

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA**

**REGULAR MEETING**

**JANUARY 9, 2017**

**Town Hall Room, Meridian Municipal Building  
5151 Marsh Road, Okemos, MI 48864**

**Regular Meeting**

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
  - A. December 19, 2016 Regular Meeting
  - B. November 21, 2016 Work Session
  - C. December 12, 2016 Work Session
  - D. December 19, 2016 Work Session
4. Introduction of New Members
5. Election of Chair, Vice-Chair, and Secretary
6. Public Remarks
7. Communications
  - A. Suchitra Webster RE: MSU Student Demographics & Housing Needs
  - B. Natalie Hool RE: Rezoning #16060
  - C. Neil Bowlby RE: Master Plan
  - D. Meridian Township Environmental Commission RE: draft Future Land Use Map
8. Public Hearings
  - A. Rezoning #16070 (Singh), rezone 1.6 acres from RR (Rural Residential) to RDD (Multiple Family) at 1954 Saginaw Highway.
  - B. Wetland Use Permit #16-06 (Stockwell), discharge storm water runoff to regulated wetland at 1560 Grand River Avenue.
9. Unfinished Business
  - A. Special Use Permit #16091 (Stockwell Development Co., LLC), request to construct an approximately 12,000 square foot shopping center with two (2) drive-through windows at 1560 Grand River Avenue.

**Planning Commission Agenda**  
**January 9, 2017**  
**Page 2**

- B. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East project consisting of 296 multiple family residential units at Hannah Boulevard/Eyde Parkway.
  - C. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet at Hannah Boulevard/Eyde Parkway.
10. Other Business
- A. Planning Commission liaison to the Zoning Board of Appeals (ZBA)
  - B. Planning Commission liaison to other boards and commissions
  - C. January 10, 2017 Joint Boards and Commissions meeting
11. Township Board, Planning Commission officer, committee chair, and staff comment or reports
12. Project Updates
- A. New Applications - NONE
  - B. Site Plans Received
    - 1. Site Plan Review #16-15 (Forsberg), construct Phase 1 of Elevation at Okemos Point development at Jolly Road/Jolly Oak Road
  - C. Site Plans Approved
    - 1. Site Plan Review #16-14 (Potterpin), construct a 2940 square foot addition to the existing office building, located at 1784 Hamilton Road
    - 2. Site Plan Review #16-10 (Hotel Development Services, LLC), construct a 64,000 square foot, 97 room Marriott Courtyard hotel at the corner of Jolly Oak Road and Meridian Crossings Drive.
13. Public Remarks
14. Adjournment

**Post Script: Brett DeGroff**

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 (Sub-section 86-189 of the Zoning Ordinance).

**TENTATIVE  
PLANNING COMMISSION AGENDA  
WORK SESSION and REGULAR MEETING  
JANUARY 23, 2017**

**Town Hall Room, Meridian Municipal Building  
5151 Marsh Road, Okemos, MI 48864**

**Regular Meeting**

1. Public Hearings
  - A. None
2. Unfinished Business
  - A. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.
  - B. Wetland Use Permit #16-06 (Stockwell), discharge storm water runoff to regulated wetland at 1560 Grand River Avenue.
  - C. Special Use Permit #16091 (Stockwell Development Co., LLC), construct an approximately 12,000 square foot shopping center with two (2) drive-through windows at 1560 Grand River Avenue.
  - D. Rezoning #16070 (Singh), rezone 1.6 acres from RR (Rural Residential) to RDD (Multiple Family) at 1954 Saginaw Highway.
  - E. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East project consisting of 296 multiple family residential units at Hannah Boulevard/Eyde Parkway.
  - F. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet at Hannah Boulevard/Eyde Parkway.
3. Other Business

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES

DRAFT

December 19, 2016  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners DeGroff, Honicky, Ianni, Lane, Premoe, Richards, Scott-Craig, Tenaglia  
ABSENT: Commissioner Van Coevering  
STAFF: Director Kieselbach, Senior Planner Menser, Associate Planner/Economic Development  
Coordinator Motil

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:05 P.M.

**2. Approval of agenda**

**Commissioner Ianni moved to approve the agenda with the suggestion from Chair Scott-Craig that Special Use Permit #16101 (Gillett) be acted upon prior to the public hearings. Seconded by Commissioner Honicky.**

VOICE VOTE: Motion carried 8-0.

**3. Approval of Minutes**

**Commissioner Ianni moved to approve the Regular Meeting Minutes of November 14, 2016 and November 21, 2016. Seconded by Commissioner Tenaglia.**

VOICE VOTE: Motion carried 8-0.

**4. Public Remarks**

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

**5. Communications**

A. Chris Edwards, 4612 Herron Road, Okemos; RE: Special Use Permit #16111

**6. Public hearings**

A. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East project consisting of 296 multiple family residential units at Hannah Boulevard/Eyde Parkway **and**

B. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet at Hannah Boulevard/Eyde Parkway.

Chair Scott-Craig opened the public hearing at 7:14 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter

Senior Planner Menser summarized the proposed mixed use planned unit development (MUPUD) and Special Use Permit #16111 as outlined in staff memorandums dated December 19, 2016.

- Applicant

Mark Clouse, Chief Financial Officer/General Counsel, Eyde Company, 300 S. Washington Square, Suite 400, Lansing recapped projects for the entire 81 acre parcel since 2008. He noted the goal was to provide a diversity of unit types and indicated the proposal before Commissioners this evening have unit types which are not currently available within the 81 acre parcel.

John Acken, Capstone Collegiate Communities, 431 Office Park Drive, Birmingham, Alabama offered a depiction on the overhead projector how the current site plan fits in with the existing area. He indicated it is their intent to extend the existing greenspace on the north side of The Lodges development across the front of the proposed development. Mr. Acken stated the intent of the plan is to create three (3) different housing types: one (1) and two (2) bedroom apartments in a stand-alone building; a second building which contains one (1) to four (4) smaller bedroom units for a lower price point (both with internal corridors and served with elevators), and townhomes on the south side with some units having an underground two-car garage. Mr. Acken offered the layout of the various unit types. He noted parallel parking along Eyde Parkway is currently prohibited by the Ingham County Road Department (ICRD), but the applicant would like to use some of their land to create parallel parking as a traffic calming device which would buffer pedestrian traffic along the sidewalk.

Mr. Acken stated the applicant wants to make a change to the setback on the southside based on the communication from Mr. Edwards and demonstrated the desired change to buffer the neighbors to the south. He added that based on comments from the ICRD, the applicant would like to change the location of the entrance so it does not conflict with the entrance to The Lodges and provides for only one entrance onto Eyde Parkway with an emergency access off of Eyde Parkway. Mr. Acken also demonstrated interior finishes on the overhead projector for all three (3) development areas.

- Public

Neil Bowlby, 6020 Beechwood Drive, Haslett, believed the proposed project is more high density student housing, with only .94 percent dedicated to mixed use over the 81 acre parcel. He indicated he did not see any affordable housing component presented. Mr. Bowlby projected future Hagadorn Road traffic through a linear extension of 22,000-25,000 vehicle trips in 2022. Mr. Bowlby noted there does not appear to be any comments from the Township's traffic consultant and requested the Planning Commission give careful consideration when reviewing this latest phase.

Susan Davis, 4772 Arapaho Trail, Okemos, urged the Township to consider the effect the proposed project would have on nearby residents. She voiced concern with the lack of overall greenspace throughout the various phases. Ms. Davis believed the additional units would place stress on police and fire services. She believed this to be nothing more than high-density student housing and requested the Planning Commission consider the residents' desire when reviewing this project.

Joe Pavona, 4726 Arapaho Trail, Okemos, representative for Indian Lakes Estates Homeowner Association, voiced appreciation for the applicant's willingness to reach out to the neighborhood. He stated this latest phase is a continuation of dense student housing, not residential as being depicted. Mr. Pavona expressed opposition to the dense nature of the proposed MUPUD and its impact to the overall community. He questioned why the Township would agree to exceed its ordinance requirements for the special use permit (SUP) and urged the Planning Commission to take a step back. He cited an article in the October 3<sup>rd</sup> edition of the *Lansing State Journal* which stated Michigan State University President LouAnna Simon has told local officials there is no need for more student housing.

John Acken, Capstone Collegiate Communities, replied the applicant followed the vision they understood from the Township Board and Planning Commission regarding density to create a village type atmosphere. He concurred with earlier public comment requesting Commissioners take a drive through the area. Mr. Acken stated students want to be in the area due to its close proximity to MSU and the proposed development would reduce vehicle trips for students who would live farther away and need to use a vehicle.

Mark Clouse, Eyde Company, reminded Commissioners and the public the overall 81 acre site already includes substantial office and a hotel, the definition of what mixed use is intended to be. He added the density was intentional when the rezoning was approved in 2008.

Douglas Hinterman, 4616 Pioneer Trail, Okemos, lives in a residence immediately to the south of the proposed high density student housing project, and believed the ordinances currently in place should be used as a guide. He suggested there be more greenspace on the southern border currently zoned Professional and Office (PO). Mr. Hinterman stated PO as a neighbor provides less activity during the evening and on weekends.

Leonard Provencher, 5824 Buena Parkway, Haslett, inquired as to how many individuals will live in each bedroom. He believed parallel parking on Eyde Parkway would present problems relative to snow removal. Mr. Provencher questioned the need for this project as noted in the communication from MSU's community liaison regarding no need for additional student housing with the construction of 1855 Place off Harrison Road.

- Planning Commission discussion:  
Commissioner Ianni voiced appreciation for the presentation from Capstone and the affordability segment of the project.

Commissioner Honicky asked why the applicant wanted the setbacks waived.

Mr. Acken responded the request to waive the setbacks was to achieve the vision of the original MUPUD in this area. He indicated they understood this vision was to create a traditional village concept where buildings are "pulled" closer to the street and provides an outdoor space. He acknowledged that density happens as a result of those actions. Mr. Acken added most of the commercial is towards Hagadorn Road, where he believes it needs to be for visibility of traffic.

Commissioner Honicky stated his experience with underneath garages leaves the first floor very cold in the winter and warm in the summer.

Mr. Acken replied consultants were hired to deal with the issue of balancing heating and cooling within the units.

Commissioner Honicky summarized this phase would not have commercial on the first floor with residences above, but the applicant is requesting setbacks be waived in order to have the buildings located as close to the sidewalks as possible to achieve the village atmosphere.

Mr. Acken responded Lodges Phase One has the village type feel and they would like to continue that same type of development pattern in this phase with different types of units.

Commissioner Tenaglia inquired as to whom this phase is being marketed and how these units would be marketed.

Mr. Acken replied that because of the proximity to MSU, students have a desire to live there. He alleged that regardless of how these units are marketed, students will typically outbid to live in the area.

Commissioner Tenaglia inquired if the townhouses are rentals or available to purchase. She believed there is a need for 2-3 bedroom housing by young professionals with families who do not desire upkeep of the traditional single family homes.

Mr. Acken responded the intent today is to market the townhouses as rentals. He believed one idea to improve the housing stock of single family homes for young professionals is to “pull” out the students who live in them. Mr. Acken alleged the overall ratio associated with the number of students looking for housing v. the number of purposeful student housing in the market is approximately 30%, a percentage he indicated is on the low side for most college towns. He indicated that this means students are living farther from the school in 1-2 bedroom apartments, single family homes in neighborhoods and in the surrounding area. Mr. Acken believed that by building more purposeful student housing in close proximity to campus, it will pull students out and open up the supply of single family homes for young professionals to rent. He asserted the lack of student housing in the area inflates the rate of student housing.

Commissioner Richards inquired if the proposed townhouses meet the ordinance’s height requirement, which he believed was not taller than what is buildable for single family to the south.

Mr. Acken replied their architect is looking at the situation and it “goes” to the interpretation of the height requirement with regard to measurement of the roof line.

Commissioner Richards noted one of the issues raised by residents is being able to hear the activity taken place in the apartment area, and suggested if there are balconies, they be placed to the north and to the west to minimize noise experienced by the adjacent neighborhood. He inquired as to when the applicant will have a discussion concerning the offered amenities.

Mr. Acken responded the amenities are defined in statute, which include covered bicycle parking, open bicycle parking and pedestrian connection to sidewalks. He noted that in lieu of one centralized clubhouse, there will be two (2) clubhouses. Mr. Acken stated the clubhouse to the north would contain a game room, workout facilities, tanning facilities, multipurpose rooms, saunas, conference rooms, computer rooms with a greenspace out front. He alleged one of the biggest amenities is the walking distance to the commercial area and linkages to MSU. Mr. Acken noted the central location of the clubhouse is to provide buffering from the residential neighborhoods.

Commissioner Richards requested information concerning police and fire responses for the existing phases.

Chair Scott-Craig requested staff provide the requested data to Planning Commissioners for their next meeting.

Commissioner DeGroff requested public policy rationale behind the MUPUD concept.

Mr. Menser replied he believed it was an initiative to allow flexibility on setbacks and traditional zoning requirements to obtain a higher end product with more amenities and higher density of residents within an area.

Commissioner DeGroff believed the rationale behind the MUPUD concept was to create synergy between commercial and residential and used as a placemaking tool.

Mr. Menser deferred to Section 86-440 of the Code of Ordinances and read the purpose and intent.

Chair Scott-Craig reiterated the purpose is to create more walkable pedestrian oriented developments that respect Meridian Township's transitional land use concept to protect, enhance and preserve natural resources. He asked the applicant what part of this development enhances and preserves natural resources.

Mr. Acken demonstrated on the overhead projector where the development creates two (2) internal greenspaces. He noted the idea of a denser village development is to take the pressure off low slow growth throughout the "countryside", not necessarily on the site.

Based on the applicant's answer, Chair Scott-Craig suggested he reverse his intent to exceed the maximum impervious surface on the northern portion and bring back something that is below the amount allowed for the underlying zoning requirement.

Chair Scott-Craig acknowledged from his perspective, the MUPUD ordinance needs some work. He noted Lodges 1 has 14 units per acre, Lodges 2 has 16 units per acre, both of which are within the range of 14-18 units per acre permitted by ordinance. Chair Scott-Craig stated Hannah Loft has 35.7 units per acre, more than double the density permitted by ordinance. He added the proposed phase is 28 units per acre, double what is allowed by ordinance. Chair Scott-Craig recommended the applicant considerably reduce the density of the proposed phase which would also alleviate a significant increase in vehicle traffic. He believed the amenities listed by the applicant were non-existent, as none of them proposed were for the public to enjoy.

Chair Scott-Craig discussed the study commissioned by MSU President Simon in collaboration with the Land Policy Institute which concluded the surrounding towns to MSU are overbuilt for student housing. He stated the number of on-campus students is decreasing and the total number of students within the university will also likely decrease.

Mr. Acken will look at the plans and take the factors presented this evening into consideration. He added that one of the biggest indicators is demand in the area, adding The Lodges is 75% leased and Hannah Lofts is over 50% leased for next year.

Commission Ianni believed raising the supply of housing will drive prices down and provide more affordable housing options throughout the community.

Chair Scott-Craig closed the public hearing at 8:43 P.M.

**7. Unfinished Business**

A. Special Use Permit #16101 (Gillett), install outdoor barbeque smoker at 1754 Central Park Drive. Commissioner Tenaglia moved [and read into the record] **NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #16101 (Gillett) to install an outdoor barbeque smoker behind the existing shopping center at 1754 Central Park Drive subject to the following condition:**

- 1. The applicant shall obtain all necessary and applicable permits and approvals from the Ingham County Department of Health, and all other relevant entities.**

**Seconded by Commissioner Ianni.**

Planning Commission discussion:

- Applicant has indicated the area will be enclosed and monitored
- Barbeque smoker will be a good addition to an area where several restaurants currently exist
- Township has a nuisance ordinance relative to any complaints regarding smoke from restaurants

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Honicky, Ianni, Lane, Premoe, Richards, Tenaglia, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

**8. Other Business**

A. Master Plan update

**Commissioner DeGroff moved to transmit the 2017 Master Plan to the Township Board and recommend authorization to distribute the document for the 63-day review period to agencies and communities identified in the Michigan Planning Enabling Act. Seconded by Commissioner Lane.**

Planning Commission and staff discussion:

- Maps are being updated by staff and will be included
- Suggested attachments will be included in the distribution
- Preference for items such as Building a More Liberal Community’s Corridor Design portfolio to be referenceable by outside commenters

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Honicky, Ianni, Lane, Premoe,  
Richards, Tenaglia, Chair Scott-Craig  
NAYS: None  
Motion carried 8-0.

- 9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**  
Commissioner Honicky expressed his appreciation to the citizenry for the opportunity to serve on the Planning Commission. He also noted his gratitude to fellow Commissioners and Planning staff.

Chair Scott-Craig reported his attendance at the December 6<sup>th</sup> Environmental Commission meeting where the greenspace plan was discussed and the December 1<sup>st</sup> Economic Development Corporation meeting where members worked on the EDC's 2017 goals. He reported his participation at the December 4<sup>th</sup> session on form based codes and the December 1<sup>st</sup> Michigan Association of Planning's Transportation Bonanza Meeting where policies from various state transportation departments were vetted.

Chair Scott-Craig expressed appreciation to Commissioner Honicky for his service, adding the Chair has learned a great deal from him.

A. New Applications - NONE

B. Update of Ongoing Projects

1. Site Plans Received – NONE
2. Site Plans Approved - NONE

**10. Public remarks**

Chair Scott-Craig opened public remarks.

Joe Pavona, 4726 Arapaho Trail, Okemos, thanked the Chair for his summary comments on the Capstone project. He stated his neighborhood is pro-growth but within the confines of the plan for Meridian Township. He requested the density be reduced, since the original plan presented for the entire 81 acres has gotten "off the path." Mr. Pavona suggested 200 feet be dedicated as a buffer between the project and adjacent neighborhoods.

Chair Scott-Craig suggested Mr. Pavona present his ideas in writing and submit them to the Planning Department for inclusion in the Planning Commission packet.

Bill McConnell, 4376 Manitou, Okemos, addressed the Master Plan process. He voiced disappointment the Environmental Commission's recommendation was not addressed at tonight's work session. Mr. McConnell also expressed disappointment tonight's work session was concluded without public remarks and the Planning Commission action to move the Master Plan forward did not allow for public remarks. He believed the Master Plan is not ready to be sent to the Township Board. Mr. McConnell believed the Future Land Use Map (FLUM) is the heart of the plan and the amount of time the Planning Commission has dedicated to review of that map has been "small."

Neil Bowlby, 6020 Beechwood Drive, Haslett, voiced appreciation for Commissioner Honicky's service to the Township. He spoke to sight lines encountered with the four (4) story building proposed for the Capstone project. Mr. Bowlby indicated there is not the type of commercial needed on the Capstone site, i.e., grocery store, clothing store, drug store, etc. He objected to the applicant's submission of what they labeled as greenspace. Mr. Bowlby urged the Planning Commission to review the videos on the Township website relative to the 2008 vision for this 81 acre parcel in its entirety.

Chair Scott-Craig closed public remarks.

**11. Adjournment**

Chair Scott-Craig adjourned the regular meeting at 9:03 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary

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

**DRAFT**

**November 21, 2016**

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

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Commissioners Honicky, Ianni, Tenaglia,  
Opsommer and Lane  
ABSENT: Van Coevering and DeGroff  
STAFF: Principal Planner Gail Oranchak

**1. Call meeting to order**

**Chair Scott-Craig called the work session meeting to order at approximately 6:00 P.M.**

**2. Approval of agenda**

**Commissioner Honicky moved approval of the agenda. Seconded by Commissioner Lane.**

Voice vote. Motion carried unanimously

**3. Discussion:**

**A. Master Plan Update**

- Pictures throughout the document must be replaced with those of improved quality and content
- Replace chapter page numbering with continuous page numbering
- Improve the quality of the chart on Page 4.3
- P. 1.2, Paragraph 1, Line 1: Replace “have long been concerned about” with “are interested in”
- P. 1.2, Paragraph 1, Line 5: Delete “to protect”
- P. 1.2, Paragraph 4. First sentence to read, “The Master Plan has roots in a long-standing view by the Meridian Township community for the importance of high quality land use and planning.”
- Zoning Plan (pages 1.25-1.26) consistency with the requirements of the Michigan Planning Enabling Act
- P. 1.25, Paragraph 2, add the following sentence to the end of the paragraph, “This Zoning Plan consists of the Future Land Use Map, the land use designations outlined in the chapter, and the suggestions that the Township adopt the recommendations for revisions to the zoning ordinance and map
- P 3.4, under heading “Improved Pedestrian Crossings,” insert comments recommending mid-block crossings and relate to “complete streets.” Identify Haslett and Hamilton Roads as appropriate locations

**4. Public remarks**

- **Leonard Provencher, 5824 Buena Parkway**, corrected previous comments regarding the FLUM designation for properties south of the CN railroad and east of Carlton Street, also commented

mid-block crossings are unnecessary on Hamilton Road and expressed concern regarding mid-block crossings along the Okemos to Marsh section of Haslett Road

**5. Adjournment**

Chair Scott-Craig adjourned the regular meeting at approximately 6:55 P.M.

Respectfully Submitted,

Gail Oranchak, AICP

G:\PLANNING\PLANNING COMMISSION\MINUTES\161121

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

**DRAFT**

**December 12, 2016**

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

PRESENT: Chair Scott-Craig, Commissioners Honicky, Tenaglia, and DeGroff  
ABSENT: Van Coevering, Ianni, and Lane  
STAFF: Gail Oranchak

**1. Call meeting to order**

**Chair Scott-Craig called the work session meeting to order at approximately 7:08 P.M.**

**2. Approval of agenda**

**Commissioner DeGroff moved approval of the agenda. Seconded by Commissioner Honicky.**

Voice vote. Motion carried unanimously

**3. Discussion:**

**A. Master Plan Update**

- Delete the page after the front cover and move references to McKenna Associates to the "Acknowledgements" page
- Eliminate the list of McKenna staff from the "Acknowledgements" page
- P. v, Executive Summary: Replace "Preserving" with "Preserve" in the first and second "Master Plan goals
- P. v, Executive Summary: Replace "Enhancing" with "Enhance" in the third "Master Plan" goal
- P. v, Executive Summary, Paragraph 4: Replace "Community of Choice" with "community of choice"
- P. v, Executive Summary, Paragraph 6: Revise to read, "Modernization of the FLUM categories acknowledges the importance of reducing distinctions among related land uses for purposes of flexibility and decision-making. The zoning ordinance retains its role as the primary tool for implementing the Master Plan. Change out pictures
- P. v, Executive Summary, Paragraph 6, Line 1: Replace "Future Land Use Map" with "FLUM"
- P. v, Executive Summary, Paragraph 6, Line 2: After "decision-making" delete "and integration of land uses" and in the next sentence delete "then"
- P v, Paragraph 7, Line 2: Insert a comma between "acre" and groups"
- P. v, Paragraph 7, Line 3: Replace a comma with a period after "zoning districts" and begin the next sentence with "The second . . ."
- P v, Paragraph 7, Line 4; Insert a period after "zoning districts and begin the next sentence with "While the R3-Residential . . ."
- P. vi, Executive Summary: To distinguish R3 FLUM designation from the R2, add a reference to the R3 category's proximity to the mixed use core and the potential for density bonuses through

accessory units

- P. vi, Executive Summary, Paragraph 2, Line 1: Replace “simplification” with “of FLUM categories”
- P. vi, Executive Summary, Paragraph 5, Line 1: Replace “(PUD)” with “(MUPUD)”
- P. vi, Executive Summary Paragraph 6, Line 7: Replace the period with comma after “streetscapes” to read, “. . . streetscapes, all in close proximity to clustered neighborhoods . . . “
- P. vi, Executive Summary, Paragraph 7, Line 1: Replace “Meridian” with “the” to read, “Ultimately, this Master Plan directs the Township to a simpler , though well-described . . . “
- P. vi, Executive Summary, Paragraph 9, Sentence 1: Revise to read, “Following adoption, the Master Plan should be implemented by amending . . . “
- P. vi, Executive Summary, Paragraph 10, last line: Replace “Meridian” with “the”
- P. 2, Replace “Township Overview” with “Master Plan History”
- P. 2, Paragraph 1, Line 2: Delete “quality”
- P. 2, Paragraph 1, Line 3: Delete “and the quality of the”
- P. 2, Paragraph 1, Line 4: Replace “qualities” with “aspects” of the community . . .
- P. 2, Paragraph 2, Line 1: Replace “view” with “commitment to”
- P. 2, Paragraph 2, Line 2: Delete “and” between “land use” and “planning”
- P. 2, Paragraph 3, Line 1: Insert “planning” between “central” and “goal”
- P. 2, Paragraph 3, Line 2, Delete “goal” between “This” and “continues”
- P. 4, Under 4 Community Settings: Replace “Settings” with “Profile”
- P. 4: Add “5 Attachments
- P. 5, Callout: Replace “year 2020” with “future” and replace “provides” with “provide”
- P. 5: Paragraph 1, Line 1: Capitalize “Goals, Objectives, Strategies”
- P. 14, Paragraph 1, Line 1: Insert “and” between ”Future Land Use Map” and “the land use designations . . . “
- P. 14, Paragraph 1: Line 2 Place a period after “chapter,” delete “and thus” and begin a new second sentence with “It suggests . . . “
- P. 14, Table 1: Under “Zoning Districts, ” remove “District Revisions” from R1 Residential, R2 Residential, R3 Residential and Business/Technology
- P. 14 Table 1: Under “Zoning Districts,” remove “New District” from Mixed Use Core
- P. 18: Add a note below existing text explaining DU/A means Dwelling Units Per Acre
- P. 35, Callout: Add “the” before “rural character”
- P. 56, Paragraph 1: Sentence 1 (Moving forward, the Township is also aware of a need for work force housing) becomes Sentence 2.
- P. 59, Callout: Revise to read, “Meridian Township has a smaller household size (2.29 people) than the Tri-County Region and Michigan. Over 70% of households do not have children.”
- P. 65, Paragraph 2, Line 4: Delete “with” between “engaged” and “in order to” and delete “the” between “protect” and “freshwater” and after “freshwater resources” delete “that the area including the Township enjoys”
- Page 65 Paragraph 3 & Paragraph 6, last line of each Replace “page 2.28” with “page 35”
- Discussion of the Environmental Commission’s recommendations dated December 7, 2016

#### 4. Public remarks

**Bill McConnell, 4376 Manitou**, representing the Environmental Commission commented on the Environmental Commission’s recommendations to the Planning Commission

**5. Adjournment**

Chair Scott-Craig adjourned the regular meeting at approximately 9:00 P.M.

Respectfully Submitted,

Gail Oranchak, AICP

G:\PLANNING\PLANNING COMMISSION\MINUTES\161212

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

**DRAFT**

**December 19, 2016**

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

PRESENT: Chair Scott-Craig, Commissioners Honicky, Ianni, Tenaglia, Lane, Richards, and Premoe  
ABSENT: Van Coevering, and DeGroff  
STAFF: Gail Oranchak

**1. Call meeting to order**

Chair Scott-Craig called the work session meeting to order at approximately 6:00P P.M.

**2. Approval of agenda**

Commissioner \_\_\_\_\_ moved approval of the agenda. Seconded by Commissioner \_\_\_\_\_.

Voice vote. Motion carried unanimously

**3. Discussion:**

**A. Master Plan Update**

- P. viii, Executive Summary, Paragraph 5, next to last line: Delete “and” and insert a comma after “neighborhoods”
- P. viii, Executive Summary, Paragraph 8, last line: Add a comma between “pedestrian-scaled” and “walkable”
- P. 2, Paragraph 1, Line 4: Replace “those” with “these” and delete “and is the theme of the 2017 Master Plan” at the end of the sentence
- P 5: Extend shading to the second line of Goal 7
- P. 21, Last line under R3: 1.2-3.5 DU/A: Delete, “Table 2 proposes a model schedule of regulations for Single Family Residential districts”
- P. 21 Last line under MR 5-14 DU/A: Delete, “Table 3 proposes a model schedule of regulations for Multi-Family Residential districts”
- P. 22: Delete the entire paragraph headed by “MR: 5-14 DU/A. Providing varying design, density, and amenities for multiple-family housing”
- P. 24. Move the heading “Mixed Use Core” to the right of the page in line with the text below
- P. 24, Paragraph 1, last line: Replace “off of” with “from”
- P. 25, Paragraph 1, Line 3: add Haslett Village Square and Haslett Commerce Center
- P. 25, Paragraph 2, Line 3: Insert “in the Haslett Village Square” between “space” and “is”
- P. 25, Paragraph 4, Line 1: Replace “Shop Town” with “the revitalized area”
- P. 43, Paragraph 8, Line 1: Change “manage” to “manages”
- P. 47, Paragraph 4, Line 5: Change “Commission” to “Department” and “(ICRC)” to “(ICRD)”
- P. 56, Callout: Replace “tells” with “tell”

- P. 57, Table 5 Age of Population: Preference for line graph
- P. 58, Figure 1: Replace “1980-2014” with “2014”
- P. 59, Paragraph 1, Line 4: Delete the comma after schools
- P. 60, Callout: Delete “more than” and insert “or more” after “four”
- P. 61, Figure 4: Revise title to read, “Occupancy Type by Income – Meridian Township”
- P. 75, Figure 7: Remove the blue line and delete “percent change in the legend
- P. 79, Paragraph 1, Line 8: Insert “that declined” between “quality” and “due”

**4. Public remarks**

None

**5. Adjournment**

Chair Scott-Craig adjourned the regular meeting at approximately 7:00 P.M.

Respectfully Submitted,

Gail Oranchak, AICP

# CHARTER TOWNSHIP OF MERIDIAN

## MEMORANDUM

**TO:** Planning Commission

**FROM:**   
Peter Menser  
Senior Planner

**DATE:** January 4, 2017

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

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

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

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

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

At the meeting on January 9, 2017 the current chair will request nominations for the officer positions listed above. Once nominations are made the Planning Commission will vote on each office. The Commissioner receiving the most votes will serve in that position. The elected officer will begin serving immediately after being selected and will remain in office for the remainder of the year.

**Peter Menser**

---

**From:** hingwesu@gmail.com on behalf of Suchitra Webster <hingwesu@msu.edu>  
**Sent:** Sunday, December 18, 2016 4:20 PM  
**To:** Frank Walsh; Mark Kieselbach; Board; Peter Menser  
**Cc:** Janet Lillie  
**Subject:** MSU Student Demographics & Housing Needs

Dear Supervisor Styka, Members of the Meridian Township Board of Trustees, Members of the Planning Commission, Manager Walsh and Director Kieselbach,

As many local municipalities look at growth and development in their respective communities, questions arise about Michigan State University's student population and where students are residing.

Earlier this year, MSU's Office of Governmental Affairs and Division

of Student Affairs and Services worked closely with the Land Policy Institute to complete a demographic study of where students were living

. The results of this study may be of interest to you as you consider future development projects.

Our sense is that the region is overbuilt with housing for students.

This fall, MSU has approximately 50,000 students. When we conducted the demographic study, during Fall Semester 2015, MSU had a total of 51,000 students -- this

number includes every single student, from full time undergraduates to all graduate and professional students to guest students, part-time degree finishers and employees taking courses

50-51,000 is the number which has enticed so many developers. The reality of that number is a bit more nuanced. At any given time, there are not 50,000 students looking for a place to live near campus. In the fall of 2015, 17,500 lived on campus in university housing. Over 10,000 students lived outside of the region completely, taking online courses, completing internships, working in professional credit granting programs, etc. That leaves roughly 23,500 in the greater Lansing region, from Grand Ledge to Williamston.

Furthermore, of that 23,500, some 19,000 actually reside in the 48823 zip code.

Since the fall of 2014, Hannah Lofts and Townhomes have come online, after the 2013 Lodges launch in the Hannah Farms area. The Gillespie Group's Midtown Project opened, as did The Element,

Trowbridge Lofts and many others. Leasing has begun for the 853 bed



SkyVue property  
, as well as

Meridian Township's Red Cedar Flats. This fall

MSU's new development, 1855 Place, will come online for students of all  
academic

levels. With an overabundance of student housing available, many

rental properties are NOT at full occupancy and are struggling to

reach capacity

, creating new challenges for the properties and their host communities.

As has been shared before, MSU is not planning any significant growth in its student population.

With numerous development proposals coming to the township, this information may be helpful. If you have any further questions, please do not hesitate to contact me.

Sincerely,

Sue

--

Suchitra A. Webster, M.A.

Community Liaison

**Michigan State University**

556 East Circle Drive, Room 169

East Lansing, MI 48824

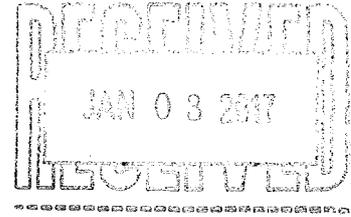
517.432.7527

[hingwesu@msu.edu](mailto:hingwesu@msu.edu)

**Peter Menser**

---

**From:** Natalie Hool <natatmaxsrace@gmail.com>  
**Sent:** Sunday, January 01, 2017 8:46 AM  
**To:** Peter Menser  
**Subject:** Skyline Hills Subdivision



Good Morning Peter,

I am writing to express my dismay at the upcoming potential zoning change that is sought by the new owners of the land located at 2874 Lake Lansing Road known as the Walnut Hills Club since 1921. I have grown up in the Meridian Township area since I was a small child. I strongly believe in preservation and protection of the wetlands. I have a huge concern about the impending traffic problems I foresee by allowing this type of rezoning. I have children and I want them to not only experience the beauty of the land but to have a safe experience on our streets without a massive increase in traffic. In addition to the children we have many elderly residents that enjoy strolling our streets. Plainly I am not a writer but rather a busy Mom, neighbor and taxpayer that wishes to communicate my feelings. I very much appreciate your time in hearing my concerns.

Have a wonderful day

Natalie Hool

6196 Skyline Drive East Lansing

#517-819-3250

## Gail Oranchak

---

**From:** bowlby@msu.edu  
**Sent:** Monday, December 19, 2016 6:32 AM  
**To:** Gail Oranchak  
**Cc:** bowlby@msu.edu; Frank Walsh; John Scott-Craig  
**Subject:** Communication to Planning Commission - Comments on Draft Master Plan  
**Attachments:** Master\_Plan\_suggestions\_NRB.pdf

Dear Meridian Township Planning Commission,

I would like to thank Gail Oranchak and the Planning Commission for providing the latest draft of the 2016 Master Plan. I spent several hours over the weekend going over it. I have attached a PDF showing my comments for some of the pages from the plan. While many of them are "nit-picky" things, like improper use of "which", and lack of "Oxford commas" (comma before the "and" at the end of a list of things), some of the comments/suggestions are more substantial, both in the text and on several of the maps. For instance there are several oversights in the FLUM regarding areas designated as MUPUD, poor photo quality (very pixellated full-page images), and illegible text on some of the graphs and illustrations. The low-resolution/readability issues may be partially due to what appears to be scanned copies of printed pages rather than the original document in PDF format. Although Planning Commissioners may receive copies of the Plan printed directly from the application used to edit the document, I think it is important that the document that is placed online or transmitted electronically to surrounding jurisdictions be of the highest quality, such as a direct PDF export of the finished document.

I see that Chair Scott-Craig has proposed several changes to the document, some of which may include the errors/omissions that have been noted in the attached document, I hope you will consider the comments provided in the attached PDF as you close in on developing a finished and professional document to transmit to the Township Board.

Thank you in advance for considering these suggestions,

Neil Bowlby

possible? zoning districts with the one and two-family residential zoning district. Land designated R-3 is differentiated from R-2 by proximity to Mixed Use Core areas and characterized by infill development, flexible housing options, pedestrian movement, and possibly density bonuses for accessory dwelling units. All strictly multiple-family zoning districts are grouped into a single multiple family land use category, MR-Residential 5-14 dwelling units per acres.

This consolidation of FLUM categories should support infill development in residential land use categories as well as the integration of a wider range of housing opportunities in all residential land use categories. The strategy also promotes more flexible land use options for development by expanding the zoning district options covered by a single FLUM category.

A single "Commercial" FLUM category includes the C-1, C-2 and C-3 commercial zoning districts plus the Professional and Office (PO) and the Commercial Recreation (CR) zoning districts.

The Business/Technology land use category is intended to represent areas appropriate for Professional and Office (PO), Research Park (RP), and the Light Industrial (I) zoning districts, representing a mixing of uses.

The Mixed-Use Planned Unit Development (MUPUD), identifies the location of projects developed, approved or proposed for development under the Mixed Use Planning Unit Development zoning overlay district.

The Mixed Use Core is an entirely new land use category for the Township, creating a new type of neighborhood and transforming primarily commercial areas into mixed use neighborhoods combining Smart Growth, compact development and multi-modal transportation amenities to the mix. This category applies to all three "Potential Intensity Change Area" (PICA) locations: Haslett, Okemos which includes the Meridian Mall and properties on the south side of Central Park Drive, and Carriage Hills. Described as the "primary areas of future growth within the Township" these three areas are targeted for redevelopment and revitalization as Town Center type neighborhoods characterized by compact design, clustered and higher density housing, walkable and multi-modal streetscapes, all in close proximity to clustered neighborhoods and community services, amenities and resources.

An Urban Service Boundary promotes efficiency by directing development to areas where public services are in place or nearby, in this case the western two-thirds of the Township. Thus, the eastern third will be preserved as an expansion area once opportunities for redevelopment and infill have been exhausted within the urban services area.

Ultimately, this Master Plan directs the Township to a simpler, though well-described Zoning Plan, calling for adoption of a new type of land use and redefined land use categories. This promotes better mixing and integration of residential options and housing types within other compatible zoning categories thus mixing uses more compactly and efficiently.

Adoption of this Master Plan supports the redesign of our land use philosophy, land use policies and planning strategies to incorporate managed Smart Growth through more compact, pedestrian-scaled walkable design elements.

Following adoption, the Master Plan should be implemented by amending the zoning ordinance and zoning map, by preparing a form-based code or codes for the three PICA areas, and by consolidating and simplifying all zoning districts, while integrating the new districts and expanded options into the fabric of the Township. This will result in more and better connection with other neighborhoods, amenities and resources via carefully designed transportation, transit, pathways, trails and communication systems.

Finally, the Master Plan prescribes new tools for managing our progress towards the ultimate goals and objectives of this Plan. By adopting a prescribed plan for evaluating projects and activities against our targeted achievements we become more efficient and effective at planning, thus moving closer to adopting form-based code for future development in the Township.

2 spaces?

## Legal Basis for a Master Plan

The Michigan Planning Act of 2008, as amended, expressly authorizes local units of government to engage in planning and zoning. For communities to engage in planning, a Planning Commission must be appointed. The Michigan Planning Act requires the Planning Commission, "Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdictions with due regard to its relation to neighboring jurisdictions." The Township Board of Meridian Township has asserted the right to approve the Master Plan and has been an active participant in the Township's Master Planning processes with the Planning Commission since the 2005.

*SP* The Master <sup>Planning</sup> Plan, as the official land use policy document of the Meridian Township Board and Planning Commission, establishes a cohesive decision-making strategy for the community. The Plan provides a statement of the Township's plans and policies for future development and redevelopment. The Plan considers the social, economic and environmental conditions that currently prevail. It promotes development and redevelopment consistent with community goals, and tries to anticipate future demands for facilities and services. Additionally, the Plan allows the Township to make decisions, spend funds, and assess programs and services in an informed rational manner.

The Meridian Township 2017 Master Plan presents the Township's vision for the future. It serves as a policy guide for the community, and will inform the decisions of Township officials and administrators, governmental agencies, organizations, and private individuals. It is designed to provide a flexible road map for future development and to ensure that new growth is consistent with the Township's goals and objectives.

This 2017 Master Plan is long range in that it examines past trends and envisions development possibilities for the next five to twenty years. This allows the Township to plan ahead and anticipate future needs. One of the most important functions of the Plan is to provide a solid foundation for future land use decisions. The recommendations presented in the text and shown graphically on the maps will provide a legal basis for zoning and other land use controls utilized by the Township.

*The Michigan Planning Enabling Act of 2008, as amended, expressly authorizes local units of government to engage in planning and zoning. For communities to engage in planning, a Planning Commission is to be appointed.*

## GOALS AND OBJECTIVES

## 1 Preserve and Strengthen Residential Neighborhoods

### A Maintain a community of desirable, attractive residential neighborhoods.

## STRATEGIES:

1. Prevent inconsistent uses from encroaching into residential areas.
2. Continue to support the designation and preservation of historic neighborhoods and residences.
3. Designate appropriate neighborhoods as special land use areas and adopt zoning specific to their needs.
4. Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
5. Ensure that the Future Land Use Map has a range of residential densities <sup>that</sup> which will result in a diversity of housing that meets the needs of various income levels and household types.

### B Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

## STRATEGIES:

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.
2. Continue to require the planting of trees along rights-of-way, and the replacement of trees when they are damaged, destroyed, or diseased.
3. Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.
4. Lay out new residential developments to accommodate public transit, for example, by providing pedestrian connections to bus stops and by designing for convenient curb side bus stops.
5. In all subdivisions and residential developments, encourage layouts <sup>that</sup> which maintain maximum green space and/or common open space.

## GOALS AND OBJECTIVES

## 2 Preserve Open Space and Natural Areas

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

## STRATEGIES:

1. Continue to develop and implement Township policies regarding the protection of open space land and natural areas via zoning, the public purchase of land, conservation easements, development rights and other appropriate techniques.
2. Encourage landowners to donate natural areas or open spaces to the Township, and to place their properties under the protection of the Farmland and Open Space Preservation (Part 361) or the Conservation and Historic Preservation Easement (Part 21) of PA 451 of 1994 Natural Resources and Environmental Protection Act, where appropriate.
3. Encourage landowners to donate land or development rights to non-profit land trusts.

4. Continue to coordinate efforts with the Park Commission to support and promote the preservation of open space and environmentally sensitive lands in Meridian recreation areas through donations of land with natural, open space and ecological and/or historical significance.
5. Preserve the ecological integrity of the Red Cedar River through zoning, voluntary agreements with landowners, donation of land to the Township, or the purchase of land, scenic easements, and development rights, where appropriate.
6. Develop a tree preservation ordinance to protect significant mature trees.
7. Work with the Park Commission, Department of Public Works and Engineering and the school districts, where appropriate, to encourage developers and builders to maximize the amount of land left in a natural state as common open space.

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

STRATEGIES:

1. Identify all wetlands, floodplains, and other water retention areas.
2. Continue to communicate and coordinate with the Michigan Department of Environmental Quality on activities affecting lakes, streams, and wetlands.
3. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas.
4. Support the Environmental Commission's educational efforts to minimize infiltration of salt, fertilizer, herbicide, and pesticide.

**C Link open spaces and natural areas into a network of continuous greenways throughout the Township.**

STRATEGIES:

1. Continue to use the Greenspace Plan as a guide for determining how natural areas can be linked into continuous greenways throughout the Township.
2. Work with the Land Preservation Board and Park Commission to continue the establishment of a continuous greenways along the Red Cedar River through the identification of additional parcels of land *that* which are important to the ecological and visual integrity of the Red Cedar River.
3. Utilize land planning methods, purchases of land and development rights, and plat, site plan, and other review processes to create and maintain continuous greenways.
4. Encourage the Environmental Commission to develop educational programs about the importance of protecting endangered animals and plants, ecosystems and other unique or sensitive natural features.

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

STRATEGIES:

1. Support regional efforts to protect groundwater recharge areas.
2. Continue to educate citizens about the importance of protecting groundwater recharge areas.
3. Use zoning and other appropriate land management techniques to protect important groundwater recharge areas.

**E Preserve greenbelts, open spaces and natural areas and create pathways by encouraging the use of planned unit development or other suitable zoning strategies for new residential developments.**

## 5

## GOALS AND OBJECTIVES

**Maintain Essential Public Services**

- A** Ensure that any future growth is consistent with the Township's present or planned capacity for sewage treatment, public water, and other utility systems.

## STRATEGIES:

1. Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services.
2. Routinely assess the demands on the utility systems from developments to determine available capacity for future development based on demographics.
3. Routinely inventory water, sewer and other utility systems capacity.
4. Maintain and upgrade the infrastructure (water, sewers, roads, community facilities) of the Township through the Capital Improvements Program's systematic scheduling of infrastructure construction, maintenance, and renovation.
5. Continue to use Special Assessment Districts to finance infrastructure projects.
6. Incorporate appropriate recommendations from Tri-County Regional Planning Commission's Wellhead Protection Audit for regional best practices to protect the public water supply.

- B** Maintain police, fire, and ambulance service to all areas of the community.

- C** Maintain quality library service for the community.

- D** Use land use policies to assist the public school districts which are a valued community asset that makes Meridian Township a unique and desirable place to live.

## STRATEGIES:

1. Continue and/or initiate land use policies that attract families with students.
2. Support the Park Commission's agreement with the School Districts to coordinate park facilities and programs.
3. Support street and pathway improvements that provide safe access routes for school children.

- E** Promote cooperation between adjoining communities, school districts, and appropriate agencies.

other destinations.

**E Encourage the use of public transportation.**

STRATEGIES:

1. Encourage and promote public transportation service to any new developments and in conjunction with redevelopment via site plan review.
2. Institute design standards for site plan review to ensure public transportation access to all segments of the population but particularly those with physical disabilities.

**F Coordinate Meridian Township's transportation planning with regional planning efforts administered by the Tri-County Regional Planning Commission and recorded in the 2035 Regional Transportation Plan.**

STRATEGIES:

1. Coordinate transportation planning and road improvements for all non-local streets with the region's long range plan.
2. Advocate and promote the Township's needs and interests in transportation improvements with transportation and road authorities.

GOALS AND OBJECTIVES

**Promote efficient and sustainable growth practices**

**A by Implement sustainable energy and environmental practices throughout the Township utilizing the most current best practices.**

STRATEGIES:

1. Budget funds to have Township buildings assessed for energy efficiency a minimum of once every five years.
2. For Meridian Township procurement purposes, when equivalent products or services are available, preference should be given to the more sustainable services or products.
3. Encourage electric car charging stations.
4. Establish a minimum level of LEED certification or the equivalent for all projects undertaken by the Township.
5. Establish ordinances providing incentives for development that emphasize redevelopment, infill development, alternative energy, and building material reuse.
6. Increase the use of alternative transportation modes for commuting and recreation by encouraging the use of mixed use planned unit developments and implementing the Greenspace Plan.
7. Explore methods through ordinances or by providing incentives for existing businesses to upgrade their parking lots and landscaping to increase tree cover and shade to be energy efficient and environmentally friendly.
8. Explore incentives for new or redeveloped projects to be LEED certified or equivalent.
9. Work with developers to consider alternative energy use in site plan and construction of new development.
10. Encourage the use of alternative energy throughout the Township and develop a coordinated, integrated vision to incorporate renewable energy into the energy mix.

11. Consider developing a Sustainability Plan that would include energy efficiency, renewable energy, water and waste management and public education. Use this framework for the future to illustrate a commitment to being a "green" community, maintaining a healthy ecosystem and reducing the Township's carbon footprint.

**B Develop Township policies to balance and manage growth.**

STRATEGIES:

1. Integrate information technology including geographic information systems to facilitate continuous improvement of the Master Plan.
2. Use the Self-Assessment of Sustainability Toolkit as a guide to evaluate growth in the Township.

**C Maintain open spaces and natural features in suburban and rural areas of the Township.**

STRATEGIES:

1. Continue to develop zoning standards and Township policies.
2. Continue to encourage and support voluntary citizen land conservancy efforts <sup>that</sup> which maintain the Township's open spaces, natural features, and rural areas.

**D Define an urban services district to promote walkable community development and dynamic community improvement through redevelopment.**

STRATEGIES:

1. Promote land use policies that emphasize compact infill development.
2. Investigate opportunities to maximize the use of existing infrastructure through development and redevelopment within the urban services district.
3. Investigate additional strategies to provide incentives for development and redevelopment within the urban services district.

**E Encourage development in Meridian Township that leads to sustainable land use.**

STRATEGIES:

1. Engage all stakeholders to study new techniques for the control and management of development.
2. Review the legality and suitability of these techniques for Meridian Township.

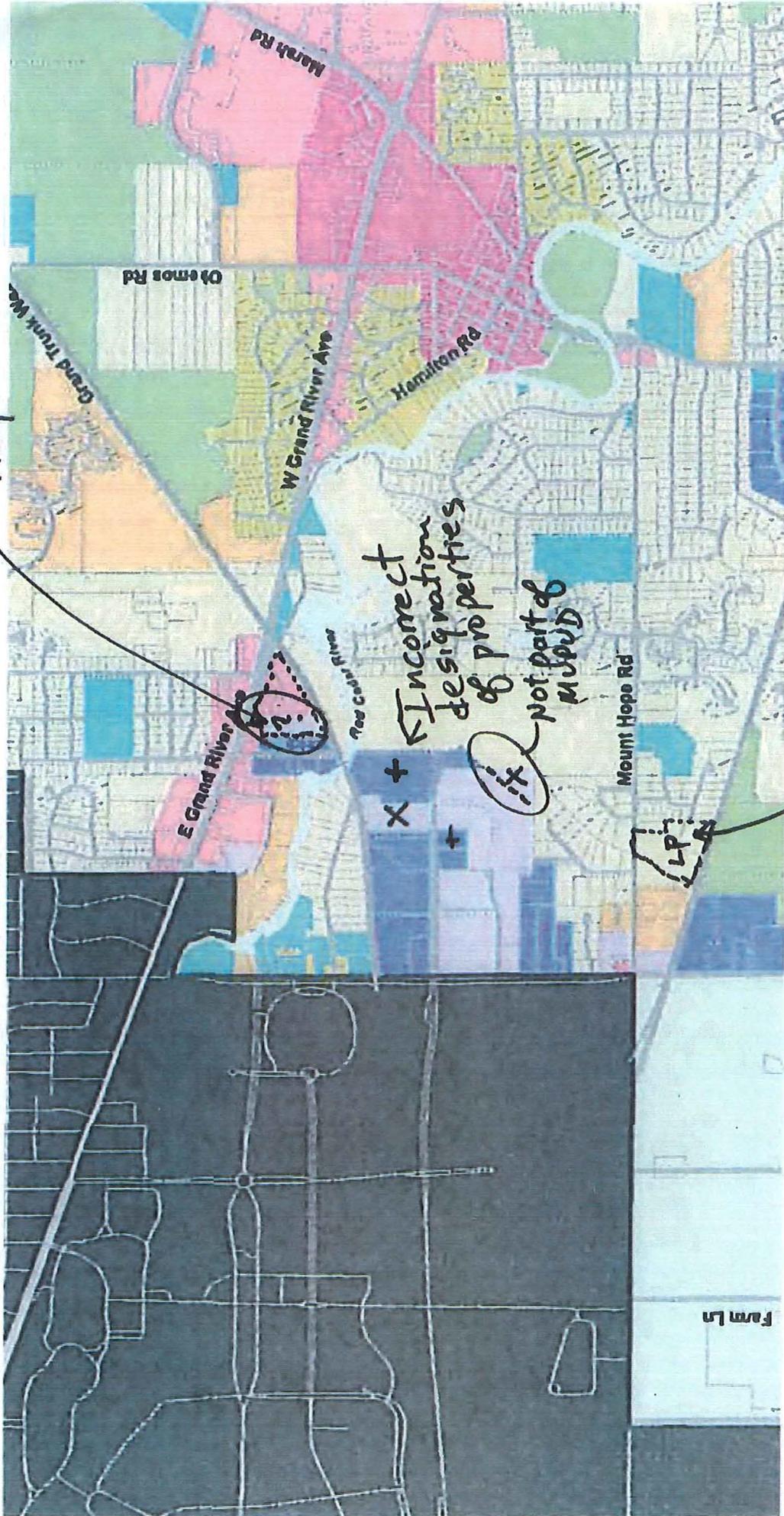
**F Prepare and implement a redevelopment strategy.**

STRATEGIES:

1. Eliminate inflexible or obsolete zoning regulations.
2. Identify priority redevelopment sites.
3. Expand public participation.
4. Prepare annual reports to the Township Board reporting progress towards the stated benchmarks and recommending any needed changes.

Square on G.R. not likely to be built (i.e. not MUPUD)

FLUM



X +  
Incorrect designation of properties

not part of MUPUD

2016 purchase for Land Preserve

## Agricultural/Educational

Preserving agricultural character that was once prevalent throughout the Township. Michigan State University owns and operates this land and uses it for research and living classrooms.

## Residential

In an effort to encourage land preservation, densifying residential development is encouraged instead of expansion to the east. For example, in neighborhoods adjacent to the mixed use centers, the Township is interested in pursuing strategies which that would permit accessory dwelling units without altering the existing character of the neighborhoods. Also, the Urban Service Boundary has been redefined to clarify the intended extent of utility service provided by the Township and to help prevent undesired residential sprawl into the natural and agricultural landscapes to the east.

**R1: 0 - 0.5 DU/A.** Preserving rural and agricultural character through low density. These areas, characterized by agricultural fields, natural settings, wetlands, and stands of vegetation, are generally found in the eastern one-third of the Township. No water and sewer service should be extended to these locations.

**R2: 0.5 - 3.5 DU/A.** Providing suburban amenities in a medium density environment. The most prevalent residential category in the Township, these areas are characterized by planned aesthetic, proximity to retail and cultural centers, and personal vehicle-centric transportation. These areas are found throughout the western two-thirds of the Township.

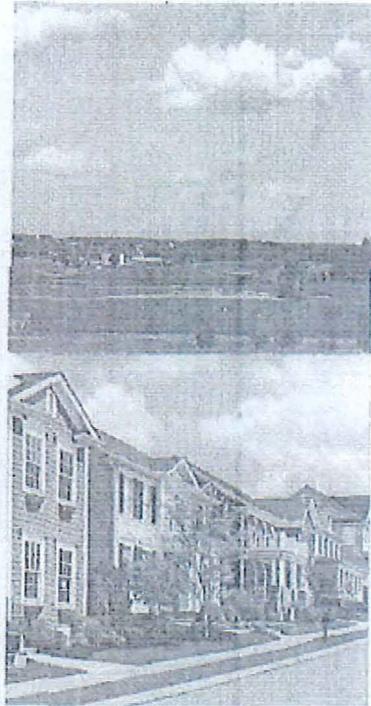
**R3: 1.25 - 3.5 DU/A, with bonus density of up to 5 DU/A.** Encouraging residential infill near activity centers to promote density and walkability. This single-family residential category is similar in feel and function to the R2, but has the additional benefit of proximity to mixed use cores of activity. Accessory dwelling units and prioritization of pedestrian movement should be encouraged in these areas. Meridian Township should develop regulations for granting bonus densities to encourage accessory dwelling units on appropriate sites.

As the densest of the single-family residential designations, planned and redeveloped R3 Residential districts should provide more flexible housing options than other single-family residential districts. Planned R3 areas should incorporate regulations intended to provide a consistent transition from the Mixed Use Core into the Township's Zoning Ordinance.

Table 2 proposes a model schedule of regulations for Single Family Residential districts.

**MR: 5 - 14 DU/A.** Providing varying design, density, and amenities for multiple-family housing. The multi-family residential category provides housing options of varying intensity. These areas are found throughout the western two-thirds of the Township, between high-intensity commercial uses and low-intensity single-family housing. Bonus densities should be considered for developers that can incorporate inclusionary housing units into 20% of the development.

Table 3 proposes a model schedule of regulations for Multi-Family Residential districts.



2017-2018 Zoning Ordinance

Future Land Use

Tables 2 and 3 represent model schedules of regulations for Single-Family and Multiple-Family districts and should be incorporated into the Township's Zoning Ordinance.

Table 2. Model Regulations for Single Family Residential Districts

BUILDING TYPE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HEIGHT	MAXIMUM LOT SIZE
Single-Family House	Min. 25' / Porches may encroach 12' into Setback	Min. 10'	Min. 10'	42' Max. / 2 ½ Stories	50' Width 150' Depth
Detached Garage / Accessory Dwelling	Min. 10' from main building	Min. 3'	Min. 3'	42' Max. / 2 ½ Stories	Corresponds to lot of main building on site

**MR: 5 – 14 DU/A. Providing varying design, density, and amenities for multiple-family housing.** The multi-family residential category provides housing options of varying intensity. These areas are found throughout the western two-thirds of the Township, regularly adjacent to main transportation routes and public transit opportunities. These areas are also found in transition zones between high-intensity commercial uses and low-intensity single-family housing. Bonus densities should be considered for developers that can incorporate inclusionary housing units into 20% of a development.

Regulations for residential buildings in the Multi-Family Residential districts should use model schedule of regulations as shown in Table 3. The schedule should be incorporated into the Township's Zoning Ordinance.

Table 3. Model Regulations for Multi-Family Residential Districts

BUILDING TYPE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HEIGHT	MAXIMUM LOT SIZE
Apartment	Min. 10'	Min. 10' / Min. 0' at Secondary Frontages	Min. 10' / Min 0' at Alley Easements	42' Max. / 3 ½ Stories	100' Width 150' Depth
Rowhouse	Min. 25' / Porches may encroach max. 12'	Min. 10' / Min. 0' at Secondary Frontages	Min. 10' / Min. 4' at Alley Easements	42' Max. / 3 Stories	140' Width 150' Depth
Duplex	Min. 25' / Porches may encroach 12'	Min. 10'	Min. 10'	42' Max. / 2 ½ Stories	50' Width 150' Depth

## Commercial

Large, national retailers and restaurants mixed with regional draws and specialty stores at varying scales. Retail opportunities exist in indoor malls, stores requiring large lots, and smaller strip malls. Service providers, professional offices, banks, and other regional office uses should be encouraged.

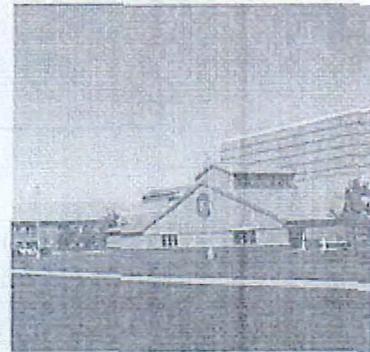
Larger community and regional commercial services and resources should be encouraged to develop along major transportation corridors and include vehicular and pedestrian connections to the mixed use centers. Grand River Avenue, Marsh Road, and Okemos Road on the southern side of the Township will remain the locations for ideal large-scale commercial opportunities, and emphasis on connections to the public transportation network will continue to grow.



## Business/Technology

Employment centers for the Township and region. These areas should serve the community's need for research facilities, light industrial opportunities, or corporate campuses.

Several locations have been identified for continuing research and technology facilities, including corporate headquarters and light industrial operations. Okemos Road near the Canadian National (CN) Railroad, Hagadorn Road near the Michigan State University campus, and Saginaw Road northwest of Lake Lansing are all planned locations for ongoing non-retail business use. These areas are not intended to directly provide goods and services to the community.



## Institutional

Publicly or privately owned facilities providing recreational, educational, religious, governmental, and other services to the community. The Township continues to encourage opportunities to enrich the lives of its citizens by offering varied services.

## Parks / Land Preservation

Land preservation, open spaces, public park facilities, and the programming that brings them to life, intended for active and passive recreation. Outdoor spaces and the connections between them continue to be a priority for the Township.

Where appropriate and prudent, the Township will continue to pursue the acquisition of parkland and prospective connections between open spaces, in accordance with the Township's Greenspace Plan. A complete trail system will contribute to the well-being of the community by providing connections between recreational facilities and activity centers.



omit space  
lower case

### Mixed Use Core

The mixed use core area envisions walkable and engaging streetscapes with varied storefronts and activities. Residential housing is encouraged with a mix of townhomes, upper-story lofts, and apartments. Easy access to public transit and on-street parking should be prioritized in development. Off-street parking and other essential infrastructure should be hidden <sup>from</sup> off of the street.

Regulations for mixed use buildings in the Core should encourage <sup>a</sup> walkable scale of lots and buildings. Table 4 shows the model schedule of regulations for how this type of use should be incorporated into the Township's Zoning Ordinance to encourage walkable design in these districts. Residential building types listed in the following sections may also be used in the Mixed Use Core on side streets.

Three distinct town centers are recommended for redevelopment as mixed use core areas: Haslett, Okemos, and Carriage Hills. A Potential Intensity Change Area (PICA) analysis for each area is included in the following pages.

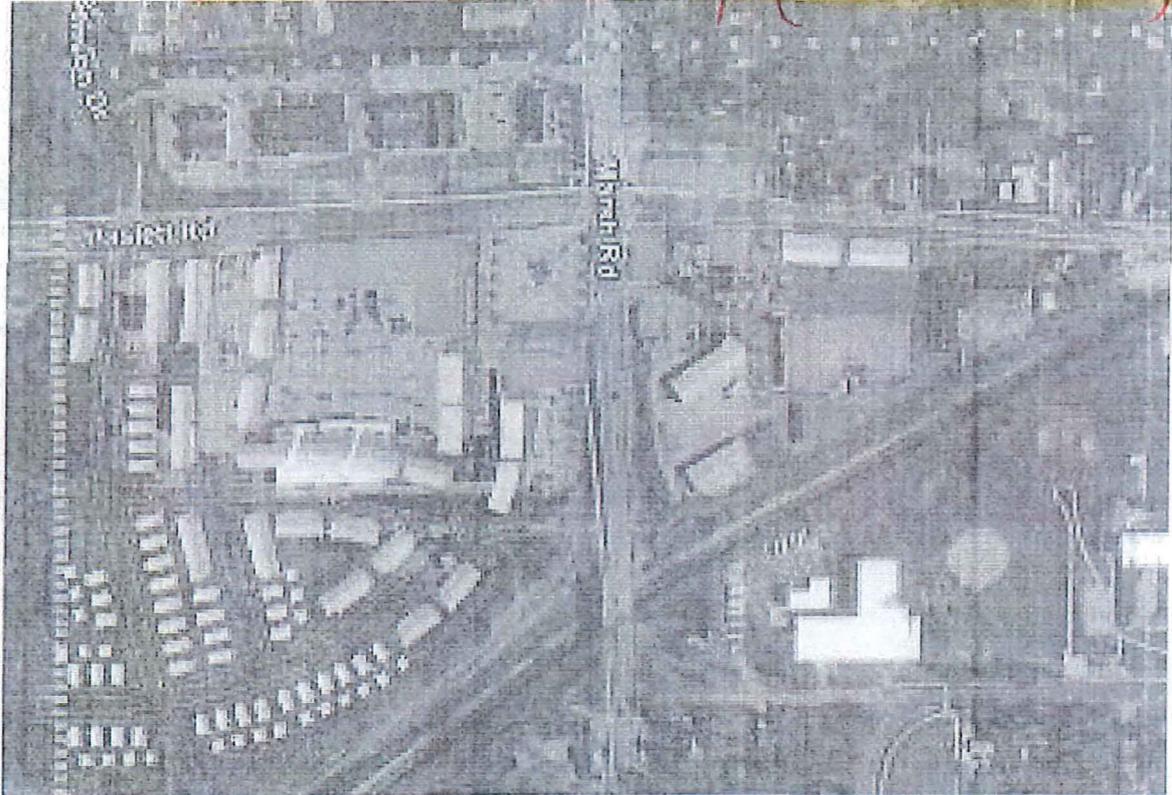
Table 4. Model Regulations for Mixed Use Districts

BUILDING TYPE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HEIGHT	MAXIMUM LOT SIZE
Mixed Use	Max. 0'	Min. 0'	Min. 0'	42' Max. / 3-Stories	264' Width 120' Depth
Retail	Max. 0'	Min. 0'	Min. 0'	18' Max. / 1-Story	50' Width 150' Depth
Liner	Max. 0'	Min. 0'	Min. 0'	30' Max. / 2-Stories	Corresponding to size of parking lot screened
Apartment	Min. 10'	Min. 10' / Min 0' at Secondary Frontages	Min. 10' / Min 0' at Alley Easements	42' Max. / 3 ½ Stories	100' Width 150' Depth
Cottage Retail	Min. 0'	Min. 10'	Min. 10'	42' Max. / 2 ½ Stories	100' Width 150' Depth



*Handwritten notes:*  
 2 stories vertical of density  
 2 stories vertical of density  
 2 stories vertical of density

*Needs a clearer image (more resolution)*



### Haslett PICA Analysis

#### RETAIL

- 87,428 Square Feet of Retail
- 17.9% of demand for new retail in Meridian
- 10.7% of demand for new walkable retail in Meridian
- Possible Retail Tenants:
  - » Specialty Food Stores
  - » Health and Personal Care Stores
  - » General Merchandise Stores
  - » Used Merchandise Stores
  - » Beer/Wine/Liquor Stores
  - » Bars/Restaurants
  - » Florists

#### HOUSING

- 320 Housing Units
- 12.8% of demand for walkable housing in Meridian

-  Retail
-  Housing
-  Park
-  PICA Boundary

Higher resolution image needed



Note: This conceptual build-out scenario shows buildings in floodplain areas. All future development must be consistent with Meridian Township Floodplain policies.

**Okemos PICA Analysis**

**RETAIL**

- 191,458 Square Feet of Retail
- 39.2% of demand for new retail in Meridian
- 23.4% of demand for new walkable retail in Meridian

• Possible Retail Tenants:

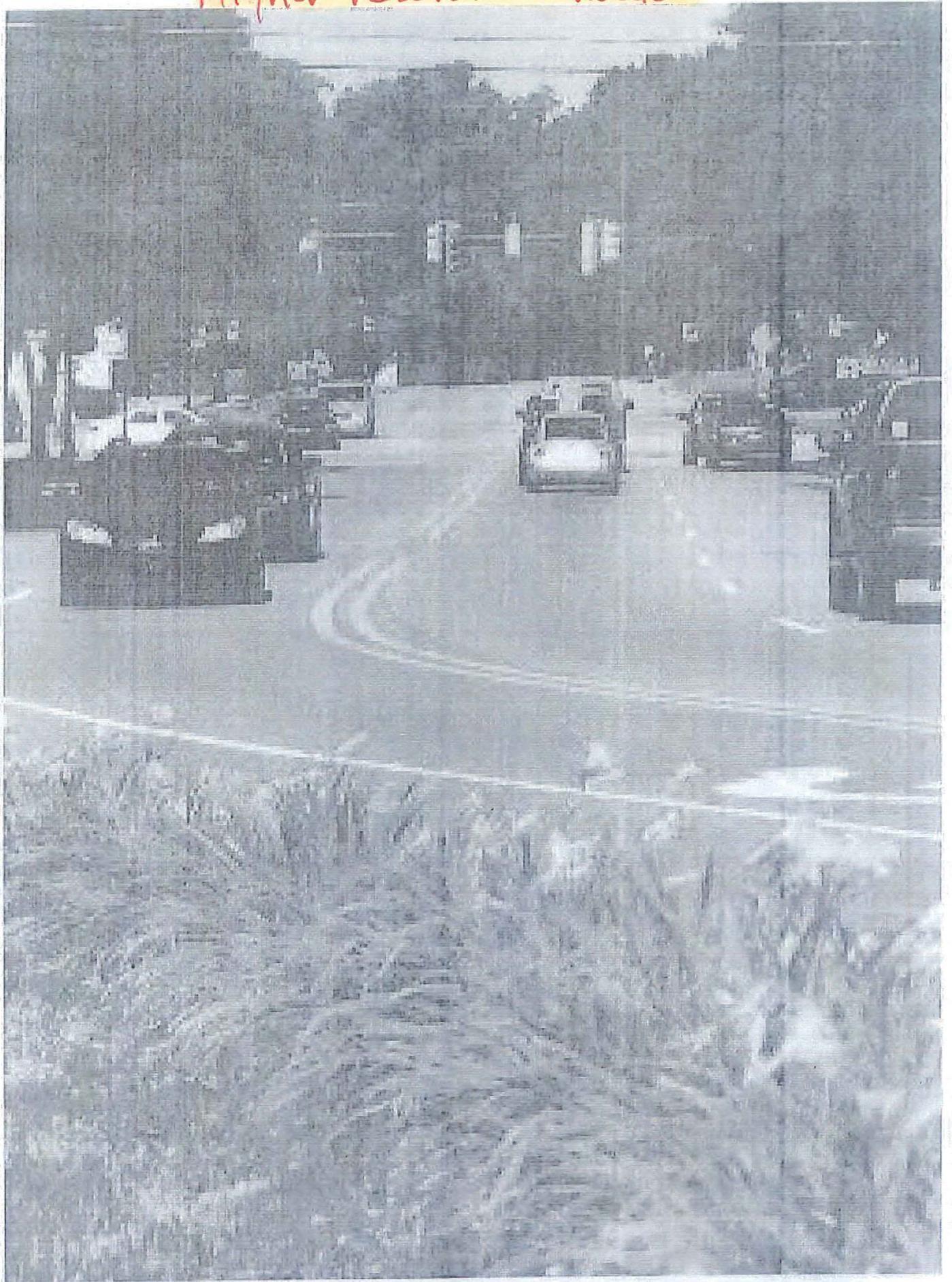
- » Furniture Stores
- » Home Furnishings Stores
- » Electronics Stores
- » Specialty Food Stores
- » Beer/Wine/Liquor Stores
- » General Merchandise Stores
- » Bars/Restaurants

**HOUSING**

- 695 Housing Units
- 27.9% of demand for walkable housing in Meridian

- Retail
- Housing
- Community
- Existing
- PICA Boundary

Higher resolution needed



## Architectural Standards

The following general architectural standards are strongly encouraged for development in Meridian Township.

### General Architectural Standards:

1. Storefronts, where applicable to particular Building Types, are always located at grade-level and consist of minimum 60% glass (between 2 feet and 10 feet above finish grade or sidewalk) and doorways (main entrances) recessed minimum 3-feet and 6-inches. Refer to the Mixed Use Architectural Standards diagram (ground floor level), for additional storefront requirements.
2. Exterior finish materials on all facades shall be limited to brick, cut stone, wood siding or shingles, cementitious siding or shingles, and/or Portland Cement stucco (no E.I.F.S. or other synthetic stucco or rusticated elements).
3. All window glass shall have a minimum transparency of 80%.
4. Wall materials may be combined on each facade only horizontally (one above the other, not side-by-side), with the heavier material below the lighter.
5. Use fine and smooth textured surfaces when using materials such as architectural pre-cast concrete, textured block or stucco for exterior cladding. Rusticated stone is prohibited.
6. Allow any natural color of primary materials such as stone or brick to dominate the majority of facade surface as its base color.
7. Use accent colors for elements such as pilasters, horizontal bands, cornices and window frames to complement the shade of the base color.
8. Flat roofs shall be enclosed by parapets a minimum of 42 inches above the roof surface, or as required to conceal rooftop mechanical equipment.
9. All wall openings, including porches, galleries, arcades and windows (with the exception of storefronts) shall be square or vertical in proportion.
10. Excluding storefronts at grade, wall openings shall be punched through an opaque facade and not exceed 50% of the total building wall area, with the facade corresponding to each structural bay calculated independently.
11. Doors and windows that operate as sliders are prohibited along frontages.
12. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
13. Balconies and porches shall be made of painted wood or decorative iron or steel.
14. Along Mixed Use, Liner, and Retail Building Type frontages, include a minimum 72 inch height manicured hedge, a low brick wall with a 4 inch concrete cap (between 32 and 36 inches above sidewalk in height, including wall and cap), or decorative metal fencing inset between capped brick piers as a parking screen where said frontage line is not already occupied by the corresponding building facade.
15. Pertaining to sites with other than Mixed Use, Liner, or Retail Building Types, fences within the first 25 feet of the primary building frontage shall be painted wood or decorative metal and be 30 to 36 inches in height. Fences otherwise may be of wood board or chain link up to 6 feet in height.
16. Additionally, street screens should be constructed of a material matching the adjacent building facade.
17. Employ a minimum 11 feet and maximum 15 feet height floor to floor height between finish grade and/or sidewalk surface at the primary frontage of the building and the

*To create an architectural style that is harmonious with adjacent structures, sensitive to the natural environment, and supports a recognizable Township Identity general architectural standards are proposed to provide a reasonable range of exterior facade alternatives.*

second floor finish floor line. Employ a maximum 10.5 feet floor to floor height between upper floors.

- 18. Accessory Dwelling Units excepted, locate the main entrance and any signage of all buildings so as to address a street (not at the rear of building or addressing a parking lot).
- 19. Construct all facades and facade segments parallel with a street at the corresponding frontage line (or, in cases where there is a building setback along minimum 25-foot, alternately provide decorative metal fencing inset between capped brick piers at the right-of-way (R.O.W. )line).
- 20. Pertaining to Mixed Use Building Types, create a sense of scale and proportion with the street level façade by using storefront spacing and rhythm that provides for a visually interesting façade. Rhythm implies that storefront spacing repeats and that pilasters and entryways have been provided to accommodate repetition. Provide a hierarchy of architectural details and features with the emphasis on the street level.
- 21. Flat-roofed buildings should have a base, shaft, and capital similar to

that of a column. A building base can be created minimally with the use of storefronts while a building capital can be achieved with the inclusion of a building cornice line. The shaft, in this case, would be implied by the remaining body of the building itself. See the Mixed Use Architectural Standards diagram for an example of a flat roofed building with a base, shaft, and capital.

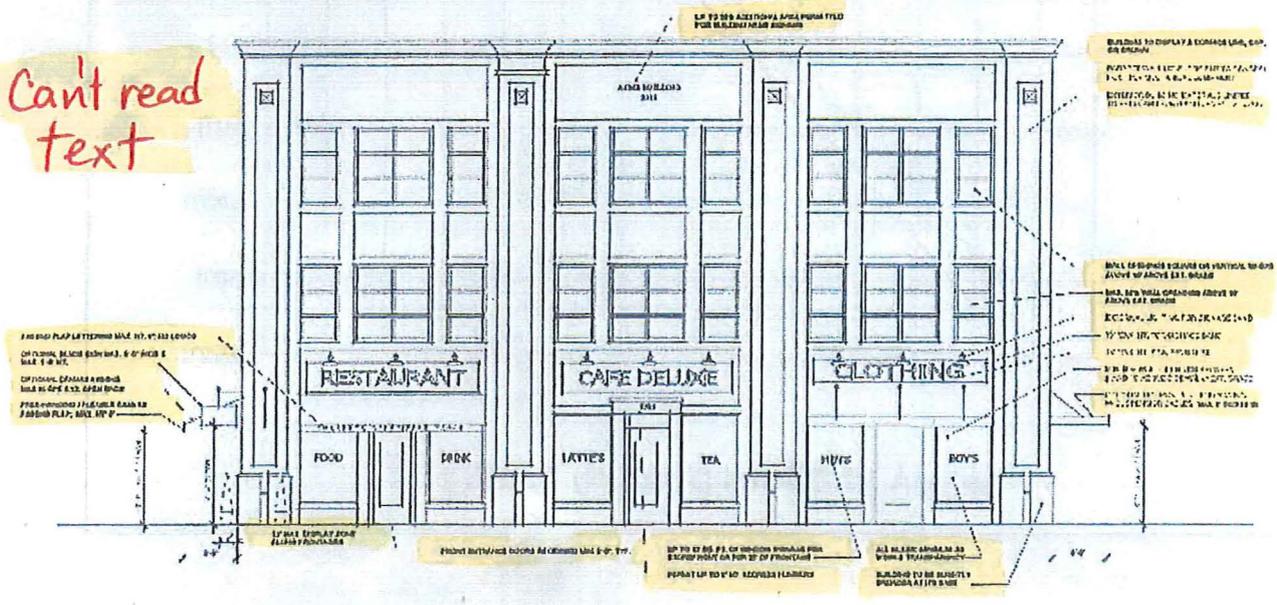
- 22. Set storefront window frames 15 to 30 inches above the finished grade to provide durability and to accommodate traditional main street building features, such as base panels, sills, and display windows.
- 23. Recess all window frames (including at storefronts) 4 to 8-inches to provide a shadow line and accentuate exterior wall thickness and, correspondingly, employ exterior wall thicknesses sufficient to provide such a shadow line.
- 24. Storefront glass excepted, all building windows should be operable.
- 25. Provide awnings or building overhangs to shade storefront glass.
- 26. For storefront and display windows along frontages, provide and

maintain at least 80% of the storefront and display windows as free from visual obstructions such as signs, logos, advertisements, window screens, security grille, blinds or window covering.

- 27. Employ awning and canopy materials such as canvas, metal or glass. Vinyl and plastic are unacceptable materials for awnings and canopies.
- 28. Internally illuminated awnings are unacceptable.
- 29. Use awnings to define individual storefront openings only. The continuation of awnings along blank walls is unacceptable.
- 30. First floors not associated with storefronts (or contiguous with lobbies) should be elevated minimum 18 inches above exterior finish grade.
- 31. Sloped roof materials may include slate, terra cotta, cedar shingles, standing seam metal, dimensional (or solid dark green, dark red, or dark grey) asphalt shingles.

Mixed Use Building Regulations

Can't read text



*The urban service boundary limits the extent of water and sewer service in the Township. It preserves high-quality open space and the rural character of the eastern one-third of the Township while focusing new development into the mixed use core areas of Haslett, Okemos, and Carriage Hills.*

## Urban Service Boundary

The urban service boundary demarcates the line where the Township will limit the provision of public utilities such as water and sewer. This boundary will help the Township focus development efforts inward rather than sprawling out, allowing more cost-effective delivery of public services and the preservation of open space and natural resources.

The Township has committed to reviewing the urban service boundary every five years, concurrent with the Master Plan, in an effort to be responsive to changing conditions and needs. When reviewing proposed updates, the following criteria must be considered:

- Whether the amount of available land within the urban services district is adequate for all land use types for the ensuing 20 years.
- Current demographic and economic projections.
- The ability of the Township to maintain acceptable levels of service and quality of life for existing and new residents.
- Analyses of soil type, vegetation, topography, availability of public water and sewer services, existing property lines, existing land use, and potential for development.
- Proposed boundaries are preferred along roads or other natural boundaries.

The Township will also consider requests from private property owners and developers for amendments to the boundary. The applicant must provide the following for consideration:

- Location in relation to the existing urban services area.
- Documentation from the applicant there are no suitable development sites within the urban services district.
- Documentation <sup>that</sup> of a compelling public health and/or safety issue exists for which the only solution is amending the urban services district boundary.
- Weigh the benefits and economic burdens for the Township.

Much of the western two-thirds of the Township is within the Urban Services District. Many of the residential developments therein are served by both water and sewer services, although some do exist without one or both of those services. As long as capacities for both systems are adequate and quality of service will not drop as a result of increased development, expansion of the utility systems within the urban services district can be accommodated without further amendment of the urban service boundary.

**Exemption to the Urban Services District**

Property located within the 2009 Georgetown Sanitary Sewer Interceptor Payback District and subject to the Georgetown Sanitary Sewer Interceptor Benefit Charge shall be exempt from the Urban Services District Boundary and Policies, only for sewer extensions, until July 7, 2024 or until the Eyde Company is reimbursed the amount in the July 7, 2009, Board Resolution entitled Georgetown Sanitary Sewer Interceptor Benefit Charge and Reimbursement, whichever occurs first.

*Low resolution (pixellated)*



*The future transportation plan sets forth recommendations for the development of public right-of-way in a manner consistent with and supportive of recommendations for future land use.*

## Future Transportation

This chapter proposes a Future Transportation Plan that maintains the existing functional classification designations, as well as adopting by reference, the Township Pedestrian / Bicycle Pathway Plan and the Capitol Corridor: A Vision for Michigan Avenue / Grand River Plan. *portions of*

Future Transportation Plan recommendations focus on pathways, crossing improvements, gateway creation, and creating complete streets with pedestrian, bus transit, and bicycle facilities. The network is designed to establish easy to navigate connections for people to walk, bike, drive, and take transit in their neighborhoods and around the Township.

### Transportation Corridors

Existing transportation corridors, including roads, streets, highways, and railroads, *?*

*missing rest of sentence*



### MDOT University Region Non-Motorized Plan

Finalized in 2015, the Michigan Department of Transportation created a plan focusing on pedestrian and bicycle pathways throughout Michigan. Meridian Township was a part of the University Region in this study, which inventoried existing dedicated and shared use pathways available to non-motorized transportation users from the Lansing area to the southern Michigan state border. This plan also identified strategies that communities should consider when updating policy documents ~~which may encourage~~ *that* alternative modes of transportation.

### Grid Retrofits

Currently, there are some limitations in the intersection density of the street grid in the Okemos, Haslett, and Carriage Hills area that could impede their development as walkable centers, as discussed in the Future Land Use Chapter. A desirable standard block length for walkability and vehicle circulation in a downtown area is 300 feet to 600 feet.

With new development, it may be possible to retrofit the street grid to create more pedestrian scale block lengths and improve network connections. The Pedestrian / Bicycle Pathway Map shows a few key retrofits to the network to eliminate the mega-blocks and create walkable urban centers.

- **Okemos Mixed Use Core Area:**

- » New public street system to link the Meijer site and Grand River Avenue bus service into the Okemos hamlet. Additionally, a new street link to address the existing grid deficiencies in the northeast quadrant of Hamilton Road and Okemos Road

- **Haslett Mixed Use Core Area:**

- » New public streets system to link into existing streets on the southwest corner of Haslett Road and Marsh Road

- **Carriage Hills Mixed Use Core Area:**

- » New public streets system to link into existing streets on the northwest corner of Lake Lansing Road and Hagadorn Road

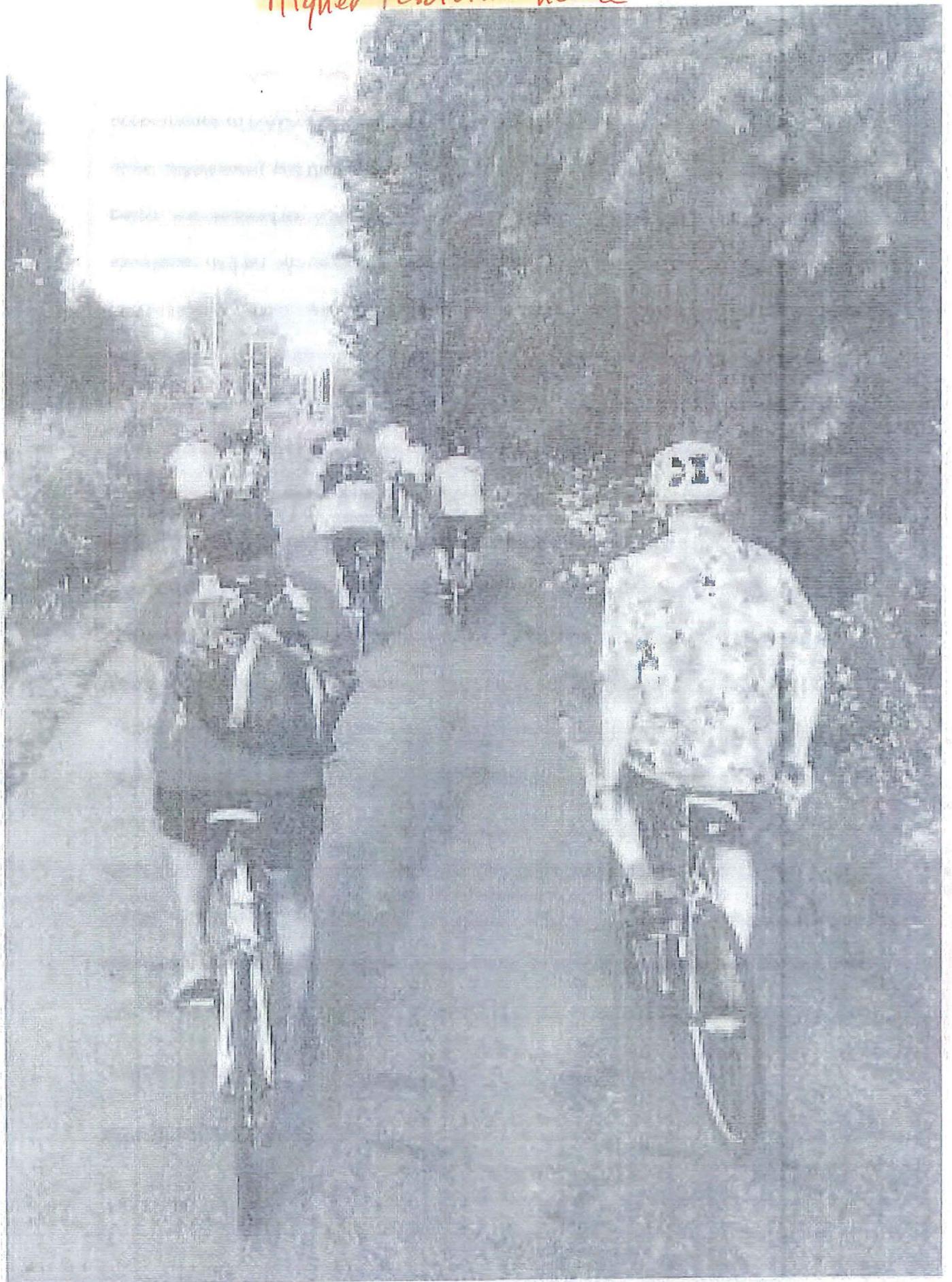
New connections should be two-way streets with target vehicle speeds of 15 mph to 20 mph and 16 to 22 feet total vehicle travel way. On-street parking, shared biking and pedestrian access should be required.

Currently, every site in these districts manage their own parking, with limited on-street parking, shared parking, or cross site access. Adding new streets will provide circulation and access to new on-street parking, shared private parking, and new public parking areas.



Parking Concerns

Higher resolution needed



## Public Transit

The Capitol Corridor Plan envisioned streetscape reorganization and beautification, improved environments for bikes and pedestrians, mixed use street-oriented buildings, and transit. The Township played a key role in this plan, as the Grand River Avenue / Marsh Road intersection was identified as a location for improved bus stops, with significant upgrades to the surrounding built environment.

Meridian Township supports efforts to improve public transportation along Grand River Avenue and in other areas of the Township. This plan, including the Mixed Use Core land use designation and the corresponding development vision for the Okemos hamlet, Meijer site, and Meridian Mall, envisions continued planning efforts to explore expansion and improvement of public transit service in the Township.

### Railroads

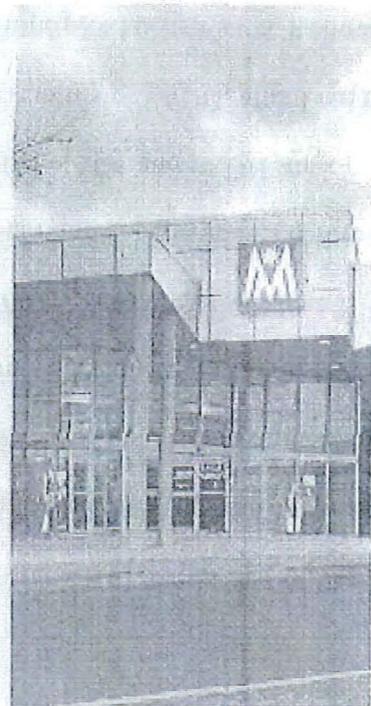
There are two active railroads <sup>that</sup> which transect the Township. The Canadian National (CN) line runs from the center of the Township's western border to the northeast, exiting near the northeast corner of the Township. The CN line runs directly through downtown Haslett. The other rail, CSX Transportation, runs from the center of the Township's western border to the southeast corner of the Township.

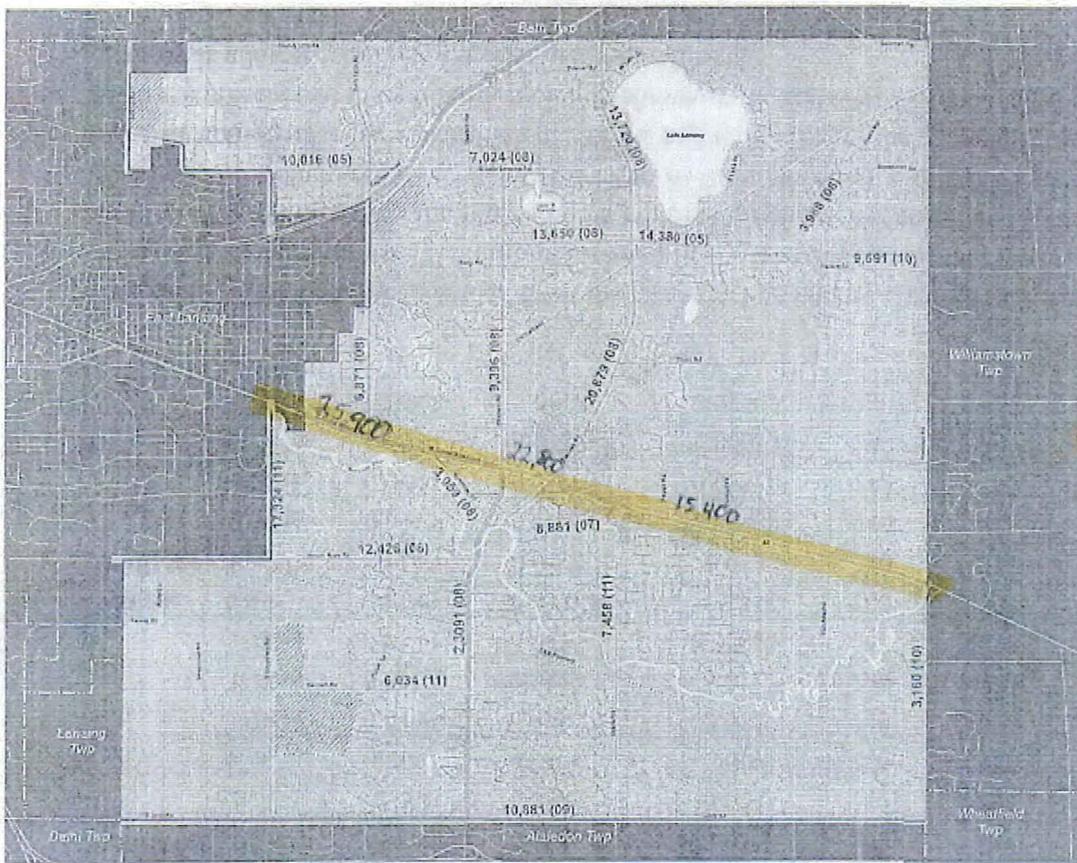
## Vehicle System

The most recent study of roads in the Township was conducted during preparation of the Tri-County Regional Planning Commission's Regional Transportation Plan 2040 (2015). The Township's 53 miles of primary roads and 150 miles of local roads largely fall in the jurisdictions of the Michigan Department of Transportation (MDOT) and Ingham County Road Commission (ICRC). However, the Township contributes additional funding for improvements to roads classified as Local, including subdivision streets and low-traffic county roads.

Department

*Meridian Township recently collaborated in the Capitol Corridor: A Regional Vision for Michigan Avenue / Grand River, completed in 2014. The Capitol Corridor project was a joint effort between federal, state, and local partners to plan a sustainable future for the Lansing region.*





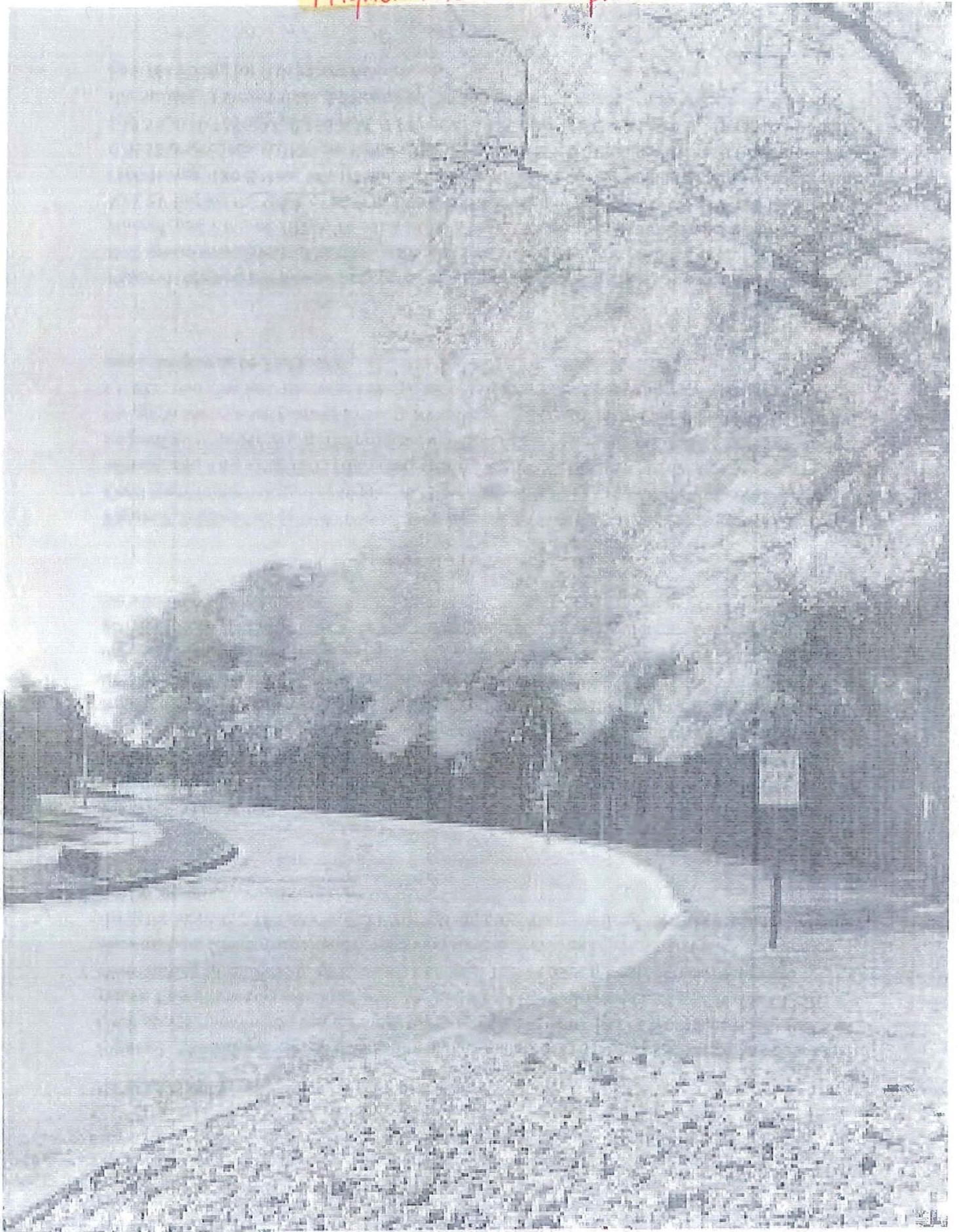
MAP 5  
**National Functional Classification**  
 Meridian Charter Township  
 Ingham County, Michigan  
 December 15, 2015

- Legend**
- Principal Arterial
  - Minor Arterial
  - Collector
  - Local
  - ▨ Cooperative Agreement
  - Water

*counts for Grand River?*

0 200 400  
 Feet  
**McKENNA ASSOCIATES**  
Map Update Source: Meridian Charter Township, 2015

Higher resolution photo?



**Access Management**

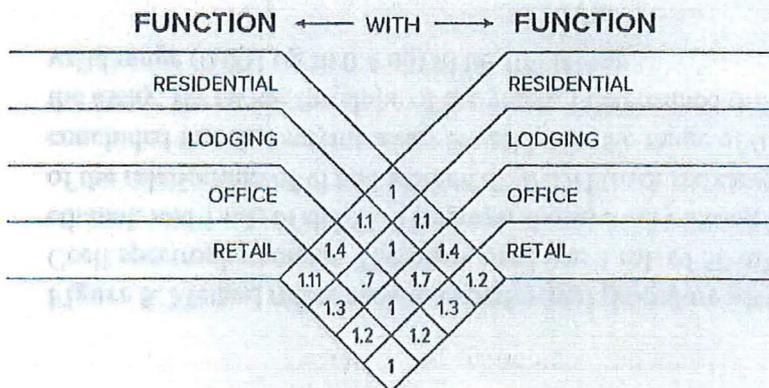
Another way to improve pedestrian, bicycle, and vehicle circulation in the Township is through the application of access management. Access management reduces the number of points of access to the street from adjacent properties. This benefits pedestrians and bicyclists by reducing the number of points along a sidewalk where they may encounter a vehicle, and it benefits vehicles by reducing the number of points for other vehicles to enter the street. Cross access should be required in new developments and the total number of driveways should be reduced as sites are redeveloped. Rear drives and alleys are preferred over frontage roads for cross access when feasible.

**Off-Street Parking**

Meridian Township should revise standards to incentivize shared parking for mixed use developments or proximate complementary uses. Many complementary uses have differing parking demand peaks. Shared parking is permitted when the proposed uses within a development have their highest demand for parking at different times of day and / or different days of the week. A straight-forward method for determining shared parking requirements is included in the following tables. The first table provides required parking based upon use. The second table provides a denominator for every combination of those use categories that can be divided into the required parking totals which have been derived from the first table. This methodology reduces the required parking total based upon the sharing of those particular uses.

that

Building Use / Zone or Land Use	Commercial Designation	Mixed Use Core Designation
Residential	1.5 / dwelling	1.0 / dwelling
Lodging	1.0 / bedroom	1.0 / bedroom
Office	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
Retail	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
Civic	To be determined	To be determined
Other	To be determined	To be determined

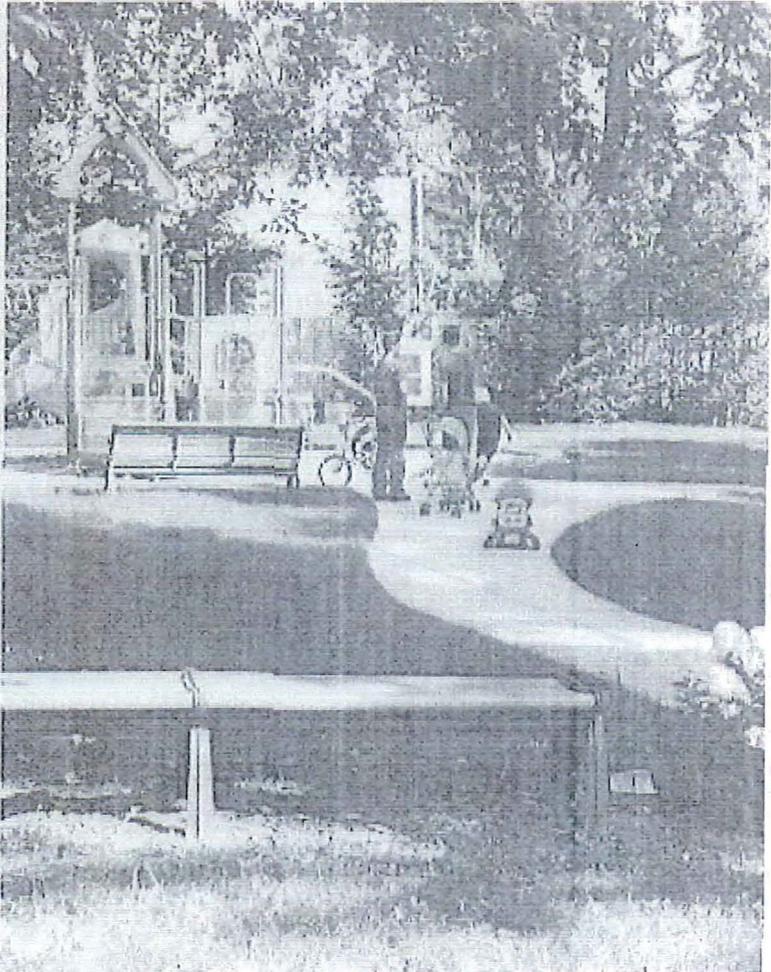
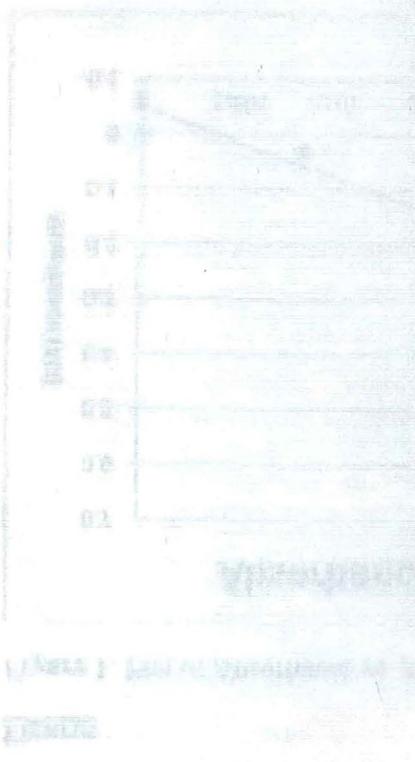


*Meridian Township is a community that continues to grow in the heart of Mid-Michigan. The demographic and housing data tell the story of a community that has large numbers of established older residents as well as younger, transient adults. The Township has put effort into providing services and recreational opportunities for all to enjoy.*

## Demographics

The demographic data show and the housing market analysis confirms, there is high demand in the Greater Lansing region for walkable communities that are well-suited to growing families and young professionals. Moving forward, the Township is also aware of a need for work-force housing. Coupled with the Township's goals and objectives to focus growth in several key areas within its boundaries, this data provides a framework from which to formulate a plan for long-term successful development.

*these*



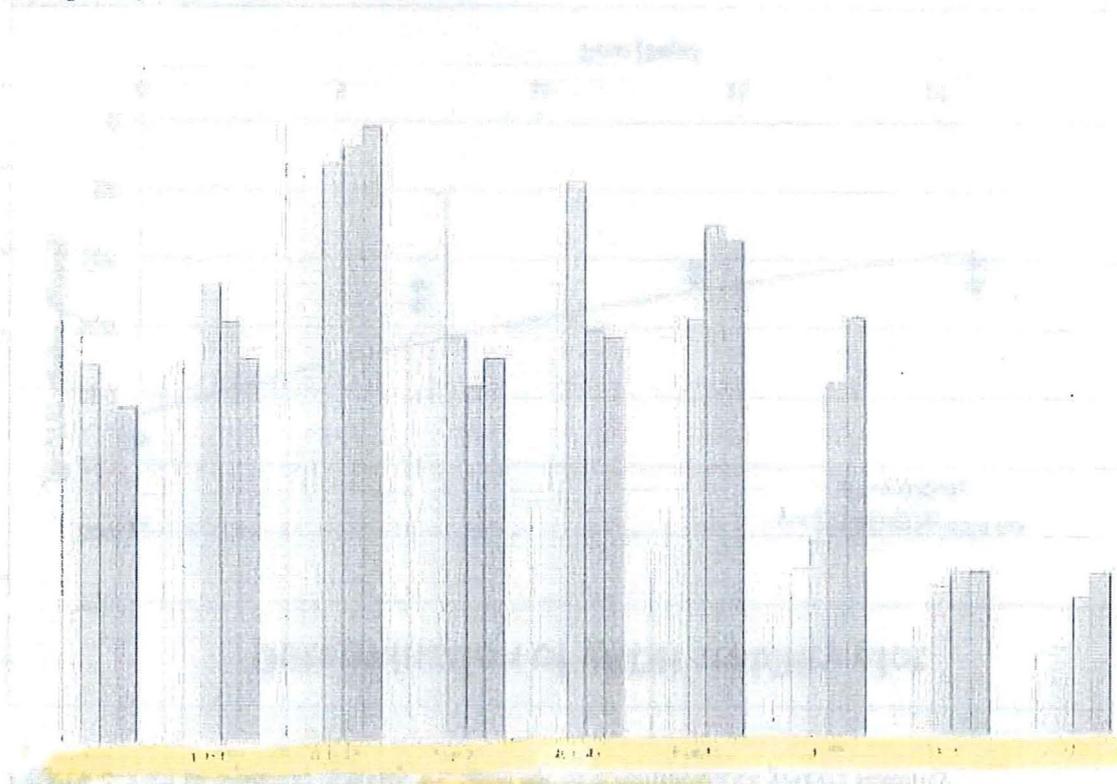
Cedar Bends Heights Park, Meridian Township

### Aging Population

The population reached an all-time high in 2014, with an estimated population of just over 40,000. As the population grows older as a whole, it is extraordinarily important to plan for amenities, recreational opportunities, and housing types that will support an older population.

*The median age of residents is 39.1 years old, up from 35.4 years old in 2000. Nearly 30% of the population is between 50 and 70 years old.*

Table 5. Age of Population – Meridian Township, 1980-2014



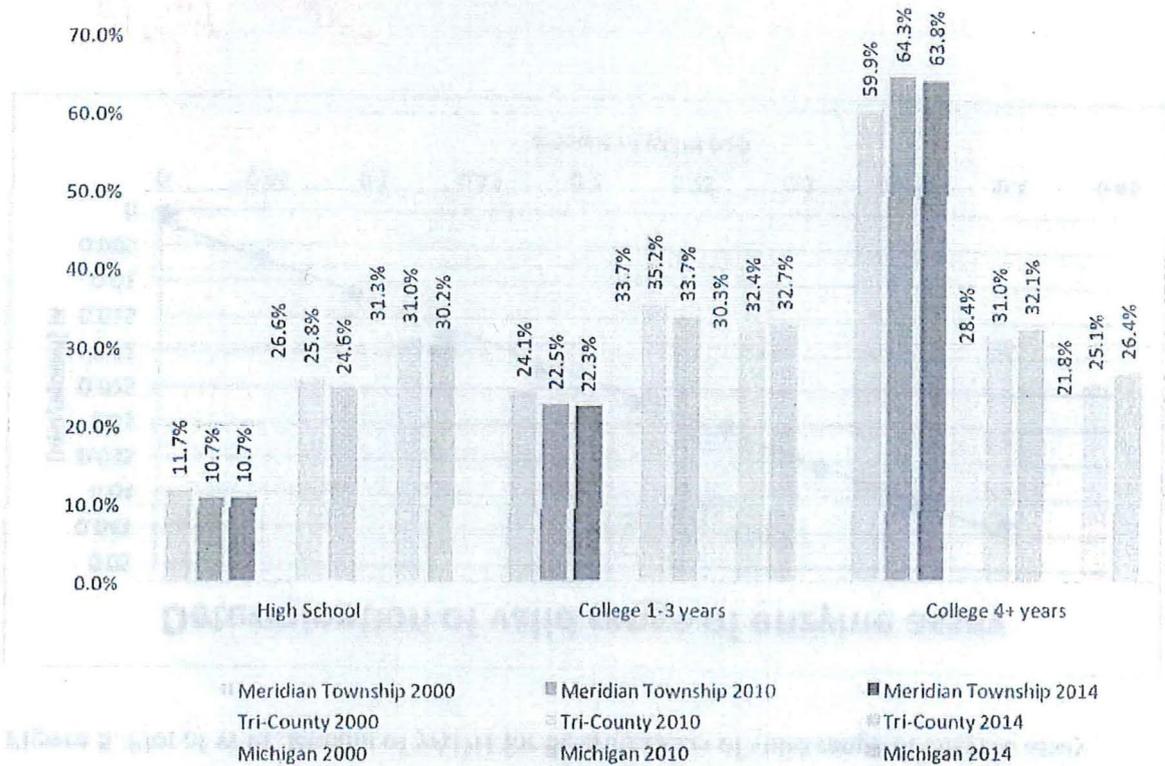
Can't read text

Education is a priority to residents. 63.8% of the Township's adults have attended ~~more than~~ four years of college.  
*at least*

### Education is a Priority

The high levels of educational attainment are highlighted in the types of occupations common of Meridian Township residents. Nearly 60% of the working population works in a management, professional, or related field. Natural resource, construction, and maintenance jobs are less common than across the region and the State.

Figure 3. Highest Level of Education Attained Comparison — Meridian Township, Tri-County, and Michigan, 2000-2014

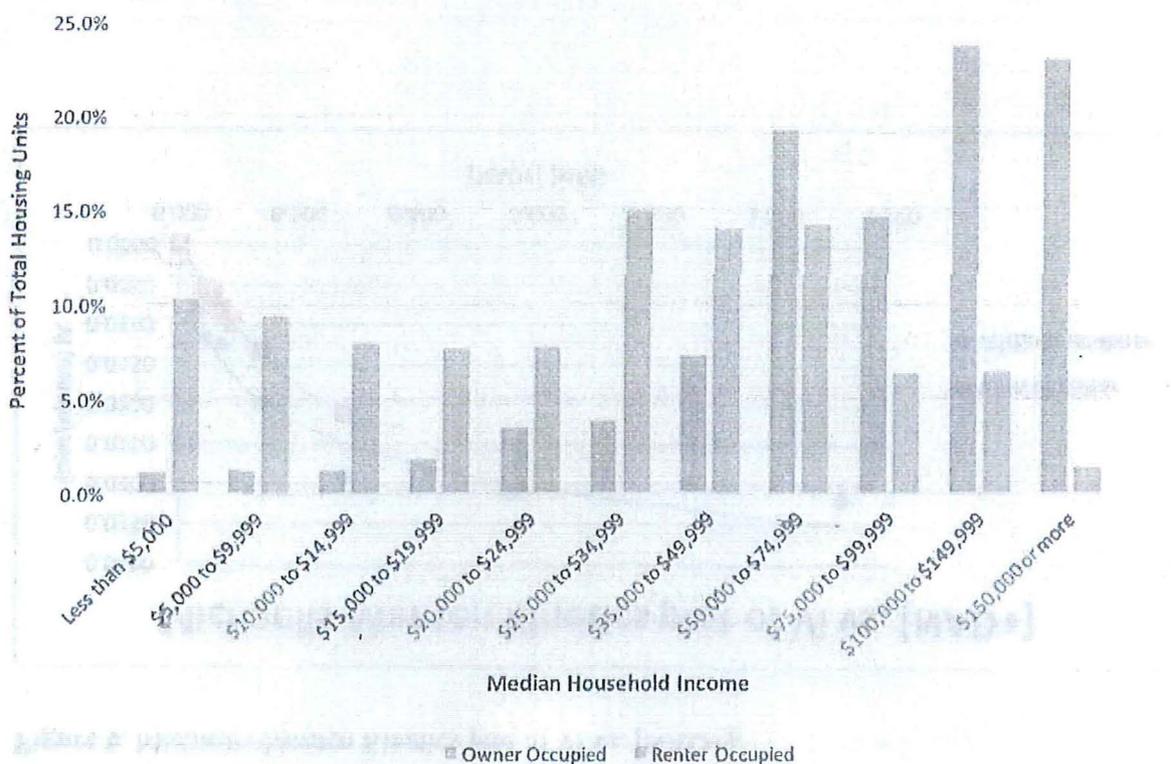


### Income Disparity

Approximately 60% of the population owns their home, while 40% rent. Homeowners tend to have higher income, be older in age, and have long tenures in the community. Alternately, renters are generally younger, have been in the community for shorter periods of time, and have lower levels of income. While the median home value in the Township is \$181,300, the number of housing options valued between \$50,000 and \$200,000 are declining in the Township, making it more difficult for young professionals and families to move into the community.

*Median household income for homeowners was \$92,971 in 2014. Renter-occupied households earned \$30,023. Homeowners spend nearly \$1,400 per month on housing; renters spend \$800.*

Figure 4. Income by Occupancy Type— Meridian Township



*Meridian Township is considered a desirable community in which to live in part because of the quality of public services and facilities, including parks and recreation, schools, administrative services, police and fire, and public utility services.*

## Community Facilities

Community facilities and the services they house are provided by several public entities including the Township, various agencies at the County level, local school districts and the federal government. The Township provides many of the residents' basic needs and desired services including for example, police and fire protection, parks and recreation, HOMTV, and cemeteries to name some. The people and equipment necessary to provide these services are housed in several facilities—the Meridian Municipal Building, Public Safety Building, three fire stations, the Municipal Service Center, various park and recreation sites including the Harris Nature Center. *and*

The Township has invested considerable effort in planning and developing the parks and open space system. The Park Commission updates the *Community Park and Recreation Plan* every five years to guide acquisition and development.

Four school districts—Haslett, Okemos, East Lansing, and Williamston—independently serve Township residents. All facilities of the Haslett and Okemos districts are located in the Township while only one of East Lansing's schools and none of Williamston's schools are located here.



*Harris Nature Center, Meridian Township*

# Map 6 Comm. Facilities



Low res photo



*Ferguson Park on the Red Cedar Trees, Meridian Township*

MapB - Sanitary Sewer

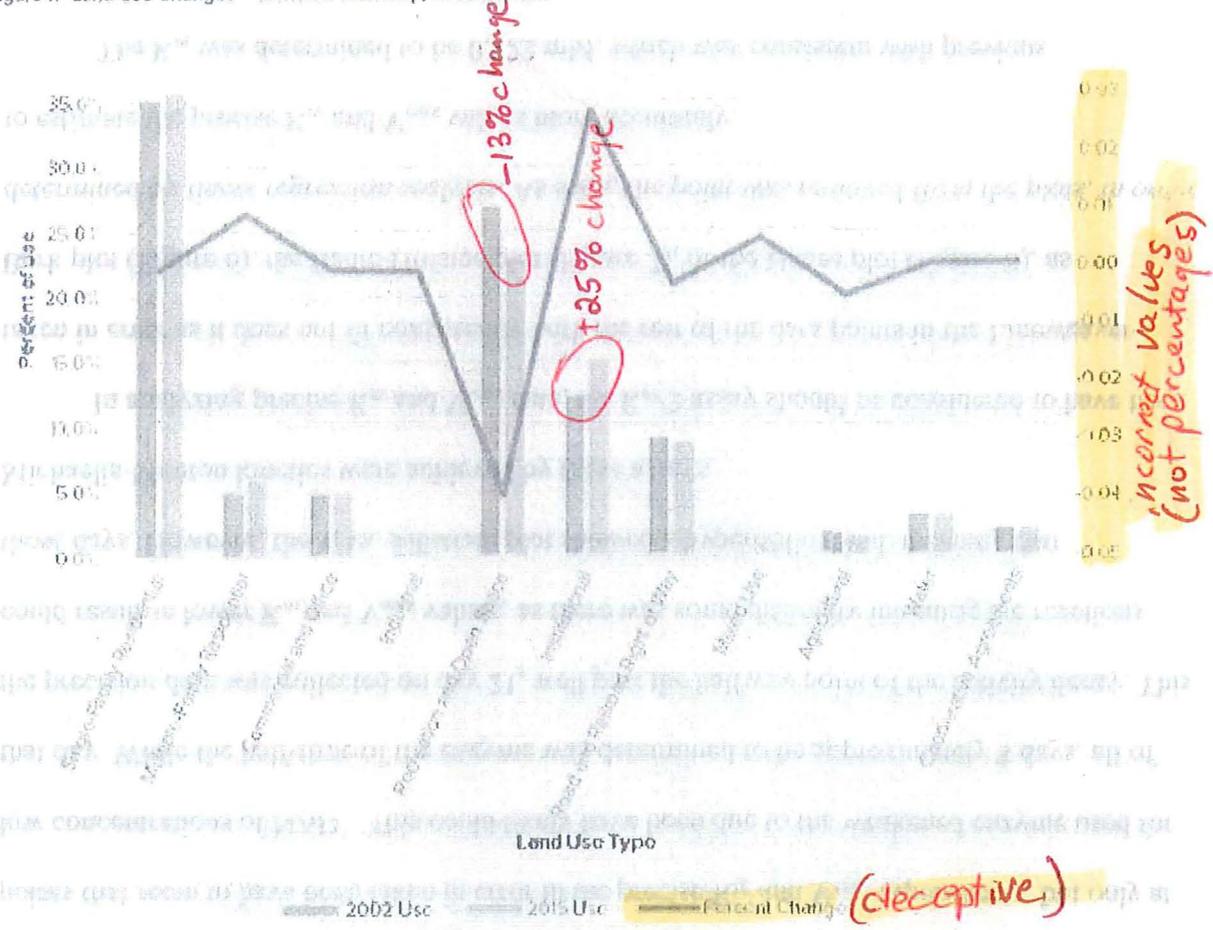
OKemos Rd.



Jolly Rd.

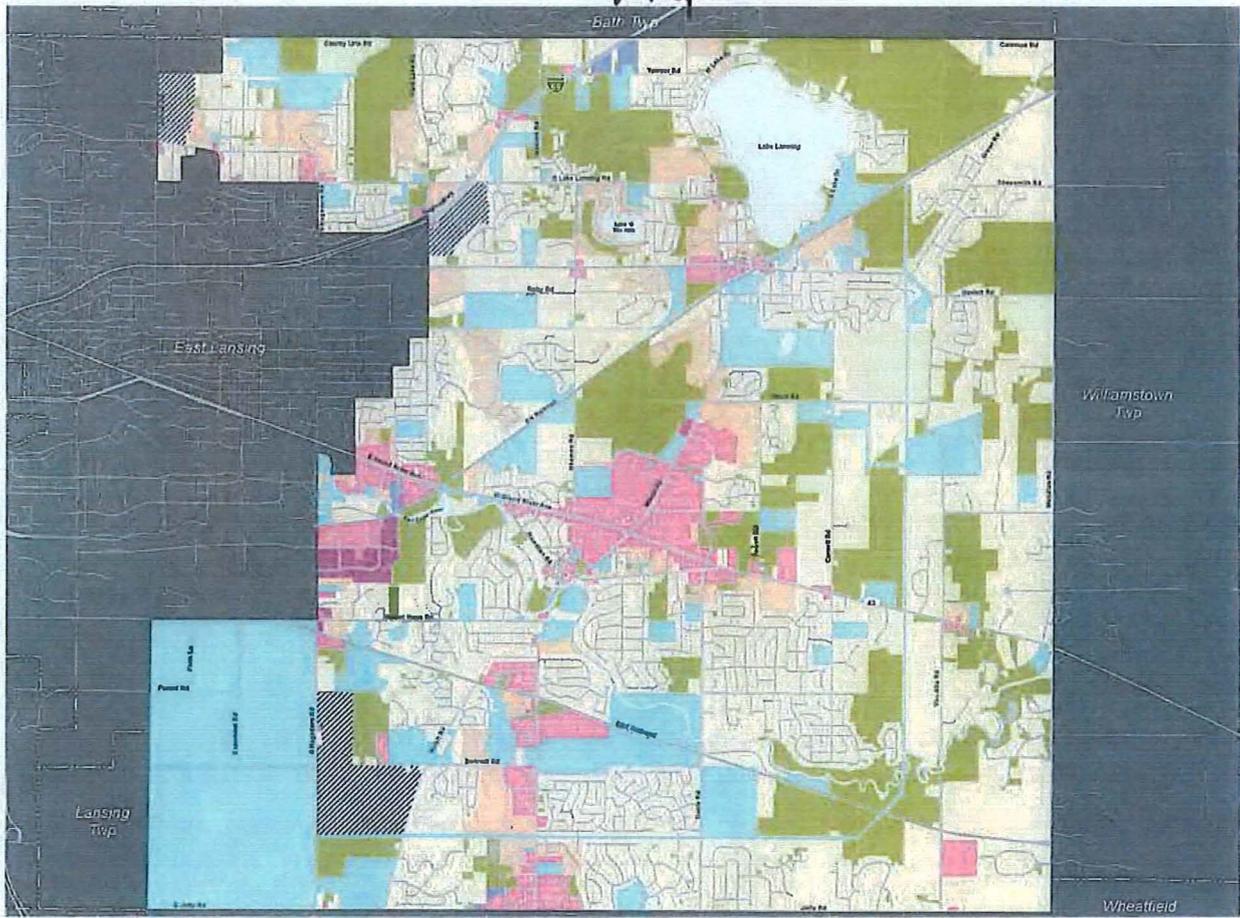
Missing Kansas St. sewer (2016)

Figure 7. Land Use Changes— Meridian Township, 2002 to 2015



(deceptive)

# Map 10



## Existing Land Use

Meridian Charter Township  
Ingham County, Michigan  
December 15, 2016

- Legend**
- Single Family Residential
  - Multiple Family Residential
  - Commercial and Office
  - Mixed Use
  - Industrial
  - Institutional *incl. Land Preserves*
  - Agricultural
  - Recreation & Open Space *(+L.P.)*
  - Cooperative Agreement
  - Right of Way



## Natural Features and Open Space

Water resources are abundant, comprising more than 5,000 acres. They include the 450-acre Lake Lansing, the Red Cedar River with its tributaries and floodplain, wetlands and subsurface water. The Red Cedar River has four main drains: Herron Creek, Smith, Sloan Creek and the Mud Lake Outlet (includes the Raby, Eberly, Pine Lake and Mud Lake). The Township has enacted ordinances and established rules for protecting its water resources and wetlands, and it participates in the Federal Emergency Management Program. The Township has additionally worked with the Lake Lansing Property Owners Association to improve water quality due to development that occurred prior to modern environmental protection laws.

Much of the remaining undeveloped land within the Township contains wetlands or exists in floodplain. The Township has approved millages to purchase parkland and open spaces, and has cooperated with other municipal governments in the area to preserve natural resources. The Land Preservation Program, established in 2000, acquires, preserves, and protects natural areas with unique or special features.

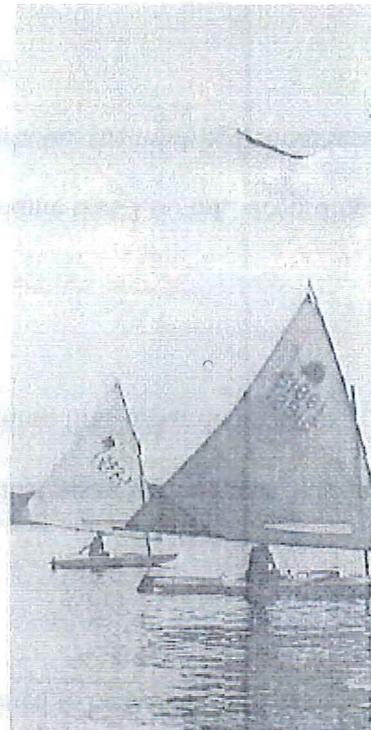
The Township contains a mix of grassy open spaces, woods, lakes, streams and wetlands, which provide habitat for a wide variety of plants and wildlife. The Land Preservation Trust, Land Clearing Ordinance, and Wetland Protection and Restoration Ordinance have been enacted to help ensure that these resources are protected for the future enjoyment of Township residents.

Throughout Meridian Township there is a variety of open space and natural area resources under both public and private ownership. These areas include the remaining woodlands, fields, wetlands, and habitats associated with rivers, streams and ponds that have not been developed.

### Lake Lansing

Lake Lansing is unique because it is fed almost entirely by surface water and not groundwater; this means its water quality is directly a function of its watershed. The shallowness of the lake (average of five to seven feet) and reduced oxygen content make it particularly susceptible to weed and algae growth.

*Meridian Township has a temperate climate, rolling topography and a geology determined by glacial deposits over a base of sedimentary rock. Its soils include sandy loam, clay and muck. Most of the soils are suitable for some type of use, but many are not suitable for septic systems.*



*Sailboats on Lake Lansing, Meridian Township*



Red Cedar River

## Watershed Management

The three sub-watersheds identified within the Lansing urbanized area are the Red Cedar River, the Looking Glass River, and the Grand River. All of Meridian Township except the northwest corner is located in the Red Cedar River watershed. Portions of Sections 4, 5, 6, and 8 are part of the Looking Glass River watershed.

## Floodplains

Floodplains, the low lying areas adjacent to rivers, streams, drains, and lakes, are important considerations in land use planning. Besides focusing attention on the dangers associated with flooding, floodplain boundaries are good indicators of water recharge areas and sensitive environmental areas.

In areas exposed to 100-year floods the Flood Insurance Program requires that new or substantially improved dwellings have the lowest floor elevated to or above the base flood level. The Township monitors construction in the flood prone areas through the zoning ordinance. Restriction on development in the floodplain is necessary to protect the integrity of natural ecosystems, but also to protect life and property.



Nature Preserve Program

## 2004 Meridian Township Greenspace Plan

The 2004 Meridian Township Greenspace Plan grew out of Township residents' desire to protect the area's natural resources while accommodating new development. This plan is the guiding document for natural features, greenspace, and habitat protection in Meridian Township and should be updated regularly. This plan could also be updated to include detailed goals, objectives, and strategies for sustainable energy practices in the Township.

The 2004 Greenspace Plan outlines ways in which growth and development in the Township can continue to occur while simultaneously protecting the natural systems and community character of the Township.

The Plan defines what should be protected based on public input and a detailed ecological assessment, and how it should be protected through a number of implementation tools that fit a variety of situations. It indicates important riparian corridors and upland areas that are critical for maintaining healthy wildlife populations. The Plan also identifies scenic roadways with view of the Township's natural resources, and strategies for protecting those views, priority links for trails, pathways, sidewalks, and bike lanes for recreation and transportation uses.

## Environmental Commission Recommendations Regarding

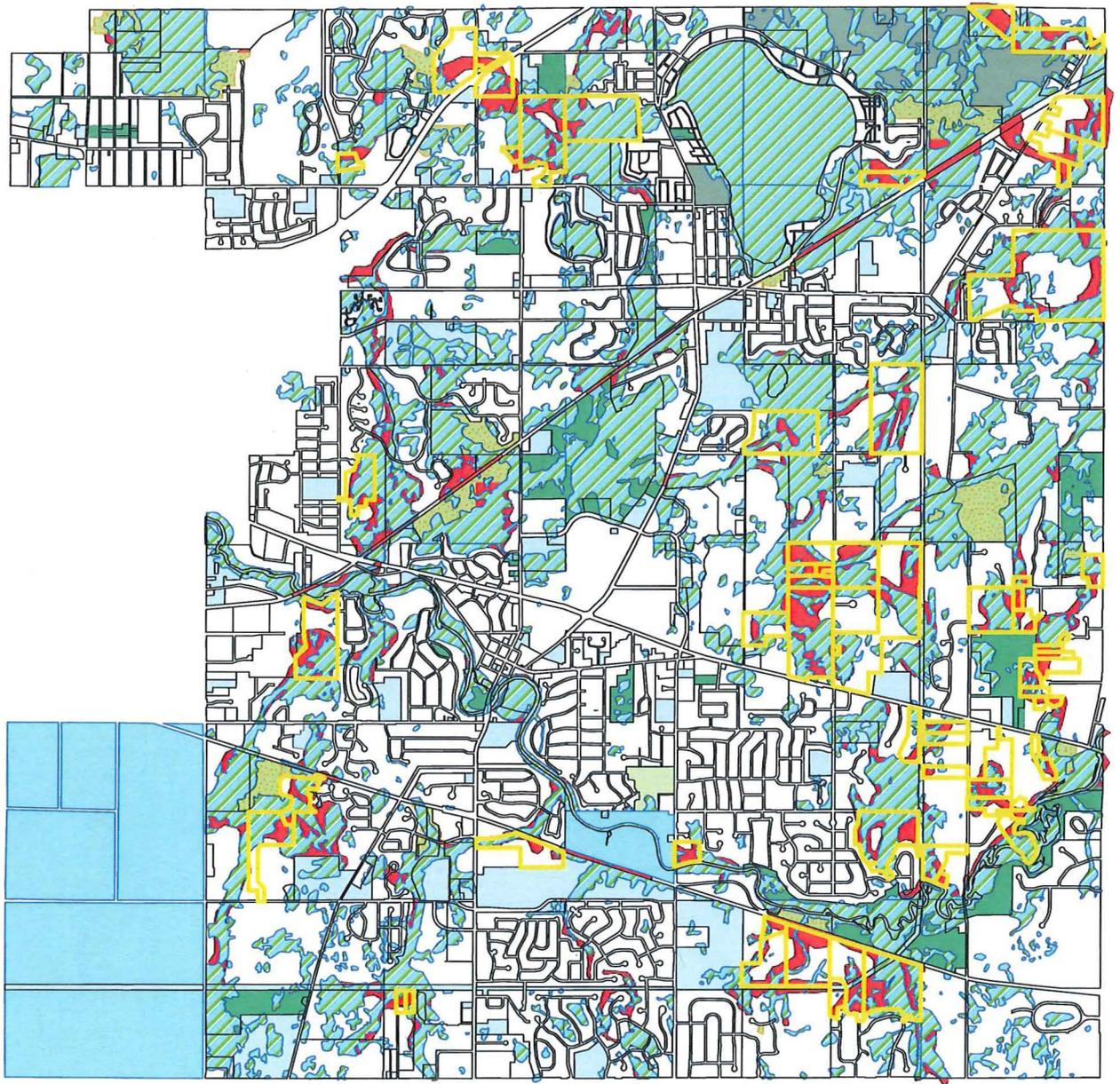
### Future Land Use in the Township Master Plan

December 7, 2016

The August draft of the Meridian Township Master Plan includes a section entitled “Community Profile” (Chapter 4), which describes the current demographic conditions and land use in the Township, as well as its existing community facilities and natural features and open space. Inclusion of the latter, Natural Features and Open Space (§4.23), in this chapter – rather than in Chapter 2 (Future Land Use) – suggests that the Master Plan accepts the status quo – in other words, that it envisions no further land conservation or preservation. Rather, the current draft approaches the issue indirectly: first, by encouraging residential/commercial development in three Potential Intensity Change Areas (or PICAs, commonly referred to as “infill”), and through reference to an Urban Service Boundary, which is intended to discourage development in the eastern third of the Township by restricting provision of public utilities. While these two measures are laudable, we do not believe they are sufficient, and recommend more definite steps to envision the future of the Township’s natural features and open space.

#### Specific Recommendations

1. The Future Land Use Map should include a category that clearly refers to Open Space. Included in this category might be those parcels currently shown as:
  - a. “Parks/Land Preservation” (including township and county parks, as well as land preserves owned by the Township and those under conservation easements);
  - b. “Institutional” (which needn’t be subdivided into eight sub-categories);
  - c. “Agricultural/Educational” (which include a dozen parcels owned by Michigan State University); and
  - d. Parcels containing significant areas of high quality undeveloped land not currently benefiting from any other form of protection.
    - i. High quality undeveloped land is defined by the Priority Conservation Corridors specified in the Township’s Greenspace Plan
    - ii. Other forms of protection includes ownership as specified in (a) – (c) above, and protected wetlands, as defined in the Township’s Wetland Protection Ordinance
    - iii. Significant area could mean >0.25 acres or >2.0 acres, in keeping with definitions employed in the Township’s Wetland Protection Ordinance
2. The section on “Parks” in Chapter 2 (Future Land Use) should be renamed Parks and Open Space, and should explain the process outlined above to identify future open space. This section should also include the section that current precedes it, concerning “Institutional” land use.



**Rezoning #16070  
(Singh)  
January 9, 2016**

**APPLICANT:** Balaram Singh  
PO Box 48  
Haslett, MI 48840

**STATUS OF APPLICANT:** Property Owner

**REQUEST:** Rezone to RDD (Multiple Family) with offer to condition the development based on a site plan depicting six multiple family units

**CURRENT ZONING:** RR (Rural Residential)

**LOCATION:** 1954 Saginaw Highway

**AREA OF SUBJECT SITE:** 1.61 acres

**EXISTING LAND USE:** Single Family house and detached garage

**EXISTING LAND USES IN AREA:** North: Willow Lakes Party Store/Motel  
South: Saginaw Highway, The Meridian Company, Auto Repair Shop  
East: Saginaw Highway  
West: Single Family houses

**CURRENT ZONING IN AREA:** North: Low-Density Residential (Bath Township),  
Development District Overlay Zone (Bath Township)  
South: I (Industrial District)  
East: I (Industrial District)  
West: RR (Rural Residential)

**FUTURE LAND USE DESIGNATION:** Residential 1.25 – 3.5 dwelling units per acre (du/a)

**FUTURE LAND USE MAP:** North: Mixed Use (Bath Township), Low-Density Residential  
(Bath Township)  
South: Industrial  
East: Industrial  
West: Residential 1.25 – 3.5 du/a

# CHARTER TOWNSHIP OF MERIDIAN

## MEMORANDUM

**TO:** Planning Commission

**FROM:**   
Peter Menser  
Senior Planner

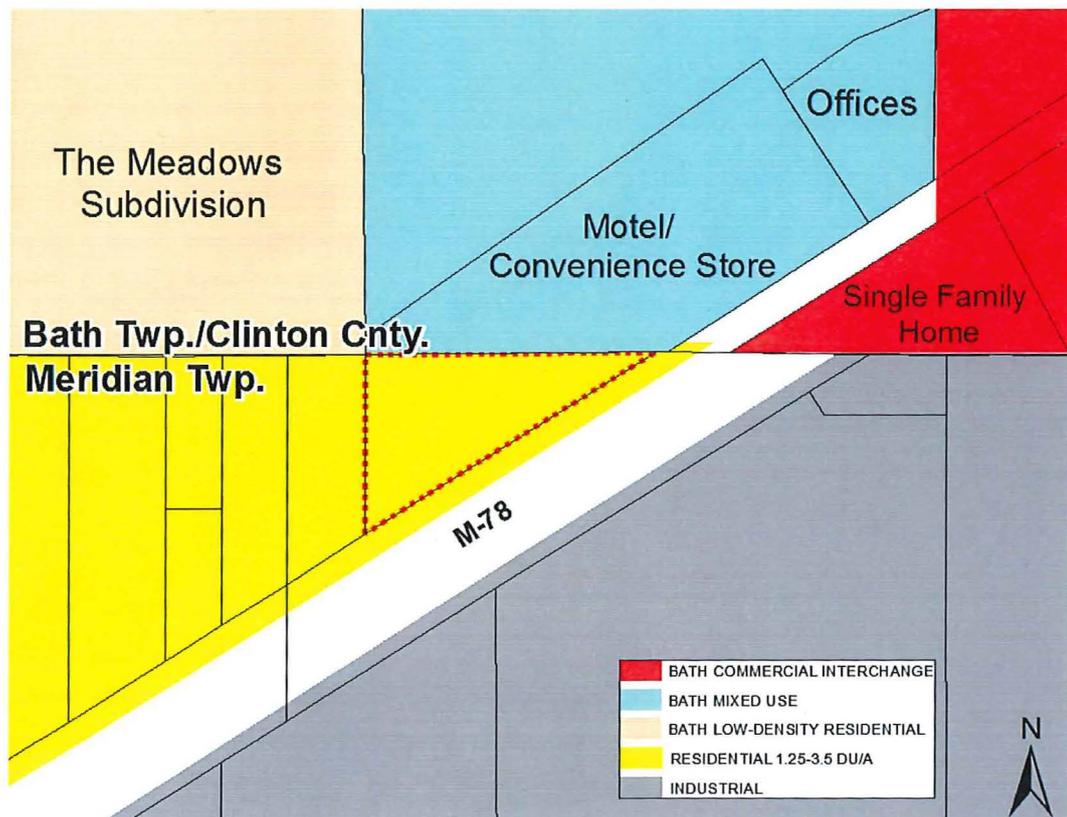
**DATE:** January 5, 2017

**RE:** Rezoning #16070 (Singh), rezone approximately 1.61 acres located at 1954 Saginaw Highway from RR (Rural Residential) to RDD (Multiple Family).

Balaram Singh has requested the rezoning of 1.61 acres at 1954 Saginaw Highway from RR (Rural Residential) to RDD (Multiple Family). Along with the rezoning application the applicant submitted a site plan depicting a development with six multiple family residential units. The applicant has indicated verbally to staff that he intends to offer a condition on the rezoning related to the submitted site plan; however, at this time no formal written condition has been provided.

### Master Plan

The Future Land Use Map from the 2005 Master Plan designates the subject property in the Residential 1.25-3.5 dwelling units per acre (du/a) category.

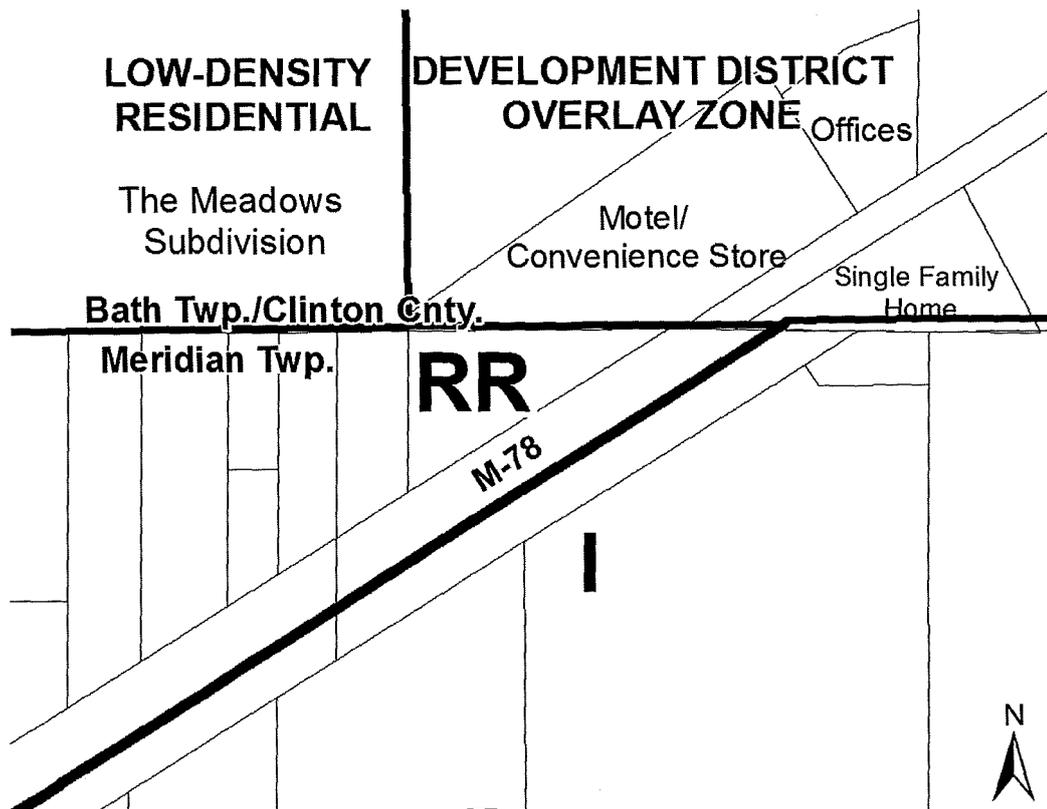


**Zoning**

The subject site is zoned RR (Rural Residential). With 555.24 feet of lot width on Saginaw Highway and 1.61 acres (70,131.60 sq. ft.) in lot area, the site meets the minimum standards for both lot area and lot width for both the current RR and proposed RDD zoning districts. The following table illustrates the minimum lot width and lot area requirements for the RR and RDD zoning districts:

	Lot Width (feet)	Lot Area (sq. ft.)
RR district	200	40,000
RDD district	100	8,000 for single family development, no minimum for multiple family

**ZONING MAP**

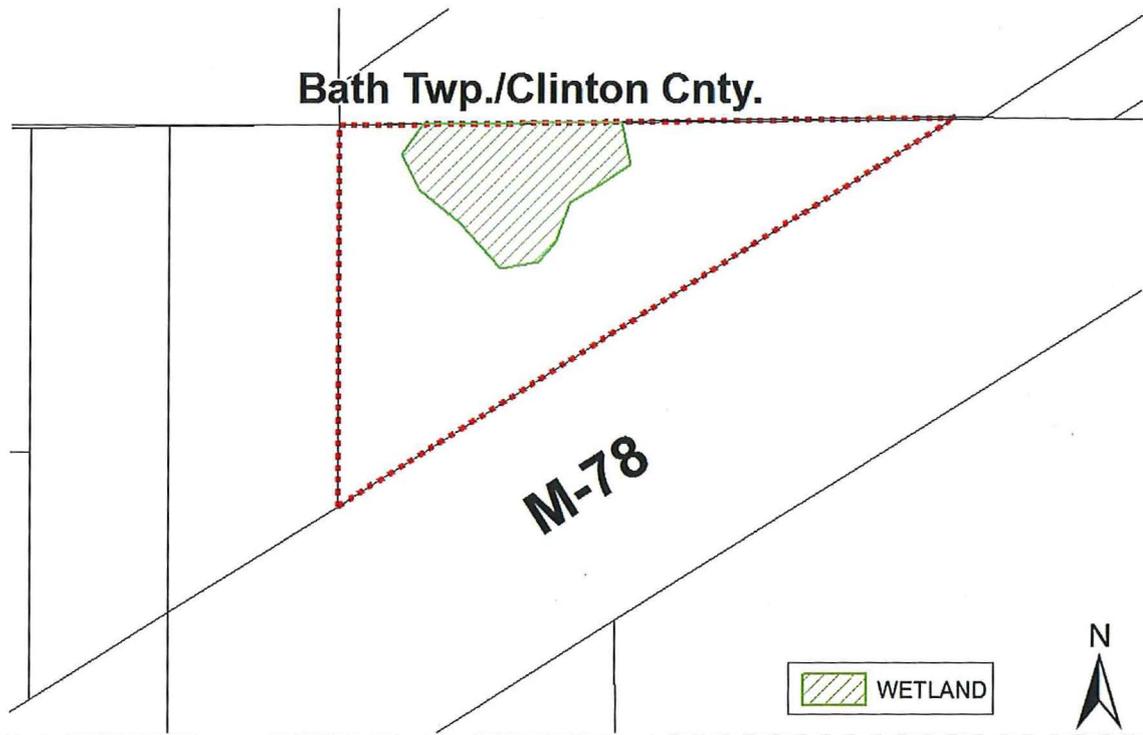


**Physical Features**

A one-story, 1,008 square foot single family house built in 1940 and a 1,984 square foot, two-stall garage occupies the site. There is lawn area to the west of the garage which transitions to woods along the west property line. The property slopes from the rear of the house towards a marsh area at the north. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

Wetlands

The applicant submitted a wetland delineation report conducted by Marx Wetlands, LLC dated January 7, 2016. The report indicates that there is one 0.28 acre wetland area located along the north property line. The wetland appears to be regulated by both the Michigan Department of Environmental Quality (MDEQ) and Meridian Township as it is within 500 feet of a pond located north of the subject site. The wetland delineation report submitted by the applicant has not been verified by the Township's Environmental Consultant. Any future development on the property will require verification of the delineation prior to application, which will provide additional information on the wetland boundary, regulatory status, and required setbacks.

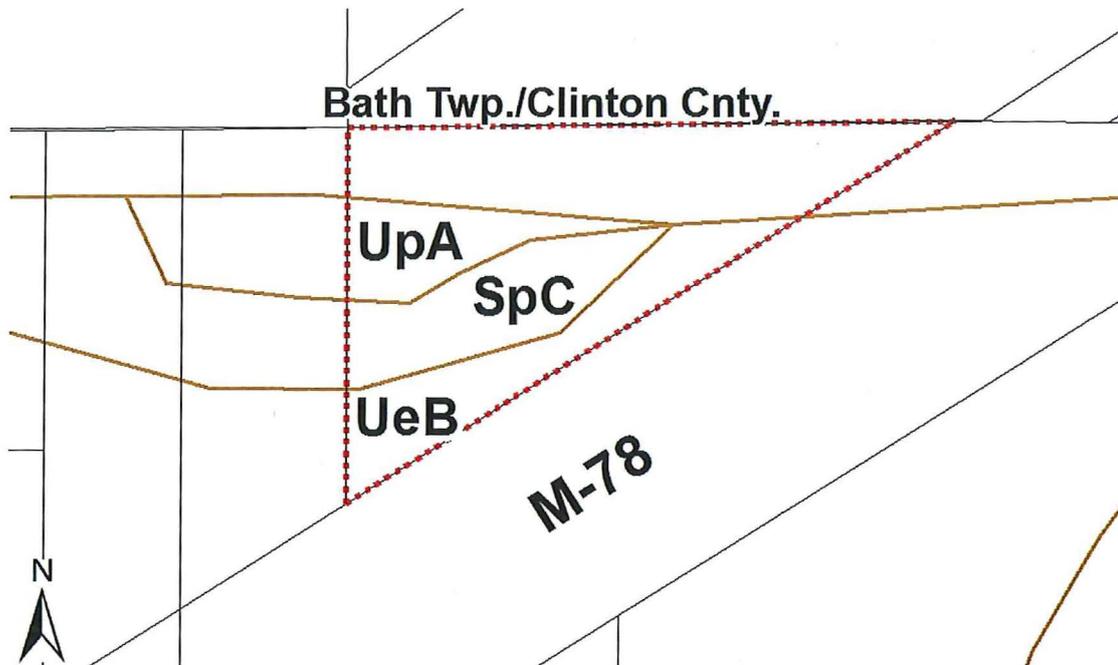


Soils

The following chart summarizes soil information for the subject site.

SOIL ASSOCIATION	SEVERE LIMITATIONS
SpC (Spinks)	Slope
UeB (Urban Land-Boyer/Spinks)	None
UpA (Urban Land-Capac/Colwood)	Ponding

SOILS MAP



**Streets and Traffic**

The site fronts on Saginaw Highway (B.R. 69/M-78). Saginaw Highway is a four-lane divided highway designated as a Principal Arterial. The Township’s Pedestrian/Bicycle Master Plan shows a seven foot wide paved pathway along the Saginaw Highway frontage of the parcel is proposed. The most recent (2015) traffic count information from the Michigan Department of Transportation (MDOT) for Saginaw Highway showed a total of 14,300 vehicles in a 24 hour period.

The information below compares traffic generation between the existing RR zoning district and proposed RDD zoning district. It estimates future traffic by using data from the highest potential traffic generator in each zoning district, which in this case is one single family house for the RR district and development of seven units for the RDD district.

	Existing RR zoning	Existing RDD zoning	Change
Peak Hour trips	0.77 (a.m.)	3.85 (a.m.)	+3.08
	1.02 (p.m.)	4.69 (p.m.)	+3.67
Weekday trips	9.57	46.55	+36.98

**Utilities**

Public water service is not available on or in the vicinity of the subject property. The existing house is served by a well. In 2014 the Township Board approved a resolution to allow the applicant to connect to public sanitary sewer service from Bath Township. The applicant has indicated the sewer is on the site and available for connection.

### **Staff Analysis**

The applicant has requested the rezoning of a 1.61 acre parcel addressed as 1954 Saginaw Highway from RR (Rural Residential) to RDD (Multiple Family). When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

The RDD zoning district permits a maximum of five dwelling units per acre. For parcels with wetlands and/or floodplain, Section 86-376(g)(12) of the Code of Ordinances provides a formula to determine density for that particular property which takes into account the size of the wetland. Using this formula the density for the subject site would be 7 units. Given that the wetland has not yet been verified, the size of the wetland may change and therefore this density calculation is only an estimate at this point.

The applicant has submitted a site plan that shows a total of six units; a new two-story, four-unit multiple family residential building, the existing single family house, and conversion of the existing garage to a single family house. A special use permit is required for any single structure on a single parcel of land containing three or more living units and for any development containing one-family dwellings, each of which is not proposed to be located on a separately recorded lot. If the proposed rezoning is approved, the next step would be to apply for a special use permit. Issues such as setbacks, site ingress/egress, site layout, parking, among others, will be addressed during the special use permit review process.

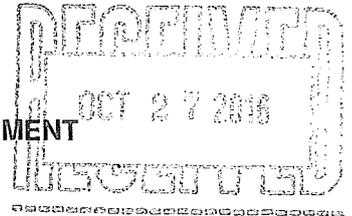
### **Planning Commission Options**

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

### **Attachments**

1. Application and supporting materials
2. Site plan dated October 27, 2016

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



REZONING APPLICATION

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

Part I

A. Owner/Applicant BALARAM K. SINGH  
Address of applicant 2020 E M78 East Lansing, MI 48823.  
Telephone: Work 517-420-1514 (cell) Home 517-339-5390.  
Fax \_\_\_\_\_ Email gebal721@gmail.com

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

singh@meridian.mi.gov

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person KEBS, INC. JEFFREY W. KYES  
Address 2116 HASLETT RD. HASLETT MI 48840  
Telephone: Work (517) 339-1014 Home \_\_\_\_\_  
Fax (517) 339-8047 Email jkyes@kebs.com

C. Site address/location 1964 M-78, EAST LANSING MI 48823  
Legal description (Attach additional sheets if necessary) SEE SITE PLAN  
Parcel number 33-02-02-03-101-101 Site acreage 1.61 ACRES

D. Current zoning R-R Requested zoning RDD

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

1. Nonrefundable fee. 43 acres = \$700
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
  - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
  - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.  
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: CURRENTLY RR ZONING ADOPTS COMMERCIAL AND INDUSTRIAL USES. PROPOSED ZONING CREATES BETTER ZONING FLOW
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: RR @ 1 UNIT/ACRE IS MUCH LESS THAN MASTER PLAN @ 3.5 UNITS/ACRE
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: \_\_\_\_\_

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: THE PROPOSED RRD ZONING IS CLOSER TO THE FUTURE LAND USE MAP FOR UPTO 3.5 UNITS/ACRE THAN EXT RR ZONING
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: NORTH - HOTEL / COMMERCIAL SOUTH INDUSTRIAL - WEST RESIDENTIAL SINGLE FAMILY
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: EXISTING WETLAND ON SITE TO BE PROTECTED
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: PROPOSED USE DOES NOT CREATE AN ADVERSE IMPACT IN ANY WAY
- 5) Requested rezoning addresses a proven community need, specifically: VERY LIMITED RENTAL UNITS IN NORTHERN AREA OF TWP. CREATES DIVERSIFIED HOUSING OPTION
- 6) Requested rezoning results in logical and orderly development in the Township, explain: PROP ZONING PROVIDES A STEP DOWN USE FROM INDUSTRIAL AND COMMERCIAL USES TO RESIDENTIAL SINGLE FAMILY USE
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: PROP ZONING PROVIDES A LARGER TAX BASE FOR THE TOWNSHIP WITH MINIMAL IMPACT ON EXT INFRASTRUCTURE.

**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

BKS  
Signature of Applicant

Oct 24, 2016.  
Date

BALARAM K. SINGH.  
Type/Print Name

Fee: \$ 700.00

Received by/Date: [Signature] 10.27.16



Wetland B is a 0.30 acre wetland located at the northwest corner of 1560 Grand River Avenue. Wetland B is connected via drainage way to a two acre pond and a larger wetland complex to the northwest of the subject property. Wetland A is a 1.24 acre wetland located on the north portion of 1510 Grand River Avenue. Wetland A discharges into a catch basin located on the west side of Powell Road which runs to the Unruh Drain approximately 300 feet to the north.

Both wetlands are regulated by the Michigan Department of Environmental Quality (MDEQ) and Meridian Township as they are within 500 feet of the ordinary high water mark of an inland lake, stream, river or pond. In this case, Wetland A is within 500 feet of the two acre pond to the northwest, and Wetland B is within 500 feet of the Unruh Drain to the north. Due to their regulatory status, a 20 foot water feature setback is required from the delineated boundary of each wetland.

The applicant is proposing to discharge stormwater from a 0.36 acre on-site detention pond into Wetland A. The detention pond will be used to capture and manage stormwater runoff from the proposed development. The detention pond will connect via a 12 inch diameter outlet pipe to Wetland A. An outlet structure will be installed to restrict flow between the detention pond and the wetland to the pre-development discharge rate. The pipe will outlet into a 300 square foot area of riprap and go through a level spreader that will filter and disperse the flow as it sheet drains to the wetland. A portion of the riprap area is located within the required 20 foot water feature setback.

### **Staff Analysis**

There are eleven general criteria provided in the Wetland Protection Ordinance, Section 22-157(2) of the Code of Ordinances, that must be considered when deciding whether to grant a wetland use permit. These include (paraphrased):

- a. The relative extent of public and private need for the proposed activity.
- b. Availability of prudent and feasible alternatives.
- c. Extent and permanence of beneficial or detrimental effects from the activity.
- d. Probable impact of the proposal in relation to the cumulative effect by other activities in the watershed.
- e. Probable impact on recognized historic, cultural, scenic, ecological, or recreational values, as well as on public health and safety or fish and wildlife.
- f. Economic value of the proposed land change.
- g. The size and quality of the wetland being considered.
- h. The findings of necessity for the proposed activity by other agencies.
- i. Amount of wetland remaining in the general area and proximity to a waterway.
- j. Proximity to any water body.
- k. Extent to which upland soil erosion adjacent to the wetland is controlled.

The Township's Environmental Consultant has reviewed the Wetland Use Permit application and recommends issuance of Wetland Use Permit #16-06 with the following condition:

1. Implement appropriate Soil Erosion and Sedimentation Control (SESC) measures during construction to ensure there are no impacts to wetlands outside of project activities as a result of soil erosion.

**WUP #16-06 (Stockwell)**  
**Planning Commission (1/9/17)**  
**Page 3**

The Environmental Commission reviewed the application materials for Wetland Use Permit #16-06 and at its meeting on December 7, 2016, voted 6-1 to concur with the Environmental Consultant's findings and recommend approval of the permit. In addition to the review of the wetland use permit, the Environmental Commission suggested the Planning Commission consider conditioning approval of the permit on the Ingham County Drain Commissioner signing off on the project.

The Michigan Department of Environmental Quality (MDEQ) approved the wetland use permit on November 23, 2016.

**Planning Commission Options**

Pursuant to Section 22-157(1) of the Code of Ordinances, the Planning Commission has the option to approve, approve with conditions, or deny Wetland Use Permit #16-06. Based on the original submittal date of November 1, 2016, and the 90-day review timeline established in the State Wetland Act and the Township's Wetland Ordinance, the deadline for action is January 29, 2017. A resolution will be provided at a future meeting.

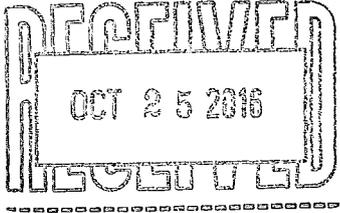
**Attachments**

1. Application and submittal materials
2. Environmental Consultant review letter dated November 22, 2016



## Joint Permit Application

For Work in Inland Lakes and Streams, Great Lakes, Wetlands, Floodplains, Dams,  
 High Risk Erosion Areas and Critical Dune Areas  
[www.mi.gov/jointpermit](http://www.mi.gov/jointpermit)

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



## Application Checklist

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

[www.mcgi.state.mi.us/wetlands/](http://www.mcgi.state.mi.us/wetlands/)

[www.geocoder.us](http://www.geocoder.us)

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

Show and label property lines on the site plan.

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

Provide tables for multiple impact areas.

### 1. Application Form

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

### 2. Maps and Drawings

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

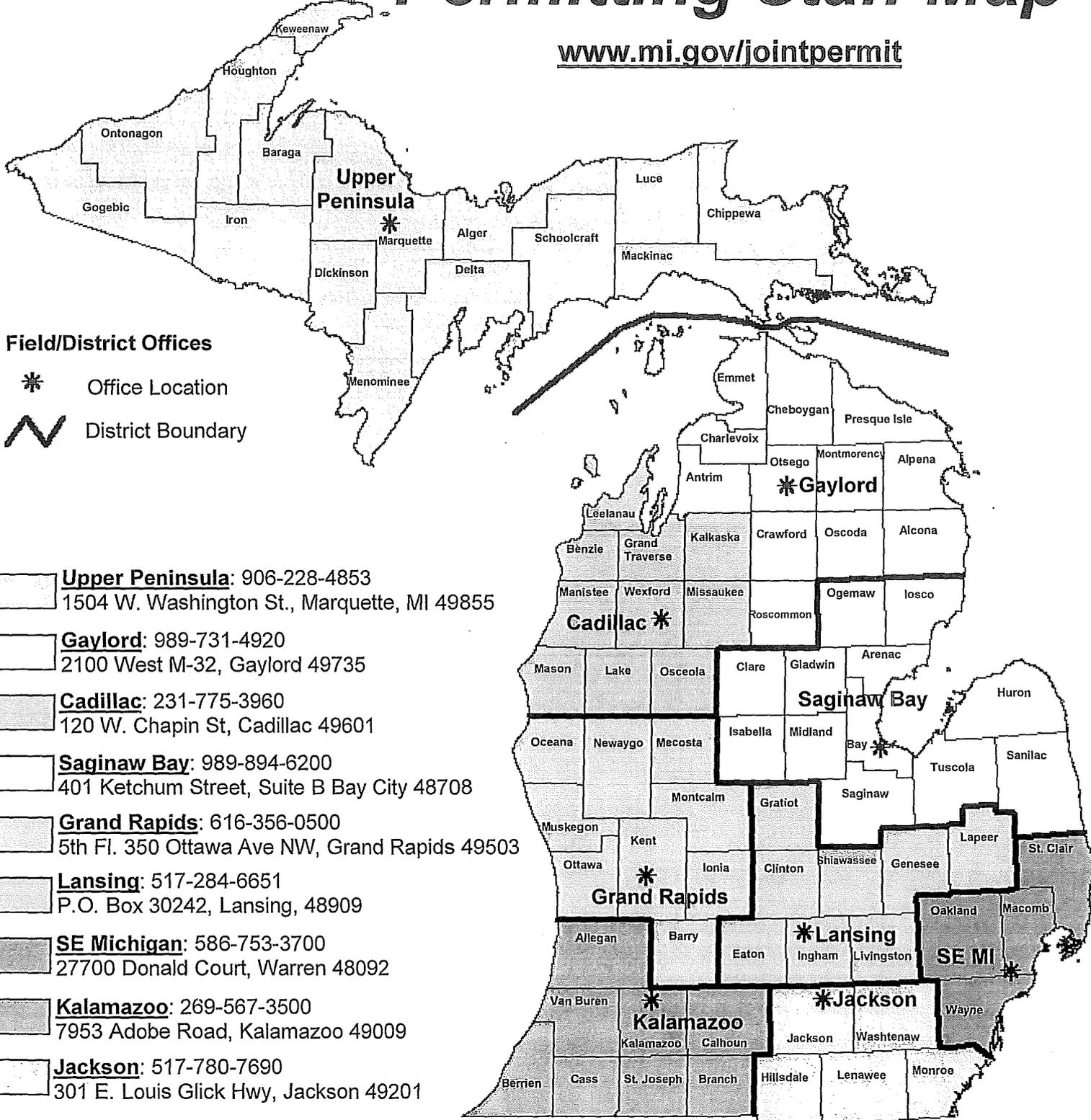
### 3. Fee

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



# Land/Water Interface Permitting Staff Map

[www.mi.gov/jointpermit](http://www.mi.gov/jointpermit)



**DEQ Water Resources Division 517-284-5567**



# APPENDICES

**Appendix A:** Acronyms and Abbreviations ..... A-1

**Appendix B:** Sample Drawings

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

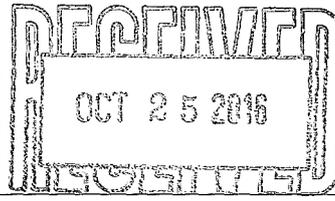
**Appendix C:** Fees and Categories for Minor Project and General Permit for Minor Activities..... C-1

**Appendix D:** State Authority, Federal Authority, Privacy Act Statement, and State and Federal Penalties ..... D-1

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

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

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



AGENCY USE	Previous USACE File Number	Date Received	DEQ File Number
	USACE File Number		Fee received \$

Validate that all parts of this checklist are submitted with the application package. Fill out application and additional pages as needed.

- All items in Sections 1 through 9 are completed.
- Project-specific Sections 10 through 20 are completed.
- Dimensions, volumes, and calculations are provided for all impact areas.
- All information contained in the headings for the appropriate Sections (1-20) are addressed, and identified attachments (➔) are included.
- Map, site plan(s), cross sections; one set must be black and white on 8 1/2 by 11 inch paper; photographs.
- Application fee is attached.

**1 Project Location Information** For Latitude, Longitude, and TRS info anywhere in Michigan see [www.mcqi.state.mi.us/wetlands/](http://www.mcqi.state.mi.us/wetlands/)

Project Address (road, if no street address) <b>NW CORNER OF GRANDRIVER AVE. AT POWELL ROAD</b>	Zip Code <b>48864-3283</b>	Municipality (Township/Village/City) <b>MERIDIAN CHARTER TWP.</b>	County <b>INGHAM</b>
Property Tax Identification Number(s) <b>33-02-02-22-426-006 AND 33-02-02-22-426-007</b>	Latitude <b>42° 04.57790 N</b>	Township/Range/Section (TRS) T <b>T4N</b> N or S; R <b>R1W</b> E or W; Sec <b>22</b> OR Private Claim # _____	
Subdivision/Plat and Lot Number <b>N/A</b>	Longitude <b>- 84° 16.48593 W</b>		

**2 Applicant and Agent Information**

Owner/Applicant (individual or corporate name) <b>KEN STOCKWELL</b>	Agent/Contractor (firm name and contact person) <b>KEBS, INC., JEFFREY W. KYES PE</b>
Mailing Address <b>C/O KEN STOCKWELL, STOCKWELL DEVELOPMENT CO., LLC, 4277 OKEMOS ROAD, SUITE 100</b>	Mailing Address <b>2116 OKEMOS ROAD</b>
City <b>OKEMOS</b> State <b>MI.</b> Zip Code <b>48864-3283</b>	City <b>HASLETT</b> State <b>MI</b> Zip Code <b>48840</b>
Contact Phone Number <b>517-349-1900</b> Fax <b>517-349-5620</b>	Contact Phone Number <b>517-339-1014</b> Fax <b>517-339-8047</b>
Email	E-mail <b>jkyes@@kebs.com</b>
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ➔ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.	
Property Owner's Name (If different from applicant) <b>T, S &amp; P LLC. 1862 W. GRAND RIVER, OKEMOS, MI 48864</b>	Mailing Address <b>1862 W. GRAND RIVER</b>
Contact Phone Number <b>517-349-1900</b>	City <b>OKEMOS</b> State <b>MI</b> Zip Code <b>48864</b>

**3 Project Description**

Project Name <b>GRAND RIVER/POWELL ROAD PROPERTY</b>	Preapplication File Number <b>- - -P</b>																				
Name of Water body <b>EX. WETLANDS. WETLAND OVERFLOWS TO AN EXISTING ROAD COMM. CATCH BASIN, THEN DRAINS NORTH TO UNRUH DRAIN.</b>	Date project staked/flagged <b>MARX WETLANDS 3-15-2016</b>																				
The proposed project is on, within, or involves (check all that apply) <table border="0"> <tr> <td><input type="checkbox"/> an inland lake (5 acres or more)</td> <td><input type="checkbox"/> a Great Lake or Section 10 Waters</td> </tr> <tr> <td><input type="checkbox"/> a pond (less than 5 acres)</td> <td><input checked="" type="checkbox"/> a wetland</td> </tr> <tr> <td><input type="checkbox"/> a stream, river, ditch or drain</td> <td><input type="checkbox"/> a 100-year floodplain</td> </tr> <tr> <td><input type="checkbox"/> a legally established County Drain</td> <td><input type="checkbox"/> a dam</td> </tr> <tr> <td>Date Drain was established</td> <td><input type="checkbox"/> a designated high risk erosion area</td> </tr> <tr> <td><input type="checkbox"/> a channel/canal</td> <td><input type="checkbox"/> a designated critical dune area</td> </tr> <tr> <td><input checked="" type="checkbox"/> 500 feet of an existing water body</td> <td><input type="checkbox"/> a designated environmental area</td> </tr> </table>	<input type="checkbox"/> an inland lake (5 acres or more)	<input type="checkbox"/> a Great Lake or Section 10 Waters	<input type="checkbox"/> a pond (less than 5 acres)	<input checked="" type="checkbox"/> a wetland	<input type="checkbox"/> a stream, river, ditch or drain	<input type="checkbox"/> a 100-year floodplain	<input type="checkbox"/> a legally established County Drain	<input type="checkbox"/> a dam	Date Drain was established	<input type="checkbox"/> a designated high risk erosion area	<input type="checkbox"/> a channel/canal	<input type="checkbox"/> a designated critical dune area	<input checked="" type="checkbox"/> 500 feet of an existing water body	<input type="checkbox"/> a designated environmental area	Project Use <table border="0"> <tr> <td><input type="checkbox"/> private</td> </tr> <tr> <td><input checked="" type="checkbox"/> commercial</td> </tr> <tr> <td><input type="checkbox"/> public/government</td> </tr> <tr> <td><input type="checkbox"/> project is receiving federal/state transportation funds</td> </tr> <tr> <td><input type="checkbox"/> Wetland Restoration</td> </tr> <tr> <td><input type="checkbox"/> other</td> </tr> </table>	<input type="checkbox"/> private	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> public/government	<input type="checkbox"/> project is receiving federal/state transportation funds	<input type="checkbox"/> Wetland Restoration	<input type="checkbox"/> other
<input type="checkbox"/> an inland lake (5 acres or more)	<input type="checkbox"/> a Great Lake or Section 10 Waters																				
<input type="checkbox"/> a pond (less than 5 acres)	<input checked="" type="checkbox"/> a wetland																				
<input type="checkbox"/> a stream, river, ditch or drain	<input type="checkbox"/> a 100-year floodplain																				
<input type="checkbox"/> a legally established County Drain	<input type="checkbox"/> a dam																				
Date Drain was established	<input type="checkbox"/> a designated high risk erosion area																				
<input type="checkbox"/> a channel/canal	<input type="checkbox"/> a designated critical dune area																				
<input checked="" type="checkbox"/> 500 feet of an existing water body	<input type="checkbox"/> a designated environmental area																				
<input type="checkbox"/> private																					
<input checked="" type="checkbox"/> commercial																					
<input type="checkbox"/> public/government																					
<input type="checkbox"/> project is receiving federal/state transportation funds																					
<input type="checkbox"/> Wetland Restoration																					
<input type="checkbox"/> other																					

Indicate the type of permit being applied for:  General Permit  Minor Project  Individual (All other projects.) ➔ See Appendix C.

Written Summary of All Proposed Activities **CONSTRUCT COMMERCIAL DEVELOPMENT WITH STORM WATER DETENTION BASIN AND FLOW RESTRICTOR FOR 1<sup>ST</sup> FLUSH AND 100YR STORM EVENT RESTRICTED TO PRE-DEVELOPED DISCHARGE RATE. 1<sup>ST</sup> FLUSH TO HOLD 1<sup>ST</sup> 1" OF RAINFALL IN EXCESS OF 24 HOURS IN COMPLIANCE WITH INGHAM COUNTY DRAIN COMMISSIONER NPDES PERMIT. STORM RUNOFF FILTERED BY VEGETATION IN BOTTOM OF DETENTION BASIN AND STONE FILTER BERM ON RESTRICTOR PIPE OUTLET**



Construction Sequence and Methods *BEFORE CONSTRUCTION BEGINS, SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE IMPLEMENTED ON-SITE. SILT FENCE WILL INITIALLY BE INSTALLED AT THE PERIMETER OF THE SITE AND ESPECIALLY AROUND THE WETLAND BUFFER PERIMETER. ONCE ESTABLISHED, EARTH WORK WILL BEGIN TO BALANCE THE SITE AND TO CONSTRUCT THE DETENTION BASIN. ONCE EARTHWORK HAS BEEN COMPLETE IT WILL BE STABILIZED AND UTILITIES, BUILDING AND PARKING MAY BE COMMENCED. ULTIMATE OUTLET TO WETLAND WILL BE CONSTRUCTED ONCE SITE IS STABILIZED AND FUNCTIONAL.*



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

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

**CONSTRUCT COMMERCIAL DEVELOPMENT WITH STORM WATER DETENTION BASIN AND FLOW RESTRICTOR STRUCTURE FOR 1<sup>ST</sup> FLUSH AND 100 YEAR STORM AND CONSTRUCT OUTLET PIPE FROM FLOW RESTRICTOR TO 20' WETLAND BUFFER.**

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

**THE FIRST ALTERNATIVE WAS TO PROVIDE PRE-TREATMENT AND THEN DIRECT ALL DISCHARGE TO THE WETLANDS. THE DRAIN OFFICE WANTED TO SEE BANK FULL AND 100-YEAR VOLUME PROVIDED BEFORE DISCHARGING TO THE WETLAND. THE SECOND ALTERNATIVE CONSIDERED COMBINING THE WETLANDS WITH THE PROPOSED DETENTION AREA, BUT THE ELEVATIONS WOULD NOT HAVE WORKED. THE LAST LAYOUT IS HOW IT IS NOW. WE HAVE NO WETLAND IMPACT (CUT OR FILL) WITH THE LATEST LAYOUT, AND ARE PROVIDING PRE-TREATMENT PRIOR TO DISCHARGING TO THE WETLAND.**

**5 Locating Your Project Site** *Attach a legible black and white map with a North arrow.*

Names of roads of closest intersection **WORK AREA IS NW OF THE INTERSECTION OF GRAND RIVER AVENUE AND POWELL ROAD**

Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body **300' WEST AND 540 NORTH TO THE INTERSECTION OF GRAND RIVER AVE. AND POWELL ROAD**

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

**VACANT 1 1/2 STORY FRAMED STUCCO HOUSE AT SE CORNER OF PROPERTY (1510 GRAND RIVER AVE.)**

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

How can your site be identified if there is no visible address? **AT W. PROPERTY LINE, SPARROW OKEMOS MEDICAL AT 1600 GRAND RIVER AVE**

**6 Easements and Other Permits**

No  Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?

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

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

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial
Meridian Twp.	Wetland, SUP				

**7 Compliance**

If a permit is issued, when will the activity begin? (M/D/Y) **3/1/2017**

Proposed completion date (M/D/Y) **9/1/2017**

No  Yes Has any construction activity commenced or been completed in a regulated area?

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

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

⇒ If Yes, list the permit numbers

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

⇒ If Yes, attach explanation.

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

<input type="checkbox"/> Established Lake Board	Contact Person	Mailing Address	City	State and Zip Code
<input type="checkbox"/> Lake Association				

List all adjoining property owners.

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

Property Owner's Name	Mailing Address	City	State and Zip Code
<b>SEE ATTACHED OWNER LIST</b>			



**9 Applicant's Certification**

*Read carefully before signing.*

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

- Property Owner
- Agent/Contractor
- Corp. or Public Agency / Title

Printed Name  
**Ken Stockwell**

Signature  


Date  
 10-24-16



## Joint Permit Application Adjacent Property Owner Mailing Addresses for Public Notice

Enter the property owner's name, current mailing address, city, state and zip code in the highlighted cells for all adjacent property owners.

Use all CAPITAL LETTERS when entering information into the spreadsheet.

Do not use punctuation, such as commas, or periods.

Abbreviate the names of state using two letter mailing abbreviations (e.g. MI, OH, IN, etc).

Save this form with a unique file name, and email it to [DEQ-WRD-Jointpermit@mi.gov](mailto:DEQ-WRD-Jointpermit@mi.gov) indicating the Applicant's name or Application File Number in the subject line.

Property Owner Name	Company Name (If Different than Owner)	Mailing Address 1	Mailing Address 2 (if needed)	City	State	Zip Code
INGHAM COUNTY DRAIN COMM		407 N CEDAR ST		MASON	MI	48854
HAIBIAO ZHANG & LIU LIU		6954 ABBEY LN		GRAND LEDGE	MI	48837
EDWARD W SPARROW HOSP ASSN		1215 E MICHIGAN AVE		LANSING	MI	48912
LTG NORTHVIEW LLC		1111 MICHIGAN AVE	SUITE 300	EAST LANSING	MI	48823
CAWOOD BUILDING CO		2154 METHODIST ST		OKEMOS	MI	48864
THE PONDS COOPERATIVE HOMES INC		1555 WEST POND	#22	OKEMOS	MI	48864
JON DON APARTMENTS		2440 SOWER BLVD		OKEMOS	MI	48864
FREDERICK W BECKETT JR TRUSTEE		4684 POWELL RD		OKEMOS	MI	48864
GOLF STORE HOME LLC	SPORTS BY SEGAR	1492 GRAND RIVER		OKEMOS	MI	48864
GAETANO PERNA TRUSTEE		13419 GOLDFINCH DR		LAKEWOOD RANCH	FL	34202

August 18, 2016

Meridian Township  
5151 Marsh Rd.  
Okemos, MI 48864

Regarding Parcel 33-02-02-22-426-006 4.71 Acres

Parcel 33-02-02-22-426-007 4.36 Acres

To Whom It May Concern,

Please Allow This Letter to Serve As Permission to Grant Amanda Hopper or Ken Stockwell to make any Applications and Representations on the Property for Special Use Permits, Site Plan Approvals, or any Approvals Required By the Township.

Sincerely,

TS & P, LLC

A handwritten signature in black ink, appearing to read 'Mike Ma', with a long horizontal flourish extending to the right.

Mike Ma



**10 Projects Impacting Inland Lakes, Streams, Great Lakes, Wetlands or Floodplains**

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

**Water Level Elevation**

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

**A. PROJECTS REQUIRING FILL** (See All Sample Drawings)

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

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

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

Fill will extend \_\_\_\_\_ feet into the water from the shoreline and upland \_\_\_\_\_ feet out of the water.

Type of clean fill  peastone %  sand %  gravel %  other

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

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

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

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

Dimensions (ft)			Total volume (cu yds)	Volume below OHWM (cu yds)
Length	Width	Maximum Depth		

Has this same area been previously dredged?  No  Yes If Yes, provide date and permit number:

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

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

Dredge or Excavation Method  Hydraulic  Mechanical  other

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

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

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

Riprap water ward of the ordinary high water mark: dimensions (ft) length width depth	Volume(cu yd)
Riprap landward of the ordinary high water mark: dimensions (ft) length 14' width 16' depth 0.67	Volume(cu yd) 3 CY IN BUFFER

Type and size of riprap (inches)  
 field stone  angular rock 6"  other broken conc. 6"  No  Yes, Type

Will filter fabric or pea stone be used under proposed riprap?  
 No  Yes, Type



<input type="checkbox"/> <b>D. SHORE PROTECTION PROJECTS</b> (See EZ Guides and Sample Drawings 2, 3, and 17. Complete Sections 10A, B, and/or C.) ⇒ For bioengineering projects include the list of native plants/seeds, if available.			
Type and length (ft)	<input type="checkbox"/> bioengineering (ft)	<input type="checkbox"/> revetment (ft)	<input type="checkbox"/> riprap (ft) <input type="checkbox"/> seawall/bulkhead (ft)
Structure is	<input type="checkbox"/> new <input type="checkbox"/> repair <input type="checkbox"/> replacement of an existing structure	Will the existing structure be removed? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Proposed Toe Stone (linear feet)		Distance of project from adjacent property lines (ft)	
Distance of project from an obvious fixed structure (example - 50 ft from SW corner of house)			
For bioengineering projects indicate the structure type <input type="checkbox"/> brush bundles <input type="checkbox"/> coir log <input type="checkbox"/> live stakes <input type="checkbox"/> tree revetment <input type="checkbox"/> other			
<input type="checkbox"/> <b>E. DOCK - PIER - MOORING PILINGs</b> (See Sample Drawing 10) ⇒ Attach a copy of the property legal description, mortgage survey, or a property boundary survey report.			
Dock Type <input type="checkbox"/> open pile <input type="checkbox"/> filled <input type="checkbox"/> crib <input type="checkbox"/> floating <input type="checkbox"/> cantilevered <input type="checkbox"/> spring piles <input type="checkbox"/> piling clusters <input type="checkbox"/> other			
Is the structure within the applicant's riparian area interest area? <input type="checkbox"/> No <input type="checkbox"/> Yes ⇒ Show parcel property lines on the site plan.			
Proposed structure dimensions (ft) length width		Use <input type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Dimensions of nearest adjacent structures (ft) length width		Distance of dock from adjacent property lines (ft)	
<input type="checkbox"/> <b>F. BOAT WELL</b> (See EZ Guide. Complete Sections 10A and 10B)			
Dimensions (ft) length width depth		Number of boats	
Type of sidewall stabilization <input type="checkbox"/> concrete <input type="checkbox"/> riprap <input type="checkbox"/> steel <input type="checkbox"/> vinyl <input type="checkbox"/> wood <input type="checkbox"/> other			
Volume of backfill behind sidewall stabilization (cu yd)		Distance of boat well from adjacent property lines (ft)	
<input type="checkbox"/> <b>G. BOAT RAMP</b> (See EZ Guide. Complete sections 10A, 10B, and 10C for mattress and pavement fill, dredge, and riprap)			
Type <input type="checkbox"/> new <input type="checkbox"/> existing <input type="checkbox"/> maintenance/improvement		Use <input type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Existing overall boat ramp dimensions (ft) length width depth		Type of construction material <input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> stone <input type="checkbox"/> other	
Proposed overall ramp dimensions (ft) length width depth		Proposed ramp dimensions (ft) below ordinary high water mark length width depth	
Number of proposed skid piers	Proposed skid pier dimensions (ft) length width		Distance of ramp from adjacent property lines (ft)
<input type="checkbox"/> <b>H. BOAT HOIST - ROOFS</b> (See EZ Guide)			
Type <input type="checkbox"/> cradle <input type="checkbox"/> side lifter <input type="checkbox"/> other		Located on <input type="checkbox"/> seawall <input type="checkbox"/> dock <input type="checkbox"/> bottomlands	
Hoist dimensions, including catwalks (ft) length width			
Area occupied, including cat walks (sq ft)		Distance of hoist from adjacent property lines (ft)	
Permanent Roof <input type="checkbox"/> No <input type="checkbox"/> Yes ⇒ If Yes, how is the roof supported?		Maximum Roof Dimensions (ft): length width height	
<input type="checkbox"/> <b>I. BOARDWALKS and DECKs in WETLANDS or FLOODPLAINS</b> (See Sample Drawings 5 and 6. Complete Sections 12 and/or 13) ⇒ Provide a table for multiple boardwalks and decks proposed in one project; include locations and dimensions.			
<b>Wetlands</b>		<b>Floodplains</b>	
Boardwalk <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Boardwalk <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill
Dimensions (ft) length width	Dimensions (ft) length width	Dimensions (ft) length width	Dimensions (ft) length width
<input checked="" type="checkbox"/> <b>J. INTAKE PIPES</b> (See Sample Drawing 16) or <b>OUTLET PIPES</b> (See Sample Drawing 22)			
If outlet pipe, discharge is to <input type="checkbox"/> inland lake <input type="checkbox"/> stream, drain or river <input type="checkbox"/> overland flow <input type="checkbox"/> Great Lake <input checked="" type="checkbox"/> wetland <input type="checkbox"/> other <b>BUFFER</b>			
Number of pipes	Pipe diameters and invert elevations	Does pipe discharge below the OHWM?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
1	12", I.E. 880.20	Is the water treated before discharge?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Type <input type="checkbox"/> headwall <input checked="" type="checkbox"/> end section <input type="checkbox"/> other		Dimensions of headwall OR end section (ft) length 7' width 2.0 height 1.08	



**12 Activities That May Impact Wetlands** (See Sample Drawings 8 & 9). Complete other Sections as applicable.

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

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

Proposed Activity	<input type="checkbox"/> boardwalk or deck (Section 10I)	<input type="checkbox"/> bridges and culverts (Section 14)	<input type="checkbox"/> designated environmental area
	<input type="checkbox"/> dewatering	<input type="checkbox"/> draining surface water	<input type="checkbox"/> driveway / road
	<input type="checkbox"/> fences (Section 10L)	<input type="checkbox"/> fill or dredge	<input type="checkbox"/> restoration
	<input type="checkbox"/> septic system	<input checked="" type="checkbox"/> stormwater discharge (Section 10J)	<input checked="" type="checkbox"/> other <b>STORM WATER DETENTION</b>

FILL	Dimensions maximum length (ft) maximum width (ft)	Area <input type="checkbox"/> acres <input type="checkbox"/> sq ft	Average depth (ft)	Volume (cu yd)
DREDGE	Dimensions maximum length (ft) maximum width (ft)	Area <input type="checkbox"/> acres <input type="checkbox"/> sq ft	Average depth (ft)	Volume (cu yd)

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

Septic System	The proposed project will be serviced by: <input checked="" type="checkbox"/> public sewer <input type="checkbox"/> private septic system ⇒ Show system on plans.	If a private septic system is proposed, has an application for a permit been made to the County Health Department? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, has a permit been issued? <input type="checkbox"/> No <input type="checkbox"/> Yes ⇒ Provide a copy of the permit.
---------------	---	---

Describe the wetland impacts, the proposed use or development, and the alternatives considered:

**THE AREAS THAT ARE TO BE DEVELOPED, NOW OUTLET TO THE WETLAND. DEVELOPED AREAS WILL OUTLET TO DETENTION BASIN WITH A FLOW RESTRICTOR. STORM WATER WILL BE FILTERED WITH VEGETATION IN FLAT BOTTOM OF DETENTION BASIN AND STONE FILTER ON RESTRICTOR. RESTRICTOR WILL RETAIN 1<sup>ST</sup> 1" OF RAINFALL FOR EXCESS OF 24 HOURS AND RESTRICT THE 100 YR DISCHARGE TO THE PRE-DEVELOPED RATE. THE DETENTION BOTTOM AREA = 15,696 SQ FT = 0.36 AC., 1<sup>ST</sup> FLUSH DETENTION DEPTH = 0.81', AVERAGE 1<sup>ST</sup> FLUSH DISCHARGE RATE = 0.152 CFS, 100YR DETENTION DEPTH = 1.97', PEEK 100 YR DISCHARGE = 0.80 CFS, 100 YR OUTLET VELOCITY = 1.02/SEC. THE FLOW RESTRICTOR WILL OUTLET UPLAND OF THE WETLAND BUFFER W/ A 12" PIPE. NO GRADING WILL BE DONE WITHIN THE 20' BUFFER OF WETLAND EXCEPT FOR INSTALLATION OF RIPRAP. OTHER ALTERNATIVE CONSIDERATIONS WERE TO USE THE EXISTING WETLANDS AS DETENTION AFTER PRE-TREATMEN, AND LASTLY, CONSIDERATION WAS GIVEN TO CONNECT THE EXISTING WETLANDS WITH THE DETENTION AREA.**

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

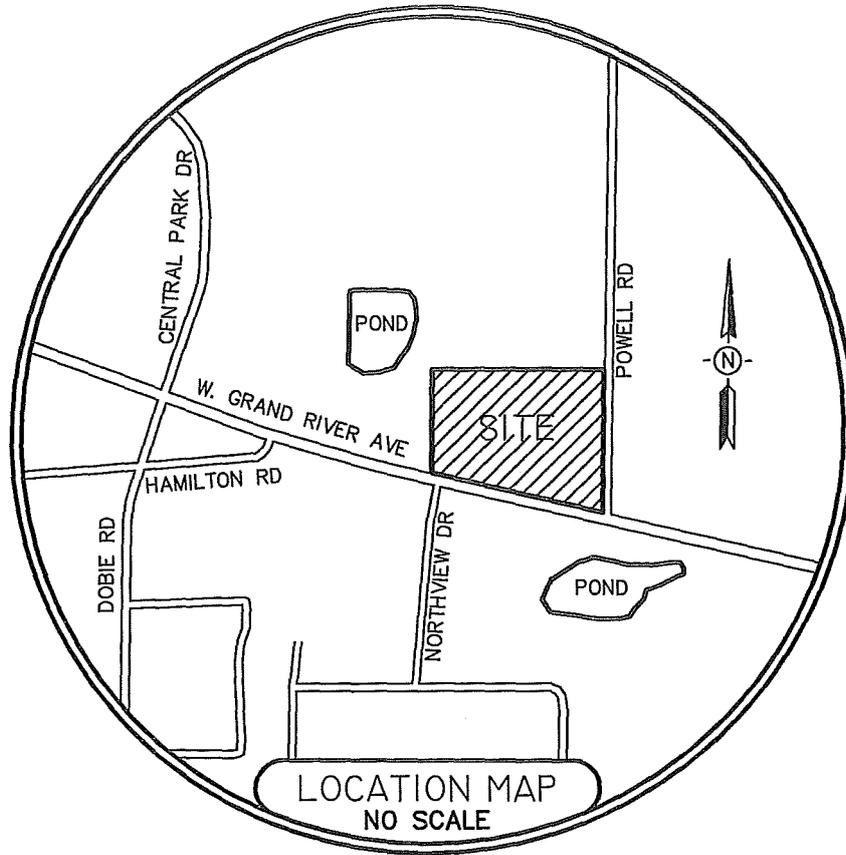
Describe how impacts to waters of the United States will be avoided and minimized:

**THE SITE HAS BEEN DESIGNED TO NOT FILL OR EXCAVATE ANY WETLAND AREA. WE ARE PROVIDING A DETENTION AREA THAT PROVIDES FIRST FLUSH, BANKFULL AND 100-YEAR VOLUME TREATMENTS. THE DISCHARGE FROM THE DETENTION TO THE WETLAND WILL BE DISCHARGED THROUGH A STONE FILTER BERM, THEN ACROSS EXISTING VEGETATION PRIOR TO ENTERING THE WETLAND. THIS SHOULD HELP MINIMIZE THE IMPACT TO THE EXISTING WETLAND**



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

***NO WETLAND HAS BEEN LOST OR DESTROYED, COMPENSATION HAS NOT BEEN PROVIDED.***



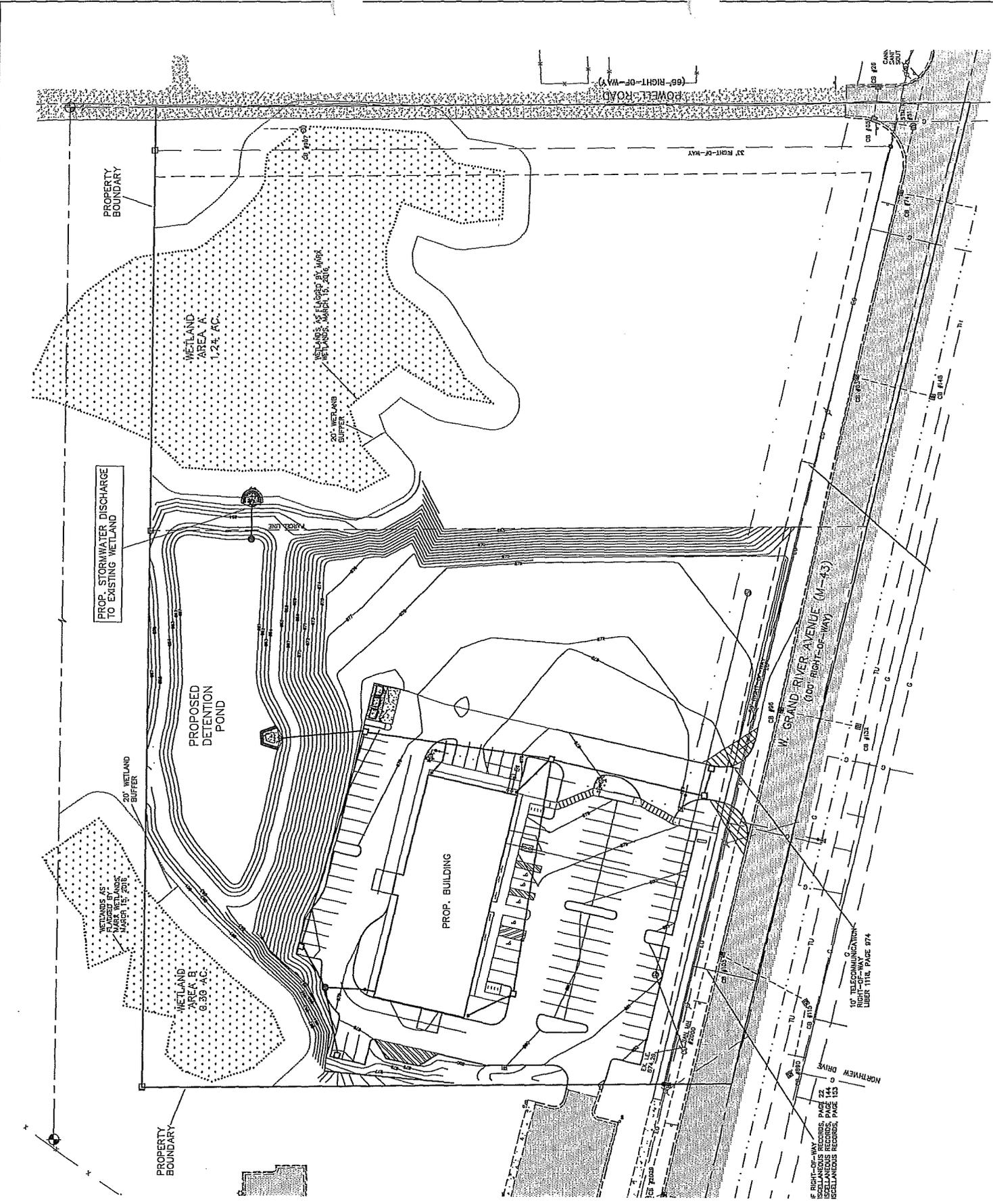
**LEGAL DESCRIPTION:**

(As provided by Transnation Title Agency of Michigan underwritten by Fidelity National Title Insurance Company, Commitment No. 159714LANS, dated July 21, 2015)

Parcel 1:

Beginning 24 rods South and 321 feet West of East 1/4 post of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, thence West parallel to 1/4 line 421 feet; thence South parallel to East Section line 442 feet to center of Grand River Road; thence Southeasterly down the center of said road to point 321 feet West of the East Section line, thence North to the place of beginning.

SHEET 1 OF 6	REVISIONS	 <p><b>KEBS, INC.</b>          KYES ENGINEERING BRYAN LAND SURVEYS          2116 HASLETT ROAD, HASLETT, MI 48840          PH. 517-339-1014 FAX. 517-339-8047          Marshall Office          Ph. 269-781-9800</p>	NO SCALE	Grand River/Powell Road Property		
			PROJECT MGR. ALLEN PATRICK			
			APPROVED BY: A.J.P.	AUTHORIZED BY:		JOB #
			DRAWN BY: A.J.P.	DATE: 10-12-16	STOCKWELL DEVELOPMENT CO., LLC	89807



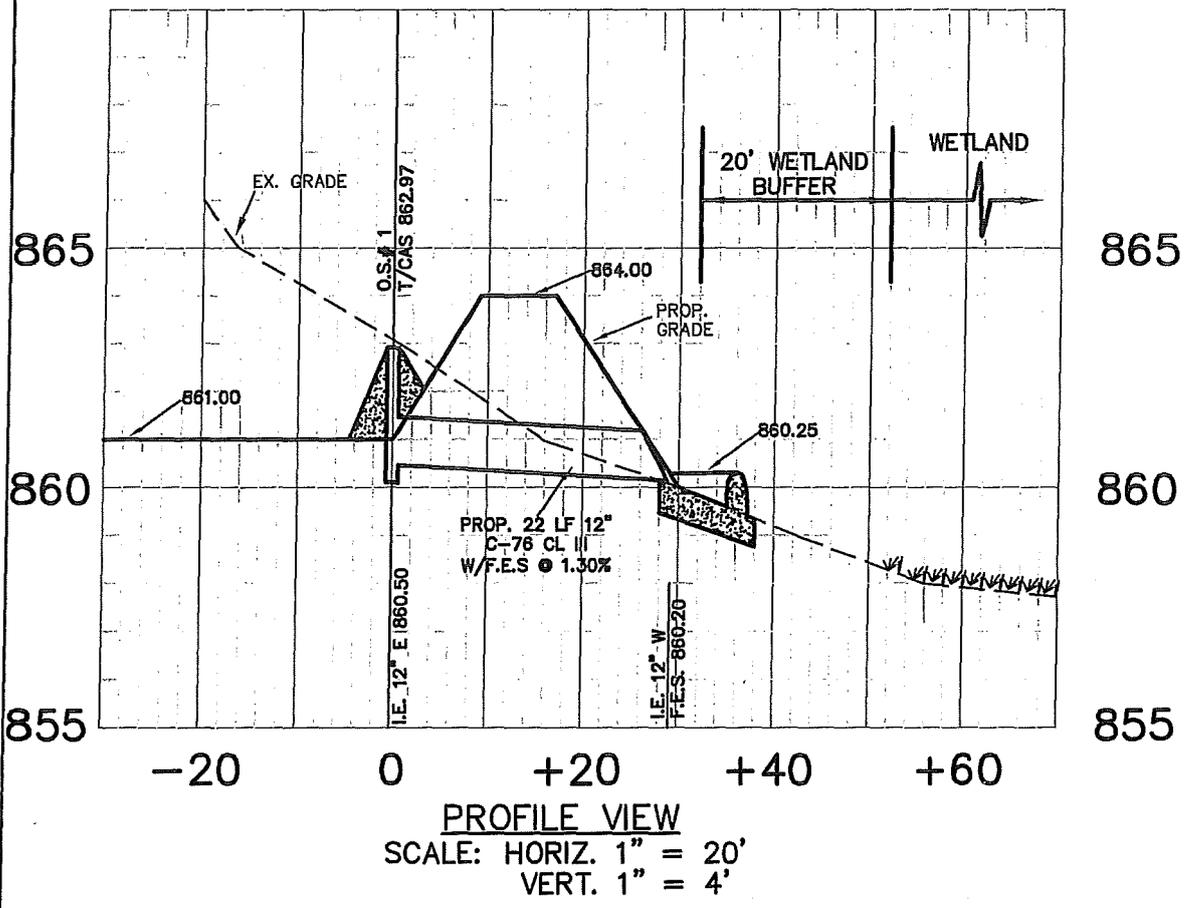
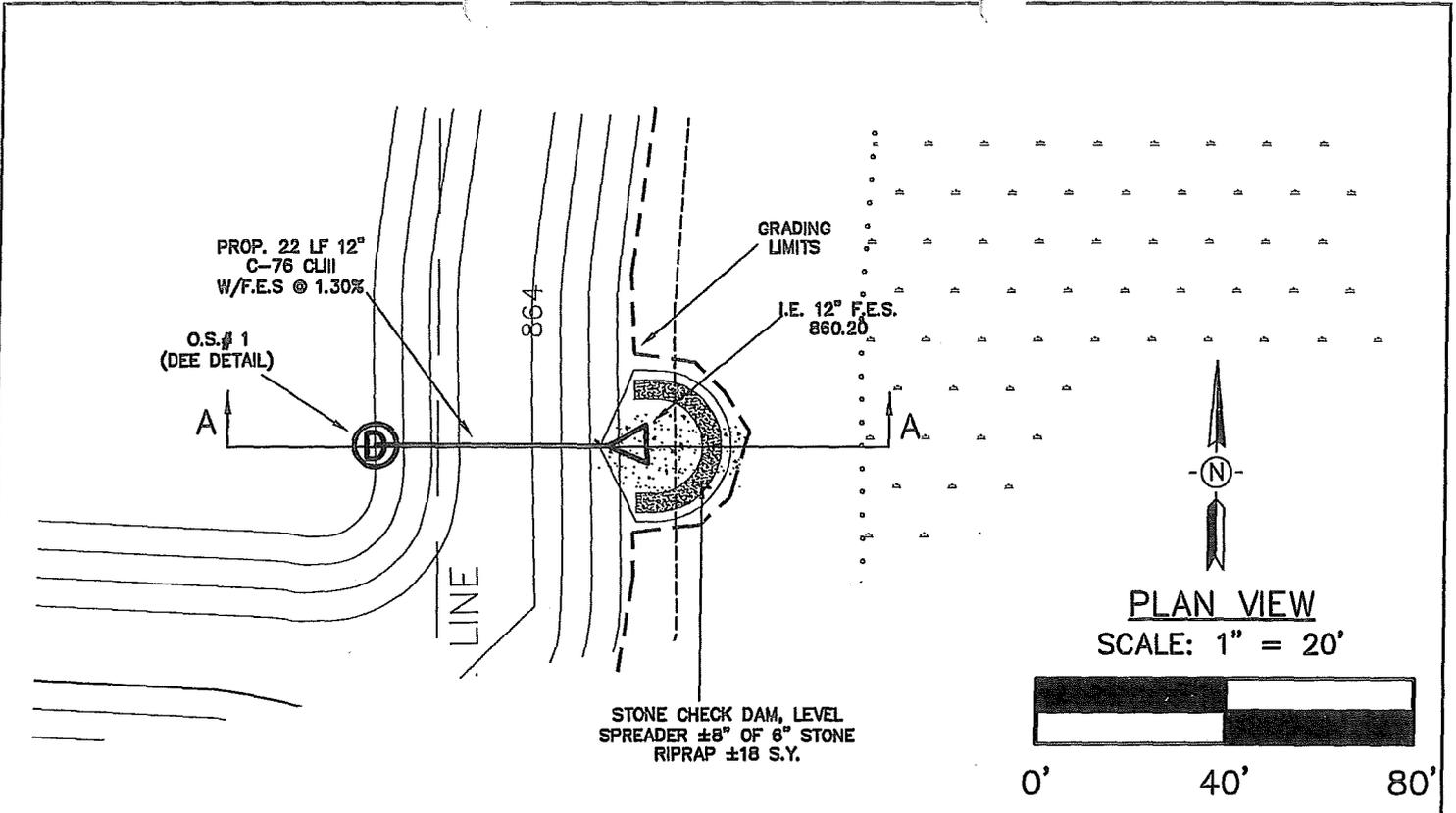
SHEET 2 OF 6	REVISIONS



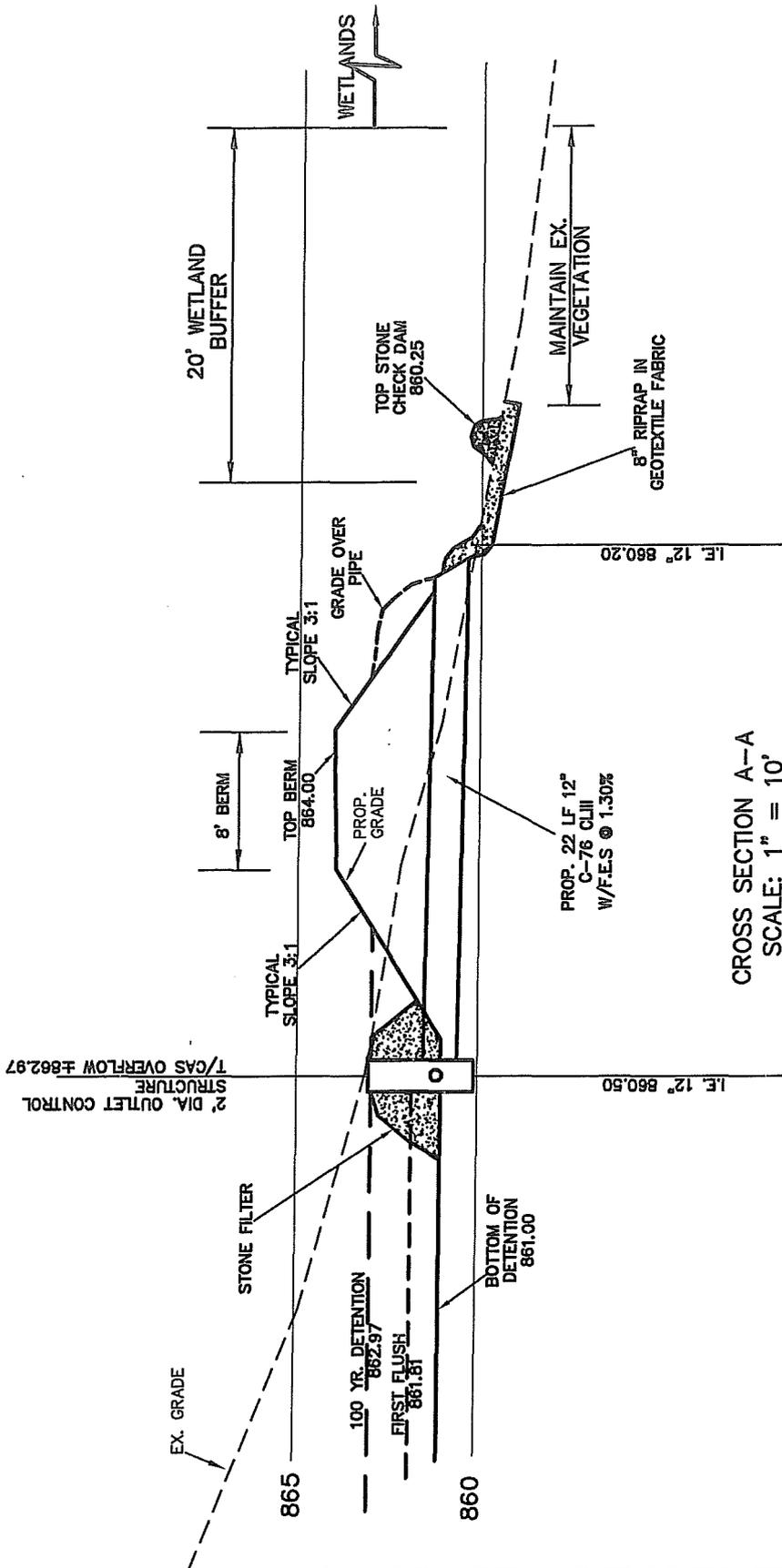
**KEBS, INC.**  
 KYES ENGINEERING BRYAN LAND SURVEYS  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047  
 Marshall Office  
 Ph. 269-781-9800

SCALE: 1"=200'  
 PROJECT MGR.  
 ALLEN PATRICK  
 APPROVED BY: A.J.P.  
 DRAWN BY: A.J.P.  
 DATE: 10-12-16

**Grand River/Powell Road Property**  
 OVERALL SITE PLAN  
 AUTHORIZED BY:  
 STOCKWELL DEVELOPMENT CO., LLC  
 JOB #:  
**89807**



SHEET 3 OF 6	REVISIONS	 <p><b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office Ph. 289-781-8800</p>	NO SCALE	Grand River/Powell Road Property	
			PROJECT MGR. ALLEN PATRICK		
			APPROVED BY: A.J.P.	AUTHORIZED BY:	JOB #
			DRAWN BY: A.J.P.	STOCKWELL DEVELOPMENT CO., LLC	89807
			DATE: 10-12-16		



CROSS SECTION A-A  
SCALE: 1" = 10'

SHEET 4 OF 6	REVISIONS

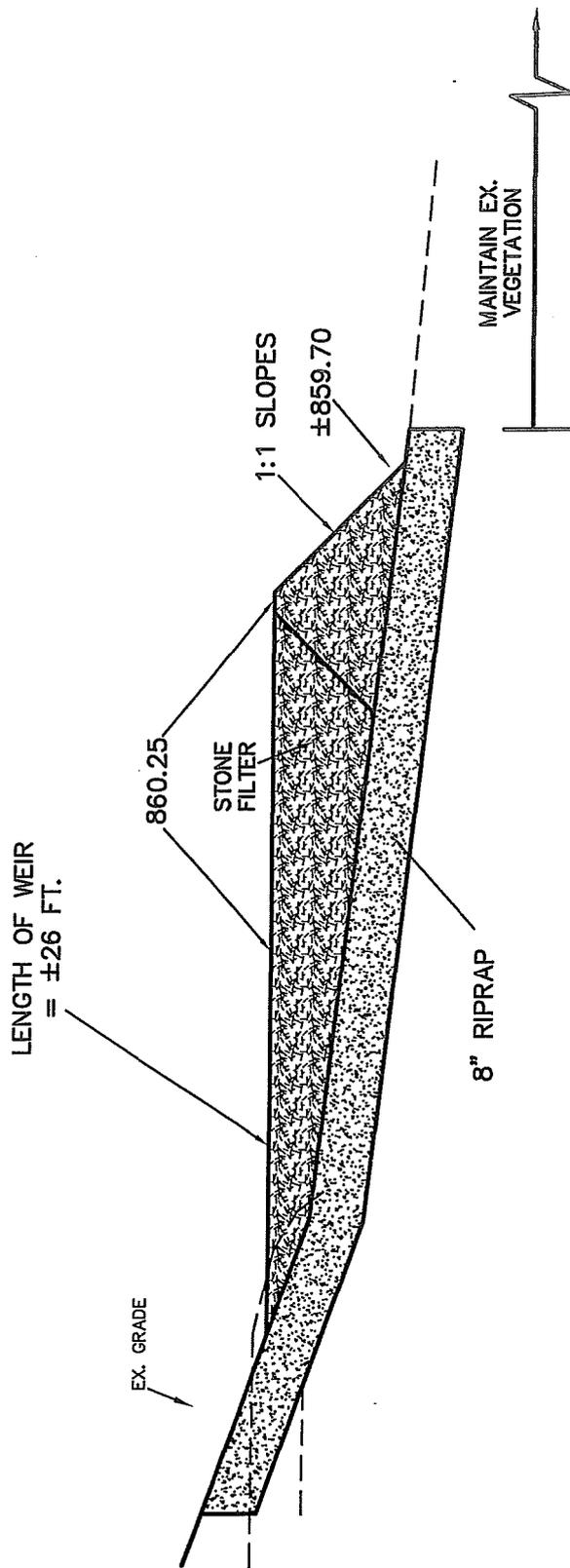


**KEBS, INC.**  
 KYES ENGINEERING BRYAN LAND SURVEYS  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047  
 Marshall Office  
 Ph. 269-781-8600

NO SCALE  
 PROJECT MGR.  
 ALLEN PATRICK  
 APPROVED BY: A.J.P.  
 DRAWN BY: A.J.P.  
 DATE: 10/12/16

Grand River/Powell Road Property

AUTHORIZED BY:  
 STOCKWELL DEVELOPMENT CO., LLC  
 JOB #  
**89807**



STONE CHECK DAM  
LEVEL SPREADER  
SCALE: 1" = 2'

SHEET 5 OF 6

REVISIONS



**KEBS, INC.**  
KYES ENGINEERING BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047  
Marshall Office  
Ph. 289-781-9800

NO SCALE

PROJECT MGR.  
ALLEN PATRICK

APPROVED BY: A.J.P.

DRAWN BY: A.J.P.

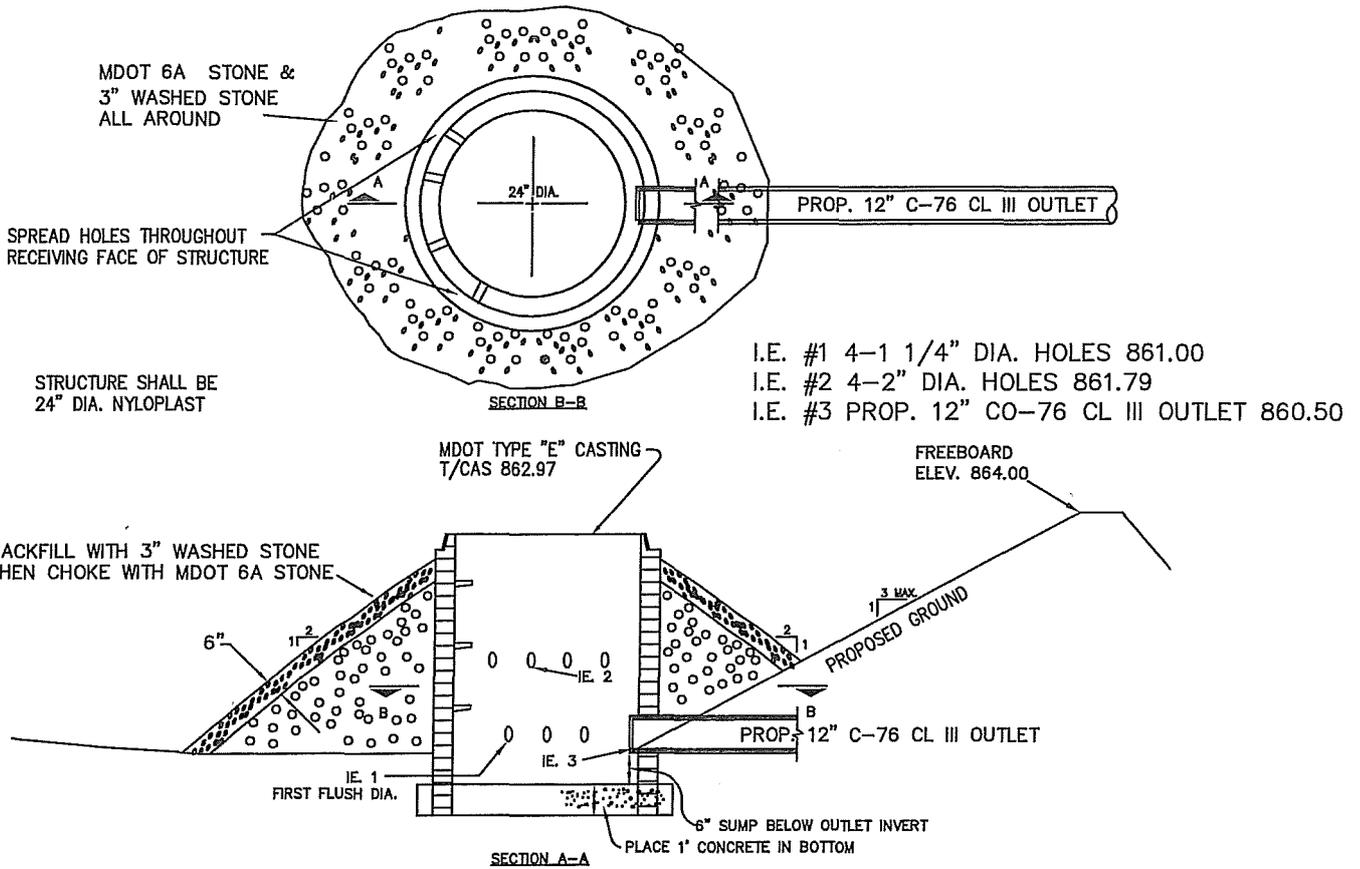
DATE: 10-12-16

Grand River/Powell Road Property

AUTHORIZED BY:  
STOCKWELL DEVELOPMENT CO., LLC

JOB #  
89807

**OUTLET STRUCTURE O.S.# 1 DETAIL**  
NO SCALE



SHEET 6 OF 6	REVISIONS

**KEBS, INC.**  
KYES ENGINEERING BRYAN LAND SURVEYS  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

Marshall Office  
Ph. 269-781-8800

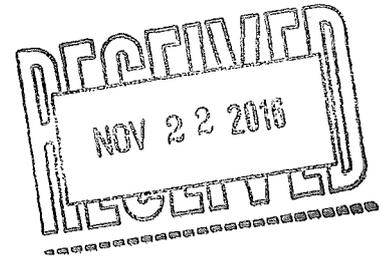
NO SCALE
PROJECT MGR. ALLEN PATRICK
APPROVED BY: A.J.P.
DRAWN BY: A.J.P.
DATE: 10-12-16

Grand River/Powell Road Property	
AUTHORIZED BY:	JOB #
STOCKWELL DEVELOPMENT CO., LLC	89807



November 22, 2016  
Project No. G160096W10

Mr. Mark Kieselbach  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864



Re: Wetland Use Permit (WUP) #16-06 Application Review  
Stockwell Development Company, LLC  
1560 Grand River Avenue, Okemos, Michigan

Dear Mr. Kieselbach:

Stockwell Development Company, LLC (Stockwell) proposes to construct a commercial building at 1560 Grand River Avenue, with an associated storm water detention basin and outfall. The basin will discharge to Meridian Township Wetland No. 22-16. FTCH verified wetland boundaries on the subject property (WDV #16-01) and summarized our findings in a letter to you entitled "Wetland Verification and Regulatory Review, 1510 and 1560 West Grand River, Okemos, MI", dated August 16, 2016.

At the request of the Charter Township of Meridian (Township), FTCH reviewed the WUP request, including a Joint Permit Application, dated October 24, 2016, prepared by Stockwell and Kebs, Inc. This report provides a brief description of the resources that would be impacted by the proposed work, evaluates WUP Application #16-06 according to review standards in the Township Wetland Protection Ordinance (Article IV of Chapter 22 of the Code of Ordinances of the Charter Township of Meridian), and makes recommendations to the Township regarding issuance or denial of the WUP application. This evaluation is limited to a review of wetland impacts and does not assess design of the storm water basin or other site design considerations.

### Overview of Proposed Wetland Impacts

The proposed activities are located in Section 22 of Town 4 North, Range 1 West, Ingham County, Michigan. Proposed impacts are located on:

- Parcel Number 33-02-02-22-426-006, owned by T S & P, LLC. This parcel is undeveloped and contains a 0.30-acre wetland at its northwest corner. This wetland extends onto adjacent property and is noted as Wetland B in the WUP application. It is part of Township Wetland No. 22-15, an 8.95-acre emergent, scrub-shrub and open water wetland complex. This wetland is regulated by the State and the Township because it is located within 500 feet of a pond and is contiguous to a stream.
- Parcel Number 33-02-02-22-426-007, owned by T S & P, LLC. This parcel is also undeveloped. The north half of the parcel contains a 1.24-acre wetland (Township Wetland No. 22-16). This wetland also extends upon adjacent property and is noted as Wetland A in the WUP application. The wetland discharges into Catch Basin No. 987, located just west of Powell Road, at the northeast edge of the wetland. The catch basin likely drains north to the Unruh County Drain. Wetland A is regulated by the State and the Township because it is located within 500 feet of the Unruh Drain.

Stockwell has submitted a WUP application to the Township proposing the following:

- Construct a 0.36-acre detention basin in upland between Wetlands A and B. The pond would be constructed outside the 20-foot buffer of Wetlands A and B.

- Construct an outlet structure within the basin which restricts flow to the pre-developed storm water discharge rate. Discharged storm water will flow to Wetland A.
- Install a 12-inch diameter outlet pipe to discharge storm water within the 20-foot wetland buffer. At the pipe outlet, water will filter through riprap and a stone check dam/level spreader. Although the end of the pipe will not be located within the 20-foot wetland buffer, a portion of the associated stone and riprap will be located within it, covering an area of approximately 300 square feet.

## Review of WUP Application

The review standards used to evaluate WUP applications are found in Section 22-157 of Article IV (Wetland Protection) of Chapter 22 of the Township's Code of Ordinances. WUPs are not to be issued unless the proposed activity is found to be in the public interest, the permit is necessary to realize the benefits from the activity, and the proposed activity is otherwise lawful in all respects. Section 22-157(2) lists eleven general criteria to be considered when evaluating whether or not a proposed activity is in the public interest. An evaluation of the proposed activity, according to each of the eleven criteria, is as follows:

Section 22-157(2)(a) *The relative extent of the public and private need for the proposed activity.*

- FTCH was not provided information regarding the type of proposed commercial development nor the relative extent of the public and private need for the proposed activity.

Section 22-157(2)(b) *The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.*

- One proposed alternative was to provide storm water pretreatment and then discharge directly to Wetland A. The Ingham County Drain Commissioner rejected this option and required bank full and 100-year storm water volume detention provided within a basin before discharging storm water to the wetland.
- A second alternative combined the wetland with the detention basin. This alternative was not feasible due to the existing and proposed site elevations.
- The proposed alternative provides needed storm water detention with no wetland fill or excavation. This alternative provides pretreatment of storm water through detention in the basin, and then filtration as it flows through the stone filter berm and the vegetation between the berm and Wetland A. The only impact within the vicinity of the wetland is placement of 3 cubic yards of riprap within the wetland buffer. This alternative appears to be the most feasible and prudent alternative.

Section 22-157(2)(c) *The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private uses to which the area is suited, including the benefits the wetlands provide.*

- The proposed development provides positive public benefits by providing commercial development on vacant land located along a commercial corridor.
- The existing wetlands provide the following functions and values: water storage, water quality improvement, wildlife habitat, and aesthetic value. The project will result in limited impact to these wetland functions and values.

Section 22-157(2)(d) *The probable impact of each proposal in relation to the cumulative effect created by other existing and anticipated activities in the watershed.*

- There are no identified cumulative impacts of the proposed project.

Section 22-157(2)(e) *The probable impact on recognized historic, cultural, scenic, ecological, or recreational values and on the public health or safety, or fish or wildlife.*

- FTCH has no direct information pertaining to historic, cultural, scenic, or recreational values or issues relating to impacts on public health or safety.
- The proposed project is likely to have a slight impact upon the ecological health of site wetlands. Although no wetland excavation or fill is proposed, development of upland areas (i.e. clearing of upland forest, grading and building construction) will impact overall wildlife habitat at the site, resulting in diminished wildlife usage in the wetlands.
- No impact on the fish communities is anticipated, since it is unlikely such communities are present within site wetlands.

Section 22-157(2)(f) *Economic value, both public and private, of the proposed land change to the general township area.*

- The question of economic value associated with the proposed activity is beyond the scope of the issues FTCH was retained to address. Accordingly, FTCH offers no opinion, recommendations, or advice with respect to this criterion.

Section 22-157(2)(g) *The size and quality of the wetland being considered.*

- The site contains a 1.24-acre, emergent/scrub-shrub wetland (Wetland A) and a 0.30-acre, emergent wetland (Wetland B). The only proposed impacts to site wetlands is discharge of pretreated storm water to Wetland A at a predevelopment discharge rate and fragmentation of wildlife habitat due to site development in adjacent upland.

Section 22-157(2)(h) *The findings of necessity for the proposed activity which have been made by other agencies.*

- FTCH is not aware of any findings of necessity for the proposed activity which have been made by other agencies.

Section 22-157(2)(i) *Amount of wetland remaining in the general area and proximity to a waterway.*

- Wetland A is part of a large forested, emergent and scrub-shrub wetland complex associated with the Unruh and Foster Drains. This complex contains, in part, Township Wetlands No. 23-2A (41.78 acres), 23-2B (4.36 acres), 23-2C (19.97 acres), and 23-21 (11.71 acres).
- Wetland B is part of Township Wetland No. 22-15, an 8.95-acre emergent, scrub-shrub and open water wetland complex.

Section 22-157(2)(j) *Proximity to any waterbody.*

- Wetland A is located approximately 460 feet southwest of the point where the Unruh Drain becomes an open stream.
- A drainageway connects Wetland B to a 2-acre pond located approximately 130 feet to the northwest.

Section 22-157(2)(k) *Extent to which upland soil erosion adjacent to the protected wetland is controlled.*



Mr. Mark Kieselbach  
Page 4  
November 22, 2016

- The WUP application indicated that before construction begins, soil erosion and sedimentation control (SESC) measures will be implemented onsite. Protective measures will include installation of silt fence around proposed work areas, especially around the wetland buffer perimeter. Earthwork to construct the detention basin and to establish desired grades will follow installation of silt fences. Construction of the building and parking area and installation of utilities will not begin until earthwork is completed and the site is stabilized. The storm water outlet to the wetland will be constructed after the site is stabilized and functional.

## Recommendations

Based upon our review of the submitted materials, it is our opinion that the proposed project meets the Township's requirements for permit issuance. FTCH recommends the WUP permit be issued with the following condition:

- Implement appropriate SESC measures during construction to ensure there are no impacts to wetlands outside of project activities as a result of soil erosion.

We appreciate the opportunity to assist in the review of this file. If you have any questions or require additional information, please contact me at 616.464.3738 or ehtripp@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, reading 'Elise Hansen Tripp'. The signature is written in a cursive, flowing style.

Elise Hansen Tripp, PWS

pmb

By email

cc: Mr. Peter Menser – Meridian Township

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM



Peter Menser  
Senior Planner

DATE: January 5, 2017

RE: Special Use Permit #16091 (Stockwell Dev. Co., LLC), construct an approximately 12,000 square foot multiple unit shopping center with two (2) drive-through windows at 1560 Grand River Avenue.

The Planning Commission held the public hearing on the special use permit request at its September 26, 2016 meeting. Further discussion on the request had been delayed due to the project requiring a wetland use permit to direct drainage from the proposed detention pond to a regulated wetland.

Since the last meeting the applicant has provided an updated traffic impact study. The traffic study is based on a 2,000 square foot *Fast Food Restaurant with Drive Thru*, which is Land Use Code 934 in the Institute of Transportation Engineers (ITE) Trip Generation Manual. The study also provides trip generation estimates based on a *Specialty Retail Center* (Land Use Code 826) for the remaining 10,120 square foot area within the proposed building.

According to the traffic study, approximately 1,463 total weekday vehicle trips will be generated by the proposed development. The applicant does not offer traffic generation information for the second drive-through window, but instead identifies it as a "specialty retail center." The specialty retail center land use category from the Trip Generation Manual does not address or include drive-through windows; therefore traffic generation could potentially be greater than represented by the applicant. The Planning Commission should consider that any tenant could use the second drive-through window, including a high-traffic tenant, and that traffic from the drive-through window could mirror that generated by the drive-through window designated as a "fast food restaurant with drive thru."

A revised site plan was submitted for the proposed project that includes the following changes:

- A future access drive was added at the northeast corner of the parking lot.
- A future access drive is shown on the south side of the property parallel to Grand River Avenue that extends east to Powell Road.
- Twelve parking spaces and a landscape island were removed on the north part of the site.
- Fifteen parking spaces were added along the east side of the parking lot.

**Special Use Permit #16091 (Stockwell Dev. Co., LLC)**  
**Planning Commission (1/9/17)**  
**Page 2**

- The total number of parking spaces was increased from 107 to 110.
- The total impervious area for the site increased from 42.79% to 43.87%.
- The drive aisle width was reduced from 24' to 20' adjacent to the drive-through lane on the north side of the building.
- The total number of bike racks was reduced from 16 to 12.
- A right-turn deceleration/taper lane was added on the north side of Grand River Avenue for traffic entering the site from the east.

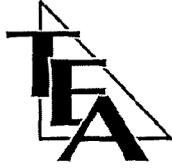
The site plan shows a total of 110 parking spaces and the Ordinance allows a maximum of 67 for commercial centers. A variance will be required for the additional 43 parking spaces.

**Planning Commission Options**

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

**Attachments**

1. Revised traffic study dated October 27, 2016
2. Revised site plan dated November 1, 2016



# **TRAFFIC IMPACT STUDY**

**For The Proposed**

**Grand River/Powell Road Development**

**Meridian Charter Township  
Ingham County, MI**

**October 27, 2016**

**Prepared by:**

**Traffic Engineering  
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881

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

## Table of Contents

Executive Summary		
Introduction		1
	Project Description	2
	Scope of Work	2
	Aerial Photo	3
Existing Conditions		4
	Roadways and Intersections	5
	Land Use	6
	Existing Traffic Volumes	6
	Level of Service Analysis for Existing Traffic	8
Background Conditions		10
	Background Traffic Growth Volumes	11
	Background Development Traffic Volumes	11
	Level of Service Analysis for Background Traffic	13
Future Conditions		15
	Site Traffic Generation	16
	Future Site Traffic Distribution	18
	Level of Service Analysis for Future Traffic	23
Significant Findings		25
	Intersection Improvement Considerations	26
	Non-Motorized Transportation	27
	Sight Distance	27
	Conclusions	28
Supplemental Information		29
	Site Plan	
	Vehicle Volume Counts	
	MDOT Traffic and Safety Note 604A	
	LOS Computations	



## **List of Tables**

Table	Title	Page
1	Level of Service (LOS) Summary – Existing Traffic	9
2	Level of Service (LOS) Summary – Background Traffic	14
3	Vehicle Trip Generation Comparison Summary – Proposed Grand River/Powell Road Development	17
4	Level of Service (LOS) Summary – Future Traffic	24

## **List of Figures**

Figure	Title	Page
1	Existing Traffic – Peak Hours	7
2	Background Traffic – Peak Hours	12
3A	Primary Site Traffic – Peak Hours	19
3B	Pass-By Site Traffic – Peak Hours	20
3C	Total Site Traffic – Peak Hours	21
4	Future Traffic – Peak Hours	22



## EXECUTIVE SUMMARY

Traffic Engineering Associates, Inc. (TEA) conducted a traffic impact study to determine the impact from the new traffic generated by the Grand River/Powell Road development in Meridian Charter Township, Ingham County, Michigan. The proposed development will contain a 2,000 square foot sandwich shop with limited indoor seating and a drive-thru lane. The remaining 10,120 square feet will be specialty retail with a second drive-thru. The proposed site will have one (1) new driveway with full access on Grand River Avenue (M-43).

TEA, Inc. conducted vehicle counts during the midweek, of a non-holiday week in the month of August, 2016, at Grand River Avenue (M-43) and Powell Road. The weekday AM and PM peak hours of existing traffic on the adjoining road system are 7:30 – 8:30 AM and 4:45 – 5:45 PM, respectively. For existing traffic conditions, all existing geometrics and traffic control were used. All existing turning movements at the studied intersection operate at good level of service (LOS C or better) during the AM and PM peak hours.

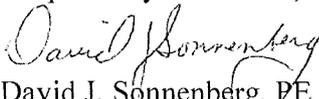
Background traffic represents future volumes without the traffic generated by the proposed Grand River/Powell Road development. The target year for completion is the fall of 2017. The Township has a five percent (5.0%) growth rate and this was used for the background growth period to project traffic to the build out date of the fall of 2017. For background traffic conditions, all geometrics and traffic control from existing conditions were utilized. All background turning movements at the studied intersection are expected to operate at a good level of service (LOS C or better) during the AM and PM peak hours.

The trip generation rates for the Grand River/Powell Road development were derived from the ITE TRIP GENERATION MANUAL (9th edition). It is projected that the Grand River/Powell Road development will generate 91 vehicle trips in the AM peak hour, of which 45 are pass-by trips; 111 vehicle trips in the PM peak hour, of which 32 are pass-by trips and 1,463 weekday vehicle trips.

For future traffic conditions, all existing geometrics and traffic control were used. The new site driveway was modeled as a two (2) lane driveway, with one (1) right-left exiting lane and one (1) entering lane. All future turning movements at the studied intersections are anticipated to operate at a good level of service (LOS C or better) during the AM and PM peak hours.

The proposed site driveway should be relocated as far east as possible to provide for an increase in separation between the intersection of Northview Drive and the site driveway. In accordance with MDOT's Traffic and Safety Note 604A, a right turn taper may be recommended for westbound Grand River Avenue (M-43) at the site driveway.

Respectfully Submitted,

  
David J. Sonnenberg, PE



## INTRODUCTION



## PROJECT DESCRIPTION

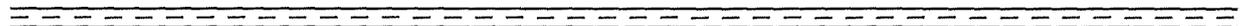
The purpose of this study is to determine the impact from the new traffic generated by the Grand River/Powell Road development in Meridian Charter Township, Ingham County, Michigan. The proposed development will contain a 2,000 square foot sandwich shop with limited indoor seating and a drive-thru lane. The remaining 10,120 square feet will be specialty retail with a second drive-thru. The proposed site will have one (1) new driveway with full access on Grand River Avenue (M-43).

The study will focus on the impacts to the surrounding roadway system due to the proposed development. The project has an anticipated completion and occupancy of one (1) year (fall of 2017).

## SCOPE OF WORK

The scope of work contained in this report is as follows:

- Analysis of existing traffic conditions on the adjoining street system.
- Analysis of background traffic conditions for the future year (fall of 2017) volumes without the proposed Grand River/Powell Road development.
- Projection of future traffic volumes to be generated by the proposed Grand River/Powell Road development.
- Evaluation of the impact of future traffic with the proposed Grand River/Powell Road development.
- Determination of what roadway and traffic control improvements, if any, will be needed to accommodate future (fall of 2017) traffic volumes.





Aerial Photo



**EXISTING CONDITIONS**



## ROADWAYS AND INTERSECTIONS

### Roadways

Grand River Avenue (M-43) is a five lane roadway with a two-way center left turn lane in the project area. Grand River Avenue (M-43) has concrete curb and gutter with sidewalks on the south side of the roadway with the sidewalk ending at the west property line of the proposed development on the north side. There are no marked bicycle lanes. The posted speed limit is 50 MPH. Grand River Avenue (M-43) is under the jurisdiction of the Michigan Department of Transportation.

Powell Road is a two-lane gravel roadway no sidewalks. There is no posted speed limit; therefore, the prima facie speed is 55 MPH. Powell Road is signed for NO TRUCKS and is under the jurisdiction of the Ingham County Department of Roads.

### Intersections

The intersection of Grand River Avenue (M-43) and Powell Road forms a "T" intersection and is controlled by a stop sign on Powell Road. The north approach on Powell Road is two (2) lanes, with one (1) left-right lane and one (1) outbound lane. The east and west approaches on Grand River Avenue (M-43) are five (5) lanes; one (1) thru-right turn lane, one (1) thru lane, one (1) center left turn lane and two (2) outbound lanes.

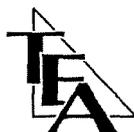


## LAND USE

The proposed Grand River/Powell Road development will be located on the north side of Grand River Avenue (M-43) just west of Powell Road. The proposed project site has an abandoned house, otherwise the property is vacant. The land use to the north along Powell Road is rural residential, on the south side of Grand River (M-43) is a mixture of residential rental buildings and businesses, and to the east and west on the north side of Grand River (M-43) are businesses.

## EXISTING TRAFFIC VOLUMES

TEA, Inc. conducted vehicle counts during the midweek, of a non-holiday week in the month of August, 2016, at the intersection of Grand River Avenue (M-43) and Powell Road. The weekday AM and PM peak hours of existing traffic on the adjoining road system are 7:30 – 8:30 AM and 4:45 – 5:45 PM, respectively. The existing peak hour volumes are illustrated in **Figure 1**.





## LEVEL OF SERVICE ANALYSIS FOR EXISTING TRAFFIC

The critical intersections defined for this study were analyzed according to the methodologies published in the most recent edition of the *Highway Capacity Manual*. The analysis determines the “Level of Service” of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. The level of service (LOS) is defined by average vehicle delay in seconds created by a traffic control device for a given traffic movement or intersection approach.

Level of Service	Delay per Vehicle (seconds)	
	Non-Signalized	Signalized
A	< 10	<10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

Levels of Service are expressed in a range from “A” to “F,” with “A” being the highest LOS and “F” representing the lowest LOS. Level of service “D” is considered the minimum acceptable LOS in an urban area. The above table shows the thresholds for Levels of Service “A” through “F” for non-signalized and signalized intersections, respectively.

All Level of Service computations contained in this report were based upon the Synchro software package which is approved by the Michigan Department of Transportation (MDOT). Delay per vehicle includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. For existing traffic conditions, all existing geometrics and traffic control devices were used.

All existing turning movements at the studied intersection operate at good level of service (LOS C or better) during the AM and PM peak hours. The Level of Service analysis for existing traffic at the subject intersections during the AM and PM peak hours is summarized in **Table 1**.



**Table 1**  
**Level of Service (LOS) Summary**  
**Existing Traffic**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Grand River Avenue (M-43) and Powell Road	EB Left	11.1	B	9.2	A
	EB Thru	Free	-	Free	-
	WB Thru-Right	Free	-	Free	-
	SB Left-Right	20.4	C	10.5	B

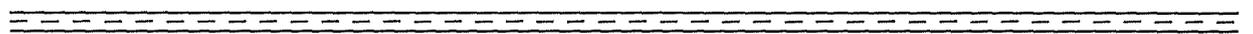
Note:

Delay = Average vehicle delay in seconds

LOS = Level of Service



## BACKGROUND CONDITIONS



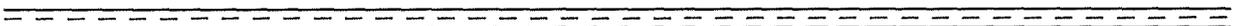
## BACKGROUND TRAFFIC GROWTH VOLUMES

Background traffic represents future volumes without the traffic generated by the proposed Grand River/Powell Road development. The target year for completion is the fall of 2017.

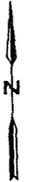
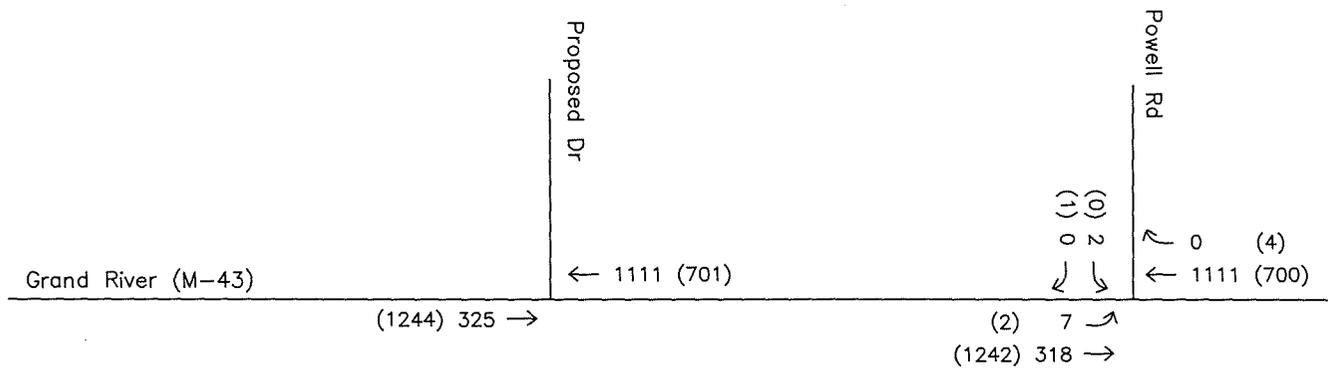
According to the US Census Bureau, the population growth for Ingham County from 2010 to 2014 was one point three percent (1.3%). The US Census Bureau also shows that the population growth from 2010 to 2014 for Meridian Charter Township was five point zero percent (5.0%). The five point zero percent (5.0%) growth rate was used for the background growth period to project traffic to the build out date of the fall of 2017. Background traffic growth volumes during the AM and PM peak hours are shown in **Figure 2**.

## BACKGROUND DEVELOPMENT TRAFFIC VOLUMES

There were no new developments with completed traffic impact studies identified by Meridian Charter Township that would have an impact on background development traffic. The only recent activity in the area was a rezoning request for 25 acres of lane on Powell Road north of Grand River Avenue (M-43). The rezoning study conducted did not take traffic counts or distribute traffic, and there is no known timetable of when the residential homes will be built and occupied. Therefore, background development traffic volumes were not included in this study.



Proposed  
Grand River/  
Powell Rd  
Development



TRAFFIC ENGINEERING  
ASSOCIATES, INC.  
PO Box 100  
Saranac, MI 48881  
PHONE: (517) 627-6028

LEGEND  
XXX AM Pk Hr (7:30-8:30 AM) Volumes  
(XXX) PM Pk Hr (4:45-5:45 PM) Volumes

FIGURE 2: Background Traffic - Peak Hours

DATE: October, 2016

SCALE: NTS

PAGE: 12

## LEVEL OF SERVICE ANALYSIS FOR BACKGROUND TRAFFIC

For background traffic conditions, all geometrics and traffic control from existing conditions were utilized. All background turning movements at the studied intersection are expected to operate at a good level of service (LOS C or better) during the AM and PM peak hours. The level of service analysis for background traffic at the subject intersection during the AM and PM peak hours is summarized in **Table 2**.



**Table 2**  
**Level of Service (LOS) Summary**  
**Background Traffic**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Grand River Avenue (M-43) and Powell Road	EB Left	12.0	B	9.3	A
	EB Thru	Free	-	Free	-
	WB Thru-Right	Free	-	Free	-
	SB Left-Right	21.6	C	10.6	B

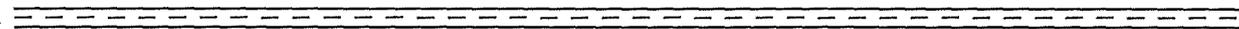
Note:

Delay = Average vehicle delay in seconds

LOS = Level of Service



## FUTURE CONDITIONS



## SITE TRAFFIC GENERATION

The trip generation rates for the Grand River/Powell Road development were derived from the ITE TRIP GENERATION MANUAL (9th edition). The ITE trip generation rates for Fast-Food Restaurant with Drive-Through Window (Land Use Code 934) were selected as representing the proposed 2,000 square foot sandwich shop. The ITE description of Fast-Food Restaurant with Drive-Through Window is as follows:

*This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large drive-through clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours per day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Non-drive-through patrons generally order at a cash register and pay before they eat.*

The ITE trip generation rates for Specialty Retail Center (Land Use Code 826) were selected as representing the proposed remainder of the building of 10,120 square feet. The ITE description of Specialty Retail Center is as follows:

*Special retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services, such as real estate offices, dance studios, florists and small restaurants.*

The ITE trip generation rates for Specialty Retail Center (Land Use Code 826) does not provide trip generation rates for the AM peak hour as the uses under this land use code are not open during the AM peak hours.

### Primary Trips

Primary trips are made for the specific purpose of visiting the generator (Grand River/Powell Road development). Primary trips do add new traffic to the adjoining road system.

### Pass-By Trips

Significant shares of trips generated by commercial enterprises are classified as “pass-by” trips. Pass-by trips are already present in the existing traffic stream and represent trips which have other ultimate destinations which are interrupted to visit the commercial site. Pass-by trips are already “passing by” the site and therefore do not add new traffic to the adjoining street system. Pass-by trips are attracted from traffic passing the site on adjacent streets (Grand River Avenue (M-43)) that offer direct access to the generator (Grand River/Powell Road development).

According to the ITE Trip Generation Handbook, the average pass-by trip percentage for the proposed fast food restaurant development is forty nine percent (49%) during the AM peak hours and fifty percent (50%) during the PM peak hour. There are no pass-by trips listed in the Trip Generation manual for specialty retail.



It is projected that the Grand River/Powell Road development will generate 91 vehicle trips in the AM peak hour, of which 45 are pass-by trips; 111 vehicle trips in the PM peak hour, of which 32 are pass-by trips and 1,463 weekday vehicle trips. The projected traffic to be generated by the proposed development is summarized in **Table 3**.

**Table 3**  
**Vehicle Trip Generation Summary**  
**Proposed Grand River/Powell Road Development**

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	Total
Fast-Food Restaurant with Drive-Through Window, Land Use Code 934	2,000 SF	46	45	91	34	31	65	992
Specialty Retail, Land Use Code 826	10,120 SF	N/A	N/A	N/A	20	26	46	471
<b>Total Trips</b>		<b>46</b>	<b>45</b>	<b>91</b>	<b>54</b>	<b>57</b>	<b>111</b>	<b>1,463</b>
Fast-Food Restaurant with Drive-Through Window, Land Use Code 934	2,000 SF	23	22	45	17	15	32	0
<b>Total Pass-By Trips</b>		<b>23</b>	<b>22</b>	<b>45</b>	<b>17</b>	<b>15</b>	<b>32</b>	<b>0</b>
<b>Total Primary Trips</b>		<b>23</b>	<b>23</b>	<b>46</b>	<b>37</b>	<b>42</b>	<b>79</b>	<b>0</b>



## FUTURE SITE TRAFFIC DISTRIBUTION

Traffic distribution for primary trips was based on existing traffic patterns at the intersection of Grand River Avenue (M-43) and Powell Road. There was a clear commuter pattern of traffic heading west in the morning on Grand River Avenue (M-43), and returning to the east during the evening peak hour. The proposed new site **primary** traffic was distributed based on the following percentages.

Direction of Approach and Departure	AM Peak Hour Distribution	PM Peak Hour Distribution
To/From the WEST on Grand River Avenue (M-43)	22%	64%
To/From the EAST on Grand River Avenue (M-43)	77%	35%
To/From the NORTH on Powell Road	1%	1%

Traffic distribution for pass-by trips was based on existing commuter patterns on Grand River Avenue (M-43). The proposed new site **pass-by** traffic was distributed based on the following percentages.

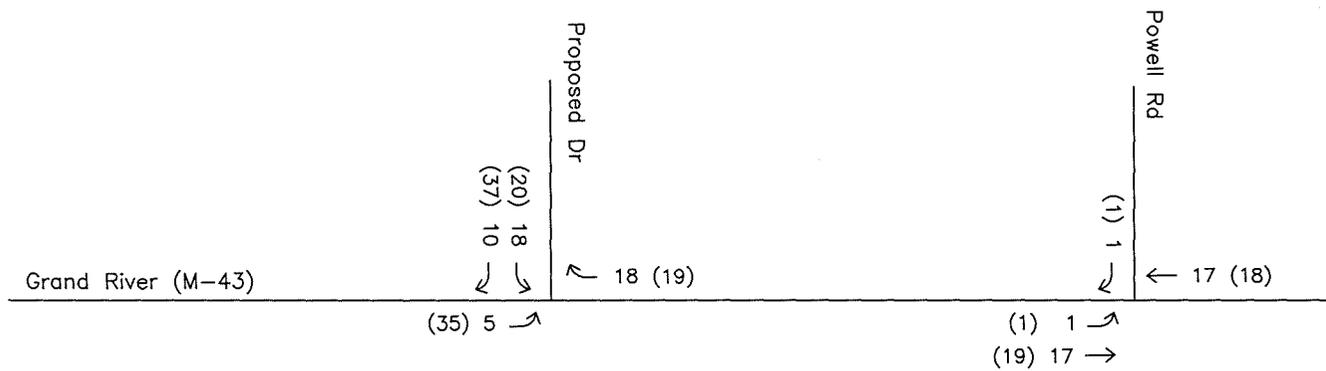
Direction of Approach and Departure	AM Peak Hour Distribution	PM Peak Hour Distribution
To/From the WEST on Grand River Avenue (M-43)	22%	64%
To/From the EAST on Grand River Avenue (M-43)	78%	36%

Traffic was then further distributed at the proposed driveway. The distribution of the total site generated traffic volumes for the future AM and PM peak hours for the Grand River/Powell Road development are illustrated in **Figure 3C**.

Adding the total site traffic (Figure 3C) to the background traffic (Figure 2) generates the total traffic volumes for the future weekday AM and PM peak hours, which are illustrated in **Figure 4**.



Proposed  
Grand River/  
Powell Rd  
Development



TRAFFIC ENGINEERING  
ASSOCIATES, INC.  
PO Box 100  
Saranac, MI 48881  
PHONE: (517) 627-6028

LEGEND

XXX AM Pk Hr Traffic Volumes  
(XXX) PM Pk Hr Traffic Volumes

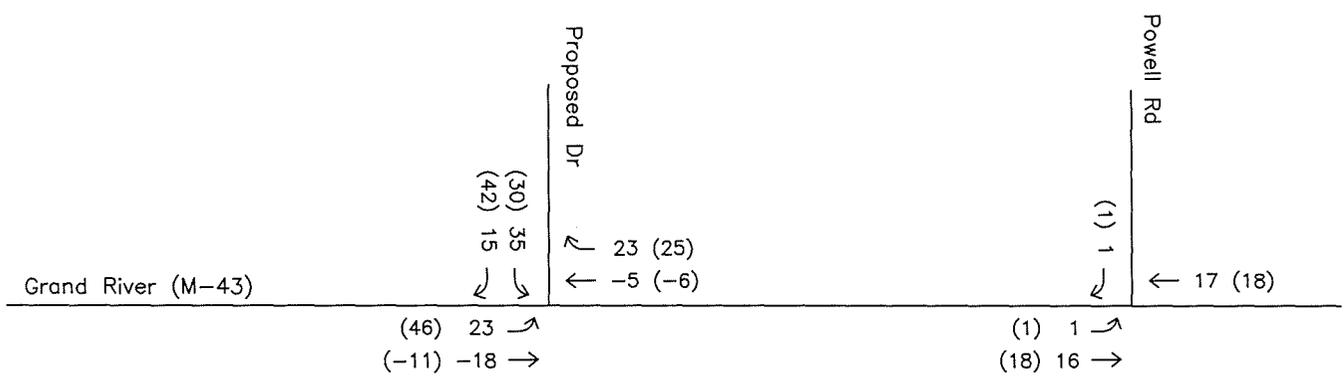
FIGURE 3A: Primary Site Traffic – Peak Hours

DATE: October, 2016

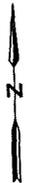
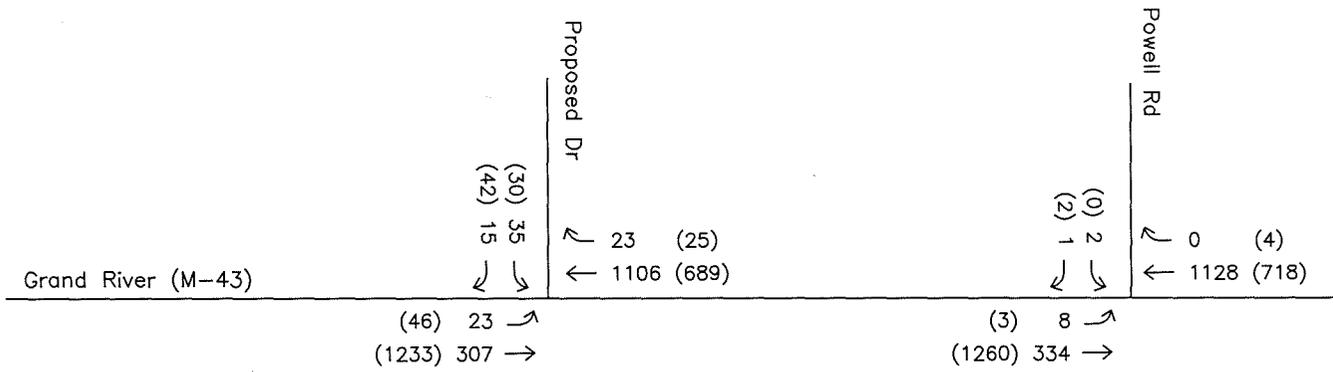
SCALE: NTS

PAGE: 19

Proposed  
Grand River/  
Powell Rd  
Development



Proposed  
Grand River/  
Powell Rd  
Development



## LEVEL OF SERVICE ANALYSIS FOR FUTURE TRAFFIC

For future traffic conditions, all existing geometrics and traffic control were used. The new site driveway was modeled as a two (2) lane driveway, one (1) right-left exiting lane and one (1) entering lane. All future turning movements at the studied intersections are anticipated to operate at a good level of service (LOS C or better) during the AM and PM peak hours. The level of service analysis for future AM and PM peak hour traffic is summarized in **Table 4**.



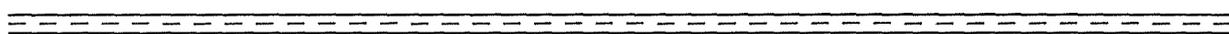
**Table 4  
Level of Service (LOS) Summary  
Future Traffic**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Grand River Avenue (M-43) and Powell Road	EB Left	12.2	B	9.6	A
	EB Thru	Free	-	Free	-
	WB Thru-Right	Free	-	Free	-
	SB Left-Right	19.3	C	11.1	B
Grand River Avenue (M-43) and Site Driveway	EB Left	12.1	B	9.6	A
	EB Thru	Free	-	Free	-
	WB Thru-Right	Free	-	Free	-
	SB Left-Right	23.0	C	15.4	C

Note:  
 Delay = Average vehicle delay in seconds  
 LOS = Level of Service



## SIGNIFICANT FINDINGS



## INTERSECTION IMPROVEMENT CONSIDERATIONS

### Grand River Avenue (M-43) and Powell Road

This intersection is a stop controlled intersection where southbound Powell Road stops for eastbound and westbound Grand River Avenue (M-43). The level of service for the AM and PM peak hours is anticipated to be a LOS C or better under future conditions. There are no recommended changes for this intersection.

### Grand River Avenue (M-43) and Site Driveway

The site driveway is designed as a two-lane driveway with one (1) entering lane and one (1) exiting lane. Under future conditions, this driveway traffic is expected to operate at a LOS C with 23.0 seconds during the AM peak hour and 15.4 seconds of vehicle delay during the PM peak hour. There are no recommendations for changes for this driveway.

An analysis was conducted using the MDOT Traffic and Safety Note 604A, Traffic Volume Guidelines for Right-Turn Lanes and Tapers to determine if a right turn lane or a right turn lane taper would be recommended during the PM peak hour. Plotting the AM and PM peak hour right turns versus the approach volumes on Grand River Avenue (M-43), the results show that a right turn taper may be recommended by MDOT.

The location of the proposed site driveway as shown on the current site drawing will be located approximately 186 feet east of the Northview Drive intersection. MDOT guidelines recommend a minimum of 750 feet separation from intersections on opposite sides of the roadway. As this is not practical given the frontage of this development on Grand River Avenue (M-43), the location of the site driveway on the east property line is at the maximum separation distance. It should be noted that this driveway will also serve as a shared driveway to the property immediately to the east of the proposed Grand River/Powell Road development.

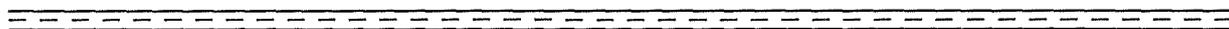


**NON-MOTORIZED TRANSPORTATION**

There are no non-motorized facilities on Grand River Avenue (M-43).

**SIGHT DISTANCE**

There are no expected sight distance issues for the proposed site driveway.



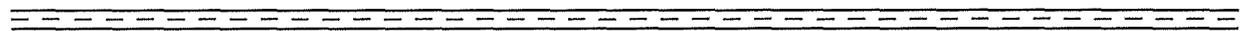
## CONCLUSIONS

The findings of this report are as follows:

- The proposed site driveway should be relocated as far east as possible to provide for an increase in separation between the intersection of Northview Drive and the site driveway.
- In accordance with MDOT's Traffic and Safety Note 604A, a right turn taper may be recommended for westbound Grand River Avenue (M-43) at the site driveway.

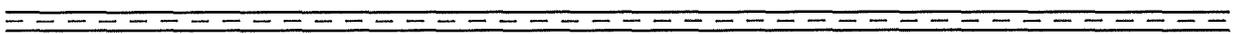


**SUPPLEMENTAL INFORMATION**



## Supplemental Information

Site Plan  
Vehicle Volume Counts  
MDOT Traffic and Safety Note 604A  
LOS Computations



# MEMORANDUM

TO: Planning Commission

FROM:   
Peter Menser  
Senior Planner

DATE: January 5, 2017

RE: Mixed Use Planned Unit Development (MUPUD) #16024 (Capstone Collegiate Communities, LLC), request to construct Hannah Farms East at Hannah Boulevard/Eyde Parkway

The public hearing for MUPUD #16024 was held at the December 19, 2016 Planning Commission meeting. At the meeting the Planning Commission shared with the applicant a variety of concerns related to density, traffic, greenspace, amenities, and other issues.

The applicant has provided revised site plans and a letter dated January 4, 2017 detailing the changes from the last set of submitted plans. The primary changes observed by staff not included in the letter from the applicant are as follows:

- Reduction in the total number of units in the project from 296 to 290
  - Six townhouses were removed from the southern project area, which led to a reduction in the number of beds in the townhouses from 168 to 144
- Reduction in the total number of bedrooms in the project from 645 to 621
- The elimination of units reduces the overall parking requirement from 592 to 580
- Reduction in the overall parking provided from 609 to 589

While the letter from the applicant indicates a reduction in the number of four bedroom units and an increase in the number of one and two bedroom units on the north portion of the project area the submitted site plan does not include this change.

At the public hearing a member of the Planning Commission requested data on police calls at the three housing projects in the overall Hannah Farms development, which includes Lodges I, Lodges II, and Hannah Lofts. The Meridian Police Department was able to provide this information; however it must be considered that the data represents the total number of police calls made, without insight into the validity of the call or whether or not the call revealed a crime or led to an arrest/citation. The total number of police calls for each development for the years 2014, 2015, and 2016 are depicted in the following table.

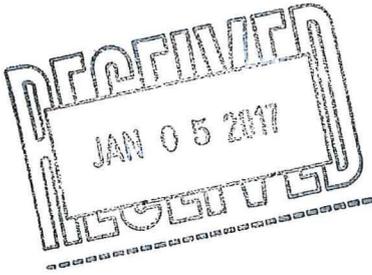
<i>Project</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>
Lodges I	139	111	129
Lodges II	48	41	33
Hannah Lofts	88	190	193

**Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. A resolution will be provided at a future meeting.

**Attachments**

1. Letter from applicant dated January 4, 2017
2. Revised site plan dated January 4, 2017
3. Revised building elevations and floor plans dated January 6, 2017



January 4, 2017

We look forward to continuing the discussion on January 9<sup>th</sup> regarding the proposed Hannah Farms site. Below is a summary of the changes as well as a discussion of the various concerns expressed by the Commission and the public at the last meeting.

**Site Plan Changes:**

- a. Southern neighborhood buffer: In response to the neighbor to the south, we have increased substantially the buffer on the south side of the property to 60 feet. We will landscape this area to further buffer the property and provide a fence.
- b. Eliminate the second drive on the south side property: In response to the Road Department's comments as well as the concerns of the Commission that there was insufficient greenspace, we have eliminated the second drive into the south site.

**Impervious coverage:** At the last meeting the Commission expressed some concern that the density and impervious coverage of the north side of the site exceeded the underlying zoning requirements. As a result of the changes to the site plan requested by the neighbors, the Road department and the Planning Commission, we reduced the overall impervious coverage by 15,230 sqft (.35 acres). Exhibit A is a chart showing the current impervious coverage of both the north and south sides of Eyde Parkway. As the chart indicates, the north side of Eyde Parkway exceeds the underlying impervious maximum coverage by 11,479 sqft (.26 acres). The south side of Eyde Parkway, however, is significantly below the maximum impervious coverage by 49,591 sqft (1.14 acres). We are therefore providing across the entire north and south sites 38,112 sqft (.87 acres) of greenspace than is required by code. The reason for consolidating the greenspace on the south side of Eyde Parkway and increasing the impervious coverage on the north is to reduce the overall density on the south side because it is closer to the neighborhoods to the south and east.

**Density:** As stated above, we wanted to shift the density to the north side of Eyde Parkway and away from the south side because the south side is closer to the neighborhoods to south and east. Therefore, we used Hannah Lofts as the model for the north side density and Lodges as the model for the south side density. As indicated in Exhibit B, north side units per acre exceeds Hannah's units per acre, but this is primarily because we used a market rate mix of predominately one and two bedroom units on the north side. Taking into account the Township's concerns about the ability to repurpose the units if the student market became saturated, we reduced the number of four bedroom units on the north side and increased the number of one and two bedroom units. Hannah's bedroom to unit ratio is 2.44 whereas the proposed north side development is only 1.75. The 1.75 ratio is more in line with a market rate development. Hannah and the north site however share almost exactly the same bedrooms per acre density. On the south side however the density is substantially less than Lodges both on a units per acre basis (17 units per acre for Lodges and 9 units per acre for south site) and bedrooms per acre (50 bedrooms per acre for Lodges and 35 bedrooms per acre for the south site.) Combining the

north and south sites the density (59 bedrooms per acre) is almost exactly the density of the overall existing development in Hannah Farms.

**Greenspace:** There were two concerns expressed at the planning commission with regards to greenspace. First, the proposed plan lacks sufficient public greenspace defined as greenspace adjacent to a public right of way that is inviting for the general public, and second that there was insufficient greenspace for the residents. Exhibit C shows a comparison of the public and private greenspace of each of the sites developed to date at Hannah farms including our most recent proposal. We have also included in the exhibit a summary which indicates that our current proposal provides 62,769 sqft (1.44 acres) of public greenspace. Not only does this amount well exceed the amount provided on either Lodges or Hannah, but the additional public greenspace almost doubles the amount of public greenspace in all of Hannah Farms.

With regard to private usable greenspace for the residents, both Hannah Lofts and Lodges provided approximately 80 sqft of useable greenspace per resident. By comparison our current design provides 221 sqft of useable greenspace per resident.

**Market Demand:** Many on the Commission expressed concern as to whether there was adequate market demand for additional housing. As explained in the presentation, almost all the units are designed to appeal to a wide variety of users, not just students. Those few four bedroom flat units that are designed to be more affordable for students could easily be converted to three bedroom units should the student market soften. We have also attached an executive summary as Exhibit D from The Danter Company, an outside third party consultant retained by Capstone, which describes the current vacancy rates, potential new housing and rent growth in the market. Based on our own internal market analysis as well as the Danter study, we are comfortable that there is adequate market demand for the new development.

**Amenities:** The Commission also expressed concern that Capstone was not providing sufficient amenities. We are therefore willing to discuss with the Planning Commission providing the following amenities in addition to those listed in our submittal:

- 1) Electric car charging stations: Given the popularity of electric cars, Capstone is willing to install electric car charging stations in the parking garage.
- 2) Increased pervious surfaces/Green space exceeding the underlying permeable surface regulation: As described above our current plan meets both of these requirements.
- 3) Public Art: Although we are unable to provide the requested 1% of the project cost given the size of the development, we would however be willing to work with the Township to fund and install in either the north or south parks public works of art.
- 4) Social interaction: As indicated on the plan and above we are providing ample public spaces and are willing to create a plaza or other amenity to further improve those spaces.
- 5) Balconies: As indicated on the elevations many of our units will have balconies overlooking the public right of way.
- 6) Multilevel parking: As indicated on the site plan the parking structure will be two stories thereby reducing the need for more surface parking on site.

- 7) Ornamental paving: We are willing to work with the Township to provide pavers on some of the public sidewalks that could be designed by the Township or members of the community.
- 8) Sidewalk planters: We plan to replicate the same street tree configuration as Lodges phases 1 and 2 which will allow for the tree wells to be sidewalk planters.

As always, we are willing to discuss these or any other amenities that the Planning Commission would like for us to include in the development.

**Exhibit A**

	<b>Original impervious</b>	<b>Current impervious</b>	<b>Reduction</b>	<b>Max code impervious</b>	<b>Difference</b>
<b>Northside</b>	155,603	155,603	-	144,124	11,479
<b>Southside</b>	137,982	122,752	(15,230)	172,343	(49,591)
<b>Total Proposed</b>	293,585	278,355	(15,230)	316,467	(38,112)

**Exhibit B**

	<b>Units</b>	<b>Units</b>	<b>Bedrooms</b>	<b>Bedrooms</b>	<b>Bedrooms</b>	<b>Developable</b>
	<b>Units</b>	<b>/Acre</b>	<b>Bedrooms</b>	<b>/Acre</b>	<b>/Unit</b>	<b>Acres*</b>
<b>Hannah Lofts</b>	282	36	688	88	2.44	7.85
<b>Northside</b>	240	51	421	89	1.75	4.73
<b>Lodges phases 1 and 2</b>	361	17	1,049	50	2.91	20.87
<b>Southside</b>	50	9	200	35	4.00	5.72
<b>Total Existing</b>	643	22	1,737	60	2.70	28.72
<b>Total Proposed</b>	290	28	621	59	2.14	10.45
<b>Total</b>	933	24	2,358	60	2.53	39.17

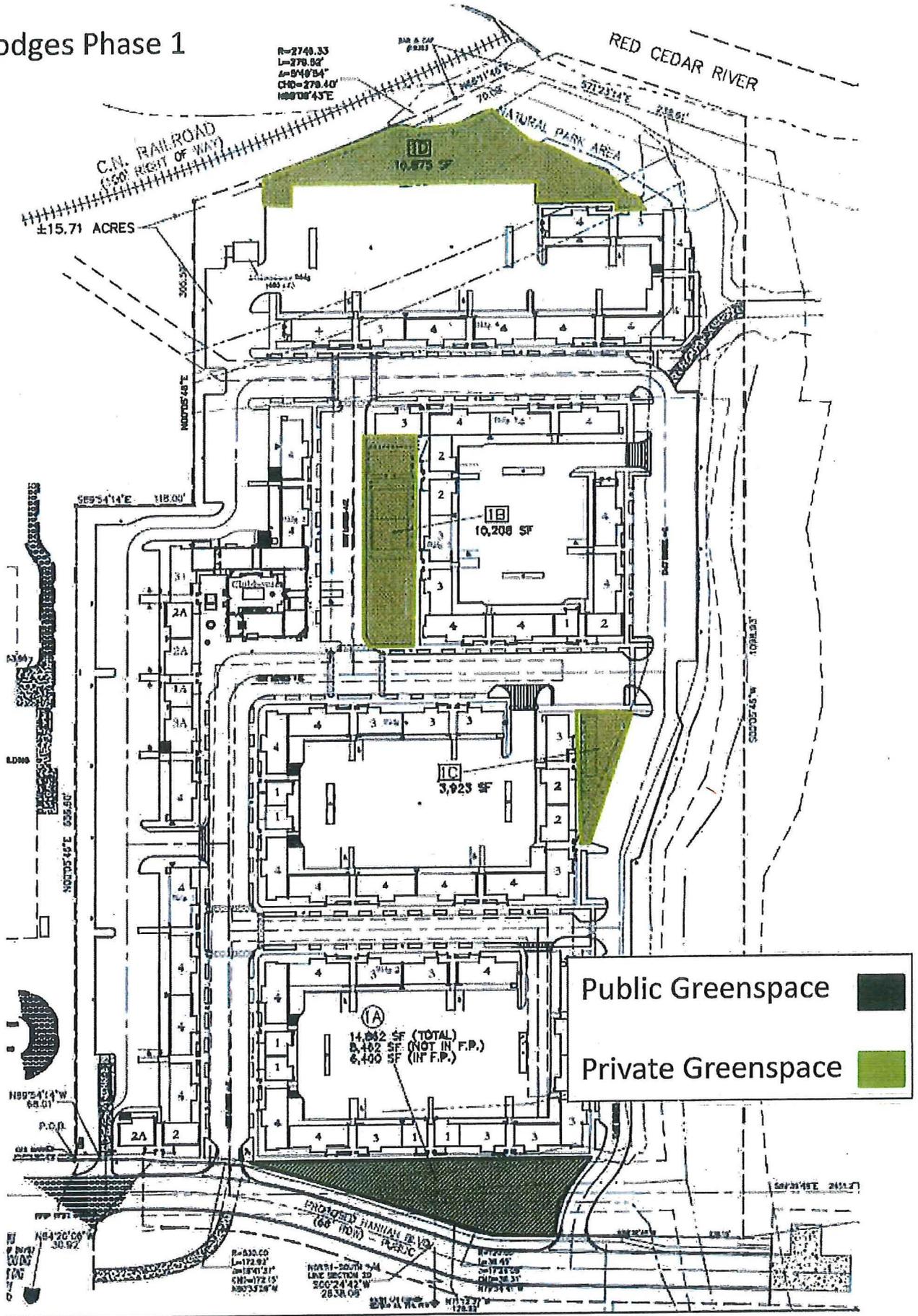
**\* Developable acres is outside the 100 year floodplain**

Exhibit C

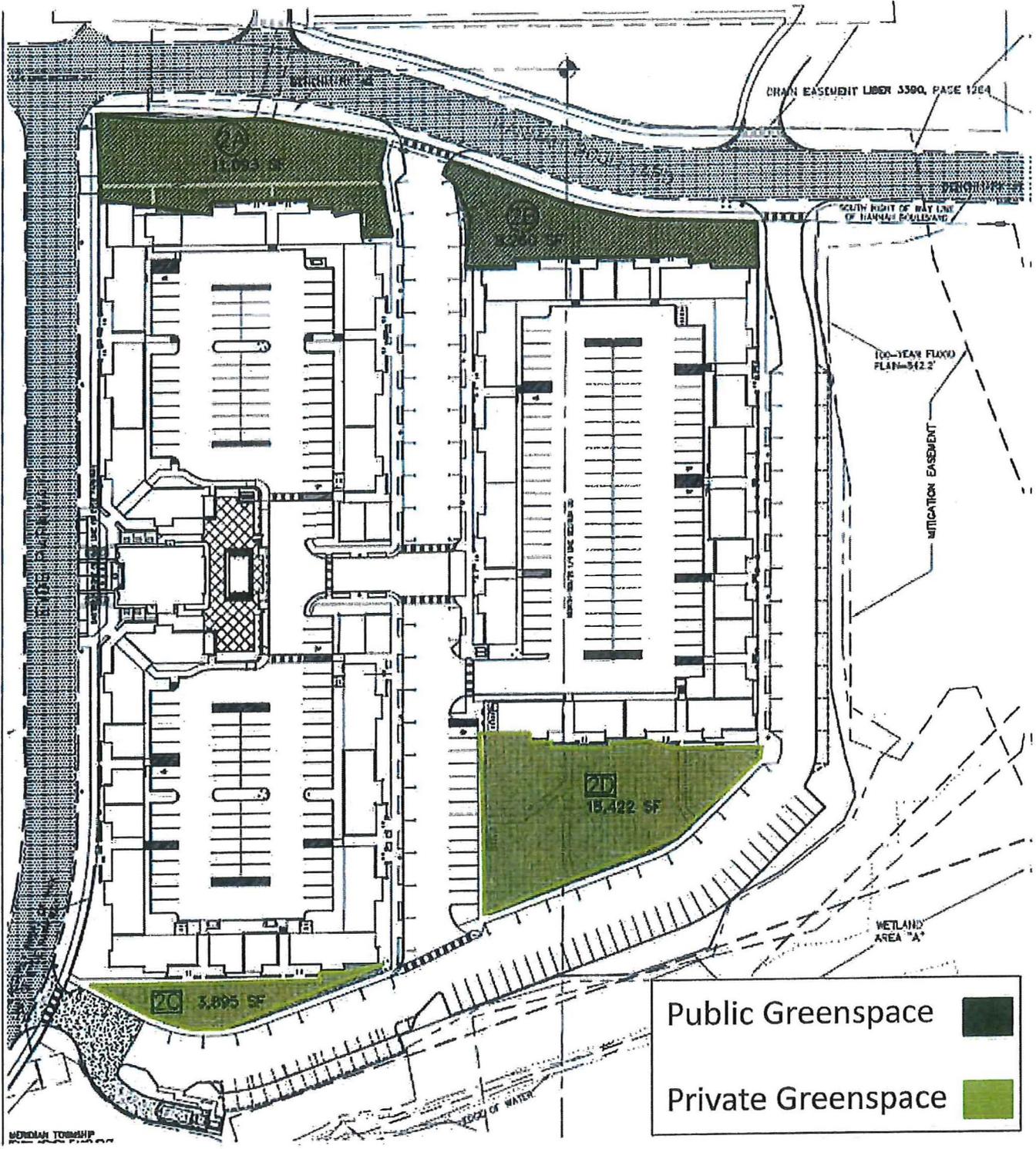
	Bedrooms	Developable* Acres	Developable* sqft	Public Greenspace	Percent Public	Total Useable* Greenspace	Percent Greenspace	Greenspace Sqft/Resident
Hannah Lofts	688	7.85	341,946	43,311	13%	54,476	16%	79
Lodges Phases 1 and 2	1,049	20.87	909,097	34,215	4%	84,538	9%	81
<b>Total existing</b>	<b>1,737</b>	<b>28.72</b>	<b>1,251,043</b>	<b>77,526</b>	<b>6%</b>	<b>139,014</b>	<b>11%</b>	<b>80</b>
<b>Total Proposed</b>	<b>621</b>	<b>10.45</b>	<b>455,202</b>	<b>62,769</b>	<b>14%</b>	<b>137,445</b>	<b>30%</b>	<b>221</b>
<b>Total Hannah Farms</b>	<b>2,358</b>	<b>39.17</b>	<b>1,706,245</b>	<b>140,295</b>	<b>8%</b>	<b>276,459</b>	<b>16%</b>	<b>117</b>

\* Useable and developable is outside the 100 year floodplain

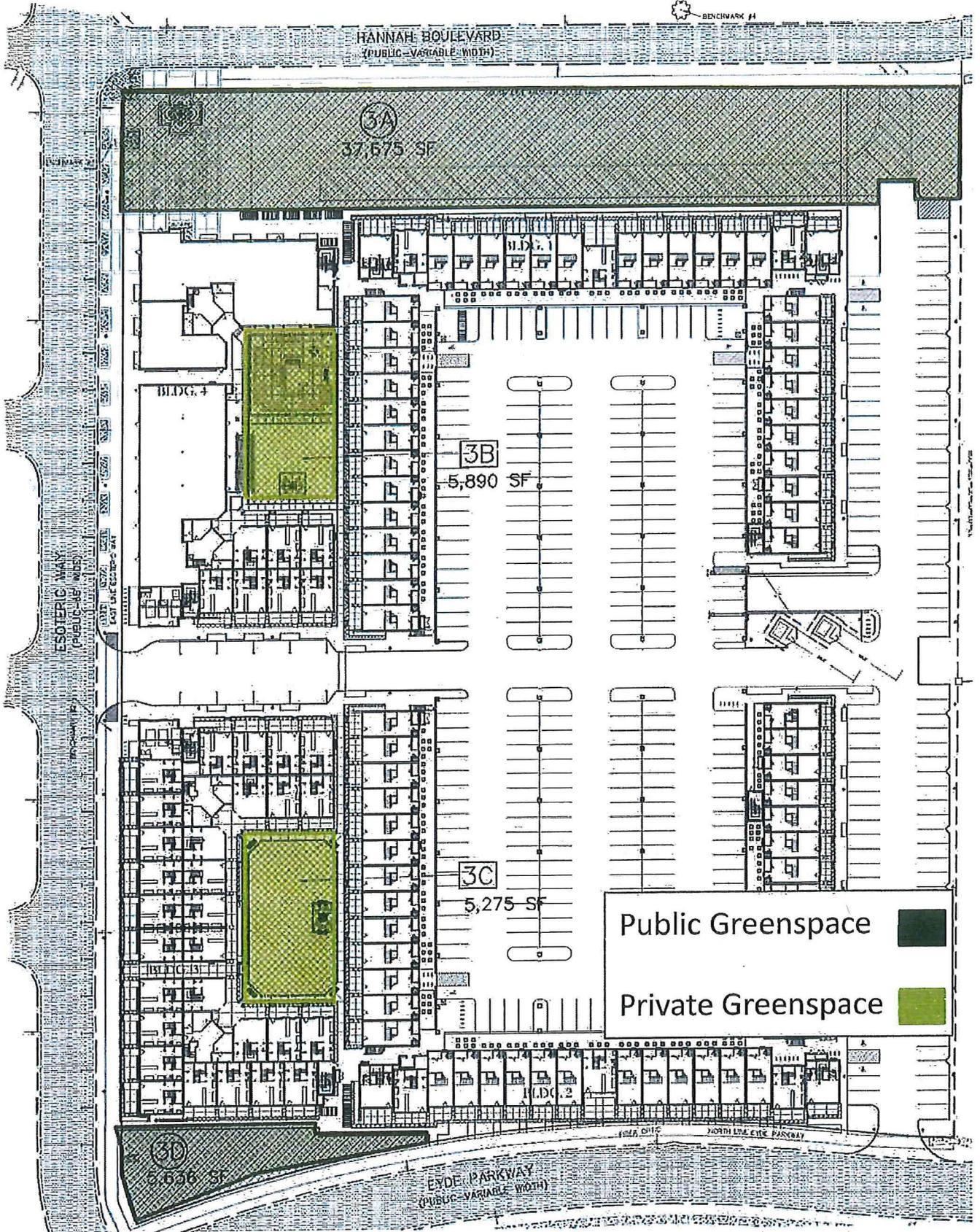
# Lodges Phase 1



# Lodges Phase 2



# Hannah Lofts



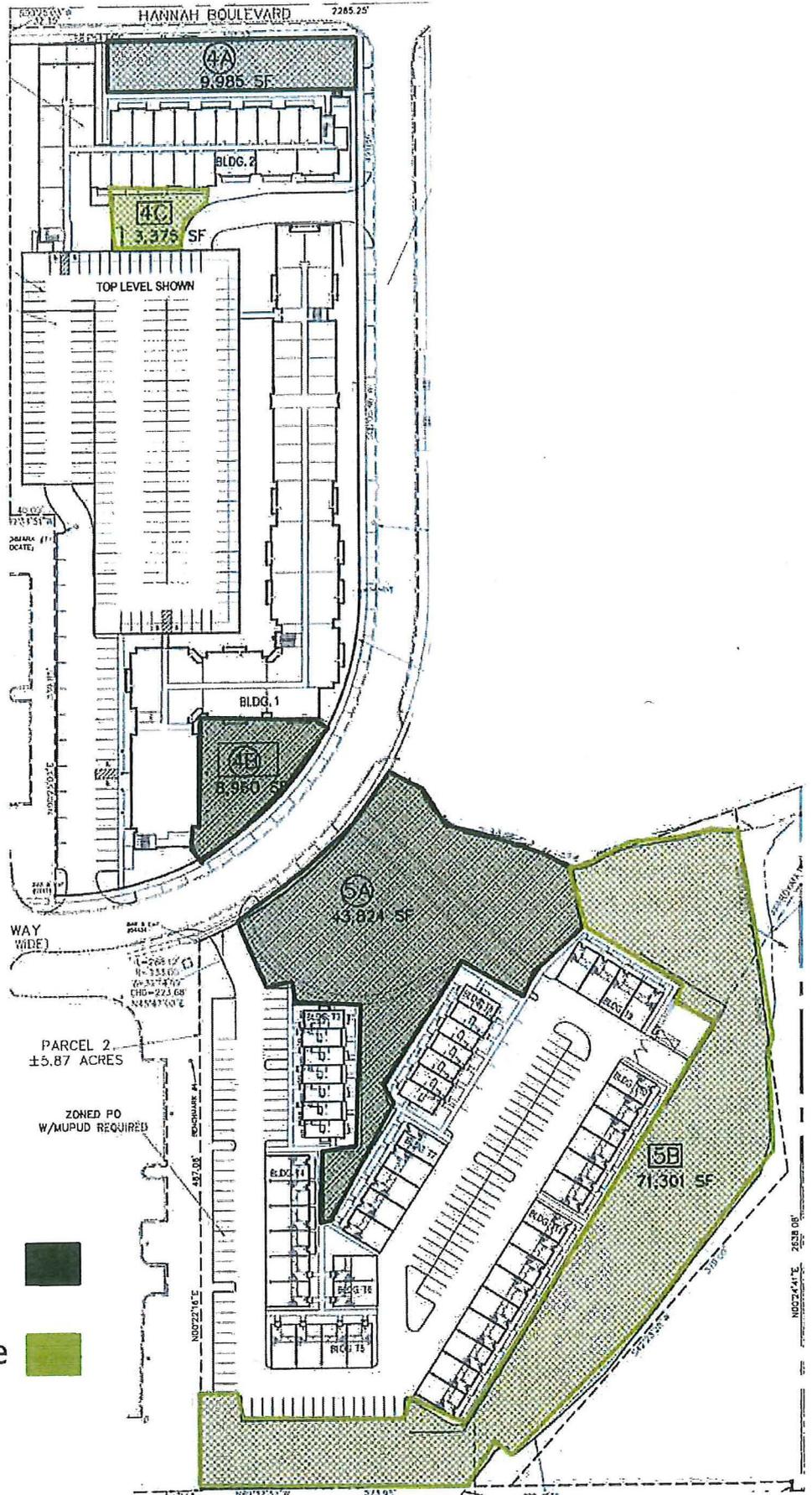
Proposed  
Hannah East

North Side

South Side

Public Greenspace

Private Greenspace



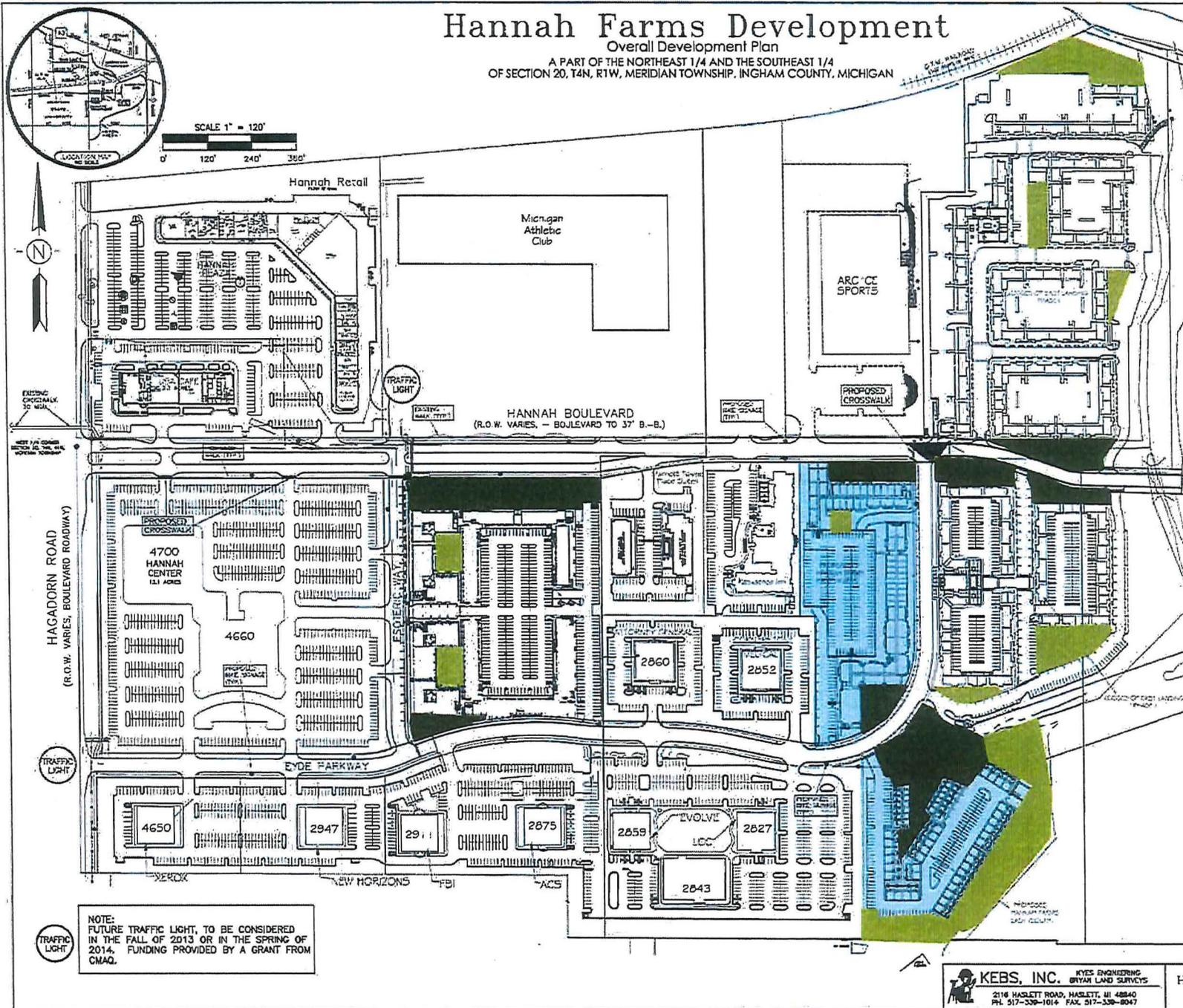
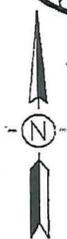
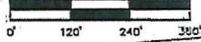
# Hannah Farms Development

Overall Development Plan

A PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4  
OF SECTION 20, T4N, R17W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SCALE 1" = 120'



NOTE:  
FUTURE TRAFFIC LIGHT, TO BE CONSIDERED  
IN THE FALL OF 2013 OR IN THE SPRING OF  
2014. FUNDING PROVIDED BY A GRANT FROM  
CHAO.

**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-330-1014 FAX. 517-330-8047

Har

**Exhibit D – Danter Company Market Survey**

## EXECUTIVE SUMMARY

Plans for the proposed project include the development of 290 units (621 private beds) in a newly-constructed student housing development 0.5 mile from the eastern edge of the Michigan State University (MSU) campus and 1.7 miles from the academic center of the Michigan State University (MSU) campus in the City of East Lansing. The developer plans to have units available to lease prior to the start of 2018 classes.

### PROJECT CONCEPT

The project is summarized as follows:

PROPOSED STUDENT HOUSING HANNAH BOULEVARD/EYDE PARKWAY EAST LANSING, MICHIGAN				
UNIT TYPE	BATHS	NUMBER OF UNITS	NUMBER OF BEDS	SQUARE FEET
<b>Upper Site – Building 1</b>				
One-Bedroom Flat	1.0	64	64	420
Two-Bedroom Flat	2.0	16	32	792
Two-Bedroom Flat Deluxe	2.0	8	16	880
Three-Bedroom Flat	3.0	28	84	1,176
Four-Bedroom Flat	4.0	16	64	1,408
Four-Bedroom Townhouse	4.0	6	24	1,680
<b>Upper Site – Building 2</b>				
One-Bedroom Flat	1.0	67	67	600
Two-Bedroom Flat	2.0	27	54	792
Two-Bedroom Flat Deluxe	2.0	8	16	880
<b>Lower Site</b>				
Four-Bedroom Townhouse	4.0	14	56	1,680
Four-Bedroom Townhouse	4.0	36	144	1,856
<b>Total</b>		<b>290</b>	<b>621</b>	

Given the site's convenience to the Michigan State University (MSU) campus, we anticipate that the majority of support for the proposed project will originate from those students attending MSU.

However, with the high percentage of one-bedroom units to be offered, it is our opinion that the proposed site will also attract faculty and staff at Michigan State University, as well as young professionals.

Most traditional purpose-built student housing typically consists of a higher percentage of large unit types, three-, four-, and five-bedroom units. One-bedroom units among traditional student housing properties typically account for only a small percentage and

the existing purpose-built student housing in the Site EMA reflects this typical unit distribution.

Among the 2,922 student housing units within the 29 existing purpose-built student housing projects in the Site EMA, only 302 units are one-bedroom units, which account for only 10.3% of the total. Even with the inclusion of studio units among these properties, these 407 combined units account for only 13.9% of the total.

The proposed subject site, however, will offer 131 one-bedroom units, which will account for 45.2% of the total units. Clearly, the proposed site will offer a large percentage of unit types presently limited among the student housing projects in the East Lansing market area.

The following is a summary of the amenities that will be offered at the proposed site, indicating that the site will offer one of the most comprehensive amenity packages in the market area.

#### UNIT AMENITIES

Each unit in the proposed development will include the following amenities:

- Range
- Refrigerator
- Dishwasher
- Microwave oven
- Furniture in living area
- Washer/dryer
- Stainless steel appliances
- Carpeting/faux-wood flooring
- Central air conditioning
- Balcony/patio
- Disposal
- Window blinds
- 9-foot or vaulted ceilings
- Granite countertops

#### PROJECT AMENITIES

Project amenities will include the following:

- Over-sized hot tub
- Clubhouse
- Fitness center
- Multi-purpose room
- Study rooms
- Game room
- Roommate matching program
- Fire pit areas
- Shuffleboard court
- Social activities
- Picnic/BBQ area
- Media center
- On-site management
- Tanning salon
- Computer lab
- Limited lease liability
- Campus shuttle service
- Parking deck (optional)

## PLANNED/PROPOSED/UNDER CONSTRUCTION PROJECTS

Based on interviews with area planning officials, there are 2 new apartment projects that recently began construction, as well as 4 other apartment projects planned and proposed in the Site EMA. The following is a summary of each project:

- Next Generation Investment Properties LLC is proposing White Oak Place, a 6-story, mixed-use development at 1301 and 1307 East Grand Avenue and 116-132 Spartan Avenue. This project would include ground floor retail and 69 apartment units (7 one-bedroom, 20 two-bedroom, 2 three-bedroom, and 40 four-bedroom units). Unit sizes will be 617 square feet for one-bedroom units, 815 square feet for two-bedroom units, 1,318 square feet for three-bedroom units, and 1,360 square feet for four-bedroom units. This \$22-million project would involve demolishing several buildings in the northeast quadrant of East Grand Avenue and Spartan Avenue.
- A mixed-use, five-story building that will contain 30 apartment units (1 one-bedroom unit, 4 two-bedroom units, 8 three-bedroom units, and 17 four-bedroom units) and 6,745 square feet of ground floor retail space is currently under construction at 565 East Grand River Avenue in East Lansing. This development is being developed by Stonehouse Village VI LLC and Cron Management LLC.
- The Cottages at MSU is a 4.29-acre, 27-unit duplex development currently under construction at 6170 Abbot Road in East Lansing, 2.4 miles from the academic center of the MSU campus. This development, which is being developed by CC Abbot Road, LLC, will include all four-bedroom units, for a total of 108 student housing beds. This property is expected to be completed for fall 2017 occupancy.
- East Towne Flats is a \$5-million, 39-unit mixed-use development being proposed along the 2000 block of East Michigan Avenue in Lansing. The developer, The Gillespie Company, is proposing an 11,500-square foot, four-story building with a restaurant and retail on the ground floor and the apartment units on the top 3 floors. The developer submitted a request in November 2015 to receive \$1.1-million in brownfield re-imbusement dollars over a 20-year period and city council approved this request in December 2015. Demolition of several older existing buildings on the property began in July 2016; however, there has not yet been any new construction to occur at this development.

- Red Cedar Renaissance is a \$380-million, mixed-use development that is being proposed on the former Red Cedar golf course on the south side of East Michigan Street, east of South Clippert Street in Lansing. The developer, Ferguson-Continental LLC, signed a comprehensive development agreement with the City of Lansing on November 2014. This development could potentially include 2 boutique hotels (Hyatt Centric and Moxy Hotel), although no definitive agreements have been signed with either chain, as well as medical office buildings, 5 restaurants, 129 3-story town homes, and student housing for up to 1,200 students to be managed by Hallmark Campus Communities. Although this is considered a proposed project, approvals are still required by city council, the Michigan Economic Development Corporation, and the Michigan Department of Environmental Quality in order for construction to begin.
- "Elevation" at Okemos Point is an apartment developed currently being proposed by TA Forsburg near the Jolly Road/Okemos Road intersection, behind the Staybridge Suites, approximately 5.0 miles from the academic center of the MSU campus. The Lansing Economic Area Partnership (LEAP) recently announced that the Ingham County Board of Commissioners has given final approval to the Brownfield Plan for this 37.29-acre development, which will be developed in 3 phases. Phase I will include 166 apartment units and 6,214 square feet of commercial space, while Phases II & III will include 232 additional apartment units and 20,000 square feet of space for a community market and food innovation district. This development is currently in the site plan review stage and the developer is anticipating commencing construction in spring 2017.

### **STUDENT HOUSING DEMAND ANALYSIS**

There are 51,189 (undergraduate, graduate, and law/professional) students enrolled in fall 2016 at Michigan State University. Currently, the university has a housing capacity for approximately 18,257 students and historically, the housing system has operated at or near full capacity during the fall semester.

However, this on-campus housing capacity will soon change with the completion of a new student housing project and the closing of an older MSU-operated property. 1855 Place is currently under construction and is expected to be completed for fall 2017 occupancy.

This project will house 926 students. Once 1855 Place is completed, the remaining portion of Spartan Village is scheduled to be closed and will eventually be demolished. Therefore, the overall on-campus housing capacity at MSU will total 18,032 students in fall 2017.

The MSU student body reflects typical housing characteristics of other universities. Students live at home with their families, in apartments, in on-campus residence halls, or in other rental alternatives (i.e. duplexes/triplexes, single-family homes, etc.). Currently, just over 64.0% of the university's total students must reside in off-campus accommodations. These housing alternatives encompass the majority of living arrangements for students.

Based on the proposed unit types to be offered at the subject site, one-, two-, three-, and four-bedroom units, we anticipate that the project will attract undergraduate, graduate, and law/professional students. Therefore, we have analyzed the feasibility of the subject project to house all levels of students for the purpose of this analysis.

We do not anticipate the proposed project to negatively impact existing on-campus housing and as a result, we have deducted the 18,032 beds from the total enrollment figures, as we anticipate that these beds will continue to be used by students. This is especially true among freshmen, who are required to live on-campus during their first academic year.

Based on interviews, case studies of college student housing characteristics, and our evaluation of the East Lansing rental market, there is a current potential resident pool of 33,157 MSU students for the subject student housing project.

The following table summarizes this estimate:

<b>STUDENT HOUSING DEMAND ANALYSIS</b>	
Fall 2016 Enrollment	51,189
Less On-Campus Housing	18,032
Potential Resident Base	33,157
Total Purpose-Built Beds in EMA (Including Properties Under Construction)	9,317
Proposed Beds at Subject Site	621
Total Purpose-Built Beds Including Subject Site	9,938
Total Purpose-Built Beds as a Percent of Potential Resident Base	30.0%

The Site EMA currently contains 29 purpose-built student housing properties that contain a combined total of 8,414 beds. In addition, there are 2 student housing properties currently under construction that will contain a combined total of 903 beds, which will bring the total number of purpose-built student housing beds to 9,317.

These projects, combined with the 621-bed subject property, bring the total purpose-built beds in the Site EMA to 9,938. This represents 30.0% of the potential resident base, which is considered a modest ratio and well within the achievable penetration rate range.

Based on case studies of student housing markets throughout the US, an average ratio or penetration rate of 30% to 40% off campus beds to potential resident base is considered achievable when comparing units to the potential support base.

However, the ratio of support that we consider achievable is influenced by overall market conditions, school enrollment trends, school policies/procedures, on campus housing, undergraduate and graduate ratios, as well as, subject site location, amenities, and rents. Many schools, especially those in the south/southeast achieve even higher ratios, while maintaining a healthy rental market.

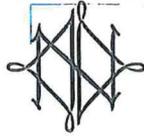
In addition to this achievable penetration rate, other positive market factors to consider in determining demand for additional student housing apartment development include the following:

- The current vacancy rate among the 29 existing purpose-built properties of 5.5% is low and would indicate that the market is strong, despite the amount of purpose-built student housing product that opened over the past several years.
- In fact, a large portion of the current vacancies are among properties that are nearly 4.0 miles from the academic center of the MSU campus. When excluding these projects, the vacancy rate among the purpose-built student housing projects decreases to only 1.4%.
- Among the 29 existing student housing projects, 18 of the projects (just over 60% of the total) are currently 100.0% occupied.
- Although fall 2016 enrollment of 51,189 students slightly declined from the previous fall enrollment, total enrollment at MSU has increased by 10.1% over the past 10 years.
- Despite the amount of new purpose-built student housing that was constructed over the past 6 years, rents among the purpose-built student housing properties continue to increase at a steady rate.

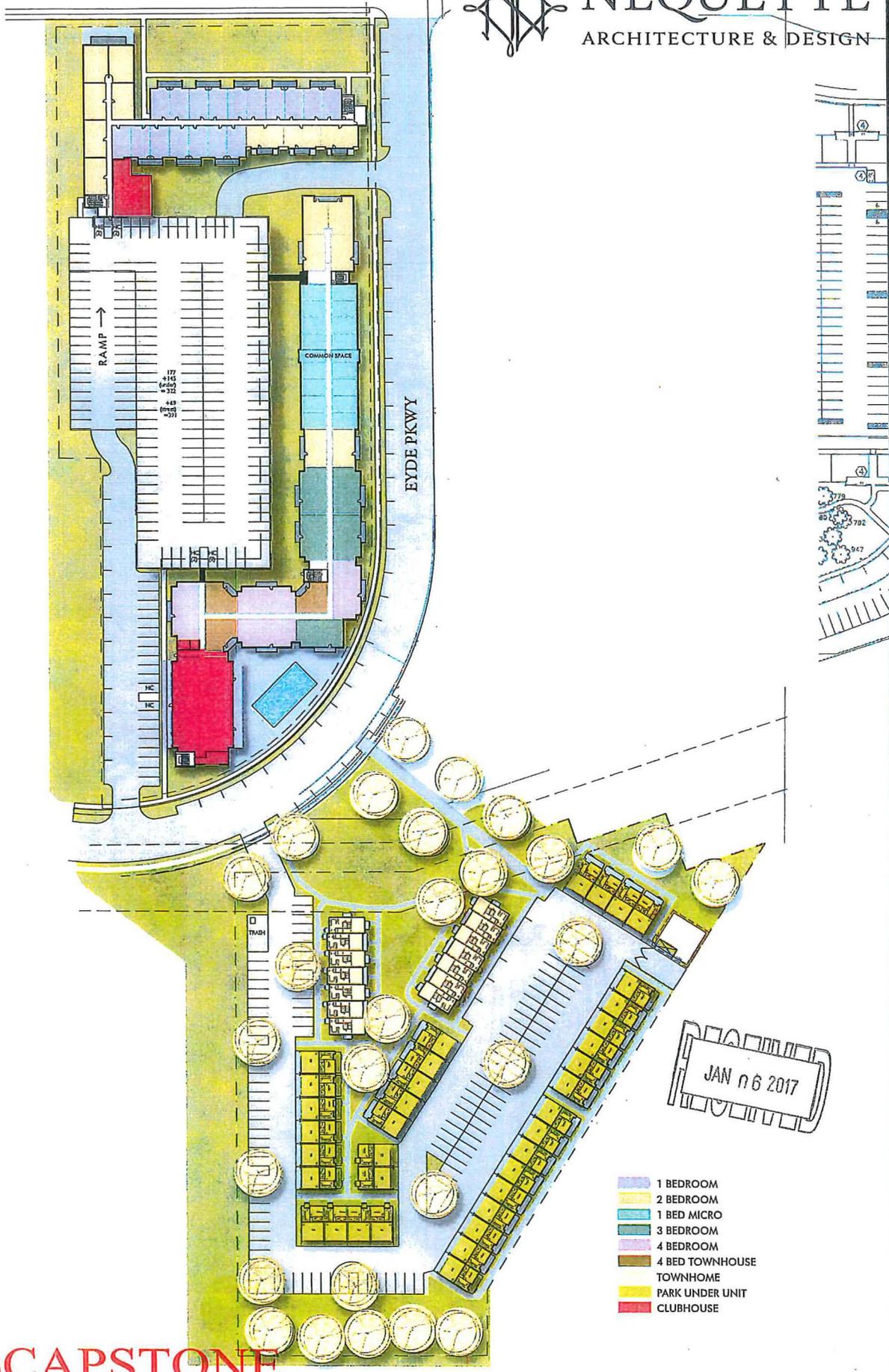
- We updated rental information for a number of larger purpose-built student housing projects for the purpose of this executive summary. The following table will compare average fall 2016 rents with the average fall 2017 rents for the larger purpose-built student housing projects in the market area and the increases that will occur between academic years at Michigan State University at these properties:

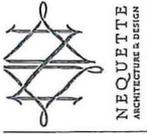
PROPERTY	AVERAGE RENT (FALL 2016)	AVERAGE RENT (FALL 2017)	PERCENT INCREASE
The Lodges of East Lansing	\$1,703	\$1,742	2.3%
Hannah Lofts and Townhomes	\$1,831	\$1,875	2.4%
Abbott Place	\$1,154	\$1,293	12.0%
The Club at Chandler Crossing	\$1,539	\$1,594	3.6%
The Landings at Chandler Crossing	\$1,513	\$1,555	2.8%
The Village at Chandler Crossing	\$1,338	\$1,397	4.4%
Waterbury Place	\$2,012	\$2,052	2.0%
The Cottages at Chandler Crossing	\$1,889	\$1,895	0.3%
300 Grand	\$1,913	\$2,109	10.2%
The Gates	\$1,985	\$2,110	6.3%
Beech Townhomes	\$1,483	\$1,590	7.2%
Trowbridge Lofts	\$1,131	\$1,227	8.5%
Element 903	\$1,750	\$1,825	4.3%
<b>Overall Average</b>	<b>\$1,634</b>	<b>\$1,713</b>	<b>4.8%</b>

HANNAH PKWY



NEQUETTE  
ARCHITECTURE & DESIGN





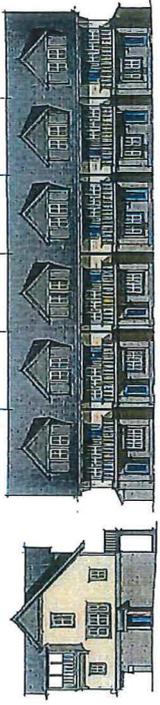
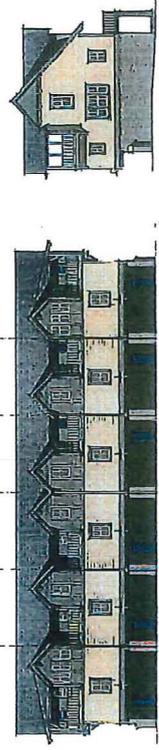
NEQUETTE  
ARCHITECTURE & DESIGN

01/01/17  
EDVY  
EDVY

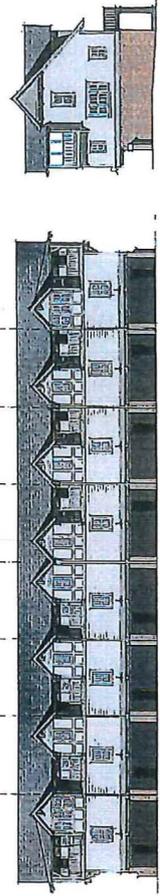
Drawn By:  
Checked By:

Elevations

A1.03



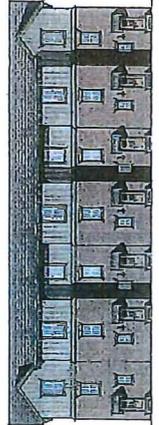
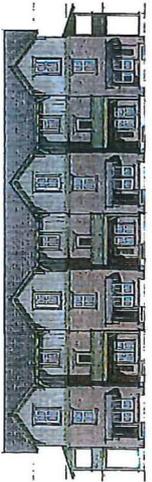
6 UNIT WITH PORCH



8 UNIT WITH PORCH



5 UNIT



7 UNIT NO GARAGE

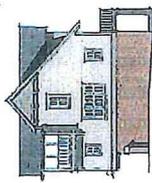
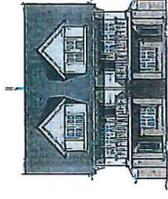
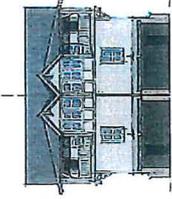


NEQUETTE  
ARCHITECTURE & DESIGN

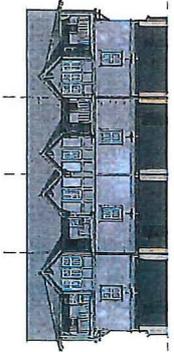
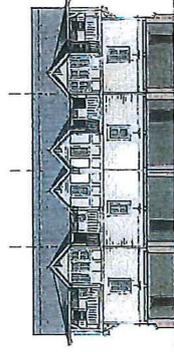
DATE: 01/01/17  
DRAWN BY: ISDW  
CHECKED BY: ISDW

Elevations

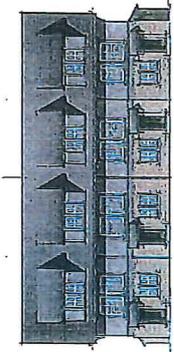
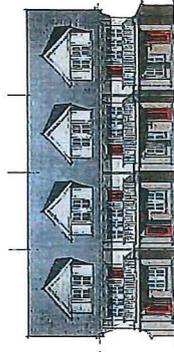
A1.04



2 UNIT W/PORCH

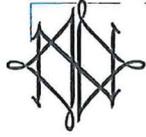


4 UNIT W/ PORCH

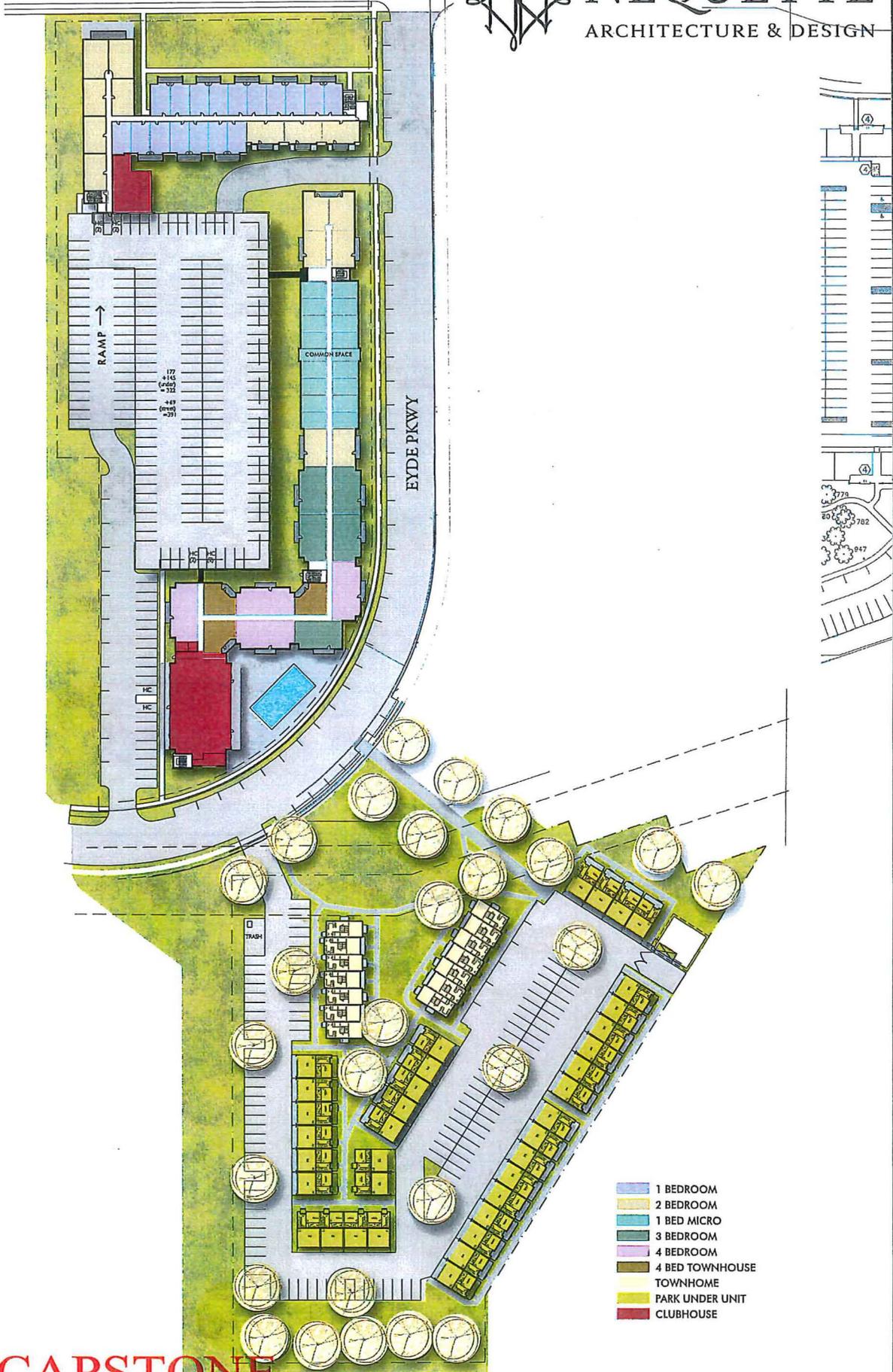


4 UNIT W/ STOOP

HANNAH PKWY

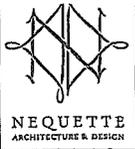


NEQUETTE  
ARCHITECTURE & DESIGN

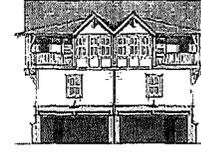




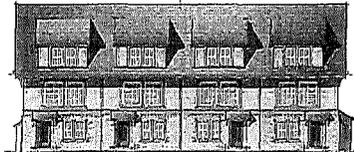
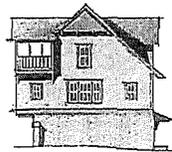
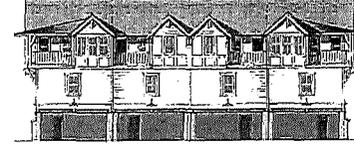
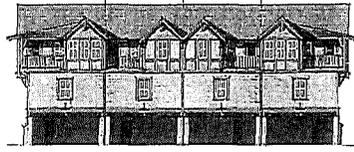
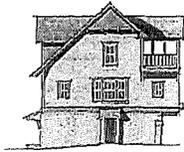
MURRISIAN, MI  
SUDQ PROJ. 13067  
01/04/17  
Drawn By: JEDW  
Checked By: HDPW



Elevations  
**A1.04**



2 UNIT W/PORCH



4 UNIT W/ STOOP

4 UNIT W/ PORCH





# MEMORANDUM

TO: Planning Commission

FROM:   
Peter Menser  
Senior Planner

DATE: January 6, 2017

RE: Special Use Permit (SUP) #16111 (Capstone Collegiate Communities, LLC),  
request to construct Hannah Farms East at Hannah Boulevard/Eyde Parkway.

---

The public hearing for SUP #16111 was held at the December 19, 2016 Planning Commission meeting. Please refer to staff materials forwarded under the cover memorandum for MUPUD #16024 for updates to the project since the public hearing.

## Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

# CHARTER TOWNSHIP OF MERIDIAN

## MEMORANDUM

TO: Planning Commission

FROM:



---

Peter Menser  
Senior Planner

DATE: January 5, 2017

RE: Zoning Board of Appeals and commission liaison assignments

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

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

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

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

# CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka      Supervisor  
Brett Dreyfus      Clerk  
Julie Brixie      Treasurer  
Frank L. Walsh      Manager



Phil Deschaine      Trustee  
Patricia Herring Jackson      Trustee  
Dan Opsommer      Trustee  
Kathy Ann Sundland      Trustee

December 27, 2016

Dear Commission Members:

The Township Board members would like to extend an invitation to you to attend a special meeting between the Township Board and the Township's Boards and Commissions. This meeting has been set for **Tuesday, January 10, 2017**, in the Town Hall Room. The meeting will begin at 6:00 p.m.

The purpose of this meeting is to bring together the various Boards and Commissions for the purpose of sharing what has been accomplished in 2016 and the goals for the coming year. It will also be important to discuss ways we can make our great community even better.

I do hope you will be able to join us. In order to anticipate how many chairs and tables will be needed, please contact Michelle Prinz with your confirmation (853-4258 or [prinz@meridian.mi.us](mailto:prinz@meridian.mi.us)). Happy holidays to you, and I look forward to seeing you on January 10<sup>th</sup>.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Styka", written over a horizontal line.

Ronald J. Styka  
Supervisor

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

[www.meridian.mi.us](http://www.meridian.mi.us)

