



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
May 23, 2022 7PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. May 9, 2022 Regular Meeting
6. COMMUNICATIONS
  - A. Bath Township Master Plan Response Letter
7. PUBLIC HEARINGS
  - A. Special Use Permit #22-061 – Meridian Township Changing Message Signs
8. UNFINISHED BUSINESS
  - A. Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village
  - B. Text Amendment 2022-10 – PUD Decks
9. OTHER BUSINESS
10. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. Liaison reports.
11. PROJECT UPDATES
  - A. New Applications
    - a. 3560 Hulett Road – Planned Unit Development
  - B. Site Plans Received
  - C. Site Plans Approved
12. PUBLIC REMARKS
13. ADJOURNMENT

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Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development  
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864





**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
May 23, 2022 7PM

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**TENTATIVE PLANNING COMMISSION AGENDA**  
**June 13, 2022**

1. PUBLIC HEARINGS
  - A. Text Amendment 2022-11 – Municipal Signage
  - B. Text Amendment 2022-12 – PODS and Temporary Container Units
  - C. 3560 Hulett Road – Planned Unit Development
  
2. UNFINISHED BUSINESS
  - A. Special Use Permit #22-061 – Meridian Township Changing Message Signs
  
3. OTHER BUSINESS
  - A. RRA to RA Rezoning – Introduction

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Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development  
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



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

**DRAFT**

**May 9, 2022**

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

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Cordill, McConnell, Richards,  
Shrewsbury**

**ABSENT: Commissioner Premoe, Snyder**

**STAFF: Director of Community Planning & Development Timothy Schmitt, Senior  
Planner Brian Shorkey, Multimedia Producer Samantha Diehl**

**1. CALL MEETING TO ORDER**

Chair Blumer called the regular meeting to order at 7:00 pm.

**2. ROLL CALL**

Chair Blumer called the roll of the Planning Commission, all are present except Commissioners Premoe and Snyder.

**3. PUBLIC REMARKS**

Chair Blumer opened public remarks at 7:01 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

**4. APPROVAL OF AGENDA**

**Commissioner Cordill moved to approve the agenda.  
Seconded by Vice-Chair Trezise.**

VOICE VOTE: Motion approved unanimously.

**5. APPROVAL OF MINUTES**

A. April 25, 2022 Regular Meeting

**Vice-Chair Trezise moved to approve the Minutes of the April 25<sup>th</sup>, 2022 Planning Commission  
Regular Meeting with amendments. Seconded by Commissioner McConnell.**

**Commissioner Cordill noted that she attended the previous meeting but was not listed as  
present.**

**Commissioner McConnell noted a correction on the last line of page two, under agenda item 7A, "Commissioner McConnell stated he would like to see all native trees planted on the slope." This is two separate points. The record should reflect he would like to see native plant species as well as additional trees planted on the slope.**

VOICE VOTE: Motion approved unanimously.

## **6. COMMUNICATIONS-NONE**

## **7. PUBLIC HEARINGS**

### **A. PUD Decks – Text Amendment**

Chair Blumer opened the public hearing at 7:03 pm.

Director Schmitt outlined the PUD Decks text amendment for Public Hearing.

Commissioner Cordill noted the third whereas in the resolution should read, "not to exceed 10% of the total square footage of the house."

Chair Blumer asked if the word Deck is defined.

Director Schmitt replied he believes it is defined under the encroachments section, but will confirm.

Commissioner Shrewsbury noted the Ordinance amendment reads, "10% of the square footage of the principal structure." While the resolution reads, "10% of the total square footage of the house." She asked if these should be consistent.

Director Schmitt replied the consistency makes sense.

Chair Blumer stated this should come back after a few changes have been made.

Chair Blumer closed the Public Hearing at 7:09 pm.

## **8. UNFINISHED BUSINESS**

### **A. Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road – Bickford House Expansion**

Director Schmitt outlined Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road – Bickford House Expansion and explained the previous variance that had been granted on the parcel.

Commissioner Richards stated the north parking lot is higher than the building and asked how that would be engineered.

Applicants Engineer Greg Petru, 2116 Haslett Rd., Haslett, MI explained they plan on removing a lot dirt from the hill and the building will continue at the same elevation. There will also be a drop off for storm water retention.

Commissioner Richards asked if there will be a storm water pond on the north side of the building as the addition is being built.

Mr. Petru replied yes but not a big one.

Commissioner Richards asked if there are plans for a fence around the pond.

Mr. Petru replied the bank will likely be stabilized with native landscaping.

Commissioner Richards stated the new landscaping should match what is currently in place.

Commissioner McConnell asked if changes the applicant has included in their May 3<sup>rd</sup>, 2022 letter could be included as conditions in the Resolution.

Director Schmitt replied they could.

Commissioner Cordill asked if the building, with the addition, would remain one story and if the grade would be level with what currently exists.

Director Schmitt replied yes to both.

Applicants Representative, Richard Eby, 13112 W. 126th St., Overland Park, Kansas gave an overview of the grading on the parcel for clarification.

Chair Blumer spoke in support of this project as long as the terrain is not destabilized.

**Commissioner McConnell moved to adopt the resolution approving Special Use Permit #22-05-011 request to add 9488 sq. ft. to the building at 3830 Okemos Rd. and incorporate the property at 3836 Okemos Rd. into the development with the additional condition including the changes to the site plan proposed by the applicant in their letter of May 3<sup>rd</sup>. Seconded by Commissioner Trezise.**

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Vice-Chair Trezise, Chair Blumer

NAYS: None

Motion carried: 6-0

- B. Special Use Permit #22-051 – 3830 & 3836 Okemos Road – Bickford House Expansion, structure greater than 25,000 square feet

Director Schmitt outlined Special Use Permit #22-051 – 3830 & 3836 Okemos Road – Bickford House Expansion, structure greater than 25,000 square feet for discussion.

**Commissioner Richards moved to approve Special Use Permit #22-051. Seconded by Commissioner Cordill.**

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Vice-Chair Trezise, Chair Blumer

NAYS: None

Motion carried: 6-0

~~C. Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road –  
Haslett Village~~

This item has been removed from the agenda.

D. Temporary Containers – Text Amendment

Senior Planner Shorkey outlined the Temporary Containers Text Amendment for discussion.

Vice-Chair Trezise asked if it should be made clear that in the case of multi-family developments that it is the building owner’s responsibility to enforce the Ordinance.

Senior Planner Shorkey stated building owner enforcement is a strategy that is already used.

Commissioner McConnell stated this could be interpreted as targeting a business that provides this service.

Senior Planner Shorkey stated this Ordinance language has been used in other communities and “the pods” have become colloquial in Ordinance language.

Chair Blumer referred this item back to staff for revision.

E. Bath Township Master Plan – Discussion

Senior Planner Shorkey outlined the Bath Township Master Plan for discussion.

Commissioner McConnell stated he could not find their non-motorized transportation map, and stated we should see it for connectivity.

Commissioner McConnell stated if the Planning Commission has plans to write a letter to Bath Township they should complement the wetland Ordinance to protect priority wetlands. He also suggested on Bath’s goal to, “draft a landscape Ordinance for new commercial industrial mixed use developments to better manage storm water in an aesthetic way”, to add language for managing storm water in light of expected changes in climate. He further stated the township could learn from Bath’s goal to review Zoning Ordinances, amending as necessary to allow for missing middle housing.

Commissioner McConnell noted Bath Township’s urban service boundary is missing from their maps.

F. Zoning Board of Appeals Liaison – Appointment

Director Schmitt overviewed the process for the Zoning Board of Appeals Liaison.

**Commissioner Richards moved to appoint Commissioner Premoe as the Liaison to the Zoning Board of Appeals. Seconded by Vice-Chair Trezise.**

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Vice-Chair Trezise, Chair Blumer

NAYS: None

Motion carried: 6-0

**Commissioner Richards moved to appoint Vice-Chair Trezise as the Liaison to the Brownfield Redevelopment Authority. Seconded by Commissioner Shrewsbury.**

ROLL CALL VOTE: YEAS: Commissioners McConnell, Cordill, Shrewsbury, Richards, Vice-Chair Trezise, Chair Blumer

NAYS: None

Motion carried: 6-0

**9. OTHER BUSINESS**

A. Master Plan Request for Proposals

Director Schmitt outlined Master Plan Request for Proposals for initial discussion.

Commissioner Shrewsbury asked if the planning commission could use community input already gathered by the township.

Director Schmitt replied the community survey, and input on ARPA money would be used.

Chair Blumer noted the importance of face to face meetings.

Vice-Chair Trezise suggested another survey, or having larger events in the local school auditoriums.

Commissioner Cordill spoke about the importance of face to face interactions.

Commissioner McConnell spoke about the change in demand for Professional Office and some commercial uses have changed things since 2016. He further stated it would be important to focus on Mixed-Use walkable communities, but the conversation could be very different based on the state of the Okemos and Haslett PICA developments.

Chair Blumer asked about reaching out to Michigan State University for input.

Director Schmitt stated he is in talks with Michigan State University and is trying to borrow one of their mapping tools they use to find insights on their campus.

**10. REPORTS AND ANNOUNCEMENTS**

A. Township Board update.

Director Schmitt reported the Township Board has adopted the new Zoning Board of Appeals standards, the new Lake Lansing front yard setbacks, and the new Lake Lansing front yard lot coverage. The board also approved the Becky Beauchine Kulka Rezoning. Ordinances for non-residential fences, encroachments into yards and elimination of RRR zoning has been introduced and expected to be adopted at their next meeting. Michigan State University is currently going through their campus planning update where they have been tasked with reviewing all of MSU holdings in the state. The Township Board adopted the final resolution setting the roll for Daniels drain project, and the construction at the intersection of Grand River and Okemos is expected to start May 11<sup>th</sup>, continuing until approximately the middle of October.

Commissioner Cordill asked if you could drive northbound through the Okemos and Grand River intersection.

Director Schmitt replied you will not be able to go North-South on Okemos Rd. at all.

B. Liaison reports

Commissioner Cordill

- Spoke about Michigan State University policy effecting land use, for instance how students are now required to live on campus until the end of their sophomore year

Chair Blumer.

- The Downtown Development Authority canceled their last meeting, however an issue was brought up with light posts in the Okemos construction zone in regards to who owns which light posts and who is responsible for removal and reinstallation of the light posts.

## **11. PROJECT UPDATES**

A. New Applications

NONE

B. Site Plans Received

NONE

C. Site Plans Approved

Senior Planner Shorkey noted a minor site plan approved for the Douglas J site. The plan included vestibule modifications and replacement of the pedestrian bridge.

## **12. PUBLIC REMARKS**

Chair Blumer opened Public Remarks at 8:03 PM.

NONE

Chair Blumer closed Public Remarks at 8:03 PM.

### **13. ADJOURNMENT**

**Commissioner McConnell moved to Adjourn. Seconded by Commissioner Richards.**

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:03 pm.



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

P 517.853.4000  
F 517.853.4096

**Township Board:**

**Patricia Herring Jackson**  
*Township Supervisor*

**Deborah Guthrie**  
*Township Clerk*

**Phil Deschaine**  
*Township Treasurer*

**Scott Hendrickson**  
*Township Trustee*

**Kathy Ann Sundland**  
*Township Trustee*

**Marna Wilson**  
*Township Trustee*

**Courtney Wisinski**  
*Township Trustee*

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

May 11, 2022

Mr. Dan Kramer, Chair  
Bath Charter Township Planning Commission  
14480 Webster Road  
Bath, MI 48808

Subject: Bath Charter Township Draft Master Plan – Comments

Dear Mr. Kramer,

The Meridian Township Planning Commission received notice of the comment period for your draft 2021-2026 Comprehensive Plan. Our Planning Commission discussed your draft Comprehensive Plan at their regular meeting on May 9, 2022. After that discussion, we have the following comments:

1. On page 48, the third paragraph says that lakes, streams, and wetlands in Bath Township are found on the Water Features map at the end of Chapter 3. It would be more accurate to say that the map is found at the end of the Natural Features chapter since the chapters are not numbered. In any case, the map that is being referenced does not show lakes, streams, and wetlands, only floodplains.
2. Even though Bath Township is in a different county, transportation networks cross municipal boundaries. We suggest that there should be some discussion about the regional challenges about transportation issues.
3. On page 52, it is stated that the map of current and future non-motorized routes follows that chapter. That map does not appear in the draft.
4. There are several action items listed under Goal 3 on page 19. We appreciate the willingness to create a wetland protection ordinance. However, we would like to suggest that action item #2 include climate change.
5. We are happy to see action item #1 under Goal 7. We agree that missing middle housing is an issue.
6. There are several references to an Urban Services Boundary (USB) throughout the text. We would like to suggest adding a map that shows the location of the USB.

Thank you for this opportunity to review your draft Comprehensive Plan.

Sincerely,

Mark Blumer, Chair  
Meridian Township Planning Commission



**To:** Planning Commission

**From:** Timothy R. Schmitt, *AICP*, Community Planning and Development Director

**Date:** May 19, 2022

**Re:** Special Use Permit #22-061 – Meridian Township – Install changing message signs on Municipal properties

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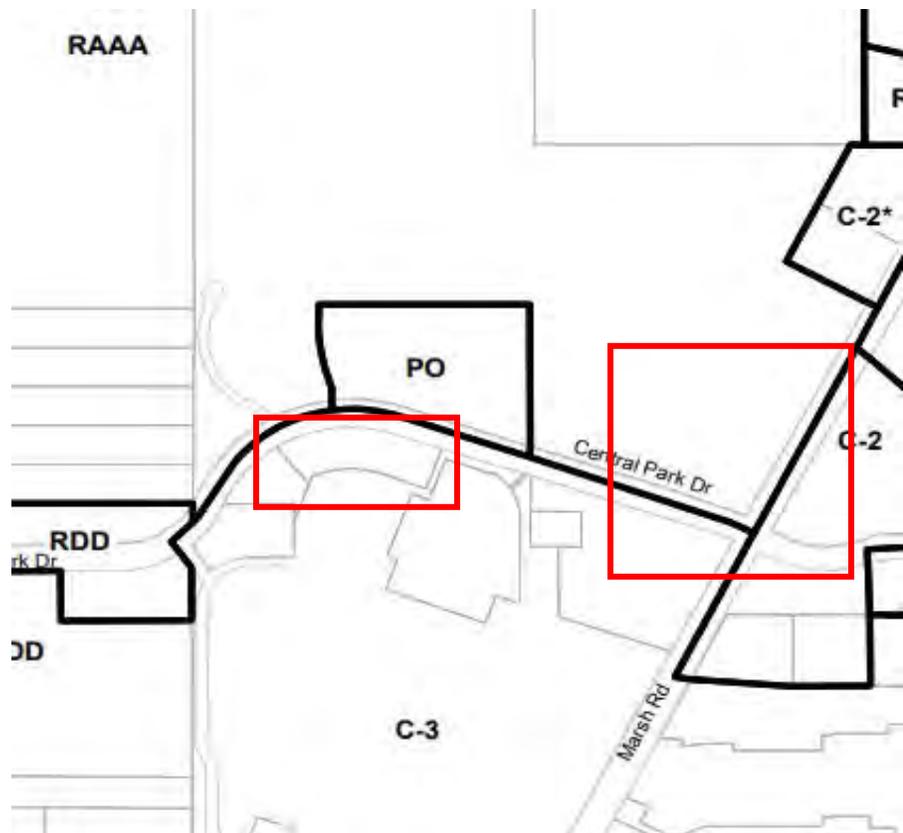
Meridian Township is in the process of refreshing our signs throughout the Township to modernize them and match the new brand standards. Part of the proposed refresh are two changing message signs, to be located on the Municipal Building property at 5151 Marsh Road and the Marketplace on the Green property at 1995 Central Park Drive. Under the current sign ordinance, changing message signs require Planning Commission review and approval of a Special Use Permit.

The existing signs, both permanent and temporary, would be removed with the installation of the new Township signs. The sign at the Municipal Building is proposed to be approximately 92 square feet, with only 20 square feet of that sign constituting a changing message sign. The sign proposed for the Marketplace on the Green would be approximately 82 square feet (smaller due to one less line of text), with a changing message sign of 20 square feet as well.

### Zoning

The Municipal Building property is zoned RAAA, single-family low density, and the Marketplace property is zoned C-3, Commercial. Although there are previous approvals for both sites, neither is related to changing message signs, so this request is being treated as an entirely new application.

**Current Zoning of properties->**



## Physical Features

The location of both signs is in an already developed portion of the overall property. The Marketplace on the Green sign will be located just to the north of the existing pavilion, along the public sidewalk, between the two small stormwater management areas. The sign at the Municipal Building will be located just to the south of the entrance to the complex off of Marsh Road, near the Police Department building. No natural features will be harmed as a result of this installation.

## Staff Analysis

Special use permit review is limited to the changing message portion of the sign, rather than the overall sign, which is subject to the requirements of the Zoning Ordinance, and if necessary, Zoning Board of Appeals review. The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. These criteria are listed below, along with Staff's analysis of each one. There are no specific Special Use Permit requirements for changing message signs in the ordinance currently.

1. *The project is consistent with the intent and purposes of this Chapter.*

The use of this type of sign is consistent with the intent of the sign ordinance. The ordinance is explicitly allows changing message signs in commercial districts. The Marketplace property is a commercial zoned property and the Municipal Building is in a commercial area and functions as a non-residential use. Additionally, Staff is proposing changes to the ordinance that would allow the Municipal Building sign by right, as outlined later in this report.

2. *The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.*

The project is consistent with the fifth goal of the Master Plan 'Maintain Essential Public Services' in that it allows the Township clear and reliable communication with the general public.

3. *The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.*

The sign refresh around the township will be appropriate in appearance and will be in keeping with the general character of the area. Specific to the changing message signs under review in this request, the changing message portion of the sign is less than 25% of the size of the overall sign, which is a reasonable request and not out of character with the signage that would be found in a commercial district.

4. *The project will not adversely affect or be hazardous to existing neighboring uses.*

The signage will not adversely affect or be hazardous to the surrounding uses.

5. *The project will not be detrimental to the economic welfare of surrounding properties or the community.*

The signage will not have a negative economic impact on the surrounding properties, as they are commercial in nature and could potentially ask for signage similar to the changing message sign under review.

6. *The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.*

No utilities other than electricity are needed for the request and that is availability at each site.

7. *The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the long-term needs of the proposed project.*

Sanitary facilities are not needed for the proposed activity.

8. *The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*

The use of the sign as a changing message sign will not create any traffic, noise, smoke, fumes, glare, or odors.

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

The signs will not have any impact on the natural resources of the Township.

### **Sign Ordinance Changes**

As part of the forthcoming sign ordinance update, Staff is recommending that the standards for changing message signs be modified. Additionally, we are recommending an exemption for any municipal signage. As can be seen with this application, the needs of municipal signage are much different than the needs from a traditional commercial tenant. Additionally, the majority of Township owned facilities are actually zoned residential, despite their use, which will cause issues with the sign refresh project and severely limit the Township's ability to communicate with the public.

The proposed ordinance to exempt municipal signage will be presented to the Planning Commission at the next meeting. For the purposes of the current review, there are no specific standards for changing message signs in the ordinance, other than "Such signs shall no flash, travel, or move in any way." Staff would recommend this as a condition of any approval for a changing message sign at this

time. In the specific case at hand, Staff will also recommend that a condition of approval be included that requires an ordinance change to allow a changing message sign on a residentially zoned property that is used for non-residential purposes. Lastly, in the past, the Township has severely limited the number of times the sign's message is permitted to change on a daily basis. Staff would also recommend a condition of approval to restrict the message change, consistent with past practice in the community.

### **Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the proposed special use permit. A draft resolution to approve the request with conditions is attached for the Planning Commission's review. Staff will bring this matter back to the Planning Commission at the next regularly scheduled meeting with any additional information/clarifications that are needed.

### **Attachments**

1. Draft resolution to approve with conditions
2. Special Use Permit application and supporting documents

**RESOLUTION TO APPROVE**

**Special Use Permit #22-061  
Municipal Signage – Changing Message**

**RESOLUTION**

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23<sup>rd</sup> day of May, 2022, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Township Staff have been working on a sign refresh for the Township’s signage for seven years; and

WHEREAS, the Township’s brand standards have changed substantially in the past several years; and

WHEREAS, the Township’s sign design consultant has recommended approximately 25% of the sign area at the Municipal Building and the Marketplace on the Green be a changing message sign, to convey additional information to the general public; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #22-061 at its meeting on May 23, 2022 and has reviewed the staff material forwarded under cover memorandum dated May 19, 2022; and

WHEREAS, the requested amendment is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22-061 subject to the following conditions:

1. The changing message portion of the final design of the sign shall not exceed 25% of the total sign area.
2. The message on the sign shall change no more than twice a day.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to install the signs. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
4. Neither sign shall flash, travel, or move in any way.

5. Due to the zoning of the Municipal Building property and a desire to not rezone the property, the Township’s sign ordinance shall be updated to allow a changing message sign at that location, prior to installation.
  
6. Any changes to the signs that modify the changing message portion of the sign shall require Planning Commission review and approval, regardless of future ordinance changes.

ADOPTED:    YEAS: \_\_\_\_\_

                  NAYS: \_\_\_\_\_

STATE OF MICHIGAN    )

  ) ss

COUNTY OF INGHAM    )

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23<sup>rd</sup> day of May, 2022.

\_\_\_\_\_  
Mark Blumer, Chair  
Meridian Township Planning Commission

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

**SPECIAL USE PERMIT APPLICATION**

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

**Part I**

- A. Applicant Meridian Township  
 Address of Applicant 5151 Marsh Rd., Okemos, MI 48864  
 Telephone - Work 517 853 4440 Home \_\_\_\_\_ Fax \_\_\_\_\_  
 Interest in property (circle one): Owner \_\_\_\_\_ Tenant \_\_\_\_\_ Option \_\_\_\_\_ Other opsommer@meridian.mi.gov  
 (Please attach a list of all persons with an ownership interest in the property.) public govt.
- B. Site address / location / parcel number 5151 Marsh Rd. 48864, 1995 Central Park Dr 48864  
 Legal description (please attach if necessary) township municipal complex (5151) farmer's market (1995)  
 Current zoning RAAA (5151), G3 (1995)  
 Use for which permit is requested / project name wayfinding & promoting of governmental service  
 Corresponding ordinance number 86-687 (11) (a)
- C. Developer (if different than applicant) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name Corbin Design and Meridian Township  
 Address 415 S Union, Second Floor Traverse City, MI 49684  
 Telephone - Work 231 346 2279 Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross \_\_\_\_\_ Net 2.43-1995
- F. Explain the project and development phases:  
installation of wayfinding & municipal signage 71.1 - 5150
- G. Total number of:  
 Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_  
 Proposed: structures 2 bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_  
 Usable Floor area: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Existing Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_

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

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

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

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

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
  2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
  3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
  4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
  2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
  3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
  2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
  3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
  4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
  2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
  3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

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

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

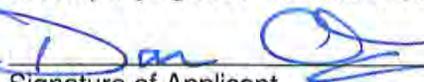
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

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

Yes     No    (Please check one)

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

  
Signature of Applicant

4/13/2022  
Date

Dan Opsummer, Assistant Township Manager  
Type/Print Name

Fee: \_\_\_\_\_

Received by/Date: \_\_\_\_\_

**Special Use Permit Application Attachment**  
**Site Plan Requirements Per Section 86-124(c)(4)**

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

FABRICATOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR ENGINEER/OWNER REVIEW AND ACCEPTANCE.

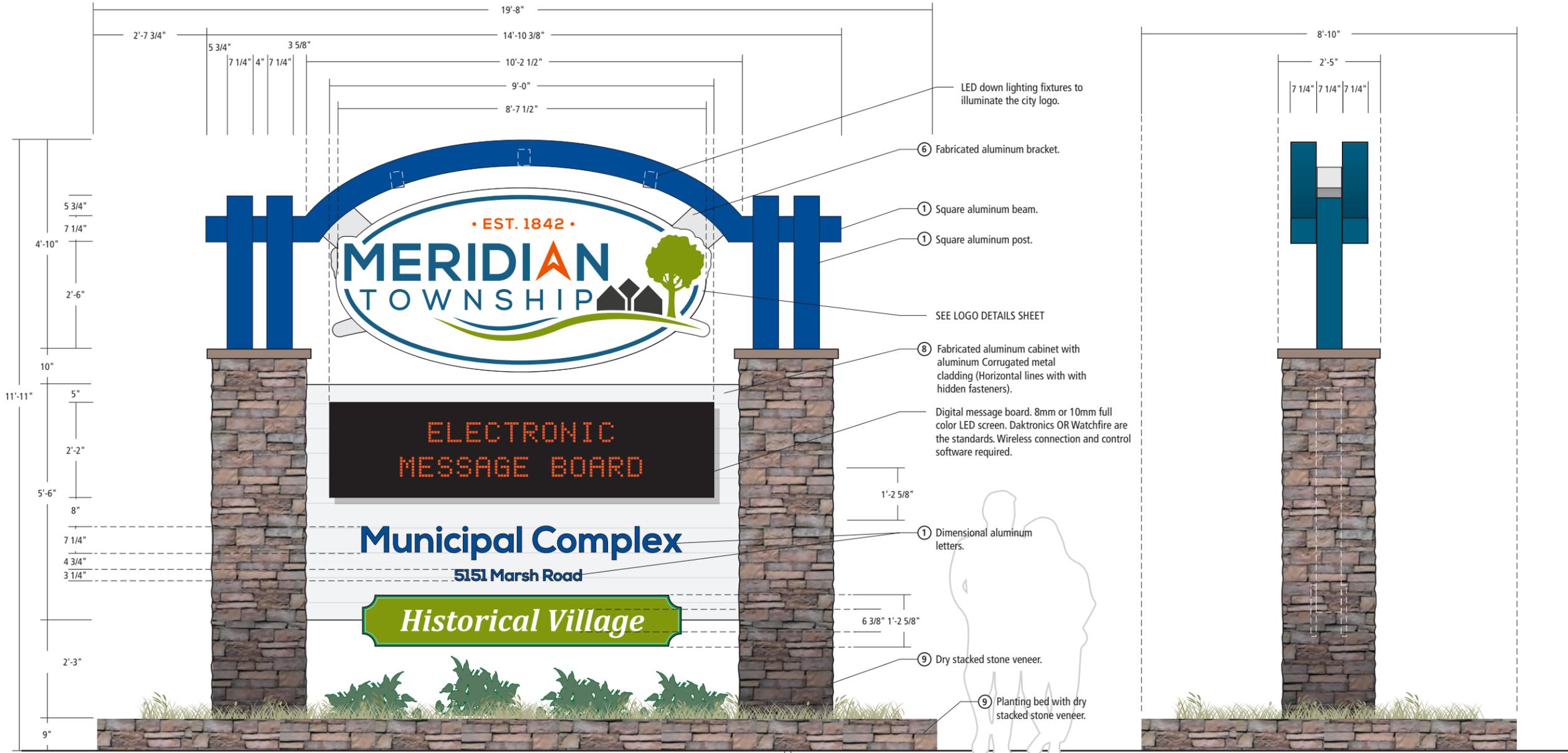
**DOUBLE-SIDED SIGN FACE**



Alternate Base Detail



Alternate Layout



Front View

Side View

**IX-2A MUNICIPAL CAMPUS IDENTIFICATION WITH MESSAGE BOARD**

SCALE: 3/8"-1'

**COLOR CODE**

- ① Navy
- ② Green
- ③ Orange
- ④ Black
- ⑤ White
- ⑥ Off White
- ⑦ Light Blue
- ⑧ Corrugated Metal
- ⑨ Stone

**NOTES**

This drawing is design-intent only. Fabricator is responsible for fabrication and overall level of quality. Any changes in design, materials, fabrication method or other details must be approved by Corbin Design or the Owner.

DATE	DESCRIPTION
06.02.21	Submission
07.12.21	Revision
04.01.22	Revision



**CORBIN DESIGN**

415 S Union, Second Floor  
Traverse City, MI 49684  
(231) 947-1236







**To:** Planning Commission

**From:** Brian Shorkey, AICP, Senior Planner

**Date:** May 19, 2022

**Re:** Mixed Use Planned Unit Development #22014 (SP Holding Company),  
construct Haslett Village mixed-use planned unit development at 1621 & 1655  
Haslett Road.

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### **Introduction**

SP Holding Company (applicant) has submitted a mixed use planned unit development (MUPUD) proposal to redevelop the eastern half of the Haslett Village Square shopping center on Haslett and Marsh Roads. The project (Haslett Village) is located at 1621 & 1655 Haslett Road, is zoned C-2 (Commercial), and is proposed to be developed in six phases. The project area is approximately 19 acres. The Planning Commission held a public hearing for this application on April 25, 2022. Staff received updated materials on April 29, 2022.

The subject property currently contains a multi-tenant building and two stand alone buildings fronting on Haslett Road. The multi-tenant building is a mostly vacant 71,018 square foot building that currently contains two businesses, a Little Caesar's Pizza and The Fringe Hair Design. The 1,619 square foot former PNC Bank building is located at the northeast corner of the site and is proposed to be demolished with a new building built in its location. The other building, approximately 10,500 square feet, is a former video store that now houses Solid Rock Baptist Church. That building is proposed to be redeveloped with a drive-through and house the development's Community Center.

The proposal includes 290 residential units and 21,750 square feet of non-residential space. The 290 dwelling units are made up of 58 apartment units, 204 stacked flats, and 28 townhouses. The apartments are a mix of studios, one-bedroom units, and two-bedroom units. The stacked flats are a mix of one, two, and three-bedroom units. The townhouses are a mix of two-bedroom and three-bedroom units.

Because the project includes redevelopment of the one of the existing buildings, the residential density is allowed to be 14 dwelling units per acre. The proposed residential density is approximately 15.2 dwelling units per acre. The extra density is allowed if four extra amenities are provided.

Municipal water and sanitary sewer are available. If the project is approved, the location and capacity of utilities for the proposed development will be reviewed in detail by Public Works and Engineering staff during the site plan review process.

### **Staff Analysis**

Staff has reviewed this application using the standards found in Sec. 86-440 – Mixed Use Planned Unit Development. When reviewing the proposal, the Planning Commission needs to consider the appropriateness of the requested waivers, the proposed amenities and related review criteria, and the

MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances. The following is a summary of the project's consistency with the MUPUD ordinance standards:

**1. Waivers and amenities**

The applicant is requesting the following waivers for the Haslett Village project.

- Setback 1 – The applicant is requesting a 36.38-foot waiver from the 100-foot building setback from the center line of Haslett Road.
- Setback 2 – The applicant is requesting a 26.6-foot waiver from the 100-foot building setback from the center line of Marsh Road.
- Setback 3 – There is a requirement that buildings be 100 feet from any residentially zoned property. Property to the south is zoned RA – Residential. The requested waiver is 57 feet.
- Parking – 834 parking spaces are required for the project. The applicant is requesting a waiver of 352 parking spaces.
- Parking setback – Parking areas are required to be setback from a road right-of-way at least 20 feet. The applicant is requesting a 3.85-foot waiver.

There are three tiers of amenities. Tier One amenities count as three and, as noted before, at least one such amenity is required when at least four total amenities are requested. Tier Two amenities count as two amenities each. Tier Three amenities count once each, but only one amenity from this level count toward the total. Amenities proposed by the applicant are detailed below:

- Tier One
  - Community focused bundle, including a trailhead that is being deeded to the Township
- Tier Two
  - Electric car charging stations
  - Public outdoor seating area
  - Public recreation resource
- Tier Three
  - Green space
  - Low-flow plumbing fixtures
  - Wireless access points
  - Decorative lighting along streets and drives, and in parking areas

The number of required amenities is calculated as follows:

- The MUPUD ordinance requires that all proposals incorporate at least **one** amenity.
- Each requested waiver from the zoning ordinance requires an amenity on a one-for-one basis. Five waivers are requested, meaning that **five** more amenities are required.
- The request for the density bonus requires **four** more amenities.

As a result, the proposed MUPUD requires ten amenities, one of which must come from Tier One. Ten amenities have been provided and the amenity requirements for this project have been met.

It is possible that a new bus stop may be added to the site in the future, in coordination with the approved bus stop on the adjacent American Home Meridian site. The applicant is not counting this as an amenity. Staff is working to coordinate this with CATA, and if it is built, it will be handled during the site plan approval process.

## **2. Design standards**

The project has been reviewed against the design standards found in Sec. 86-444(f).

*Parking:* Off-street parking in an MUPUD is required to comply with Sec. 86-755 in the Township Code of Ordinances. The applicant has correctly calculated that 834 parking spaces are required and has requested a waiver of 352 spaces.

## **3. Required data**

The project has been reviewed against the standards found in Sec. 86-440(g)(4):

*Traffic.* The applicant has submitted a trip generation comparison prepared by Fishbeck. The comparison uses the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> edition) to classify and compare traffic generation from both the existing and proposed land uses.

The traffic generation concluded that the proposed development would result in an overall increase of 57 new trips in the a.m. peak hour and an overall decrease of 106 trips in the p.m. peak hour. Sec. 86-440(g)(4)(h) states that a traffic study is required where a project will exceed 250 vehicle trips during the peak hour of the adjacent roadway. As a result, no traffic study is required.

## **4. Performance Criteria**

The project has been reviewed against the requirements of Sec. 86-440(c)(2)e, and Staff has the following comments:

*Architectural design:* The applicant has submitted a LEED Project Checklist scoresheet to describe the sustainability and environmental considerations that are included on the concept plan.

*Drive-through:* The project includes the installation of a drive-through on the redeveloped video store. The drive-through meets the standards as listed in Sec. 86-404(e)13.

## **5. Conclusion**

The applicant has addressed all concerns that were brought up at the April 25<sup>th</sup> public hearing with the updated materials that were submitted on April 29<sup>th</sup>. Staff is satisfied with the proposed waiver requests and the proposed amenities offered and recommends that the Planning Commission recommend **approval** to the Township Board for the MUPUD application. A resolution for approval is attached.

## **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. The Planning Commission is required to make a recommendation on the MUPUD within 30 days of the date of the public hearing.

**Attachments**

1. Resolution of approval.
2. Application and narrative.
3. Response letter dated April 25, 2022.
4. Concept plan prepared by Kebs, Inc. dated April 28, 2022.
5. Architectural and building elevations prepared by Integrated Architecture dated April 28, 2022.
6. Trip generation comparison prepared by Fishbeck dated April 27, 2022.
7. LEED Project Checklist scoresheet.

**RESOLUTION TO RECOMMEND APPROVAL**

**MUPUD #22014  
1621 & 1625 Haslett Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23rd day of May, 2022, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, SP Holding Company has requested approval of a Mixed Use Planned Unit Development (MUPUD) on an approximately 19 acre site made up of two parcels located at 1621 & 1625 Haslett Road; and

WHEREAS, the proposed MUPUD includes the demolition of two existing buildings on the site, redevelopment of one building on the site, and construction of 20 new buildings with a total of 290 dwelling units and 21,750 square feet of non-residential space; and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its regular meeting on April 25, 2022 and at its regularly scheduled meeting of May 23, 2022; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for a MUPUD project; and

WHEREAS, the proposed MUPUD has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed MUPUD meets the minimum design standards as outlined in Section 86-440(f) of the Code of Ordinances; and

WHEREAS, the requested waivers for building setbacks, parking lot setbacks, and number of parking spaces are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and

WHEREAS, the number and type of amenities provided in the proposed MUPUD are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances; and

WHEREAS, public water and sanitary sewer are available to serve the subject property; and

WHEREAS, the proposed MUPUD project is consistent with Objective B of Goal 1 of the 2017 Master Plan to ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity; and

**Resolution to Recommend Approval  
MUPUD #22014 (SP Holding Company)**

WHEREAS, the proposed MUPUD project is consistent with Objective A of Goal 3 of the 2017 Master Plan to upgrade commercial areas by encouraging redevelopment of the downtown Haslett Village area; and

WHEREAS, the proposed MUPUD project is consistent with Objective B of Goal 3 of the 2017 Master Plan to develop the Township's mixed use core into a viable and vibrant district.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #22014, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated February 21, 2022 (revision date April 29, 2022) and received by the Township on April 29, 2022.
2. Approval is in accordance with the building elevations, conceptual building plans, conceptual landscape plan, photometric plan, signage locations, amenity list, and project material list prepared by Integrated Architecture dated April 25, 2022 and received by the Township on April 29, 2022.
3. The waivers requested for building setbacks, parking lot setbacks, number of parking spaces, and parking setback are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated February 21, 2022 (revision date April 29, 2022) and received by the Township on April 29, 2022.
4. The amenities proposed for the project are approved in accordance with the Amenities Plan prepared by Integrated Architecture dated April 25, 2022 and received by the Township on April 29, 2022.
5. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
6. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
7. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
8. All utility service distribution lines shall be installed underground.
9. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #22014.
10. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.

**Resolution to Recommend Approval  
MUPUD #22014 (SP Holding Company)**

11. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
12. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
13. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
14. All pathways and sidewalks shall be designed and constructed in accordance with Township Engineering Design and Construction Standards. The design and location of the sidewalks and pathways shall be subject to the approval of the Director of Public Works and Engineering.
15. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

ADOPTED:      YEAS: \_\_\_\_\_

                    NAYS: \_\_\_\_\_

STATE OF MICHIGAN    )

  ) ss

COUNTY OF INGHAM    )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23rd day of May, 2022.

\_\_\_\_\_  
Mark Blumer  
Planning Commission Chair

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

MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Mixed Use Planned Unit Development.

**Part I**

- A. Applicant SP HOLDING COMPANY LLC  
 Address of Applicant 148 S. RIVER ST., SUITE 100, HOLLAND, MI 49423  
 Telephone - Work (616) 437-7202 E-Mail CHAD.KOSTER@PARAMOUNT Fax N/A  
 Interest in property (circle one): Owner  Tenant  Option  R.P. COM Other   
 (Please attach a list of all persons with an ownership interest in the property.)  
OWNERSHIP LETTER INCLUDED.
- B. Site address / location / parcel number 1621 & 1655 HASLETT RD / HASLETT / 33-02-02-10-401-005  
 Legal description (please attach if necessary) SEE PLANS  
 Current zoning C-2  
 Project name HASLETT VILLAGE
- C. Developer (if different than applicant) SAME  
 Address \_\_\_\_\_  
 Telephone: Work \_\_\_\_\_ E-Mail \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name GRUB PETRU - KES INC  
 Address 2116 HASLETT RD, HASLETT, MI 48840  
 Telephone(s) (517) 339-1014 E-Mail GPETRU@KES.COM Fax 517 339-8047
- E. Acreage of all parcels in the project: Gross 19.04 Net 19.04
- F. Proposed Uses and Site Amenities:
1. Non-residential uses:
    - a. Type COMMUNITY CENTER / COMMERCIAL / RESTAURANT
    - b. Percent of project area 7.5%
    - c. Total square feet for non-residential uses 21,750 SF
    - d. Usable floor area 21,750 SF
    - e. Number of employees 16 FULL TIME / 45 PART TIME (BLOG. GI + HI)
    - f. Hours of operation 6AM-9PM (BLOG GI) 9AM-9PM (BLOG HI)
  2. Residential Uses:
    - a. Percent of project area 92.5%
    - b. Total dwelling units 302
    - c. Dwelling unit mix:
      - i. Number of single family detached: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
      - ii. Number of duplexes: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
      - iii. Number of townhouses: for Rent 28 Condo \_\_\_\_\_
      - iv. Number of garden style apartments: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
      - v. Number of other dwellings: for Rent 274 Condo \_\_\_\_\_

3. Parking:
- a. Non-residential uses ± 130
- b. Residential uses ± 356
4. Proposed Amenities: Type LOW FLOW PLUMBING FIXTURES  
 (General) Type GREEN SPACE  
 Type WIRELESS ACCESS POINTS  
 Type DECORATIVE LIGHTING
- Proposed Amenities: Type PUBLIC RECREATION RESOURCE  
 (Density Bonus) Type PUBLIC OUTDOOR SEATING PLAZA  
 Type ELECTRIC CAR CHARGING  
 Type COMMUNITY-FOCUSED BUNDLE / DOG PARK, TRAIL HEAD, FOOD TRUCK COURT

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

1. Nonrefundable fee. - MAILED BY OWNER
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership. INCLUDED
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities. INCLUDED
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of plans for readability):
  - Total property, its location in the Township, its relationship to adjacent properties - 3 COPIES
  - Boundaries of subject property - 11 X 17 SETS
  - Location and dimensions of all existing and proposed structures - PDF SET + MATERIALS
  - Approximate location and distance of all structures within 100 feet of the subject property
  - Proposed means of vehicular and pedestrian ingress and egress to the subject property
  - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
  - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
  - Dimensions of setbacks from streets, property lines and between buildings on the site
  - Location of proposed amenities
  - Location and size of existing utilities including power lines and towers, both above and below ground
  - Amount and location and calculation of all impervious surfaces
  - Verified boundaries of all natural water features and required setback lines
6. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
9. Floor plans of proposed residential units.

- ~~10.~~ A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
- ~~11.~~ Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
- ~~12.~~ Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer. *met w/ YOUNES*
- ~~13.~~ A sign program illustrating size and location of each proposed sign type.
- ~~14.~~ A lighting plan (see Chapter 38, Article VII).
- ~~15.~~ Copies of comments from reviewing agencies such as, but not limited to, the following:
  - Ingham County Road Commission
  - Ingham County Drain Commission
  - Michigan Department of Transportation (if applicable)
  - Michigan Department of Environmental Quality (if applicable)
  - The appropriate school board (as applicable)

*— PLANS SUBMITTED TO EACH*

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

**Part II**

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

Yes     No    (Please check one)

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

*MLK*  
Signature of Applicant

*3/15/22*  
Date

*CHAD KOSTER*  
Type/Print Name

Fee: \_\_\_\_\_

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

Pre-Application Meeting Held: \_\_\_\_\_  
Date

Application Complete: \_\_\_\_\_  
Date

By: \_\_\_\_\_  
Staff

We are excited to present our concept for the redevelopment at Haslet Village. Our overall vision is to create a vibrant mixed-use development with an emphasis on desirable quality of life characteristics. These include walkability, activities, amenities, quality living units and a strong sense of community.

### **Site Concept**

The site's land plan is to establish new corridors for vehicle and pedestrian movement that fosters safety and comfort with sidewalks, landscaping and architecture that relate well together.

These primary pathways knit together an interesting combination of retail community activities, hospitality, physical activity, and community amenities. Large areas of asphalt will give way to a well-choreographed neighborhood network of properly scaled buildings.

Our primary ingress/egress paths from Marsh and Haslett Roads will be in the same locations, and we have coordinated with the neighboring Pine Village Development to create an easily adapted reset to some of the site's current influences.

Our proximity to the current trail to the South allows us to plug into this community amenity. We are taking full advantage of this and are in fact, planning on a community accessed trail head from our property along with a dog park.

Our site's amenities are positioned throughout the neighborhood and include:

- Dog Park
- Trailhead with restroom
- Activity lawn/park
- Pickle ball courts
- Outdoor social space with open and covered terraces
- Outdoor pool and sundeck
- Food truck staging area with restrooms
- Robust network of sidewalks and paths

We are leaving the current natural area to the site's southwest for nature paths and green space.

The Haslett frontage will house our commercial uses, that includes a new development on the corner which better aligns its site relation to the current township's zoning and planning initiatives.

We are repurposing one of the existing buildings along Haslett Road to be our community social node with a community room, restrooms, a fitness and personal training studio, and a small restaurant with a drive-through. It will also be our staging area for events and social activities, include covered and open terraces with fire pits, an outdoor pool with sun deck, a playground, and hook-ups for food trucks.

### **Architecture**

As described above Haslett Road will be our predominantly commercial frontage with a new building/development planned on the corner as a retail or restaurant with potential drive-through, the repurposed center building with retail/restaurant and amenities; and our four-story residential building (A1) to the west. Our leasing office and central lobby will be on the corner of this building to provide a welcoming and inviting component to this key point of entry.

The architecture (see exterior elevations and renderings) is a more contemporary, yet familiar look, with a freshness created by simple forms and some splashes of color. Our material palette has brick with some vinyl siding for the residential structures, properly scaled gables, and residential detailing. Porches on the street sides of the buildings will contribute to a more pleasant feel to our streetscapes. Buildings (H1) and (G1) are expected to be single story. Building (A1) is planned as four-stories to match the scale of the adjacent Pine Village structure.

The internal residential buildings will be a mix of (12) and (24) unit, three-story walkups, as well as some two-story townhouses positioned on the southern end of the property.

We have taken great care to work with the existing utility network that is present on the site and have aligned our primary east/west internal road to accommodate primary utilities. Our road network will be private drives, however not restricted access. The walking network and most of our amenities will be available to the broader community.

This has been a careful and thoughtful decision to bring new life and a vibrant new neighborhood to the township, as well as bring community amenities and establish another social node to Meridian township.

**Proposed Phasing Program**

<b>Phase</b>	<b>Begin</b>	<b>End</b>	<b>Description</b>
1	Summer 2022	Fall 2022	Demolition of all structures on the property
2	Fall 2022	Winter/Spring 2023	Underground construction: utilities, roads
3	Spring 2023	Winter 2024	Buildings: G1, A1, B3, B4, B5, D4
4	Spring 2024	Winter 2025	Buildings: B1, B2, C1, D1, D2, D3, Pickleball courts, Activity Lawn, Dog park, Trailhead
5	Spring 2025	Winter 2026	Buildings: B6, B7, B8, C2, E1, E2
6	Spring 2027	Winter 2028	Buildings F1, F2



29 April 2022

**Meridian Township**

**Mr. Timothy R. Schmitt, AICP**

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

**RE: Haslett Village MUPUD**

Dear Timothy,

Once again, thank you for your assistance and great dialogue from the Planning Commissioners this week. We are obviously excited about this tremendous opportunity and investment in the Township and pledge to make this the best it can be, and a great community project.

We are providing this supplemental package that addresses the comments from the public hearing, as well as the staff comments. Per our letter dated 21 April 2022, please notice some minor edits to our unit count and unit mix, as well as our listing of amenities. Some specific items addressed:

- ~ Added trash enclosure locations and details
- ~ Landscape detail at roundabout and canopy tree clarification
- ~ Our sustainability "Scorecard" showing the USGBC LEED strategies we plan to follow
- ~ Clarification on wall signage details
- ~ Location and detail of potential carport and garage locations
- ~ Building "A1" grade plan clarification
- ~ Sidewalk clarification between Buildings "H" and "I"
- ~ Locations of proposed bike parking
- ~ More detail on the community trailhead, dog park and bike repair area
- ~ Updated traffic impact statement
- ~ Engineering information from KEBS

Our premise on creating a vibrant, walkable community with a mix of commercial and residential amenities is reinforced and enhanced by the input received. This makes for an even higher level of excitement and enthusiasm toward this great contribution to Meridian Township and bringing back activity and life to this important corner.

As stated in the public hearing, Building "H" will be marketed for a retail or restaurant user as soon as all site entitlement approvals are garnered. Our expectation is that the attraction and excitement this plan will present, will encourage a potential user or users, to that site. It is our intention that development of this important corner will be part of our initial phase, although it will obviously be dependent on finding an appropriate use that contributes to our concept and contributes to the needs of the community.

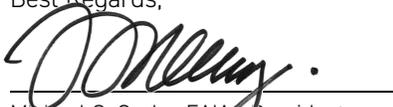
Building "I" (formerly Building "G1") is also planned to be a predominately community accessed building with restaurant and retail, as well as an event space available to the community. Only a small area of this building will be assigned for support for the residential amenity (restrooms, showers).

Our goal again, is to create a community gathering spot with the ability to also support food trucks and outdoor dining.

We are also looking forward to continued dialogue with you, staff, and commissioners at the May 9<sup>th</sup> meeting.

Tim, your guidance, and leadership through this process has been professional, helpful, prompt and thorough. Thank you, and please let us know if there is any further information needed.

Best Regards,



Michael C. Corby, FAIA - President

cc: Mike Bosgraaf – Lake Drive Group, LLC  
Chad Koster – Lake Drive Group, LLC  
Andrew Tjepkema – Integrated Architecture  
Darrel DeHaan – Integrated Architecture  
Greg Petru - KEBS

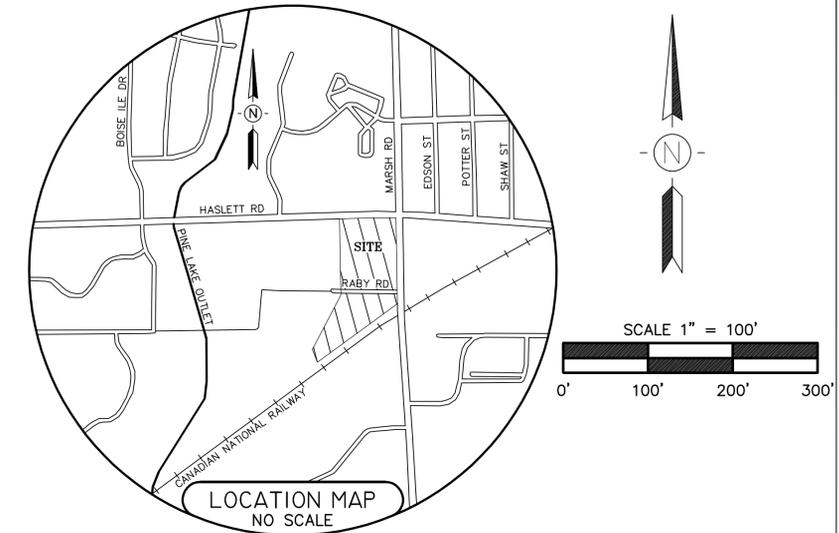
**APPLICANT:**  
LAKE GROUP DRIVE, LLC  
148 S. RIVER AVE., SUITE 100  
HOLLAND, MI 49423  
PH: (616) 667-3333

**ENGINEER/SURVEYOR:**  
KEBS, Inc.  
2116 HASLETT RD.  
HASLETT, MI 48840  
PH: (517) 339-1014

**ARCHITECT:**  
INTEGRATED ARCHITECTURE  
840 OTTAWA AVE. NW  
GRAND RAPIDS, MI 49503  
PH: (616) 559-4724

# HASLETT VILLAGE

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



**SITE DATA**  
PROPOSED M.U.P.U.D.  
TOTAL SITE AREA = 829,215 SF = 19.04 ACRES  
EXISTING ZONING: C-2 (GENERAL COMMERCIAL)  
ADJACENT ZONING: SEE PLAN

**BUILDING SETBACKS**  
FRONT - 100' FROM C/L HASLETT/MARSH RD.  
SIDES - 15'  
REAR - 15' (100' FROM SOUTH LINE-RA ZONING)  
HEIGHT - 45' MAX. = 45' PROPOSED - OK

**BUILDING/UNIT DATA**

APARTMENTS (A) = 48,000 G.S.F. = 58 UNITS  
4 (STUDIO), 39 (1-BED), 15 (2-BEDROOM)

STACKED FLATS (B) = 9,020 G.S.F. EACH (2 BLDGS)  
12 X 2 = 24 UNITS (ALL 1 BEDROOM)

STACKED FLATS (C) = 12,100 G.S.F. EACH (6 BLDGS)  
12 X 6 = 72 UNITS (ALL 2 BEDROOM)

STACKED FLATS (D) = 10,370 G.S.F. EACH (3 BLDGS)  
12 X 3 = 36 UNITS = 9 (1-BEDS), 18 (2-BEDS),  
9 (3-BEDS)

STACKED FLATS (E) = 18,660 G.S.F. EACH (3 BLDGS.)  
24 X 3 = 72 UNITS = 72 (1-BEDS)

TOWNHOUSE (F) = 10,800 G.S.F. EACH (2 BLDGS.)  
6 X 2 = 12 UNITS = 8 (2-BEDS), 4 (3-BEDS)

TOWNHOUSE (G) = 14,600 G.S.F. EACH (2 BLDGS.)  
8 X 2 = 16 UNITS = 12 (2-BEDS), 4 (3-BEDS)

TOTAL UNITS = 290  
TOTAL G.S.F. = 274,800 G.S.F.

COMMERCIAL (G) = 7,750 G.S.F.

RETAIL (H) = 14,000 G.S.F.

**PARKING**

RESIDENTIAL (1-BED UNITS/STUDIO) = 148 UNITS @  
REQUIRED 2 SPACES/UNIT PLUS EXPANSION  
CAPACITY OF 25% = 370 SPACES

RESIDENTIAL (2+ BED UNITS) = 142 UNITS @ REQUIRED  
2 SPACES/UNIT PLUS EXPANSION CAPACITY OF 25%  
= 355 SPACES

COMMERCIAL/RETAIL = 21,750 SF @ 5 SPACE/1,000 SF  
= 109 SPACES

TOTAL SPACES = 370 + 355 + 109 = 834 SPACES  
TOTAL = 834 SPACES

PROVIDED: 10'X18' SPACES = 372  
8'X22' SPACES = 76  
PROVIDED @ TOWNHOMES = 34 (OUTSIDE)  
TOTAL PROVIDED = 482 SPACES  
OVERALL = 834 - 482 = 352 SPACE WAIVER NEEDED

**BIKE PARKING**  
FOR BIKES, 1 BIKE PARKING IS REQUIRED FOR EACH 10  
REQUIRED SPACES. FOR 834 SPACES, BIKE PARKING  
REQUIRED IS 83. WITH GRANTED PARKING WAIVER THE  
BIKE PARKING REQUIRED WOULD BE 48. BIKE PARKING  
AREAS ARE SHOWN, RACKS WILL BE PROVIDED TO MEET  
REQUIREMENT

**AMENITIES** (SEE ARCHITECTURAL FOR MORE DETAIL)

- COMMUNITY FOCUSED BUNDLE (DOG PARK, TRAILHEAD,  
FOOD TRUCK COURT)
- ELECTRIC CAR CHARGING STATIONS
- PUBLIC OUTDOOR SEATING PLAZA
- PUBLIC RECREATION RESOURCE
- GREEN SPACE
- LOW-FLOW PLUMBING FIXTURES
- WIRELESS ACCESS POINTS
- DECORATIVE LIGHTING

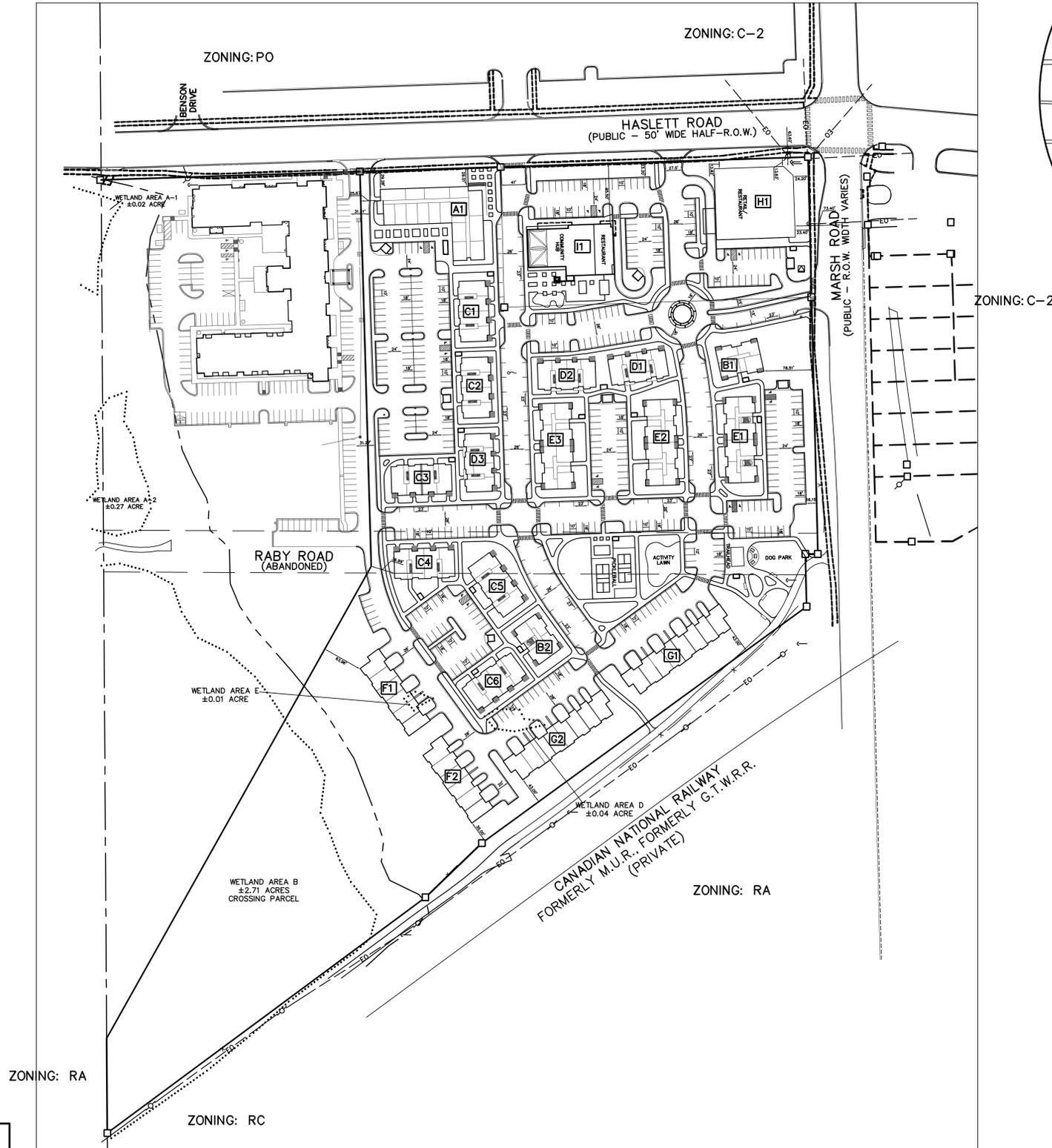
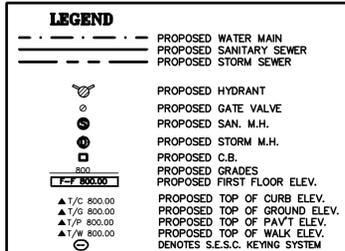
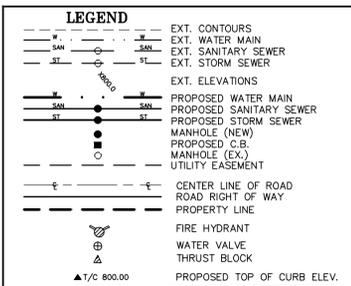
**OPEN SPACE**  
(SEE OPEN SPACE PLAN, PAGE 6)

**UTILITIES**

WATER:  
CITY PUBLIC WATER MAIN (TO BE EXTENDED)

SANITARY:  
CITY PUBLIC SANITARY (TO BE EXTENDED)

STORM:  
ON-SITE SEWER, WATER TREATMENT AND DETENTION



**BENCHMARKS:**

BENCHMARK #1 ELEV. = 862.07 (NAVD88)  
CHISELED "A" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170'± EAST AND 90'± NORTH OF  
NORTHWEST CORNER OF #1655 HASLETT ROAD.

BENCHMARK #4 ELEV. = 863.05 (NAVD88)  
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18'± EAST  
AND 80'± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.



**LEGAL DESCRIPTION:**  
(SEE PAGE 2, EXISTING CONDITIONS/SURVEY PLAN)

**ADDRESS, OWNER & TAX ID NUMBERS**

1621 AND 1655 HASLETT ROAD, HASLETT, MI 48840  
TAX ID#: 33-02-02-10-401-005 AND  
33-02-02-10-401-006 AND  
OWNER: LTG HASLETT, LLC

**SHEET INDEX**

- OVERALL SITE PLAN
- EXISTING CONDITIONS/SURVEY PLAN
- ENLARGED SITE AND DIMENSION PLAN
- UTILITY PLAN
- STORM & GRADING PLAN (NORTH)
- STORM & GRADING PLAN (SOUTH)
- OPEN SPACE PLAN

ATTACHMENTS:  
ARCHITECTURAL PLANS, INCLUDING  
AMENITIES PLAN

	<b>REVISIONS</b> 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION	<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
	<b>HASLETT VILLAGE</b> OVERALL SITE PLAN	
SCALE: 1"=100' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: PROJECT MGR. GAP	APPROVED BY: GAP SHEET 1 OF 7 JOB #: E-99148

**BENCHMARKS:**

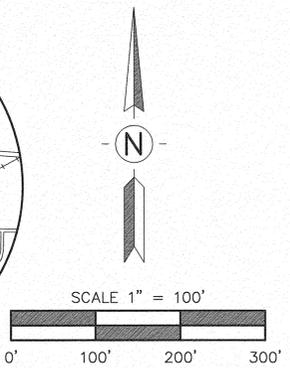
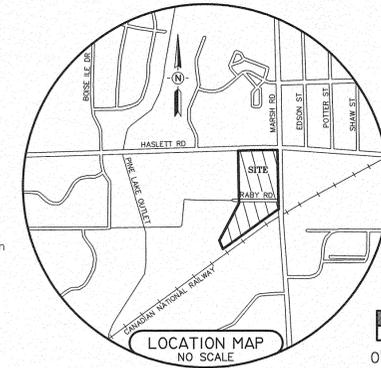
BENCHMARK #1 ELEV. = 862.07 (NAVD88)  
CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170'± EAST AND 90'± NORTH OF WEST CORNER OF #1655 HASLETT ROAD.

BENCHMARK #4 ELEV. = 863.05 (NAVD88)  
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18'± EAST AND 80'± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.

STORM SEWER INVENTORIES:	SANITARY SEWER INVENTORIES:
CATCH BASIN #100 RIM ELEV. = 860.14	SANITARY MANHOLE #200 RIM ELEV. = 861.50
CATCH BASIN #101 RIM ELEV. = 861.52	8" VCP S INV. = 854.18 8" VCP W INV. = 854.22
STORM MANHOLE #102 RIM ELEV. = 864.12	SANITARY MANHOLE #201 RIM ELEV. = 861.75 8" VCP E INV. = 855.03 8" VCP W INV. = 855.07
CATCH BASIN #103 RIM ELEV. = 863.83	SANITARY MANHOLE #202 RIM ELEV. = 862.08 8" VCP E INV. = 856.14
CATCH BASIN #104 RIM ELEV. = 859.05 12" RCP NW INV. = 853.73	SANITARY MANHOLE #203 RIM ELEV. = 862.12 6" VCP N INV. = 853.68 8" VCP E INV. = 853.48
CATCH BASIN #105 RIM ELEV. = 859.37 12" RCP NE INV. = 853.24 12" RCP SE INV. = 853.23 18" RCP SW INV. = 852.76	SANITARY MANHOLE #204 RIM ELEV. = 859.48 8" VCP E INV. = 852.51 8" VCP W INV. = 852.53
CATCH BASIN #106 RIM ELEV. = 861.75 8" UNKNOWN NE INV. = 856.69 12" RCP S INV. = 856.54 12" RCP NW INV. = 856.67	SANITARY MANHOLE #205 RIM ELEV. = 859.64 8" VCP E INV. = 851.44 8" VCP W INV. = 851.48
CATCH BASIN #107 RIM ELEV. = 861.90 12" RCP SE INV. = 857.94	SANITARY MANHOLE #206 RIM ELEV. = 861.41 6" VCP N INV. = 850.71 8" VCP E INV. = 850.63 8" VCP W INV. = 850.76
CATCH BASIN #108 RIM ELEV. = 861.63 12" RCP S INV. = 854.88	SANITARY MANHOLE #207 RIM ELEV. = 872.54 PIPES NOT VISIBLE N INV. = 849.42 SW INV. = 849.36
CATCH BASIN #109 RIM ELEV. = 861.08 12" RCP SW INV. = 856.72	SANITARY MANHOLE #208 RIM ELEV. = 853.05 24" RCP NE INV. = 837.43 24" RCP SW INV. = 837.37
CATCH BASIN #110 RIM ELEV. = 860.02 24" RCP NE INV. = 849.62 30" RCP SW INV. = 849.58	SANITARY MANHOLE #209 RIM ELEV. = 844.81 24" RCP NE INV. = 836.62 24" RCP SW INV. = 836.57
CATCH BASIN #111 RIM ELEV. = 859.77 12" RCP NE INV. = 854.79 24" RCP SE INV. = 850.37 24" RCP W INV. = 850.32	SANITARY MANHOLE #210 RIM ELEV. = 839.51 PIPES NOT VISIBLE BOTTOM ELEV. = 832.43
CATCH BASIN #112 RIM ELEV. = 859.46 12" RCP NE INV. = 850.78 24" RCP W INV. = 850.76	SANITARY MANHOLE #211 RIM ELEV. = 840.85 PIPES NOT VISIBLE SW INV. = 832.30 1" WATER ELEV. = 834.25
CATCH BASIN #113 RIM ELEV. = 858.81 12" RCP N INV. = 852.50 18" RCP NE INV. = 852.13 24" RCP SW INV. = 851.58	
CATCH BASIN #114 RIM ELEV. = 859.08 12" RCP W INV. = 855.92	
STORM MANHOLE #115 RIM ELEV. = 860.22 10" VCP NE INV. = 853.72 12" VCP E INV. = 853.67 18" RCP W INV. = 853.40	
CATCH BASIN #116 RIM ELEV. = 858.65 18" RCP E INV. = 852.06 18" RCP W INV. = 852.03	
STORM MANHOLE #117 RIM ELEV. = 848.26 12" RCP NE INV. = 843.95 12" RCP SW INV. = 843.90	
CATCH BASIN #118 RIM ELEV. = 850.16 8" HDPE N INV. = 844.61 12" RCP SW INV. = 844.36	
CATCH BASIN #119 RIM ELEV. = 860.94 12" RCP N INV. = 856.32 12" RCP SE INV. = 856.25	
CATCH BASIN #120 RIM ELEV. = 861.42 12" RCP S INV. = 856.93	

# EXISTING CONDITIONS/SURVEY PLAN

## "1621 & 1655 HASLETT ROAD, HASLETT, MI 48840"



**SURVEYOR'S NOTES:**

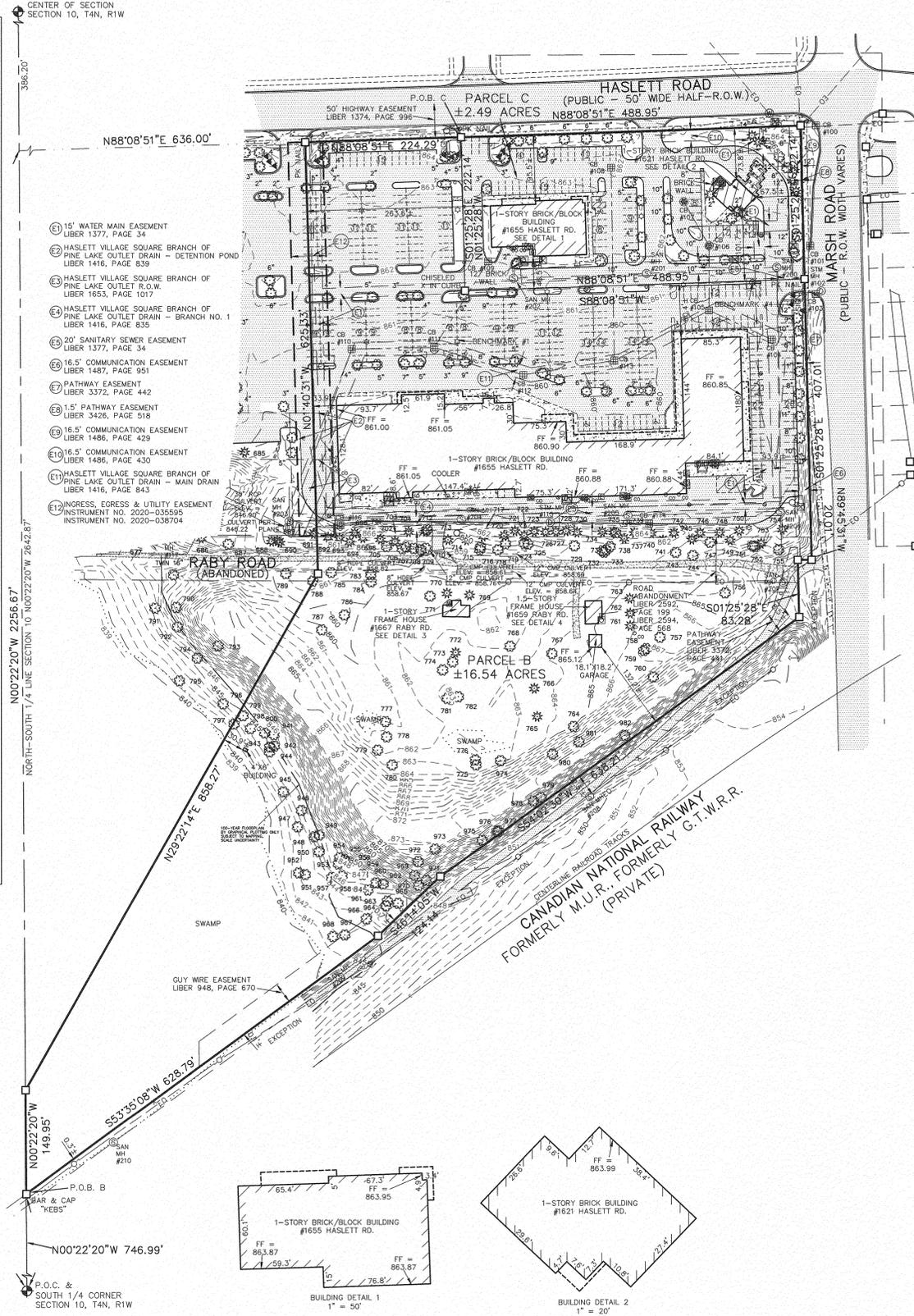
- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use.
- All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
- All dimensions shown are as-measured unless otherwise noted.
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- Parcel has direct access to public Haslett Road and Marsh Road.
- Wetlands, if any, not shown hereon.
- Smaller landscaping trees are labeled with the sizes. All others are labeled with the tree tag numbers from the tree survey performed on the site in 2016.

**LEGAL DESCRIPTION:**

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 368990LANS, Revision No. 1, dated October 13, 2021)

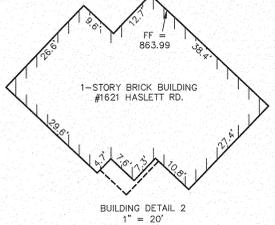
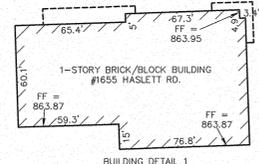
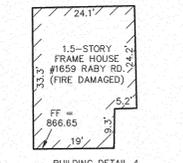
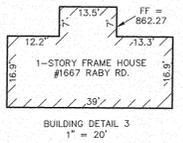
**Parcel B:**  
A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds West along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing North 00 degrees 22 minutes 20 seconds West along said North-South 1/4 line 149.95 feet; thence North 29 degrees 31 minutes 22 seconds East 858.27 feet; thence North 01 degrees 40 minutes 31 seconds West 625.33 feet to the South right of way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicular to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 224.29 feet; thence South 01 degrees 25 minutes 28 seconds East parallel with the West right of way line of Marsh Road 222.14 feet; thence North 88 degrees 08 minutes 51 seconds East parallel with said South line 488.95 feet to the West right of way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicular to the centerline of Marsh Road; thence along said West line South 01 degrees 25 minutes 28 seconds East 407.01 feet to the centerline of former Raby Road and a jog in the West right of way line of said Marsh Road; thence North 89 degrees 45 minutes 31 seconds West along said centerline and jog in right of way 20.01 feet to a point being West of and 80.00 feet measured perpendicular to the centerline of Marsh Road; thence South 01 degrees 25 minutes 28 seconds East along said West line 83.28 feet to the Northerly line of a Consumers Energy lower line easement; thence along said Northerly line the following three courses: South 54 degrees 02 minutes 30 seconds West 638.21 feet, South 46 degrees 14 minutes 05 seconds West 124.14 feet; South 53 degrees 35 minutes 08 seconds West 628.79 feet to the point of beginning.

**Parcel C:**  
A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds West along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right of way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicular to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 636.00 feet to the point of beginning; thence North 88 degrees 08 minutes 51 seconds East continuing along said South line 488.95 feet to the West right of way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicular to the centerline of Marsh Road; thence South 01 degrees 25 minutes 28 seconds East along said West line 222.14 feet; thence South 88 degrees 08 minutes 51 seconds West parallel with said South line 488.95 feet; thence North 01 degrees 25 minutes 28 seconds West parallel with said West line 222.14 feet to the point of beginning.



**LEGEND**

- |   |                             |
|---|-----------------------------|
| (M) = MEASURED DIMENSION                | (S) = SANITARY MANHOLE      |
| (R) = RECORDED DIMENSION                | (D) = DRAINAGE MANHOLE      |
| • = SET 1/2" BAR WITH CAP UNLESS NOTED  | (W) = WATER MANHOLE         |
| □ = FOUND BAR & CAP #53497 UNLESS NOTED | (C) = CATCH BASIN           |
| — = DEED LINE                           | (G) = GAS METER             |
| — = DISTANCE NOT TO SCALE               | (O) = CLEANOUT              |
| — = FENCE                               | (F) = FIRE HYDRANT          |
| — = ASPHALT                             | (V) = VALVE                 |
| — = CONCRETE                            | (P) = WATER PIV             |
| — = GRAVEL                              | (M) = WATER METER           |
| — = BUILDING OVERHANG                   | (S) = SIGN                  |
| —EO— = OVERHEAD WIRES                   | (P) = POST                  |
| — = SWAMP AREA                          | (A) = AIR CONDITIONING UNIT |
| □ = UTILITY PEDESTAL                    | (F) = FLAG POLE             |
| □ = TRANSFORMER                         | (U) = UTILITY POLE          |
| □ = HANDHOLE                            | (H) = HANDHOLE              |
| □ = ELECTRIC METER                      | (L) = LIGHT POLE            |
| □ = DISABLED PARKING SPACE              | (G) = GUY WIRE              |
|   | (L) = GROUND LIGHT          |



REVISIONS	COMMENTS	DATE
02/07/2022	ORIGINAL	
03/15/2022	M.U.P.U.D. SUBMITTAL	
04/29/2022	M.U.P.U.D. SUBMITTAL	

**KEBS, INC.** ENGINEERING AND LAND SURVEYING  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1016 FAX 517-339-8047  
WWW.KEBS.COM

Marshall Office - Ph. 269-781-9800

DRAWN BY AN/SF SECTION 10, T4N, R1W  
FIELD WORK BY NW/KC/AE JOB NUMBER:  
SHEET 2 OF 7 99148.ALT

# HASLETT VILLAGE

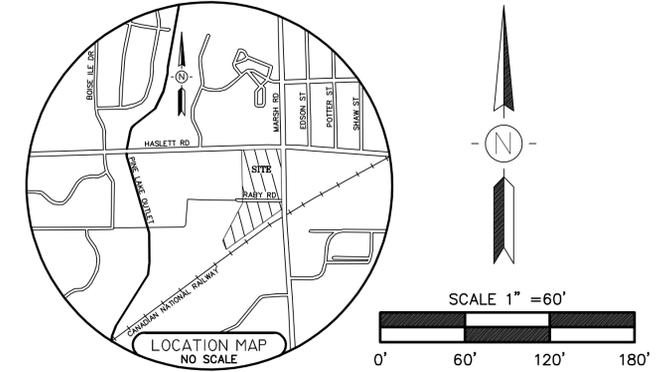
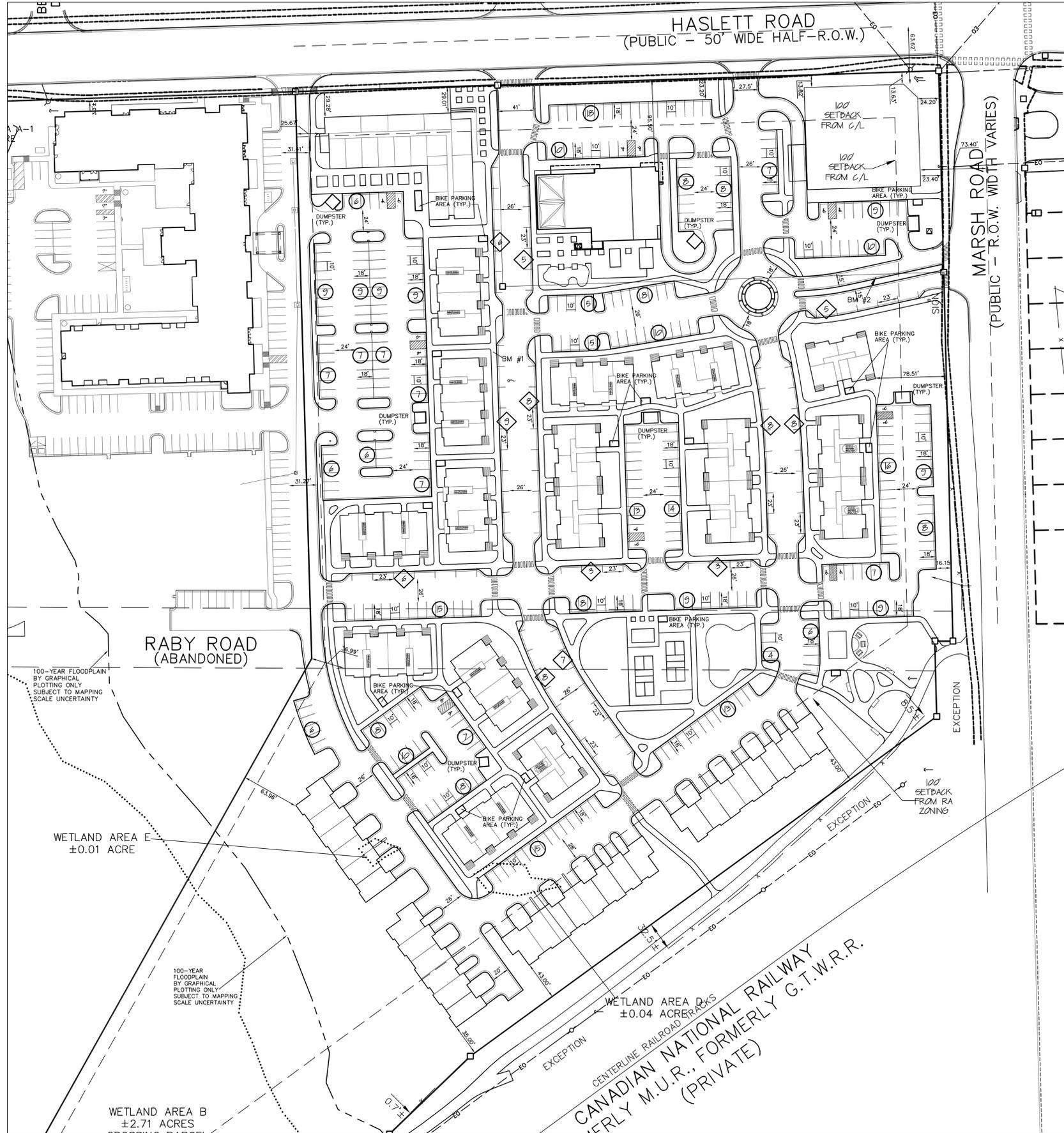
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

**STORM SEWER INVENTORIES:**

- CATCH BASIN #100  
RIM ELEV. = 860.14
- CATCH BASIN #101  
RIM ELEV. = 861.52
- STORM MANHOLE #102  
RIM ELEV. = 864.12
- CATCH BASIN #103  
RIM ELEV. = 863.83
- CATCH BASIN #104  
RIM ELEV. = 859.05  
12" RCP NW INV. = 853.73
- CATCH BASIN #105  
RIM ELEV. = 859.37  
12" RCP N INV. = 853.24  
12" RCP SE INV. = 853.23  
18" RCP SW INV. = 852.76
- CATCH BASIN #106  
RIM ELEV. = 861.75  
8" UNKNOWN NE INV. = 856.69  
12" RCP S INV. = 856.54  
12" RCP NW INV. = 856.87
- CATCH BASIN #107  
RIM ELEV. = 861.90  
12" RCP SE INV. = 857.94
- CATCH BASIN #108  
RIM ELEV. = 861.63  
12" RCP S INV. = 854.88
- CATCH BASIN #109  
RIM ELEV. = 861.08  
12" RCP SW INV. = 856.72
- CATCH BASIN #110  
RIM ELEV. = 860.02  
24" RCP E INV. = 849.62  
30" RCP SW INV. = 849.58
- CATCH BASIN #111  
RIM ELEV. = 859.77  
12" RCP NE INV. = 854.79  
24" RCP SE INV. = 850.37  
24" RCP W INV. = 850.32
- CATCH BASIN #112  
RIM ELEV. = 859.46  
24" RCP NE INV. = 850.78  
24" RCP W INV. = 850.76
- CATCH BASIN #113  
RIM ELEV. = 858.81  
12" RCP N INV. = 852.50  
18" RCP NE INV. = 852.13  
24" RCP SW INV. = 851.58
- CATCH BASIN #114  
RIM ELEV. = 859.08  
12" RCP W INV. = 855.92
- STORM MANHOLE #115  
RIM ELEV. = 860.22  
10" VCP NE INV. = 853.72  
12" VCP E INV. = 853.67  
18" RCP W INV. = 853.40
- CATCH BASIN #116  
RIM ELEV. = 858.65  
18" RCP E INV. = 852.06  
18" RCP W INV. = 852.03
- STORM MANHOLE #117  
RIM ELEV. = 848.26  
12" RCP NE INV. = 843.95  
12" RCP SW INV. = 843.90
- CATCH BASIN #118  
RIM ELEV. = 850.16  
8" HDPE N INV. = 844.61  
12" RCP SW INV. = 844.36
- CATCH BASIN #119  
RIM ELEV. = 860.94  
12" RCP N INV. = 856.32  
12" RCP SE INV. = 856.25
- CATCH BASIN #120  
RIM ELEV. = 861.42  
12" RCP S INV. = 856.93

**SANITARY SEWER INVENTORIES:**

- SANITARY MANHOLE #200  
RIM ELEV. = 861.50  
8" VCP S INV. = 854.18  
8" VCP W INV. = 854.22
- SANITARY MANHOLE #201  
RIM ELEV. = 861.75  
8" VCP E INV. = 855.03  
8" VCP W INV. = 855.07
- SANITARY MANHOLE #202  
RIM ELEV. = 862.08  
8" VCP E INV. = 856.14
- SANITARY MANHOLE #203  
RIM ELEV. = 862.12  
6" VCP N INV. = 853.68  
8" VCP E INV. = 853.48
- SANITARY MANHOLE #204  
RIM ELEV. = 859.48  
8" VCP E INV. = 852.51  
8" VCP W INV. = 852.53
- SANITARY MANHOLE #205  
RIM ELEV. = 859.64  
8" VCP E INV. = 851.44  
8" VCP W INV. = 851.48
- SANITARY MANHOLE #206  
RIM ELEV. = 861.41  
8" VCP N INV. = 850.71  
8" VCP S INV. = 850.63  
8" VCP W INV. = 850.76
- SANITARY MANHOLE #207  
RIM ELEV. = 872.54  
PIPES NOT VISIBLE  
N INV. = 849.42  
SW INV. = 849.36
- SANITARY MANHOLE #208  
RIM ELEV. = 853.05  
24" RCP NE INV. = 837.43  
24" RCP SW INV. = 837.37
- SANITARY MANHOLE #209  
RIM ELEV. = 844.61  
24" RCP NE INV. = 836.62  
24" RCP SW INV. = 836.57
- SANITARY MANHOLE #210  
RIM ELEV. = 839.51  
PIPES NOT VISIBLE  
NE INV. = 832.35  
SW INV. = 832.30  
T/WATER ELEV. = 834.25
- SANITARY MANHOLE #211  
RIM ELEV. = 840.85  
PIPES NOT VISIBLE  
NE INV. = 832.35  
SW INV. = 832.30  
T/WATER ELEV. = 834.25



SECTION	REQUIREMENT	REASON	WAIVER REQUESTED
86-402 (1)a	100' BLDG. SETBACK FROM CL HASLETT RD	PROP. 63.62' SETBACK	36.38' WAIVER
	100' BLDG. SETBACK FROM CL MARSH RD	PROP. 73.40' SETBACK	26.6' WAIVER
86-404 (b)(3)	BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY	SOUTH PROP. BLDG. SETBACK 43' TO RESIDENTIAL (ADJ. TO RAILROAD)	57' WAIVER
86-755	834 PARKING SPACES REQUIRED	482 PROPOSED SPACES	352 SPACE WAIVER
86-756 (1)	20' PARKING SETBACK FROM ROAD R.O.W.	PROP. 16.15' SETBACK	3.85' WAIVER

**LEGEND**

---	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
○	PROPOSED HYDRANT
○	PROPOSED GATE VALVE
○	PROPOSED SAN. M.H.
○	PROPOSED STORM M.H.
○	PROPOSED C.B.
○	PROPOSED GRADES
○	PROPOSED FIRST FLOOR ELEV.
▲	PROPOSED TOP OF CURB ELEV.
▲	PROPOSED TOP OF GROUND ELEV.
▲	PROPOSED TOP OF PAVT ELEV.
▲	PROPOSED TOP OF WALK ELEV.
○	DENOTES S.E.S.C. KEYING SYSTEM

**LEGEND**

---	EXT. CONTOURS
---	EXT. WATER MAIN
---	EXT. SANITARY SEWER
---	EXT. STORM SEWER
---	EXT. ELEVATIONS
---	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
○	MANHOLE (NEW)
○	PROPOSED C.B.
○	MANHOLE (EX.)
---	UTILITY EASEMENT
---	CENTER LINE OF ROAD
---	ROAD RIGHT OF WAY
---	PROPERTY LINE
○	FIRE HYDRANT
○	WATER VALVE
○	THRUST BLOCK
▲	PROPOSED TOP OF CURB ELEV.

○	DENOTES PROPOSED NUMBER OF 8' x 23' PARKING SPACES
○	DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES

	<b>REVISIONS</b> 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION	<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
	<b>HASLETT VILLAGE</b> ENLARGED SITE & DIMENSION PLAN	
SCALE: 1" = 60' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: PROJECT MGR. SHEET 3 OF 7	APPROVED BY: GAP JOB #: E-99148

# HASLETT VILLAGE

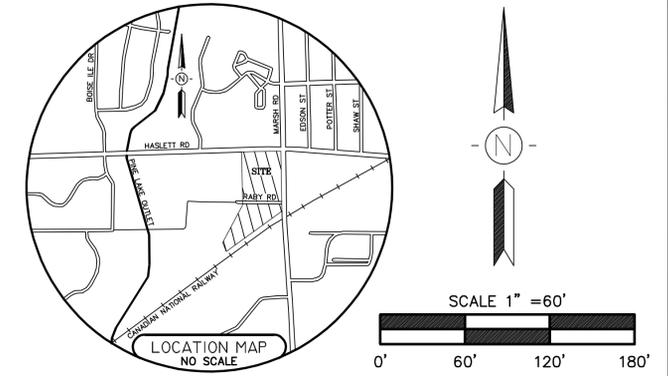
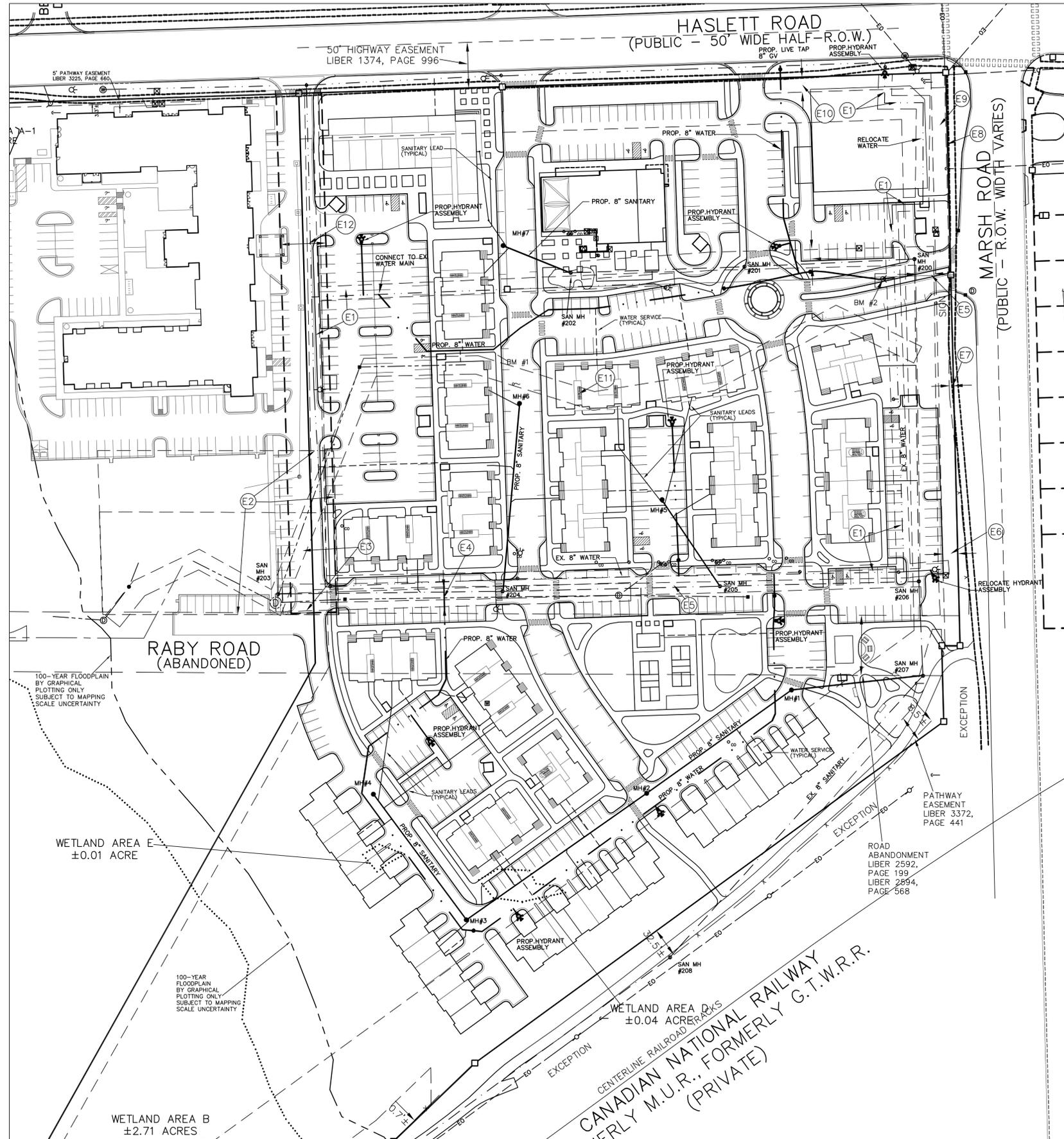
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

**STORM SEWER INVENTORIES:**

- CATCH BASIN #100  
RIM ELEV. = 860.14
- CATCH BASIN #101  
RIM ELEV. = 861.52
- STORM MANHOLE #102  
RIM ELEV. = 864.12
- CATCH BASIN #103  
RIM ELEV. = 863.83
- CATCH BASIN #104  
RIM ELEV. = 859.05  
12" RCP NW INV. = 853.73
- CATCH BASIN #105  
RIM ELEV. = 859.37  
12" RCP N INV. = 853.24  
12" RCP SE INV. = 853.23  
18" RCP SW INV. = 852.76
- CATCH BASIN #106  
RIM ELEV. = 861.75  
8" UNKNOWN NE INV. = 856.69  
12" RCP S INV. = 856.54  
12" RCP NW INV. = 856.87
- CATCH BASIN #107  
RIM ELEV. = 861.90  
12" RCP SE INV. = 857.94
- CATCH BASIN #108  
RIM ELEV. = 861.63  
12" RCP S INV. = 854.88
- CATCH BASIN #109  
RIM ELEV. = 861.08  
12" RCP SW INV. = 856.72
- CATCH BASIN #110  
RIM ELEV. = 860.02  
24" RCP E INV. = 849.62  
30" RCP SW INV. = 849.58
- CATCH BASIN #111  
RIM ELEV. = 859.77  
12" RCP NE INV. = 854.79  
24" RCP SE INV. = 850.37  
24" RCP W INV. = 850.32
- CATCH BASIN #112  
RIM ELEV. = 859.46  
24" RCP NE INV. = 850.78  
24" RCP W INV. = 850.76
- CATCH BASIN #113  
RIM ELEV. = 858.81  
12" RCP N INV. = 852.50  
18" RCP NE INV. = 852.13  
24" RCP SW INV. = 851.58
- CATCH BASIN #114  
RIM ELEV. = 859.08  
12" RCP W INV. = 855.92
- STORM MANHOLE #115  
RIM ELEV. = 860.22  
10" VCP NE INV. = 853.72  
12" VCP E INV. = 853.67  
18" RCP W INV. = 853.40
- CATCH BASIN #116  
RIM ELEV. = 858.65  
18" RCP E INV. = 852.06  
18" RCP W INV. = 852.03
- STORM MANHOLE #117  
RIM ELEV. = 848.26  
12" RCP NE INV. = 843.95  
12" RCP SW INV. = 843.90
- CATCH BASIN #118  
RIM ELEV. = 850.16  
8" HDPE N INV. = 844.61  
12" RCP SW INV. = 844.36
- CATCH BASIN #119  
RIM ELEV. = 860.94  
12" RCP N INV. = 856.32  
12" RCP SE INV. = 856.25
- CATCH BASIN #120  
RIM ELEV. = 861.42  
12" RCP S INV. = 856.93

**SANITARY SEWER INVENTORIES:**

- SANITARY MANHOLE #200  
RIM ELEV. = 861.50  
8" VCP S INV. = 854.18  
8" VCP W INV. = 854.22
- SANITARY MANHOLE #201  
RIM ELEV. = 861.75  
8" VCP E INV. = 855.03  
8" VCP W INV. = 855.07
- SANITARY MANHOLE #202  
RIM ELEV. = 862.08  
8" VCP E INV. = 856.14
- SANITARY MANHOLE #203  
RIM ELEV. = 862.12  
6" VCP N INV. = 853.68  
8" VCP E INV. = 853.48
- SANITARY MANHOLE #204  
RIM ELEV. = 859.48  
8" VCP E INV. = 852.51  
8" VCP W INV. = 852.53
- SANITARY MANHOLE #205  
RIM ELEV. = 859.64  
8" VCP E INV. = 851.44  
8" VCP W INV. = 851.48
- SANITARY MANHOLE #206  
RIM ELEV. = 861.41  
8" VCP N INV. = 850.71  
8" VCP S INV. = 850.63  
8" VCP W INV. = 850.76
- SANITARY MANHOLE #207  
RIM ELEV. = 872.54  
PIPES NOT VISIBLE  
N INV. = 849.42  
SW INV. = 849.36
- SANITARY MANHOLE #208  
RIM ELEV. = 853.05  
24" RCP NE INV. = 837.43  
24" RCP SW INV. = 837.37
- SANITARY MANHOLE #209  
RIM ELEV. = 844.61  
24" RCP NE INV. = 836.62  
24" RCP SW INV. = 836.57
- SANITARY MANHOLE #210  
RIM ELEV. = 839.51  
PIPES NOT VISIBLE  
BOTTOM ELEV. = 832.43
- SANITARY MANHOLE #211  
RIM ELEV. = 840.85  
PIPES NOT VISIBLE  
NE INV. = 832.35  
SW INV. = 832.30  
T/WATER ELEV. = 834.25



- E1 15' WATER MAIN EASEMENT  
LIBER 1377, PAGE 34
- E2 HASLETT VILLAGE SQUARE BRANCH OF  
PINE LAKE OUTLET DRAIN - DETENTION POND  
LIBER 1416, PAGE 839
- E3 HASLETT VILLAGE SQUARE BRANCH OF  
PINE LAKE OUTLET R.O.W.  
LIBER 1653, PAGE 1017
- E4 HASLETT VILLAGE SQUARE BRANCH OF  
PINE LAKE OUTLET DRAIN - BRANCH NO. 1  
LIBER 1416, PAGE 835
- E5 20' SANITARY SEWER EASEMENT  
LIBER 1377, PAGE 34
- E6 16.5' COMMUNICATION EASEMENT  
LIBER 1487, PAGE 951
- E7 PATHWAY EASEMENT  
LIBER 3372, PAGE 442
- E8 1.5' PATHWAY EASEMENT  
LIBER 3426, PAGE 518
- E9 16.5' COMMUNICATION EASEMENT  
LIBER 1486, PAGE 429
- E10 16.5' COMMUNICATION EASEMENT  
LIBER 1486, PAGE 430
- E11 HASLETT VILLAGE SQUARE BRANCH OF  
PINE LAKE OUTLET DRAIN - MAIN DRAIN  
LIBER 1416, PAGE 843
- E12 INGRESS, EGRESS & UTILITY EASEMENT  
INSTRUMENT NO. 2020-035595  
INSTRUMENT NO. 2020-038704

**LEGEND**

	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SAN. M.H.
	PROPOSED STORM M.H.
	PROPOSED C.B.
	PROPOSED GRADES
	PROPOSED FIRST FLOOR ELEV.
	PROPOSED TOP OF CURB ELEV.
	PROPOSED TOP OF GROUND ELEV.
	PROPOSED TOP OF PAVT ELEV.
	PROPOSED TOP OF WALK ELEV.
	DENOTES S.E.S.C. KEYING SYSTEM

**LEGEND**

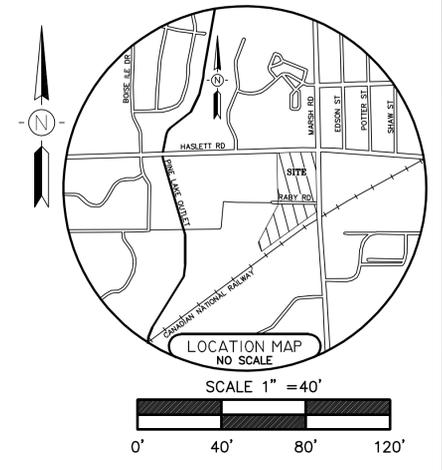
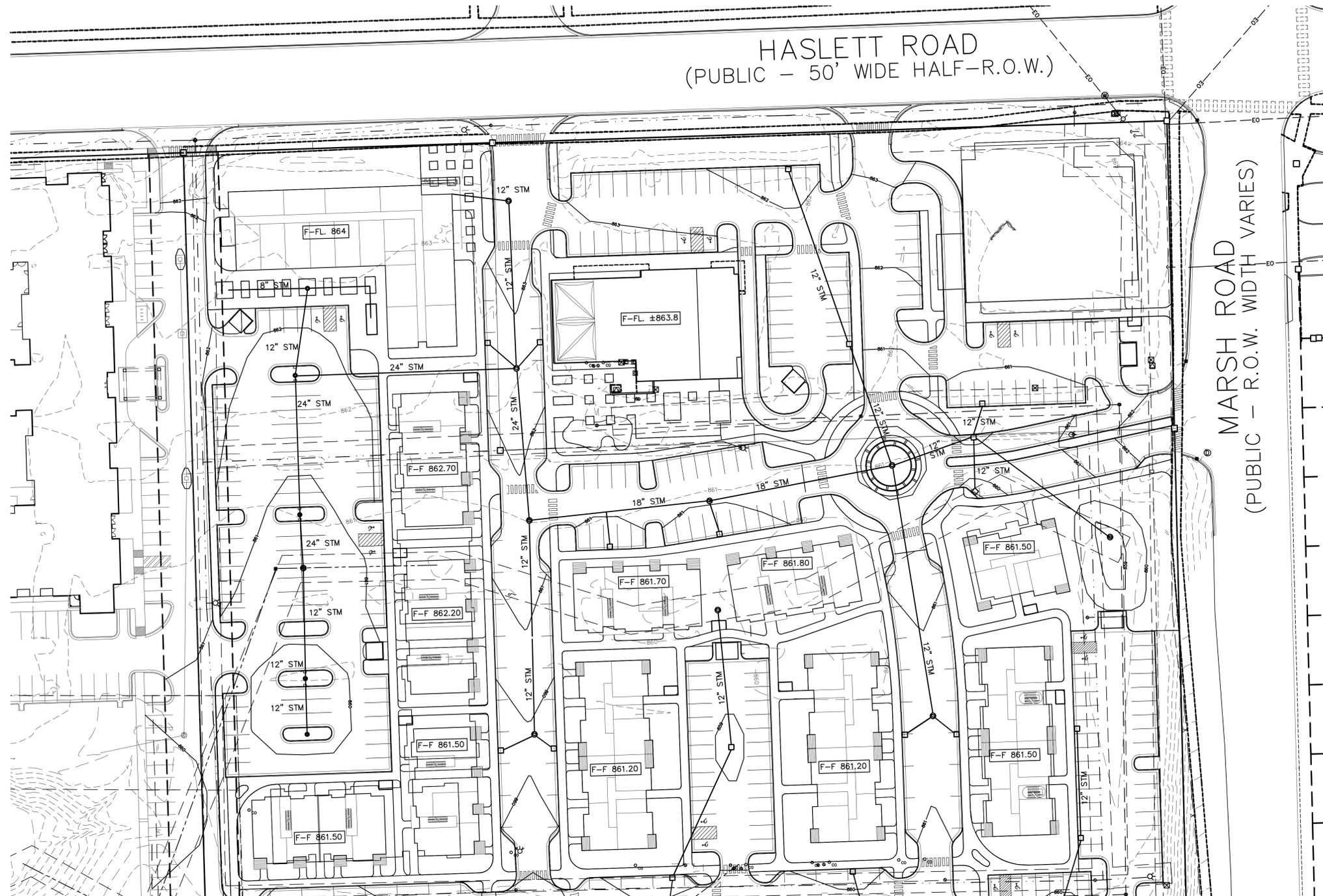
	EXT. CONTOURS
	EXT. WATER MAIN
	EXT. SANITARY SEWER
	EXT. STORM SEWER
	EXT. ELEVATIONS
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	MANHOLE (NEW)
	PROPOSED C.B.
	MANHOLE (EX.)
	UTILITY EASEMENT
	CENTER LINE OF ROAD
	ROAD RIGHT OF WAY
	PROPERTY LINE
	FIRE HYDRANT
	WATER VALVE
	THRUST BLOCK
	PROPOSED TOP OF CURB ELEV.

	<b>REVISIONS</b> 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION	<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	SURVEY#  APPROVED BY: GAP SHEET 4 OF 7 JOB #: E-99148
	HASLETT VILLAGE UTILITY PLAN		
SCALE: 1" = 60' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: GAP PROJECT MGR. GAP JOB #: E-99148	APPROVED BY: GAP SHEET 4 OF 7 JOB #: E-99148	APPROVED BY: GAP SHEET 4 OF 7 JOB #: E-99148

# HASLETT VILLAGE

HASLETT ROAD  
(PUBLIC - 50' WIDE HALF-R.O.W.)

MARSH ROAD  
(PUBLIC - R.O.W. WIDTH VARIES)



**LEGEND**

---	EXT. CONTOURS
—	EXT. WATER MAIN
—	EXT. SANITARY SEWER
—	EXT. STORM SEWER
—	EXT. ELEVATIONS
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	MANHOLE (NEW)
—	PROPOSED C.B.
—	MANHOLE (EX.)
—	UTILITY EASEMENT
—	CENTER LINE OF ROAD
—	ROAD RIGHT OF WAY
—	PROPERTY LINE
—	FIRE HYDRANT
—	WATER VALVE
—	THRUST BLOCK
▲	PROPOSED TOP OF CURB ELEV.

**LEGEND**

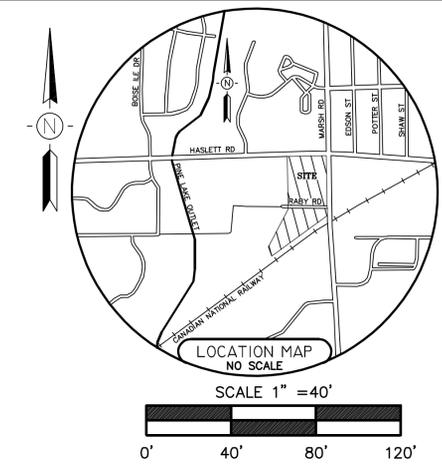
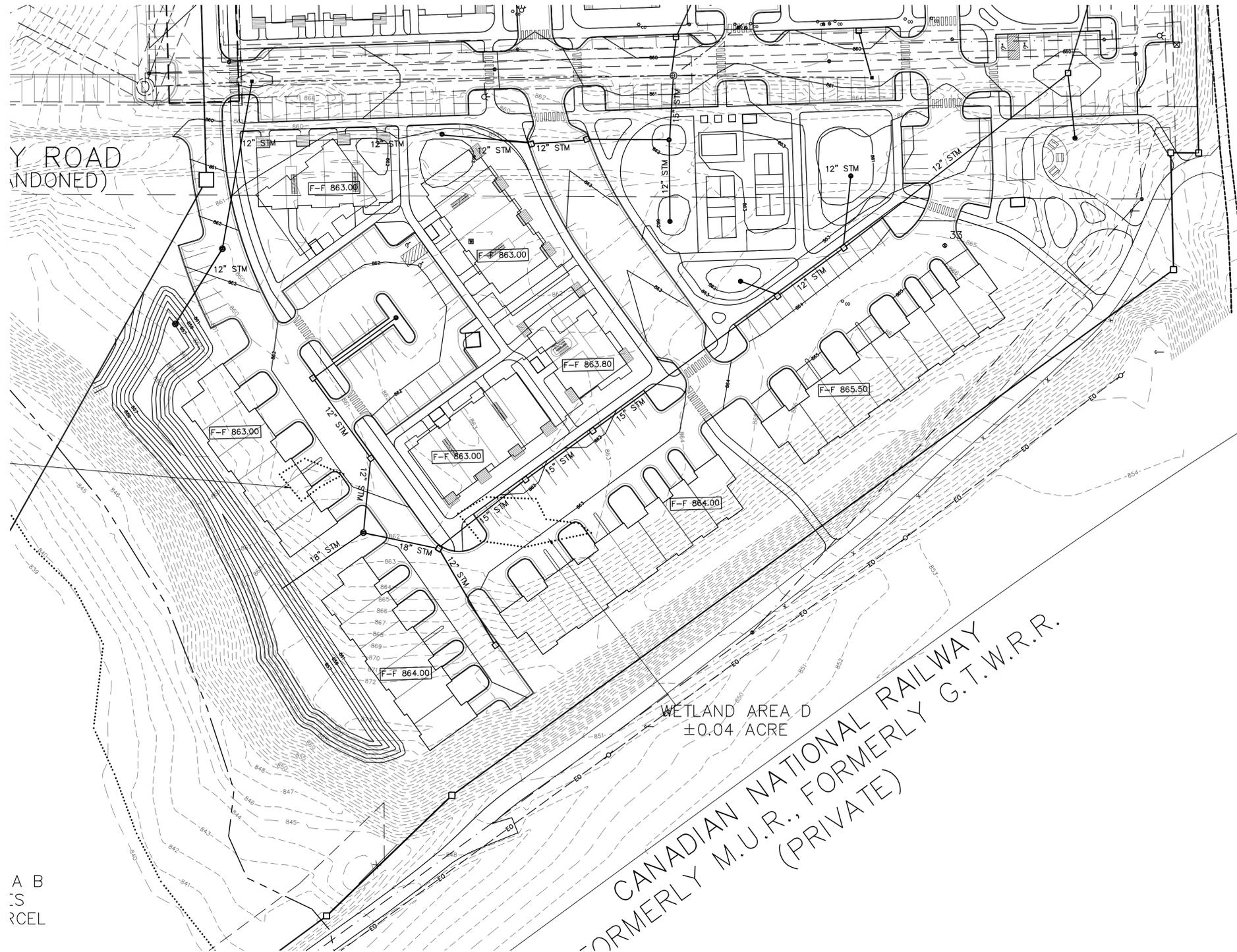
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	PROPOSED HYDRANT
—	PROPOSED GATE VALVE
—	PROPOSED SAN. M.H.
—	PROPOSED STORM M.H.
—	PROPOSED C.B.
—	PROPOSED GRADES
—	PROPOSED FIRST FLOOR ELEV.
▲	PROPOSED TOP OF CURB ELEV.
▲	PROPOSED TOP OF GROUND ELEV.
▲	PROPOSED TOP OF PAVT ELEV.
▲	PROPOSED TOP OF WALK ELEV.
○	DENOTES S.E.S.C. KEYING SYSTEM



<b>REVISIONS</b> 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION		<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-338-1014 FAX. 517-338-8047 Marshall Office Ph. 269-781-9800	
<b>HASLETT VILLAGE</b> STORM & GRADING PLAN - NORTH			
SCALE: 1" = 40'	DESIGNER: GAP	APPROVED BY: GAP	
DATE: 2-21-22	PROJECT MGR. GAP	SHEET 5 OF 7	
AUTHORIZED BY: LAKE DRIVE GROUP, LLC		JOB #: E-99148	

SURVEY#

# HASLETT VILLAGE



Y ROAD  
(ABANDONED)

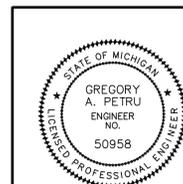
WETLAND AREA D  
±0.04 ACRE

CANADIAN NATIONAL RAILWAY  
FORMERLY M.U.R., FORMERLY G.T.W.R.R.  
(PRIVATE)

A B  
SECTION

LEGEND	
---	EXT. CONTOURS
—	EXT. WATER MAIN
—	EXT. SANITARY SEWER
—	EXT. STORM SEWER
—	EXT. ELEVATIONS
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
○	MANHOLE (NEW)
○	PROPOSED C.B.
○	MANHOLE (EX.)
—	UTILITY EASEMENT
—	CENTER LINE OF ROAD
—	ROAD RIGHT OF WAY
—	PROPERTY LINE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	THRUST BLOCK
▲	PROPOSED TOP OF CURB ELEV.

LEGEND	
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
⊕	PROPOSED HYDRANT
⊕	PROPOSED GATE VALVE
⊕	PROPOSED SAN. M.H.
⊕	PROPOSED STORM M.H.
⊕	PROPOSED C.B.
⊕	PROPOSED GRADES
⊕	PROPOSED FIRST FLOOR ELEV.
▲	PROPOSED TOP OF CURB ELEV.
▲	PROPOSED TOP OF GROUND ELEV.
▲	PROPOSED TOP OF PAVT ELEV.
▲	PROPOSED TOP OF WALK ELEV.
⊕	DENOTES S.E.S.C. KEYING SYSTEM



REVISIONS		DESIGNER:		APPROVED BY:	
3-15-22	M.U.P.U.D. SUBMITTAL	GAP		GAP	
4-29-22	M.U.P.U.D. REVISION				
DATE: 2-21-22		PROJECT MGR.:	SHEET 6 OF 7		
AUTHORIZED BY:		LAKELAND GROUP, LLC		JOB #:	
				E-99148	

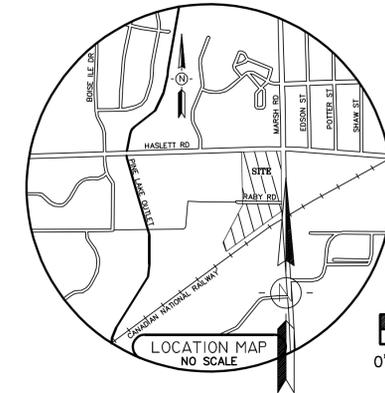
**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

Marshall Office  
Ph. 269-781-9800

**HASLETT VILLAGE**  
STORM & GRADING PLAN - SOUTH

# HASLETT VILLAGE



**SITE DATA**

PROPOSED M.U.P.U.D.  
 TOTAL SITE AREA = 829,215 SF = 19.04 ACRES

EXISTING IMPERVIOUS AREA: 360,707 SF  
 EXISTING PERVIOUS AREA: 468,505 SF  
 EXISTING OPEN SPACE: 468,505 / 829,215 = 56.50%

OPEN SPACE CALCULATION:  
 PROPOSED IMPERVIOUS AREA: 462,296 SF  
 PROPOSED PERVIOUS AREA: 366,919 SF  
 PROPOSED OPEN SPACE: 366,919 / 829,215 = 44.25%

**LEGEND**

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- PROPOSED GRADES
- PROPOSED FIRST FLOOR ELEV.
- ▲ T/C 800.00
- ▲ T/G 800.00
- ▲ T/P 800.00
- ▲ T/W 800.00
- DENOTES S.E.S.C. KEYING SYSTEM

**LEGEND**

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲ T/C 800.00
- ▲ PROPOSED TOP OF CURB ELEV.



<p><b>REVISIONS</b></p> <p>3-15-22 M.U.P.U.D. SUBMITTAL</p> <p>4-29-22 M.U.P.U.D. REVISION</p>	<p><b>KEBS, INC.</b> KYES ENGINEERING                  BRYAN LAND SURVEYS</p> <p>2116 HASLETT ROAD, HASLETT, MI 48840                  PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office                  Ph. 269-781-9800</p>	
	<p><b>HASLETT VILLAGE</b>                  OPEN SPACE PLAN</p>	
<p>SCALE: 1" = 60'</p> <p>DATE: 2-21-22</p> <p>AUTHORIZED BY:                  LAKE DRIVE GROUP, LLC</p>	<p>DESIGNER:                  GAP</p> <p>PROJECT MGR.                  GAP</p>	<p>APPROVED BY:                  GAP</p> <p>SHEET 7 OF 7</p> <p>JOB #:                  E-99148</p>



**INTEGRATED ARCHITECTURE**  
840 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503

**CONTEXT SITE PLAN**

**HASLETT VILLAGE DEVELOPMENT**  
HASLETT, MI

**MUPUD APPLICATION**  
29 APRIL 2022

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1621 Haslett Road  
Haslett, MI 48840  
APRIL 25, 2022

---

**APPLICANT:** *SP Holding Company LLC*  
**PREPARED BY:** *Integrated Architecture*

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**PROJECT NO:** 20210604

---

**HASLETT VILLAGE**



**INTEGRATED ARCHITECTURE**

840 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503

**CONTEXT SITE PLAN**

scale: 1" = 400'-0"   
0' 200' 400' 800'

**MUPUD SUBMITTAL**  
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APRIL 25, 2022

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**PROJECT NO:** 20210604

**HASLETT VILLAGE**

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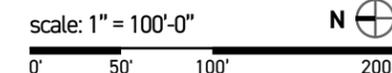
**ARCHITECTURAL SITE PLAN**

**KEYPLAN**

- TRASH LOCATIONS  
*(DETAILS ON PG.18)*
- BIKE PARKING  
*(43 SPACES MINIMUM)  
(72 SPACES SHOWN)*

RESIDENTIAL BREAKDOWN							
BUILDING	BLDG TYPE	UNIT DISTRIBUTION				UNIT TOTAL	BLDG AREA
		STU.	1BR	2BR	3BR		
A	APARTMENTS	4	38	15	-	57	48,000 GSF
B1	STACKED FLATS	-	12	-	-	12	9,020 GSF
B2	STACKED FLATS	-	12	-	-	12	9,020 GSF
C1	STACKED FLATS	-	-	12	-	12	12,100 GSF
C2	STACKED FLATS	-	-	12	-	12	12,100 GSF
C3	STACKED FLATS	-	-	12	-	12	12,100 GSF
C4	STACKED FLATS	-	-	12	-	12	12,100 GSF
C5	STACKED FLATS	-	-	12	-	12	12,100 GSF
C6	STACKED FLATS	-	-	12	-	12	10,370 GSF
D1	STACKED FLATS	-	3	6	3	12	10,370 GSF
D2	STACKED FLATS	-	3	6	3	12	10,370 GSF
D3	STACKED FLATS	-	3	6	3	12	10,370 GSF
E1	STACKED FLATS	-	24	-	-	24	18,660 GSF
E2	STACKED FLATS	-	24	-	-	24	18,660 GSF
E3	STACKED FLATS	-	24	-	-	24	18,660 GSF
F1	TOWNHOUSE	-	-	4	2	6	10,800 GSF
F2	TOWNHOUSE	-	-	4	2	6	10,800 GSF
G1	TOWNHOUSE	-	-	6	2	8	14,600 GSF
G2	TOWNHOUSE	-	-	6	2	8	14,600 GSF
TOTAL		4	143	125	17	289	274,800 GSF
			1%	49%	43%	6%	

COMMERCIAL BREAKDOWN		
BUILDING	BLDG TYPE	BLDG AREA
H	RETAIL	14,000 GSF
I	RETAIL/COMMUNITY	7,750 GSF



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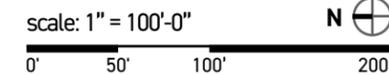
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**HASLETT VILLAGE**

**TREE LAYOUT SITE PLAN**

NOTE\*\*  
97 CANOPY TREES REQUIRED  
111 CANOPY TREES PROVIDED

NOTE\*\*\*  
ADDITIONAL LANDSCAPING REPRESENTED IS CONCEPTUAL. FINAL DESIGN AND COUNTS TBD. FINAL LANDSCAPE DESIGN TO ADHERE TO ALL DESIGN STANDARDS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VIII (OFF-STREET PARKING AND LOADING) 86-758 LANDSCAPING.



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**HASLETT VILLAGE**

**SITE AMENITY DIAGRAM**

**TIER 3 AMENITIES**

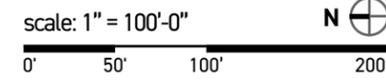
- 1** TRAILHEAD / DOG PARK / PAVILION  
RESTROOMS AND FACILITY SUPPORT

**TIER 2 AMENITIES**

- 2** ELECTRIC CAR CHARGING STATION
- 3** PUBLIC OUTDOOR SEATING PLAZA
- 4** DWELLING UNIT TYPES  
MAX 50% 1BR UNITS

**TIER 1 AMENITIES**

- 5** GREEN SPACE  
EXCEEDING PERMEABLE SURFACE REGULATION BY 10%
- 6** LOW-FLOW PLUMBING FIXTURES
- 7** WIRELESS ACCESS POINTS  
AVAILABLE THROUGHOUT DEVELOPMENT
- 8** DECORATIVE LIGHTING  
ALONG PUBLIC STREETS, INTERNAL DRIVES, & PARKING

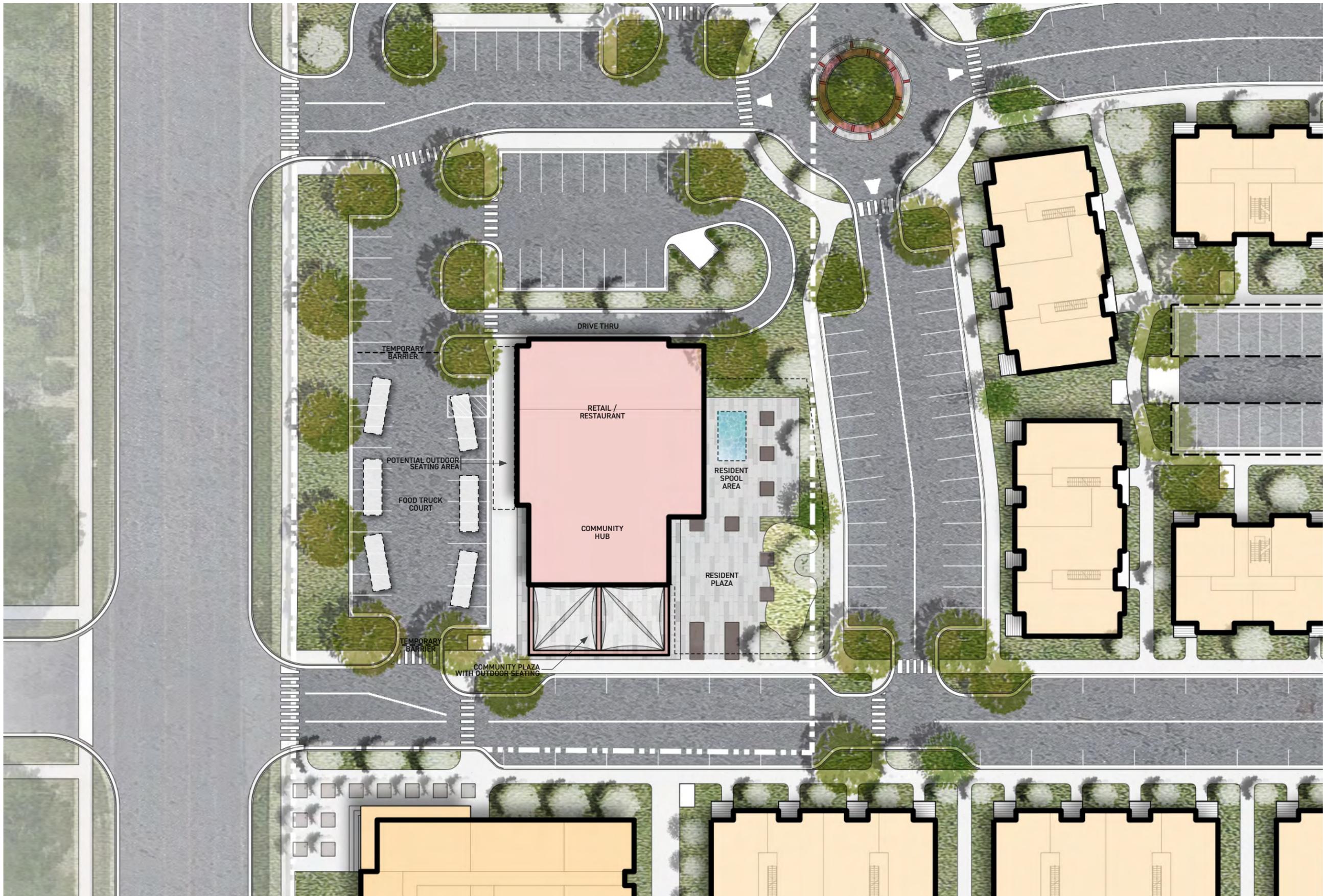


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ENLARGED SITE PLAN  
COMMUNITY HUB



scale: 1" = 40'-0"

0' 20' 40' 80'

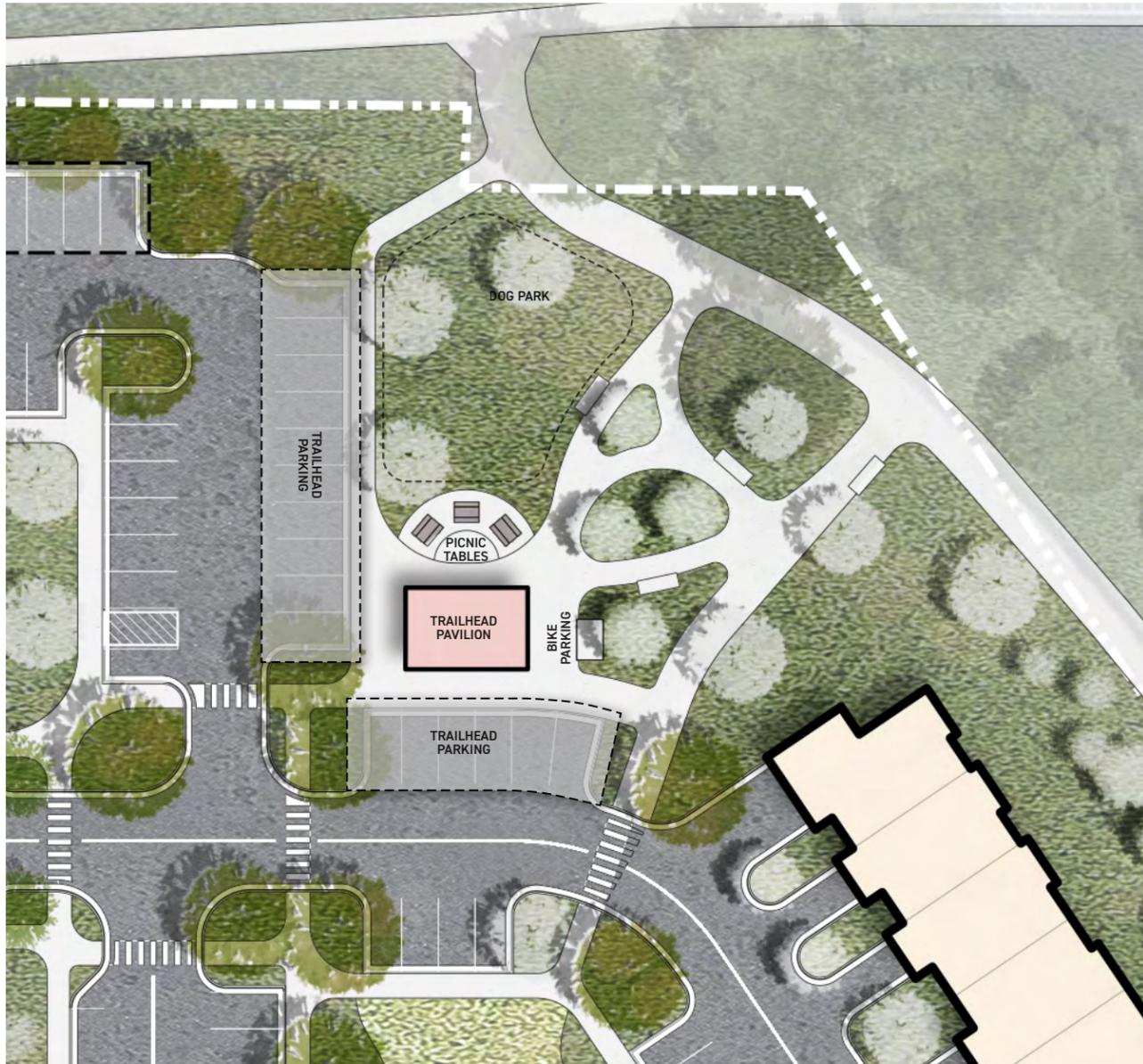
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**HASLETT VILLAGE**



**INTEGRATED ARCHITECTURE**

840 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503

**ENLARGED SITE PLAN  
TRAILHEAD PARK**



scale: 1" = 40'-0" N

0' 20' 40' 80'

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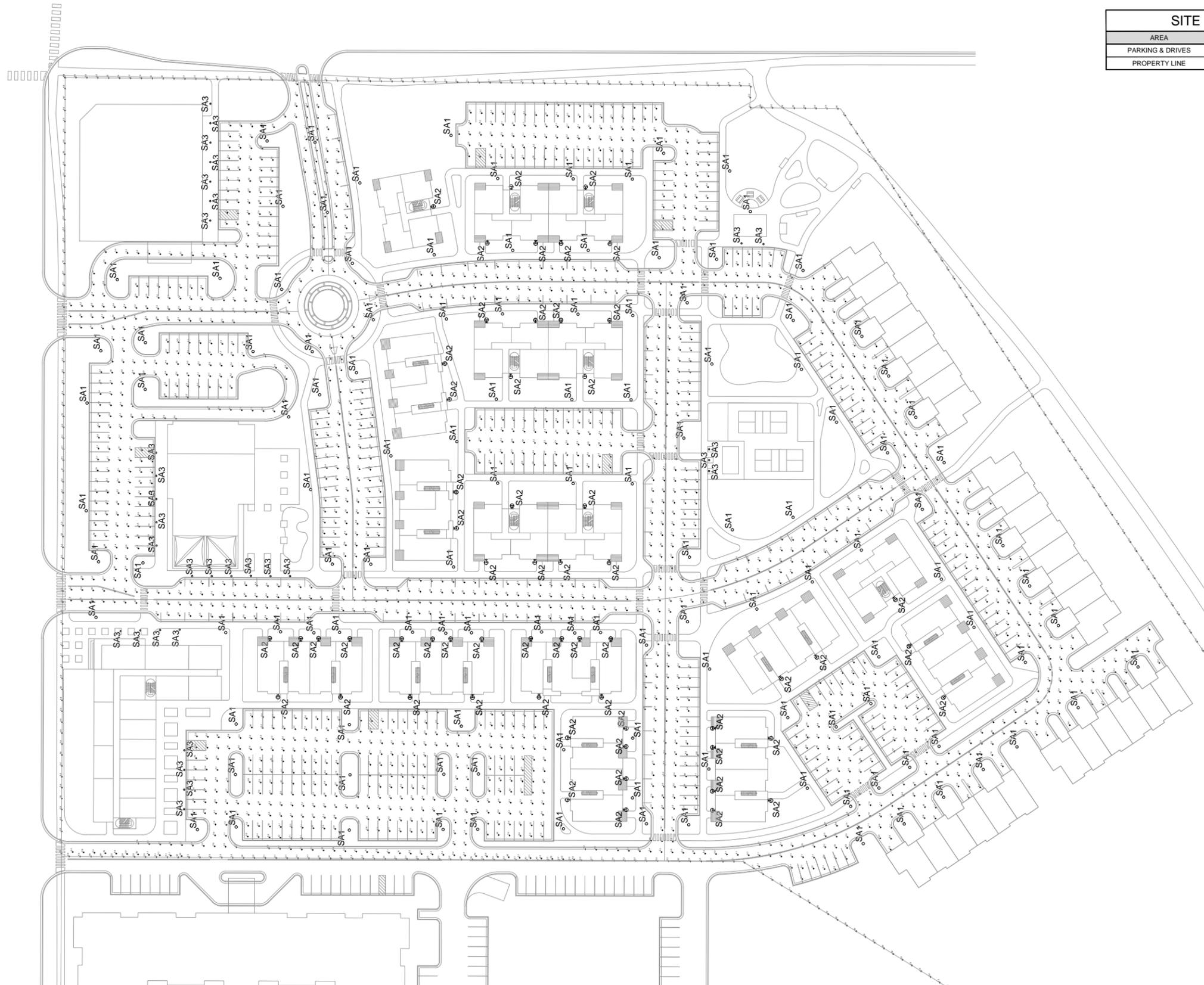
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SITE LIGHTING FIXTURE SCHEDULE										
TYPE	MANUFACTURER	PART #	DESCRIPTION	MOUNTING	LAMP(S)	LUMENS	WATTS	VOLTAGE	DIMMING	NOTES
SA1	HESS	AV650 360L NW UNV A 12S S XX DIM	POLE TOP LED HEAD, 12' POLE, 4000K, DIMMING	POLE	LED	3080	54.2	120 / 277	0 - 10V	OR EQUAL
SA2	HESS	VL220 LED NW UNV W N MB-27 XX DIM	LED WALL SCENCE, 4000K, DIMMING, DOWNLIGHT ONLY	WALL	LED	2985	24.7	120 / 277	0 - 10V	OR EQUAL
SA3	HESS	CN900 LED NW UNV D XX DIM	LED BOLLARD, 3FT TALL, 4000K, DIMMING	GROUND	LED	460	19	120 / 277	0 - 10V	OR EQUAL

SITE PHOTOMETRIC STATISTICS					
AREA	AVG. (fc)	MAX. (fc)	MIN. (fc)	MAX-MIN	AVG-MIN
PARKING & DRIVES	0.5	1.6	0.0	N/A	N/A
PROPERTY LINE	0.0	0.4	0.0	N/A	N/A



**LIGHTING SPECIFICATION**  
(BASIS OF DESIGN)



SA1  
AVALON 650 LED (12 FT TALL POLE)



SA2  
VARELLO 220 LED (21" TALL)



SA3  
CENTO 900 LED (3FT TALL)



LANDSCAPE UPLIGHT  
WAC LIGHTING LED FLOOD LIGHT



**INTEGRATED ARCHITECTURE**  
840 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503

**SITE PLAN PHOTOMETRIC**



scale: 1" = 100'-0"  
0' 50' 100' 200'

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**CONCEPTUAL ELEVATIONS  
BUILDING – A1**

NOTE\*\*  
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, CR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



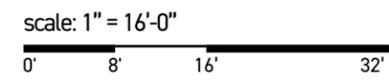
**NORTH ELEVATION**

STOREFRONT GLAZING SYSTEM    PLANTER    ARCHITECTURAL CMU TYPE - B    ARCHITECTURAL CMU TYPE - A    CAST-IN-PLACE CONCRETE PORCH



**WEST ELEVATION**

PLANTER    ARCHITECTURAL CMU TYPE - B    ARCHITECTURAL CMU TYPE - A    STOREFRONT GLAZING SYSTEM



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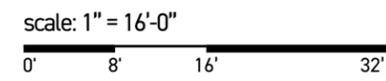
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**CONCEPTUAL ELEVATIONS  
BUILDING – A1**



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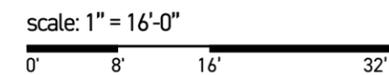
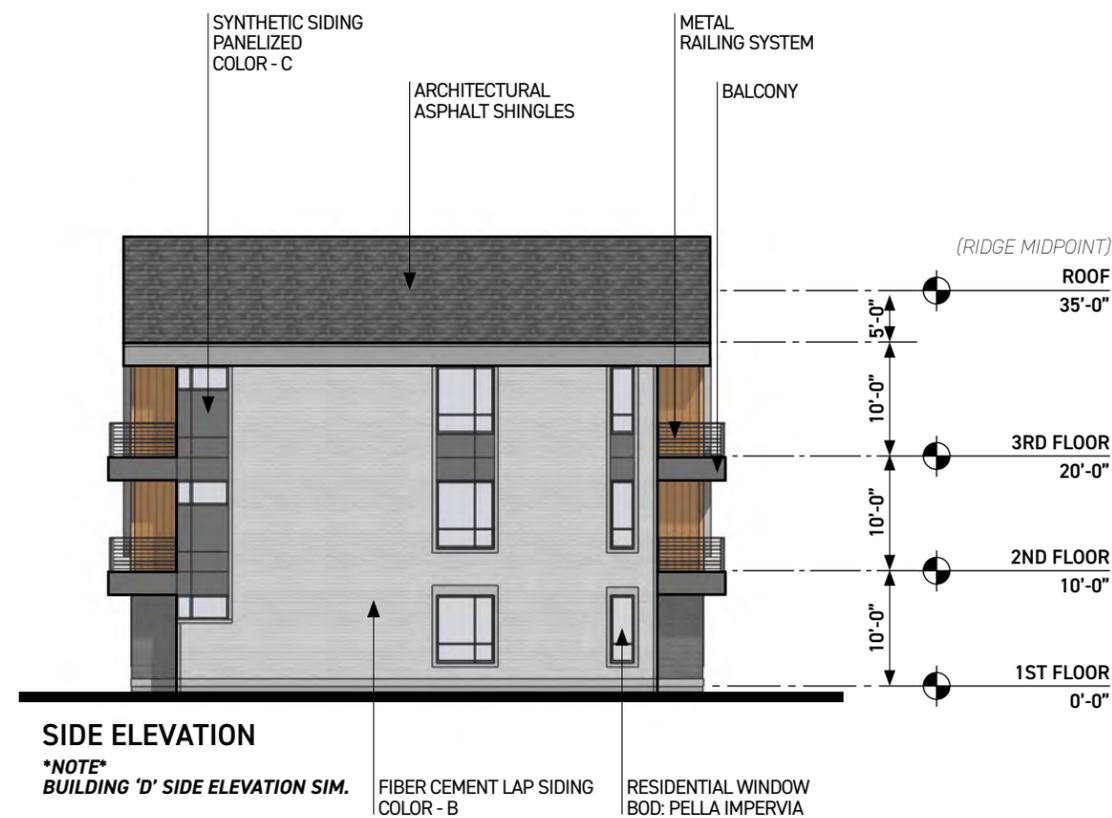
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**HASLETT VILLAGE**

**CONCEPTUAL ELEVATIONS**  
**BUILDING – B (TYPICAL)**



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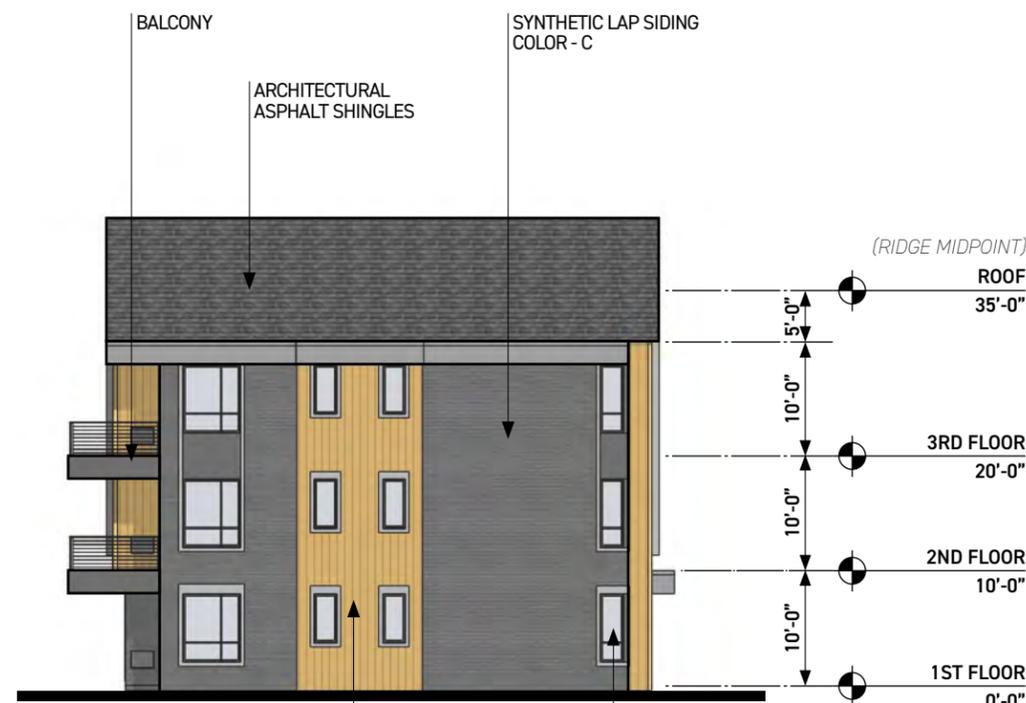
**CONCEPTUAL ELEVATIONS**  
**BUILDING – C (TYPICAL)**



**FRONT ELEVATION**

BUILDING ADDRESS SIGN  
8" TALL LETTERS (TYP)

MODULAR BRICK  
RUNNING BOND



**SIDE ELEVATION**

SYNTHETIC SIDING  
BOARD & BATTEN  
COLOR - D

RESIDENTIAL WINDOW  
BOD: PELLA IMPERVIA

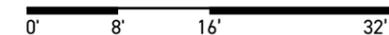


**BACK ELEVATION**

RESIDENTIAL WINDOW  
BOD: PELLA IMPERVIA

SYNTHETIC LAP SIDING  
COLOR - C

scale: 1" = 16'-0"



**MUPUD SUBMITTAL**

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APRIL 25, 2022

APPLICANT: SP Holding Company LLC

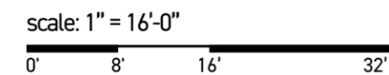
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**HASLETT VILLAGE**

**CONCEPTUAL ELEVATIONS**  
**BUILDING – D (TYPICAL)**

*\*NOTE\**  
*SIDE ELEVATION SIM. TO BUILDING 'B'*



**MUPUD SUBMITTAL**  
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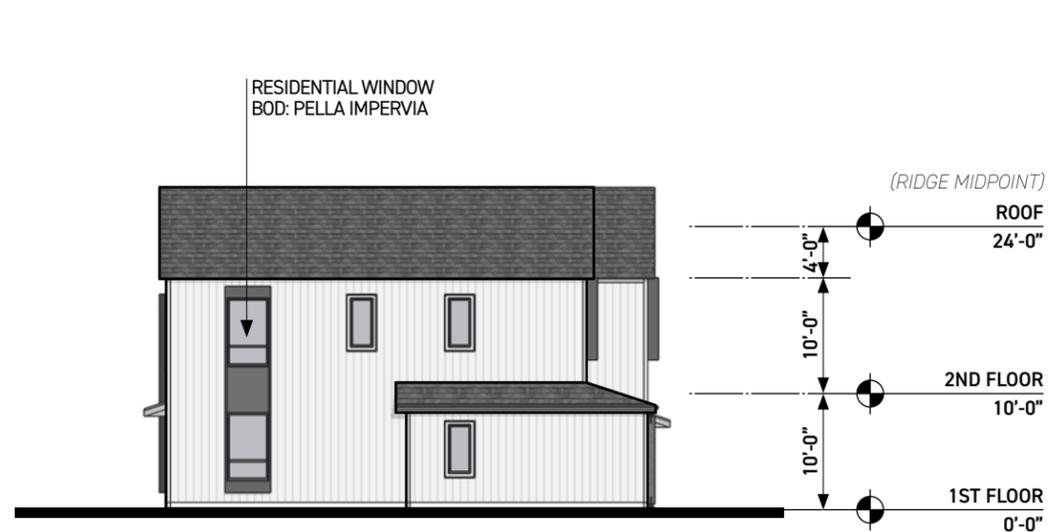
**CONCEPTUAL ELEVATIONS**  
**BUILDING – E (TYPICAL)**



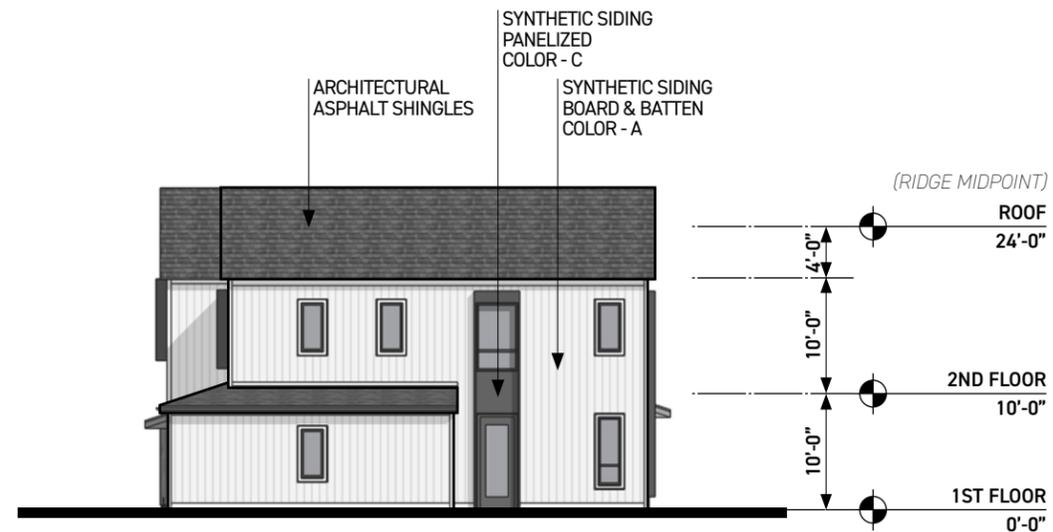
**FRONT ELEVATION**



**BACK ELEVATION**

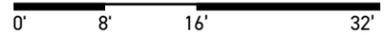


**SIDE ELEVATION**



**SIDE ELEVATION**

scale: 1" = 16'-0"



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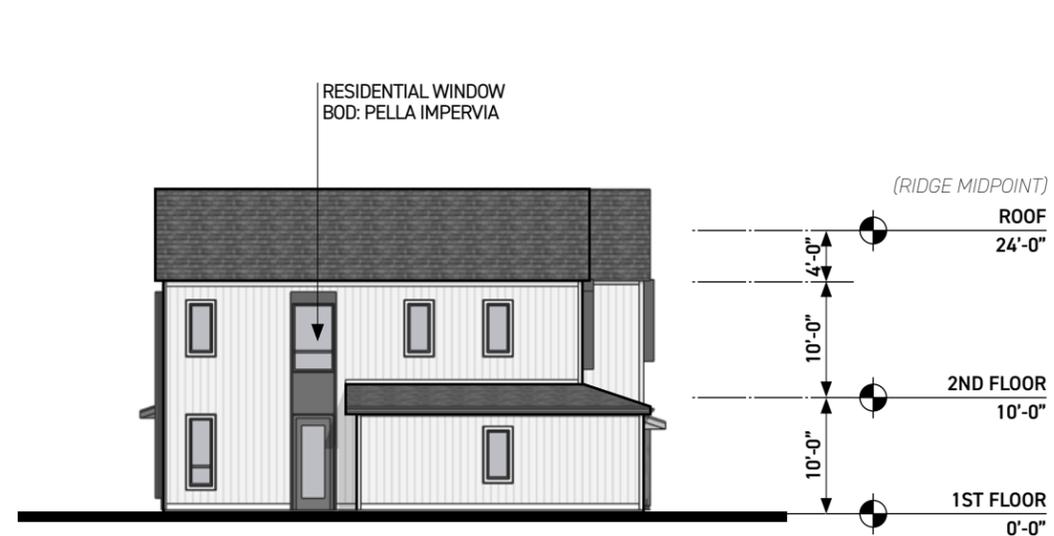
**CONCEPTUAL ELEVATIONS**  
BUILDING – F (TYPICAL)



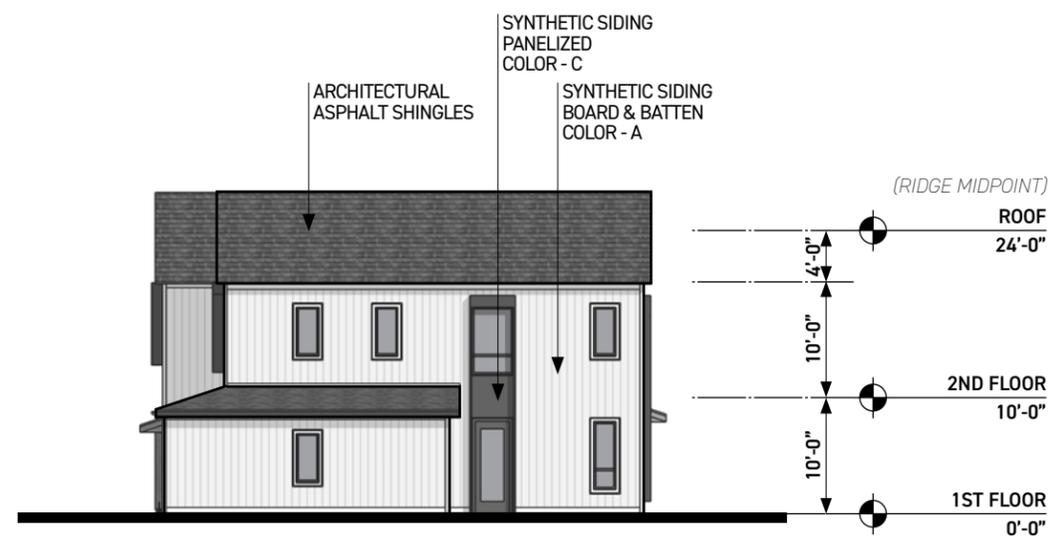
**FRONT ELEVATION**



**BACK ELEVATION**

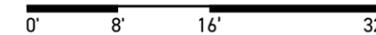


**SIDE ELEVATION**



**SIDE ELEVATION**

scale: 1" = 16'-0"



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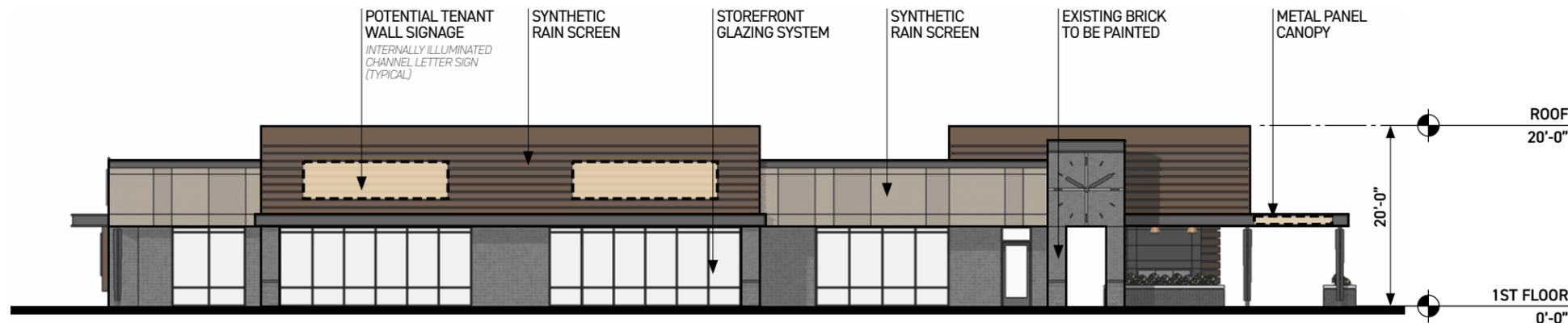
**CONCEPTUAL ELEVATIONS  
BUILDING – G**

NOTE\*  
FINAL DESIGN TBD

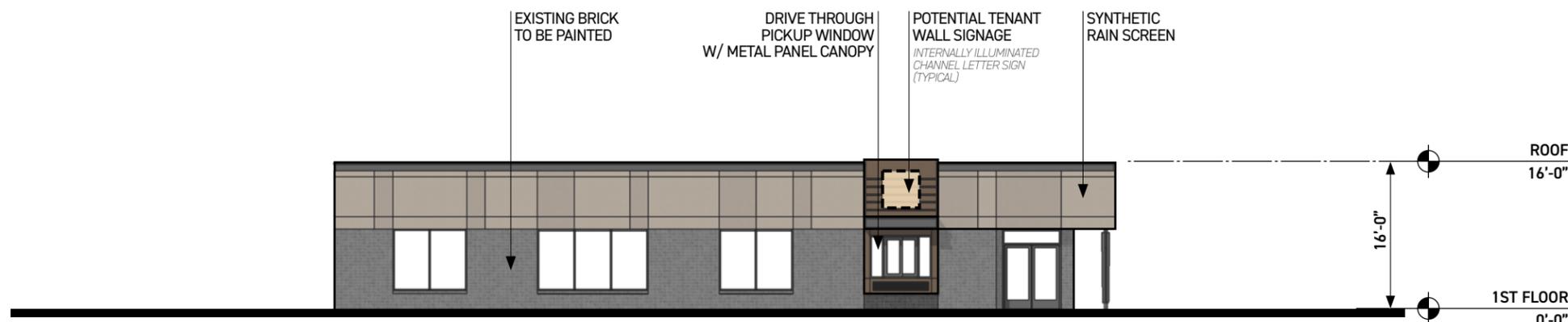
NOTE\*\*  
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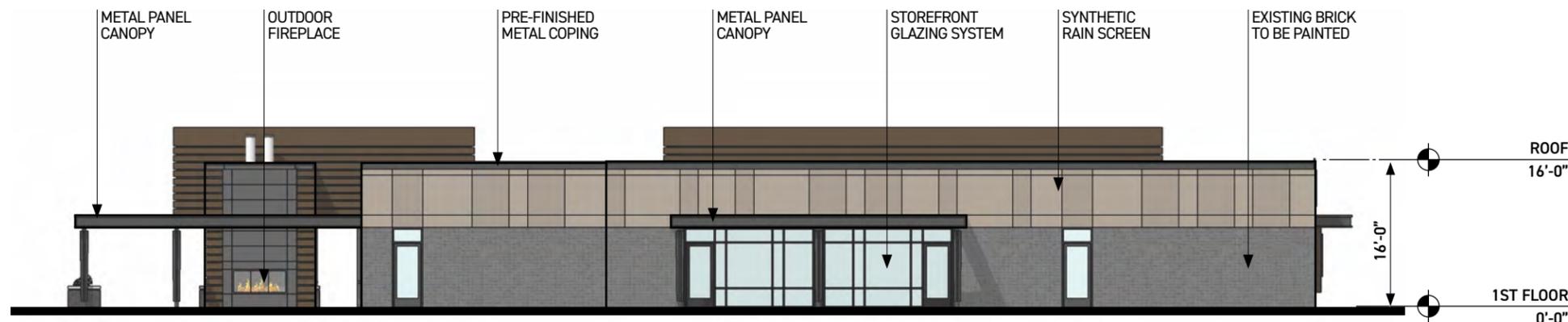
NOTE\*\*\*  
PROPOSED DESIGN TO ADHERE TO ALL DESIGN STANDARDS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE IV (DISTRICT REGULATIONS) 86-404 C-2 COMMERCIAL DISTRICT.



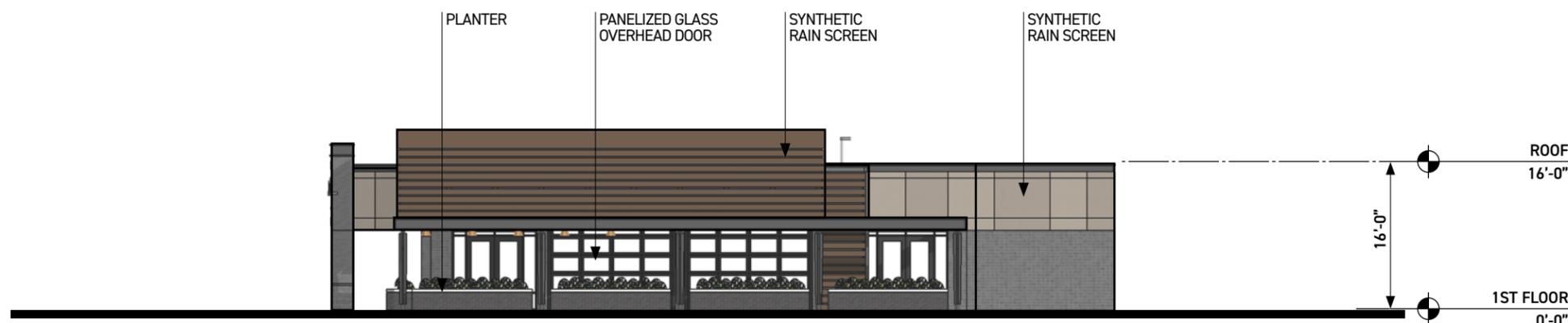
**NORTH ELEVATION**



**EAST ELEVATION**

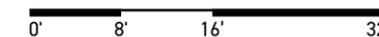


**SOUTH ELEVATION**



**WEST ELEVATION**

scale: 1" = 16'-0"



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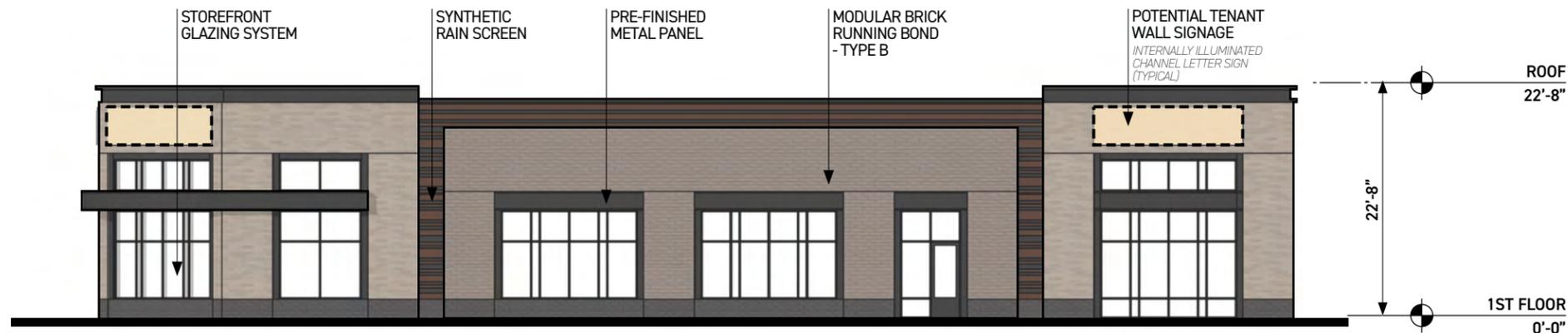
**CONCEPTUAL ELEVATIONS  
BUILDING – H**

NOTE\*  
FINAL DESIGN TBD

NOTE\*\*  
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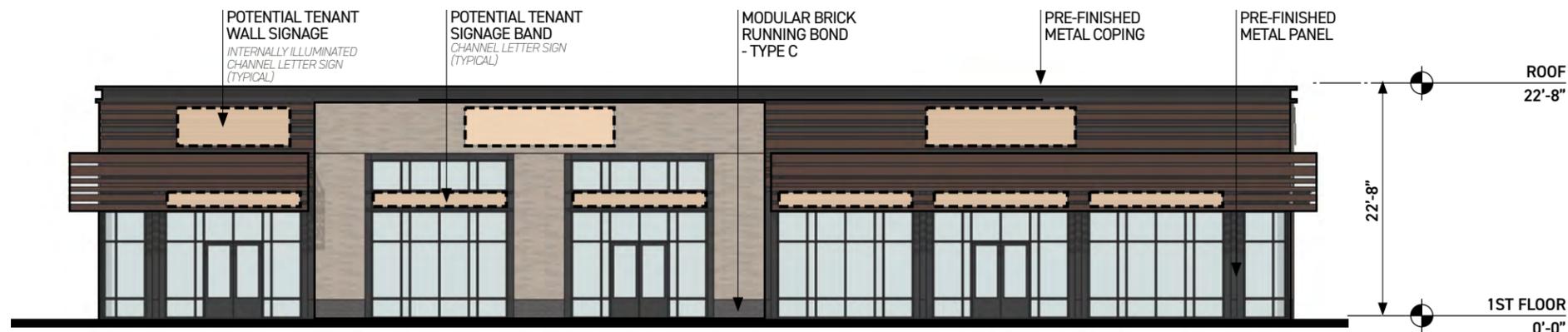
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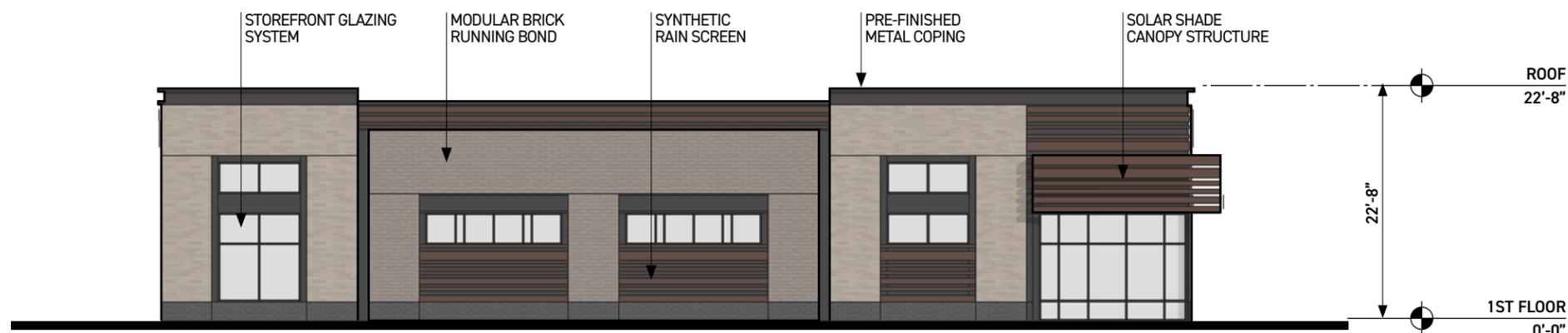
**NORTH ELEVATION**



**EAST ELEVATION**

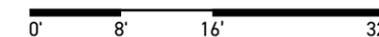


**SOUTH ELEVATION**



**WEST ELEVATION**

scale: 1" = 16'-0"



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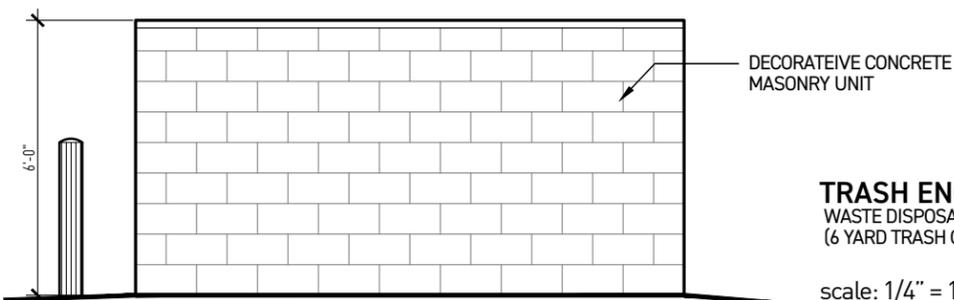
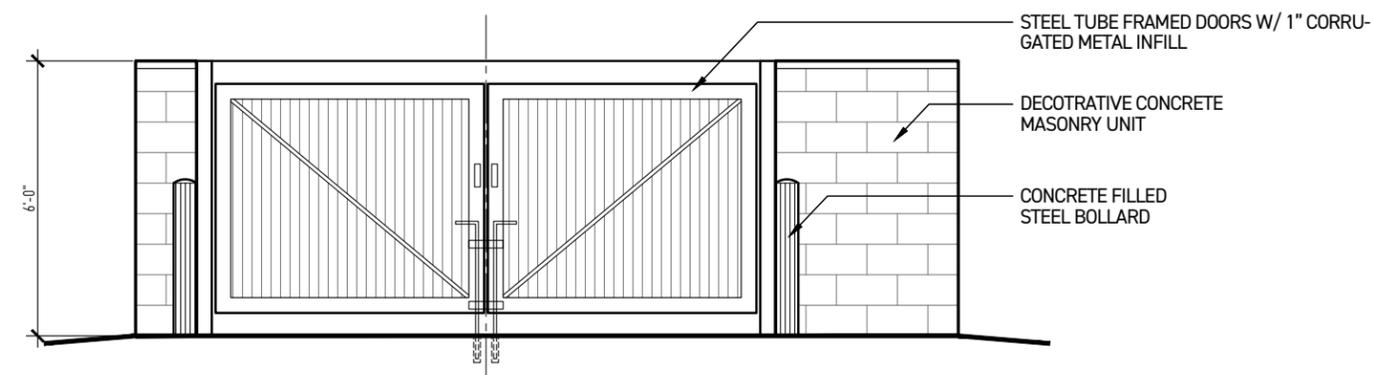
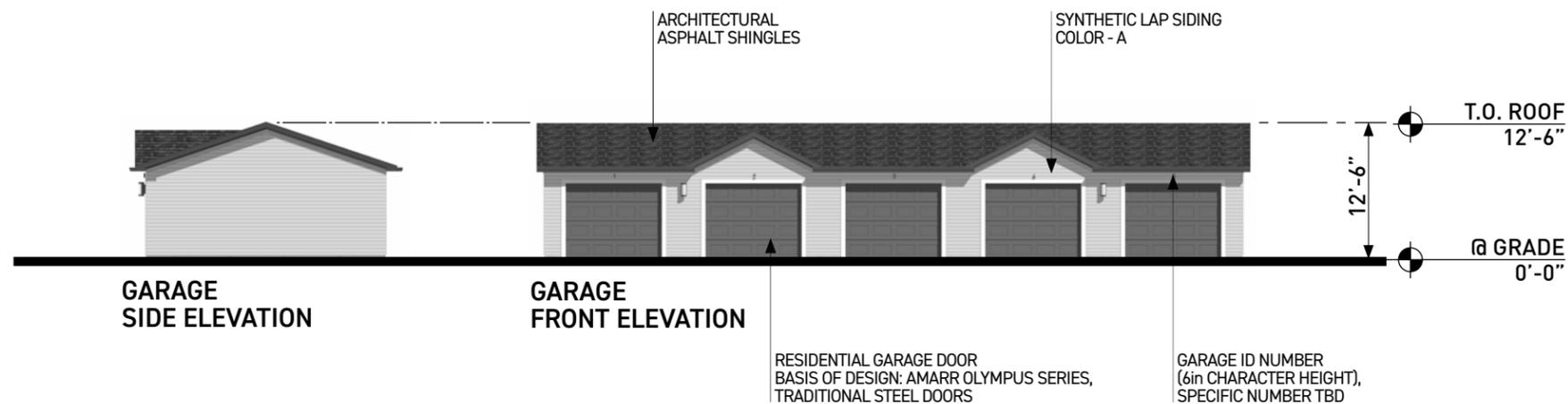
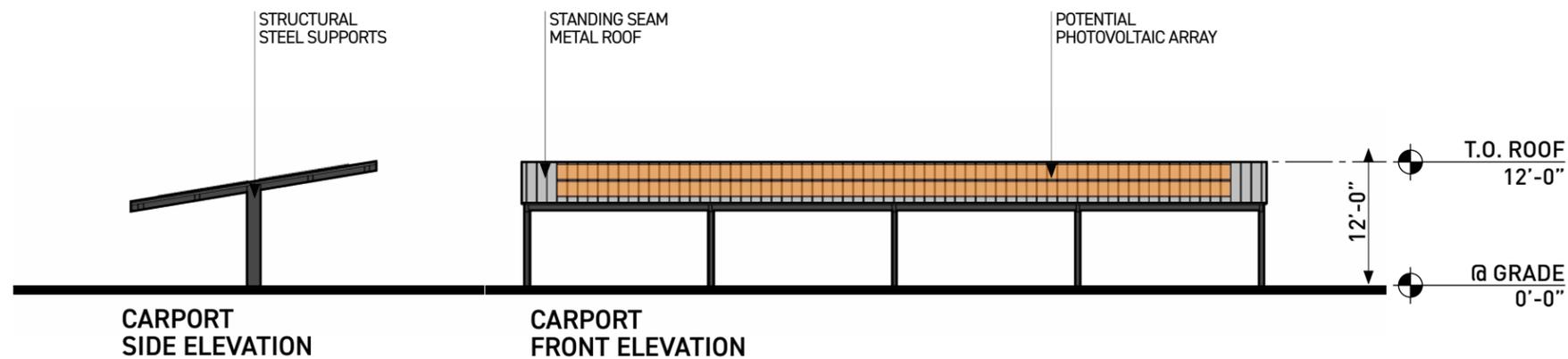
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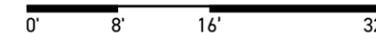
**HASLETT VILLAGE**



**TRASH ENCLOSURE ELEVATIONS**  
WASTE DISPOSAL SYSTEM  
(6 YARD TRASH CONTAINERS AND SMALLER BINS)

scale: 1/4" = 1'-0"

scale: 1" = 16'-0"



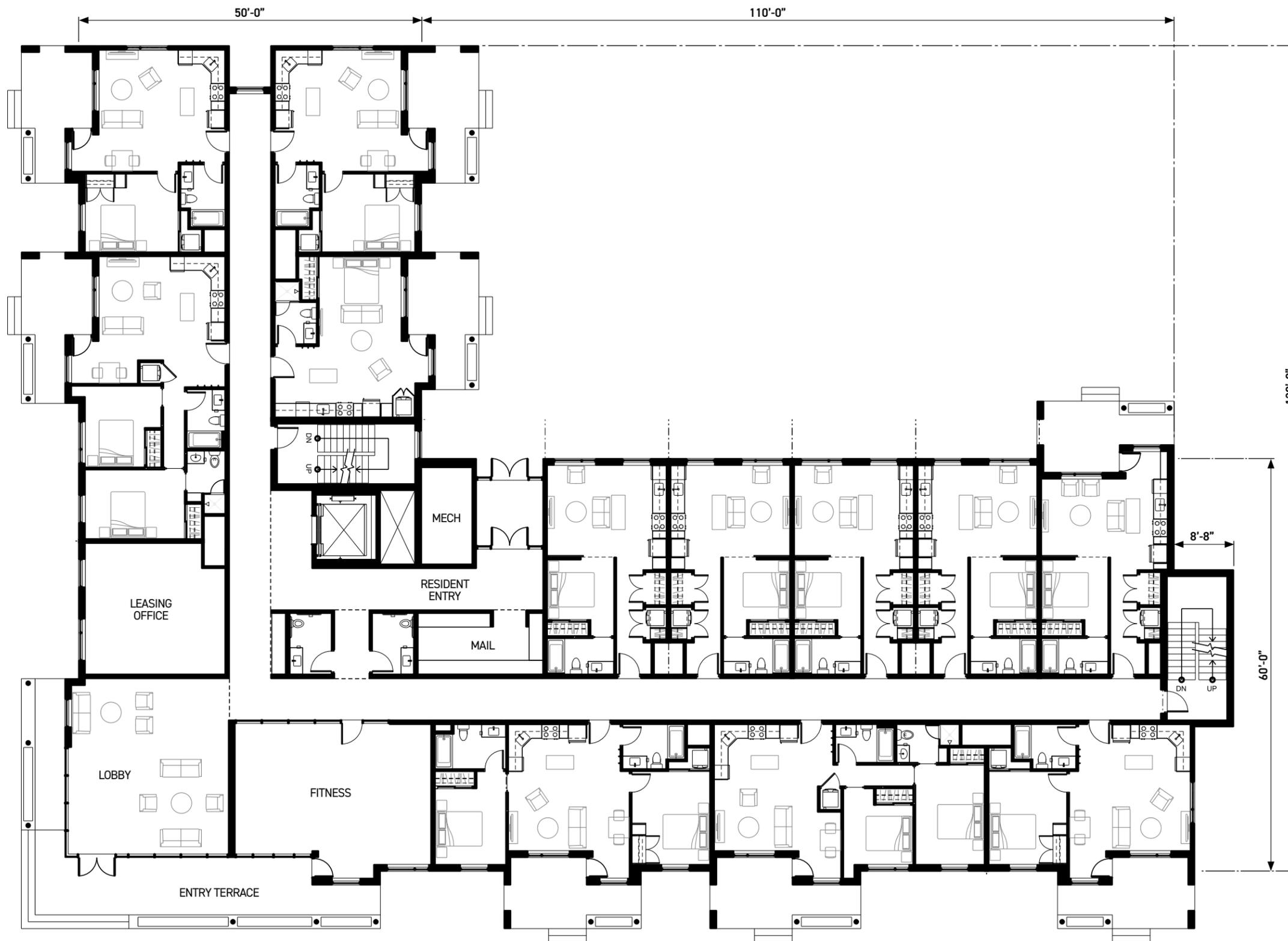
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1621 Haslett Road  
Haslett, MI 48840  
APRIL 25, 2022

APPLICANT: SP Holding Company LLC

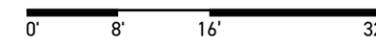
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**



scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road  
Haslett, MI 48840

APRIL 25, 2022

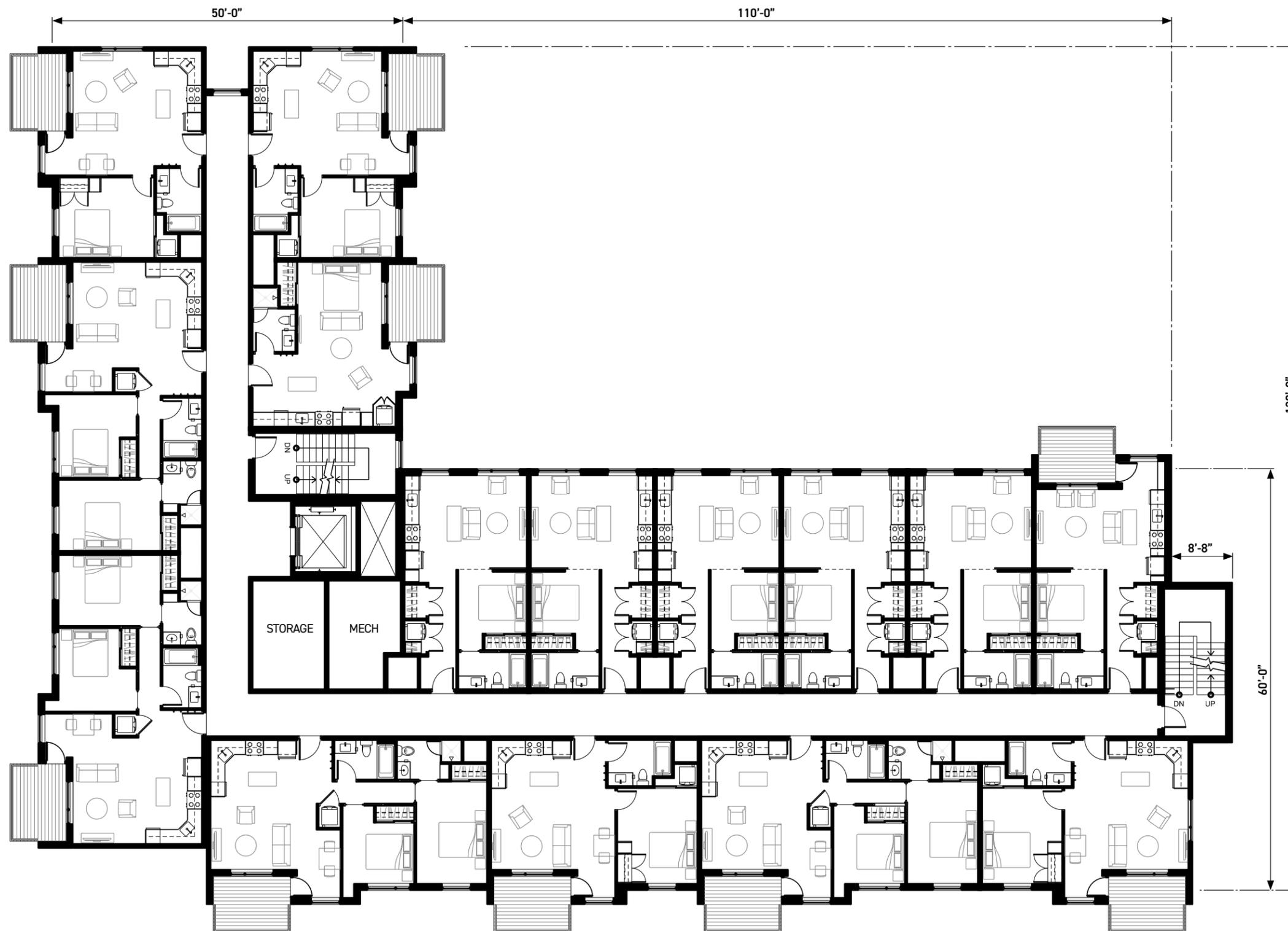
**BUILDING – A (LEVEL 1)**  
57 UNITS

APPLICANT: SP Holding Company LLC

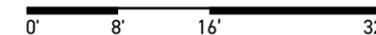
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**



scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road  
Haslett, MI 48840

APRIL 25, 2022

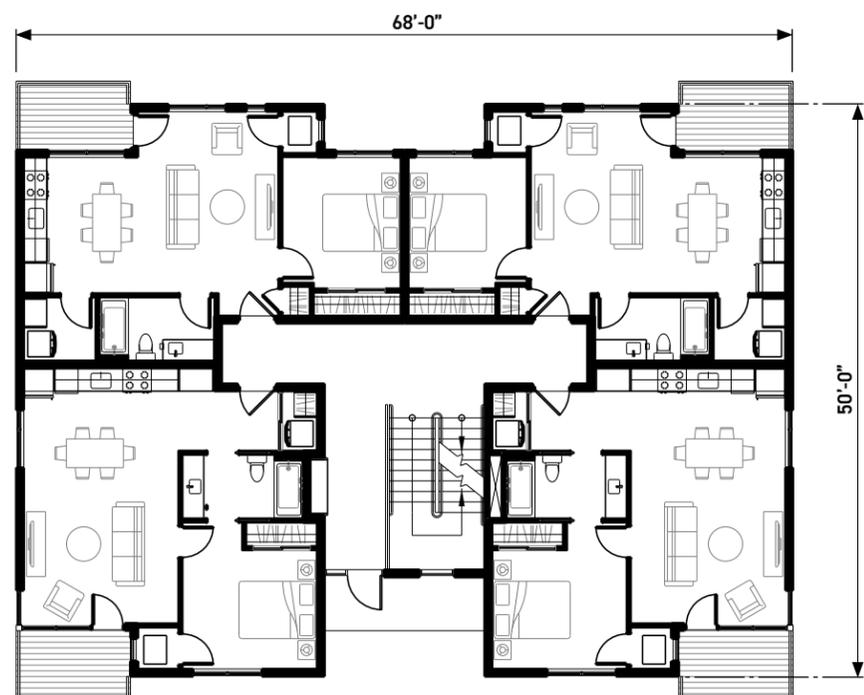
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

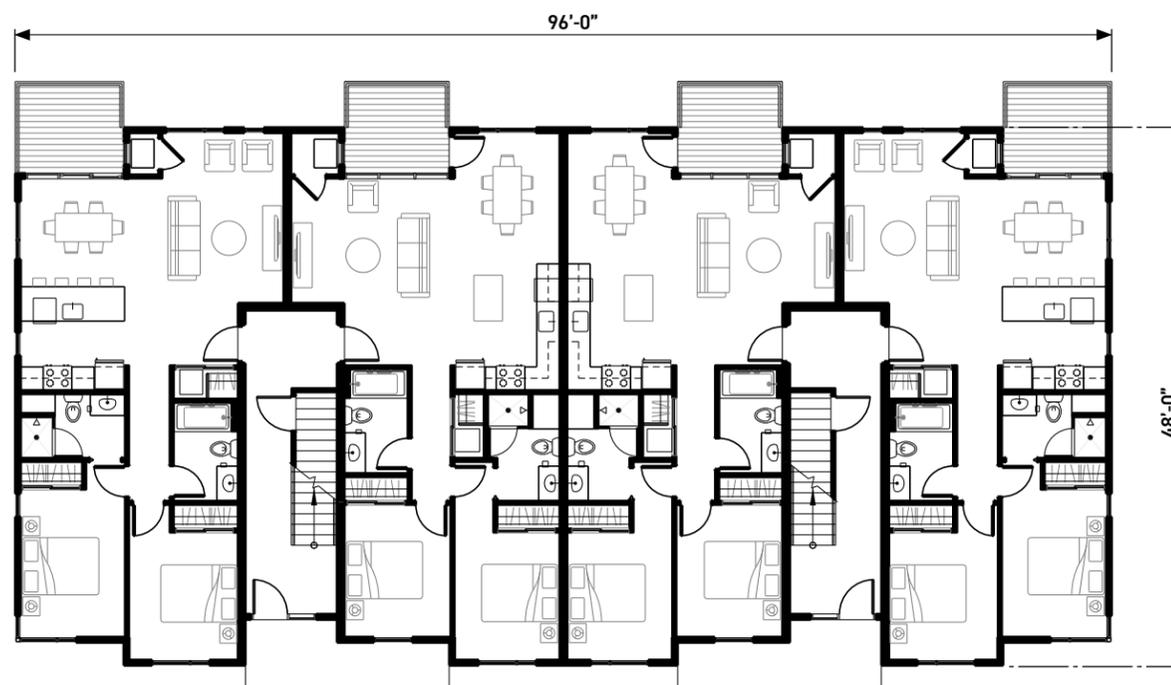
PROJECT NO: 20210604

**HASLETT VILLAGE**

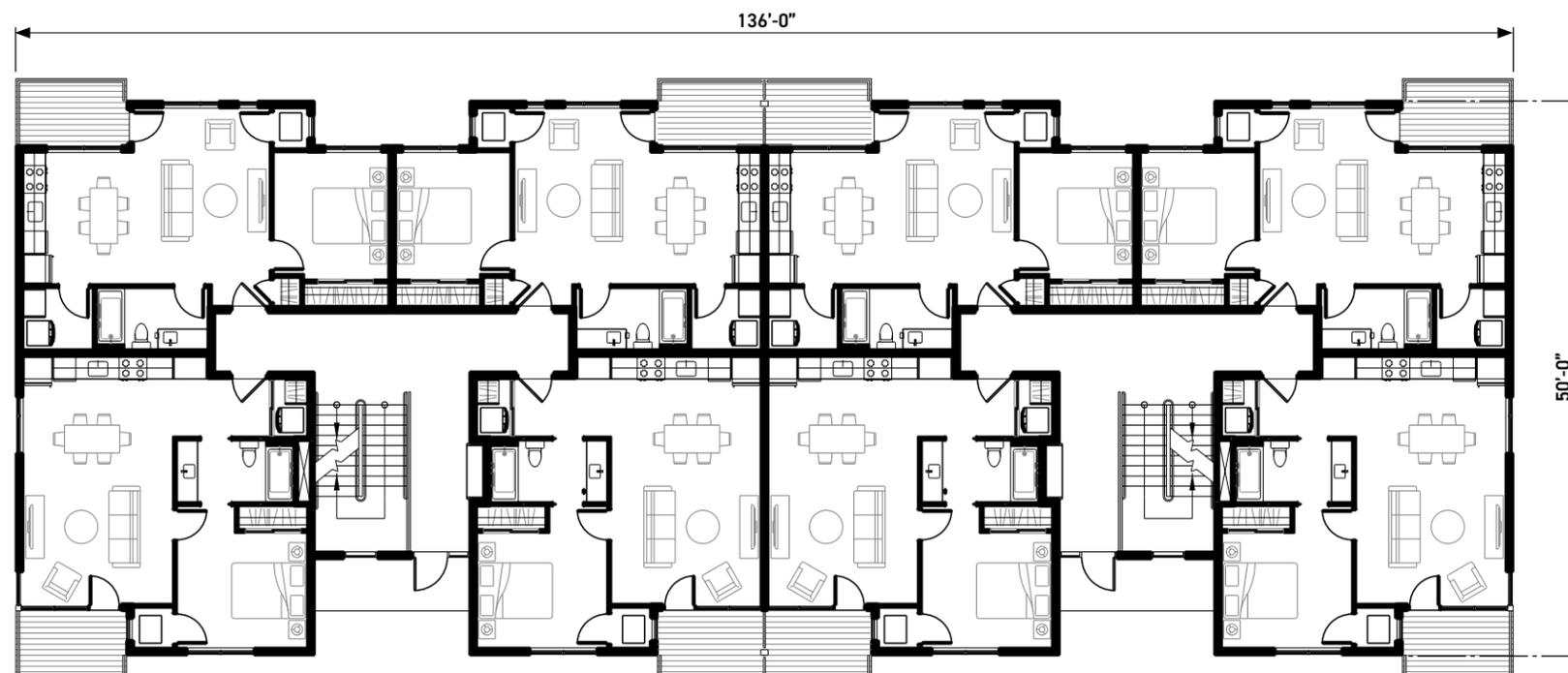
**BUILDING – A (LEVEL 2/3/4)**  
57 UNITS



**BUILDING – B** (ALL LEVELS SIM)  
12 UNITS



**BUILDING – C** (ALL LEVELS SIM)  
12 UNITS



**BUILDING – D** (ALL LEVELS SIM)  
24 UNITS

scale: 1" = 16'-0"

0' 8' 16' 32'

MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
APRIL 25, 2022

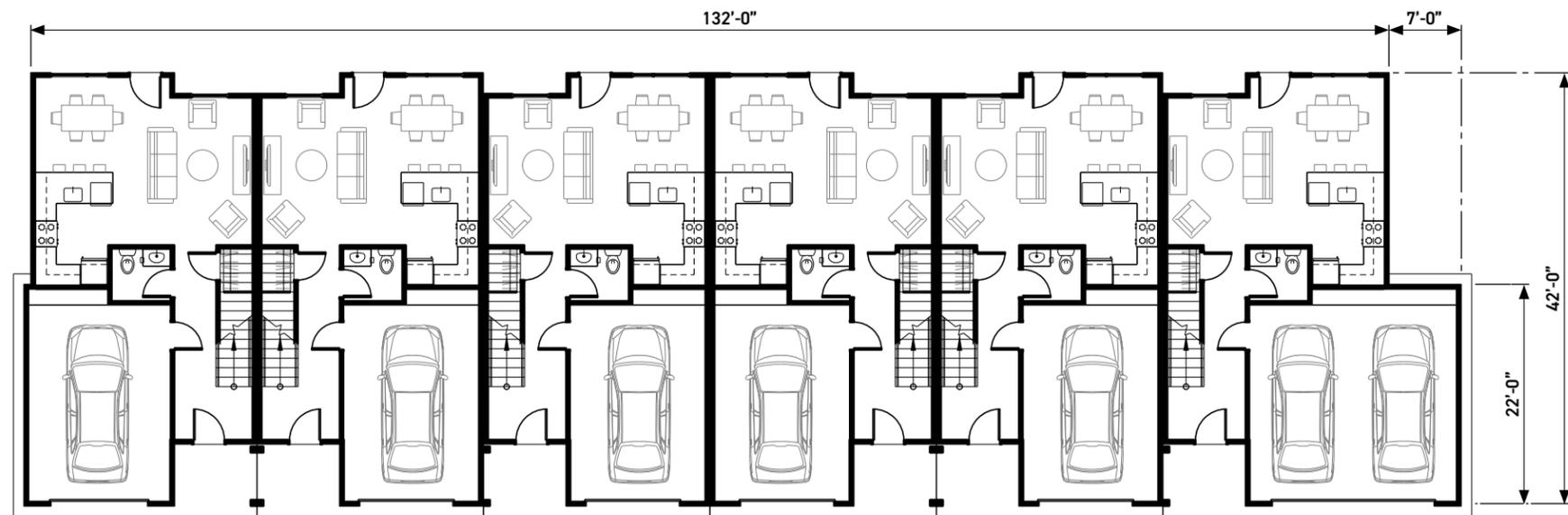
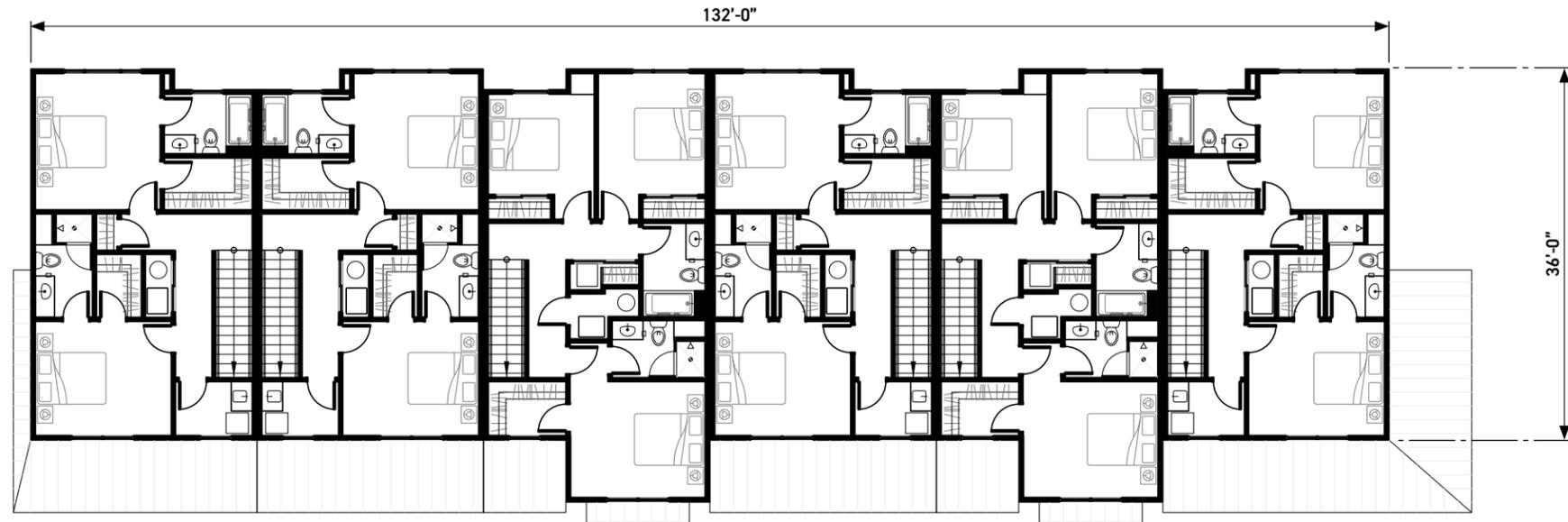
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

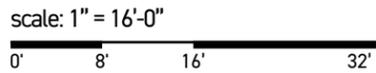
PROJECT NO: 20210604

**HASLETT VILLAGE**

CONCEPTUAL FLOOR PLANS



**BUILDING – E**  
6 UNITS



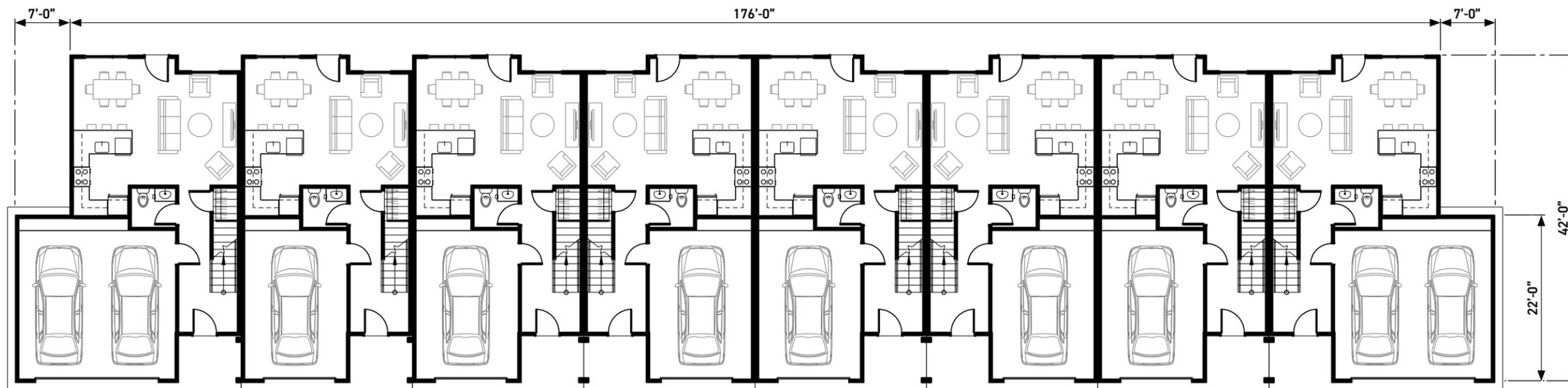
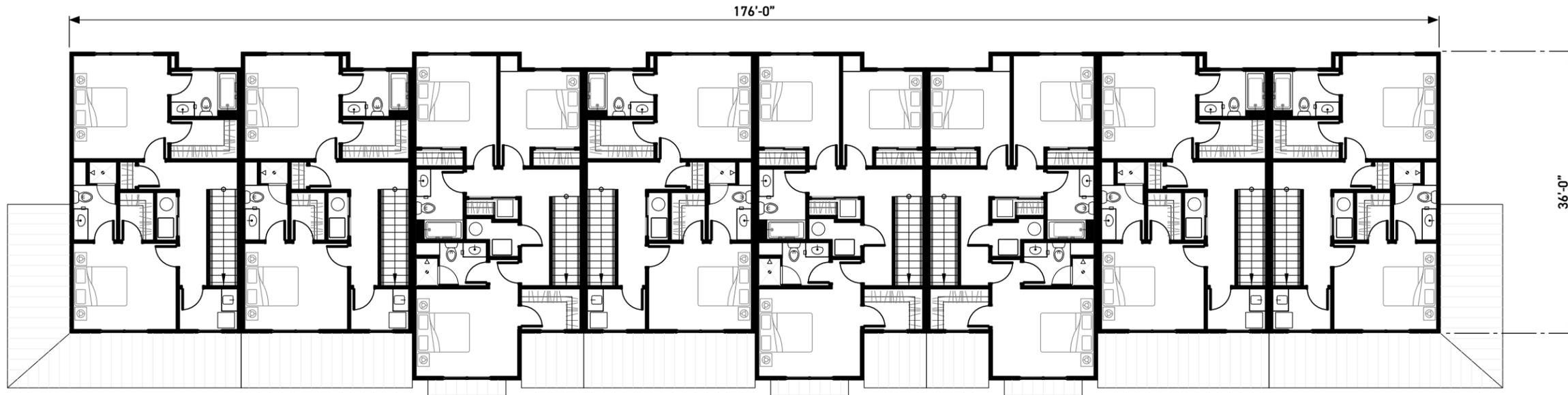
MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
APRIL 25, 2022

APPLICANT: SP Holding Company LLC  
PREPARED BY: Integrated Architecture

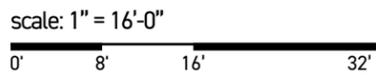
PROJECT NO: 20210604

**HASLETT VILLAGE**

**CONCEPTUAL FLOOR PLANS**



**BUILDING – F**  
 8 UNITS



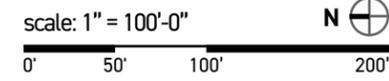
**MUPUD SUBMITTAL**  
 1621 Haslett Road  
 Haslett, MI 48840  
 APRIL 25, 2022

**APPLICANT:** SP Holding Company LLC  
**PREPARED BY:** Integrated Architecture  
**PROJECT NO:** 20210604

**HASLETT VILLAGE**

**SITE SIGNAGE PLAN**

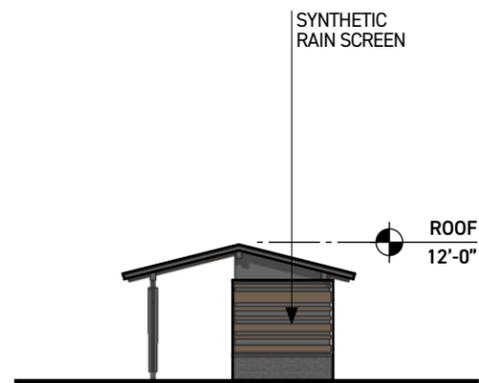
**\*\*NOTE\*\***  
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, GR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



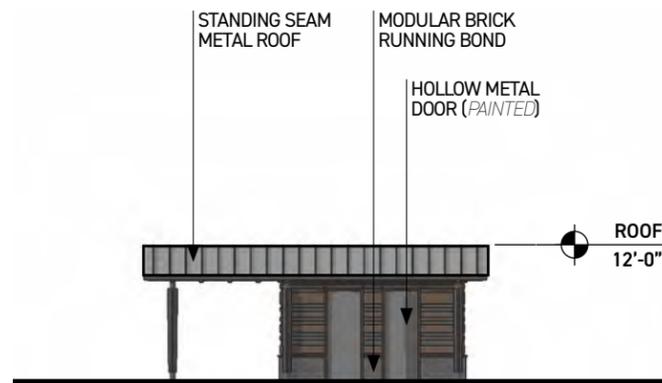
**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
APRIL 25, 2022

**APPLICANT:** SP Holding Company LLC  
**PREPARED BY:** Integrated Architecture  
**PROJECT NO:** 20210604

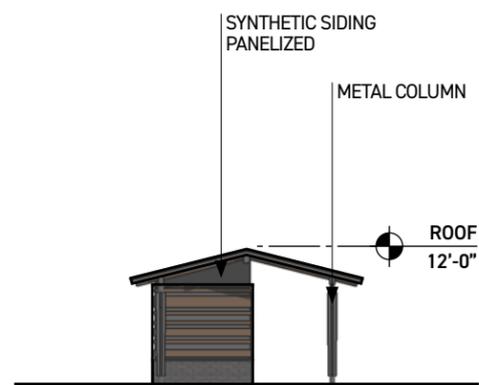
**HASLETT VILLAGE**



**NORTH ELEVATION**

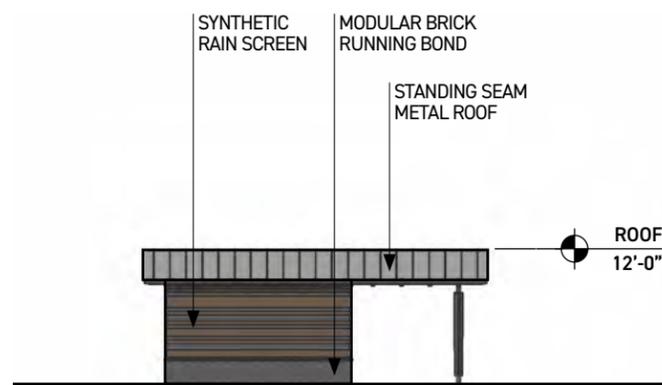
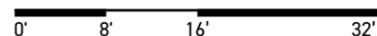


**EAST ELEVATION**

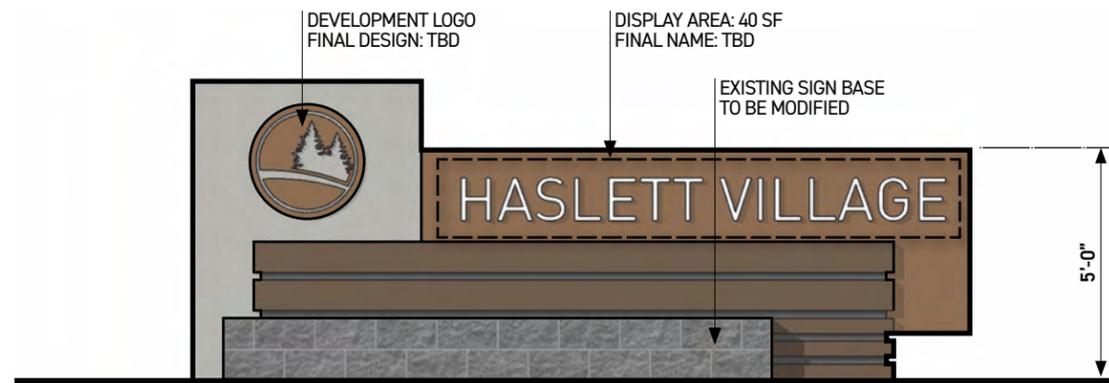


**SOUTH ELEVATION**

**TRAIL HEAD BUILDING**  
scale: 1/16" = 1'-0"



**WEST ELEVATION**

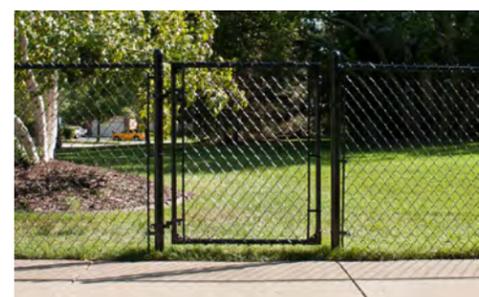
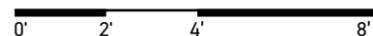


**MAIN SIGN (HASLETT ROAD ENTRANCE)**

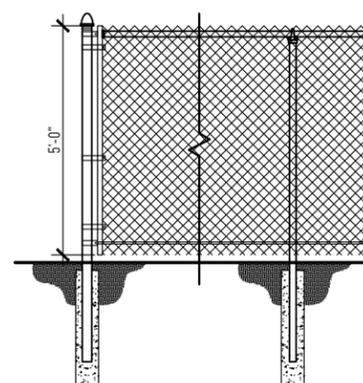


**SECONDARY SIGN (MARSH ROAD ENTRANCE)**

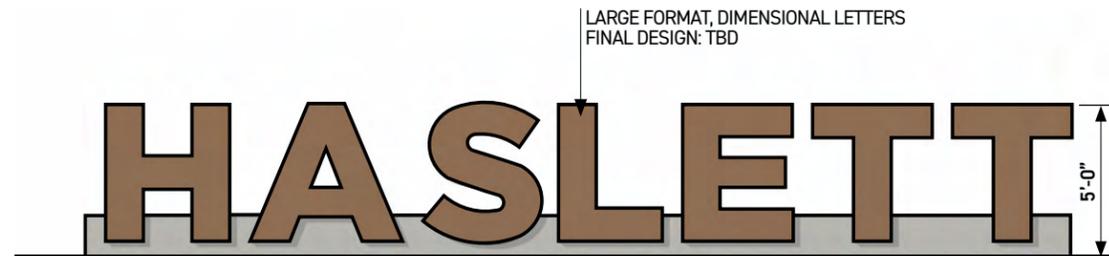
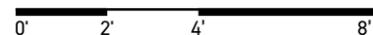
**MONUMENT SIGNS**  
scale: 1/4" = 1'-0"



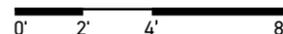
**DOG PARK FENCE**  
REFERENCES



**DOG PARK FENCE DETAIL**  
scale: 1/4" = 1'-0"



**COMMUNITY ART SIGN**  
scale: 3/16" = 1'-0"



MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
APRIL 25, 2022

APPLICANT: SP Holding Company LLC  
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**

**PROJECT MATERIALS LIST**

**SYNTHETIC SIDING**



**BOARD AND BATTEN SIDING**

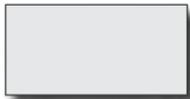


**LAP SIDING**

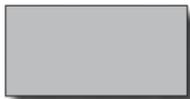


**PANELIZED SIDING**

**MATERIAL COLORS**



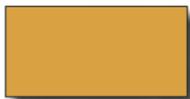
**COLOR - A**



**COLOR - B**



**COLOR - C**



**COLOR - D**

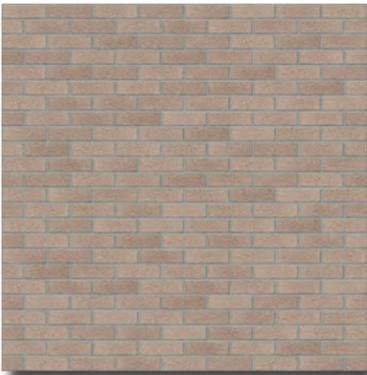


**COLOR - E**

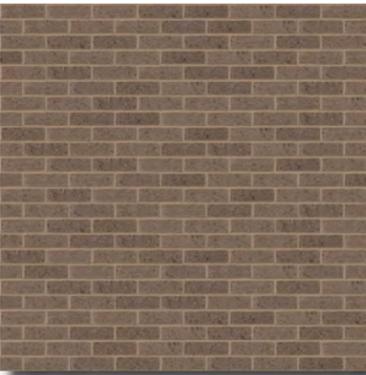


**COLOR - F**

**MODULAR BRICK**



**BRICK TYPE A**  
*B.O.D. Belden Brick Modular 661 Velour*



**BRICK TYPE B**  
*B.O.D. Belden Brick Modular 8621 Velour*

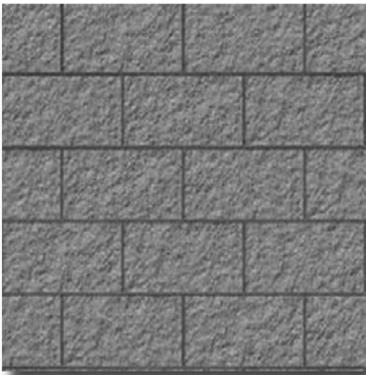


**BRICK TYPE C**  
*B.O.D. Belden Brick Modular Black Diamond Velour*

**ARCHITECTURAL CMU**



**ARCHITECTURAL CMU - TYPE A**  
*B.O.D. Consumer's Concrete Ground Face Obsidian*



**ARCHITECTURAL CMU - TYPE B**  
*B.O.D. Consumer's Concrete Split Face Hyera*

**CONCRETE**



**CONCRETE**

**METAL PANEL**

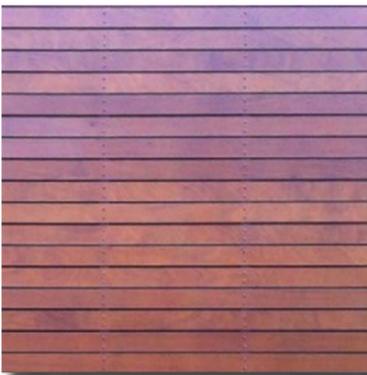


**ARCHITECTURAL CMU - TYPE A**  
*B.O.D. Alpolic Composite Metal Panel*



**CORTEN STEEL**

**MISCELANEOUS**



**SYNTHETIC RAIN SCREEN**

**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
APRIL 25, 2022

**APPLICANT:** SP Holding Company LLC  
**PREPARED BY:** Integrated Architecture  
**PROJECT NO:** 20210604

**HASLETT VILLAGE**

## Memo

**TO:** Darrel DeHaan – Integrated Architecture  
**FROM:** Michael Labadie, PE – Fishbeck  
**DATE:** April 27, 2022 **PROJECT NO.:** 220503  
**RE:** Haslett Village Mixed Use Planned Unit Development (MUPUD) Trip Generation Comparison

### Background

This memo will detail the comparison of forecast trips generated by the proposed Haslett Village in Meridian Township, Michigan with the trips generated by the existing development located on the site. The proposed site is in the southwest (SW) corner of the Haslett and Marsh Roads intersection as indicated in Figure 1, see below.

Figure 1 – Proposed Project Site Location Map



### Trip Generation Comparison

#### Existing Conditions

Due to several vacancies in the existing development, the information and methodologies specified in the latest version of the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition, 2021) were used to forecast the potential weekday a.m. and p.m. peak hour trips associated with the existing shopping center located in the SW corner of the Haslett and Marsh Roads intersection. The results of the trip generation forecasts are provided in Table 1, see below.

**Table 1 – Existing Trip Generation**

Land Use	Land Use Code	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
			In	Out	Total	In	Out	Total	
Shopping Plaza (40-150k); Supermarket – No.	821	78,883 sft	84	52	136	200	209	409	5326
<b>Total</b>	-	-	<b>84</b>	<b>52</b>	<b>136</b>	<b>200</b>	<b>209</b>	<b>409</b>	<b>5,326</b>
Pass-By Rates, LUC 821: 40% p.m.			0	0	0	80	84	164	-
<b>Total New Trips</b>			<b>84</b>	<b>52</b>	<b>136</b>	<b>120</b>	<b>125</b>	<b>245</b>	<b>-</b>

Square foot/feet (SFT)

Not all the traffic generated by the development will be new traffic added onto the adjacent roadway network. As with most commercial developments, a significant amount of the site-generated traffic is considered “pass-by” traffic. Pass-by trips are trips already present on the adjacent roadway network, which are interrupted to visit the site. Pass-by trips are normally expressed as a percentage of trips generated by the development. These pass-by rates are published in the ITE Trip Generation Manual.

The ITE Trip Generation Manual suggests a 40 percent p.m. pass-by rate for the land use “Shopping Plaza (40 150k); Supermarket – No”. With the application of the pass-by trip factors, the site-generated trips can be classified as “pass-by” and “new” trips. The proposed development is expected to generate 136 total trips during the a.m. peak hour and 409 total trips during the p.m. peak hour. However, based on the application of pass-by trips, only 245 of the p.m. peak hour trips will be new traffic not currently using the adjacent street network, whose primary purpose is to visit the development.

**Future Conditions**

Using the information and methodologies specified in the latest version of the ITE Trip Generation Manual, Fishbeck forecasted the weekday a.m. and p.m. peak hour trips associated with the proposed mixed-use planned unit development located in the SW corner of the Haslett and Marsh Roads intersection. The land uses and sizes are based on the site plan provided by Integrated Architecture, dated April 25, 2022. The results of the trip generation forecasts are provided below in Table 2, see below.

**Table 1 – Proposed Trip Generation**

Land Use	Land Use Code	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
			In	Out	Total	In	Out	Total	
Strip Retail Plaza (<40k)	822	14,000 sft	20	13	33	50	49	99	762
Coffee/Donut Shop with Drive-Through Window	937	2,000 sft	88	84	172	39	39	78	1067
Recreational Community Center	495	5,750 sft	7	4	11	7	7	14	170
Single Family Attached Housing	215	28 DU	3	6	9	7	6	13	163
Multifamily Housing (Low-Rise)	220	204 DU	21	65	86	68	40	108	1383
Multifamily Housing (Mid-Rise)	221	58 DU	3	11	14	14	9	23	230
<b>Total</b>	-	-	<b>142</b>	<b>183</b>	<b>325</b>	<b>185</b>	<b>150</b>	<b>335</b>	<b>3,775</b>
Internal Capture Reductions: 14% a.m. (16% In, 13% Out); 34% p.m. (31% In, 38% Out)			23	23	46	57	57	114	-
<b>Total External Trips</b>			<b>119</b>	<b>160</b>	<b>279</b>	<b>128</b>	<b>93</b>	<b>221</b>	<b>-</b>
Pass-By Rates, LUC 821: 40% p.m.			0	0	0	20	20	40	-
Pass-By Rates, LUC 934: 50% a.m.; 55% p.m.			44	42	86	21	21	42	-
<b>Total New Trips</b>			<b>75</b>	<b>118</b>	<b>193</b>	<b>87</b>	<b>52</b>	<b>139</b>	<b>-</b>

In multi-use developments, not all the trips generated are from sources outside the boundaries of the development but are rather trips that are “internally captured” within the site. The methodology presented in the ITE Trip Generation Manual, 3rd Edition, 2017 was followed to determine an appropriate internal capture rate for the proposed development. The results of this analysis suggest a 14 percent (16% in, 13% out) a.m. internal capture rate and a 34 percent (31% in, 38% out) p.m. peak hour internal capture rate for the combination of land uses. With the inclusion of the internal capture reductions, the proposed development will generate 279 external trips during the a.m. peak hour (119 inbound and 160 outbound) and 221 external trips during the p.m. peak hour (128 inbound and 93 outbound).

Not all the traffic generated by the proposed development will be new traffic added onto the adjacent roadway network. As with most new commercial development, a significant amount of the site-generated traffic is considered “pass-by” traffic. As stated previously, pass-by trips are trips already present on the adjacent roadway network, which are interrupted to visit the site, and are normally expressed as a percentage of trips generated by the new development.

The ITE Trip Generation Manual suggests a 40 percent p.m. pass-by rate for the land use Strip Retail Plaza (<40k) and a 50 percent a.m. and 55 percent p.m. pass-by rate for the land use Coffee/Donut Shop with Drive-Through Window. With the application of the pass-by trip factors, the site-generated trips can be classified as “pass-by” and “new” trips. The proposed development is expected to generate 279 total external trips during the a.m. peak hour and 221 total external trips during the p.m. peak hour. However, only 193 of the a.m. peak hour trips and 139 of the p.m. peak hour trips will be new traffic not currently using the adjacent street network, whose primary purpose is to visit the new development.

## Conclusions

A comparison of the potential existing trips for the land use “Shopping Plaza (40-150k); Supermarket – No” to the resulting new trips for the mixed-use planned unit development shows an overall increase of 57 new trips in the a.m. peak hour and an overall decrease of 106 trips in the p.m. peak hour. The weekday total trips results in a decrease of 1,551 trips. The change in trips comparison is provided in Table 3, see below.

**Table 2 – Difference in Trips from Existing to Proposed**

	a.m. Peak Hour			p.m. Peak Hour			Weekday
	In	Out	Total	In	Out	Total	
Difference in Trips	-9	+66	+57	-33	-73	-106	-1551

By email

# Preliminary Opinion of Sustainability Initiatives - For Reference Only



## LEED v4 for Neighborhood Development Plan Project Checklist

Project Name: Haslett Village Development  
Date: 29-Apr-22

Yes	?	No				
14	12	0	<b>Smart Location &amp; Linkage</b>		<b>28</b>	
Y			Prereq	Smart Location	Required	
Y			Prereq	Imperiled Species and Ecological Communities	Required	
Y			Prereq	Wetland and Water Body Conservation	Required	
Y			Prereq	Agricultural Land Conservation	Required	
Y			Prereq	Floodplain Avoidance	Required	
5	5		Credit	Preferred Locations	10	
			Credit	Brownfield Remediation	2	
3	4		Credit	Access to Quality Transit	7	
1	1		Credit	Bicycle Facilities	2	
1	2		Credit	Housing and Jobs Proximity	3	
1			Credit	Steep Slope Protection	1	
1			Credit	Site Design for Habitat or Wetland and Water Body Conservation	1	
1			Credit	Restoration of Habitat or Wetlands and Water Bodies	1	
1			Credit	Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1	

24	14	0	<b>Neighborhood Pattern &amp; Design</b>		<b>41</b>	
Y			Prereq	Walkable Streets	Required	
Y			Prereq	Compact Development	Required	
Y			Prereq	Connected and Open Community	Required	
4	5		Credit	Walkable Streets	9	
2	4		Credit	Compact Development	6	
4			Credit	Mixed-Use Neighborhoods	4	
5	2		Credit	Housing Types and Affordability	7	
1			Credit	Reduced Parking Footprint	1	
2			Credit	Connected and Open Community	2	
			Credit	Transit Facilities	1	
			Credit	Transportation Demand Management	2	
1			Credit	Access to Civic & Public Space	1	
1			Credit	Access to Recreation Facilities	1	
1			Credit	Visitability and Universal Design	1	
1	1		Credit	Community Outreach and Involvement	2	
	1		Credit	Local Food Production	1	
2			Credit	Tree-Lined and Shaded Streetscapes	2	
	1		Credit	Neighborhood Schools	1	

Yes	?	No				
0	0	0	<b>Green Infrastructure &amp; Buildings</b>		<b>31</b>	
Y			Prereq	Certified Green Building	Required	
Y			Prereq	Minimum Building Energy Performance	Required	
Y			Prereq	Indoor Water Use Reduction	Required	
Y			Prereq	Construction Activity Pollution Prevention	Required	
			Credit	Certified Green Buildings	5	
			Credit	Optimize Building Energy Performance	2	
			Credit	Indoor Water Use Reduction	1	
			Credit	Outdoor Water Use Reduction	2	
			Credit	Building Reuse	1	
			Credit	Historic Resource Preservation and Adaptive Reuse	2	
			Credit	Minimized Site Disturbance	1	
			Credit	Rainwater Management	4	
			Credit	Heat Island Reduction	1	
			Credit	Solar Orientation	1	
			Credit	Renewable Energy Production	3	
			Credit	District Heating and Cooling	2	
			Credit	Infrastructure Energy Efficiency	1	
			Credit	Wastewater Management	2	
			Credit	Recycled and Reused Infrastructure	1	
			Credit	Solid Waste Management	1	
			Credit	Light Pollution Reduction	1	

2	0	0	<b>Innovation &amp; Design Process</b>		<b>6</b>	
1			Credit	Innovation	5	
1			Credit	LEED® Accredited Professional	1	

2	2	0	<b>Regional Priority Credits</b>		<b>4</b>	
1			Credit	Regional Priority Credit: Region Defined	1	
1			Credit	Regional Priority Credit: Region Defined	1	
	1		Credit	Regional Priority Credit: Region Defined	1	
	1		Credit	Regional Priority Credit: Region Defined	1	

42	28	0	<b>PROJECT TOTALS (Certification estimates)</b>		<b>110</b>	
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Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points



**To: Members of the Planning Commission**

**From: Keith Chapman  
Assistant Planner**

**Date: May 19, 2022**

**Re: Text Amendment 2022-10 – PUD Deck Encroachments**

---

The Planning Commission held a public hearing on Ordinance 2022-10 at their May 9<sup>th</sup> meeting. They raised some concern about porches and patios not being included in this request and about the definition of decks. Staff has never received a request for a porch or patio that would need an exception under the proposed ordinance. This is a matter that is typically left up to the homeowners' associations, as porches or patios do not require permits from the Township. The ordinance addresses the immediate issue of decks that encroach into the open space. We do agree that further definitions may be necessary for our ordinance and we have added this matter to our internal 'to-do' list.

With this said, staff is able to **recommend approval** of the proposed amendment at this time. A final version of the ordinance and resolution to recommend approval to the Township Board are attached for the Commission's final review.

**Attachments**

1. Resolution to recommend approval of Ordinance 2022-10
2. Clean version of Ordinance 2022-10 – PUD Deck Encroachments
3. Redlined version of Ordinance 2022-10 – PUD Deck Encroachments

**RESOLUTION TO RECOMMEND APPROVAL**

**Zoning Amendment #2022-10  
PUD Deck Encroachments**

**RESOLUTION**

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23rd day of May, 2022 at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Section 86-439 of the current zoning ordinance requires decks to be built inside of the established buildable envelope and not encroach into the approved PUD open space; and

WHEREAS, Staff has received requests in the past of homeowners wanting to construct a deck only to find out that in order to do so they must amend the entire PUD in order to reduce the amount of open space in the overall PUD and increase the individual building envelope for their uni; and

WHEREAS, after analyzing the situation, Staff is recommending allowing a deck to encroach into the open space that is 10% of the total square footage of the house, to provide some flexibility for homeowners in this very specific circumstance.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-10, to update the PUD deck encroachments permitted throughout the Township.

ADOPTED: YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23rd day of May, 2022.

\_\_\_\_\_  
Mark Blumer  
Planning Commission Chair

ORDINANCE NO. 2022-10

AN ORDINANCE TO AMEND SECTION 86-439, PLANNED UNIT DEVELOPMENT, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-439, Planned Unit Development, is hereby amended at subsection (h) to read as follows:

(h) Amendments.

(1) [UNCHANGED]

(2) Major amendments. A major amendment shall be evidenced by having a significant impact on the permit and the conditions of its approval, which shall include, but not be limited to:

a. Building additions located outside a building envelope as shown on the approved planned unit development site plan, except decks not to exceed 10% of the square footage of the principal structure.

b. For approved planned unit developments without building envelopes, any addition that reduces the setback between buildings to a dimension less than the standard imposed in the approved planned unit development site plan.

c. The addition of land to the planned unit development for the purpose of increasing the number of residential units.

d. The addition or expansion of a nonresidential use in the planned unit development.

e. Expansion of a use that anticipates a 10% or greater increase in required off-street parking.

f. Any addition to a legal nonconforming site.

(3) [UNCHANGED]

(4) [UNCHANGED]

(5) [UNCHANGED]

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXX, 2022.

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Patrician Herring Jackson, Township Supervisor

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Deborah Guthrie, Township Clerk

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Deborah Guthrie, Township Clerk