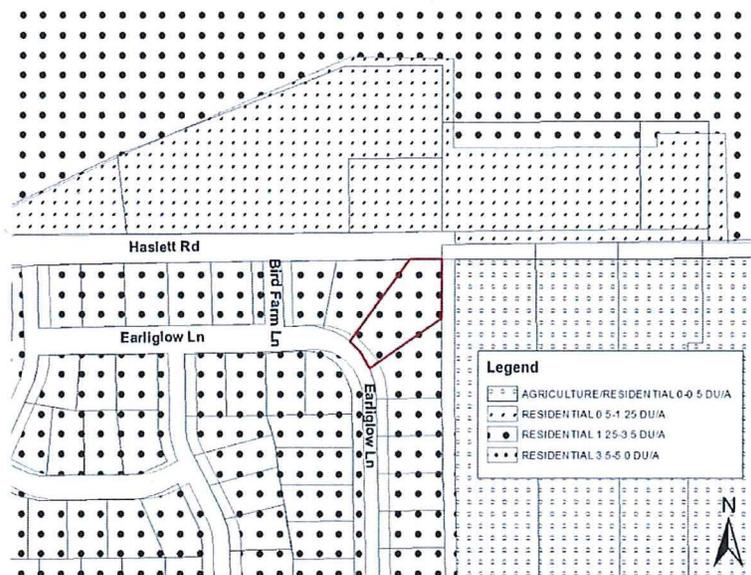
Date: November 8, 2017

Re: Special Use Permit #17051 (Al Saedi), establish group child care home for up to twelve children at 5596 Earliglow Lane.

Nael Al Saedi has requested a special use permit to operate a group child care home for up to twelve children at 5596 Earliglow Lane, Haslett. The 0.52 acre site is zoned RAA (Single Family-Low Density). The applicant currently operates a family child care home on the property for a maximum of six children. The Code of Ordinances allows group child care homes as a non-residential use in a residential zoning district subject to special use permit approval.

In accordance with the Child Care Organizations Act (Public Act 116 of 1973), the Department of Licensing and Regulatory Affairs (LARA), Child Care Licensing Division, regulates child care facilities based on the number of children under supervision. A facility caring for less than six children is called a family child care home and is not subject to local zoning laws. Facilities with greater than six children, with a maximum of 12, are called group child care homes and are subject to local zoning approval. The applicant currently holds a family child care home license and is requesting to expand it to a group child care home license.

2005 FUTURE LAND USE MAP

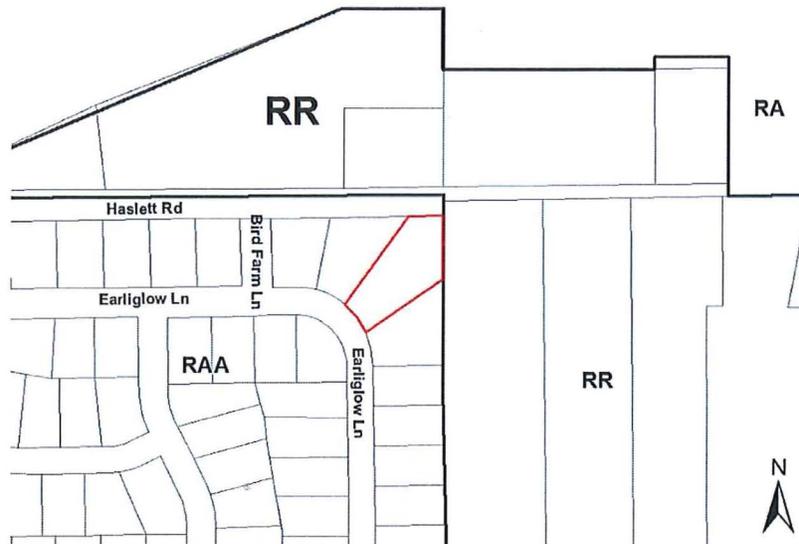


The 2005 Master Plan designates the subject site in the Residential 1.25 – 3.5 du/acre category.

Zoning

The 0.52 acre subject site is located in the RAA (Single Family – Low Density) zoning district.

ZONING MAP



Physical Features

The subject property is developed with a 2,194 square foot single family house and has small bushes and trees planted along the street and in the rear yard.

Streets & Traffic

The site has frontage and access on Earliglow Lane. Earliglow Lane is two lanes wide and classified as a local street. Five foot sidewalks are present on both sides of the street. The daily process for pick-up and drop-off traffic at the subject site starts at 6:00 am and ends at 6:00 pm. A typical morning drop-off extends from 6:00 am to 9:00 am. A typical afternoon pick-up extends from 3:30 pm to 6:00 pm.

Staff Analysis

The request is to operate a group child care home for up to twelve children at 5596 Earliglow Lane. The Township's Code of Ordinances allows a group child care home as a nonresidential use in a residential zoning district, subject to special use permit approval. The proposed group child care home will operate between the hours of 6:00 am and 6:00 pm, Monday through Friday. According to the applicant, two staff members (the owners) will be on-site at all times during operation.

The applicant has applied for a license from the State of Michigan to operate a group child care home. Prior to issuing a license, LARA inspects the property for such items as outdoor play area and equipment, water hazards, home maintenance and safety, utility service, ventilation, lighting, exit and escape requirements, smoke detectors, and emergency plans. A submitted 90-day inspection report conducted in 2017 by LARA on the existing family child care home noted that no rule or statutory violations were found and the subject site is in compliance with requirements of the State Act.

The Michigan Zoning Enabling Act (the "MZE," Public Act 110 of 2006) requires the Township to issue a special use permit for a group child care home if it meets all the following standards

1. The group child care home is located no closer than 1,500 feet, as measured along a public street, to a) another licensed group child care home b) an adult foster care small group home or large group home licensed under the adult foster care facility licensing act c) a facility offering substance abuse treatment and rehabilitation service to 7 or more people d) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections

Staff researched the State's online database and found none of the uses listed above within 1,500 feet of 5596 Earliglow Lane.

2. Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

A partial fence is located in the rear yard along the north property line.

3. Maintains the property consistent with the visible characteristics of the neighborhood.

Based on a search of Township records, there are no unresolved property violations for 5596 Earliglow Lane. A visual inspection of the site confirms the property is well maintained.

4. Does not exceed 16 hours of operation in a 24 hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10:00 pm and 6:00 am.

The application documents submitted indicate the hours of operation to be less than 16 hours. The group child care home will operate Monday through Friday between the hours of 6:00 am and 6:00 pm for a total of 12 hours per day.

5. Regulations governing signs used by a group child care home to identify itself.

The application documents do not indicate a sign will be installed at the subject site. If a sign is later proposed, it must meet the sign standards for a home occupation, which allow one non-illuminated wall sign no more than two square feet in size.

6. Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

The Township does not have any parking requirements for a group child care home operating in a residential zoning district. It is anticipated parking will be limited to temporary stops for picking up and dropping off of children.

While the MZEA compels the Township to issue a special use permit if it meets the above requirements, it also allows the Township to issue a special use permit if not all criteria are met.

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 supporting documents
2. Excerpt from the Michigan Zoning Enabling Act (Section 206)

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 Nael Al Saedi / May Babahaami
Address of Applicant 5596 Earliglow Ln, Haslett #48840
Telephone - Work (517) 894-1406 Home _____ Fax _____ Email naelsaedi@aol.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 5596 EARLIGLOW LANE
Legal description (please attach if necessary) _____
Current zoning PAA
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: 0.521
- 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:
- J. Existing Recreation: Type _____ Acreage _____
Proposed Recreation: Type _____ Acreage _____
Existing Open Space: Type _____ Acreage _____
Proposed Open Space: Type _____ Acreage _____

Part II

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

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

- (1) The project is consistent with the intent and purposes of this chapter. *YES*
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption. *YES*
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area. *YES*
- (4) The project will not adversely affect or be hazardous to existing neighboring uses. *NO, it will not be hazardous to neighboring*
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community. *NO, it will not be detrimental*
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service. *YES, the project is adequately served by public facilities*
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project. *YES, It is adequately served by Public Sanitation... etc.*
- (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. *NO, The project will not involve in any uses or activities detrimental on persons*
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas. *YES, The project will not have directly or indirectly substantial adverse impact on its surroundings.*

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

10/23/2017
Date

 May Babahaami / Nael Alsaedi
Type/Print Name

Fee: \$500

Received by/Date: Jennifer [Signature] 10/23/17

A- The project / proposed use

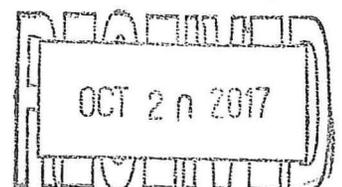
I May Babahaami the Entrepreneur of May's **Flowers Child Care** my business address is 5596 Earliglow Ln , Halsett # 48840 want to expand my Business to be a **Group day Care** by joining my Husband **Nael ALSAEDI** as **Assistant**.

I need to a **Special Use Permit** in order to complete my transaction with State Of Michigan (Lara), I want to mention here, We're the owners of this property (**Title in page 7**).

Thank you.

May Babahaami ☎ (517)894-9528 ✉ maytaleb@yahoo.com

Nael ALSaedi ☎ (517) 894-1406 ✉ alsaedinael@gmail.com



Details of Our premises

1- Hours of operation: 6:30 AM – 5:30 PM.

2- Number of children: 5.

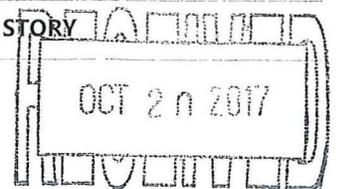
3- Parking numbers and spaces on and off site: 2.5 cars garage with long driveway.



4- Indoor: Books, Toddlers' toys. and NO outdoor activities:

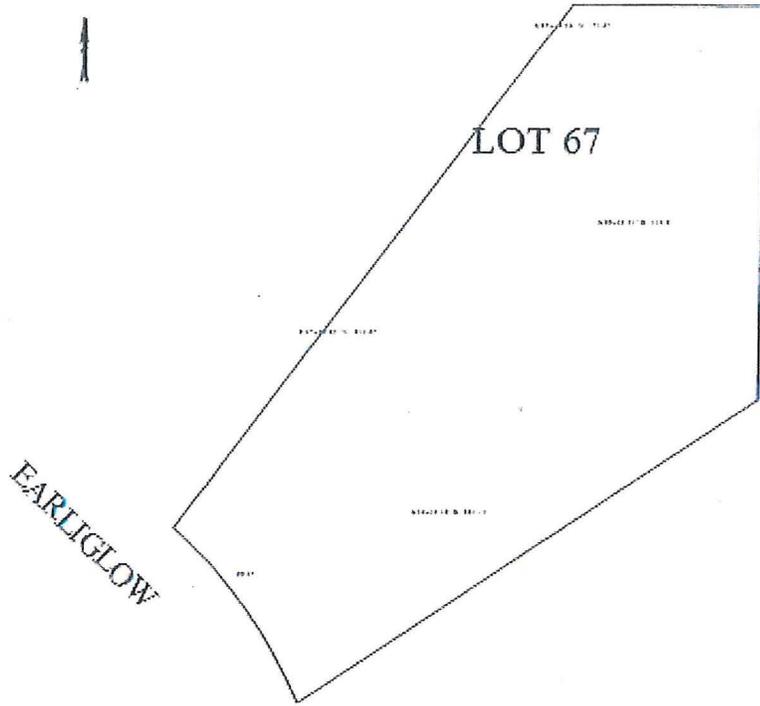
5- House layout:

Floor Area	2,194 sq ft	Estimated TCV	\$181,686
Garage Area	718 sq ft	Basement Area	1,158 sq ft
Foundation Size	1,158 sq ft		
Year Built	1990	Year Remodeled	<i>Not Available</i>
Occupancy	Single Family	Class	C
Effective Age	27 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	4	Water	Public Water
1st Floor Rooms	5	Sewer	Public Sewer
2nd Floor Rooms	3	Style	2 STORY
Bedrooms	3		



12-383-003
BIRD STRAWBERRY
FARM #2

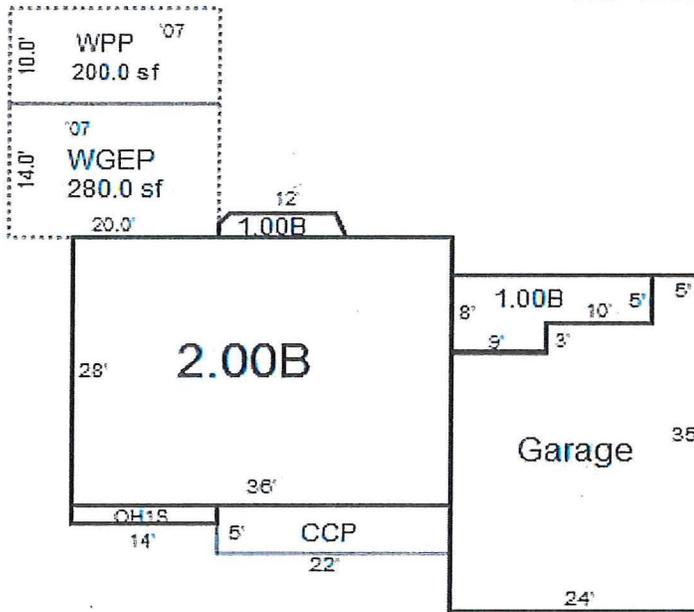
N



Sketch by Apex Sketch

12-383-003

11/2007



Sketch by Apex Sketch

6- Peak traffic times: 7:30 Am - 8:30 AM Drop off 3:30 PM - 5:30 PM Pickup.



C - All current and applied State licensing information and inspection reports.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

June 12, 2017

May Babahaami
5596 Earliglow Lane
Haslett, MI 48840

RE: Registration # DF330385670
May's Flowers Child Care
5596 Earliglow Lane
Haslett, MI 48840

Dear Ms. Babahaami:

This letter is a follow-up to the department's findings regarding the 90 day inspection conducted at your home on 05/23/2017. The purpose of this inspection was to determine compliance with applicable licensing statutes and rules for Family and Group Child Care Homes.

A. Description of Facility

Ms. Babahaami resides in a two story home with a basement in a residential area of Haslett.

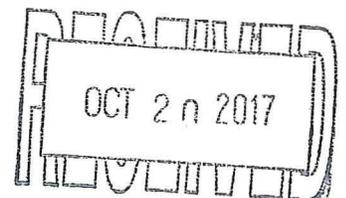
Rooms and levels approved for child care use: On the main level, the kitchen and four seasons room are approved for child care use. On the lower level, the play area is approved for child care use.

Areas not approved: On the main level, the living room and dining room are not approved for child care use. The entire upper level is not approved for child care use. On the lower level, the storage/mechanical area is not approved for child care use.

Ages of children served: Ms. Babahaami cares for children from birth to age 17 years.

Equipment: The child care home contains sufficient age appropriate play and learning equipment.

Proposed days and hours of operation: The child care home operates Monday through Friday 6:00 am to 6:00 pm.



Previous or concurrent licenses, including children's foster care: Ms. Babahaami has not been previously licensed to provide child care or children's foster care.

Exiting information (including second floor and basement): Exits on the lower level include, stairs that lead directly outside, stairs that lead to the main level, and an exit window. The window is accessible to children and caregiving staff and has an unobstructed opening which meets the 5 sq. ft. requirement in R 400.1943 (12).

Outdoor play area description: The outdoor play area is partially fenced and located at the back of the home. There are no water hazards or any other observable hazards.

Additional information:

- Pets? No Yes If yes, describe.
- Hot tubs or spa pool? No Yes If yes, are there appropriate barriers?
- Swimming pool? No Yes If yes, describe pool and barriers.
- Other water hazards? No Yes If yes, describe.
- Fireplace or wood burning stove? No Yes If yes, describe.
- Fireplace/wood burner in use during child care hours? No Yes If yes, describe barriers to protect children from burns.
- Explain any variances, if any. There are no variances.

B. Rule/Statutory Violations

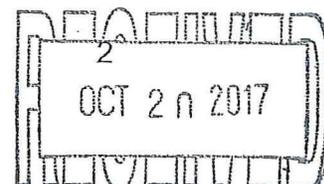
This 90-day inspection involved a review of all applicable family child care home administrative rules and statutes. Verification of compliance included direct observations of the physical environment and the program, discussions with the registrant, and a review of the home's records, including children's records. Children's records include child information cards and child in care statements/receipts.

There were no rule violations.

Your facility was found to be in compliance with the requirements of Act No. 116 of the Public Acts of 1973, as amended and the applicable licensing rules.

The department provides technical assistance to meet the licensing requirements and consultation to improve services.

Please contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 241-2585.



Per MCL 722.113g, this report and any related corrective action plans must be filed in your Licensing Notebook.

Sincerely,

Chandra Betts

Chandra Betts, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(517) 262-9451

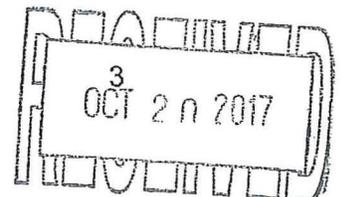
Approved By:

Erika Bigelow

06/12/2017

Erika Bigelow
Area Manager

Date



STATE OF MICHIGAN
INGHAM COUNTY MI
09/12/2016
2016-032448



REAL ESTATE
TRANSFER TAX
\$288.20 CO
\$1965.00 ST
TTX# 4179464

8 2 9 0 7 6 1
Tx:4179464
9/9/2016 10:58:00 AM

2016-032448
DERRICK QUINNEY
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
09/12/2016 12:13 PM
PAGES: 1

INGHAM COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the state or any individual against the within description, and
all TAXES on same are paid for five years previous to the date of this
instrument as appears by the records of this office except as stated.

9/9/16 Eric Schertzing, Ingham County Treasurer
Sec. 135, Act 206, 1893 as amended
JAE

**WARRANTY DEED
STATUTORY FORM FOR INDIVIDUALS**
File #:613019

The Grantor(s) Richard J. Golden and Judith M. Golden, husband and wife
whose address is 5596 Earliglow, Haslett, MI 48840
convey(s) and warrant(s) to Nael Alsaedi and May Babahaami, husband and wife
whose address is 4577 Seven Trails Ct, Okemos, MI 48864
the following described premises situated in the Township of Meridian, County of Ingham and State of
Michigan:

Lot 67, Bird Strawberry Estates No. 2, as recorded in Liber 45, Pages 31, 32 and 33 of Plats,
Ingham County Records.

also known as Property Address: 5596 Earliglow Ln., Haslett, MI 48840
33-02-02-12-383-003

for the sum of Two Hundred Sixty Two Thousand and 00/100(*** \$262,000.00*)Dollars.

subject to easements and building and use restriction of record; if any

Dated this 8th day of September, 2016.

Signed by:

Richard J. Golden
Richard J. Golden
Judith M. Golden
Judith M. Golden

State of Michigan }
County of Ingham } ss.

The foregoing instrument was acknowledged before me this 8th day of September, 2016, by
Richard J. Golden and Judith M. Golden, husband and wife.

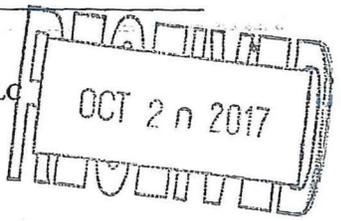
Notary Public, _____ County, Michigan
My Commission Expires:
Acting in Ingham County

Angela Shroyer
ANGELA SHROYER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF SHIAWASSEE
My Commission Expires June 30, 2017
Acting in the County of Ingham

County Treasurer's Certificate City Treasurer's Certificate

When Recorded Return To:
Nael Alsaedi
May Babahaami
5596 Earliglow Ln.
Haslett, MI 48840

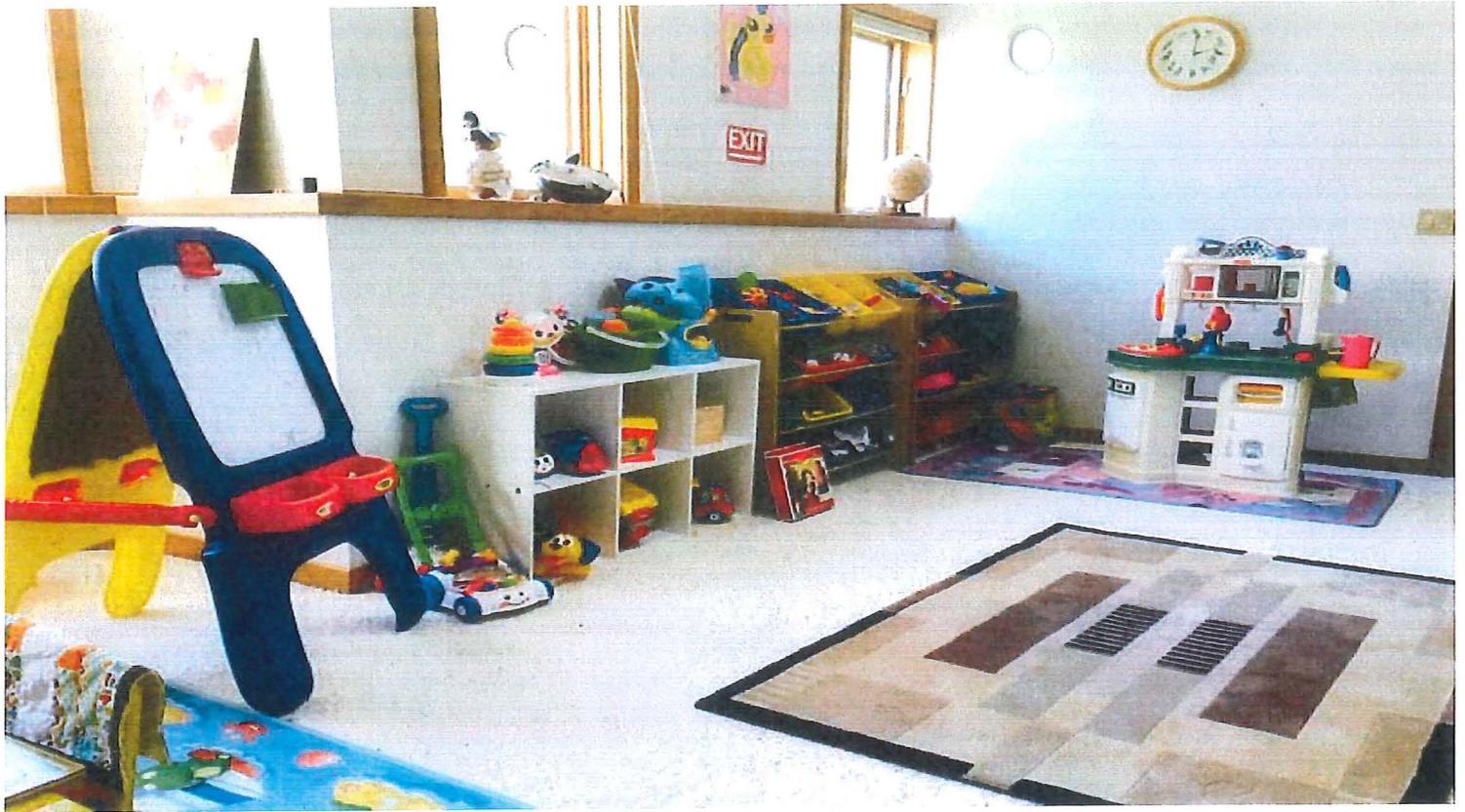
Drafted By:
Richard J. Golden
Assisted by: TRI Title Agency, LLC
5596 Earliglow Ln.
Haslett, MI 48840



- E- Pictures of the house, property and childcare areas and equipment.









NO 
SMOKING

Did you know?
Children on WIC receive milk, fruit, eggs, whole bread, beans, peanut butter and fresh fruits and vegetables, helping your four-year-old child's in healthy food habits.
FIVE REASONS to stay on WIC until age 5
1. Children who have grown up on WIC are:
2. Children who are obese:
3. Children who are better prepared for school:
4. You do not need to pay for and transport and store baby food!
5. Being healthy helps children succeed in school!
Call us at 800-333-1944
Visit us at www.michigan.gov/wic
WIC

Great Start to Quality
Certifies that
May's Flowers Child Care
is quality-rated and working to continuously improve with Great Start to Quality
2017 - 2019

[Signatures]
MICHIGAN
Education

Infant Safe Sleep Rules

The American Academy of Pediatrics (AAP) recommends that all infants under the age of 1 year be placed to sleep on their backs, on a firm, flat surface, free of pillows, blankets, and other soft bedding. This is the safest position for your baby to sleep in. The AAP also recommends that you avoid using cribs, strollers, car seats, and other carriers for sleeping your baby. For more information on safe sleep practices, visit www.aap.org.
acd

Early On

Early On is a program that provides early childhood education and care for children from birth to age 5. It is designed to help children develop the skills they need to succeed in school and life. Early On is available in many areas of Michigan. For more information, visit www.michigan.gov/earlyon.



Michigan WIC Clinic Locations by County

OCT 20 2017

natural resources and environmental protection act, 1994 PA 451, MCL 324.63201 to 324.63223. However, such regulation shall be reasonable in accommodating customary mining operations.

(7) This act does not limit state regulatory authority under other statutes or rules.

History: 2006, Act 110, Eff. July 1, 2006;—Am. 2011, Act 113, Imd. Eff. July 20, 2011;—Am. 2012, Act 389, Eff. Mar. 28, 2013.

125.3205a Amateur radio service station antenna structures.

Sec. 205a. (1) 47 CFR 97.15 provides that owners of certain amateur radio service station antenna structures more than 60.96 meters (200 feet) above ground level at the site or located near or at a public use airport must notify the federal aviation administration and register with the federal communications commission as required by 47 CFR part 17.

(2) An amateur radio service station antenna structure may be erected at heights and dimensions sufficient to accommodate amateur radio service communications. Regulation of an amateur radio service station antenna structure by a local unit of government must not preclude amateur radio service communications. Rather, it must reasonably accommodate those communications and must constitute the minimum practicable regulation to accomplish the local unit of government's legitimate purpose.

(3) To obtain information about the regulation of amateur radio service station antenna structures, a person may contact any advisory board that is jointly established by the Michigan section of the American radio relay league and 1 or more state organizations representing local units of government.

History: Add. 2014, Act 556, Imd. Eff. Jan. 15, 2014.



125.3206 Residential use of property; adult foster care facilities; family or group child care homes.

Sec. 206. (1) Except as otherwise provided in subsection (2), a state licensed residential facility shall be considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(2) Subsection (1) does not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.

(3) For a county or township, a family child care home is considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(4) For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:

(a) Is located not closer than 1,500 feet to any of the following:

(i) Another licensed group child care home.

(ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.

(iii) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.

(iv) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.

(b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

(c) Maintains the property consistent with the visible characteristics of the neighborhood.

(d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.

(e) Meets regulations, if any, governing signs used by a group child care home to identify itself.

(f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

(5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.

(6) A licensed or registered family or group child care home that operated before March 30, 1989 is not required to comply with the requirements of this section.

(7) The requirements of this section shall not prevent a local unit of government from inspecting and enforcing a family or group child care home for the home's compliance with the local unit of government's zoning ordinance. For a county or township, an ordinance shall not be more restrictive for a family or group child care home than as provided under 1973 PA 116, MCL 722.111 to 722.128.

(8) The subsequent establishment of any of the facilities listed under subsection (4)(a) will not affect any subsequent special use permit renewal, conditional use permit renewal, or other similar permit renewal pertaining to the group child care home.

(9) The requirements of this section shall not prevent a local unit of government from issuing a special use permit, conditional use permit, or other similar permit to a licensed or registered group child care home that does not meet the standards listed under subsection (4).

(10) The distances required under subsection (4)(a) shall be measured along a road, street, or place maintained by this state or a local unit of government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley.

History: 2006, Act 110, Eff. July 1, 2006;—Am. 2007, Act 219, Imd. Eff. Dec. 28, 2007.

125.3207 Zoning ordinance or decision; effect as prohibiting establishment of land use.

Sec. 207. A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.

History: 2006, Act 110, Eff. July 1, 2006.

125.3208 Nonconforming uses or structures.

Sec. 208. (1) If the use of a dwelling, building, or structure or of the land is lawful at the time of enactment of a zoning ordinance or an amendment to a zoning ordinance, then that use may be continued although the use does not conform to the zoning ordinance or amendment. This subsection is intended to codify the law as it existed before July 1, 2006 in section 16(1) of the former county zoning act, 1943 PA 183, section 16(1) of the former township zoning act, 1943 PA 184, and section 3a(1) of the former city and village zoning act, 1921 PA 207, as they applied to counties, townships, and cities and villages, respectively, and shall be construed as a continuation of those laws and not as a new enactment.

(2) The legislative body may provide in a zoning ordinance for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures upon terms and conditions provided in the zoning ordinance. In establishing terms for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures, different classes of nonconforming uses may be established in the zoning ordinance with different requirements applicable to each class.

(3) The legislative body may acquire, by purchase, condemnation, or otherwise, private property or an interest in private property for the removal of nonconforming uses and structures. The legislative body may provide that the cost and expense of acquiring private property may be paid from general funds or assessed to a special district in accordance with the applicable statutory provisions relating to the creation and operation of special assessment districts for public improvements in local units of government. Property acquired under this subsection by a city or village shall not be used for public housing.

(4) The elimination of the nonconforming uses and structures in a zoning district is declared to be for a public purpose and for a public use. The legislative body may institute proceedings for condemnation of nonconforming uses and structures under 1911 PA 149, MCL 213.21 to 213.25.

History: 2006, Act 110, Eff. July 1, 2006;—Am. 2008, Act 12, Imd. Eff. Feb. 29, 2008;—Am. 2010, Act 330, Imd. Eff. Dec. 21, 2010.

125.3209 Township zoning ordinance not subject to county ordinance, rule, or regulation.

Sec. 209. Except as otherwise provided under this act, a township that has enacted a zoning ordinance under this act is not subject to an ordinance, rule, or regulation adopted by a county under this act.

History: 2006, Act 110, Eff. July 1, 2006.

125.3210 Ordinance as controlling.

Sec. 210. Except as otherwise provided under this act, an ordinance adopted under this act shall be controlling in the case of any inconsistencies between the ordinance and an ordinance adopted under any other law.

History: 2006, Act 110, Eff. July 1, 2006.

125.3211 Appointment of zoning commission by legislative body; purposes; petition; initiation of action to formulate zoning commission and zoning ordinance.

Sec. 211. (1) The legislative body may proceed with the adoption of a zoning ordinance containing land



TO: Planning Commission

FROM: *Peter Menser*
Peter Menser
Senior Planner

DATE: November 9, 2017

RE: Commission Reviews #17103 - #17153

At its November 13, 2017 meeting the Planning Commission will be considering reviews of five properties being evaluated for purchase by the Land Preservation Advisory Board (LAPB) and one property that has been offered as a donation to the Parks system. Section 61 of the Michigan Planning Enabling Act (the "MPEA," Public Act 33 of 2008) requires Planning Commission review and approval of the location, character, and extent for the construction/purchase of new public streets, parks, open space, buildings, and other public facilities. This process is called a Section 61 Review.

The MPEA does not require a public hearing for Section 61 Reviews. If the Section 61 Reviews are approved by the Planning Commission, the properties under consideration still need final approval from the Township Board for the Land Preservation properties and Park Commission for the donation to the Parks system. The Section 61 Review is a process used to inform the Township Board and Park Commission as they consider the purchases and donation.

A staff report on each property referred to the Planning Commission for a Section 61 Review is included in the packet for the November 13, 2017 meeting along with resolutions to approve each. To simplify the process of approval the following motion is provided to approve all of the individual resolutions at one time:

- **MOTION to adopt the resolutions approving Commission Reviews #17103 through #17153.**

Attachment

1. Map from the Parks Department showing the proposed property acquisitions.

G:\Community Planning & Development\Planning\COMMISSION REVIEWS (CR)\2017\2017 Land Preservation_Park purchases_donations\CR 17103_17153.pc1.docx

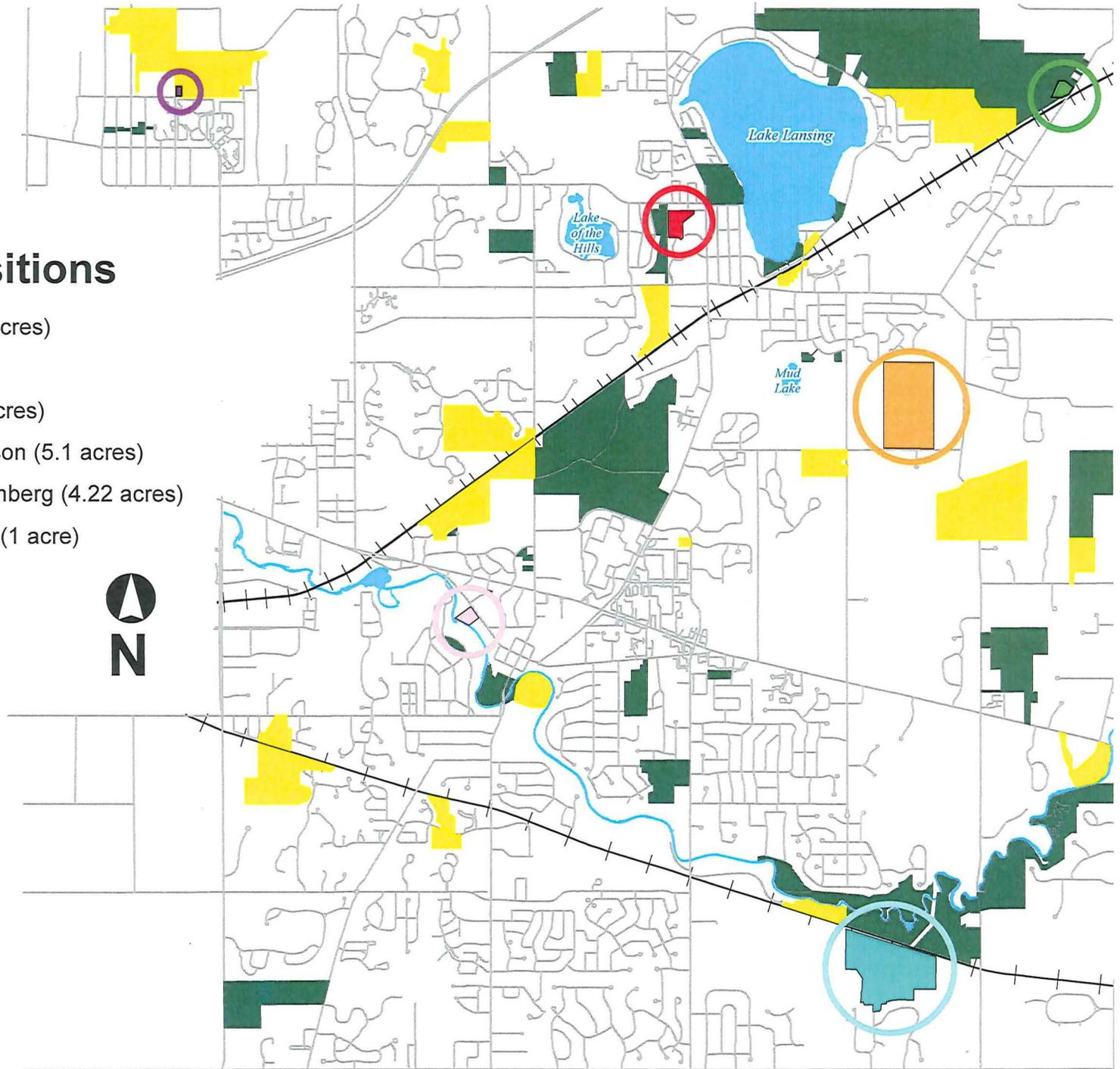
Property Acquisitions

-  Hillbrook Donation (10 Acres)
-  Ponderosa (89 acres)
-  Tihart Road - Linn (90 acres)
-  6269 Green Road - Nelson (5.1 acres)
-  Hamilton Road - Mandenberg (4.22 acres)
-  3098 Biber St. - Mitroka (1 acre)

-  Roads
-  Railroads

Legend

-  Parks
-  Land Preserves
-  Lakes & Rivers
-  Pathways
-  Library
-  School



**Commission Review #17103
(Township Board)
November 13, 2017**

APPLICANT: Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

STATUS OF APPLICANT: Purchaser

REQUEST: Section 61 review of location, character and extent of a parcel proposed for purchase by the Land Preservation Advisory Board.

LOCATION: West of Van Atta Road, north of Tihart Road

AREA OF SUBJECT SITE: Approximately 90.01 acres

CURRENT ZONING: RR (Rural Residential)

EXISTING LAND USE: Undeveloped

**EXISTING LAND USES
IN AREA:** North: Residential
South: Residential
East: Residential
West: Residential

**CURRENT ZONING
IN AREA:** North: RA (Single Family -Medium Density)
South: RR (Rural Residential)
East: RR (Rural Residential)
West: RR (Rural Residential)

**FUTURE LAND USE MAP
DESIGNATION:** Agriculture/ Residential 0-0.5 DU/A

**FUTURE LAND USES
IN SURROUNDING AREA:** North: Residential 1.25-3.5 DU/A
South: Agriculture/Residential 0-0.5 DU/A, and Institutional
East: Agriculture/Residential 0-0.5 DU/A, and Institutional
West: Agriculture/Residential 0-0.5 DU/A



To: Planning Commission

From: Peter Menser
Peter Menser, Senior Planner

JENNIFER QUINLIVAN
Jennifer Quinlivan, Assistant Planner

Date: November 7, 2017

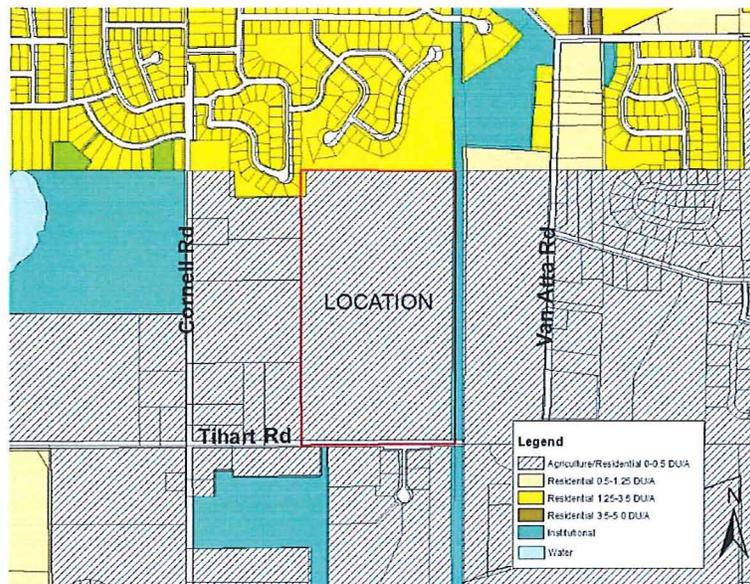
Re: **Commission Review #17103 (Township Board), a Section 61 review of character, location, and extent for a 90.01 acre Land Preservation purchase located west of Van Atta Road, north of Tihart Road.**

The Land Preservation Advisory Board recommends the purchase of approximately 90.01 acres of land (Tax ID #14-200-006) located west of Van Atta Road, north of Tihart Road. The site is zoned RR (Rural Residential). The Township Board has referred this case at its meeting on November 9, 2017 to the Planning Commission to review the location, character and extent of the parcel.

Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."

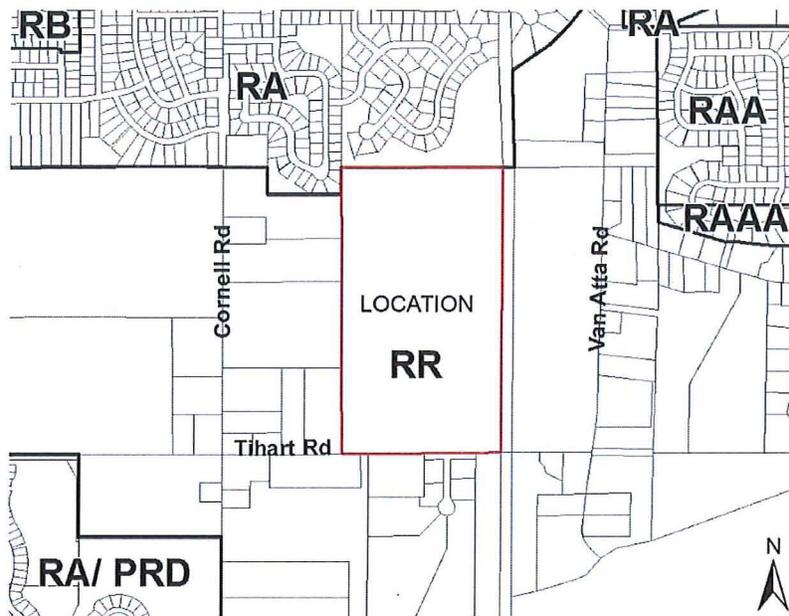
Master Plan

The 2005 Future Land Use Map designates the site in the Agriculture/Residential 0-0.5 DU/A category



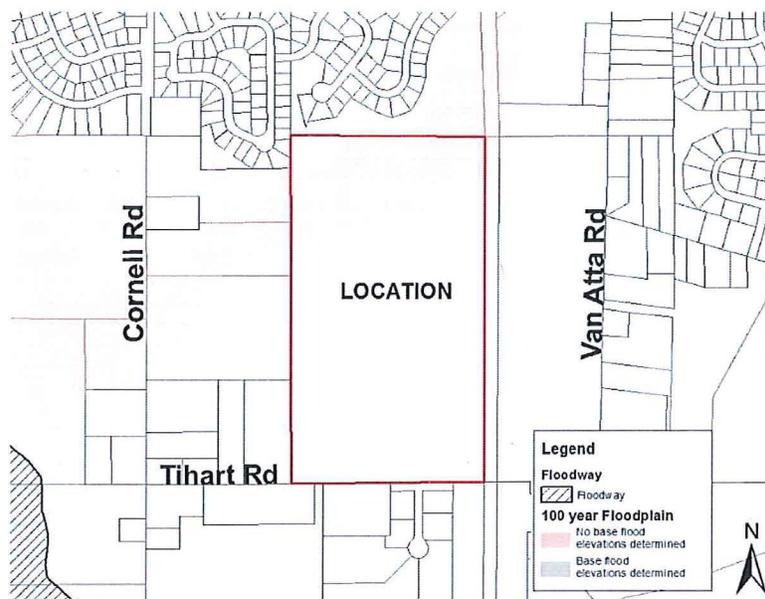
Zoning

The site is zoned RR (Rural Residential).



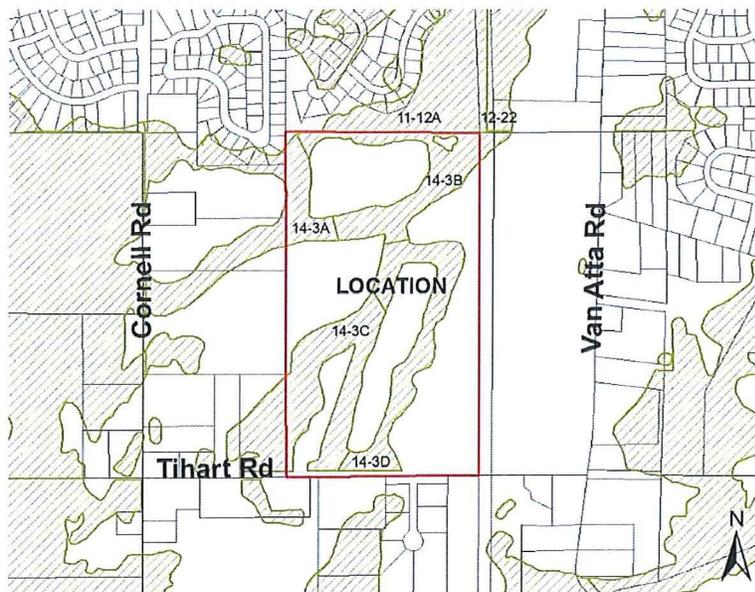
Physical Features

The site is undeveloped. Vegetation consists of trees and shrubs along the perimeter of the site, grasslands through the center, and with wetland associated plants throughout the site. A review of the Flood Insurance Rate Map (FIRM) revealed areas of floodplain are present on the site, but no base flood elevation was determined.



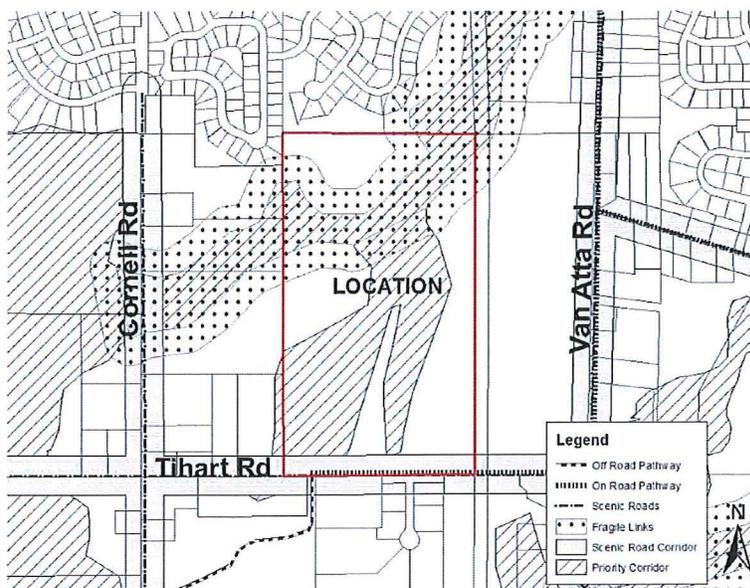
Wetlands

The Township Wetland Map shows Wetlands #14-3A, #14-3B, #14-3C, and #14-3D may cover the site although a wetland delineation has not been done.



Greenspace Plan

The Township Greenspace Map shows the site with a priority conservation corridor and fragile links designation. Van Atta Road is designated as a scenic road and a scenic road corridor with an on road Pathway. Tihart Road and Cornell Road are designated as scenic roads and as a scenic road corridors.



Public Utilities

Public water and sewer lines have not been extended into the property.

Streets & Traffic

Van Atta Road, Tihart Road, and Cornell Road are classified as collector roads. The site has approximately 1,484 feet of street frontage on Tihart Road.

Staff Analysis

The Township Board referred the purchase of the 90.01 acre site to the Planning Commission to review its location, character and extent in relation to the Master Plan. The **location** refers to the site's placement in the Township and its surroundings. The **character** includes the project's distinguishing features such as wooded areas and the presence of wetlands and wetland vegetation. The **extent** refers to the dimensions of the site which is one parcel 90.01 acres in size with 1,484 feet of street frontage.

The purchase is consistent with Goal 2 of the 2005 Master Plan to Preserve Open Space and Natural Areas through purchase. Under Township ownership, the area would be preserved in perpetuity providing an attraction for planned growth in the future.

Planning Commission Options

The Planning Commission may approve or deny the commission review. A resolution to approve has been provided for the Commission's consideration.

Attachments

1. Resolution to Approve
2. Application materials

RESOLUTION TO APPROVE

**Commission Review #17103
Township Board
Land Preservation Purchase
Approx. 90.01 acres, W. of Van Atta Rd. and N. of Tihart Rd.**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 13th day of November 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states, "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."; and

WHEREAS, at its August 9, 2017 meeting the Land Preservation Advisory Board recommended the purchase of a parcel of land approximate 90.01 acres located west of Van Atta Road and North of Tihart Road in Section 14 of the Township; and

WHEREAS, the Township Board referred the case to the Planning Commission at its November 9, 2017 meeting to review the location, character and extent of the parcel; and

WHEREAS, the Planning Commission discussed the Commission Review during the November 13, 2017 meeting and reviewed the staff materials forwarded under cover memorandum dated November 7, 2017; and

WHEREAS, the site is valuable for its environmental properties including wooded areas and wetlands; and

WHEREAS, purchase of the undeveloped site is consistent with Goal Number 2 of the 2005 Master Plan to 'Preserve Open Space and Natural Areas'; and

WHEREAS, acquisition of the site using the Land Preservation millage is supported by Township Board policies to acquire land for open space.

**Resolution to Approve
CR #17103 (Township Board)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of an approximate 90.01 acres of land located west of Van Atta Road and North of Tihart Road in Section 14 of the Township.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of November 2017.

Dante Ianni, Chair
Meridian Township Planning Commission

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

**COMMISSION REVIEW:
AMENDMENT TO MASTER PLAN APPLICATION
(Municipal Planning Act, MCL 125.31, Section 9)**

- A. Applicant Charter Township of Meridian
Address of Applicant 5151 Marsh Road
Okemos MI 48864
Telephone: Work 517-853-4610 Home n/a
Fax 517-853-4099 Email greenway@meridian.mi.us
- B. Jurisdiction having authority (if different than applicant) n/a
Address _____
Telephone _____ Fax _____ Email address _____
Please provide the name of the board, commission or body having jurisdiction for the authorization of financing of the public way, ground, space, building, structure or utility.
- C. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Jane Greenway
Address same as above
Telephone: Work 517-853-4610 Home _____
Fax _____ Email greenway@meridian.mi.us
- D. Site location/address: 5435 Van Atta Road, Okemos, MI 48864; north of Tihart Road

Zoning Classification(s) RR
Parcel number(s) 33-02-02-14-200-006

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

x Yes No (Please check one)—Permission granted with Land Preservation Application

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 10-11-2017

Jane L. Greenway
Type/Print Name

Fee: _____

Received by/Date: 11/3/2017 JENNIFER QUINNLIAN

Date application submitted: 11/3/2017

Date application deemed complete: 11/3/2017

Date of last day for decision: _____

**This form should be included with the COMMISSION REVIEW APPLICATION.
Explain your position on the lines below, and attach supporting information.**

REASONS FOR MODIFYING THE MASTER PLAN

Please explain your request to modify the Township's Master Plan for construction or authorization of a street, public utility, park, public way, ground, open space or other public building or structure on the following lines:

Supports greenspace plan and Township Goals 1.1b, 1.1.2d, 1.1.2e

The location, character and extent of your request will be evaluated in accordance with the responses you provide to Questions 1-12.

1. How will the request if approved be consistent with current development trends in the Township?

Supports greenspace plan; preserves open space the Township

2. How does the request further the Township Master Plan goals to:

- Preserve and strengthen existing and future residential neighborhoods--XX
- Preserve open space and natural areas
- Maintain the viability of Meridian Township businesses
- Maintain and expand a diverse park system
- Maintain essential public services
- Provide and support an efficient, safe and environmentally sensitive multi-modal transportation system
- Maintain and enhance the Township's growth management program

This acquisition will preserve the area in perpetuity. Providing/protecting open space is essential for protecting the natural features of our community. The land will be protected from development, but at the same time provide an attraction for planned growth in the future.

3. Is the request supported by surveys or studies of the present conditions and future needs of the Township? If yes, please attach a copy of the survey and/or study.

Supports greenspace plans and Township Goals 1.1b, 1.1.2d, 1.1.2e

4. How does the request promote the health, safety and general welfare of the Township public?

See above

5. How does the request promote the best use of time, effort and resources in the development of the Township?

Land preservation parcels are purchased through the use of the Land Preservation Millage Funds.

6. How does the request promote wise and efficient expenditures of Township Public funds?

See above

7. How does the request impact traffic in the Township?

n/a

8. How does the request impact the public's safety from fire and other dangers in the Township?

n/a

9. How does the request impact the light and air in the Township?

Natural open space is a benefit to air quality

10. How does the request impact the population distribution in the Township?

n/a

11. How does the request promote good public design and arrangement in the Township?

See #3

12. How does the request impact public utilities and other public services in the Township?

n/a

**Commission Review #17113
(Township Board)
November 13, 2017**

APPLICANT: Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

STATUS OF APPLICANT: Purchaser

REQUEST: Section 61 review of location, character and extent of a parcel proposed for purchase by the Land Preservation Advisory Board

LOCATION: South of Legg Park and north of the Ponderosa subdivision.

AREA OF SUBJECT SITE: Approximately 88.9 acres

CURRENT ZONING: RR (Rural Residential)

EXISTING LAND USE: Undeveloped

**EXISTING LAND USES
IN AREA:** North: Legg Park
South: Single Family Residential
East: Single Family Residential
West: Single Family Residential

**CURRENT ZONING
IN AREA:** North: RR (Rural Residential)
South: RR (Rural Residential)
East: RR (Rural Residential)
West: RR (Rural Residential)/PRD (Planned Residential Development)

**FUTURE LAND USE MAP
DESIGNATION:** Agriculture/ Residential 0-0.5 DU/A

**FUTURE LAND USES
IN SURROUNDING AREA:** North: Park
South: Agriculture/Residential 0-0.5 DU/A
East: Agriculture/Residential 0-0.5 DU/A
West: Residential 0.5 - 1.25 DU/A



To: Planning Commission

From: Peter Menser
Peter Menser, Senior Planner

Jennifer Quinlivan
Jennifer Quinlivan, Assistant Planner

Date: November 9, 2017

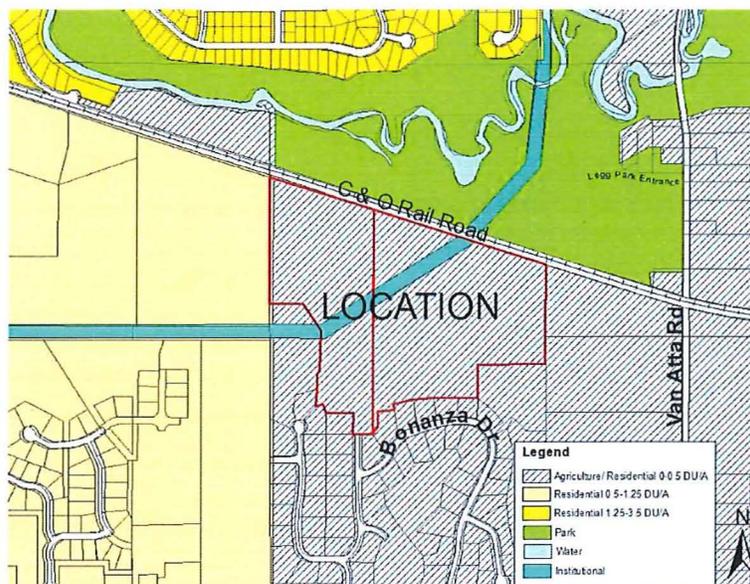
Re: **Commission Review #17113 (Township Board), Section 61 review of character, location, and extent for a 88.9 acre Land Preservation purchase located south of Legg Park and north of the Ponderosa subdivision.**

The Land Preservation Advisory Board recommends the purchase of approximately 88.9 acres of land (Tax ID #35-426-007 and #35-200-012) located south of Legg Park and north of the Ponderosa subdivision. The site is zoned RR (Rural Residential). The Township Board has referred this case at its meeting on November 9, 2017 to the Planning Commission to review the location, character and extent of the parcel.

Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."

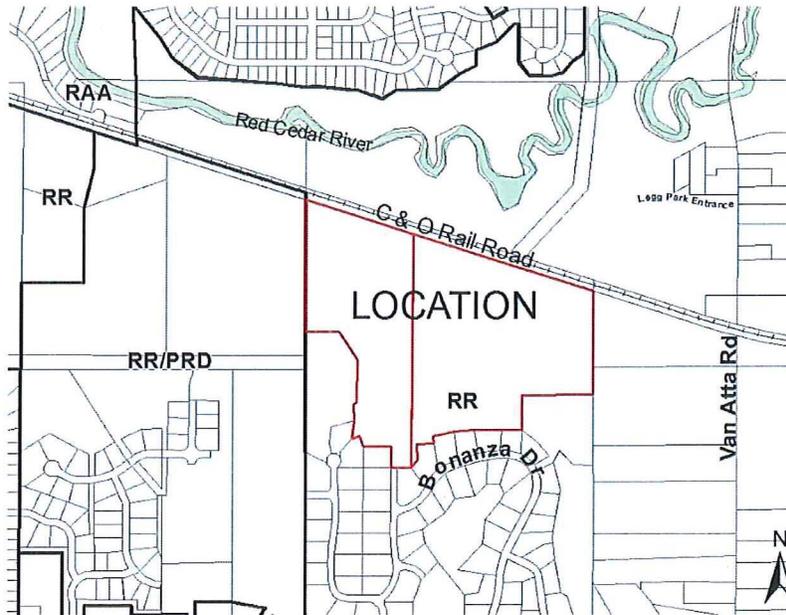
Master Plan

The 2005 Future Land Use Map designates the site in the Agriculture/ Residential 0-0.5 DU/A category



Zoning

The site is zoned RR (Rural Residential).



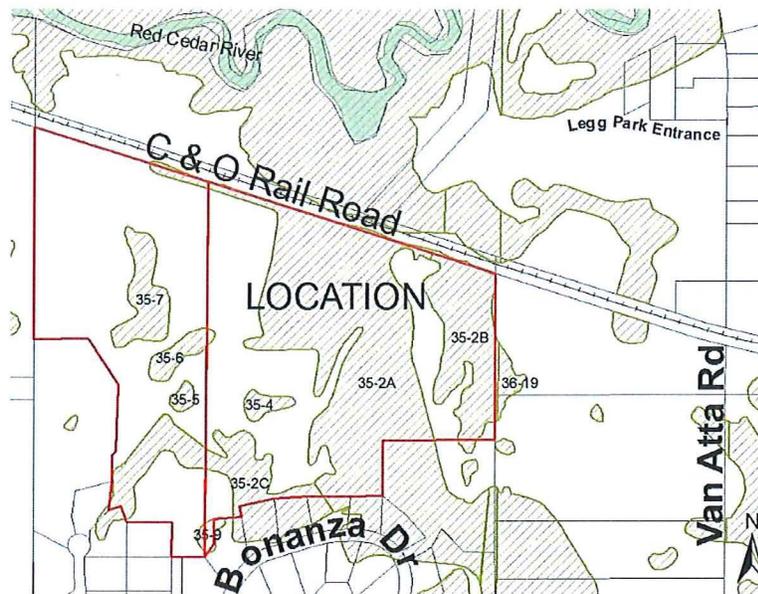
Physical Features

The site is undeveloped. Vegetation consists of trees and shrubs throughout the site and with predominantly wetland associated plants in the interior. A review of the Flood Insurance Rate Map (FIRM) revealed areas of floodplain are present on the site, but no base flood elevation was determined.



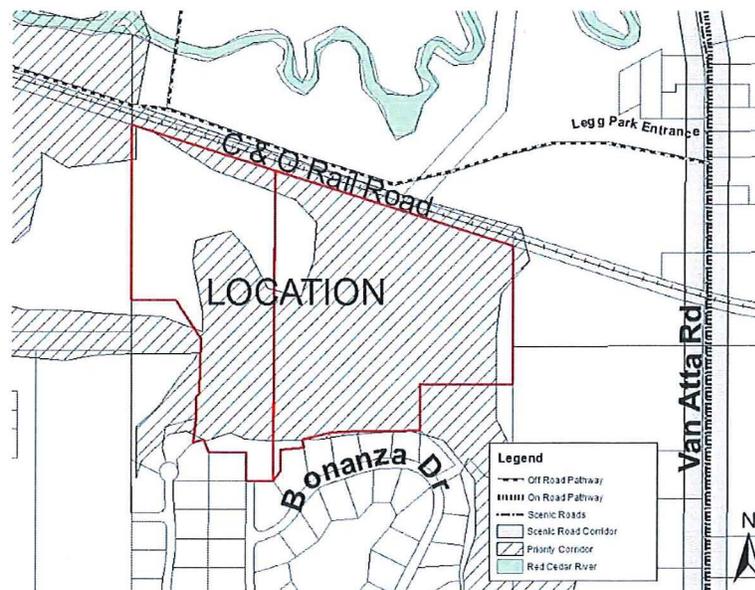
Wetlands

The Township Wetland Map shows Wetlands #35-7, #35-6, #35-5, #35-9, #35-2C, #35-4, #35-2A, and #35-2B may cover the site although a wetland delineation has not been done.



Greenspace Plan

The Township Greenspace Map shows the site with a Priority Conservation Corridor designation and Van Atta Road is designated as a scenic road and a scenic road corridor. An Off Road Pathway is located north of the site along the Legg Park Entrance.



Memo to the Planning Commission

November 13, 2017

CR #17113 (Township Board)

Page 4

Public Utilities

Public water and sewer lines have not been extended into the property.

Streets & Traffic

Van Atta Road is classified as a Collector road and Bonanza Drive is a local street. The site has no street frontage. The site has one access point from the north end of Ponderosa Drive

Staff Analysis

The Township Board referred the purchase of the 88.9 acre site to the Planning Commission to review its location, character and extent in relation to the Master Plan. The **location** refers to the site's placement in the Township and its surroundings. The **character** includes the project's distinguishing features such as wooded areas and the presence of wetlands and wetland vegetation. The **extent** refers to the dimensions of the site, which is composed of two irregularly shaped parcels totaling approximate 88.9 acres with no street frontage.

The purchase is consistent with Goal 2 of the 2005 Master Plan to Preserve Open Space and Natural Areas through purchase. Under Township ownership, the area would be preserved in perpetuity providing an attraction for planned growth in the future.

Planning Commission Options

The Planning Commission may approve or deny the commission review. A resolution to approve has been provided for the Commission's consideration.

Attachments

1. Resolution to Approve
2. Application materials

RESOLUTION TO APPROVE

**Commission Review #17113
Township Board
Land Preservation Purchase
S. of Legg Park, north of Ponderosa sub.**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 13th day of November 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states, "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."; and

WHEREAS, at its February 10, 2017 meeting the Land Preservation Advisory Board recommended the purchase of two parcels of land totaling approximately 88.9 acres located south of Legg Park and north of the Ponderosa subdivision; and

WHEREAS, at its meeting on November 9, 2017 the Township Board referred the case to the Planning Commission to review the location, character and extent of the parcel; and

WHEREAS, the Planning Commission discussed the Commission Review during the November 13, 2017 meeting and reviewed the staff materials forwarded under cover memorandum dated November 7, 2017; and

WHEREAS, the site is valuable for its environmental properties including wooded areas and wetlands, and proximity to Meridian Riverfront Park; and

WHEREAS, purchase of the undeveloped site is consistent with Goal Number 2 of the 2005 Master Plan to 'Preserve Open Space and Natural Areas'; and

WHEREAS, acquisition of the site using the Land Preservation millage is supported by Township Board policies to acquire land for open space.

**Resolution to Approve
CR #17113 (Township Board)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of an approximate 88.9 acres of land located south of Legg Park and north of the Ponderosa subdivision.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of November 2017.

Dante Ianni, Chair
Meridian Township Planning Commission

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

**COMMISSION REVIEW:
AMENDMENT TO MASTER PLAN APPLICATION
(Municipal Planning Act, MCL 125.31, Section 9)**

- A. Applicant Charter Township of Meridian
Address of Applicant 5151 Marsh Road
Okemos MI 48864
Telephone: Work 517-853-4610 Home n/a
Fax 517-853-4099 Email greenway@meridian.mi.us
- B. Jurisdiction having authority (if different than applicant) n/a
Address _____
Telephone _____ Fax _____ Email address _____
Please provide the name of the board, commission or body having jurisdiction for the authorization of financing of the public way, ground, space, building, structure or utility.
- C. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Jane Greenway
Address same as above
Telephone: Work 517-853-4610 Home _____
Fax _____ Email greenway@meridian.mi.us
- D. Site location/address: South of Meridian Riverfront Park, North of Ponderosa subdivision
Zoning Classification(s) RR
Parcel number(s) 32-02-02-35-426-007 and 32-02-02-35-200-012
- E. I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.
- x Yes No (Please check one)—Permission granted with Land Preservation Application

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 10-12-2017
Date

Jane L. Greenway
Type/Print Name

Fee: _____

Received by/Date: 11/3/2017
MUNICIPAL CLERK

Date application submitted: 11/3/2017

Date application deemed complete: 11/3/2017

Date of last day for decision: _____

**This form should be included with the COMMISSION REVIEW APPLICATION.
Explain your position on the lines below, and attach supporting information.**

REASONS FOR MODIFYING THE MASTER PLAN

Please explain your request to modify the Township's Master Plan for construction or authorization of a street, public utility, park, public way, ground, open space or other public building or structure on the following lines:

Supports greenspace plan and Township Goals 1.1b, 1.1.2d, 1.1.2e

The location, character and extent of your request will be evaluated in accordance with the responses you provide to Questions 1-12.

1. How will the request if approved be consistent with current development trends in the Township?

Supports greenspace plan; preserves open space the Township

2. How does the request further the Township Master Plan goals to:

- Preserve and strengthen existing and future residential neighborhoods--XX
- Preserve open space and natural areas
- Maintain the viability of Meridian Township businesses
- Maintain and expand a diverse park system
- Maintain essential public services
- Provide and support an efficient, safe and environmentally sensitive multi-modal transportation system
- Maintain and enhance the Township's growth management program

This acquisition will preserve the area in perpetuity. Providing/protecting open space is essential for protecting the natural features of our community. The land will be protected from development, but at the same time provide an attraction for planned growth in the future.

3. Is the request supported by surveys or studies of the present conditions and future needs of the Township? If yes, please attach a copy of the survey and/or study.

Supports greenspace plans and Township Goals 1.1b, 1.1.2d, 1.1.2e

4. How does the request promote the health, safety and general welfare of the Township public?

See above

5. How does the request promote the best use of time, effort and resources in the development of the Township?

Land preservation parcels are purchased through the use of the Land Preservation Millage Funds.

6. How does the request promote wise and efficient expenditures of Township Public funds?

See above

7. How does the request impact traffic in the Township?

n/a

8. How does the request impact the public's safety from fire and other dangers in the Township?

n/a

9. How does the request impact the light and air in the Township?

Natural open space is a benefit to air quality

10. How does the request impact the population distribution in the Township?

n/a

11. How does the request promote good public design and arrangement in the Township?

See #3

12. How does the request impact public utilities and other public services in the Township?

n/a

**Commission Review #17123
(Township Board)
November 13, 2017**

APPLICANT: Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

STATUS OF APPLICANT: Purchaser

REQUEST: Section 61 review of location, character and extent of a parcel proposed for purchase by the Land Preservation Advisory Board.

LOCATION: 3098 Biber Street

AREA OF SUBJECT SITE: Approximately 0.90 acres

CURRENT ZONING: RAA (Single Family-Low Density)

EXISTING LAND USE: Undeveloped

**EXISTING LAND USES
IN AREA:** North: Residential
South: Residential
East: Residential
West: Residential

**CURRENT ZONING
IN AREA:** North: RAA (Single Family-Low Density)
South: RC (Multiple Family)
East: RAA (Single Family-Low Density)
West: RB (Single Family-High Density)

**FUTURE LAND USE MAP
DESIGNATION:** Residential 1.25-3.5 DU/A

**FUTURE LAND USES
IN SURROUNDING AREA:** North: Residential 1.25-3.5 DU/A
South: Residential 8.0-14.0 DU/A
East: Residential 1.25-3.5 DU/A
West: Residential 1.25-3.5 DU/A



To: Planning Commission

From: *Peter Menser*
Peter Menser, Senior Planner

Jennifer Quinlivan
Jennifer Quinlivan, Assistant Planner

Date: November 7, 2017

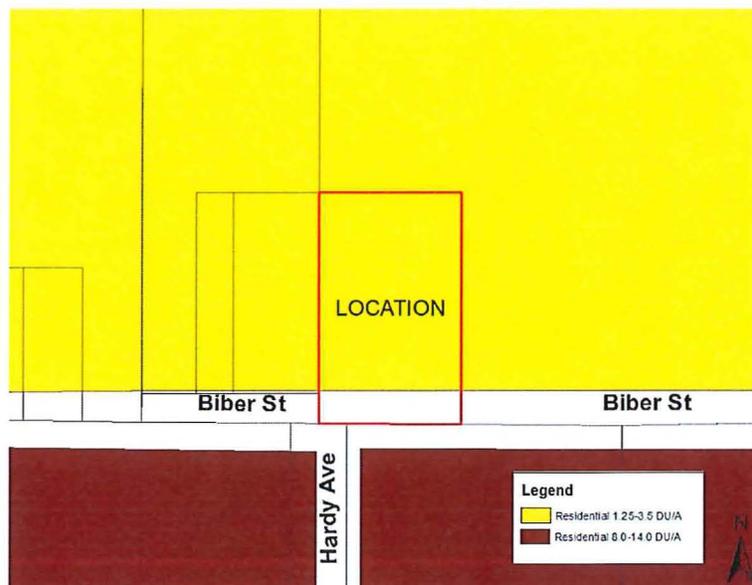
Re: **Commission Review #17123 (Township Board), Section 61 review of character, location, and extent for a 0.90 acre Land Preservation purchase located at 3098 Biber Street.**

The Land Preservation Advisory Board recommends the purchase of approximately 0.90 acres of land (Tax ID #06-276-002) located at 3098 Biber Street. The site is zoned RAA (Single Family-Low Density). The Township Board has referred this case at its meeting on November 9, 2017 to the Planning Commission to review the location, character and extent of the parcel.

Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."

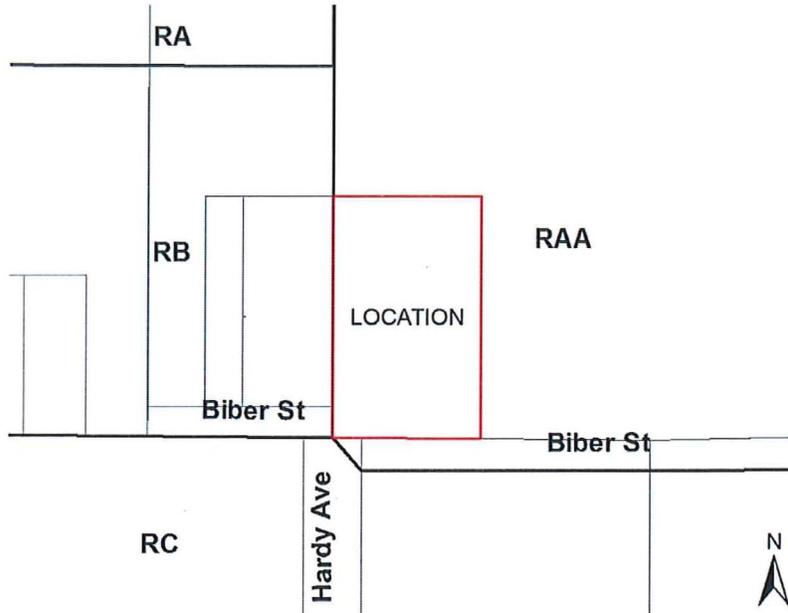
Master Plan

The 2005 Future Land Use Map designates the site in the Residential 1.25-3.5 DU/A category



Zoning

The site is zoned RAA (Single Family-Low Density).



Physical Features

The site is undeveloped. Vegetation consists of trees and shrubs throughout the site, and wetland associated plants through the northern portion of the site. A review of the Flood Insurance Rate Map (FIRM) revealed no areas of floodplain present on the site.

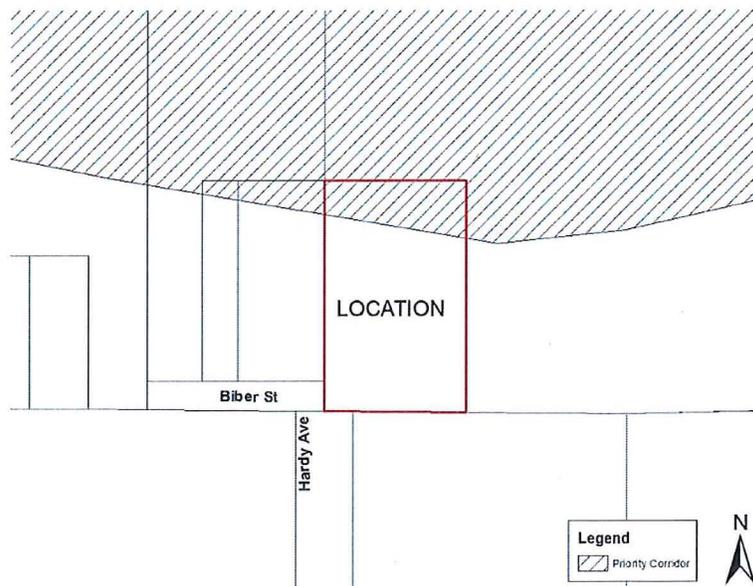
Wetlands

The Township Wetland Map shows Wetland #6-3A may cover portions of the site although a wetland delineation has not been completed.



Greenspace Plan

The Township Greenspace Map shows a priority conservation corridor designation on the northern portion of the site.



Public Utilities

Public water and sewer lines are available to serve the site although service has not been extended into the property.

Streets & Traffic

Biber Street and Hardy Avenue are classified as local streets. The site has approximately 37 feet of street frontage on Biber Street and is accessible from Hardy Avenue.

Staff Analysis

The Township Board referred the purchase of the 0.90 acre site to the Planning Commission to review its location, character and extent in relation to the Master Plan. The **location** refers to the site's placement in the Township and its surroundings. The **character** includes the project's distinguishing features such as wooded areas and the presence of wetlands and wetland vegetation. The **extent** refers to the dimensions of the site which is one parcel 0.90 acres in size with 37 feet of street frontage.

The purchase is consistent with Goal 2 of the 2005 Master Plan to Preserve Open Space and Natural Areas through purchase. Under Township ownership, the area would be preserved in perpetuity providing an attraction for planned growth in the future.

Planning Commission Options

The Planning Commission may approve or deny the commission review. A resolution to approve has been provided for the Commission's consideration.

Attachments

1. Resolution to Approve
2. Application materials

RESOLUTION TO APPROVE

**Commission Review #17123
Township Board
Land Preservation Purchase
Approx. 0.90 acres, 3098 Biber St.**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 13th day of November 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states, "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."; and

WHEREAS, at its meeting on June 28, 2017 the Land Preservation Advisory Board recommended the purchase of a parcel 0.90 acres in size located at 3098 Biber Street in Section 6 of the Township; and

WHEREAS, at its meeting on November 9, 2017 the Township Board referred the case to the Planning Commission to review the location, character and extent of the parcel; and

WHEREAS, the Planning Commission discussed the Commission Review during the November 13, 2017 meeting and reviewed the staff materials forwarded under cover memorandum dated November 7, 2017; and

WHEREAS, the site is valuable for its environmental properties including wooded areas and wetlands; and

WHEREAS, purchase of the site is consistent with Goal Number 2 of the 2005 Master Plan to 'Preserve Open Space and Natural Areas'; and

WHEREAS, acquisition of the site using the Land Preservation millage is supported by Township Board policies to acquire land for open space.

**Resolution to Approve
CR #17123 (Township Board)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of an approximate 0.90 acre parcel located at 3098 Biber Street.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of November 2017.

Dante Ianni, Chair
Meridian Township Planning Commission

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

**COMMISSION REVIEW:
AMENDMENT TO MASTER PLAN APPLICATION
(Municipal Planning Act, MCL 125.31, Section 9)**

- A. Applicant Charter Township of Meridian
Address of Applicant 5151 Marsh Road
Okemos MI 48864
Telephone: Work 517-853-4610 Home n/a
Fax 517-853-4099 Email greenway@meridian.mi.us
- B. Jurisdiction having authority (if different than applicant) n/a
Address _____
Telephone _____ Fax _____ Email address _____
Please provide the name of the board, commission or body having jurisdiction for the authorization of financing of the public way, ground, space, building, structure or utility.
- C. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Jane Greenway
Address same as above
Telephone: Work 517-853-4610 Home _____
Fax _____ Email greenway@meridian.mi.us
- D. Site location/address: 3098 Biber St. East Lansing, MI 48823
Zoning Classification(s) RAA
Parcel number(s) 33-02-02-06-276-002
- E. I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.
- x Yes No (Please check one)—Permission granted with Land Preservation Application

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 10-12-2017

Jane L. Greenway
Type/Print Name

Fee: _____

Received by/Date: 11/3/2017 JENNIFER
Quinn

Date application submitted: 11/3/2017

Date application deemed complete: 11/3/2017

Date of last day for decision: _____

**This form should be included with the COMMISSION REVIEW APPLICATION.
Explain your position on the lines below, and attach supporting information.**

REASONS FOR MODIFYING THE MASTER PLAN

Please explain your request to modify the Township's Master Plan for construction or authorization of a street, public utility, park, public way, ground, open space or other public building or structure on the following lines:

Supports greenspace plan and Township Goals 1.1b, 1.1.2d, 1.1.2e

The location, character and extent of your request will be evaluated in accordance with the responses you provide to Questions 1-12.

1. How will the request if approved be consistent with current development trends in the Township?
Supports greenspace plan; preserves open space in central portion of the Township

2. How does the request further the Township Master Plan goals to:
- Preserve and strengthen existing and future residential neighborhoods--XX
 - Preserve open space and natural areas
 - Maintain the viability of Meridian Township businesses
 - Maintain and expand a diverse park system
 - Maintain essential public services
 - Provide and support an efficient, safe and environmentally sensitive multi-modal transportation system
 - Maintain and enhance the Township's growth management program

This acquisition will preserve the area in perpetuity. Providing/protecting open space is essential for protecting the natural features of our community. The land will be protected from development, but at the same time provide an attraction for planned growth in the future.

3. Is the request supported by surveys or studies of the present conditions and future needs of the Township? If yes, please attach a copy of the survey and/or study.

Supports greenspace plans and Township Goals 1.1b, 1.1.2d, 1.1.2e

4. How does the request promote the health, safety and general welfare of the Township public?

See above

5. How does the request promote the best use of time, effort and resources in the development of the Township?

Land preservation parcels are purchased through the use of the Land Preservation Millage Funds.

6. How does the request promote wise and efficient expenditures of Township Public funds?

See above

7. How does the request impact traffic in the Township?

n/a

8. How does the request impact the public's safety from fire and other dangers in the Township?

n/a

9. How does the request impact the light and air in the Township?

Natural open space is a benefit to air quality

10. How does the request impact the population distribution in the Township?

n/a

11. How does the request promote good public design and arrangement in the Township?

See #3

12. How does the request impact public utilities and other public services in the Township?

n/a

**Commission Review #17133
(Township Board)
November 13, 2017**

APPLICANT: Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

STATUS OF APPLICANT: Purchaser

REQUEST: Section 61 review of location, character and extent of a parcel proposed for purchase by the Land Preservation Advisory Board.

LOCATION: Southwest of Hamilton Road between Kent Street and Kenmore Drive

AREA OF SUBJECT SITE: Approximately 4.225 acres

CURRENT ZONING: RA (Single Family-Medium Density)

EXISTING LAND USE: Undeveloped

EXISTING LAND USES IN AREA: North: Single Family
South: Single Family
East: Single Family
West: Single Family

CURRENT ZONING IN AREA: North: RA (Single Family-Medium Density)
South: RA (Single Family-Medium Density); RAA (Single Family-Low Density)
East: RA (Single Family-Medium Density)
West: RAA (Single Family-Low Density)

FUTURE LAND USE MAP DESIGNATION: Residential 1.25-3.5 DU/A

FUTURE LAND USES IN SURROUNDING AREA: North: Residential 1.25-3.5 DU/A
South: Residential 1.25-3.5 DU/A
East: Residential 1.25-3.5 DU/A
West: Residential 1.25-3.5 DU/A



To: Planning Commission

From: Peter Menser
Peter Menser, Senior Planner

Jennifer Quinlivan
Jennifer Quinlivan, Assistant Planner

Date: November 7, 2017

Re: Commission Review #17133 (Township Board), Section 61 review of character, location, and extent for a 4.225 acre Land Preservation purchase located southwest of Hamilton Road between Kent Street and Kenmore Drive.

The Land Preservation Advisory Board recommends the purchase of approximately 4.225 acres of land (Tax ID #21-179-006) located southwest of Hamilton Road between Kent Street and Kenmore Drive. The site is zoned RA (Single Family-Medium Density). The Township Board has referred this case at its meeting on November 9, 2017 to the Planning Commission to review the location, character and extent of the parcel.

Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."

Master Plan

The 2005 Future Land Use Map designates the site in the Residential 1.25-3.5 DU/A category



Zoning

The site is zoned RA (Single Family-Medium Density).



Physical Features

The site is undeveloped. Vegetation consists of trees and shrubs throughout the site, and wetland associated plants throughout the site. The rear of the site abuts the Red Cedar River. A review of the Flood Insurance Rate Map (FIRM) revealed areas of floodplain are present on the site.



Wetlands

The Township Wetland Map shows Wetland #21-6B may cover a portion of the site although a wetland delineation has not been done.



Greenspace Plan

The Township Greenspace Map shows a priority conservation corridor and fragile links designation on the site.



Memo to the Planning Commission

November 13, 2017

CR #17133 (Township Board)

Page 4

Public Utilities

Public water and sewer lines are available to serve the site although service has not been extended into the property.

Streets & Traffic

Hamilton Road is classified as a collector street. Kenmore Drive and Kent Street are classified as local streets. The site has approximately 418 feet of street frontage on Hamilton Road.

Staff Analysis

The Township Board referred the purchase of the 4.225 acre site to the Planning Commission to review its location, character and extent in relation to the Master Plan. The **location** refers to the site's placement in the Township and its surroundings. The **character** includes the project's distinguishing features such as wooded areas and the presence of wetlands and wetland vegetation. The **extent** refers to the dimensions of the site, which is one parcel 4.225 acres in size with 418 feet of street frontage.

The purchase is consistent with Goal 2 of the 2005 Master Plan to Preserve Open Space and Natural Areas through purchase. Under Township ownership, the area would be preserved in perpetuity.

Planning Commission Options

The Planning Commission may approve or deny the commission review. A resolution to approve has been provided for the Commission's consideration.

Attachments

1. Resolution to Approve
2. Application materials

RESOLUTION TO APPROVE

**Commission Review #17133
Township Board
Land Preservation Purchase
Approx. 4.225 acres, SW. of Hamilton Rd.**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 13th day of November 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states, "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body"; and

WHEREAS, at its meeting on June 28, 2017 the Land Preservation Advisory Board recommended the purchase of a 4.225 acre parcel located southwest of Hamilton Road between Kent Street and Kenmore Drive; and

WHEREAS, the Township Board at its meeting on November 9, 2017 referred the case to the Planning Commission to review the location, character and extent of the parcel; and

WHEREAS, the Planning Commission discussed the Commission Review during the November 13, 2017 meeting and reviewed the staff materials forwarded under cover memorandum dated November 7, 2017; and

WHEREAS, the site is valuable for its environmental properties including wooded areas and wetlands, and proximity to Red Cedar River; and

WHEREAS, purchase of the undeveloped site is consistent with Goal Number 2 of the 2005 Master Plan to 'Preserve Open Space and Natural Areas'; and

WHEREAS, acquisition of the site using the Land Preservation millage is supported by Township Board policies to acquire land for open space.

Resolution to Approve
CR #17133 (Township Board)
Page 2

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of a 4.225 acre parcel located southwest of Hamilton Road between Kent Street and Kenmore Drive.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of November 2017.

Dante Ianni, Chair
Meridian Township Planning Commission

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

**COMMISSION REVIEW:
AMENDMENT TO MASTER PLAN APPLICATION
(Municipal Planning Act, MCL 125.31, Section 9)**

- A. Applicant Charter Township of Meridian
Address of Applicant 5151 Marsh Road
Okemos MI 48864
Telephone: Work 517-853-4610 Home n/a
Fax 517-853-4099 Email greenway@meridian.mi.us
- B. Jurisdiction having authority (if different than applicant) n/a
Address _____
Telephone _____ Fax _____ Email address _____
Please provide the name of the board, commission or body having jurisdiction for the authorization of financing of the public way, ground, space, building, structure or utility.
- C. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Jane Greenway
Address same as above
Telephone: Work 517-853-4610 Home _____
Fax _____ Email greenway@meridian.mi.us
- D. Site location/address: Southwest side of Hamilton Road, Okemos, MI 48864
Zoning Classification(s) RA
Parcel number(s) 33-02-02-21-179-009
- E. I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.
- x Yes No (Please check one)—Permission granted with Land Preservation Application

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 10-11-2017

Jane L. Greenway
Type/Print Name

Fee: _____

Received by/Date: 11/3/2017 JENNIFER QUINN

Date application submitted: 11/3/2017

Date application deemed complete: 11/3/2017

Date of last day for decision: _____

**This form should be included with the COMMISSION REVIEW APPLICATION.
Explain your position on the lines below, and attach supporting information.**

REASONS FOR MODIFYING THE MASTER PLAN

Please explain your request to modify the Township's Master Plan for construction or authorization of a street, public utility, park, public way, ground, open space or other public building or structure on the following lines:

Supports greenspace plan and Township Goals 1.1b, 1.1.2d, 1.1.2e

The location, character and extent of your request will be evaluated in accordance with the responses you provide to Questions 1-12.

1. How will the request if approved be consistent with current development trends in the Township?

Supports greenspace plan; preserves open space in central portion of the Township

2. How does the request further the Township Master Plan goals to:

- Preserve and strengthen existing and future residential neighborhoods--XX
- Preserve open space and natural areas
- Maintain the viability of Meridian Township businesses
- Maintain and expand a diverse park system
- Maintain essential public services
- Provide and support an efficient, safe and environmentally sensitive multi-modal transportation system
- Maintain and enhance the Township's growth management program

This acquisition will preserve the area in perpetuity. Providing/protecting open space is essential for protecting the natural features of our community. The land will be protected from development, but at the same time provide an attraction for planned growth in the future.

3. Is the request supported by surveys or studies of the present conditions and future needs of the Township? If yes, please attach a copy of the survey and/or study.

Supports greenspace plans and Township Goals 1.1b, 1.1.2d, 1.1.2e

4. How does the request promote the health, safety and general welfare of the Township public?

See above

5. How does the request promote the best use of time, effort and resources in the development of the Township?

Land preservation parcels are purchased through the use of the Land Preservation Millage Funds.

6. How does the request promote wise and efficient expenditures of Township Public funds?

See above

7. How does the request impact traffic in the Township?

n/a

8. How does the request impact the public's safety from fire and other dangers in the Township?

n/a

9. How does the request impact the light and air in the Township?

Natural open space is a benefit to air quality

10. How does the request impact the population distribution in the Township?

n/a

11. How does the request promote good public design and arrangement in the Township?

See #3

12. How does the request impact public utilities and other public services in the Township?

n/a

**Commission Review #17143
(Township Board)
November 13, 2017**

APPLICANT: Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

STATUS OF APPLICANT: Purchaser

REQUEST: Section 61 review of location, character and extent of a parcel proposed for purchase by the Land Preservation Advisory Board.

LOCATION: 6269 Green Road

AREA OF SUBJECT SITE: Approximately 5.1 acres

CURRENT ZONING: RR (Rural Residential)

EXISTING LAND USE: Single Family Residential

**EXISTING LAND USES
IN AREA:** North: Lake Lansing Park North
South: Lake Lansing North Park; Grand Trunk Railroad corridor
East: Lake Lansing North Park; Single Family Residential
West: Lake Lansing Park North

**CURRENT ZONING
IN AREA:** North: RR (Rural Residential)
South: RR (Rural Residential)
East: RR (Rural Residential)
West: RR (Rural Residential)

**FUTURE LAND USE MAP
DESIGNATION:** Agriculture/Residential 0-0.5 DU/A

**FUTURE LAND USES
IN SURROUNDING AREA:** North: Park
South: Park; Agriculture/Residential 0-0.5 DU/A
East: Park; Agriculture/Residential 0-0.5 DU/A
West: Park



To: Planning Commission

From: *Peter Menser*
Peter Menser, Senior Planner

JENNIFER QUINLIVAN
Jennifer Quinlivan, Assistant Planner

Date: November 7, 2017

Re: **Commission Review #17143 (Township Board), Section 61 review of character, location, and extent for a 5.1 acre Land Preservation purchase located at 6269 Green Road.**

The Land Preservation Advisory Board recommends the purchase of approximately 5.1 acres of land (Tax ID #01-251-001) located at 6269 Green Road. The site is zoned RR (Rural Residential). The Township Board has referred this case at its meeting on November 9, 2017 to the Planning Commission to review the location, character and extent of the parcel.

Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."

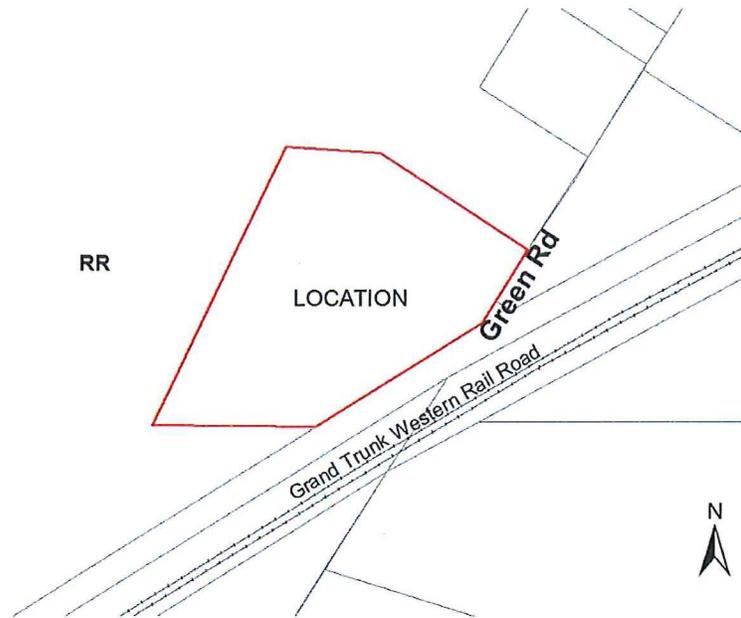
Master Plan

The 2005 Future Land Use Map designates the site in the Agriculture/Residential 0-0.5 DU/A category. Lake Lansing Park North abuts the site along the north, south, and west property lines.



Zoning

The site is zoned RR (Rural Residential).



Physical Features

The site is developed with a 1,503 square foot single family residence and accessory buildings. Vegetation consists of trees and shrubs along the perimeter of the site. A review of the Flood Insurance Rate Map (FIRM) revealed no areas of floodplain present on the site.

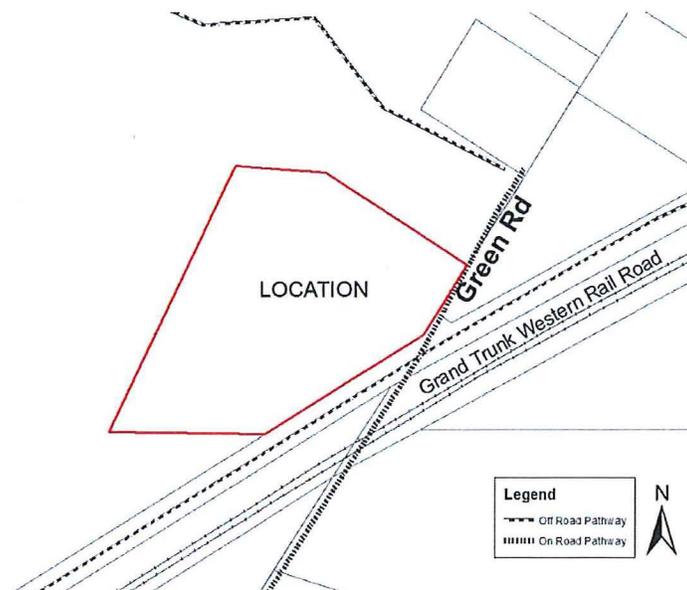
Wetlands

The Township Wetland Map shows Wetland #1-11 may cover a portion of the site although a wetland delineation has not been done.



Greenspace Plan

The Township Greenspace Map shows no greenspace designation of the site. Green Road has a designated On Road Pathway along the frontage of the site. An Off Road Pathway is designated along the Grand Trunk Western Rail Road corridor and north of the site.



Public Utilities

Public water lines are extended into the property. No public sewer lines are extended into the property.

Streets & Traffic

Green Road is classified as a collector street. The site has approximately 166 feet of street frontage on Green Road.

Staff Analysis

The Township Board referred the purchase of the 5.1 acre site to the Planning Commission to review its location, character and extent in relation to the Master Plan. The **location** refers to the site's placement in the Township and its surroundings. The **character** includes the project's distinguishing features such as wooded areas and the presence of wetlands and wetland vegetation. The **extent** refers to the dimensions of the site as one parcel 5.1 acres in size with 166 feet of street frontage on Green Road.

The purchase is consistent with Goal 2 of the 2005 Master Plan to Preserve Open Space and Natural Areas through purchase. Under Township ownership, the area would be preserved in perpetuity.

Planning Commission Options

The Planning Commission may approve or deny the commission review. A resolution to approve has been provided for the Commission's consideration.

Attachments

1. Resolution to Approve
2. Application materials

RESOLUTION TO APPROVE

**Commission Review #17143
Township Board
Land Preservation Purchase
Approx. 5.1 acres, 6269 Green Rd.**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 13th day of November 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states, "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body"; and

WHEREAS, the Township Board at its meeting on November 9, 2017 referred the case to the Planning Commission to review the location, character and extent of the parcel; and

WHEREAS, the Planning Commission discussed the Commission Review during the November 13, 2017 meeting and reviewed the staff materials forwarded under cover memorandum dated November 7, 2017; and

WHEREAS, the site is valuable for its environmental properties including wooded areas and wetlands, and proximity to Lake Lansing Park North; and

WHEREAS, purchase of the site is consistent with Goal Number 2 of the 2005 Master Plan to 'Preserve Open Space and Natural Areas'; and

WHEREAS, acquisition of the site using the Land Preservation millage is supported by Township Board policies to acquire land for open space.

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

COMMISSION REVIEW:
AMENDMENT TO MASTER PLAN APPLICATION
(Municipal Planning Act, MCL 125.31, Section 9)

- A. Applicant Charter Township of Meridian
Address of Applicant 5151 Marsh Road
Okemos MI 48864
Telephone: Work 517-853-4610 Home n/a
Fax 517-853-4099 Email greenway@meridian.mi.us
- B. Jurisdiction having authority (if different than applicant) n/a
Address _____
Telephone _____ Fax _____ Email address _____
Please provide the name of the board, commission or body having jurisdiction for the authorization of financing of the public way, ground, space, building, structure or utility.
- C. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Jane Greenway
Address same as above
Telephone: Work 517-853-4610 Home _____
Fax _____ Email greenway@meridian.mi.us
- D. Site location/address: 6269 Green Road, Haslett, MI 48840
Zoning Classification(s) RR
Parcel number(s) 33-02-02-01-251-001
- E. I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.
- x Yes No (Please check one)—Permission granted with Land Preservation Application

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 10-11-2017

Jane L. Greenway
Type/Print Name

Fee: _____

Received by/Date: 11/3/2017 JENNIFER QUINLIAN

Date application submitted: 11/3/2017

Date application deemed complete: 11/3/2017

Date of last day for decision: _____

**This form should be included with the COMMISSION REVIEW APPLICATION.
Explain your position on the lines below, and attach supporting information.**

REASONS FOR MODIFYING THE MASTER PLAN

Please explain your request to modify the Township's Master Plan for construction or authorization of a street, public utility, park, public way, ground, open space or other public building or structure on the following lines:

Supports greenspace plan and Township Goals 1.1b, 1.1.2d, 1.1.2e

The location, character and extent of your request will be evaluated in accordance with the responses you provide to Questions 1-12.

1. How will the request if approved be consistent with current development trends in the Township?
Supports greenspace plan; preserves open space in northern portion of the Township

2. How does the request further the Township Master Plan goals to:
 - Preserve and strengthen existing and future residential neighborhoods--XX
 - Preserve open space and natural areas
 - Maintain the viability of Meridian Township businesses
 - Maintain and expand a diverse park system
 - Maintain essential public services
 - Provide and support an efficient, safe and environmentally sensitive multi-modal transportation system
 - Maintain and enhance the Township's growth management program

This acquisition will preserve the area in perpetuity. Providing/protecting open space is essential for protecting the natural features of our community. The land will be protected from development, but at the same time provide an attraction for planned growth in the future.

3. Is the request supported by surveys or studies of the present conditions and future needs of the Township? If yes, please attach a copy of the survey and/or study.

Supports greenspace plans and Township Goals 1.1b, 1.1.2d, 1.1.2e

4. How does the request promote the health, safety and general welfare of the Township public?

See above

5. How does the request promote the best use of time, effort and resources in the development of the Township?

Land preservation parcels are purchased through the use of the Land Preservation Millage Funds.

6. How does the request promote wise and efficient expenditures of Township Public funds?

See above

7. How does the request impact traffic in the Township?

n/a

8. How does the request impact the public's safety from fire and other dangers in the Township?

n/a

9. How does the request impact the light and air in the Township?

Natural open space is a benefit to air quality

10. How does the request impact the population distribution in the Township?

n/a

11. How does the request promote good public design and arrangement in the Township?

See #3

12. How does the request impact public utilities and other public services in the Township?

n/a

**Commission Review #17153
(Park Commission)
November 13, 2017**

APPLICANT: Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

STATUS OF APPLICANT: Donation Recipient

REQUEST: Section 61 review of location, character and extent of a parcel proposed for purchase by the Park Commission.

LOCATION: East of Hillbrook Park and south of Lake Lansing Road

AREA OF SUBJECT SITE: Approximately 10.09 acres

CURRENT ZONING: RC (Multiple Family)

EXISTING LAND USE: Undeveloped

EXISTING LAND USES IN AREA:
North: Residential
South: Benson Hills Apartments
East: Marsh Point Retirement Community
West: Hillbrook Park

CURRENT ZONING IN AREA:
North: RB (Single Family-High Density)
South: RC (Multiple Family)
East: RC (Multiple Family)
West: RA (Single Family-Medium Density)

FUTURE LAND USE MAP DESIGNATION: Residential 5.0-8.0 DU/A

FUTURE LAND USES IN SURROUNDING AREA:
North: Residential 1.25-3.5 DU/A; Commercial
South: Residential 8.0-14.0 DU/A
East: Residential 5.0-8.0 DU/A
West: Park



To: Planning Commission

From: *Peter Menser*
Peter Menser, Senior Planner

JENNIFER QUINLIVAN
Jennifer Quinlivan, Assistant Planner

Date: November 7, 2017

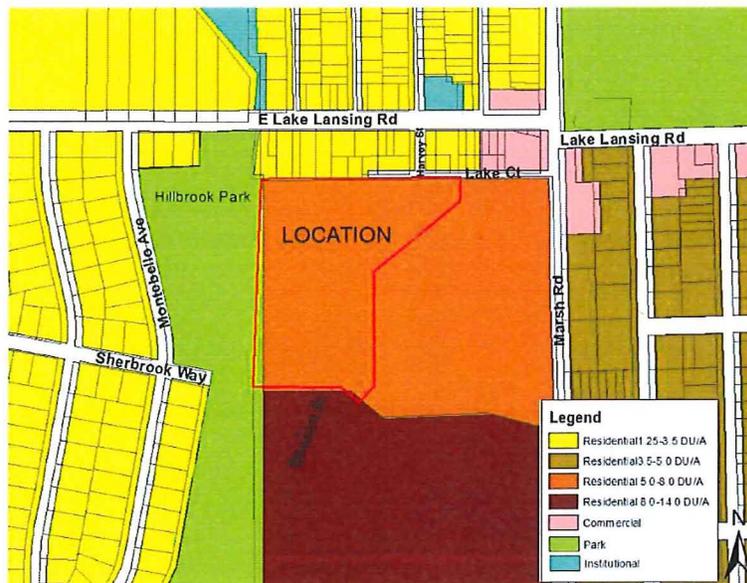
Re: **Commission Review #17153 (Parks Commission)**, Section 61 review of character, location, and extent for a 10.06 acre donation to the Township Park system located east of Hillbrook Park and south of Lake Lansing Road.

The Park Commission recommends the accepting the donation of approximately 10.06 acres of land (Tax ID #10-251-004) located east of Hillbrook Park and south of Lake Lansing Road for inclusion in the Township park system. The site is zoned RC (Multiple Family). The Township Board referred this case at its meeting on November 9, 2017 to the Planning Commission to review the location, character and extent of the parcel.

Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."

Master Plan

The 2005 Future Land Use Map designates the site in the Residential 5.0-8.0 DU/A category.



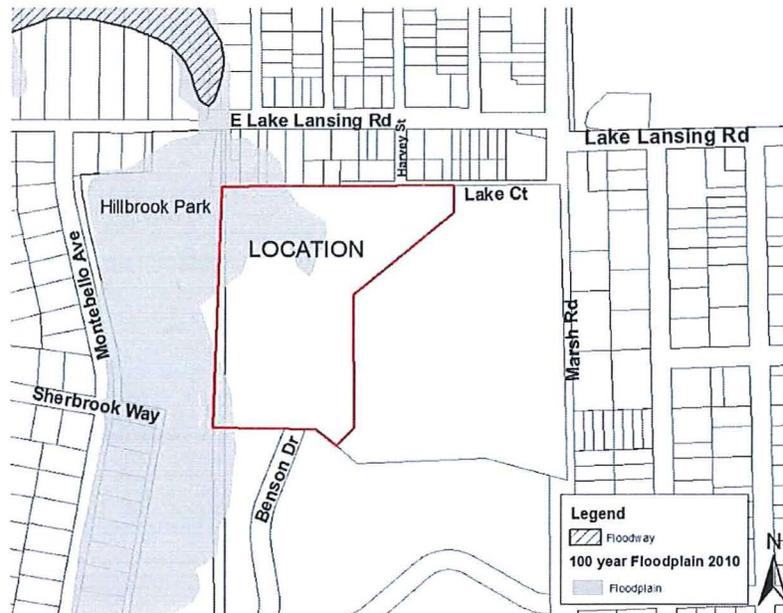
Zoning

The site is zoned RC (Multiple Family).



Physical Features

The site is undeveloped. Vegetation consists of trees and shrubs throughout the site. A review of the Flood Insurance Rate Map (FIRM) revealed areas of floodplain is present



Wetlands

The Township Wetland Map shows Wetlands #10-5 and #10-6 may cover portions of site although a wetland delineation has not been completed.



Greenspace Plan

The Township Greenspace Map shows a fragile link designation on the site.



Memo to the Planning Commission

November 13, 2017

CR #17153 (Park Commission)

Page 4

Public Utilities

Public water and sewer lines are available but are not extended onto the property.

Streets & Traffic

Lake Lansing Road is classified as a minor arterial road. Lake Court is a local street. The site is accessible from Benson Drive and Harvey Street, which are both local streets. The site has approximately 387 feet of street frontage on Lake Court.

Staff Analysis

The Park Commission referred the accepting of a donation of a 10.09 acre parcel to the Planning Commission to review its location, character and extent in relation to the Master Plan. The **location** refers to the site's placement in the Township and its surroundings. The **character** includes the project's distinguishing features such as wooded areas and the presence of wetlands and wetland vegetation. The **extent** refers to the dimensions of the site, which is 10.09 acres with approximately 387 feet of street frontage.

The donation is consistent with Goal 2 of the 2005 Master Plan to Preserve Open Space and Natural Areas. Under Township ownership, the area would be preserved in perpetuity.

Planning Commission Options

The Planning Commission may approve or deny the commission review. A resolution to approve has been provided for the Commission's consideration.

Attachments

1. Resolution to Approve
2. Application materials

RESOLUTION TO APPROVE

Commission Review #17153

Park Commission

Donation to Parks system

Approx. 10.06 acres, E. of Hillbrook Park, S. of Lake Lansing Rd.

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 13th day of November 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states, "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."; and

WHEREAS, the Park Commission at its meeting on October 10, 2017 recommended the acceptance of a donation of a 10.09 acre parcel located east of Hillbrook Park and south of Lake Lansing Road; and

WHEREAS, the Township Board at its meeting on November 9, 2017 referred the case to the Planning Commission to review the location, character and extent of the parcel; and

WHEREAS, the Planning Commission discussed the Commission Review during the November 13, 2017 meeting and reviewed the staff materials forwarded under cover memorandum dated November 7, 2017; and

WHEREAS, the site is valuable for its environmental properties including wooded areas and wetlands; and

WHEREAS, purchase of the undeveloped site is consistent with Goal Number 2 of the 2005 Master Plan to 'Preserve Open Space and Natural Areas'; and

WHEREAS, acquisition of the site is a donation and is supported by Township Board policies to acquire land for open space.

**Resolution to Approve
CR #17153 (Park Commission)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of a 10.09 acre parcel of land located east of Hillbrook Park and south of Lake Lansing Road.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of November 2017.

Dante Ianni, Chair
Meridian Township Planning Commission

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

**COMMISSION REVIEW:
AMENDMENT TO MASTER PLAN APPLICATION
(Municipal Planning Act, MCL 125.31, Section 9)**

- A. Applicant Charter Township of Meridian
Address of Applicant 5151 Marsh Road
Okemos MI 48864
Telephone: Work 517-853-4610 Home n/a
Fax 517-853-4099 Email greenway@meridian.mi.us
- B. Jurisdiction having authority (if different than applicant) n/a
Address _____
Telephone _____ Fax _____ Email address _____
Please provide the name of the board, commission or body having jurisdiction for the authorization of financing of the public way, ground, space, building, structure or utility.
- C. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Jane Greenway
Address same as above
Telephone: Work 517-853-4610 Home _____
Fax _____ Email greenway@meridian.mi.us
- D. Site location/address: Directly east of Hillbrook Park, south of Lake Lansing Road, adjacent to Marsh Point Retirement Community

Zoning Classification(s) RC
Parcel number(s) 33-02-02-10-251-004
- E. 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 10-12-2017

Jane L. Greenway
Type/Print Name

Fee: _____

Received by/Date: 11/3/2017 JEANIE FOL
Centlivier

Date application submitted: 11/3/2017

Date application deemed complete: 11/3/2017

Date of last day for decision: _____

**This form should be included with the COMMISSION REVIEW APPLICATION.
Explain your position on the lines below, and attach supporting information.**

REASONS FOR MODIFYING THE MASTER PLAN

Please explain your request to modify the Township's Master Plan for construction or authorization of a street, public utility, park, public way, ground, open space or other public building or structure on the following lines:

Supports greenspace plan and Township Goals 1.1b, 1.1.2d, 1.1.2e

The location, character and extent of your request will be evaluated in accordance with the responses you provide to Questions 1-12.

1. How will the request if approved be consistent with current development trends in the Township?

Supports greenspace plan; preserves open space in the Township

2. How does the request further the Township Master Plan goals to:

- Preserve and strengthen existing and future residential neighborhoods
- Preserve open space and natural areas
- Maintain the viability of Meridian Township businesses
- Maintain and expand a diverse park system
- Maintain essential public services
- Provide and support an efficient, safe and environmentally sensitive multi-modal transportation system
- Maintain and enhance the Township's growth management program

This acquisition will expand a diverse park system by adding access and trails to Hillbrook Park. Providing/protecting open space is essential for protecting the natural features of our community. The land will be protected from development, but at the same time provide an attraction for planned growth in the future.

3. Is the request supported by surveys or studies of the present conditions and future needs of the Township? If yes, please attach a copy of the survey and/or study.

Supports greenspace plans and Township Goals 1.1b, 1.1.2d, 1.1.2e

4. How does the request promote the health, safety and general welfare of the Township public?

See above

5. How does the request promote the best use of time, effort and resources in the development of the Township?

This parcel is a donation that will expand the current function of Hillbrook Park.

6. How does the request promote wise and efficient expenditures of Township Public funds?

See above

7. How does the request impact traffic in the Township?

n/a

8. How does the request impact the public's safety from fire and other dangers in the Township?

n/a

9. How does the request impact the light and air in the Township?

Natural open space is a benefit to air quality

10. How does the request impact the population distribution in the Township?

n/a

11. How does the request promote good public design and arrangement in the Township?

See #3

12. How does the request impact public utilities and other public services in the Township?

n/a



CHARTER TOWNSHIP OF MERIDIAN
Development Projects Update

November 2017

Businesses Opened:

- **Michigan First Mortgage**, at 3544 Meridian Crossing (10/5)
- **Moneyball Sportsware**, 1982 Grand River Avenue (Meridian Mall 10/6)
- **Gleaner Financial**, 3681 Okemos Road (10/23 11:00am)
- **Costco**, 5800 Park Lake (10/27 8:00am)
- **Kingston Kitchen**, Jamaican food 4749 Central Park Dr (10/30 10:30am)
- **Good Life Shaving Co**, next to Tanin/Central Park Place (10/30 1:00pm)
- **We Will Come To You**, new event planner at 1982 Grand River Avenue (Meridian Mall)
- **Go! Calendar, Games & Toys**, new store at 1982 Grand River Avenue (Meridian Mall)

Ribbon Cuttings Coming:

- **Good Eats Diva**, bakery in Shoptown by Curves 1561 Haslett Rd (11/9 10:30am)
- **Hampton Inn & Suites** – 2200 Hampton Place Okemos (11/9 3:00pm)

New Businesses Coming

- **Taste of Thai**, new restaurant at 2838 Grand River Avenue (Coral Gables, 11/16 open)
- **Tilted Kilt**, new restaurant at 5000 Northwind Drive (Red Cedar Flats)
- **MI Sushi & Noodles**, new restaurant at 3340 Lake Lansing Road
- **The Art & Etiquette of Driving**, new driving educator at 1749 Hamilton Road
- **Once Upon A Child**, new store at 1839 Grand River Ave (by Dusty's)
- **Momo Tea**, new café at 4790 Hagadorn (Hannah Plaza)
- **Local legend USA**, new graphic clothing designer at 1456 Haslett Road

Projects under consideration

- **Hannah Farms East** - mixed use/student housing proposed at Eyde Pkwy/Hannah Boulevard.

Projects under construction

- **Great Lakes Interiors** - 5,600 square foot office furniture retailer at 2076 Towner Road.
- **Holiday Inn Express** – 63,000 square foot hotel with 112 rooms at 2350 Jolly Oak Road. Slated to open in December 2017.
- **Red Cedar Flats** - 125,000 square foot, 112 unit, mixed use project with 11,800 square feet of commercial space on Northwind Drive. Two buildings are completed, with a third building currently under construction.
- **Elevation** - mixed use project with 350+ residential units and 21,000 square feet of commercial space at Jolly Oak Road.
- **Ingham County Medical Care Facility** – 64,000 square foot (48 room) addition at 3860 Dobie.
- **Whitehills Lakes South #2** – initial site work underway for 21 single family lots at the northwest corner of Saginaw Highway/Lake Lansing Road.
- **Georgetown #4** – initial site work underway for 22 single family lots at Tihart/Cornell Roads.
- **Sierra Ridge #3** – initial site work underway for 20 single family lots Lake Lansing/Newton.

Charter Township of Meridian
October 2017
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Projects approved/not yet commenced

- **Portnoy and Tu dentist office** – site plan approved for 4,332 square foot dental office at 2476 Jolly Road. Building Permit under review.
- **Marriot Courtyard** – building permit under review for 64,000 square foot, 4-story Marriot Courtyard hotel with 97 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.