



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
November 26, 2024 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. AED Heart Safe Community Program
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. INTERIM TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes-November 12, 2024 Regular Township Board Meeting
 - C. Bills
 - D. Liquor License Transfer Authorization-2843 East Grand River Suite 100-Class C License
 - E. Liquor License Approved 3520 Okemos Road SDD & SDM Licenses
 - F. Resolution in Support for House Bills 4274 and 4275 – Revenue Sharing Trust Fund
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS
12. ACTION ITEMS
13. BOARD DISCUSSION ITEMS
 - A. Special Use Permit #24-18-Okemos Gateway LLC-1614 West Grand River Avenue-Recreational Marijuana Retailer
 - B. Cost Recovery Policy
 - C. Flowage Easement for the Inter-Urban Wetland Preserve
 - D. Agreement to add South Branch to the Haslett Village Square Branch of the Pine Lake Outlet Drain
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. CLOSED SESSION- Review of employment applications for Township Manager – MCL 15.268(1)(f)
17. ADJOURNMENT

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor. Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Interim Township Manager Tim Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



A PRIME COMMUNITY
meridian.mi.us



9.A

**CONSENT AGENDA
BOARD
COMMUNICATIONS**



FOR IMMEDIATE RELEASE
November 15, 2024

CONTACT: Tim Schmitt, Interim Township Manager
517.853.4250 | schmitt@meridian.mi.us

Meridian Township Board & Park Commission Members to be Sworn in for Four-Year Term
Swearing-In Ceremony to Take Place November 20

Meridian Township, MI – The newly elected Meridian Township Board and Park Commission will be sworn in on Wednesday, November 20, 2024, at 12:00 pm.

This event is open to the public and will be held in the Town Hall Room of the Meridian Township Municipal Building (5151 Marsh Road, Okemos). The Township Board and Park Commission members will serve a four-year term beginning on November 20, 2024, and ending on November 20, 2028.

The Township Board members who will begin their terms on November 20, 2024, are as follows:

- Scott Hendrickson, Supervisor
- Angela Demas, Clerk
- Phil Deschaine, Treasurer
- Kathy Ann Sundland, Trustee
- Marna Wilson, Trustee
- Nickolas Lentz, Trustee
- Peter Trezise, Trustee

The Park Commission members who will begin their terms on November 20, 2024, are as follows:

- Amanda A. Lick
- Emily Rambo
- Mark Stephens
- Mary Nardo Farris
- Michael McDonald

For questions, please contact Executive Assistant Michelle Prinz at 517.853.4250.

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The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.



Meridian Market 50th Anniversary Mural Dedication

November 23, 2024 @ 2:30pm (rain or shine)

Marketplace on the Green Pavilion

1995 Central Park Drive, Okemos, MI 48864

Dear Meridian Township Board members,

Meridian Township Farmers Market and Meridian Township Parks & Recreation would like to thank you for your service, guidance and support of our work.

You may or may not know, but 2024 is the 50th year the Meridian Township Farmers Market has been operating. We have had a number of activities and projects that have taken place this year to capture and celebrate our history - among them, commissioning a set of murals representing the Market throughout the seasons.

We would like you to attend the Dedication Ceremony for these 50th Anniversary Murals. The event is to take place right after the Saturday Farmers Market, on November 23rd at 2:30pm.

The event will bring together Market supporters, vendors and patrons along with Parks Department and Township leadership to honor and celebrate the work, hope, inspiration and commitment that has carried the Market since its inception on August 24th of 1974.

If you would like to join us **before** the Dedication, we will be offering a tour of the Market from 1:00 – 1:45. Feel free to join us for some history about the Market and a treat of some of the Market's charm and abundance.

Thank you again for your support. Please RSVP by 5pm Friday November 22, to MeridianMarket50th@gmail.com or call Tom Cary at 517.712.2395 to let us know who will be attending the organization represented and if you plan to join us at 1pm, 2:30 or are unable to come.

Yours,

Tom Cary

Manager - Meridian Township Farmers Market

517.712.2395

farmersmarket@meridian.mi.us



FOR IMMEDIATE RELEASE
November 15, 2024

CONTACT: Tim Schmitt, Interim Township Manager
517.853.4254 | schmitt@meridian.mi.us

Meridian Township Recognizes Volunteers of the Year
Alexia Mansour and Bill McConnell Honored at Township Board Meeting



Meridian Township, MI – At the November 12 regular Township Board meeting, Alexia Mansour and Bill McConnell were each presented with a Volunteer of the Year Award for their contributions to Meridian Township.

The Volunteer of the Year program began in 2015 to acknowledge the exemplary volunteer work provided by Meridian Township’s Board and Commission members.

Alexia Mansour

As a Meridian Township resident of ten years, Alexia Mansour has served on the Zoning Board of Appeals since 2018 and is currently the commission’s Chair. She is originally from the Detroit area and received her Bachelor of Arts from Wayne State University. Mansour is currently a third-grade teacher at Hiawatha Elementary School in Okemos.

In addition to serving on the Zoning Board of Appeals, Mansour has contributed to youth empowerment in the community. Over the last five years, she has served on the board for the Bennett Woods Elementary School Parent Teacher Organization and as a leader for local Girl Scout troops.

“I am incredibly proud to serve on the Meridian Township Zoning Board of Appeals, as it is vital work that directly helps the citizens and businesses in my community,” said Alexia Mansour. “It is such an honor to have received this award, and my thanks go to the hardworking staff members in the building and planning department, and to all the board members I have served with.”

Bill McConnell

Bill McConnell is currently the Chair of the Environmental Commission, which he has been involved with since 2008. McConnell also serves on the Planning Commission and has held that role since 2020.

McConnell was an adjunct associate professor in the Department of Geography, Environment, and Spatial Sciences at Michigan State University (MSU). He has published multiple research articles on

- more -

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FOR IMMEDIATE RELEASE
November 15, 2024

CONTACT: Tim Schmitt, Interim Township Manager
517.853.4254 | schmitt@meridian.mi.us

sustainability, land use, and land-cover change. He recently retired from his full-time role at MSU but remains active with the students. During his time on the Environmental Commission and Planning Commission, McConnell assisted with Meridian Township's Climate Sustainability Plan and the Master Plan.

"I am constantly inspired by those around me who work for the betterment of our community, whether they be volunteers, elected officials, or Township staff. Thank you for this honor," said Bill McConnell.

The full presentation from the November 12 Township Board meeting can be found at <https://meridianmi.new.swagit.com/videos/319852>.

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FOR IMMEDIATE RELEASE
November 18, 2024

CONTACT: Katie Love, Human Services Specialist
517.853.4204 | klove@meridian.mi.us

Blondie's Barn to Offer Free Meals on Thanksgiving
Annual Tradition Continues for 12th Consecutive Year

Meridian Township, MI – Blondie's Barn in Haslett will open for limited hours on Thanksgiving Day to provide free meals to community members who may otherwise go without a holiday meal.

Blondie's Barn (5640 Marsh Road, Haslett) will be open for a dine-in only option on Thursday, November 28, from 12:00 pm to 2:00 pm. All are welcome to participate in this event, and no reservations or signups are required for community members to enjoy their meal.

Diners should note that this will be first come, first served, and they may need to wait outside until they can be seated. Tables will be pushed together for a community style meal.

For more information, please contact Blondie's Barn at 517.339.4600.

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FOR IMMEDIATE RELEASE
November 18, 2024

CONTACT: Courtney Wisinski, Director of Parks and Recreation
517.853.4600 | wisinski@meridian.mi.us

Mural Dedication Ceremony to Commemorate 50 Years of the Farmers' Market
Community Mural to be Revealed Following Final Outdoor Market of 2024

Meridian Township, MI – The 50th anniversary celebration of the Meridian Township Farmers' Market concludes with a mural dedication ceremony.

The mural unveiling will be held at the Marketplace on the Green Pavilion (1995 Central Park Drive, Okemos) on Saturday, November 23, at 2:30 pm. This event is free and open to the public.

In 2024, the Farmers' Market partnered with local mural artist, Cait Schneider, to create a community-painted mural commemorating the market's 50th anniversary. This mural was completed over four market days in the summer and fall months and allowed community members of all ages to participate.

"Cait, along with our community members and vendors, have created a beautiful set of murals that capture the market throughout the seasons," stated Farmers' Market Manager Tom Cary. "This mural is a great way to celebrate the 50th anniversary of the market."

Two mural panels will be installed at Central Park Pavilion, the market's longtime home through 2021. The other two panels will be installed at the market's current site, Marketplace on the Green.

50th Anniversary sponsors include the Rotary Club of Haslett-Okemos, Absolute Solar, Greenstone Farm Credit Services, and McLaren Health Plan.

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**CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD
NOTICE OF SPECIAL MEETING**

The Charter Township of Meridian Township Board will hold a special meeting on Saturday, November 23, 2024, at 10:00am, at the Meridian Municipal Building-Town Hall Room, 5151 Marsh Road, Okemos, Michigan 48864. The purpose of the public meeting is to discuss the township goals for 2025.

Individuals with disabilities requiring auxiliary aids or services should contact Interim Township Manager Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258.



CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD
NOTICE OF SPECIAL MEETING

The Charter Township of Meridian Township Board will hold a special meeting on Tuesday, December 3, 2024, at 1:30pm, at the Meridian Municipal Building-Town Hall Room, 5151 Marsh Road, Okemos, Michigan 48864. The purpose of the public meeting is to interview final candidates for the position of Township Manager.

Interviews will be held from 1:30 pm to 5:00 pm and will be televised on HOMTV. Following the last interview, a public reception will be held in the Town Hall Room from 5:00 pm to 6:00 pm where the public can meet with the finalists.

Individuals with disabilities requiring auxiliary aids or services should contact Interim Township Manager Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258.



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

**LEGAL AD NOTICE: Variance Request 24-11
Grand Reserve**

WEDNESDAY, December 18, 2024

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE**

**Variance Request 24-11
4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way
Public Hearing**

Notice is hereby given that the Zoning Board of Appeals of the Charter Township of Meridian will hold a public hearing on Wednesday, December 18, 2024 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517.853.4560) to hear all persons interested in a variance request from Mayberry Homes. The applicant is proposing to construct decks that encroach into the wetland setback at 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way. The subject site is zoned RD, Multiple Family.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Zoning Board of Appeals, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to chapman@meridian.mi.us, or at the public hearing.

Publish: City Pulse
November 27, 2024

Angela Demas
Township Clerk

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

**LEGAL AD NOTICE: Variance Request 24-12
6499 Heathfield Dr.**

WEDNESDAY, December 18, 2024

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Variance Request 24-12
6499 Heathfield Drive
Public Hearing**

Notice is hereby given that the Zoning Board of Appeals of the Charter Township of Meridian will hold a public hearing on Wednesday, December 18, 2024 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517.853.4560) to hear all persons interested in a variance request from Maya Murshak & Steven Parks. The applicant is proposing to construct a single family home within the front yard setback and grading within the wetland setback along with a deck that encroach into the wetland setback at 6499 Heathfield Drive. The subject site is zoned RAA, Single Family.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Zoning Board of Appeals, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to chapman@meridian.mi.us, or at the public hearing.

**Publish: City Pulse
November 27, 2024**

**Angela Demas
Township Clerk**

1 Affidavit, please

EAST LANSING – MERIDIAN WATER AND SEWER AUTHORITY

2470 BURCHAM DRIVE – EAST LANSING, MICHIGAN 48823

PHONE: (517) 337-7535 FAX: (517) 337-7240

Agenda

November 21, 2024

11:00 A.M.

BOARD OF TRUSTEES

DAN OPSOMMER
Chair

RON LACASSE
Vice-Chair

BRADLEY BROGREN
Secretary

JAMES CLELAND
Trustee

JAMES ECKLUND
Trustee

BROCK HOWARD
Trustee

•
JUSTIN GUIGAR
Treasurer

•
JOEL MARTINEZ
Operator/Manager

1. Roll call.
2. Approval of minutes of the October 17, 2024 meeting.
Motion to approve.
3. Communications.
4. Public Comments.
5. Audit Report for Fiscal 2023/24.
A. Auditors scheduled to attend.
B. Motion to receive and place on file.
6. Annual Operation Report for Fiscal 2023/24.
A. Motion to receive and place on file.
7. Treasurer's Report.
8. Long Term Planning update.
A. Review Compensation Policy for Private Well Outage.
9. Manager's Report.
A. Expenditure list (Motion to acknowledge).
10. Other Business.
11. Adjournment.



**CONSENT AGENDA
PROPOSED BOARD MINUTES**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of November 12, 2024 as submitted. (1)**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of November 12, 2024 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Tuesday, November 12, 2024, 6:00 pm

PRESENT: Supervisor Hendrickson, Clerk Guthrie, Treasurer Deschaine, Trustee McCurtis,
Trustee Sundland, Trustee Wilson, Trustee Trezise

ABSENT: NONE

STAFF: Interim Manager Schmitt, Deputy Manager Opsommer, Chief Hamel, Manager Diehl,
Chief Grillo, Marketing & PR specialist Stohlin

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the November 12, 2024, Regular Township Board meeting to order at 6:02 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

Supervisor Hendrickson asked for a moment of silence in memory of Auden Robison.

3. ROLL CALL

Clerk Guthrie called the roll of the Board. Supervisor Hendrickson, Clerk Guthrie, Treasurer Deschaine, Trustee McCurtis, Trustee Wilson, and Trustee Trezise present at 6:02 pm.

4. PRESENTATION

A. Pancake Breakfast

Ted Ferris, representing Boy Scouts of America, along with Fire Fighter Amanda Arnett and Fire Fighter Nate Lafayette presented checks to Muscular Dystrophy Association and Boy Scouts of America. Troops #97, #164, #125, and Pack #264 were present and received recognition for their fundraising efforts.

B. Volunteers of the Year Recognition

Deputy Manager Opsommer honored ZBA Chairperson Alexia Mansour for her service to the community. Chair Mansour thanked the Deputy Manager Opsommer and the Board for their recognition and support.

Interim Manager Schmitt honored Environmental Commission Chairperson and Planning Commission Member Dr. Bill McConnell for his service to the community. Chair McConnell thanked Interim Manager Schmitt and the Board for their recognition and support.

C. Senior/Community Center Task Force Update

Josh Robertson, task force member, gave an overview of the task force's work to date. Preliminary site review and have narrowed list of ten to three choices. The first choice is to utilize the space the Township owns behind Central Fire Station and is favored for proximity to current infrastructure. The second choice is 1410 Grand River Ave which would need to be purchased by the Township and is favored for the ability for expansion and additional park space. The third choice is the former Younkers site at Meridian Mall because some work has already been put into this location.

D. Warning Sirens

Chief Hamel gave an update on the now completed project. He thanked the Board for their support, thanked West Shore for installation, thanked Consumers Energy for donating the sirens, and thanked Director Massie for taking on the project during his leave of absence.

E. Tribute of Appreciation for Clerk Deborah Guthrie

Supervisor Hendrickson thanked Clerk Deborah Guthrie for 22 years of service to the Township, including 4 years of service on the Board. Clerk Guthrie thanked Supervisor Hendrickson and the Board for their recognition.

F. Tribute of Appreciation for Trustee James McCurtis

Supervisor Hendrickson thanked Trustee James McCurtis for his long-time service to the community as well as for his short but necessary tenure on the Township Board. Trustee McCurtis thanked Supervisor Hendrickson and the Board for their recognition.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Hendrickson opened comments from the public at 6:48 pm.

Supervisor Hendrickson closed comments from the public at 6:49 pm.

6. INTERIM TOWNSHIP MANAGER REPORT

Interim Manager Schmitt gave updates about the following:

- Director Massie and Chief Hamel are working on a community AED project that has been presented to the EDC and will be presented to the Board at a future meeting.
- Alaeidon Township Building Services contract is being completed and will be presented to the board at a future meeting.
- New Chief Building Official position has been posted as current Official John Heckaman is planning to retire.
- Plante Moran is working through the absence of a Finance Director.
- Farmers Market 50th anniversary mural dedication on Nov 23rd before the market.
- New Parks Commission and Board Members will be sworn in in on the 20th at noon.
- Thanked Clerk Guthrie and Trustee McCurtis for their service.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Wilson updated the Board regarding the CRC. The CRC received \$10,000 amendment to budget to support needs in the community, the total budget has largely been spent helping residents, and they are currently seeking contributions to the Holiday Basket program to serve 280 families.

Treasurer Deschaine thanked the Scouting USA volunteers, Chair Mansour, Chair McConnell, Chair Guthrie, and Trustee McCurtis for their respective services to the community.

Trustee Sundland updated the Board regarding the EDC. The EDC discussed the Heart Safe project Interim Manager Schmitt mentioned with reference to the AED project and the EDC is sponsoring the Lunar New Year celebration at Meridian Mall.

Clerk Guthrie highlighted the Resolution in Support of Native American History Month that appears on the consent agenda and directed residents to the Nokomis Cultural Center's website to learn more about local Native American culture and offer support. She gave an update about the election expressing her appreciation to election staff for managing over 14,500 absent ballots and thousands of in-person voters. 84% of Meridian Township voters participated in the November General election. She gave an overview of how she and Clerk-elect Demas will manage the transition of leadership.

Trustee Trezise thanked Clerk Guthrie for her work on elections, highlighting the work done to set up and operate a satellite office at MSU.

Supervisor Hendrickson noted that the contract with Harkness Law Firm will be up for review soon and noted the positive momentum of Senior/Community Center project. He thanked Chair Mansour and Chair McConnell for their respective services to the community.

8. APPROVAL OF AGENDA

Treasurer Deschaine moved to approve the Agenda. Supported by Trustee McCurtis.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Guthrie, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland Trustee Wilson, Trustee Trezise

NAYS: NONE

Motion carried: 7-0

9. CONSENT AGENDA

Supervisor Hendrickson listed the items on the agenda.

Treasurer Deschaine requested that the old format of the Investment Report be added to the packet alongside the new format that he included in the packet. He asked for feedback for the new format so he can work with the investment firm to refine the information.

Trustee Trezise asked for clarification for the location of the Board retreat.

Trustee Trezise moved to approve the Consent Agenda. Supported by Trustee McCurtis.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Guthrie, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland Trustee Wilson, Trustee Trezise

NAYS: NONE

Motion carried: 7-0

10. QUESTIONS FOR THE ATTORNEY

NONE

11. HEARINGS

NONE

12. ACTION ITEMS

A. Williamstown Township Police Agreement

Chief Grillo gave an overview of the contract. This contract has negotiated additional staffing hours to reflect the additional capacity of the Meridian Township Police Department.

Trustee Wilson asked if Chief Grillo has spoken with the new Williamstown Township Supervisor and if he anticipated any changes because of their change in leadership. Chief Grillo indicated that he expected no changes.

Trustee Trezise moved to approve the agreement to continue providing law enforcement services to Williamstown Township beginning January 1, 2025 through December 31, 2027 for emergency and non-emergency responses outside the 60 hours of weekly patrol and to authorize the Supervisor and Clerk to sign the agreement. Supported by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Guthrie, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland Trustee Wilson, Trustee Trezise

NAYS: NONE

Motion carried: 7-0

B. PA 152 Health Care Costs

Interim Manager Schmitt gave an overview of the discussion that has occurred to date. He reminded the Board that the discussion can be brought back annually if the financial situation changes.

Treasurer Deschaine asked to abstain from the vote because, as a Township employee, he is directly affected by the vote.

Trustee Trezise voiced his support because this appears to be a one-time commitment and it helps to protect the employees. Supervisor Hendrickson concurred.

Trustee Wilson moved to approve the resolution to adopt the annual exemption option (Section 8) set forth in 2011 Public Act 152, the publicly funded Health Insurance Contribution Act. Supported by Trustee Sundland.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Guthrie, Trustee McCurtis, Trustee Sundland Trustee Wilson, Trustee Trezise

NAYS: NONE

ABSTAIN: Treasurer Deschaine

Motion carried: 6-0

C. Township Manager Performance Review Process

Supervisor Hendrickson outlined the discussion that has occurred to date. He noted that the collective bargaining units have been presented with the process document and have voiced no concerns.

Trustee Trezise thanked Supervisor Hendrickson and Director Tithof for the work they have done, noting that no review processes are perfect but that this process appears to be very good. Trustee McCurtis concurred.

Clerk Guthrie commended the document and process, and commented that she would like the other work that has been done on the personnel policy be presented similarly to the board.

Trustee McCurtis moved to approve the manager review process as presented and adopt the Township Manager review form as presented. Supported by Trustee Trezise.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Guthrie, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland Trustee Wilson, Trustee Trezise

NAYS: NONE

Motion carried: 7-0

D. CATA Redi-Ride Millage

Treasurer Deschaine gave an overview of the discussion that has occurred with CATA leadership and detailed the information in the documents he's asked to be added to the packet. CATA leadership has indicated that they no longer need to assess the Redi-Ride millage, can still provide the same services to Meridian Township residents without the millage, and has offered legal documentation to support their decision.

Trustee Wilson asked if there would be a formal letter. She expressed her concern that this is not a formal agreement. Treasurer Deschaine explained that legal council does not require a letter, the information provided is sufficient.

Trustee Trezise moved to suspend rules to take action tonight. Supported by Treasurer Deschaine.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Guthrie, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland Trustee Wilson, Trustee Trezise

NAYS: NONE

Motion carried: 7-0

Trustee Trezise moved that the Meridian Township Board removes the CATA Redi-Ride millage of approximately 0.1971 mills from the Winter 2024 Tax Roll. Supported by Treasurer Deschaine.

VOICE VOTE YEAS: Supervisor Hendrickson, Clerk Guthrie, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland Trustee Wilson, Trustee Trezise

NAYS: NONE

Motion carried: 7-0

13. BOARD DISCUSSION ITEMS

NONE

14. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened comments from the public at 7:46 pm

Supervisor Hendrickson closed comments from the public at 7:46 pm

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Supervisor Hendrickson asked the Board if they had any objections to the Township Manager interviews being televised. There were no objections, however Trustee Trezise requested that interviewees be instructed to avoid watching interviews of other interviewees. Trustee Wilson asked if televising the meeting would violate confidentiality; Supervisor Hendrickson indicated that it would not.

16. ADJOURNMENT

Trustee McCurtis moved to adjourn. Seconded by Clerk Guthrie.

VOICE VOTE YEAS: Supervisor Hendrickson, Clerk Guthrie, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland, Trustee Wilson, Trustee Trezise

NAYS: NONE

Motion carried: 7-0

The meeting adjourned at 7:49 pm.



To: Board Members
From: Tim Schmitt, Interim Township Manager
Date: November 26, 2024

Charter Township of Meridian
Board Meeting
11/26/2024

MOVED THAT THE TOWNSHIP BOARD APPROVE THE TOWNSHIP
INVOICES/EXPENSES AS FOLLOWS:

| | | |
|----------------|----|--------------|
| COMMON CASH | \$ | 1,991,483.21 |
| PUBLIC WORKS | \$ | 469,165.06 |
| TRUST & AGENCY | \$ | 2,990.46 |
| TOTAL CHECKS: | \$ | 2,463,638.73 |

| | | |
|--|----|---------------------|
| CREDIT CARD TRANSACTIONS 11/07/2024 to 11/20/2024 | \$ | 9,314.64 |
| TOTAL PURCHASES: | \$ | <u>2,472,953.37</u> |

| | | |
|--------------|----|-------------------|
| ACH PAYMENTS | \$ | <u>798,018.86</u> |
|--------------|----|-------------------|



11/21/2024 04:27 PM
 User: GRAHAM
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 11/26/2024 - 11/26/2024
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

| Vendor Name | Description | Amount | Check # |
|--|--|-----------|---------|
| 1. A T & T | NOV 5 - DEC 4 2024 - INTERNET F3 | 158.99 | 113414 |
| | NOV 7 - DEC 6 2024 - INTERNET F2 | 149.00 | 113414 |
| | NOV 7 - DEC 6 2024 - INTERNET P1 | 195.25 | 113414 |
| | NOV 9 - DEC 8 2024 - INTERNET F1 | 195.25 | |
| | NOV 15 - DEC 14 2024 - INTERNET S1 | 195.25 | |
| | TOTAL | 893.74 | |
| 2. ABLE EYES | N MOORE PARK & HNC VIRTUAL TOURS | 1,902.10 | 113415 |
| 3. ABONMARCHE | PROF SERV THRU 10/31/2024 - 2024 LOCAL ROAD PROG E | 2,658.75 | |
| | PROF SERV THRU 10/31/2024 - 2025 LOCAL RD PROG ENG | 6,865.72 | |
| | TOTAL | 9,524.47 | |
| 4. ABUNDANCE CAFE LLC | FARM MARKET VENDOR | 20.00 | 113416 |
| 5. ACME SPORTS INC | STRMLIGHT PROTAC RAILMOUNT - RIFLES | 448.00 | |
| 6. ADAM STACKPOLE | FARMERS MARKET VENDOR | 57.00 | 113417 |
| 7. AIS CONSTRUCTION EQUIPMENT | CEMETARY UNIT #94 - RADIATOR AND HOSE PARTS | 495.64 | |
| | CEMETARY UNIT #94 - HOSE PARTS RETURN | (458.93) | |
| | REPAIRS TO CAMERA TRUCK - UNIT 31 | 2,687.96 | |
| | REPAIRS ENGINE 91 UNIT 150 | 3,879.70 | |
| | TOTAL | 6,604.37 | |
| 8. ALEX OR ALLISON REPP | FARMERS MARKET VENDOR | 5.00 | 113418 |
| 9. ALLGRAPHICS CORP | SWEATSHIRTS DEER MGT DPW CREW | 279.00 | |
| 10. AMERICAN RENTALS | 10/21/24 TO 11/21/24 - TRANSFER STATION PORTABLE T | 85.00 | 113419 |
| 11. AMY CELL LLC | 1ST HALF OF PROF EXEC SEARCH SERV - TWP MANAGER | 9,250.00 | |
| 12. ARTISTIC BRONZE INC | GEORGE GRETTEBERGER MEMORIAL PLAQUE HISTORICAL VI | 2,355.00 | |
| 13. ASAP PRINTING | BUILDING INSPECTION CARDS | 70.84 | |
| | CITIZEN SURVEY PRINTING | 379.66 | |
| | TOTAL | 450.50 | |
| 14. AT & T | OCT 11 - NOV 10 2024 - INTERNET ASE 8310008214218 | 3,763.02 | |
| 15. AT & T | OCT 2 - NOV 1 2024 - TELEPHONE MALL 51734717102014 | 51.28 | 113420 |
| | OCT 2 - NOV 1 2024 - TELEPHONE P1 51734742859240 | 150.52 | 113420 |
| | OCT 2 - NOV 1 2024 - TELEPHONE F1-3 51734760215648 | 431.93 | 113420 |
| | OCT 2 - NOV 1 2024 - TELEPHONE P1 51734768261735 | 58.45 | 113420 |
| | OCT 2 - NOV 1 2024 - TELEPHONE S1 51734797052196 | 57.28 | 113420 |
| | TOTAL | 749.46 | |
| 16. AT & T MOBILITY | NOV 5 - DEC 6 2024 - WIRELESS 287252740666 517.332 | 76.47 | |
| | OCT 7 - NOV 6 2024 - FIRSTNET 287312082574 517.331 | 160.54 | 113421 |
| | TOTAL | 237.01 | |
| 17. AVALON TECHNOLOGIES INC | 11/05/2024 TO 11/06/2025 - ANNUAL VMWARE SUPPORT R | 12,960.00 | 113422 |
| 18. BARYAMES CLEANERS | OCT 2024 - POLICE UNIFORM CLEANING | 599.15 | |
| 19. BLUE CROSS BLUE SHIELD OF MICHIGAN | DEC 2024 PPO RETIREE HEALTH INSURANCE | 2,206.24 | |
| 20. BOBCAT OF LANSING | PARKS - UNIT #56 - OIL & FILTERS | 222.93 | |

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| 21. BOUNDTREE MEDICAL | ORDER #105689716 - EMS TRAINING PROPS (PARTIAL SHI | 1,577.82 | |
| | ORDER #105689716 - EMS TRAINING PROPS | 1,666.90 | |
| | ORDER #105719058 - MEDICAL SUPPLIES | 905.08 | |
| | ORDER #105689716 - EMS TRAINING PROPS | 1,069.99 | |
| | TOTAL | 5,219.79 | |
| 22. BRD PRINTING, INC | HOME IMPROVEMENT POST CARD PRINTING | 276.30 | |
| | #10 GREEN ENVELOPS - UTILITY & TAX BILLS | 508.66 | |
| | #10 WINDOW ENVELOPES | 352.46 | |
| | TOTAL | 1,137.42 | |
| 23. BREAD BITES LLC | FARMERS MARKET | 38.00 | 113423 |
| 24. BRIGHTLINE TECHNOLOGIES | NOV 2024 BRIGHTLINE QUICKHELP SUBSCRIPTION | 1,421.00 | |
| | NOV 2024 BRIGHTLINE HPE 36M II SUBSCRIPTION | 3,424.00 | |
| | NOV 2024 DROPSUITE BUSINESS BACKUP + EMAIL ARCHIVI | 848.00 | |
| | NOV 2024 - AUVIK NETWORK & SAAS MONITORING & MANAG | 1,055.00 | |
| | TOTAL | 6,748.00 | |
| 25. BULL ENTERPRISES | OCT 2024 JANITORIAL SERVICES FOR TOWNSHIP BUILDING | 8,867.00 | |
| 26. C & S FAMILY FARM | FARMERS MARKET VENDOR | 5.00 | 113424 |
| 27. CAPITAL EQUIPMENT & SUPPLY | UNIT #96 REPAIR PARTS | 156.90 | |
| | UNIT #96 REPAIR PARTS | 97.15 | |
| | TOTAL | 254.05 | |
| 28. CATHEY INDUSTRIAL SUPPLIES, CO | PARKS - PARTS FOR UNIT #63 | 2.80 | |
| 29. CDW | CUST #6533826 - IPAD VEHICLE MOUNT | 192.91 | 113425 |
| | CLERKS OFFICE BALLOT CAMERA CISCO MERAKI LICENSE | 186.97 | |
| | TOTAL | 379.88 | |
| 30. CHA SHER XIONG | FARMERS MARKET | 72.00 | 113426 |
| 31. CINTAS CORPORATION #725 | 10/30/24 - MECHANICS UNIFORMS | 52.93 | |
| | 11/6/24 - MECHANICS UNIFORMS | 52.93 | |
| | 11/13/24 - MECHANICS UNIFORMS | 52.93 | |
| | TOTAL | 158.79 | |
| 32. CINZORI FARMS LLC | FARM MARKET VENDOR | 123.00 | 113427 |
| 33. CITY PULSE | 10/16/2024 - ONLINE TWP NOTICES | 111.00 | 113428 |
| | 10/23/2024 - TWP NOTICES | 822.88 | |
| | TOTAL | 933.88 | |
| 34. COMCAST | DEC 2024 - INTERNET + TV M1 | 538.84 | |
| | NOV 29 - DEC 28 2024 - TELEPHONE + INTERNET S2 | 249.96 | |
| | NOV 29 - DEC 28 2024 - TV P1 | 32.01 | |
| | NOV 16 - DEC 15 2024 - INTERNET + TV F1 | 164.85 | 113429 |
| | NOV 20 - DEC 19 2024 - TV F1 8539114160280677 | 10.67 | 113429 |
| | NOV 19 - DEC 18 2024 - INTERNET SCADA | 257.90 | |
| | TOTAL | 1,254.23 | |

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| 35. COMPLETE STRIPING | NOV 2024 PARK PARKING LOT STRIPING PROJECT | 375.00 | |
| | NOV 2024 PARK PARKING LOT STRIPING PROJECT | 500.00 | |
| | NOV 2024 PARK PARKING LOT STRIPING PROJECT | 375.00 | |
| | NOV 2024 PARK PARKING LOT STRIPING PROJECT | 375.00 | |
| | TOTAL | 1,625.00 | |
| 36. CREATIVE FINANCIAL STAFFING LLC | WK ENDING 11/03/2024 - TEMP STAFFING SERV - UTILIT | 1,405.49 | 113430 |
| | WK ENDING 11/10/2024 - TEMP STAFFING SERVICES - UB | 1,461.59 | |
| | WK ENDING 11/17/2024 - TEMP STAFFING SERVICES - UB | 760.34 | |
| | TOTAL | 3,627.42 | |
| 37. CREATIVE TOUCH MONOGRAMMING | MTPD MONOGRAM ON UNIFORM SHIRT | 15.00 | |
| 38. CUMMINS INC | #31 CAMERA TRUCK - CHARGING CONVERTOR REPAIRS | 1,029.73 | |
| 39. DAVID OR ANN BROGREN | FARMERS MARKET VENDORS | 60.00 | 113474 |
| 40. DEBORAH GUTHRIE | MILEAGE REIMBURSEMENT | 80.94 | |
| 41. DEMMER CENTER | DEER MANAGEMENT HUNTER PROFICIENCY TESTING | 4,725.00 | 113431 |
| 42. DIANA TENNES | HALLOWEEN SPOOKTACULAR EVENT DONUTS AND CIDER | 372.01 | 113432 |
| | FARM MARKET VENDOR | 281.00 | 113475 |
| | TOTAL | 653.01 | |
| 43. DINGES FIRE COMPANY | BLITZFIRE COMBO PKG - GROUND MONITOR (CURRENT GROU | 3,448.80 | |
| 44. DOUGHNATION BAKERY | FARM MARKET VENDOR | 136.00 | 113476 |
| 45. ELECTION SOURCE | TEST DECK, CHART AND MARK | 1,596.10 | |
| | I VOTED STICKERS | 180.59 | |
| | TOTAL | 1,776.69 | |
| 46. FAHEY SCHULTZ BURZYCH RHODES PLC | DEFECTIVE FIRE TRUCK LITIGATION - LEGAL FEES | 3,112.50 | 113433 |
| | TREASURER MATTERS - LEGAL FEES | 450.00 | 113433 |
| | POLICY RESEARCH & DRAFTING - LEGAL FEES | 2,272.50 | 113433 |
| | BROWNFIELD MATTERS - LEGAL FEES | 562.50 | 113433 |
| | BWL FRANCISE - LEGAL FEES | 22.50 | 113433 |
| | EYDE-SIERRA RIDGE LITIGATION - LEGAL FEES | 90.00 | 113433 |
| | CEMETARY ORDINANCE - LEGAL FEES | 1,780.00 | 113433 |
| | CENTRAL PARK DR. DEVELOPMENT - LEGAL FEES | 1,107.50 | 113433 |
| | COMMUNITY PLANNING & DEVELOPMENT - LEGAL FEES | 1,506.48 | 113433 |
| | HUMAN RESOURCES/LABOR - LEGAL FEES | 1,084.67 | 113433 |
| | MANAGER - LEGAL FEES | 114.18 | 113433 |
| | PUBLIC WORKS - LEGAL FEES | 114.18 | 113433 |
| | TREASURER - LEGAL FEES | 234.69 | 113433 |
| | CONTRACT REVIEWS - LEGAL FEES | 2,695.80 | 113433 |
| | MTT 24-001412 - LEGAL FEES | 85.00 | 113433 |
| | MTT 24-001264 - LEGAL FEES | 1,067.50 | 113433 |
| | 23-002659 - LEGAL FEES | 127.50 | 113433 |
| | MTT 24-002436 - LEGAL FEES | 85.00 | 113433 |
| | MTT 24-001535 - LEGAL FEES | 85.00 | 113433 |
| | 24-002640 - LEGAL FEES | 112.50 | 113433 |
| | 24-003099 - LEGAL FEES | 657.50 | 113433 |
| | 24-002200 - LEGAL FEES | 345.00 | 113433 |
| | COMMUNITY/SENIOR CENTER TASK FORCE - LEGAL FEES | 1,100.00 | 113433 |
| | 24-CV-250 - LEGAL FEES | 640.00 | 113433 |
| | GRIEVANCES - LEGAL FEES | 67.50 | 113433 |
| | EMPLOYMENT INVESTIGATION - LEGAL FEES | 2,240.00 | 113433 |
| | TOTAL | 21,760.00 | |

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|--------------------------------|--|-----------|---------|
| 47. FEDEX | | | |
| | ACCT 1482-7203-4 -SHIPPING INVOICES | 183.98 | 113478 |
| 48. FEEDERS SUPPLY COMPANY LLC | | | |
| | CUST #0902058 - K9 DOG FOOD | 77.99 | |
| 49. FIRST COMMUNICATIONS | | | |
| | OCT 2024 - TELEPHONE LINES 3142216 | 56.01 | |
| 50. FORESIGHT GROUP | | | |
| | WATER BILLS 11/7/2024 AND POSTAGE | 1,954.20 | |
| 51. FRANK LOWDEN WALSH | | | |
| | CONSULTING CONTRACT SERVICES | 9,278.25 | |
| 52. FRESHIES BAKERY | | | |
| | FARMERS MARKET | 68.00 | 113437 |
| 53. FRIEDLAND INDUSTRIES INC | | | |
| | CARDBOARD PICKUP RECORD RETENTION | 35.00 | |
| 54. FUR REAL DOG SNACKS LLC | | | |
| | FARMERS MARKET | 5.00 | |
| 55. GANNETT MEDIA CORP | | | |
| | 10/6/24, 10/13/24, 10/18/24 - LEGAL ADS | 453.30 | |
| | 9/5/24 AND 9/22/24 - LEGAL ADS | 874.20 | |
| | TOTAL | 1,327.50 | |
| 56. GENERAL CODE | | | |
| | SUPPLEMENT NO 16 - CODE ANALYSIS | 850.00 | 113438 |
| 57. GEORGANNE L WITHEY | | | |
| | INSTRUCTOR FEE - 2024 FITNESS OVER 50 | 800.00 | |
| 58. GRANGER | | | |
| | NOV 2024 - ACCT NO 17334070/17342460 MUN BLDG & PS | 86.96 | |
| | NOV 2024 - ACCT NO 17349880 - SERVICE CENTER RECYC | 31.02 | |
| | NOV 2024, DEC 2024, JAN 2025 - ACCT NO. 15896200 - | 92.04 | |
| | NOV 2024 ACCT 1106100/2706910 TOWNHALL & PS RUBBIS | 136.55 | |
| | NOV 2024 - ACCT NO 1106200 - SERVICE CENTER - RUBB | 339.20 | |
| | NOV 2024 - ACCT 1106300 - S FIRE - RUBBISH DISPOSA | 94.38 | |
| | NOV 2024 - ACCT NO. 2509750 - C. FIRE - RUBBISH SE | 130.13 | |
| | 11/1/24 - SEASONAL TRASH SERVICE IN PARKS | 127.74 | |
| | TOTAL | 1,038.02 | |
| 59. HAMMOND FARMS | | | |
| | SEED - PARKS AND PATHWAY MAINTENANCE SUPPLIES | 193.00 | |
| | BRUSH DUMP FEE - PARKS AND PATHWAY MAINTENANCE SU | 42.00 | |
| | BRUSH DUMP FEE - PARKS AND PATHWAY MAINTENANCE SU | 21.00 | |
| | TOTAL | 256.00 | |
| 60. HASLETT-OKEMOS ROTARY | | | |
| | 4TH QTR DUES - CLERK GUTHRIE | 160.00 | |
| 61. HICKORY KNOLL FARMS | | | |
| | FARM MARKET VENDOR | 70.00 | 113439 |
| 62. HIGHWATER FARMS | | | |
| | FARMERS MARKET | 60.00 | 113440 |
| 63. HILLARY DOYLE | | | |
| | FARMERS MARKET | 41.00 | 113441 |
| 64. HYDRO-CHEM SYSTEMS | | | |
| | POWER WASHER CONCENTRATE @ SERVICE CENTER | 664.05 | |
| 65. IGNITE DONUTS LLC | | | |
| | FARMERS MARKET | 22.00 | 113442 |
| 66. INGHAM COUNTY TREASURER | | | |
| | 10/1/2023 - 9/30/2024 TWP ANNUAL DUES | 21,194.00 | |
| 67. JACOB FARLEY | | | |
| | FARM MARKET VENDOR | 65.00 | 113477 |
| 68. JAMES DUST-EE ACRES | | | |
| | FARMERS MARKET | 10.00 | 113443 |
| 69. JANET'S LLC | | | |
| | FARM MARKET VENDOR | 7.00 | 113444 |
| 70. JARRED MICHAEL FRICK | | | |
| | MERIDIAN HISTORICAL VILLAGE BARN/CORN CRIB REPAIRS | 10,245.00 | |
| | INTERIOR/EXTERIOR REPAIRS - HISTORICAL VILLAGE CHA | 11,000.00 | |
| | MISC MAINTENANCE - HISTORICAL VILLAGE PER THE 2022 | 23,190.00 | |
| | TOTAL | 44,435.00 | |

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| 71. KCI | 10/7/24-10/11/24 BALLOT MAILING | 189.91 | 113445 |
| | 9/23/24-9/28/24 BALLOT MAILING | 4,949.84 | |
| | BALLOT MAILING 10/14/24-10/18/24 | 156.72 | |
| | 10/21/24-10/25/24 BALLOT MAILING | 231.14 | |
| | NOV 2024 AV APP SELF MAILER - JOB 178179 | 438.44 | |
| | PURPLE BALLOT RETURN ENVELOPES | 1,251.94 | |
| | TOTAL | 7,217.99 | |
| 72. KEVIN COSGROVE | FARMERS MARKET | 50.00 | 113446 |
| 73. KEVIN THOMAS | FARMERS MARKET VENDOR | 17.00 | 113447 |
| 74. LAFONTAINE AUTOMOTIVE GROUP | WATER UNIT #714 REPAIRS | 180.00 | |
| | POLICE UNIT #695- SPARK PLUGS AND COIL BOOTS | 770.10 | |
| | TOTAL | 950.10 | |
| 75. LANGUAGE LINE SERVICES | OCT 2024 LANGUAGE LINE SERVICES | 6.30 | |
| 76. LANSING SANITARY SUPPLY INC | FIRE - 10/18/24 CUSTODIAL SUPPLIES | 346.48 | |
| | 11/7/2024 - GARAGE - WASH WAX LIQUID | 49.03 | |
| | 10/30/24 - BUILDINGS - CUSTODIAL SUPPLIES | 649.36 | |
| | 10/30/2024 - BUILDINGS - CUSTODIAL SUPPLIES | 614.66 | |
| | 10/30/24 - BUILDINGS - GARAGE - CUSTODIAL SUPPLIES | 189.52 | |
| | TOTAL | 1,849.05 | |
| 77. LAWN STAR GROUP LLC | OCT 2024 GLENDALE - MOWING | 6,278.90 | |
| 78. LAWN TECH OF MICHIGAN INC | HICKORY ISLAND PROP RESTORATION - TREE REMOVAL AFT | 3,000.00 | |
| 79. LEAK PETROLEUM EQUIPMENT INC | FUEL TANK SENSOR REPAIR | 501.98 | |
| 80. LEXISNEXIS RISK DATA MGT LLC | ACCT #1228701 - OCT 2024 SEARCH SERVICES | 200.00 | |
| 81. LIFELOC TECHNOLOGIES INC | PORTABLE BREATH TESTERS | 1,168.00 | |
| 82. MACQUEEN EMERGENCY GROUP | ORDER #000024 - AMBULANCE REPAIR (LATCH & LOCK) | 325.62 | |
| | ORDER # 000024 - AMBULANCE REPAIR (DOOR) | 32.00 | |
| | TOTAL | 357.62 | |
| 83. MAMA C'S SAUCES | FARMERS MARKET VENDOR | 5.00 | 113448 |
| 84. MANNIK AND SMITH GROUP INC | PROF SERV THRU JUNE 28 2024 - 2023 LOCAL RD PROG E | 42,972.96 | 113449 |
| 85. MARCUS LESLIE | FARMERS MARKET VENDOR | 53.00 | 113450 |
| 86. MARTIN BRAMAN | FARMERS MARKET | 41.00 | 113451 |
| 87. MAULDON BROTHERS CONSTRUCTION LLC | 2023 TIMBERLANE WATER MAIN REPLACEMENT CONTRACT | 164,407.50 | |
| | 2023 TIMBERLANE WATER MAIN REPLACEMENT CONTRACT | 44,100.00 | |
| | TOTAL | 208,507.50 | |
| 88. MAYBERRY HOMES | 9 PERFORMANCE GUARANTEE - COPPER CREEK/HAMILTON/MA | 13,500.00 | |
| 89. MEDICAL MANAGEMENT SYSTEMS OF | REIMB PMT ERROR - SHOULD HAVE WENT TO CORUNNA AMBU | 1,186.00 | 113452 |
| 90. MERIDIAN TOWNSHIP RETAINAGE | MAULDON BROTHERS - 2023 TIMBERLANE WATER MAIN REPL | 12,467.50 | |
| 91. MI GREAT LAKES FISH COMPANY | FARMERS MARKET VENDOR | 226.00 | 113453 |
| 92. MICH MUNICIPAL TREASURERS ASSN | 2025 DUES - DESCHAIINE, KEROSON & MULIETT | 297.00 | |
| 93. MICHIGAN CAT | MOTOR POOL - WATER - UNIT #6 - BACKHOE GLASS ASSEM | 906.31 | |

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| 94. MICHIGAN MUNICIPAL LEAGUE | CDL CONSORTIUM DRIVERS FEE | 1,800.00 | |
| 95. MICHIGAN PAVING | 2024 MILL & FILL LOCAL ROAD PROGRAM CONTRACT | 12,044.00 | |
| | 2024 MILL & FILL LOCAL ROAD PROGRAM CONTRACT | 22,880.00 | |
| | TOTAL | 34,924.00 | |
| 96. MICHIGAN STATE FIREMEN'S ASSOC. | 2025 MEMBERSHIP - M. HAMEL | 100.00 | |
| 97. MICHIGAN TOWNSHIP ASSOCIATION | JOB POSTING FOR BUILDING OFFICIAL | 27.00 | |
| 98. MIDWEST POWER EQUIPMENT | MOTOR POOL - REPAIR PARTS | 3.40 | |
| | PARKS - UNIT #67 KEY SWITCH | 279.99 | |
| | TOTAL | 283.39 | |
| 99. MIDWEST TREE SERVICE | GROUNDS - STUMP/ROOT GRINDING FIRE STATION | 1,696.00 | |
| 100 MIKE & SON ASPHALT | MSU TO LAKE LANSING TRAIL PHASE II CONSTRUCTION | 11,313.03 | |
| 101 MIKE KEREKES | FARMERS MARKET | 23.00 | 113454 |
| 102 MSU VETERINARY MEDICAL CENTER | K9 DOG VISIT TO VETERINARIAN | 214.95 | |
| 103 OAKLAND COMMUNITY COLLEGE | TUITION - PAOCT24 - POLICE CADET | 500.00 | |
| 104 OVERHEAD DOOR OF LANSING | C FIRE STATION - 10/29/24 OVERHEAD DOOR REPAIR | 1,218.38 | |
| 105 PITNEY BOWES | ACCT 0012759105 - SEPT 30 2024 TO DEC 29 2024 - PO | 955.47 | |
| 106 PONDSIDE FARMS | FARMERS MARKET VENDOR | 256.00 | 113455 |
| 107 PRINTING SYSTEMS INC | DEPOSIT BOOKS - TRUST & AGENCY/TREASURER'S OFFICE | 152.89 | 113456 |
| | AV BALLOT OUTER ENVELOPE - ACCT #2365 | 1,751.64 | |
| | TOTAL | 1,904.53 | |
| 108 PRO-TECH MECHANICAL SERVICES | C FIRE - HVAC REPAIRS - W/O #55248 | 3,433.80 | |
| | W/O #55247 - C FIRE - HVAC UNIT 1 & 3 REPLACE MOTO | 1,381.02 | |
| | W/O #55314 - C FIRE - HVAC REPAIRS | 90.00 | |
| | TOTAL | 4,904.82 | |
| 109 QUALITY TIRE INC | MOTOR POOL TIRES - DISPOSAL | 8.00 | |
| 110 R & R FIRE TRUCK REPAIR INC | 11/7/2024- PUMP TEST - E91 | 421.46 | |
| | 11/7/2024- PUMP TEST - E92 | 515.66 | |
| | 11/7/2024- PUMP TEST - E93 | 421.46 | |
| | TOTAL | 1,358.58 | |
| 111 REDWOOD LANDSCAPING | MOWING DITCHES FOR LRP | 585.00 | |
| 112 RICHARD JANKA PSY.D | PROF PSYCHOLOGICAL EVALUATION SERVICES | 1,800.00 | |
| 113 ROJAS FARM | FARMERS MARKET | 298.00 | 113457 |
| 114 S & P GLOBAL RATINGS | CUST #1000121751 - ANALYTICAL SERV SOM TAX BOND SE | 20,500.00 | 113458 |
| 115 SA SMITH PAVING & TRUCKING INC | 2024 ASPHALT SPOT REPAIR CONTRACT - LRP | 2,649.70 | |
| 116 SAMIA'S MEDITERRANEAN GOURMET LLC | FARM MARKET VENDOR | 48.00 | 113459 |
| 117 SARAH BROWN | FARMERS MARKET | 5.00 | 113460 |
| 118 SCARLETT EXCAVATING | 2024 BLUE HAVEN DR WATER MAIN REPLACEMENT CONTRACT | 15,950.00 | |

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| 119 SIMAR PAWAR | MAMC MEMBER EDUCATION DAY | 66.00 | |
| | MILEAGE REIMBURSEMENT | 6.70 | |
| | TOTAL | 72.70 | |
| 120 SPAGNUOLO, SILVANA | OVERPAYMENT TROTTERS LANE - 2024 SPE | 71.24 | 113461 |
| 121 SPALDING DEDECKER ASSOCIATES | PROF SERV SEPT 30 2024 TO OCT 27 2024 - 2024 LOCAL | 6,521.00 | |
| 122 SPARROW OCCUPATIONAL | OCT 2024 EMPLOYEE PHYSICALS | 3,733.00 | |
| 123 STAPLES | OFFICE SUPPLIES - CUST #DET 27066262 | 1,707.18 | |
| | OFFICE SUPPLIES | 820.15 | 113462 |
| | TOTAL | 2,527.33 | |
| 124 STATE OF MICHIGAN | TAX BONDS FILING FEE - \$9,835,000 GENERAL OBLIGATI | 1,100.00 | 113463 |
| 125 STEPHEN GROSE | FARMERS MARKET VENDOR | 450.00 | 113464 |
| 126 STONE CIRCLE BAKEHOUSE | FARMERS MARKET | 31.00 | |
| 127 STRYKER MEDICIAL | AED ACCESSORY (EMER RESP KIT) - CAPITAL CITY RIFLE | 31.00 | |
| | AED ACCESSORIES (KIT & WALL CABINET) FOR ARNOUTS I | 327.00 | |
| | ELECTRODES - ACCT #20108019 | 326.04 | |
| | TOTAL | 684.04 | |
| 128 SUE MCMASTER | FARM MARKET VENDOR | 318.00 | 113465 |
| 129 SUMMER NIGHTS APIARIES LLC | FARMERS MARKET VENDOR | 30.00 | 113466 |
| 130 SUTPHEN CORPORATION | SUTPHEN FIRE ENGINE (1ST ENGINE) | 353,525.59 | |
| | SUTPHEN FIRE ENGINE (2ND ENGINE) | 974,037.47 | |
| | TOTAL | 1,327,563.06 | |
| 131 T MOBILE | 9/21/24-10/20/24 - CELLULAR 517.980.0920 | 30.23 | 113467 |
| 132 TEAM FINANCIAL GROUP | OCT 2024 COPIER CONTRACT - CUST #40035014 | 2,552.82 | |
| 133 THE CHEESE PEOPLE OF GRAND RAPIDS | FARM MARKET VENDOR | 67.00 | 113468 |
| 134 THE HARKNESS LAW FIRM PLLC | NOV 2024 PROSECUTING SERVICES FEES | 6,694.15 | |
| 135 THE RAPID GROUP LLC | CLERK & POLICE DOCUMENT DESTRUCTION SERVICES | 935.00 | |
| 136 TONYA RODRIGUEZ | OVERPAYMENT ON DANIELS DRAIN. PAYMENTS WERE APPLIE | 63.07 | |
| 137 TRI-COUNTY REGIONAL PLANNING | OCT 1 2024 TO SEPT 30 2025 - GLRC STORMWATER MGT A | 9,217.91 | 113469 |
| 138 UDDERLY MAGIC LLC | FARMERS MARKET | 117.00 | 113470 |
| 139 ULINE | REPLACEMENT ENTRY MATS FOR HNC | 465.73 | |
| | DOG BAGS AND STORAGE STRAPS | 569.37 | |
| | TOTAL | 1,035.10 | |
| 140 UNCLE CALVINS SWEET POTATO PIES | FARM MARKET VENDOR | 42.00 | 113471 |
| 141 UNITED DIAGNOSTIC SERVICES LLC | OCT 31-NOV 1 2024 - MEDICAL SCREENING SERVICES | 9,000.00 | |
| 142 UNITED HEALTHCARE | S. A. RAMEY - AMBULANCE OVRPMT 11/13/22 | 98.90 | |
| 143 VALLEY CITY ELECTRONIC RECYCLING | ELECTRONIC RECYCLING FROM 2024 FALL RECYCLING EVEN | 8,016.40 | |
| 144 VERIZON CONNECT | OCT 2024 - VEHICLE DATA UPLINK MERI007 | 1,068.54 | |

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User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/26/2024 - 11/26/2024
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GF53 - CHECK TYPE: PAPER CHECK

| Vendor Name | Description | Amount | Check # |
|---------------------------------------|--|--------------|---------|
| 145 WASTE MANAGEMENT | | | |
| | 11/1/24 - 11/30/24 - GAYLORD C SMITH - DUMPSTER SE | 287.60 | |
| 146 WATEROUS COMPANY | | | |
| | FIRE UNIT #150 - PNEUMATIC SHIFT REPLACEMENT | 2,011.79 | |
| 147 WILLIAMSTON GREEN HOUSE & FLORIST | | | |
| | FARM MARKET VENDOR | 817.00 | 113472 |
| 148 WILSON FARM FRESH MEATS | | | |
| | FARMERS MARKET VENDOR | 118.00 | 113473 |
| 149 WSB INC | | | |
| | W/O #17654 - C FIRE - 7/31/24 OVERHEAD DOOR REPAIR | 1,725.85 | |
| TOTAL - ALL VENDORS | | 1,991,483.21 | |

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User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/26/2024 - 11/26/2024
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: PW53 - CHECK TYPE: PAPER CHECK

| Vendor Name | Description | Amount | Check # |
|---------------------------------------|--|------------|---------|
| 1. CARL SCHLEGEL INC | TICKETS 1107986, 1107987, 5066092, 5066096 - WATER | 3,846.35 | |
| 2. CITY OF EAST LANSING | NOV 2024 - OPERATING, INTERCONNECT & DEBT SHARING | 377,461.25 | |
| 3. CONSUMERS ENERGY | 2024 COUNTY PARK LIFT STATION REPLACEMENT - TRANSF | 25,090.00 | 29875 |
| 4. CSM MECHANICAL LLC | 2024 COUNTY PARK LIFT STATION REPLACEMENT | 18,833.14 | |
| 5. CUMMINS INC | I-69 LIFT STATION - REPAIRS TO GENERATOR | 1,014.30 | |
| 6. DENISE GREEN | REIMBURSEMENT BLUE PAPER TAPE FOR NOTICES | 25.42 | |
| 7. E T MACKENZIE CO | 2024 COUNTY PARK WEST SEWER REPLACEMENT PROJECT | 2,800.43 | |
| 8. EJ USA, INC. | ORDER #0001760667 - HYDRANT EXTENSION | 567.00 | |
| 9. FERGUSON WATERWORKS #3386 | WATER - INSTALLATION PARTS | 77.64 | |
| 10. HYDROCORP | OCT 2024 CROSS CONNECTION PROGRAM SERVICES | 2,735.00 | |
| 11. JOHN & JENNIFER CONRAD | BELDING - WATER/SEWER OVERPAYMENT | 317.30 | |
| 12. LOPEZ CONCRETE CONSTRUCTION | 2024 CONCRETE REPAIR CONTRACT - WATER | 6,414.92 | |
| 13. MAULDON BROTHERS CONSTRUCTION LLC | 2023 TIMBERLANE WATER MAIN REPLACEMENT CONTRACT | 7,075.00 | |
| 14. MERIDIAN TOWNSHIP RETAINAGE | CSM MECHANICAL - 2024 COUNTY PARK LIFT STATION REP | 2,092.57 | |
| 15. MICHIGAN PAVING | 2024 MILL & FILL LOCAL ROAD PROGRAM CONTRACT | 10,400.00 | |
| 16. POLLARD WATER | WATER - 7/8 DRILL BIT | 704.28 | |
| 17. REDWOOD LANDSCAPING | 2024 BLUE HAVEN DR WATERMAIN REPLACEMENT - REDWOOD | 501.00 | |
| 18. SA SMITH PAVING & TRUCKING INC | 2024 ASPHALT SPOT REPAIR CONTRACT - WATER | 8,233.04 | |
| 19. VINODRAJ JAMALPUR | LUPINE DR - WATER/SEWER OVERPMT | 976.42 | |
| TOTAL - ALL VENDORS | | 469,165.06 | |

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User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/26/2024 - 11/26/2024
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: TA53 - CHECK TYPE: PAPER CHECK

| Vendor Name | Description | Amount | Check # |
|------------------------------|--|----------|---------|
| 1. BRIAN & DEBRA SEIPEL | | | |
| | SLEEPY HOLLOW DR - 2024 SUM TAX OVRPMT | 2,427.10 | 14067 |
| 2. LERETA LLC | | | |
| | LEWIS/MAPLE RIDGE RD - 2024 SUM TAX OVRPMT | 510.63 | 14068 |
| 3. PHILIP J & VIVIAN D DWYER | | | |
| | 2024 SUM TAX OVRPMT REFUND - HAMILTON RD | 52.73 | 14069 |
| TOTAL - ALL VENDORS | | 2,990.46 | |

Credit Card Report 11/06/2024 - 11/20/2024

| Transaction Date | Account Name | Transaction Amount | Transaction Merchant Name |
|------------------|---------------------|--------------------|---------------------------|
| 11/6/2024 | LAWRENCE BOBB | \$28.45 | THE HOME DEPOT #2723 |
| 11/14/2024 | LAWRENCE BOBB | \$4.27 | AUTO VALUE 244 EAST LANSI |
| 11/18/2024 | LAWRENCE BOBB | \$40.01 | THE HOME DEPOT #2723 |
| 11/18/2024 | LAWRENCE BOBB | \$58.56 | THE HOME DEPOT #2723 |
| 11/18/2024 | LAWRENCE BOBB | \$17.77 | THE HOME DEPOT #2723 |
| 11/18/2024 | LAWRENCE BOBB | \$13.25 | THE HOME DEPOT #2723 |
| 11/7/2024 | ROBERT STACY | \$3.98 | HASLETT TRUE VALUE HARDW |
| 11/13/2024 | ROBERT STACY | \$47.97 | THE HOME DEPOT #2723 |
| 11/19/2024 | ROBERT STACY | \$23.99 | MIDWEST POWER EQUIPMENT |
| 11/6/2024 | TYLER KENNEL | \$35.94 | MEIJER EXPRESS 025 |
| 11/6/2024 | TYLER KENNEL | \$151.93 | THE HOME DEPOT #2723 |
| 11/8/2024 | TYLER KENNEL | \$19.58 | AUTO VALUE 244 EAST LANSI |
| 11/7/2024 | TYLER KENNEL | \$114.27 | THE HOME DEPOT #2723 |
| 11/13/2024 | MICHAEL HAMEL | \$10.45 | USPS PO 2569800864 |
| 11/19/2024 | MICHAEL HAMEL | (\$137.79) | BEST BUY 00004168 |
| 11/19/2024 | MICHAEL HAMEL | (\$145.21) | BEST BUY 00004168 |
| 11/19/2024 | MICHAEL HAMEL | \$137.79 | BEST BUY 00004168 |
| 11/19/2024 | MICHAEL HAMEL | \$145.21 | BEST BUY 00004168 |
| 11/14/2024 | KYLE FOGG | \$34.62 | THE HOME DEPOT #2723 |
| 11/8/2024 | JACOB FLANNERY | \$4.98 | THE HOME DEPOT #2723 |
| 11/13/2024 | JACOB FLANNERY | \$15.99 | AUTOZONE 4377 |
| 11/14/2024 | JACOB FLANNERY | \$131.26 | AUTO VALUE 244 EAST LANSI |
| 11/13/2024 | CHRISTOPHER JOHNSON | \$55.98 | MEIJER STORE #025 |
| 11/8/2024 | AL DIAZ | \$23.34 | THE HOME DEPOT #2723 |
| 11/12/2024 | MIKE DEVLIN | \$383.87 | SANTA SUIT EXPRESS |
| 11/13/2024 | MIKE DEVLIN | \$136.95 | SANTA SUIT EXPRESS |
| 11/14/2024 | MIKE DEVLIN | \$145.00 | GRAND TRAV RESORT |
| 11/7/2024 | COURTNEY WISINSKI | \$61.08 | QUALITY DAIRY#31 |
| 11/7/2024 | COURTNEY WISINSKI | \$3.98 | QUALITY DAIRY#31 |
| 11/12/2024 | COURTNEY WISINSKI | \$17.07 | MEIJER STORE #025 |
| 11/12/2024 | COURTNEY WISINSKI | \$988.52 | THE HOME DEPOT #2723 |
| 11/13/2024 | COURTNEY WISINSKI | \$495.00 | MICHIGAN RECREATION & PAR |
| 11/15/2024 | COURTNEY WISINSKI | \$9.35 | USPS PO 2542300840 |
| 11/14/2024 | COURTNEY WISINSKI | \$81.60 | TST*BUDDIES PUB AND GRIL |
| 11/15/2024 | COURTNEY WISINSKI | \$44.00 | MIDWEST POWER EQUIPMENT |
| 11/19/2024 | STEPHEN GEBES | \$481.85 | ZOOM.US 888-799-9666 |
| 11/7/2024 | RICHARD GRILLO | \$100.00 | WEB*MLIVE.COM |
| 11/7/2024 | RICHARD GRILLO | \$135.00 | FEDERAL LICENSING INC |
| 11/15/2024 | RICHARD GRILLO | \$19.99 | GANNETT MEDIA CO |
| 11/6/2024 | YOUNES ISHRAIDI | \$41.78 | FEDEX OFFIC40600004069 |
| 11/6/2024 | KEITH HEWITT | \$492.00 | BRUTSCHE CONCRETE |
| 11/6/2024 | KEITH HEWITT | \$33.59 | MEIJER EXPRESS 025 |
| 11/6/2024 | KEITH HEWITT | \$33.74 | THE HOME DEPOT #2723 |
| 11/6/2024 | MICHELLE PRINZ | \$39.02 | AMAZON.COM*XE9014YJ3 |
| 11/8/2024 | MICHELLE PRINZ | \$50.00 | MICHIGAN TOWNSHIPS |
| 11/11/2024 | MICHELLE PRINZ | \$26.93 | AMAZON MKTPL*V09LN33G3 |
| 11/13/2024 | MICHELLE PRINZ | \$27.80 | AMAZON.COM*FN28Q9ET3 |
| 11/14/2024 | MICHELLE PRINZ | \$13.59 | AMAZON.COM*CO1K78B73 |
| 11/15/2024 | MICHELLE PRINZ | \$30.16 | AMZN MKTP US*N32LA5LF3 |
| 11/15/2024 | MICHELLE PRINZ | \$14.99 | GANNETT MEDIA CO |
| 11/15/2024 | MICHELLE PRINZ | \$66.30 | FEDEX OFFIC40600004069 |
| 11/19/2024 | MICHELLE PRINZ | \$19.99 | GANNETT MEDIA CO |
| 11/19/2024 | MICHELLE PRINZ | \$19.99 | GANNETT MEDIA CO |

| | | | |
|--------------|------------------|-------------------|---------------------------|
| 11/20/2024 | MICHELLE PRINZ | \$179.95 | AMAZON RETA* LB2IP03G3 |
| 11/19/2024 | MICHELLE PRINZ | \$696.00 | AMAZON.COM*AD44F3YJ3 |
| 11/19/2024 | MICHELLE PRINZ | \$238.00 | AMZN MKTP US*XI25S0VM3 |
| 11/20/2024 | MICHELLE PRINZ | \$287.98 | AMAZON.COM*MK7T66EH3 |
| 11/8/2024 | CATHERINE ADAMS | \$31.76 | THE SIMPLE GREEK - 3 - MA |
| 11/7/2024 | CATHERINE ADAMS | \$30.00 | WESTIN PITTSBURGH DIN |
| 11/9/2024 | CATHERINE ADAMS | \$449.16 | WESTIN PITTSBURGH |
| 11/9/2024 | CATHERINE ADAMS | \$224.58 | WESTIN PITTSBURGH |
| 11/7/2024 | CATHERINE ADAMS | \$54.61 | NICKYS THAI KITCHEN III |
| 11/13/2024 | CATHERINE ADAMS | \$48.89 | TOP HAT CRICKET FARM INC |
| 11/14/2024 | CATHERINE ADAMS | \$99.99 | SPORTSMANS WAREHOUSE 194 |
| 11/14/2024 | CATHERINE ADAMS | (\$463.84) | MENARDS LANSING SOUTH MI |
| 11/17/2024 | ED BESONEN | \$32.99 | COVERT SCOUTING |
| 11/19/2024 | ED BESONEN | \$103.85 | CMP DISTRIBUTORS INC. |
| 11/12/2024 | DAVID LESTER | \$55.90 | THE HOME DEPOT #2723 |
| 11/16/2024 | PHIL DESCHAINE | \$63.59 | COSTCO WHSE#1277 |
| 11/14/2024 | SAMANTHA DIEHL | \$100.00 | MSU PAYMENT ONLINE |
| 11/6/2024 | ALLISON GOODMAN | \$15.00 | OHIO TURNPIKE PLAZA |
| 11/8/2024 | ALLISON GOODMAN | \$49.20 | SUNOCO 0311460000 |
| 11/8/2024 | ALLISON GOODMAN | \$4.00 | OHIO TURNPIKE PLAZA |
| 11/8/2024 | ALLISON GOODMAN | \$15.00 | OHIO TURNPIKE PLAZA |
| 11/8/2024 | ALLISON GOODMAN | \$9.00 | TST* OATH CRAFT PIZZA - O |
| 11/8/2024 | ALLISON GOODMAN | \$10.43 | WESTIN PITTS COFFEE |
| 11/8/2024 | ALLISON GOODMAN | \$864.12 | WESTIN PITTSBURGH |
| 11/8/2024 | ALLISON GOODMAN | \$64.00 | LIBERTY CENTER |
| 11/14/2024 | ALLISON GOODMAN | \$21.40 | WAL-MART #2866 |
| 11/14/2024 | ALLISON GOODMAN | \$37.84 | MEIJER # 025 |
| 11/14/2024 | ALLISON GOODMAN | \$93.85 | FEEDERS SUPPLY COMPANY #4 |
| 11/7/2024 | DAN PALACIOS | \$26.97 | THE HOME DEPOT #2723 |
| 11/6/2024 | ROBERT MACKENZIE | \$154.35 | U-HAULEAGLE CAR WASH & SE |
| 11/6/2024 | ROBERT MACKENZIE | \$165.80 | U-HAULEAGLE CAR WASH & SE |
| 11/7/2024 | ROBERT MACKENZIE | \$386.60 | AMAZON MKTPL*535Z35UF3 |
| 11/15/2024 | CURT SQUIRES | \$313.94 | THE HOME DEPOT #2723 |
| TOTAL | | \$9,314.64 | |

ACH Transactions

| Date | Payee | Amount | Purpose |
|---------------------------|--------------------------------|-----------------------------|-------------------------------|
| 11/4/2024 | First American | \$ 2,256.60 | Employee Eye Insurance |
| 11/7/2024 | Blue Care Network | \$ 25,088.07 | Employee Health Insurance |
| 11/8/2024 | Inv Cloud | \$ 1,958.30 | Water/Sewer |
| 11/8/2024 | Horizon | \$ 506.79 | Account Service Fees |
| 11/12/2024 | Consumers Energy | \$ 102.78 | Utility Transaction Fees |
| 11/14/2024 | Blue Care Network | \$ 32,904.64 | Employee Health Insurance |
| 11/15/2024 | Alerus | \$ 54,923.60 | Payroll Deductions 11/15/2024 |
| 11/15/2024 | Nationwide | \$ 10,219.50 | Payroll Deductions 11/15/2024 |
| 11/15/2024 | Various Financial Institutions | \$ 375,948.18 | Direct Deposit 11/15/2024 |
| 11/15/2024 | IRS | \$ 134,954.68 | Payroll Taxes 11/15/2024 |
| 11/18/2024 | MCT Utilities | \$ 12,525.44 | Water/Sewer |
| 11/18/2024 | ELAN | \$ 33,323.17 | Credit Card Payment |
| 11/18/2024 | Consumers Energy | \$ 60,303.48 | Utility Transaction Fees |
| 11/18/2024 | Blue Care Network | \$ 13,954.34 | Employee Health Insurance |
| 11/18/2024 | Gallagher Benefit Services | \$ 3,250.00 | Employee Health Insurance |
| 11/20/2024 | Inv Cloud | \$ 3,228.44 | Water/Sewer |
| 11/20/2024 | Blue Care Network | \$ 32,570.85 | Employee Health Insurance |
| Total ACH Payments | | <u><u>\$ 798,018.86</u></u> | |



TO: Township Board

FROM: Neighborhood & Economic Development Director Amber Clark

DATE: November 5, 2024

RE: Local Epicurean Mid-Michigan - 2843 E Grand River Avenue Suite 100 Request for Class C Liquor License Transfer

The attached application was initially received during the moratorium placed on the review and approval of any for quota liquor license. In staff's efforts to be sure that our newest policy update for all liquor licenses is adhered to, this application was on hold until the moratorium was lifted. Due to the license being a Class C on premise license, that is also a transfer of an existing license the Township was notified to make initial declination statements to allow the transfer. The initial license originated from Kingston's Kitchen at 4749 Central Park Drive, and will not impact the current available for quota Class C licenses. The request to transfer a liquor license with SDM (Beer & Wine) Sunday Sales AM & PM. The initial application did include a permit request for the use of outdoor seating area on the license. That request has been altered and permit will not include outdoor alcohol consumption.

Local Epicurean has requested the Township consent to their operation of a Class C on premise license to sell Beer and Wine Sunday through Saturday with Sunday AM and PM permits to allow for the sale of alcohol on Sunday. According to the applicants, Local Epicurean will bring a unique gathering place to the community that will improve the overall character. The establishment will focus on three key components: Small batch local pasta production/sales, private and group cooking classes, and a locally sourced boutique offering additional wine, pasta and premade dishes.

The owners/operators will be responsible for the liquor license and full operation of the establishment. Their request to transfer an existing license to provide a unique and similar option for entertainment and cuisine in Meridian is aligned with the community's desire to support local small business eateries.

The applicants have submitted a full application with site plans, floor plans, and general description of the business. Fire and Community Planning have no issue with the request. Police department is aware of the requested license and have been provided with an iChat record for the owners.

The attached includes a resolution from the Township Board granting local approval of the Class C on Premise Tavern license for 'Local Epicurean', at 2843 E. Grand River Ave, Suite 100.

Motion: Move to adopt the resolution approving the Class C On-Premise Tavern Beer & Wine with Sunday Sales (AM & PM) liquor license for Local Epicurean, of 2843 East Grand River Avenue, Suite 100.

Attachments:

1. Meridian Township Liquor License Application & Comments from Departments
2. Resolution to Approve License Application

**MERIDIAN CHARTER TOWNSHIP
RESOLUTION TO APPROVE**

**REQUEST FOR LIQUOR LICENSE
Local Epicurean Mid-Michigan
LLC, 2843 E Grand River Ave
Suite 100**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at Meridian Township Hall, 5151 Marsh road, Okemos MI, 48864, on the _____ day of November, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, The Meridian Township Board and Licensing and Regulatory Affairs of the Michigan Liquor Control Commission, **authorize their approval of Gina and Mike Mudrey of East Lansing, owners of Local Epicurean Mid-Michigan LLC, d/b/a The Local Epicurean**, liquor license request at **2843 E. Grand River Ave. Suite 100**, for a **Class C On-Premise with SDM Beer and Wine, Sunday AM & PM sales**; and

WHEREAS, **The Local Epicurean** requested to transfer an issued for quota liquor license approval from Meridian Township and the Michigan Liquor Control Commission to transfer ownership of the Class C On-Premise SDM liquor license to sell beer, wine, and spirits for on premise consumption at the Local Epicurean commercial establishment at 2843 East Grand River Avenue, Suite 100, East Lansing MI 48823; and

WHEREAS, the subject property is located in Meridian Charter Township the a Commercial C-2 zoned district which allows for an enterprise to operate a business that sells, food, wine, and spirits. The applicants will be subject to site plan review; and

WHEREAS, the physical description of the property is comprised as commercial suite 100 in the commercial strip mall on the south side of the 2800 block of Grand River. The space will have interior seating for a total of 32 patrons and a large retail space; and

WHEREAS, the request is consistent with our Master Plan to enhance the viability of unique Township businesses; and

WHEREAS, **Local Epicurean Mid-Michigan LLC, d/b/a The Local Epicurean**, is responsible for complying with all applicable laws related to the sales of beer, wine, and spirits as permitted by the Michigan Liquor Control Commission (MLCC), specified on their permitted license, and any other relevant entities.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF

Meridian Township Liquor License

CRITERIA REVIEW CHECKLIST

APPLICANT

Business/Entity Name Local Epicurean
Address 2843 E Grand River Ave Suite 100
License Type Class C On premise SDM Beer & Wine with Sunday AM and PM

Reviewer Name Amber Clark EDD

PERFORMANCE CRITERIA

COMMENTS AND FEEDBACK

1. Complete Application Submitted

- The applicant has submitted a full application request with supporting documentation.
- The Application Permit Fee is paid.
- The application is signed by the applicant and if necessary, the property owner.

2. Proposed Site Zoning/Use Applicability

- Applicant has denoted the legal/physical description of the site.
- The zoning and use of the site are appropriate for the license requested.
- Proposed plans for a new or existing building have been provided.

3. Demonstration of Character and Business Experience

- The applicant clearly demonstrates their ability to financially manage the proposed location.
- The applicant clearly provides detailed information related to their business management experience.

4. Potential effects the proposed license may have on surrounding district

- The proposed site is NOT located within 500 feet of a public school or church.
- The proposed site will cohesively fit within the commercial district.
- The proposed site is NOT located near or within proximity to a liquor license of a similar type. *Some licenses nearby*
- The proposed site is a complementary use to commercial and office development. *And educational/entertaining*
- The proposed site has adequate parking and will not adversely effect traffic flow.

5. Known restrictions of the applicant

- Applicant has previously had a liquor license revoked or not renewed in Michigan?
- Applicant is a co-partner or partnership where not all members would qualify to hold a liquor license.
- Applicant is a corporation where not all members would qualify to hold a liquor license.
- Applicant is convicted of a crime punishable by death or imprisonment in excess of one year, a crime involving dishonesty, theft, false statements, or crimes involving alcohol.
- Applicant can not establish that the license will be used in six (6) months after issuance.
- The proposed location does not support commercial zoning, land, or building use.
- Applicant has personal property taxes, real property taxes, or other obligations that are past due owed to the Township.

6. Proposed site benefits to the community

- The proposed site would not have an adverse effect on the economic vitality of the Township or the commercial district.
- The applicant has demonstrated a public need or convenience that the proposed liquor establishment will provide.
- The applicant has demonstrated the uniqueness of the proposed location when compared to other existing or proposed liquor establishments.
- The applicant has demonstrated the proposed establishment will be a permanent feature of the Township and further provided evidence of how the issued license will assist in the further investment in the Township.

Reviewed during Moratorium
Notified MLC on 4/2/24
MLCC Pending transfer 6/1/24
SDM/Class C Licenses are nearby
this is a transfer, no quota impact
No more known restrictions

EMPLOYEE ACKNOWLEDGMENT

Date Review Conducted:

11.8.24

Staff Recommendation:

Supportive of transfer & operation

I have reviewed the application for liquor license and have provided my recommendation

Employee Signature

11.8.24

Date



LAW OFFICES

ADKISON, NEED, ALLEN, & RENTROP

PROFESSIONAL LIMITED LIABILITY COMPANY

KELLY A. ALLEN
JESSICA A. HALLMARK
JOHN W. KUMMER
GREGORY K. NEED
G. HANS RENTROP
CHRISTOPHER J. TOWER

39572 Woodward, Suite 222
Bloomfield Hills, Michigan 48304
Telephone (248) 540-7400
Facsimile (248) 540-7401
www.ANAfirm.com

OF COUNSEL:
PHILLIP G. ADKISON
KEVIN M. CHUDLER
GARY R. RENTROP
KATHERINE A. TOMASIK

January 15, 2024

Via Electronic Mail

Amber Clark, Neighborhood and Economic Development Director
clark@meridian.mi.us
Meridian Township
5151 Marsh Road
Okemos, MI 48864

**Re: Local Epicurean Mid Michigan, LLC (d/b/a/ The Local Epicurean)
2843 E. Grand River Ave. Suite 100 Meridian Township
Request for Quota License**

Dear Ms. Clark:

This is Local Epicurean Mid Michigan, LLC's ("Local Epicurean") request for new Class C and SDM liquor licenses with Sunday Sales (AM and PM), and Outdoor Service Area Permits to be located at 2843 E. Grand River Ave. Suite 100 Meridian Township ("Township").

We represent Local Epicurean in liquor licensing matters. Local Epicurean will be owned and operated by husband and wife Gina and Mike Mudrey ("Owners").

The Local Epicurean is requesting the Township's approval to be granted an on-premise quota license to operate as a Class C liquor licensee. In addition to the Class C License, Local Epicurean is requesting the following permits in conjunction with the Class C License:

- SDM License, which allows for the sale of beer and wine to go;
- Sunday Sales (AM and PM) Permits, which allow for the sale of alcohol Sunday morning and all day;
- Outdoor Service Area: Allows an on-premises licensee to sell and serve alcohol in a well-defined and clearly marked area adjacent to the licensed premises.

CONCEPT AND HOURS

Local Epicurean will be a center for private cooking classes, mainly focusing on freshly

made pasta. They will also feature a retail store with cooking supplies. As a complimentary feature to the cooking class and retail store, there will be a full bar with the ability to sell beer and wine to go.

The Local Epicurean is a unique establishment which will bring new experiences to local residents, college students, and the surrounding communities. Mike and Gina have a personal relationship with the owners of The Local Epicurean in Grand Rapids and thought the concept would be phenomenally successful in Meridian Township. The store will consist of on-site pasta making, cooking classes, a retail store, a full bar for service to its customers while enjoying the classes and pasta making, and a license to sell and beer and wine to go.

The Local Epicurean will bring a unique gathering place to the area that will improve the overall character. This will be a neighborhood shop where the people in the community will get to know the local owners. The cooking classes and retail shop will be an activity for a fun Friday night as well as a place to shop and pick up Sunday dinner in addition to serving. Unlike other licensed establishments, The Local Epicurean is not a bar or night club. It is a family friendly retail space which offers the ability to try a new wine while learning to cook a new dish. The Local Epicurean is a culinary learning experience while also being a retail space for fresh pasta and delicious wine.

Local Epicurean will focus on three key components: small batch local pasta production and sales, private group and individual cooking classes featuring high-end yet reasonably priced cuisine, and a locally sourced boutique retail space offering a selection of wine, pasta, pre-made dishes, among many other accoutrements.

ESTABLISHMENT

The establishment will be located on the south side of Grand River Avenue in the strip mall across from Coral Gables and Taste of Thai. Local Epicurean will be a great addition and complement to the plaza and surrounding area. Local Epicurean Kitchen is anticipating opening for business in Summer of 2024.

The project will be financed by funds from Mike and Gina's several other successful business ventures. They will invest in the leasehold improvements and new furniture, fixtures, and equipment. Local Epicurean will have interior seating for a total of 32 patrons (22 seats at the bar and 10 additional seats indoors) with an additional 10 seats on the patio. Local Epicurean will have a large retail space and an area for cooking classes in addition to their indoor and outdoor seating.

Local Epicurean's Hours of Operations will be from 10:00AM to 9:00PM Monday through Sunday. They will be open to the public during all hours of operations and open to reservations for cooking/food classes.

THE APPLICANTS

Mike Mudrey is a partner at World 50 Group. World 50 Group is collection of invite-only private communities for CEOs, Boards, C-Suite officers, and executives from the Global 2000. In his role, Mike leads a team of over 40 executives that operate private executive communities and host exceptional private events, dinners, and other gatherings. Mike has been a part of the company for over 10 years and has been an instrumental part of its success and growth from around 40 employees to upwards of 450 employees located in offices all over the world. In his role at World 50 Group, Mike has gained valuable experience in growing a business from the ground-up, financial strategy, hospitality, and leadership of employees.

Mike has an undergraduate degree in Supply Chain Management and Marketing as well as an MBA from the Eli Broad College of Business at Michigan State University. Being a Spartan, Mike has a passion for the East Lansing area and wants to bring his business expertise to help improve the community.

Gina Mudrey oversees the day-to-day operations at both of Mike and Gina's restaurants (For Crepe Sake and Brown Butter Creperie and Café). Gina has lead menu and overall experience design for both restaurants and has proficiency in both management and culinary capacities. Gina's experience in recently relocating For Crepe Sake from downtown Lansing to East Lansing will be invaluable in her operation of Local Epicurean. In moving from downtown Lansing to East Lansing (right off M.A.C. Avenue), Gina's management improved the overall atmosphere, increased customer satisfaction while also streamlining the menu, and significantly increasing revenue.

Gina, also a Spartan and native of mid-Michigan, holds a special place in her heart for the area. She has done plenty of volunteer work in the area for Lansing Christian Schools, East Lansing Public Schools, Pi Beta Phi Sorority, 100 Women Who Care, and other organizations.

Mike and Gina, being a Spartan family with business experience from the C-Suite to local eateries serving their community, will be well suited to be successful with Local Epicurean. They have a passion for the area and want to contribute to its' growth and continued economic success.

Enclosed are the following documents for the Township's review:

- Meridian Charter Township Liquor License Application;
- Articles of Organization for Local Epicurean Mid Michigan, LLC;
- Mike Mudrey Driver's License ;
- Gina Mudrey Driver's License;
- Building plan showing the entire structure and the premises/specific area which are to be licensed;
- Preliminary Site Plan;
- Floor Plan;
- Statement Regarding Local Epicurean Mid Michigan's experience in owning,

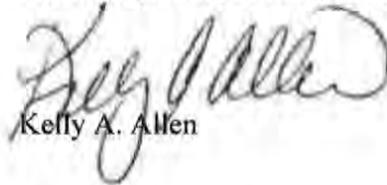
managing, operating, and financing this type of business and related business.

Please consider all personal and business documents confidential and please do not release any of this documentation to the public.

If you have any questions or need any further information, please do not hesitate to contact me or my legal assistant Laura Peters.

Very truly yours,

ADKISON, NEED, ALLEN, & RENTROP, PLLC



Kelly A. Allen

/lp
Enclosures

cc: Mike Mudrey (*without enclosures; via electronic mail*)

MERIDIAN CHARTER TOWNSHIP
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 517.853.4000
 www.meridian.mi.us

LIQUOR LICENSE APPLICATION

| CLERK'S USE ONLY | |
|---|---|
| Date Received: _____ | Non-Refundable Application Fee \$250.00 <input type="checkbox"/> Paid |
| Date Sent to Depts. _____ | Response from Police: _____ Response from Fire _____ |
| Response from Planning & Zoning _____ | Response from Building _____ |
| Date of Township Board Action: _____ | Final Action: _____ |
| Circle One Class: C SDM SDD OTHER _____ | Check one: New _____ Transfer _____ |

A non-refundable fee of \$250.00 must accompany this application.

Incomplete applications will be returned to the applicant. By filling out this application form in full and attaching the materials requested, you will assist the Charter Township of Meridian in its effort to promptly review your application for a liquor license. Please attach any additional information or materials you believe will assist the township in its review of your proposal. **This application must bear the signature of the property owner (or the duly authorized representative of all ownership interests) as well as the signature of the applicant or applicant's representative (if different than the property owner).**

1. Contact Information

| | | | |
|-------------------------------------|--|-----------------------------|--------------|
| NAME Michael Mudrey | | ADDRESS 1378 Foxcroft Rd | |
| CITY East Lansing | | STATE MI | ZIP 48823 |
| EMAIL ADDRESS mike@601-group.com | | PHONE 678-551-9149 | |

2. Location of Business

| | |
|--|--|
| BUSINESS NAME/DBA/LEGAL NAME Local Epicurean Mid Michigan, LLC (d/b/a The Local Epicurean) | |
| ADDRESS 2843 E. Grand River Ave. Suite 100 | PHONE 678-551-9149 |
| PARCEL ID NUMBER 17-379-010 | CIRCLE CLASS TYPE APPLYING FOR <input checked="" type="radio"/> C <input checked="" type="radio"/> SDM <input type="radio"/> SDD <input type="radio"/> OTHER (PLEASE SPECIFY) |
| EXISTING ZONING OF PARCEL C-2 | EXISTING USE OF PARCEL Vacant property in Strip Center |
| DESCRIBE THE STREET/ROAD ON WHICH THE PROPERTY IS SITUATED Grand River Avenue - main business and commercial area | |
| DESCRIBE ALL THE LAND USES SURROUNDING THE PROPERTY, INCLUDING THOSE ON EACH SIDE, BEHIND, AND ACROSS THE STREET FROM THE PROPERTY IN QUESTION Property located inside a strip center - surrounded by businesses and commercial activity. | |

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 517.853.4000
 www.meridian.mi.us

| | | |
|--|-----------------------------------|------------------|
| STATE THE TOTAL SQUARE FOOTAGE OF EACH BUILDING PROPOSED ON THE PROPERTY | | SEATING CAPACITY |
| 3,985 square feet | | 35-45 approx. |
| DESCRIBE DAY-TO-DAY OPERATION OF THE PROPOSED BUSINESS | | |
| Local Epicurean will be a center for private cooking classes, mainly focusing on freshly made pasta. They will also feature a retail store with cooking supplies. As a complimentary feature to the cooking class and retail store, there will be a full bar with the ability to sell beer and wine to go. | | |
| HAS THERE BEEN AN APPLICATION BEEN MADE FOR ANY OTHER LICENSE FOR THIS LOCATION BEFORE? | IF YES, TYPE / DATE / DISPOSITION | |
| | | |

3. Applicant Information-This license will be held by:

- An Individual (**Attach** copy of any Assumed Name Certificate)
- A Partnership (**Attach** a copy of Partnership Certificate)
- A Corporation (**Attach** a copy of Articles of Incorporation)
- A Limited Liability Corporation (**Attach** a copy of Articles of Incorporation)

4. Applicant Information (Complete for each owner/partner/officer/stockholder/resident agent, attach additional sheets if needed)

| | | | |
|--|---|--------------------|-----------------------------------|
| NAME Michael Mudrey | TYPE OF INTEREST IN BUSINESS Manager - Local Epicurean Mid Michigan LLC | | DATE OF BIRTH 9/30/1978 |
| DRIVERS LICENSE NUMBER M 360 603 777 754 | CELL PHONE / BUSINESS PHONE 678-551-9149 | | |
| STREET ADDRESS 1378 Foxcroft Rd. | CITY East Lansing | STATE MI | ZIP CODE 48823 |
| EMAIL ADDRESS mike@601-group.com | | | |
| HAVE YOU LIVED AT THE SAME ADDRESS THE LAST TWO YEARS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If your answer to this question was "No", list any other residence address for the last two years | | | |
| STREET ADDRESS | CITY | STATE | ZIP CODE |
| STREET ADDRESS | CITY | STATE | ZIP CODE |

| | | | |
|--|---|--------------------|-----------------------------------|
| NAME Gina Mudrey | TYPE OF INTEREST IN BUSINESS Manager - Local Epicurean Mid Michigan LLC | | DATE OF BIRTH 7/12/1978 |
| DRIVERS LICENSE NUMBER M 360 279 585 552 | CELL PHONE / BUSINESS PHONE | | |
| STREET ADDRESS 1378 Foxcroft Rd. | CITY East Lansing | STATE MI | ZIP CODE 48823 |

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 www.meridian.mi.us

| | | | |
|--|------|-------|----------|
| EMAIL ADDRESS gina@601-restaurants.com | | | |
| HAVE YOU LIVED AT THE SAME ADDRESS THE LAST TWO YEARS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If your answer to this question was "No", list any other residence address for the last two years | | | |
| STREET ADDRESS | CITY | STATE | ZIP CODE |
| STREET ADDRESS | CITY | STATE | ZIP CODE |

5. **Attach** a copy of the applicant's driver's license
6. **Attach** building plans showing the entire structure and premises and specific areas where the license is to be utilized.
7. **Attach** a preliminary site plan showing the relationship of the proposed or existing building to the surrounding property and uses, including proposed parking facilities and lighting. An architect's rendering or a clear photograph of the building must accompany the preliminary site plan.
8. **Attach** a statement as to the Applicant's experience in owning, managing, operating, and/or financing this type of business or any related business, including previous business references.
9. **Attach** a statement and supporting documentation providing evidence that the Applicant is financially able to meet the obligations and business undertakings for which the license is to be issued.
10. **Attach** if this is an application involves the transfer of a Class C Liquor License within three (3) years of its original issue date, a copy of the executed and binding contract for the buy/sell of the License and/or the business for review.

11. Property Owner

| | | | |
|---|-------------------------------------|----------------------|-------------------|
| NAME PT II, LLC c/o DTN Management Co. | | DATE OF BIRTH n/a | |
| STREET ADDRESS 2502 Lake Lansing Rd. Suite C | CITY Lansing | STATE MI | ZIP CODE 48912 |
| CELL PHONE / BUSINESS PHONE 517-371-5300 | EMAIL ADDRESS aplatte@dtnmgt.com | | |

12. Business History

| | | | |
|---|---------------------------------|---------------------------|----------|
| DOES THE APPLICANT CURRENTLY HOLD A LIQUOR LICENSE? CLASS C / SDD / SDM OTHER n/a | BUSINESS NAME and BUSINESS ID # | YEAR LICENSE WAS OBTAINED | |
| STREET ADDRESS | CITY | STATE | ZIP CODE |

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 517.853.4000
 www.meridian.mi.us

| | | | | |
|--|--|---|--|----------|
| HAS THE APPLICANT PREVIOUSLY HELD A LIQUOR LICENSE? CLASS C / SDD / SDM OTHER n/a | | IF YES, BUSINESS NAME | YEAR LICENSE WAS OBTAINED | |
| STREET ADDRESS | | CITY | STATE | ZIP CODE |
| HAS THE APPLICANT EVER HAD A LIQUOR LICENSE SUSPENDED OR REVOKED? CLASS C / SDD / SDM OTHER n/a | | IF YES, BUSINESS NAME and BUSINESS ID # | YEAR LICENSE WAS SUSPENDED OR REVOKED AND REASON | |
| STREET ADDRESS | | CITY | STATE | ZIP CODE |

13. Violation History

Has Applicant/Any Partner/Officer/Manager/Resident Agent been convicted of (attach additional sheets if needed):

- A felony
- Operating under the influence of Liquor or a Controlled Substance
- Operating with an Unlawful Bodily Alcohol Level
- Operating While Intoxicated
- Operating While Visibly Impaired
- Selling/Furnishing Alcohol to a Person under 21

| Name | Date of Conviction | Arresting Agency | Nature of Offense | Punishment (not including fines and costs) |
|-------------------------------------|--------------------|------------------|-------------------|--|
| No arrest history for either member | | | | |
| | | | | |
| | | | | |

Does the Applicant/Any Partner/Officer/Manager/Resident Agent have a permit to carry a concealed weapon?
 YES NO

Do you plan to keep weapon on premises? YES NO

14. Relevance to Community Goals

Describe what you believe are the overall benefits that the proposed establishment would provide to the Township and the betterment of the community.

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The Local Epicurean will bring an educational and interactive facet to the culinary scene of Meridian Township that will benefit the community. At the Local Epicurean, there will be a focus on three key components: small batch-local pasta production and sales, private group and individual cooking classes featuring high-end yet affordable cuisine, and a boutique retail space offering an owner curated selection of fresh pasta, phenomenal wines and cheeses, and fully prepared dishes. This concept will bring a new, fun activity to Meridian Township that is for the whole family.

15. Describe what impact the proposed establishment will have on the character of the area

The Local Epicurean will bring a unique gathering place to the area that will improve the overall character. This will be a neighborhood shop where the people in the community will get to know the local owners. The cooking classes and retail shop will be an activity for a fun Friday night as well as a place to shop and pick up Sunday dinner in addition to serving. Unlike other licensed establishments, The Local Epicurean is not a bar or night club. It is a family friendly retail space which offers the ability to try a new wine while learning to cook a new dish. The Local Epicurean will do nothing but improve the character of the area and the Township.

16. Certification

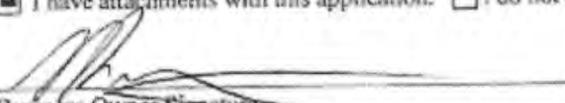
I, the undersigned applicant, give permission to the Officials of the Charter Township of Meridian and its Consultants to enter the property that is the subject of this Application for purposes of inspection to review and verify the information on the application. This inspection will occur during business hours and will only include entry into a building upon mutually agreeable arrangement with the applicant and/or property owner.

I, the undersigned applicant, have read and understand each and every provision and requirement of Meridian Charter Township Code Chapter 6 regarding the regulation of sales of liquor in the Township; and I will provide such other information that the Township requests and deems necessary, in its reasonable discretion, to discover the truth of the matters required to be set forth in this application or required by Township Ordinances.

I, the undersigned applicant, hereby swear that all of the statements, answers and information I have provided as part of this application are true, accurate and complete to the best of my knowledge. And I understand and acknowledge that any falsehoods or misrepresentations contained in such statements, answers or information can, among other things, be the cause of a denial of the requested license and cause for the revocation of any license issued to the applicant under Chapter 6 of the Meridian Township Code.

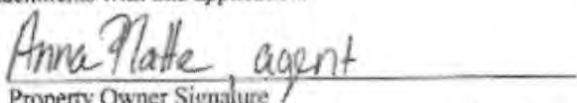
I understand and agree that adult entertainment will not be permitted in the establishment. Adult entertainment includes, but is not limited to, nudity, nude dancing, lap dancing, topless dancing, wet tee-shirt contests, or any actual or simulated sexual acts. I understand and agree that permitting adult entertainment in the establishment is grounds for the Township to request that the State revoke any liquor license issued for the establishment.

I have attachments with this application. I do not have attachments with this application.


Business Owner Signature

MICHAEL S. MUDDREY 1/11/24
Business Owner Name Printed Date

Acknowledged before me on 1-11 2024


Property Owner Signature

Anna Platte 1/10/24
Property Owner Printed Name Date

Acknowledged before me on Jan 10 2024

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517.853.4000
www.meridian.mj.us

FAITH LINSEMIER
Notary Public, State of Michigan
County of Clinton
My Commission Expires 1-12-29
Acting in the County of Ingham

[Signature]
Notary Public
Clinton County, Michigan

My Commission Expires: 1-12-29

Acting in Ingham County, Michigan

Bethany M. McMillan
Notary Public
Clinton County, Michigan

My Commission Expires: 1/7/2025

Acting in Ingham County, Michigan

17. Oath

I swear or affirm that if this application is granted and a license is issued, I will not violate any applicable laws or ordinances of the State of Michigan, County of Ingham, or Charter Township of Meridian in the conduct of the business.

SIGNED [Signature]

Taken, subscribed and sworn to before me this 11 day of January, 2024

[Signature]
SIGNED

Bank operations Specialist / notary
TITLE

18. Transfer of Class C license within three years of the date of original issuance:

The Township Board has determined that profiteering by Class C liquor license holders is contrary to the best interests of the Township. Accordingly, in order to prevent profiteering, to the full extent authorized by law the Township Board shall not approve the transfer of a Class C liquor license within three years of the date of the original issuance of the license. An agreement between the applicant and the Township, following recommendation by the Township Attorney shall be prepared and agreed upon to give effect to this provision prior to final action being taken by the Township Board on an application. The Township Board may, but is not required to, excuse the above anti-profiteering limitation for any of the following reasons:

1. If the license holder is a natural person, he or she dies or becomes incapacitated.
2. If the license holder is a corporation, the majority shareholder dies or becomes incapacitated, or the corporation dissolves for reasons other than to transfer the license.
3. If the license holder is a limited liability company, the company dissolves for reasons other than to transfer the license.
4. The license holder and the proposed license transferee establish that the transfer of the Class C liquor license shall not result in profiteering.
5. The application of this anti-profiteering limitation will subject the applicant to financial hardship due to no fault of the applicant, such as a change in the business climate, illness or death, labor or supply problems, and/or other factors outside the applicant's control.

The agreement shall provide that, unless excused by the Board as provided above, in the event a license is placed into escrow with the Liquor Control Commission within three years from the date of issuance, the Township Board may approve the issuance of the license to a new applicant without payment to the licensee from whom the license had been placed into escrow, and that a licensee waives any property interest in such license upon placement of the license into escrow within such three year period; provided, however, prior to the approval of such issuance to a new applicant, the person or entity from whom the license had been placed into escrow shall be afforded written notice and an opportunity to be heard, and all objections raised at the hearing shall be resolved (at the Commission or in the circuit court if necessary) prior to issuance to a new applicant.



BUSINESS OWNER SIGNATURE 1/14/07 DATE

MICHAEL S MUDREY

PRINTED NAME

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 02/2017

ARTICLES OF ORGANIZATION
For use by **DOMESTIC LIMITED LIABILITY COMPANY**

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

LOCAL EPICUREAN MID MICHIGAN, LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Article III

The duration of the limited liability company if other than perpetual is:

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: ANDERSON REGISTERED AGENTS
2. Street Address: 625 KENMOOR SE AVE
Apt/Suite/Other: SUITE 301 - #16
City: GRAND RAPIDS
State: MI Zip Code: 49546

3. Registered Office Mailing Address:
P.O. Box or Street Address: 625 KENMOOR SE AVE
Apt/Suite/Other: SUITE 301 - #16
City: GRAND RAPIDS
State: MI Zip Code: 49546

Article v

(Insert any desired additional provision authorized by the Act.)

MANAGER-MANAGED

Signed this 5th Day of November, 2023 by the organizer(s):

| Signature | Title | Title if "Other" was selected |
|-------------------|-----------|-------------------------------|
| Brandi Williamson | Organizer | |

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

LOCAL EPICUREAN MID MICHIGAN, LLC

ID Number: 803122751

received by electronic transmission on November 05, 2023 **, is hereby endorsed.**

Filed on November 06, 2023, **by the Administrator.**

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 6th day of November, 2023.

Linda Clegg

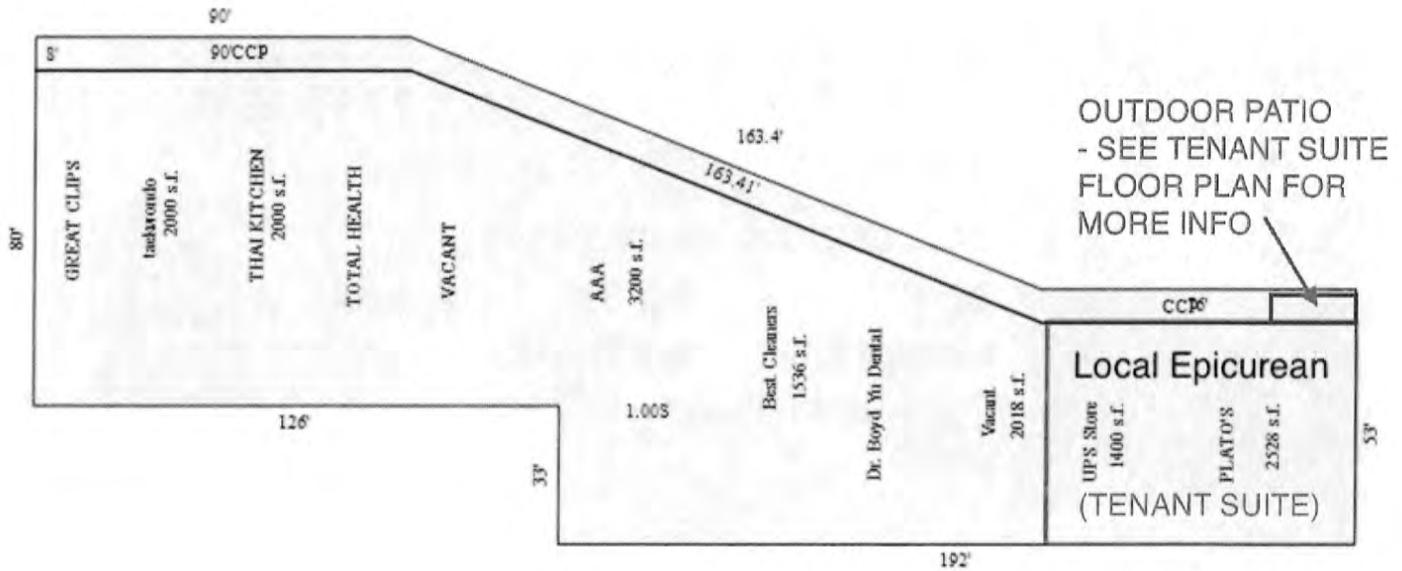
Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

17-379-010

2843 GRAND RIVER
EAST OAK SQUARE

Grand River Avenue



LOCAL EPICUREAN MID MICHIGAN, LLC

Class C Quota Application

The Applicant

The applicant is Local Epicurean Mid-Michigan, LLC (“Local Epicurean”). Local Epicurean is a Michigan limited liability company which is owned equally by Mike Mudrey and Gina Mudrey, who are married. Mike, originally from Grand Rapids and Gina, from East Lansing, met at Michigan State University and moved back to the area in 2017 with their four children. They plan to further establish their roots in the 517 by opening The Local Epicurean in Meridian Township.

Mike and Gina have not operated a licensed business in Michigan before. However, they are active entrepreneurs in Mid-Michigan and West Michigan. Mike and Gina own and operate For Crepe Sake in East Lansing and Brown Butter Creperie and Cafe in Grand Rapids.

Due to Mike and Gina’s success and family life in the area, Mike and Gina believe that The Local Epicurean, in Meridian Township will be a perfect place to concentrate their energies and talents.

Proposed Business

The Local Epicurean is a unique establishment which will bring new experiences to local residents, college students, and the surrounding communities. Mike and Gina have a personal relationship with the owners of The Local Epicurean in Grand Rapids and thought the concept would be phenomenally successful in Meridian Township. The store will consist of on-site pasta making, cooking classes, a retail store, a full bar for service to its customers while enjoying the classes and pasta making, and a license to sell and beer and wine to go.

The establishment was formerly a Title Boxing Gym and has been closed for several years. Mike and Gina want to bring Local Epicurean to Meridian Township to expand the culinary scene and opportunities in the Township. Local Epicurean will focus on three key components: small batch local pasta production and sales, private group and individual cooking classes featuring high-end yet reasonably priced cuisine, and a locally sourced boutique retail space offering a selection of wine, pasta, pre-made dishes, among many other accoutrements.

Applicant’s Experience

Mike Mudrey is a partner at World 50 Group. World 50 Group is a collection of invite-only private communities for CEOs, Boards, C-Suite officers, and executives from the Global 2000. In his role, Mike leads a team of over 40 executives that operate private executive communities and host exceptional private events, dinners, and other gatherings. Mike has been a part of the company for over 10 years and has been an instrumental part of its success and growth from around 40 employees to upwards of 450 employees located in offices all over the world. In his role at World 50 Group, Mike has gained valuable experience in growing a business from the ground-up, financial strategy, hospitality, and leadership of employees.

Mike has an undergraduate degree in Supply Chain Management and Marketing as well as an MBA from the Eli Broad College of Business at Michigan State. Being a Spartan, Mike has

a passion for the East Lansing area and wants to bring his business expertise to help improve the community.

Gina Mudrey oversees the day-to-day operations at both of Mike and Gina's restaurants (For Crepe Sake and Brown Butter Creperie and Café). Gina has lead menu and overall experience design for both restaurants and has proficiency in both management and culinary capacities. Gina's experience in recently relocating For Crepe Sake from downtown Lansing to East Lansing will be invaluable in her operation of Local Epicurean. In moving from downtown Lansing to East Lansing (right off M.A.C. Avenue), Gina's management improved the overall atmosphere, increased customer satisfaction while also streamlining the menu, and significantly increasing revenue.

Gina, also a Spartan and native of mid-Michigan, holds a special place in her heart for the area. She has done plenty of volunteer work in the area for Lansing Christian Schools, East Lansing Public Schools, Pi Beta Phi Sorority, 100 Women Who Care, and other organizations.

Mike and Gina, being a Spartan family with business experience from the C-Suite to local eateries serving their community, will be well suited to be successful with Local Epicurean. They have a passion for the area and want to contribute to its' growth and continued economic success.

Financial Ability to Conduct Proposed Business

Mike and Gina have been successful in their respective businesses. They have the necessary capital to open the proposed business and maintain Local Epicurean without any outside financing. Bank statements can be made available upon request.



Meridian Charter Township
Community Planning & Development

MONIES RECEIVED

COMPANY NAME: Chris Tower Esq.
 (representing the industry) Addison, Need, Allen & Rentrop PLLC
NAME: Gina and Michael Mudrey
ADDRESS: 1378 Foxcroft Rd.
 East Lansing, MI 48823
REGARDING: The Local Epicurean, 2843 E. Grand River
 Suite 100

BUILDING PERMIT FEES

Permit application 101-000.000-451.000 \$ _____

COPIES

Maps/ drawings..... 101-000.000-675.000 \$ _____

Copy charges 101-000.000-675.000

First Page \$1.00 & Additional Pages @ \$.25 each \$ _____

PERFORMANCE GUARANTEE... 101-000.000-283.000 \$ _____

PERFORMANCE GUARANTEE

Non-refundable site restoration

for cell towers..... 101-000.000-283.500 \$ _____

PLANNING ADMIN FEES101-000.000-616.000 \$ _____

PLANNING ESCROW FEES..... 101-000.000-255.000 \$ _____

MISC:

LIQUOR LICENSE APPLICATION FEE... 101-000.000-476.500 \$ 250.00

Non-refundable

MOBILE FOOD VEND. UNITS 101-000.000-479.500 \$ _____

TOTAL \$ 250.00

Treas Ofc Received: Initials: KG Date: 1-16-24 Receipt: 229122
 _____ UPDATED: 10.03.23

MERIDIAN CHARTER TOWNSHIP
5151 MARSH RD
OKEMOS, MI 48864
Phone : (517) 853-4140

Received From: MUDREY, GINA
Date: 01/16/2024
Receipt: 229122
Cashier: FREIER
Time: 12:40:00 PM

| GL NUMBER | AMOUNT |
|---------------------|----------|
| 101-000.000-476.500 | \$250.00 |
| TOTAL | \$250.00 |
| CHECKS 1465 | \$250.00 |
| Total Tendered: | \$250.00 |
| Change: | \$0.00 |



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

Tuesday, April 02, 2024

Kelly Allen, Attorney
c/o LOCAL EPICUREAN MID MICHIGAN, LLC
kallen@anafirm.com; lpeters@anafirm.com

RID # RQ-403-02610 **Reference/Transaction:** Transfer Ownership Escrowed 2023 Class C & SDM License with Outdoor Service (1 Area) and Dance-Entertainment Permit from Kingston Kitchen, LLC; Transfer Location from 4749 Central Park Dr, Suite B, Okemos to 2843 E. Grand River Ave, Suite 100, East Lansing; New Sunday Sales Permit (AM); New Sunday Sales Permit (PM) for Class C License - Spirits and Mixed Spirit Drink; New Sunday Sales Permit (PM) for SDM License - Mixed Spirit Drink; New Outdoor Service Area; Cancel Existing Outdoor Service (1 Area) and Dance-Entertainment Permit at 2843 E Grand River Ave Ste 100, East Lansing, MI 48823-4989 in Meridian Twp in Ingham County

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: LOCAL EPICUREAN MID MICHIGAN, LLC

Business address and phone number: 2843 E Grand River Ave Ste 100, East Lansing, MI 48823-4989 in Meridian Twp in Ingham County

Home address and phone number of partner(s)/subordinates:
The 601 Group; 1378 Foxcroft Rd East Lansing MI 48823; Cell: 678-551-9149

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (517) 284-6330

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: LOCAL EPICUREAN MID MICHIGAN, LLC mike@601-group.com
KINGSTON KITCHEN, LLC mbrown@cebhlaw.com
MERIDIAN TWP clerksoffice@meridian.mi.us

MICHIGAN LIQUOR CONTROL COMMISSION
KRISTIN BELTZER, CHAIR
525 W. Allegan St. • P.O. BOX 30005 • LANSING, MICHIGAN 48909
www.michigan.gov/lcc • 866-813-0011



TO: Township Board

FROM: Neighborhood & Economic Development Director Amber Clark

DATE: November 26, 2024

RE: "3520 Okemos Spirits"- 3520 Okemos Road Suite 5 Request for SDD & SDM Beer, Wine & Spirits Liquor License New Issuance

Applications for SDD and SDM liquor licenses do not require local government authority approval. MLCC will initiate an investigation after an application is received from a property owner and or tenant. After review of the application requirements and an onsite investigation, the application may be approved or denied by MLCC. Due to the license being an off-premise designation, MLCC has the authority to issue a for quota license.

The attached application is a request from 3520 Okemos Spirits LLC, for the Township to issue from the approved quota a Specially Designated Distributor (SDD) and Specially Designated Merchant (SDM) liquor license. An SDD allows the license holder to sell packaged liquor, distilled spirits, and mixed spirit drinks only, consumption must be off-premise. SDM allows the license holder to sell only beer and wine for consumption, off-premise only. An SDM license is not subject to quota restrictions if used in conjunction with an On-premise license. If used in conjunction with an SDD, it is subject to quota implications. The application was submitted with the full application fee, on October 15, 2024.

Current SDD Allowed in the Township 15
Currently Issued SDD licenses in the Township 14
Currently Available to Issue 1

The currently available status shown on MLCC's website is not an accurate reflection of the SDD licenses that are available to issue. A request to issue an SDD for 2124 Hamilton Road, Okemos was pending for several months. MLCC's website has not been updated to show the correct available SDD licenses to issue. Countywide, SDDs are in short supply with Lansing Township and East Lansing -1 SDDs and one to issue in the City of Lansing. The general market value for an SDD alone is \$100,000 in Ingham County. A highly sought-after and valuable liquor license Meridian has only one to issue.

Nemer Haddad and Derrick Gergis "3520 Okemos Spirits" have requested the Township issue a quota SDD and SDM Off-Premise license to sell Liquor, Mixed Drinks, Beer, and Wine with Sunday AM and PM permits to allow for the sale of alcohol on Sunday. The location of this new establishment will be 3520 Okemos Road, Suite 5. The Applicants are local business owners and were recently approved a recreational marijuana license in the Township for 3520 Okemos Road, Suite 8-10 in this location. The two businesses will not be immediately adjacent to each other, will have separate entrances, and have no co-mingling of any kind. The two separate businesses are also physically separated within the commercial strip. The Township has no known ordinances or

policies that prohibit a liquor store and its proximity to a recreational marihuana establishment. A recent traffic issue has occurred with long lines of customers waiting to enter the complex. The increase in traffic will mellow when customers become accustomed to the new location.

According to the applicants, “3520 Okemos Spirits, LLC” will bring a commercial retail liquor store to the community that will sustain the overall character at the intersection of Jolly and Okemos Road. This high-trafficked commercial core area has seen continued turnover in commercial spaces particularly at the Jolly and Okemos intersection. The site is in close proximity to business establishments similar to it with similar for quota licenses. 7-11, Tailgater, Wine & Brew, and Big Ten Party Store all within a mile of this site offer this type of business experience and product. Though Tailgaters and Wine & Brew are in Alaiedon Township, these are establishments that Township residents frequent, which provide the same experience as the proposed 3520 Okemos Spirits, LLC, will. The application states that the establishment will focus on diversity of products and prioritization of local support when it can. The application noted a proactive small business support program where discounts are granted when customers show receipts from nearby establishments.

The applicants have submitted a full application, application fee, with site plans, floor plans, and a general description of the business. The site is appropriately zoned Commercial C-2, Fire and Community Planning have no issue with the request. The Police department is aware of the requested license, the location of the establishment, and have been provided with an iChat record for the owners. Police has no issue with the request. The application was reviewed based on the current ordinance requirements, and a simple criteria addressed sheet is included with this memo. The numerical value is not indicative of approval or denial. Merely a value representing the total number of indicated bullet points from the listed criteria of the ordinance. This number is to assist Township staff and Board members with the ability to ascertain how well the applicant and their request meets the overall intent of the Liquor License ordinance and recent updates.

Motion: Move to adopt the resolution approving the SDD and SDM Off-Premise with Sunday Sales (AM & PM) liquor license for “3520 Okemos Spirits”, at 3520 Okemos Road, Suite 5, Okemos, MI.

Attachment:

1. 3520 Okemos Spirits, LLC Liquor License Application & Comments from Depts.

MERIDIAN TOWNSHIP LIQUOR LICENSE

REQUEST FOR LIQUOR LICENSE ISSUANCE, TRANSFER, OR RENEWAL CRITERIA

#05-2024 Liquor License Ordinance Reservation of Authority

No Applicant for a License has a right to the issuance of such License to him, her, or it, and the Township Board reserves the right to exercise reasonable discretion to determine who, if anyone, shall be entitled to the issuance of such License.

APPLICANT

Business/Entity Name "3520 Okemos Spirits", LLC Derrick Gergis & Nemer Haddad

Address 3520 Okemos Road Suite 5 Okemos, MI 48840

License Type SDD & SDM Off Premise with AM & PM Sunday Sales Reviewer Name Amber Clark NEDD

APPLICATION & ZONING

1. Complete Application Submitted

- The applicant has submitted a full application request with supporting documentation.
- The Application Permit Fee is paid.
- The application is signed by the applicant and if necessary, the property owner.

2. Proposed Site Zoning/Use Applicability

- Applicant has denoted the legal/physical description of the site.
- The zoning and use of the site are appropriate for the license requested.
- Proposed plans for a new or existing building have been provided.

APPLICATION AND ZONING COMMENTS

- Nemer Haddad & Derrick Gergis purchased 3520 Okemos Road to develop the commercial strip
- Complete application & Fee
- Site Plan & Concept Plan included

BUSINESS CHARACTER & EFFECTS

3. Demonstration of Character and Business Experience

- The applicant clearly demonstrates their ability to financially manage the proposed location.
- The applicant clearly provides detailed information related to their business management experience.

4. Potential effects the proposed license may have on surrounding district

- The proposed site is NOT located within 500 feet of a public school or church.
- The proposed site will cohesively fit within the commercial district.
- The proposed site is NOT located near or within proximity to a liquor license of a similar type.
- The proposed site is a complementary use to commercial and office development.
- The proposed site has adequate parking and will not adversely effect traffic flow.

BIZ CHARACTER & EFFECTS COMMENTS

- Financials confirmed & proven track record
- No directly identified negative effects are known in the area
- Jars recent opening has increased traffic. Traffic should slow after the initial excitement dies down
- Site is near T-11, Tailgaters, Wine & Brew, Big Ten Party Store All with similar models
- Priority to local contractors & spending
- proactive small business support

KNOWN RESTRICTIONS

5. Known restrictions of the applicant

- Applicant has previously had a liquor license revoked or not renewed in Michigan?
- Applicant is a co-partner or partnership where not all members would qualify to hold a liquor license.
- Applicant is a corporation where not all members would qualify to hold a liquor license.
- Applicant is convicted of a crime punishable by death or imprisonment in excess of one year, a crime involving dishonesty, theft, false statements, or crimes involving alcohol.
- Applicant can not establish that the license will be used in six (6) months after issuance.
- The proposed location does not support commercial zoning, land, or building use.
- Applicant has personal property taxes, real property taxes, or other obligations that are past due owed to the Township.

KNOWN RESTRICTION COMMENTS

- No known restrictions were identified in the application
- 3520 Okemos Road, Suite 5 is indicated in MLC investigation

MERIDIAN TOWNSHIP LIQUOR LICENSE

REQUEST FOR LIQUOR LICENSE ISSUANCE, TRANSFER, OR RENEWAL CRITERIA

#05-2024 Liquor License Ordinance Reservation of Authority

No Applicant for a License has a right to the issuance of such License to him, her, or it, and the Township Board reserves the right to exercise reasonable discretion to determine who, if anyone, shall be entitled to the issuance of such License.

PROPOSED BENEFITS

6. Proposed benefits to the community continued

- The proposed site would not have an adverse effect on the economic vitality of the Township or the commercial district.
- The applicant has demonstrated a public need or convenience that the proposed liquor establishment will provide.
- The applicant has demonstrated the uniqueness of the proposed location when compared to other existing or proposed liquor establishments.
- The applicant has demonstrated the proposed establishment will be a permanent feature of the Township and further provided evidence of how the issued license will assist in the further investment in the Township.
- The license type of the proposed location will support the redevelopment of a priority area of Meridian Township.
- The licensed establishment will provide additional jobs in a priority redevelopment area of Meridian Township.
- The proposed site will not negatively affect policing or code enforcement activities.

PROPOSED BENEFIT COMMENTS

• Site to soon achieve CoFO w/ final inspections within the week

• Township has approved Recreational marijuana at this location

• Request is for a quota affecting and the Township is limited in the number of available SDD's which have a market value of \$100K in Ingham County.

REVIEWER ACKNOWLEDGMENT

Date Review Conducted:

10.25.24

Reviewer Recommendation:

AE

I have reviewed the application for liquor license and have provided my recommendation

Employee Signature

11.15.24

Date

NUMERICAL CRITERION REPRESENTATION

74/22

The value expressed above relates only to the key criteria addressed in the Meridian Charter Township Liquor License ordinance and those presented in the submitted application. The weight given to each item of the criteria identified in the ordinance is intended to be within the sole discretion of the Township Board. An applicant must demonstrate that the proposed business meets the required criteria of the licensing policy.

| | |
|--|---------------------------------|
| Internal Review Only | |
| Date Received: <u>10/16/24</u> | Non-Refundable Fee \$1000 |
| Date Sent to Depts.: <u>10/16/24</u> | Paid: <u>VAC</u> |
| Response PD: _____ | Response Fire: _____ |
| Response Bldg.: <u>None Applicable</u> | Response Planning/Zoning: _____ |
| Twp Board Action: _____ | Final Action: _____ |
| Circle One Type: Class C <input checked="" type="radio"/> SDM <input type="radio"/> SDD Other: _____ | |
| Check One: New <input checked="" type="checkbox"/> Transfer _____ | |

A Non-refundable fee of \$1000.00 must accompany this application

By filling out this application form in full and attaching the materials requested, you will assist in the efficient review of your application for a liquor license. Please include any additional information or materials you believe will help the Township to review your proposal. This application must bear the signature of the property owner, business representative(s)/authorized ownership interests, and the applicant or applicant's representative (if different than the property owner). Applicants will be notified of incomplete applications.

1. CONTACT INFORMATION

| | | | |
|------------|-----------------------|-----------|------------------|
| First Name | Jamie | Last Name | Garmo |
| Address | 21445 HOOVER RD. #101 | | |
| City/State | Warren | Zipcode | 48089 |
| Phone | 248-880-7518 | Email | jamie@mgmt10.com |

2. LOCATION OF BUSINESS

| | | | |
|------------------------------|-----------------------|----------|-------|
| Business Name/DBA/Legal Name | | | |
| 3520 Spirits LLC | | | |
| Address | 21445 HOOVER RD. #101 | | |
| City | Warren | State | MI |
| | | Zip Code | 48089 |

Parcel ID Number

Suite 5 needs to be listed

Circle Liquor License Class Type: Class C SDM SDD Other: _____

Property's Existing Zoning

Property's Existing Use of Parcel

Describe the Street/Road on which the property is situated:

Describe all the Land Uses surrounding the property, including those on each side, behind, and across the street from the property in question:

State the total square footage of each building proposed on the property:

Seating Capacity

Describe the Day-to-Day Operation of the proposed business:

Has there been an application for any other liquor license as this location?

Yes ___ No

If Yes, describe the license type and the date of issuance:

3. **APPLICANT INFORMATION-** This license will be held by:

- An Individual (**Attach** copy of any Assumed Name Certificate)
- A Partnership (**Attach** a copy of Partnership Certificate)
- A Corporation (**Attach** a copy of Articles of Incorporation)
- A Limited Liability Corporation (**Attach** a copy of Articles of Incorporation)

4. **APPLICANT INFORMATION** (Complete for each owner/partner/officer/stockholder/resident agent, etc., attach additional sheets if needed.)

Name

Type of Interest in Business Date of Birth

Driver's License Number

Street Address

City State Zipcode

Cellphone/Business Phone

Email

Have you lived at the same address the last two years? Yes No

If you answered No, list any other residence addresses you have lived in the past two years:

Street Address City

State Zipcode

5. **Attach** a copy of the applicant's driver's license

6. If the Licensed Premise is to be located in a proposed/existing building for which site plan approval has not been obtained, **Attach** a conceptual plan showing proposed building elevations, floor plans, seating arrangements, site dimensions and parking areas ,

7. **Attach** a preliminary site plan drawing, showing the relationship of the proposed or existing building to the surrounding property and uses, including proposed parking facilities and lighting. An Architect's rendering or a clear photograph of the building must accompany the preliminary site plan.

8. **Attach** a statement as to the Applicant's experience in owning, managing, operating, and/or financing this type of business or any related business, including previous business references.

9. **Attach** a statement demonstrating that the proposed location and operation methods will not detrimentally and unreasonably impact nearby property owners, businesses, and residents.

10. **Attach** a statement and supporting documentation providing evidence that the Applicant is financially capable of meeting the obligations and business undertaking of which the license is to be issued.

11. **Attach** information and documentation of any previous License application(s) to the Michigan Liquor Control Commission, License history, and denial history of the Applicant and any affiliate as possible.

12. **If this application involves the transfer of a Class C Liquor License within three (3) years of its original date, a copy of the executed and binding contract for the buy/sell of the License and or the business for review must be attached.**

4. **APPLICANT INFORMATION** (Complete for each owner/partner/officer/stockholder/resident agent, etc., attach additional sheets if needed.)

Name

Type of Interest in Business Date of Birth

Driver's License Number

Street Address

City State Zipcode

Cellphone/Business Phone

Email

Have you lived at the same address the last two years? Yes No

If you answered No, list any other residence addresses you have lived in the past two years:

Street Address City

State Zipcode

5. **Attach** a copy of the applicant's driver's license

6. If the Licensed Premise is to be located in a proposed/existing building for which site plan approval has not been obtained, **Attach** a conceptual plan showing proposed building elevations, floor plans, seating arrangements, site dimensions and parking areas ,

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12. If this application involves the transfer of a Class C Liquor License within three (3) years of its original date, a copy of the executed and binding contract for the buy/sell of the License and or the business for review must be attached.



13. PROPERTY OWNER

Name

Date of Birth Driver's License No.

Street Address City

State Zipcode Cellphone/Business Phone

Email

14. BUSINESS HISTORY

Does the Applicant currently hold any other Liquor License? Yes No

If Yes, circle the License type: Class C SDM SDD Other: _____

Business Name and Business ID#

Year the License was issued

Street Address City

State Zipcode

Has the Applicant previously held any other Liquor License? Yes No

If Yes, list the Business Name:

Year the License was obtained:

Street Address City

State Zipcode

Has the Applicant ever had a Liquor License suspended or revoked? Yes No

If Yes, circle the license type: Class C SDM SDD Other: _____

If Yes, list the Business Name:

Business Name and Business ID#

Street Address City

Year the License was revoked:

15. VIOLATION HISTORY

Has Applicant/Partner/Officer/Manager/Resident Agent been convicted of: (attach additional sheets if necessary)

- A felony
- Operating under the influence of Liquor or a controlled substance
- Operating with an unlawful bodily alcohol level
- Operating while intoxicated
- Operating while visibly impaired
- Selling/furnishing alcohol to a person under 21

| Name | Date of Conviction | Arresting Agency | Nature of Offense | Punishment(not including fines/costs) |
|------|--------------------|------------------|-------------------|---------------------------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Does the Applicant/Partner/Officer/Manager/Resident Agent have a permit to carry a concealed weapon?

Yes No

Do you plan to keep a weapon on the premises? Yes No

16. RELEVANCE TO COMMUNITY & DEVELOPMENT GOALS

Describe what you believe are the overall benefits the proposed establishment will provide to Meridian Township that are unique, attractive, enhancing, and supportive of the economic development strategies of the community.

See attached description



Describe how the proposed establishment will provide a unique experience that other liquor license holders in Meridian Township, do not currently provide.

See attached description

List the number of Full-time employees the establishment will hire

3

List the number of Part-time employees the establishment will hire

3

Describe what efforts will be made to hiring local contractors, local employees, etc. to support your business

See attached description

17. CERTIFICATION OF APPLICATION & MATERIALS

I/We, the undersigned applicant(s), give permission to the Officials of the Charter Township of Meridian and its Consultants to enter the property that is the subject of this Application for the purposes of inspection to review and verify the information on the application. An inspection of this type will only occur during business hours and will include only entry into a building upon a mutually agreeable arrangement with the applicant and/or property owner.

I/We, the undersigned applicant(s), have read and understand each and every provision and requirement of the **Meridian Charter Township Code 2024-05** regarding the regulation of sales of liquor in the Township; and I will provide such other information that the Township requests and deems necessary, in its reasonable discretion, to discover the truth of the matters required to be set forth in this application or required by Township Ordinances.

I/We, the undersigned applicant(s), hereby swear that all of the statements, answers and information I have provided as part of this application are true, accurate and complete to the best of my knowledge. And I/we understand and acknowledge that any falsehoods or misrepresentation contained in such statements, answer or information can, among other things, be the cause of denial of the requested license and cause for the revocation of any license issued to the applicant under Chapter Six (6) of the Meridian Township Code.

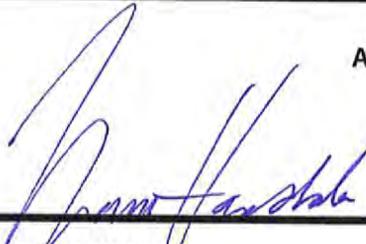
I/We, understand and agree that adult entertainment will not be permitted in the establishment. Adult entertainment includes but is not limited to, nudity, nude dancing, lap dancing, topless dancing, wet t-shirt contests, or any actual or simulated sexual acts. I understand and agree that permitting adult entertainment in the establishment is grounds for the Township to request that the State revoke any liquor license issued for the establishment.

I have additional attachments to supplement the Application

18. OATH

I/We, swear and affirm that if this application is granted and a license is issued, I will not violate any applicable laws or ordinances of the State of Michigan, County of Ingham, or Charter Township of Meridian in the conduct of business.

AUTHORIZED SIGNATURES



APPLICANT SIGNATURE

Nemer Haddad

10-22-24

APPLICANT NAME PRINTED

DATE

3320 Spirits LLC

Alan Shamoun
 Notary Public State of Michigan
 Acknowledged before me on October 22, 2024
 In Macomb County, Michigan
 My Commission Expires: 2-9-30
 Acting in Oakland County, Michigan



PROPERTY OWNER SIGNATURE (IF APPLICABLE)

Derrick Gregis

10/22/24

PROPERTY OWNER NAME (IF APPLICABLE)

DATE

3520 Okemos Road LLC

Alan Shamoun
 Notary Public State of Michigan
 Acknowledged before me on October 22, 2024
 In Macomb County, Michigan
 My Commission Expires: 2-9-30
 Acting in Oakland County, Michigan





BUILDING PERMIT APPLICATION
CHARTER TOWNSHIP OF MERIDIAN
 5151 MARSH ROAD, OKEMOS, MI 48864-1198
 BUILDING DIVISION PHONE: (517) 853-4500
 meridian.mi.us

PLEASE PRINT

| | | | |
|---|---|---|--|
| Date: <u>10/16/24</u> | | Description of Work: <u>new business (Liquor Store)</u> | |
| Project Name: <u>3520 Spirits</u> | | Project Address (and Suite #): <u>3520 Okemos Rd. Suite 5</u> | |
| Lot No. and Subdivision: <u>n/a</u> | Email Address: <u>jamie@mgmt10.com</u> | | |
| Owner Name: <u>3520 Spirits LLC</u> | Mailing Address if different than job address: <u>21445 Hoover rd. #101 WARREN MI 48089</u> | Telephone: <u>748-880 7518</u> | |
| Contractor Name and Email Address: | Contractor Phone: | Contractor License # and Expiration Date: | |
| Contractor Street Address, City, State, Zip: <u>n/a</u> | | | |
| Engineer/Architect: | Street Address, City, State, Zip, Phone, Registration Number: | | |
| Size of Structure: <u>1,500 sf</u> | Valuation of Work \$: <u>n/a</u> | Permit Fee \$: <u>\$100.00</u> | |

NOTICE: This permit becomes null and void if work or construction is not commenced within six months, or if work or construction is suspended or abandoned for a period of six months at any time after work is commenced.

A true copy of the plans of said building is attached. It is understood that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

"Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subjected to civil fines."

Applicant Signature: [Signature] Date: 10-16-24

Federal I.D Number _____ Insurance Name/Policy Number _____

| | | | |
|--|-----------------------|---|------------|
| Parcel No. _____ | Zoning District _____ | Occupancy Group _____ | Code _____ |
| Water/Sewer: <input type="checkbox"/> Private <input type="checkbox"/> Public Permit No. _____ Driveway Permit No. _____ | | | |
| Soil Erosion Permit No. _____ | | | |
| Existing Structure or Use <input type="checkbox"/> Conforming <input type="checkbox"/> Non Conforming If Non Conforming Assessed Value of Structure _____ | | Proposed Structure <input type="checkbox"/> Conforming <input type="checkbox"/> Non Conforming Variance Granted/Date _____ | |

| | | | |
|---|------------------------------|------------|------------|
| Application accepted by _____ | | | |
| Date _____ | Building Permit Number _____ | | |
| Fee Received _____ | Receipt No _____ | Date _____ | By _____ |
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied | Building Official _____ | | Date _____ |
| Special Conditions _____ | | | |
| | | | |
| | | | |

NOTE: Separate applications must be completed for Plumbing, Electrical and Mechanical permits. Revised 8.21.24

Describe all the land uses surrounding the property, including those on each side, behind, and across the street from the property in question.

35230 Okemos Road is the subject property, known as the The Jolly Oak Plaza. It is a commercial strip mall filled with various neighboring tenants - it is located off Okemos Road in the Township's C-2 Commercial Zoning District. According to the Township's Zoning Code, the C-2 District was established to serve as a community level trade area, allowing patrons to have various transportation options that will reach "a wide variety of business enterprises." To allow for multiple transportation options, C-2 District development is typically compact and densely grouped, so as to generate a larger volume of pedestrian traffic and vehicular traffic.

The proposed location fits that description, as it is situated within one of several other commercial plazas within walking and driving distance along Okemos Road and Jolly Road. The proposed facility's neighboring tenants are commercial retail stores by nature, such as Bigby's, Subway, and 7-Eleven. Across the street and around the proposed facility are various other restaurants, hotels, shops, and commercial offices, such as the following: Hampton Inn & Suites, PGA Pharmacy, Snap Fitness, and Michigan First Mortgage Bank. Behind the Plaza is an Arby's fast food restaurant, as well as luxury car dealerships for Porsche, BMW, and Mercedes.

Located in the Jolly Oak Plaza, which is a commercial strip mall filled with various neighboring tenants, the proposed location is ideal for a premium, yet value-driven off-premises liquor store. There are no sensitive uses near the plaza, such as schools, daycare centers, or any minor-related businesses.



Form Revision Date 02/2017

ARTICLES OF ORGANIZATION
 For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

3520 SPIRITS LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Article III

The duration of the limited liability company if other than perpetual is:

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: JAMIE GARMO
2. Street Address: 21445 HOOVER RD.
 Apt/Suite/Other: #101
 City: WARREN
 State: MI Zip Code: 48089

3. Registered Office Mailing Address:
 P.O. Box or Street Address: 21445 HOOVER RD.
 Apt/Suite/Other: #101
 City: WARREN
 State: MI Zip Code: 48089

Signed this 9th Day of May, 2024 by the organizer(s):

| Signature | Title | Title if "Other" was selected |
|-------------|-----------|-------------------------------|
| JAMIE GARMO | Organizer | |
| | | |

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

3520 SPIRITS LLC

ID Number: 803214617

received by electronic transmission on May 09, 2024 ***, is hereby endorsed.***

Filed on May 10, 2024 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 10th day of May, 2024.

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

Premises Structure & Designated Space



**ROCKWOOD
DESIGN
PETER B. HOLZ
ARCHITECT**

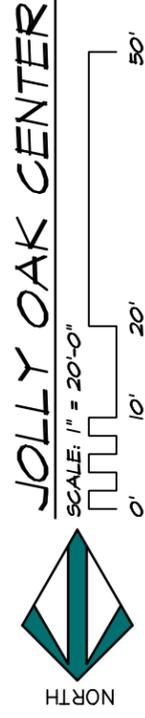
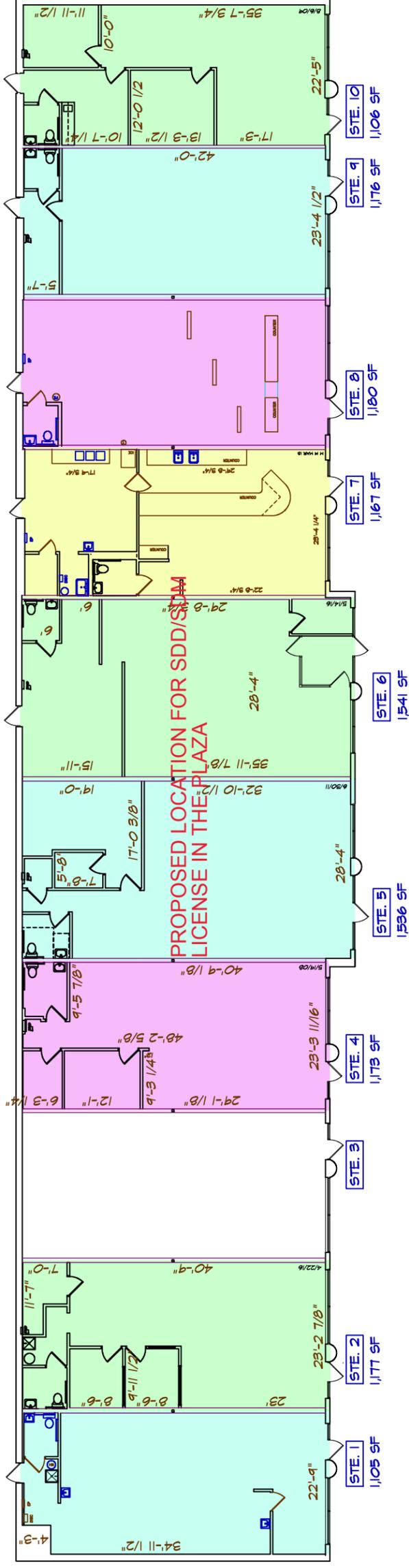
2215 Burcham Drive
E. Lansing, MI 48823
(517) 290-6780
pete@rockwood3.com

Jolly Oak Center

EXISTING CONDITIONS

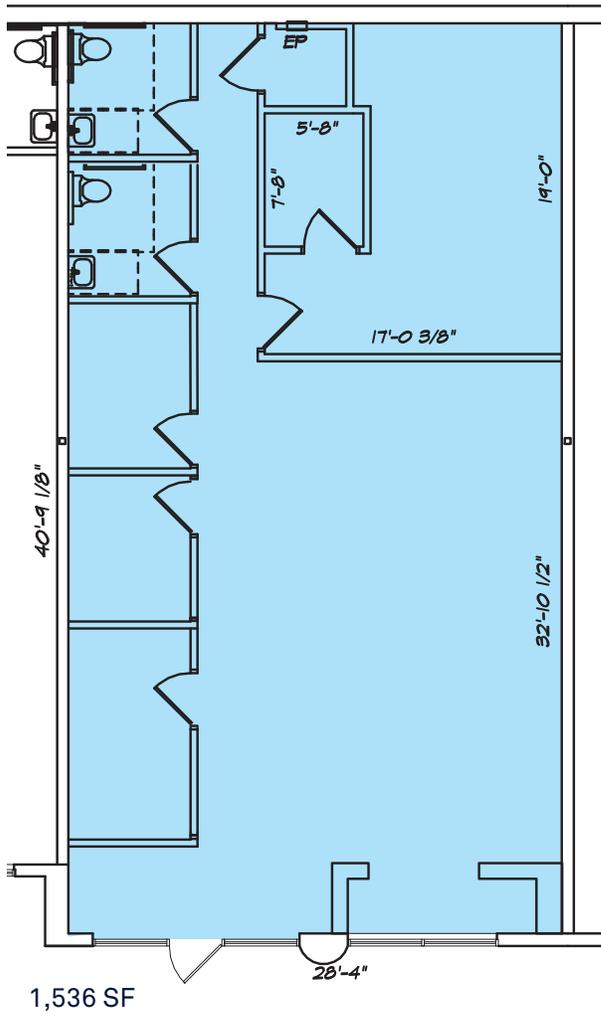
3520 OKEMOS ROAD
OKEMOS, MI 48864

DRAWN BY: PBH
VERSION: DCAD V. 17
PLOT DATE: WEDNESDAY, NOVEMBER 14, 2018
© 2018 ROCKWOOD DESIGN, P.C.
ALL RIGHTS RESERVED. ALL PARTS OF THESE DRAWINGS MAY BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



| | |
|----------------|-------------------------|
| SHEET TITLE | ARCHITECTURAL PLAN |
| LATEST DATE: | UPDATED M 19 MARCH 2018 |
| SHEET NO. | A-1 |
| PROJECT NUMBER | 11-37 |

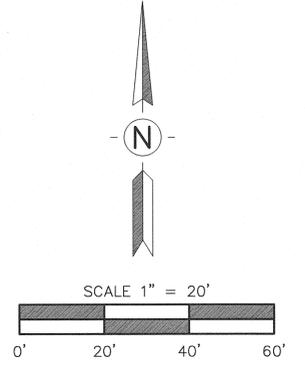
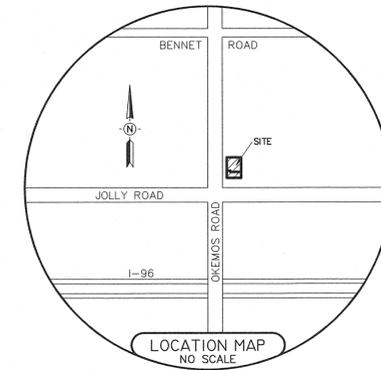
FLOOR PLAN:



FOR: JOLLY OAK, LLC

SITE PLAN

"3520 OKEMOS ROAD, OKEMOS, MI 48864"



WITNESSES TO SECTION CORNERS:

South 1/4 corner, Section 33, T4N, R1W, Liber 9, Page 511
 Found Remon bar and cap in monument box, in C/L of Jolly and Okemos Roads
 Found nail and tag #12034, Southwest side power pole, S50°E, 60.51'
 C/L sanitary manhole, N30°E, 60.10'
 C/L sanitary manhole, S51°W, 77.33'
 Southeast bolt in sign base, N43°W, 61.65'

Center of Section 33, T4N, R1W, Liber 3, Page 255
 Found iron in monument box in centerline of Jolly Road
 Found nail & tag #12034 South side utility pole, S85°W, 33.10'
 Found nail & tag #12034 Northeast side utility pole, N40°W, 116.52'
 Found nail & tag #12034 Northwest side utility pole, N40°E, 115.00'
 Found nail & tag #18989 North side utility pole, N75°E, 52.62'

Southeast corner Section 33, T4N, R1W, Liber 9, Page 517
 Found Remon, disk #30090 in mon box centerline of Jolly
 Found nail and tag #30090, Northeast side utility Pole, N55°W, 50.07'
 Found Southwest corner brick of house, N15°E, 103.10'
 Found Remon, disk #28414, West, 72.65'
 Found Northwest corner Square catch basin at back of curb, N45°E, 33.35'

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed and divided into several parcels, at the direction of said parties, a parcel of land previously described as:

(As provided)
 Tax ID: 33-02-02-33-452-010
 BEG @ THE S 1/4 COR SEC 33 -N 89 DEG 46'40"E ALNG S SEC LN 50 FT -N 0 DEG 04'28"W PLL WITH NS 1/4 LN 217 FT TO POB -N 0 DEG 04'28"W 284.6 FT -N 89 DEG 46'40"E PLL WITH S SEC LN 197.5 FT -S 0 DEG 04'28"E 284.6 FT -S 89 DEG 46'40"W 197.5 FT TO POB ON SE 1/4 OF SEC 33, T4N R1W

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

Parcel A:

A parcel of land in the Southeast 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 33; thence N89°46'40"E along the South line of said Section 33 a distance of 50.00 feet; thence N00°04'28"W parallel with the North-South 1/4 line of said Section 33 a distance of 317.00 feet to the point of beginning of this description; thence continuing N00°04'28"W parallel with said North-South 1/4 line 184.60 feet; thence N89°46'40"E parallel with said South section line 197.50 feet; thence S00°04'28"E parallel with said North-South 1/4 line 202.63 feet; thence N89°48'31"W 147.43 feet; thence N00°18'47"W 16.96 feet; thence S89°46'40"W parallel with said South section line 50.00 feet to the point of beginning; said parcel containing 0.89 acre more or less; said parcel subject to all easements and restrictions if any.

Parcel B:

A parcel of land in the Southeast 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 33; thence N89°46'40"E along the South line of said Section 33 a distance of 50.00 feet; thence N00°04'28"W parallel with the North-South 1/4 line of said Section 33 a distance of 217.00 feet to the point of beginning of this description; thence continuing N00°04'28"W parallel with said North-South 1/4 line 100.00 feet; thence N89°46'40"E parallel with said South section line 50.00 feet; thence S00°18'47"E 16.96 feet; thence S89°48'31"E 147.43 feet; thence S00°04'28"E parallel with said North-South 1/4 line 81.97 feet; thence S89°46'40"W parallel with said South section line 197.50 feet to the point of beginning; said parcel containing 0.39 acre more or less; said parcel subject to all easements and restrictions if any.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided in Title Commitment No. 280707LANS, Revision No. 1 provided by client)

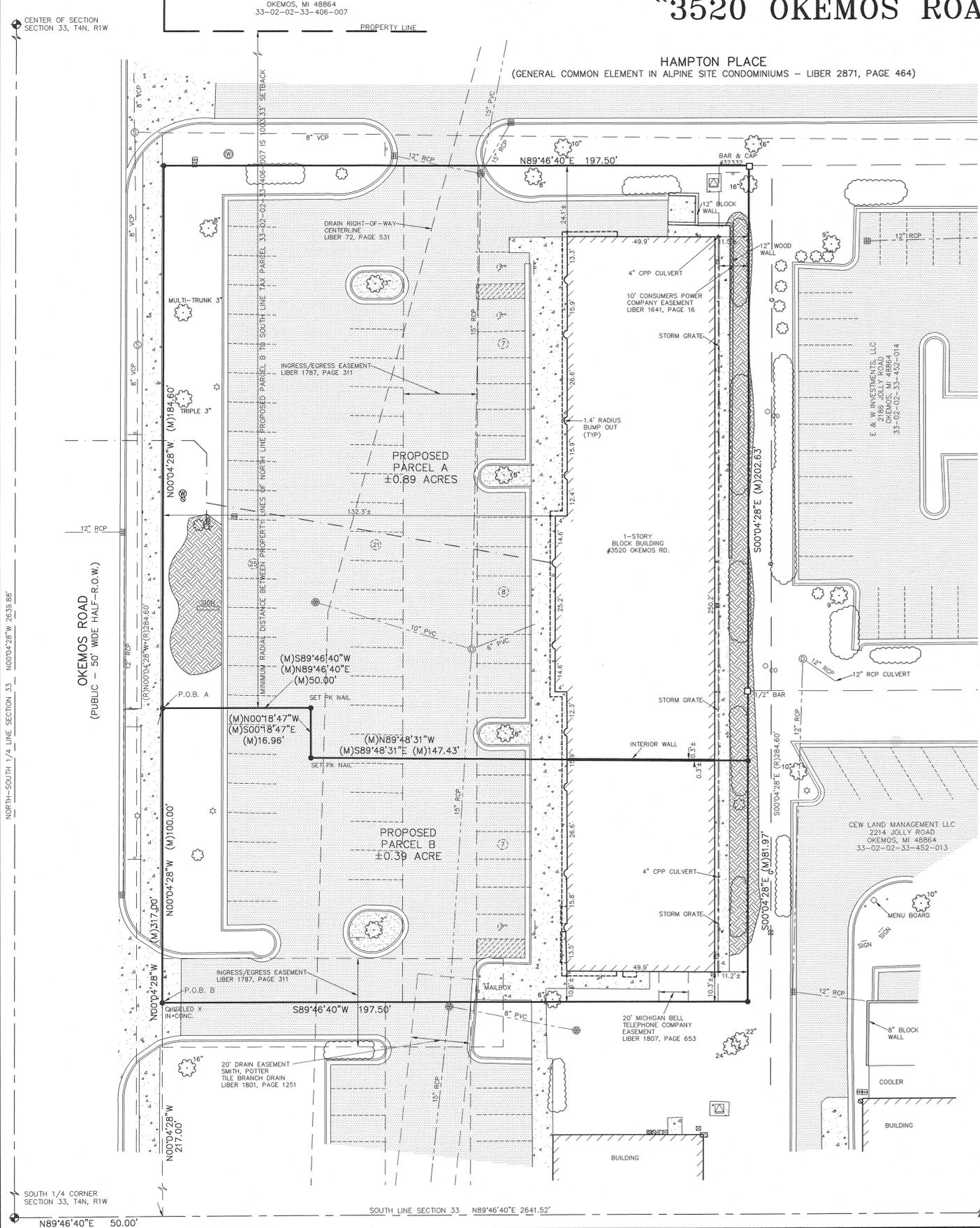
- Item 11: Centerline of route of drain right-of-way as described in Liber 72, Page 531, crosses parcel, is plottable and shown hereon. No width defined.
- Item 12: Michigan Bell Telephone Easement as recorded in Liber 1371, Page 810, does not cross parcel therefore not shown hereon.
- Item 13: Michigan Bell Telephone Easement as recorded in Liber 1371, Page 811, does not cross parcel therefore not shown hereon.
- Item 14: Grant of Easement as recorded in Liber 1546, Page 134, does not cross parcel, therefore not shown hereon.
- Item 15: Consumers Energy easement as recorded in Liber 1641, Page 16, crosses parcel, is plottable and shown hereon.
- Item 16: Ingress/egress easements as recorded in Liber 1787, Page 311, cross parcel, are plottable and shown hereon.
- Item 17: Smith, Potter Tile Branch Drain right-of-way as recorded in Liber 1801, Page 1251, crosses parcel, is plottable and shown hereon. Stormwater detention right-of-way per said document does not cross subject parcel, therefore not shown hereon.
- Item 18: Michigan Bell Telephone Company easement as recorded in Liber 1807, Page 653, crosses parcel, is plottable and shown hereon.
- Item 19: Location of sanitary easement per 2822, Page 152; legal description in said document describes a centerline starting at a point of commencement and ending at a point of beginning - no real area is described, therefore not shown hereon.
- Item 20: Keith Branch Drain of the Potter Tile Branch No. 12 Drain as recorded in Liber 3060, Page 282, does not cross parcel, therefore not shown hereon.
- Item 21: Area in crossing permit per document No. 2017-033569 for fiber optic to cross under a 15" pipe within the Smith Consolidated Drain within Hampton Place, approximately 116 feet East of the East curb of Okemos Road; no specific location of fiber optic is plottable, therefore not shown hereon.
- Item 22: Area in crossing permit per document No. 2017-033570 does not cross parcel, therefore not shown hereon.
- Item 23: Area in crossing permit per document No. 2017-033571 does not cross parcel, therefore not shown hereon.

LEGEND

- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = LANDSCAPING
- = GRAVEL
- = BUILDING OVERHANG
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = HEDGE LINE
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH
- ⊙ = SANITARY MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊗ = WATER MANHOLE
- ⊖ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊗ = CATCHBASIN
- ⊙ = SANITARY CLEANOUT
- ⊖ = ASPHALT
- ⊙ = VALVE
- ⊖ = UTILITY POLE
- ⊙ = GRAVEL
- ⊖ = GUY POLE
- ⊙ = GUY WIRE
- ⊖ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊖ = HANDHOLE
- ⊙ = UNDERGROUND TELEPHONE
- ⊖ = ELECTRIC METER
- ⊙ = GAS METER
- ⊖ = WATER METER
- ⊙ = SOIL BORING
- ⊖ = SIGN
- ⊙ = POST
- ⊖ = AIR CONDITIONING UNIT
- ⊙ = MONITORING WELL



| REVISIONS | COMMENTS | KEBS, INC. ENGINEERING AND LAND SURVEYING | |
|------------|----------------------|---|-------------|
| 08/05/2019 | ORIGINAL | 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM | |
| 08/06/2019 | ADDED WORD "SETBACK" | Marshall Office - Ph. 269-781-9800 | |
| 08/07/2019 | ADDED EASEMENTS | DRAWN BY: SSF SECTION 33, T4N, R1W | |
| | | FIELD WORK BY: SW | JOB NUMBER: |
| | | SHEET 1 OF 1 | 95571.BND-1 |



Statement as to the Applicant's experience in owning, managing, operating, and/or financing this type of business or any related business, including previous business references.

Both partners of 3520 Spirits LLC Nemer Haddad and Derrick Gergis, have extensive experience operating retail facilities in Michigan's regulated industry, for both marijuana, as well as liquor. Each partner's professional experience is outlined below.

Nemer Haddad:

Drawing on 17+ years as a commercial, mixed-use real-estate developer, Mr. Nemer Haddad, transitioned more heavily into the regulated retail industry in Michigan by successfully developing and managing adult-use and medical marijuana facilities throughout the state. Nemer is well versed in compliance-based and regulatory retail sales - not limited to only cannabis, which is an emerging, strict, and regulatory framework highly monitored by the state; His professional history also includes owning and operating twenty-four whole-sale and retail jewelry stores known as Check and Gold, and a residential real estate appraisal company.

Nemer eventually sold these businesses as they became the targets of much larger corporations trying to bring them into the fold of their operations. Granted both Medical Marijuana Facilities Licensing Act ("MMFLA") licenses and Michigan Regulation and Taxation of Marijuana Act ("MRTMA") licenses between 2016 to present, Nemer has since acquired several permits to operate medical and recreational marijuana facilities in Traverse City, Ann Arbor, Detroit, Grand Rapids, Ypsilanti, Meridian Township, Pontiac, and Owosso. Between 2016 and 2019, Nemer located, acquired, developed, and licensed several properties throughout those aforementioned cities, and sold them to existing operators, as his initial interest was in the real estate.

Given the strict banking regulations on cannabis, these operations have been funded by owner-contributions and minor private debt, and have been successful in doing so due to Nemer's comprehensive business experience, and management of finances. It was early on in the building of his team that Nemer connected with Mr. Derrick Gergis, his partner in this venture in operating the liquor store in the plaza. Nemer and Derrick both own the plaza, so there is continuity in the operation of the liquor store, as well as the real estate itself.

Derrick Gergis:

A 15-year veteran of the real estate industry as a business owner, general contractor, and developer, Derrick is highly experienced in the strict regulatory compliance and technicalities surrounding building rehabilitation, design, construction, and all aspects of development. Introduced to entrepreneurship at a young age, Derrick spent his early adulthood working in his family's retail liquor store in Novi, Michigan, developing a knack for regulated, family-run business operations. He helped his father operate and manage the liquor store by ordering and placing inventory, assisting with sales, and financial accounting, and has a decade long

professional experience in doing so. As his family expanded into other retail markets, Derrick set out on his own to pursue opportunities in the real estate market. Derrick's independent business ownership has granted him not only refined business acumen but also strong leadership capabilities.

Derrick is both a real estate developer and general contractor, having acquired, designed, and built hundreds of commercial properties throughout the State of Michigan. Derrick rehabilitated defunct and dilapidated buildings, and constructed ground-up builds. To date, Derrick has built dozens of state-of-the-art cultivation facilities, which are highly regulated - the way in which these facilities are built are outlined in state statutes that dictate the type of equipment that needs to be used, placement of security cameras, size of the particular rooms, types of fire-rated walls and life safety, etc. Leveraging his background in commercial real estate development, he has formed partnerships with the most esteemed and established architects, engineers, and construction trade professionals throughout the Midwest.

Beyond his extensive real estate experience, Derrick also built an auto-detailing company, Midwest Detail, Inc., through which he owned and operated approximately 10 shops throughout the Detroit metropolitan area and managed a staff of over 60 people. A hands-on owner, Derrick managed budgets, created business plans, arranged financing, and hired staff, thereby gaining a wide breadth of versatile commercial skills.

It was also around this time, in the late 2000's when the State of Michigan authorized the marijuana caregivers that Derrick registered as a caregiver and began constructing the first of dozens of marijuana facilities that he would build throughout his tenure. Fast forward 10+ years, he owns, manages, and directs a 200,000 SF+ greenhouse operation, which he developed and constructed. This greenhouse is located in Kingman, AZ and is licensed by the State of Arizona's cannabis agency.

Business References

Clarence Rivette - The Wirt-Rivette Group
clarenceR@WRGmi.com (989) 233.5191

Nicholas Groves - Valbridge Property Advisors
ngroves@valbridge.com (517) 336-0001 ext304

David Halabu - Group 10 Capital Management
david@10llc.com (305) 213-7625

Bob Baldori - Baldori Law
boog@boog.com (517) 927-7928

Roena Arapi - SMA Associates
rarapi@s-m-associates.com (248) 458-6903

Ray Sulaiman - Modern Vision Security
ray@modernvisionsecurity.com (586) 354-5783

Steven Jaboro - Benchmark Financial
sjaboro@ben-fin.com (248) 412-3434

Statement demonstrating that the proposed location and operation methods will not detrimentally and unreasonably impact nearby property owners, businesses, and residents.

The Applicant's proposed liquor store at Jolly Oak Plaza will seamlessly integrate into the surrounding neighborhood and commercial environment without causing any detrimental or unreasonable impact on nearby property owners, businesses, or residents. The location is consistent with the Township's C-2 Commercial Zoning District, which was designed to serve as a community-level trade area supporting a wide variety of business enterprises. The store's operations will align with the established character of the area, which already consists of similar retail and commercial establishments, such as Bigby's Coffee, Subway, and 7-Eleven, among others.

The compact, pedestrian-friendly nature of the C-2 District, along with its proximity to major roadways like Okemos Road and Jolly Road, supports higher volumes of both pedestrian and vehicular traffic. Our liquor store will cater to these existing traffic patterns, providing a convenient option for shoppers while minimizing any disruption to the flow of nearby businesses. Additionally, the location's accessibility via Bus Stop 3933 and its proximity to Interstate Highway 96 make it a natural fit within the broader commercial landscape of the district.

In terms of operation, the proposed store will be commercial and retail by nature, with a layout and function similar to other stores in the area. The design will include a sales floor with secured inventory displays, a back office for management, and a check-out area—all typical features of retail operations that are familiar and non-disruptive to the surrounding environment.

Because the store fits within the district's zoning requirements and matches the commercial characteristics of nearby properties, it will not introduce any unreasonable or out-of-character activities to the area. Instead, it will serve as a natural addition to the mix of businesses, enhancing local retail options without causing undue burden on neighboring properties or residents.

Thus, the Applicant's proposed liquor store will harmonize with the existing commercial landscape, offering a high-quality retail experience without detrimentally impacting the community.

Describe what you believe are the overall benefits that the proposed establishment would provide to the Township that are unique, attractive, enhancing, and supportive of the economic development strategies of the community.

The proposed liquor store is not only financially viable but also a catalyst for economic revitalization, community engagement, and long-term growth within Meridian Township, aligning seamlessly with the community's strategic economic goals. The Applicant's focus on product diversity, regulatory compliance, and support for the local economy will be the factors that distinguish it from other operations.

The Applicant has already made significant investments in the community, with over \$5 million spent on purchasing, developing, and renovating Jolly Oak Plaza. This project, alongside the proposed liquor store, demonstrates a long-term commitment to the area's economic health, revitalizing underutilized commercial space and beautifying an outdated facade, which aligns with broader efforts to attract business and improve local infrastructure.

By occupying a vacant unit in the plaza, the proposed liquor store will bring a thriving business where there currently is none, raising the taxable value of the property. The project will create new job opportunities for local contractors during construction and provide employment for local residents, thereby directly supporting the community's labor market and contributing to its economic recovery, especially in light of the commercial vacancies that arose post-pandemic.

The Applicant's liquor store, combined with their existing marijuana retail store, creates a diverse range of businesses in the plaza that cater to high-revenue customers. The liquor store will feature an extensive selection of premium liquor, wine, and craft beer, offering customers both high-end products and value-driven options. This focus on product diversity will attract a wide array of patrons, including those seeking unique or specialized beverages, enhancing the overall appeal of the business to the community. The addition of a premium selection differentiates the store, making it an attractive destination for consumers looking for both quality and variety.

The owners, Mr. Derrick Gergis and Mr. Nemer Haddad, bring considerable experience working in highly regulated markets through their operation of licensed medical and recreational marijuana facilities. Their knowledge of compliance and strict adherence to regulatory standards ensures that they fully understand the importance of following all rules promulgated by the Michigan Liquor Control Commission (MLCC). With this background, the Applicant is well-versed in the complexities of operating within a regulated framework, offering confidence that the liquor store will maintain full compliance with all applicable laws and regulations. Their prior success in the cannabis industry demonstrates their ability to meet stringent compliance requirements while running a profitable business, ensuring the liquor store will be operated with the same level of professionalism and regulatory adherence.

The proposed liquor store will attract more foot traffic, which benefits neighboring businesses like Bigby, Subway, and Arby's, creating a symbiotic relationship that boosts the local economy

and enhances the commercial appeal of the plaza. The Applicant's willingness to engage in business-to-business (B2B) partnerships with neighboring establishments further strengthens this ecosystem, offering collaborative opportunities that promote community engagement and mutual growth.

By prioritizing local contractors and service providers for the renovation and future maintenance of the liquor store, the Applicant not only contributes to the local economy but also aligns with the community's economic development strategy of fostering business growth through local partnerships. This approach promotes sustainable development and supports local businesses, reinforcing Meridian Township's focus on building a resilient local economy.

The Applicant's deep-rooted connection to Meridian Township, developed over the course of their involvement in the community's regulated cannabis market, underscores a strong alignment with the township's values of business growth, sustainability, and community development. Their plans for continued investment in the plaza, including future expansion and hiring local talent, reflects a shared vision for economic progress and underscores the liquor store as part of a broader strategy to enhance the township's commercial vitality.

The proposed plan to offer customers discounts when they present receipts from nearby businesses such as the local coffee shops, restaurants, nail salons, and dry cleaners demonstrates a proactive commitment to supporting small, locally owned businesses. This initiative fosters community engagement and further amplifies the local economy by encouraging consumers to support multiple businesses within the area.

Describe what efforts will be made to hiring local contractors and employees to support your business.

The Applicant is committed to supporting the local economy and ensuring that our operations benefit the surrounding community by making concerted efforts to hire local contractors and employees for our proposed establishment at Jolly Oak Plaza.

Local Contractors:

Both Nemer Haddad and Derrick Gergis have extensive experience in real estate development and retail operations across Michigan, and they have always prioritized working with local contractors in their previous projects. For this liquor store, the Applicant will continue this approach by actively seeking out local contractors for any necessary build-outs, renovations, and maintenance work. Derrick, in particular, has developed strong relationships with reputable architects, engineers, and tradespeople in Michigan through his work on commercial real estate and highly regulated facilities. The Applicant intends to leverage these relationships to find qualified, local professionals who understand the needs of the community and will contribute to the project's success.

By hiring contractors from the local area, we not only support the local economy but also ensure that the development reflects the character and needs of Meridian Township. Local contractors bring a familiarity with local building codes, regulations, and preferences, which will help ensure that our project aligns seamlessly with the community's expectations.

Local Hiring Initiatives:

The Applicant is committed to hiring local employees to staff the liquor store and will implement a local-first hiring policy. We will advertise job openings within Meridian Township and neighboring areas, giving priority to applicants from the local community. Our goal is to create job opportunities for individuals in the area, helping to reduce unemployment and promote economic growth within the township.

Moreover, the Applicant places a strong emphasis on staff training and development, ensuring that our employees are not only hired locally but are also provided with the skills and knowledge needed to excel in their roles. By focusing on customer service excellence and compliance in a regulated retail environment, our team members will be well-equipped to contribute to the success of the store while enhancing their own career prospects.

Commitment to Community Involvement:

In addition to hiring local contractors and employees, the Applicant is committed to being an active participant in the community, which includes engaging with local businesses and organizations to create mutually beneficial partnerships. Whether it's collaborating with local suppliers or participating in community events, we aim to integrate our business into the fabric

of Meridian Township, ensuring that our presence provides value beyond just economic contributions.



Outlook

RE: 3520 Spirits LLC - SDD/SDM Liquor License Application 10.15.2024

From Bart Crane <crane@meridian.mi.us>
Date Thu 10/31/2024 11:42 AM
To Amber Clark <clark@meridian.mi.us>
Cc Curt Squires <squires@meridian.mi.us>

Statement:

Police Department has no concern for these individuals having a CPL. It shows me that they are following the laws to obtain the license.

Bart



Captain Bart Crane
Services Division Commander
crane@meridian.mi.us
W 517.853.4800 | F 517.853.4097
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Amber Clark <clark@meridian.mi.us>
Sent: Thursday, October 31, 2024 11:08 AM
To: Bart Crane <crane@meridian.mi.us>
Subject: Re: 3520 Spirits LLC - SDD/SDM Liquor License Application 10.15.2024

Don't apologize that was on me. I couldn't remember if it was you or Curt. We are still in good time so no issue.

Amber Clark

Neighborhood and Economic Development Director

clark@meridian.mi.us

Office: 517.853.4568

5151 Marsh Road | Okemos, MI 48864

www.meridian.mi.us



From: Bart Crane <crane@meridian.mi.us>
Sent: Thursday, October 31, 2024 11:06 AM
To: Amber Clark <clark@meridian.mi.us>
Subject: RE: 3520 Spirits LLC - SDD/SDM Liquor License Application 10.15.2024

Sorry Amber,

Apparently I was not on the original distribution of this and am seeing it for the first time now. I will immediately look at this.

Bart



From: Amber Clark <clark@meridian.mi.us>
Sent: Thursday, October 31, 2024 10:54 AM
To: Tavis Millerov <millerov@meridian.mi.us>; Bart Crane <crane@meridian.mi.us>; Curt Squires <squires@meridian.mi.us>
Cc: Tim Schmitt <schmitt@meridian.mi.us>; Richard Grillo <grillo@meridian.mi.us>; Clerk's Office <clerksoffice@meridian.mi.us>; Michael Hamel <hamel@meridian.mi.us>
Subject: Re: 3520 Spirits LLC - SDD/SDM Liquor License Application 10.15.2024
Importance: High

Hello All,

Circling back on the application for liquor license at 3520 Okemos Road - on the other side of the "JARS" facility. Same building but different suite altogether. We are approaching the third week mark and I'd like to be able to place this one on an agenda before the end of the year.

From an Economic Development standpoint we are going to recommend the SDD and SDM license from the Township. Bart/Curt do you have any concerns that one of the owners has a concealed weapons permit? Would you like additional information about that on record? The initial application listed two owners but only included one notarized signature so I've included the signature of the other owner listed.

To quickly access the entire application and supporting documentation follow this pathway; [\sirius\shared\Community Planning & Development\Planning\MISC\LIQUOR](#)

LICENSES\2024\3520 Okemos Road (Jars Okemos). It's a large file and hard to send via email.

Amber Clark

Neighborhood and Economic Development Director

clark@meridian.mi.us

Office: 517.853.4568

5151 Marsh Road | Okemos, MI 48864

www.meridian.mi.us



From: Amber Clark <clark@meridian.mi.us>

Sent: Wednesday, October 16, 2024 12:21 PM

To: Michael Hamel <hamel@meridian.mi.us>; Curt Squires <squires@meridian.mi.us>; Brian Shorkey <shorkey@meridian.mi.us>

Cc: Tim Schmitt <schmitt@meridian.mi.us>; Richard Grillo <grillo@meridian.mi.us>; Clerk's Office <clerksoffice@meridian.mi.us>

Subject: Fw: 3520 Spirits LLC - SDD/SDM Liquor License Application 10.15.2024

Hello All,

Please see the attached liquor license application for 35520 Okemos Road Suite 5, Okemos, MI 48864. The applicant is requesting the Township to authorize the issuance of an SDD and SDM liquor license for the location. Until the Township Board grants the entity either license, Suite 5 is not authorized to sell alcohol to the public, regardless of certificate of occupancy at the site. I note this because this location is the established location for "Jars" Okemos. Until approval, if any activity resembles the sale of alcohol at this location, the tenant will not be in compliance and should be ordered to stop.

Please, within two weeks, provide comments on approval, partial approval, or denial of the application. To contact the applicant directly please contact;

Jamie Garmo

General Counsel

21445 Hoover Rd. #101

Warren, MI 48089

Mobile: (248) 880-7518

jamie@mgmt10.com

Thank you!

Amber Clark

Neighborhood and Economic Development Director

clark@meridian.mi.us

Office: 517.853.4568

5151 Marsh Road | Okemos, MI 48864

www.meridian.mi.us



From: Jamie Garmo <jamie@mgmt10.com>

Sent: Tuesday, October 15, 2024 1:15 PM

To: Amber Clark <clark@meridian.mi.us>; Tim Schmitt <schmitt@meridian.mi.us>

Subject: 3520 Spirits LLC - SDD/SDM Liquor License Application 10.15.2024

Hi Amber,
I hope you're doing well

Attached are the SDD and SDM liquor license application materials, along with the relevant

documentation for 3520 Spirits LLC. If you are unable to download the attachments, please find a link to the entire application [here](#).

3520 Spirits received conditional approval for both SDD and SDM liquor licenses at the proposed location, 3520 Okemos Road, from the MLCC on September 16, 2024. The approval letters are included with this submission. These approvals were granted as “new” licenses through a quota that expanded SDD license availability in Meridian Township, as you know.

I’ve mailed the application fee of \$1,000.00 to your office. I understand that once the fee is received, the application review will commence, which should take around 4-6 weeks. Does this 4-6 week lead time include the Board’s review and approval of the application, as well?

Kindly confirm receipt of the application, and as always, let me know if you have any questions.

Best Regards,

Jamie Garmo

General Counsel

21445 Hoover Rd. #101

Warren, MI 48089

Mobile: (248) 880-7518

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RE: 3520 Spirits LLC - SDD/SDM Liquor License Application 10.15.2024

From Tim Schmitt <schmitt@meridian.mi.us>

Date Thu 10/31/2024 2:25 PM

To Amber Clark <clark@meridian.mi.us>

CPD has no concerns on this item.



Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and
Development

[schmitt@meridian.mi.us]schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Amber Clark <clark@meridian.mi.us>

Sent: Thursday, October 31, 2024 10:54 AM

To: Tavis Millerov <millerov@meridian.mi.us>; Bart Crane <crane@meridian.mi.us>; Curt Squires <squires@meridian.mi.us>

Cc: Tim Schmitt <schmitt@meridian.mi.us>; Richard Grillo <grillo@meridian.mi.us>; Clerk's Office <clerksoffice@meridian.mi.us>; Michael Hamel <hamel@meridian.mi.us>

Subject: Re: 3520 Spirits LLC - SDD/SDM Liquor License Application 10.15.2024

Importance: High

Hello All,

Circling back on the application for liquor license at 3520 Okemos Road - on the other side of the "JARS" facility. Same building but different suite altogether. We are approaching the third week mark and I'd like to be able to place this one on an agenda before the end of the year.

From an Economic Development standpoint we are going to recommend the SDD and SDM license from the Township. Bart/Curt do you have any concerns that one of the owners has a concealed weapons permit? Would you like additional information about that on record? The initial application listed two owners but only included one notarized signature so I've included the signature of the other owner listed.

To quickly access the entire application and supporting documentation follow this pathway;
[\\sirius\shared\Community Planning & Development\Planning\MISCLIQUR LICENSES\2024\3520 Okemos Road \(Jars Okemos\)](#). It's a large file and hard to send via email.

Amber Clark

Neighborhood and Economic Development Director

clark@meridian.mi.us

Office: 517.853.4568

5151 Marsh Road | Okemos, MI 48864

www.meridian.mi.us



From: Amber Clark <clark@meridian.mi.us>

Sent: Wednesday, October 16, 2024 12:21 PM

To: Michael Hamel <hamel@meridian.mi.us>; Curt Squires <squires@meridian.mi.us>; Brian Shorkey <shorkey@meridian.mi.us>

Cc: Tim Schmitt <schmitt@meridian.mi.us>; Richard Grillo <grillo@meridian.mi.us>; Clerk's Office <clerksoffice@meridian.mi.us>

Subject: Fw: 3520 Spirits LLC - SDD/SDM Liquor License Application 10.15.2024

Hello All,

Please see the attached liquor license application for 35520 Okemos Road Suite 5, Okemos, MI 48864. The applicant is requesting the Township to authorize the issuance of an SDD and SDM liquor license for the location. Until the Township Board grants the entity either license, Suite 5 is not authorized to sell alcohol to the public, regardless of certificate of occupancy at the site. I note this because this location is the established location for "Jars" Okemos. Until approval, if any activity resembles the sale of alcohol at this location, the tenant will not be in compliance and should be ordered to stop.

Please, within two weeks, provide comments on approval, partial approval, or denial of the application. To contact the applicant directly please contact;

Jamie Garmo
General Counsel

21445 Hoover Rd. #101
Warren, MI 48089
Mobile: (248) 880-7518
jamie@mgmt10.com

Thank you!

Amber Clark

Neighborhood and Economic Development Director

clark@meridian.mi.us

Office: 517.853.4568

5151 Marsh Road | Okemos, MI 48864

www.meridian.mi.us



From: Jamie Garmo <jamie@mgmt10.com>
Sent: Tuesday, October 15, 2024 1:15 PM
To: Amber Clark <clark@meridian.mi.us>; Tim Schmitt <schmitt@meridian.mi.us>
Subject: 3520 Spirits LLC - SDD/SDM Liquor License Application 10.15.2024

Hi Amber,
I hope you're doing well

Attached are the SDD and SDM liquor license application materials, along with the relevant documentation for 3520 Spirits LLC. If you are unable to download the attachments, please find a link to the entire application [here](#).

3520 Spirits received conditional approval for both SDD and SDM liquor licenses at the proposed location, 3520 Okemos Road, from the MLCC on September 16, 2024. The approval letters are included with this submission. These approvals were granted as "new" licenses through a quota that expanded SDD license availability in Meridian Township, as you know.

I've mailed the application fee of \$1,000.00 to your office. I understand that once the fee is received, the application review will commence, which should take around 4-6 weeks. Does this 4-6 week lead time include the Board's review and approval of the application, as well?

Kindly confirm receipt of the application, and as always, let me know if you have any questions.

Best Regards,
Jamie Garmo
General Counsel

21445 Hoover Rd. #101
Warren, MI 48089
Mobile: (248) 880-7518

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain proprietary, business-confidential, and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, reproduction, or any action taken in reliance upon this message is strictly prohibited. If you received this in error, please contact the sender and delete the material from all computers.



To: Board Members

From: Timothy R. Schmitt, AICP, Interim Township Manager & Director of Community Planning and Development

Date: November 26, 2024

Re: Resolution In Support of House Bills 4274 and 4275 – Revenue Sharing Trust Fund

House Bills 4274 and 4275 would establish a Revenue Sharing Trust Fund in the Michigan Department of Treasury, dedicating a portion of general sales tax revenue to a restricted fund for the purpose of distributing those funds to local governments. The attached resolution has been drafted to be transmitted to Senator Singh, Reps Brixie and Tsernoglou, and Governor Whitmer.

The following motion is proposed for Board consideration:

MOVE TO ADOPT THE ATTACHED RESOLUTION IN SUPPORT OF HOUSE BILLS 4274 AND 4275 – REVENUE SHARING TRUST FUND.

Attachment:

1. Resolution in Support of House Bills 4274 and 4275 – Revenue Sharing Trust Fund

**RESOLUTION IN SUPPORT OF HOUSE BILLS 4274 and 4275 –
REVENUE SHARING TRUST FUND**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held on the 26th day of November, 2024 at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, In 1946, the State Constitution was amended to provide constitutional revenue sharing of sales tax collections with local units of government on a per capita basis; and

WHEREAS, Constitutional revenue sharing has always been fully funded, with the sole exception of the 1980-1982 recession; and

WHEREAS, In 1998, an additional revenue sharing program was created through statute, further sharing an additional percentage of sales tax collections; and

WHEREAS, Statutory revenue sharing has not been fully funded since 2001, underfunding local governments by more than \$10,000,000,000 to date; and

WHEREAS, House Bills 4274 and 4275 would establish a Revenue Sharing Trust Fund in the Michigan Department of Treasury, dedicating a portion of general sales tax revenue to a restricted fund for the purpose of distributing those funds to local governments; and

WHEREAS, The Revenue Sharing Trust Fund would protect vital resources, help provide critical local services that are relied on daily, and would return more money to townships, on a more consistent basis, helping stabilize local government finances; and

WHEREAS, The Revenue Sharing Trust Fund would make reductions in Statutory revenue sharing much more difficult going forward, utilizing the Trust Fund as a safe guard, instead of the legislature being able to make changes during the annual appropriation process; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, that it hereby supports approval of both House Bills 4274 and 4275, which would have the effect of establishing a Revenue Sharing Trust Fund, and would urge the Governor to sign them into law, if given the opportunity; and

BE IT FURTHER RESOLVED that the Clerk of the Township shall send a copy of this resolution to the Offices of Governor Gretchen Whitmer, Senator Sam Singh, Representative Julie Brixie, and Representative Penelope Tsernoglou.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Tuesday, November 26, 2024.

Angela Demas, Clerk
Meridian Charter Township



To: Board Members

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

Date: November 26, 2024

**Re: Special Use Permit #24-18 – Okemos Gateway LLC – 1614 West Grand River
Avenue – Recreational Marijuana Retailer**

Okemos Gateway LLC has submitted a Special Use Permit (SUP) application for the construction of a 4,000 square foot adult use marijuana retailer at 1614 West Grand River Avenue, Okemos, MI 48864. The Subject Property is approximately 2.4 acres in size and is zoned C-2 – Commercial. The property is located on the north side of West Grand River Avenue, just east of Central Park Drive. The site was in the original overlay area for potential medical marijuana licenses and is still in the amended overlay districts that were approved by the Township Board for recreational marijuana. This special use permit application follows the Township Board’s approval of the adult use marijuana conditional license on July 23, 2024.

The Planning Commission held a public hearing on the proposal at its meeting on September 9, 2024 and received no input from the general public. The Planning Commission further discussed the matter at their September 23, 2024 meeting and voted unanimously to approve the Special Use Permit to operate an recreational marijuana retailer. The Township Board discussed the application at their regular meeting on November 12, 2024 and expressed concern over the quality of their SUP application. The Applicant has provided an updated application, which is attached.

Staff memorandums outlining the SUP request and minutes from the Planning Commission meetings at which the request was discussed are attached for the Board’s review.

Township Board Options

The Township Board may approve or deny the proposed special use permit. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments:

1. Updated Application and Related Information
2. Staff memorandums dated September 9, 2024 and September 23, 2024
3. Planning Commission resolution recommending approval
4. Planning Commission minutes dated September 9, 2024 (Public Hearing) and September 23, 2024 (Recommendation)

**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 The W.Investment Holdings - AmmarW. Alkhafji
 Address of Applicant 29580NorthwesternHighway, Southfield, MI 48075
 Telephone - Work 248.559.5555 Home _____ Fax _____ Email ammar@winvestorsgroup.com
 Interest in property (circle one): Owner Tenant Option Other
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 1614 w. Grand River; 33-02-22-426-001
 Legal description (please attach if necessary) attached
 Current zoning C2 - Commercial District
 Use for which permit is requested / project name Commercial
 Corresponding ordinance number _____
- C. Developer (if different than applicant) same as above
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Nowak and Fraus Engineers Rogvoy Architects
 Address 46777 Woodward, Pontiac, MI 48342 32500 Telegraph, Bingham Farms, MI 48025
 Telephone – Work 248.332.7931 Home _____ Fax Tel: 248.540.7700
- E. Acreage of all parcels in the project: Gross 2.4 Net _____
- F. Explain the project and development phases:
- G. Total number of:
 Existing: structures 0 bedrooms n/a offices n/a parking spaces n/a carports n/a garages n/a
 Proposed: structures 1 bedrooms n/a offices n/a parking spaces 34 carports n/a garages n/a
- H. Square footage: existing buildings n/a proposed buildings 4,000
 Usable Floor area: existing buildings n/a proposed buildings 4,000
- 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 n/a Acreage _____
 Proposed Recreation: Type n/a Acreage _____
 Existing Open Space: Type residential lawn Acreage 2.4
 Proposed Open Space: Type commercial lawn Acreage 1.2

- 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

11/20/2024
Date

Ammar Alkhafaji
Type/Print Name

Fee: _____

Received by/Date: _____



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

LEGAL DESCRIPTION

PARCEL 3

The East 145 feet of the following description: Beginning at a point 1123.75 feet West of the East quarter post of Section 22, Town 4 North, Range 1 West, thence West 351 feet, thence South 748 feet to the center of Grand River Road, thence Easterly along center of said road 351 feet; thence North 746 feet to beginning, Meridian Township, Ingham County, Michigan.

Address: 1614 W. Grand River Avenue
Tax ID No.: 33-02-02-22-426-001

NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342-5032

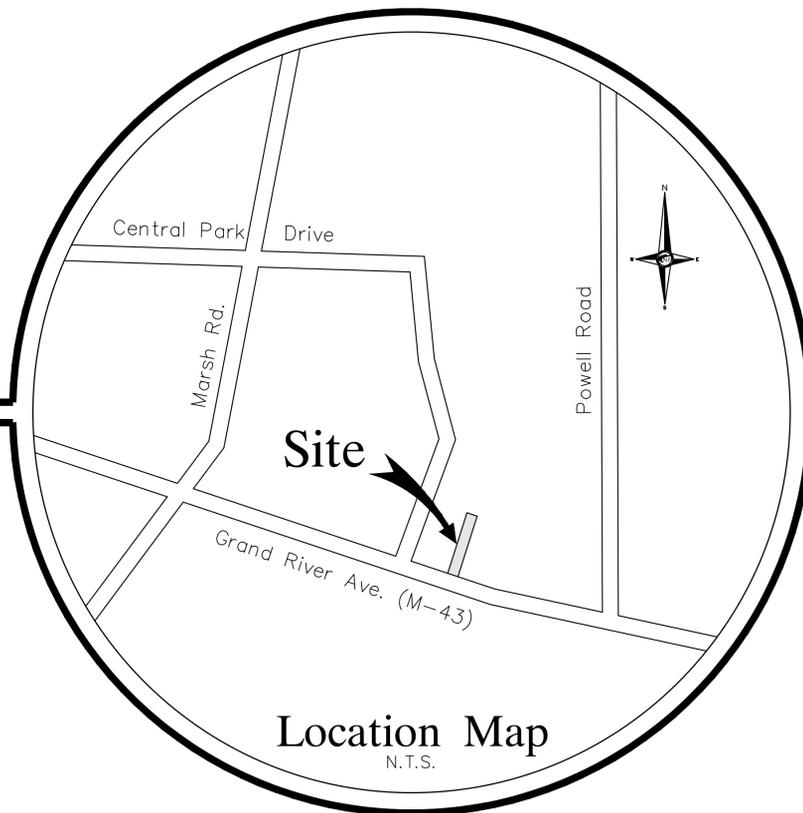
WWW.NOWAKFRAUS.COM

VOICE: 248.332.7931
FAX: 248.332.8257

Meridian Township, Ingham County, Michigan

SITE PLAN PACKAGE

Prepared For:
W Investment Holdings



| REVISIONS: | |
|------------|------------------------------|
| 2020-01-24 | Revise per Meridian Township |

Owner

W INVESTMENT HOLDINGS
29580 NORTHWESTERN HWY.
SUITE 100,
SOUTHFIELD, MI 48034
CONTACT: AMMAR W. ALKHAFAJI
PHONE: (248) 559-5555

Architect

ROGVOY ARCHITECTS
32500 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN 48025
CONTACT: MARK DRANE
PHONE: (248) 540-7700

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. JEFFREY J. HUHTA, P.E., P.S.
PHONE: (248) 332-7931
EMAIL: JHUHTA@NFE-ENGR.COM

Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. GEORGE A. OSTROWSKI, R.L.A.
PHONE: (248) 332-7931
EMAIL: GOSTROWSKI@NFE-ENGR.COM

SHEET INDEX

| | |
|----|--|
| C0 | COVER SHEET |
| C1 | BOUNDARY/TOPOGRAPHIC/TREE SURVEY - SOUTH |
| C2 | BOUNDARY/TOPOGRAPHIC/TREE SURVEY - NORTH |
| C3 | TREE SURVEY |
| C4 | SITE PLAN |
| C5 | DEMOLITION PLAN |
| L1 | TREE PRESERVATION PLAN |
| L2 | LANDSCAPE PLAN |

Project Name:

1614 W. Grand River Proposed Provisioning Center

LEGAL DESCRIPTION (PARCEL 3 PER RECORDS)

Address: 1622 W. Grand River Avenue
Tax ID No.: 33-02-02-22-401-003

PARCEL 3

The East 145 feet of the following description: Beginning at a point 1123.75 feet West of the East quarter post of Section 22, Town 4 North, Range 1 West, thence West 351 feet, thence South 748 feet to the center of Grand River Road, thence Easterly along center of said road 351 feet; thence North 746 feet to beginning, Meridian Township, Ingham County, Michigan.

Address: 1614 W. Grand River Avenue
Tax ID No.: 33-02-02-22-426-001

NFE JOB # J987-02



NF
ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



PROJECT
Proposed Provisioning
Center

CLIENT
W Investment Holdings
29580 Northwestern Hwy.
Suite 100.
Southfield, MI 48034

Contact: Ammar W. Alkhafaji
Phone: (248) 559-5555

PROJECT LOCATION
No. 1614
W. Grand River Ave.
Part of the NE 1/4 of
Section 22, T4N., R1W.,
Township of Meridian,
Ingham County, MI

SHEET
Boundary / Topographic /
Tree Survey - South



Know what's below
Call before you dig.

REVISIONS

DRAWN BY:
C. Ellison

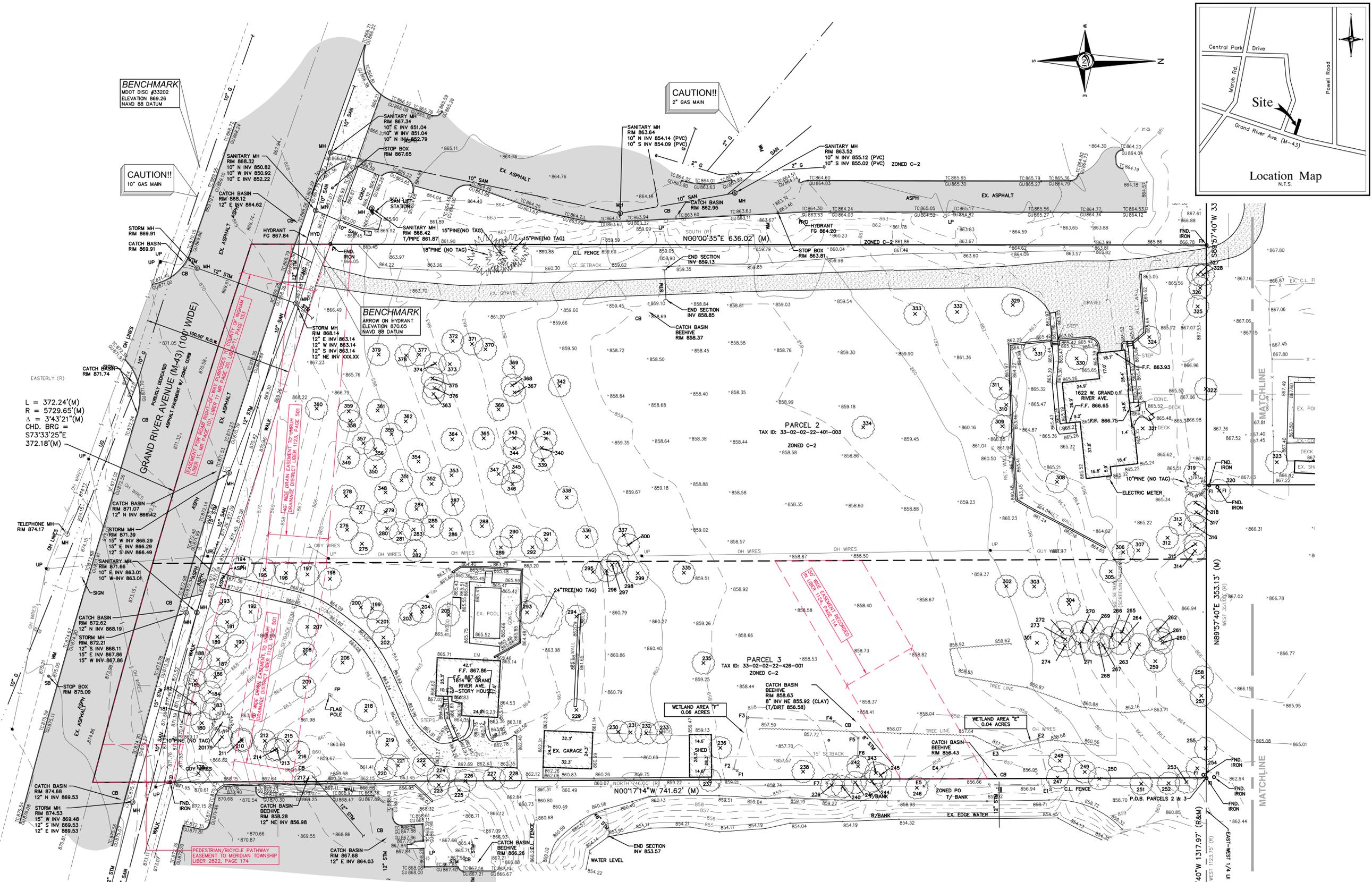
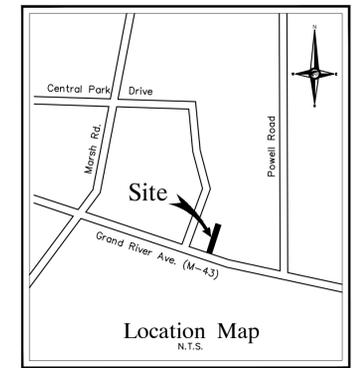
DESIGNED BY:
J. Huhta

APPROVED BY:
DATE:
March 5, 2018

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. SHEET NO.
J987 C1



L = 372.24'(M)
R = 5729.65'(M)
Δ = 3°43'21"(M)
CHD. BRG =
S73°33'25"E
372.18'(M)

TOPOGRAPHIC SURVEY NOTES
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

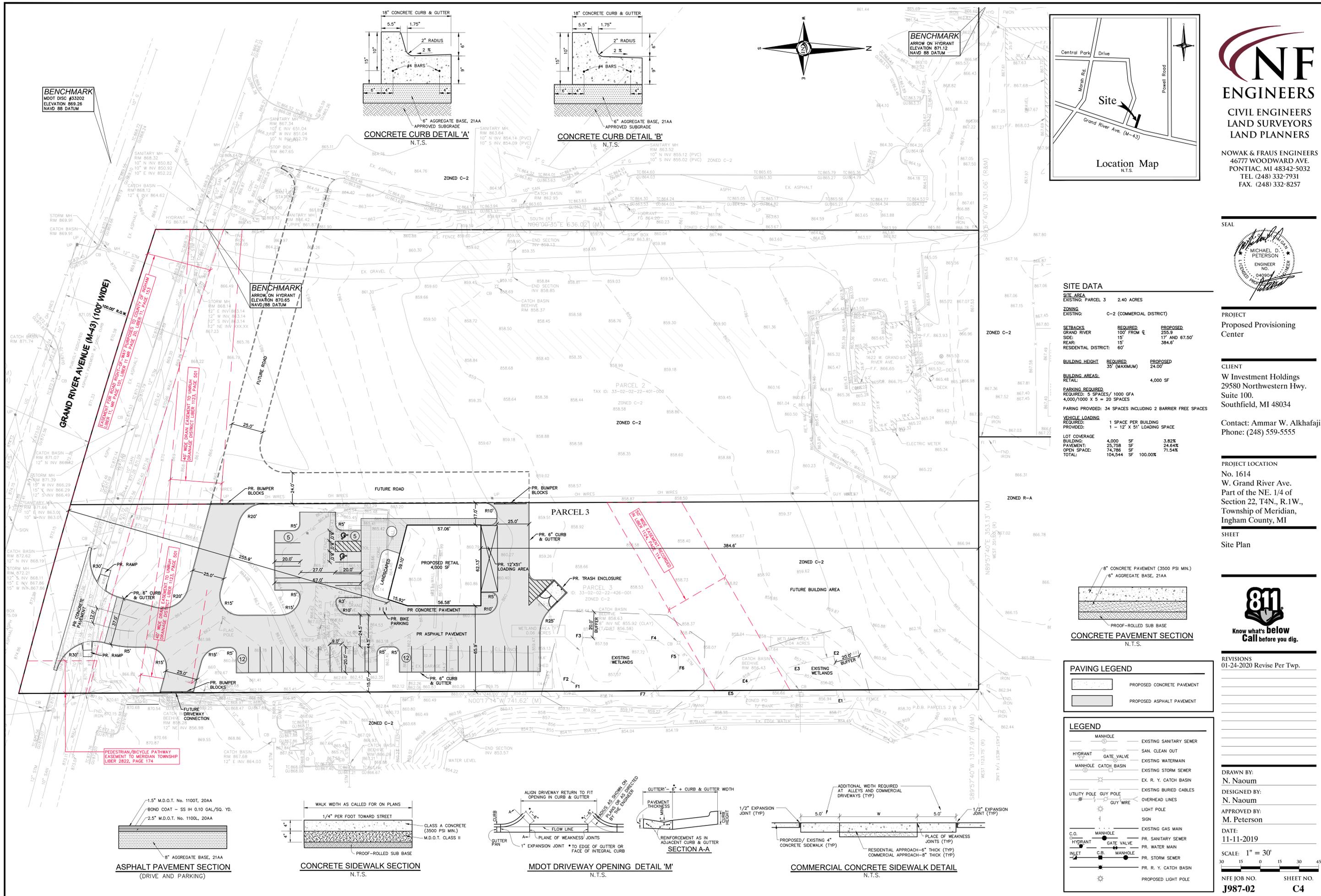
| | |
|--|-------------------------|
| | EXISTING SANITARY SEWER |
| | EXISTING SAN. CLEAN OUT |
| | EXISTING WATER MAIN |
| | EXISTING STORM SEWER |
| | EX. R.Y. CATCH BASIN |
| | EXISTING BURIED CABLES |
| | OVERHEAD LINES |
| | LIGHT POLE |
| | SIGN |
| | EXISTING GAS MAIN |

Tree Inventory List
 Job Number: J987 TS
 Job Location: 1614 West Grand River, Meridian Twp., Okemos
 Client: LaFortaine

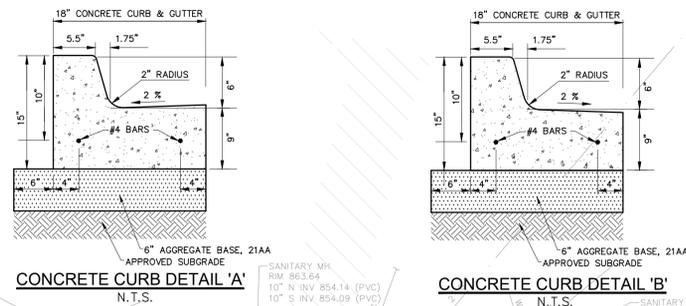
Condition Description Notes:
 Good - no observed structural defects
 Fair - minor structural defects, marginal form, some insect activity noted
 Poor - major structural defects, poor form, insect infestation

*Structural defects may include decayed wood, cracks, root problems, weak branch unions
 cankers, poor tree architecture, dead/failed branches due to various causes

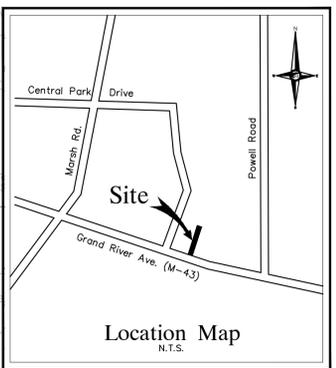
| Tree # | Botanical Name | Common Name | Dia. | Type | Other Dia. | Condition | Comments |
|--------|-------------------------|----------------------|------|----------|------------|-----------|--|
| 178 | Malus spp. | Crabapple spp. | 9 | Twin | 9 | Good | |
| 179 | Pinus nigra | Austrian Pine | 14 | | | Dead | |
| 180 | Pinus sylvestris | Scotch Pine | 12 | | | Poor | Insect damage, extensive crown deadwood |
| 181 | Picea pungens | Colorado Blue Spruce | 10 | | | Poor | 90% dead |
| 182 | Picea pungens | Colorado Blue Spruce | 18 | | | Poor | Unidentified needle disease |
| 183 | Picea pungens | Colorado Blue Spruce | 13 | | | Poor | Unidentified needle disease |
| 184 | Picea pungens | Colorado Blue Spruce | 10 | | | Poor | Unidentified needle disease |
| 185 | Pinus sylvestris | Scotch Pine | 22 | | | Fair | Trunk has been girdled by old fencing |
| 186 | Picea pungens | Colorado Blue Spruce | 14 | | | Fair | Unidentified needle disease |
| 187 | Picea pungens | Colorado Blue Spruce | 9 | | | Fair | Unidentified needle disease |
| 188 | Pinus sylvestris | Scotch Pine | 14 | | | Good | |
| 189 | Acer saccharum | Sugar Maple | 15 | | | Poor | 40% dead |
| 190 | Pinus sylvestris | Scotch Pine | 12 | | | Good | |
| 191 | Picea pungens | Colorado Blue Spruce | 8 | | | Good | |
| 192 | Acer platanoides | Norway Maple | 13 | | | Fair | Declining, low vigor, small branch deadwood |
| 193 | Picea pungens | Colorado Blue Spruce | 15 | | | Fair | Unidentified needle disease |
| 194 | Pinus sylvestris | Scotch Pine | 16 | | | Fair | Unidentified needle disease |
| 195 | Picea pungens | Colorado Blue Spruce | 22 | | | Fair | Unidentified needle disease |
| 196 | Acer platanoides | Norway Maple | 13 | | | Good | |
| 197 | Acer platanoides | Norway Maple | 19 | | | Poor | |
| 198 | Acer platanoides | Norway Maple | 9 | | | Good | |
| 199 | Pinus strobus | Eastern White Pine | 17 | | | Good | |
| 200 | Pinus strobus | Eastern White Pine | 15 | | | Dead | |
| 201 | Pinus strobus | Eastern White Pine | 18 | | | Good | |
| 202 | Pinus resinosa | Red Pine | 18 | | | Good | |
| 203 | Pinus strobus | Eastern White Pine | 18 | | | Good | |
| 204 | Pinus strobus | Eastern White Pine | 26 | | | Good | |
| 205 | Pinus strobus | Eastern White Pine | 24 | | | Poor | Trunk hollow detected |
| 206 | Acer platanoides | Norway Maple | 21 | | | Fair | Small basal trunk injury, wood exposed, some decay |
| 207 | Acer platanoides | Norway Maple | 14 | | | Good | |
| 208 | Juglans nigra | Black Walnut | 22 | | | Good | |
| 209 | Juglans nigra | Black Walnut | 20 | | | Good | |
| 210 | Acer negundo | Boxelder | 15 | | | Poor | Excessive trunk lean |
| 211 | Picea glauca | White Spruce | 8 | | | Poor | Unidentified needle disease |
| 212 | Pinus sylvestris | Scotch Pine | 14 | | | Fair | Being choked by grape vines |
| 213 | Pinus sylvestris | Scotch Pine | 15 | | | Poor | Being choked by vines |
| 214 | Pinus sylvestris | Scotch Pine | 14 | | | Fair | Being choked by vines |
| 215 | Pinus sylvestris | Scotch Pine | 9 | | | Dead | |
| 216 | Pinus sylvestris | Scotch Pine | 8 | | | Dead | |
| 217 | Ulmus americana | American Elm | 10 | | | Good | |
| 218 | Pinus sylvestris | Scotch Pine | 15 | | | Dead | |
| 219 | Acer saccharum | Sugar Maple | 14 | | | Fair | Basal trunk injury, wood exposed, some deadwood |
| 220 | Platanus occidentalis | Sycamore | 28 | | | Good | |
| 221 | Acer platanoides | Norway Maple | 14 | | | Good | |
| 222 | Betula papyrifera | Gray Birch | 13 | Multiple | 12, 11 | Good | |
| 223 | Morus alba | White Mulberry | 10 | | | Good | |
| 224 | Ulmus americana | American Elm | 17 | | | Good | |
| 225 | Juglans nigra | Black Walnut | 10 | | | Good | |
| 226 | Juniperus virginiana | Eastern Red-cedar | 8 | | | Good | |
| 227 | Juniperus virginiana | Eastern Red-cedar | 8 | | | Good | |
| 228 | Juniperus virginiana | Eastern Red-cedar | 8 | | | Good | |
| 229 | Acer platanoides | Norway Maple | 26 | | | Poor | Extensive trunk decay |
| 230 | Acer platanoides | Norway Maple | 15 | | | Good | |
| 231 | Acer saccharinum | Silver Maple | 30 | Twin | 8 | Good | Weak trunk union with included bark, decay suspected |
| 232 | Acer saccharinum | Silver Maple | 30 | Multiple | 28, 10 | Fair | Unbalanced crown, large bow in trunk |
| 233 | Acer platanoides | Norway Maple | 20 | Twin | 17 | Poor | Basal trunk decay |
| 234 | Acer platanoides | Norway Maple | 20 | Twin | 17 | Poor | Basal trunk decay |
| 235 | Malus spp. | Crabapple spp. | 10 | Multiple | 6, 4 | Good | |
| 236 | Salix spp. | Willow spp. | 48 | Twin | 36 | Poor | Poor structure |
| 237 | Morus alba | White Mulberry | 8 | | | Fair | |
| 238 | Acer negundo | Boxelder | 26 | | | Fair | Limb deadwood, weak branch attachments |
| 239 | Acer negundo | Boxelder | 8 | | | Poor | Excessive trunk lean |
| 240 | Acer negundo | Boxelder | 9 | | | Poor | Leaning & growing into cyclone fence |
| 241 | Acer negundo | Boxelder | 18 | Twin | 15 | Poor | Excessive trunk lean |
| 242 | Acer negundo | Boxelder | 15 | | | Poor | Excessive trunk lean |
| 243 | Picea abies | Norway Spruce | 30 | | | Good | |
| 244 | Acer negundo | Boxelder | 10 | | | Poor | Trunk decay, growing into fence, poor structure |
| 245 | Prunus avium | Sweet Black Cherry | 9 | | | Good | |
| 246 | Celtis occidentalis | Northern Hackberry | 17 | | | Good | |
| 247 | Rhamnus cathartica | Common Buckthorn | 10 | | | Fair | Poor structure, being choked by vines |
| 248 | Acer negundo | Boxelder | 15 | | | Fair | |
| 249 | Juglans nigra | Black Walnut | 9 | | | Good | |
| 250 | Acer negundo | Boxelder | 9 | | | Poor | Basal trunk decay, leaning, poor structure |
| 251 | Morus alba | White Mulberry | 8 | Twin | 6 | Good | Weak trunk union, slime flux |
| 252 | Acer platanoides | Norway Maple | 18 | | | Good | |
| 253 | Acer platanoides | Norway Maple | 20 | | | Good | |
| 254 | Prunus serotina | Black Cherry | 9 | | | Good | |
| 255 | Prunus serotina | Black Cherry | 28 | | | Good | |
| 256 | Prunus avium | Sweet Black Cherry | 11 | | | Good | |
| 257 | Acer platanoides | Norway Maple | 13 | | | Good | |
| 258 | Acer platanoides | Norway Maple | 15 | | | Good | |
| 259 | Abies concolor | White Fir | 16 | | | Good | |
| 260 | Morus alba | White Mulberry | 14 | | | Poor | Basal trunk decay, 50% of tree is missing |
| 261 | Abies concolor | White Fir | 18 | | | Good | |
| 262 | Picea pungens | Colorado Blue Spruce | 20 | | | Good | |
| 263 | Abies concolor | White Fir | 12 | | | Good | |
| 264 | Pinus sylvestris | Scotch Pine | 28 | Twin | 24 | Good | |
| 265 | Abies concolor | White Fir | 8 | | | Good | |
| 266 | Abies concolor | White Fir | 14 | | | Good | |
| 267 | Abies concolor | White Fir | 9 | | | Good | |
| 268 | Pinus sylvestris | Scotch Pine | 16 | Multiple | 13, 10 | Poor | Insect damage, crown deadwood |
| 269 | Abies concolor | White Fir | 14 | | | Good | |
| 270 | Abies concolor | White Fir | 16 | | | Good | |
| 271 | Pinus sylvestris | Scotch Pine | 18 | | | Poor | 90% dead |
| 272 | Abies concolor | White Fir | 17 | | | Good | |
| 273 | Abies concolor | White Fir | 9 | | | Good | |
| 274 | Pinus sylvestris | Scotch Pine | 13 | | | Poor | Limb deadwood, insect damage |
| 275 | Pseudotsuga menziesii | Douglas-fir | 26 | | | Good | |
| 276 | Pseudotsuga menziesii | Douglas-fir | 14 | | | Good | |
| 277 | Tilia americana | Basinwood | 8 | Twin | 6 | Good | |
| 278 | Picea pungens | Colorado Blue Spruce | 18 | | | Good | |
| 279 | Acer saccharum | Sugar Maple | 9 | | | Good | |
| 280 | Malus spp. | Crabapple spp. | 12 | | | Fair | |
| 281 | Acer platanoides | Norway Maple | 12 | | | Good | |
| 282 | Gleditsia triacanthos | Honeylocust | 20 | | | Good | |
| 283 | Gleditsia triacanthos | Honeylocust | 14 | | | Good | |
| 284 | Acer saccharum | Sugar Maple | 16 | | | Good | |
| 285 | Ulmus americana | American Elm | 14 | Twin | 9 | Good | |
| 286 | Acer platanoides | Norway Maple | 10 | | | Good | |
| 287 | Juglans nigra | Black Walnut | 11 | | | Good | |
| 288 | Acer platanoides | Norway Maple | 11 | Multiple | 9, 9, 8, 6 | Poor | Large in-rolled trunk seam, extensive decay probable |
| 289 | Pseudotsuga menziesii | Douglas-fir | 11 | | | Dead | |
| 290 | Juniperus virginiana | Eastern Red-cedar | 9 | | | Fair | |
| 291 | Pseudotsuga menziesii | Douglas-fir | 15 | | | Good | |
| 292 | Juniperus virginiana | Eastern Red-cedar | 9 | | | Good | |
| 293 | Acer platanoides | Norway Maple | 38 | | | Poor | Some insect damage, basal trunk decay |
| 294 | Acer platanoides | Norway Maple | 16 | | | Good | |
| 295 | Juniperus virginiana | Eastern Red-cedar | 9 | | | Dead | |
| 296 | Juniperus virginiana | Eastern Red-cedar | 9 | Twin | 8 | Fair | |
| 297 | Juniperus virginiana | Eastern Red-cedar | 14 | | | Fair | |
| 298 | Juniperus virginiana | Eastern Red-cedar | 15 | | | Fair | |
| 299 | Malus spp. | Crabapple spp. | 22 | | | Poor | Extensive basal trunk decay |
| 300 | Picea pungens | Colorado Blue Spruce | 14 | | | Fair | Unidentified needle disease |
| 301 | Prunus serotina | Black Cherry | 18 | | | Good | |
| 302 | Pinus spp. | Pear | 15 | Multiple | | Good | |
| 303 | Pinus spp. | Pear | 15 | | | Good | |
| 304 | Malus spp. | Crabapple spp. | 8 | Multiple | | Fair | |
| 305 | Malus spp. | Crabapple spp. | 9 | Multiple | | Fair | |
| 306 | Pseudotsuga menziesii | Douglas-fir | 18 | | | Good | |
| 307 | Abies concolor | White Fir | 20 | | | Good | |
| 308 | Acer saccharum | Sugar Maple | 26 | | | Fair | Declining |
| 309 | Picea pungens | Colorado Blue Spruce | 12 | | | Fair | Unidentified needle disease |
| 310 | Malus spp. | Crabapple spp. | 15 | | | Fair | |
| 311 | Picea pungens | Colorado Blue Spruce | 15 | | | Fair | |
| 312 | Picea glauca | White Spruce | 14 | | | Good | |
| 313 | Picea glauca | White Spruce | 15 | | | Good | |
| 314 | Pseudotsuga menziesii | Douglas-fir | 16 | | | Good | |
| 315 | Pseudotsuga menziesii | Douglas-fir | 15 | | | Good | |
| 316 | Pseudotsuga menziesii | Douglas-fir | 14 | | | Good | |
| 317 | Pseudotsuga menziesii | Douglas-fir | 14 | | | Good | |
| 318 | Pseudotsuga menziesii | Douglas-fir | 16 | | | Good | |
| 319 | Pseudotsuga menziesii | Douglas-fir | 30 | | | Good | |
| 320 | Acer negundo | Boxelder | 18 | | | Poor | Poor structure, large bow in trunk |
| 321 | Malus spp. | Crabapple spp. | 14 | Multiple | | Fair | |
| 322 | Acer saccharinum | Silver Maple | 41 | | | Good | |
| 323 | Malus spp. | Crabapple spp. | 18 | Multiple | | Fair | |
| 324 | Malus spp. | Crabapple spp. | 13 | | | Poor | Extensive trunk decay |
| 325 | Pinus strobus | Eastern White Pine | 34 | | | Fair | Trunk hollow detected |
| 326 | Pinus strobus | Eastern White Pine | 18 | | | Good | |
| 327 | Pinus strobus | Eastern White Pine | 15 | | | Good | |
| 328 | Pinus strobus | Eastern White Pine | 28 | | | Poor | In-rolled trunk seam, extensive basal trunk decay |
| 329 | Picea pungens | Colorado Blue Spruce | 13 | | | Good | |
| 330 | Gleditsia triacanthos | Honeylocust | 24 | | | Good | |
| 331 | Cercis canadensis | Redbud | 16 | | | Poor | Extensive trunk decay |
| 332 | Acer saccharum | Sugar Maple | 18 | | | Fair | Declining |
| 333 | Acer saccharum | Sugar Maple | 20 | | | Good | |
| 334 | Malus spp. | Crabapple spp. | 9 | Multiple | | Poor | Insect damage, basal trunk decay |
| 335 | Acer platanoides | Norway Maple | 12 | | | Poor | Limb deadwood, dieback & decay |
| 336 | Juniperus virginiana | Eastern Red-cedar | 14 | | | Fair | |
| 337 | Juniperus virginiana | Eastern Red-cedar | 11 | | | Good | |
| 338 | Ulmus americana | American Elm | 28 | | | Good | |
| 339 | Pinus spp. | Pear | 11 | Multiple | 5, 3 | Fair | |
| 340 | Pinus spp. | Pear | 10 | | | Poor | Extensive trunk deadwood |
| 341 | Pinus spp. | Pear | 12 | Twin | 5 | Fair | |
| 342 | Malus spp. | Crabapple spp. | 14 | Twin | 10 | Poor | |
| 343 | Acer platanoides | Norway Maple | 8 | | | Good | |
| 344 | Acer platanoides | Norway Maple | 8 | | | Good | |
| 345 | Acer platanoides | Norway Maple | 9 | | | Good | |
| 346 | Acer platanoides | Norway Maple | 8 | | | Good | |
| 347 | Acer platanoides | Norway Maple | 8 | | | Good | |
| 348 | Acer platanoides | Norway Maple | 9 | | | Good | |
| 349 | Picea pungens | Colorado Blue Spruce | 22 | | | Good | |
| 350 | Acer saccharum | Sugar Maple | 12 | | | Good | |
| 351 | Acer saccharum | Sugar Maple | 12 | | | Good | |
| 352 | Acer saccharum | Sugar Maple | 14 | | | Good | |
| 353 | Acer saccharum | Sugar Maple | 8 | | | Good | |
| 354 | Picea glauca | White Spruce | 8 | | | Fair | |
| 355 | Pseudotsuga menziesii | Douglas-fir | 12 | | | Fair | |
| 356 | Acer saccharum | Sugar Maple | 8 | | | Good | |
| 357 | Acer saccharum | Sugar Maple | 14 | | | Good | |
| 358 | Picea pungens | Colorado Blue Spruce | 9 | | | Fair | Unidentified needle disease |
| 359 | Picea pungens | Colorado Blue Spruce | 14 | | | Fair | Unidentified needle disease |
| 360 | Pseudotsuga menziesii | Douglas-fir | 22 | | | Poor | Terminal leader has failed |
| 361 | Acer saccharum | Sugar Maple | 13 | | | Good | |
| 362 | Acer saccharum | Sugar Maple | 18 | | | Good | |
| 363 | Acer saccharum | Sugar Maple | 15 | | | Good | |
| 364 | Liquidambar styraciflua | Sweetgum | 11 | | | Good | |
| 365 | Acer saccharum | Sugar Maple | 11 | | | Good | |
| 366 | Juglans nigra | Black Walnut | 12 | | | Good | |
| 367 | Acer platanoides | Norway Maple | 11 | | | Good | |
| 368 | Acer platanoides | Norway Maple | 8 | | | Fair | Small trunk injury, wood exposed, some decay |
| 369 | Gleditsia triacanthos | Honeylocust | 12 | | | Good | |
| 370 | Acer platanoides | Norway Maple | 9 | | | Good | |
| 371 | Platanus occidentalis | Sycamore | 30 | | | Good | |
| 372 | Acer platanoides | Norway Maple | 28 | | | Good | |
| 373 | Picea pungens | Colorado Blue Spruce | 8 | | | Fair | |
| 374 | Picea pungens | Colorado Blue Spruce | 8 | | | Dead | |
| 375 | Acer saccharum | Sugar Maple | 13 | | | Good | |
| 376 | Acer platanoides | Norway Maple | 13 | | | Good | |
| 377 | Picea pungens | Colorado Blue Spruce | 9 | | | Fair | |
| 378 | Acer platanoides | Norway Maple | 9 | | | Good | |
| 379 | Malus spp. | Crabapple spp. | 9 | Multiple | | Fair | |
| 380 | Prunus avium | Sweet Black Cherry | 9 | | | Good | |
| 381 | Robinia pseudoacacia | Black Locust | 12 | | | Good | |
| 382 | Juglans nigra | Black Walnut | 9 | | | Good | |
| 383 | Juniperus virginiana | Eastern Red-cedar | 13 | | | Good | |
| 384 | Robinia pseudoacacia | Black Locust | 15 | | | Good | |
| 385 | Juniperus virginiana | Eastern Red-cedar | 8 | | | Good | |
| 386 | Juniper | | | | | | |



BENCHMARK
 MDOT DISC #33202
 ELEVATION 869.26
 NAVD 88 DATUM



BENCHMARK
 ARROW ON HYDRANT
 ELEVATION 871.12
 NAVD 88 DATUM



SITE DATA

SITE AREA
 EXISTING: PARCEL 3 2.40 ACRES

ZONING
 EXISTING: C-2 (COMMERCIAL DISTRICT)

| SETBACKS | REQUIRED | PROPOSED |
|----------------------|-------------|----------------|
| GRAND RIVER | 100' FROM E | 255.9' |
| SIDE | 15' | 17' AND 67.50' |
| REAR | 15' | 384.6' |
| RESIDENTIAL DISTRICT | 60' | |

| BUILDING HEIGHT | REQUIRED | PROPOSED |
|-----------------|---------------|----------|
| RETAIL | 35' (MAXIMUM) | 24.00' |

BUILDING AREAS:
 PROPOSED: 4,000 SF

PARKING REQUIRED:
 REQUIRED: 5 SPACES/ 1000 GFA
 4,000/1000 X 5 = 20 SPACES

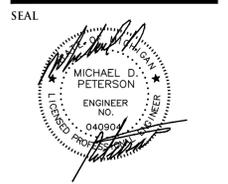
PAVING PROVIDED: 34 SPACES INCLUDING 2 BARRIER FREE SPACES

VEHICLE LOADING:
 REQUIRED: 1 SPACE PER BUILDING
 PROVIDED: 1 - 12' X 51' LOADING SPACE

| LOT COVERAGE | 4,000 SF | 3,822 SF |
|--------------|------------|-----------|
| BUILDING: | 25,768 SF | 24,642 SF |
| PAVEMENT: | 74,786 SF | 71,544 SF |
| OPEN SPACE: | 104,544 SF | 100.00% |

NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257



PROJECT
 Proposed Provisioning
 Center

CLIENT
 W Investment Holdings
 29580 Northwestern Hwy.
 Suite 100.
 Southfield, MI 48034

Contact: Ammar W. Alkhafaji
 Phone: (248) 559-5555

PROJECT LOCATION
 No. 1614
 W. Grand River Ave.
 Part of the NE 1/4 of
 Section 22, T4N., R.1W.,
 Township of Meridian,
 Ingham County, MI

SHEET
 Site Plan

811
 Know whats below
 Call before you dig.

REVISIONS
 01-24-2020 Revise Per Twp.

DRAWN BY:
 N. Naoum

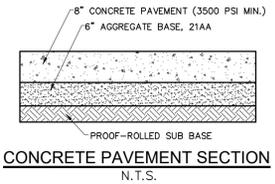
DESIGNED BY:
 N. Naoum

APPROVED BY:
 M. Peterson

DATE:
 11-11-2019

SCALE: 1" = 30'

NFE JOB NO. 1987-02 **SHEET NO.** C4

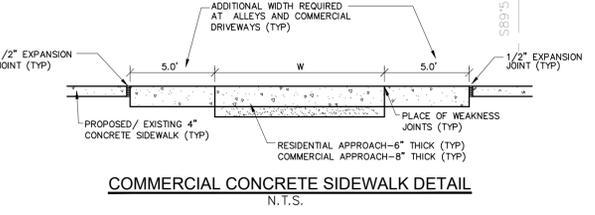
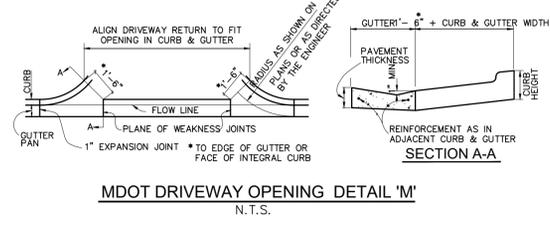
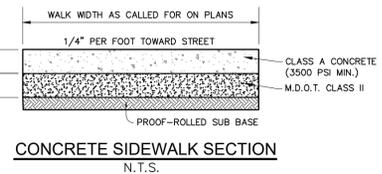
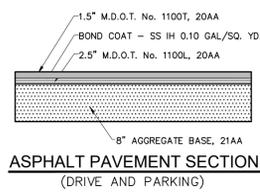


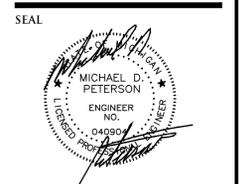
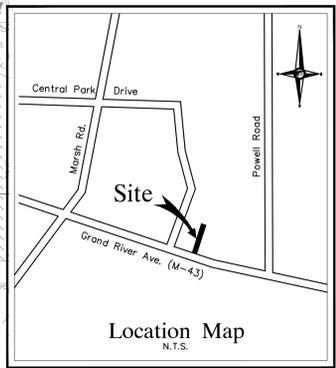
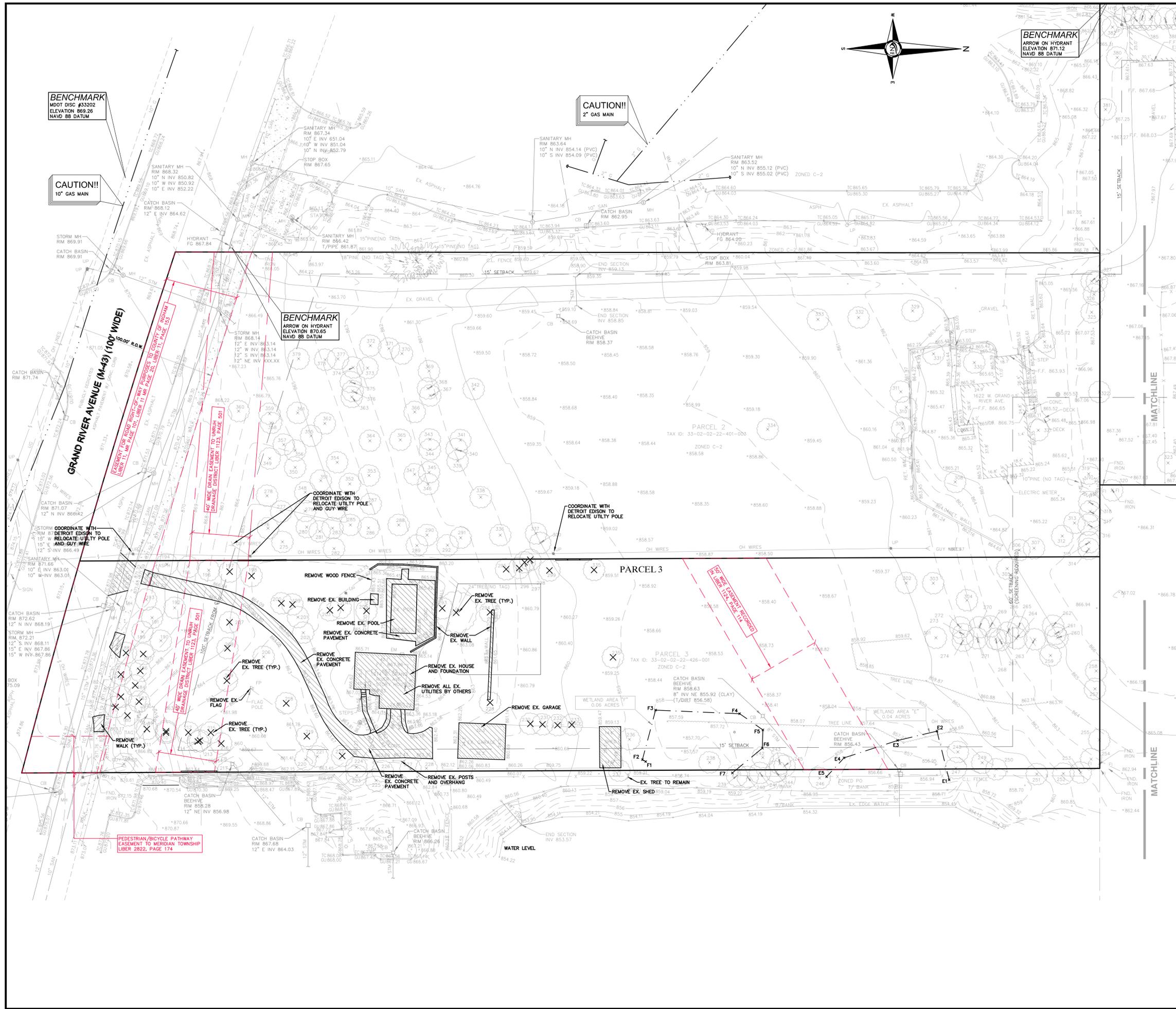
PAVING LEGEND

| | |
|----------|----------------------------|
| [Symbol] | PROPOSED CONCRETE PAVEMENT |
| [Symbol] | PROPOSED ASPHALT PAVEMENT |

LEGEND

| | | |
|----------|--------------|-------------------------|
| [Symbol] | MANHOLE | EXISTING SANITARY SEWER |
| [Symbol] | HYDRANT | SAN. CLEAN OUT |
| [Symbol] | GATE VALVE | EXISTING WATERMAIN |
| [Symbol] | MANHOLE | EXISTING STORM SEWER |
| [Symbol] | CATCH BASIN | EX. R. Y. CATCH BASIN |
| [Symbol] | UTILITY POLE | EXISTING BURIED CABLES |
| [Symbol] | GUY POLE | OVERHEAD LINES |
| [Symbol] | GUY WIRE | LIGHT POLE |
| [Symbol] | | SIGN |
| [Symbol] | C.O. | EXISTING GAS MAIN |
| [Symbol] | MANHOLE | PR. SANITARY SEWER |
| [Symbol] | HYDRANT | PR. WATER MAIN |
| [Symbol] | GATE VALVE | PR. STORM SEWER |
| [Symbol] | INLET | PR. R. Y. CATCH BASIN |
| [Symbol] | MANHOLE | PROPOSED LIGHT POLE |





PROJECT
 Proposed Provisioning
 Center

CLIENT
 W Investment Holdings
 29580 Northwestern Hwy.
 Suite 100.
 Southfield, MI 48034

Contact: Ammar W. Alkhafaji
 Phone: (248) 559-5555

PROJECT LOCATION
 No. 1614
 W. Grand River Ave.
 Part of the NE. 1/4 of
 Section 22, T4N., R.1W.,
 Township of Meridian,
 Ingham County, MI

SHEET
 Demolition Plan



TOPOGRAPHIC SURVEY NOTES
 ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
 UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
 THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

| LEGEND | |
|--------|--|
| | EXISTING SANITARY SEWER |
| | EXISTING SAN. CLEAN OUT |
| | EXISTING WATER MAIN |
| | EXISTING STORM SEWER |
| | EX. R. Y. CATCH BASIN |
| | EXISTING BURIED CABLES |
| | OVERHEAD LINES |
| | LIGHT POLE |
| | SIGN |
| | EXISTING GAS MAIN |
| | EXISTING UTILITY TO BE REMOVED |
| | EXISTING UTILITY TO BE ABANDONED |
| | INDICATES EXISTING TREE TO BE REMOVED |
| | INDICATES AREAS OF PAVEMENT, BUILDINGS, ETC. TO BE REMOVED |

DRAWN BY:
 N. Naoum
 DESIGNED BY:
 N. Naoum
 APPROVED BY:
 M. Peterson
 DATE:
 11-11-2019
 SCALE: 1" = 30'
 NFE JOB NO. **J987-02** SHEET NO. **C5**

SEAL



PROJECT
Proposed Provisioning
Center

CLIENT
W Investment Holdings
29580 Northwestern Hwy.
Suite 100,
Southfield, MI 48034

Contact: Ammar W. Alkhafaji
Phone: (248) 559-5555

PROJECT LOCATION
No. 1614
W. Grand River Ave.
Part of the NE, 1/4 of
Section 22, T4N., R.1W.,
Township of Meridian,
Ingham County, MI

SHEET
Tree Preservation Plan



Know what's below
Call before you dig.

REVISIONS
01/24/20 REVISED PER TWP.

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

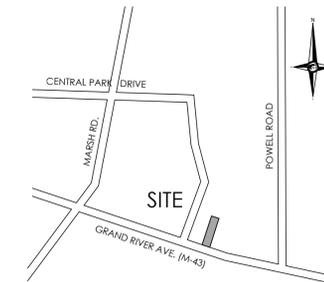
APPROVED BY:
G. Ostrowski

DATE:
11-08-2019

SCALE: 1" = 30'

30 15 0 15 30 45

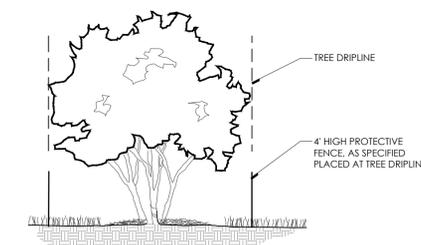
NFE JOB NO. SHEET NO.
J987-02 L1



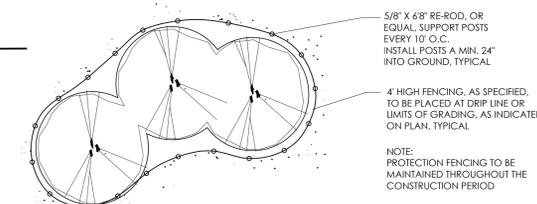
LOCATION MAP
N.T.S.

TREE PRESERVATION SUMMARY:

| | |
|--------------------------------------|-----|
| TOTAL NUMBER OF TREES SURVEYED: | 282 |
| TOTAL NUMBER OF DEAD TREES: | 9 |
| NET TREES ON-SITE: | 273 |
| TOTAL NUMBER OF TREES TO BE REMOVED: | 45 |
| TOTAL NUMBER OF TREES TO REMAIN: | 228 |



TREE PROTECTION DETAIL-SECTION
N.T.S.



TREE PROTECTION DETAIL-PLAN
N.T.S.

LEGEND:

- TREES TO BE REMOVED
- TREES TO REMAIN
- TREE PROTECTION FENCING

GENERAL TREE PROTECTION NOTES

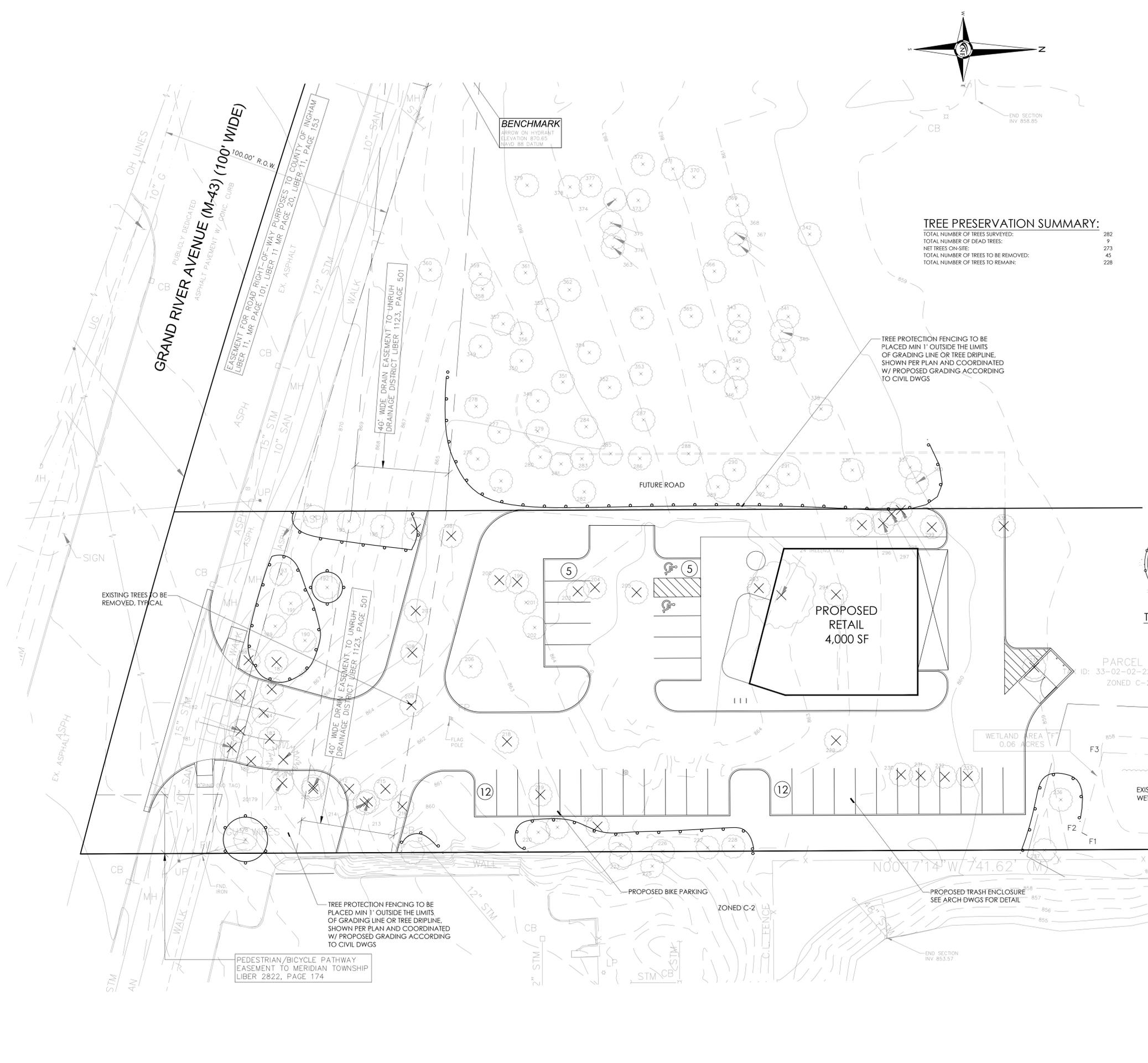
1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCINGS.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

BENCHMARK
ARROW ON HYDRAULIC
ELEVATION 870.65
MAYD 88 DATUM

TREE PROTECTION FENCING TO BE PLACED MIN 1' OUTSIDE THE LIMITS OF GRADING LINE OR TREE DRIFLINE. SHOWN PER PLAN AND COORDINATED W/ PROPOSED GRADING ACCORDING TO CIVIL DWGS

TREE PROTECTION FENCING TO BE PLACED MIN 1' OUTSIDE THE LIMITS OF GRADING LINE OR TREE DRIFLINE. SHOWN PER PLAN AND COORDINATED W/ PROPOSED GRADING ACCORDING TO CIVIL DWGS

PEDESTRIAN/BICYCLE PATHWAY EASEMENT TO MERIDIAN TOWNSHIP LIBER 2822, PAGE 174





DNVK 4 LLC
1614 GRAND RIVER MERIDIAN TOWNSHIP
A PREMIUM MARIHUANA RETAIL CENTER

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BUSINESS STARTUP PLAN

1. EXECUTIVE SUMMARY

DNVK 4 LLC is a marihuana company, founded with marihuana customers in mind. The company was inspired by the personal experiences of the ownership group, witnessing first-hand the positive impact that marihuana can provide for individuals and those experiencing health issues.

The company was founded by Darren Naimi and Marvin Karana, both experienced businessmen. Darren is passionate about helping medically ill people with alternatives to live a better life, combined with his experience as an operator of several family owned retail businesses and operation of multi-family properties he will prove to be a valuable owner. The owners have the experience necessary to help DNVK 4 truly thrive. Marvin Karana is a local attorney who graduated from Wayne State University Law School and has, both business and retail experience. Marvin is the principle of Karana Law and the manager of several commercial properties in Michigan and California. Marvin is also one of the few licensed Metro PCS Master Agents in the State of Michigan. This involved several background checks from Metro PCS.

DNVK 4 is planning to open a **medical and adult use retail marihuana center** in Meridian Township, provided that the company is successful in the application process. The designs for the facility are well under way. This will help to expedite the development of the dispensary process to ensure timely providing of marihuana to customers and the licensed patients and caregivers in compliance with the Township and State of Michigan regulatory scheme.

MISSION STATEMENT:

DNVK 4 will provide a comfortable, safe and a secure environment with knowledgeable and passionate team members who care about improving the lives of its customers and the lives of others in the community. Our team will provide expert education and superior products along with exceptional customer service through the experienced leadership of Darren and Marvin.

OBJECTIVES:

- Provide an uninterrupted supply of high-quality marihuana for all qualifying customers
- Implement a marihuana safety and educational program in cooperation with our community partners
- Implement standard operating procedures to ensure uniformity in all operations
- Create a program that requires employee training and familiarity with operating procedures prior to assigning employees to critical tasks

2. TIMELINE

With the time required to finish construction, receive final approval, and acquire inventory, the company anticipates opening for business in the late 2024 or early 2025 , which may change depending on municipal approval.

PHASE 1: PERMITTING

Marvin Karana and Darren Naimi have all received pre-qualification status with the State of Michigan and can begin construction upon receiving a Township approval.

PHASE 2: STAFFING AND Training

Before and during the build out of the facility, the company will begin its employee recruitment and hiring process. Employees will be required to submit to the required background checks set forth by the State. Once approved for employment, each employee will be required to attend training for their position. This will include both classroom and hands-on job experience encompassing all tasks in the marihuana center, compliance with rules and regulations, and in-depth knowledge of marihuana. This training will ensure our staff is prepared to begin working with customers in the company's facilities as we open for business. Due to the fluid regulatory environment and continuing technological innovations in the industry, the company will provide ongoing education and training programs.

PHASE 3: VENDOR SELECTION

Prior to opening, the General Manager and Inventory Control Manager will begin reaching out to licensed vendors in the state in order to get to know their sales and management teams. Part of our selection process will require a facility tour to observe the processes of each potential vendor. This will also include fact-finding on each product offered by the vendors and the potential uses for each.

As vendors and products are selected, they will be added to our product acquisition list. Depending on production lead time of certain products, arrangements may be made with producers to ensure they arrive at DNVK 4 in a timely manner.

PHASE 4: COMMENCEMENT

DNVK 4 has considered the current number of marihuana customers in the State of Michigan and is forecasting demand based on this information. We will commence initial product acquisition based on these estimates. Sales and inventory will be closely monitored by the Inventory Control Manager to ensure that each marihuana center has adequate supplies to prevent lost sales due to insufficient variety or volume of products.

3. OPERATIONS OVERVIEW

DNVK 4 will adopt Standard Operating Procedures (SOPs) to ensure the secure, safe, consistent and proper handling and distribution of marihuana. The SOPs will include step-by-step instructions on every task within the facility, providing the guidelines of conduct for facility personnel and the procedures necessary to comply with all regulations.

DNVK 4 SOP document will include definitions, purpose, policies, procedures, and quality control checks for every operation in the facility. The definitions detail industry-specific terms and acronyms used throughout each document. The purpose establishes the goal of each procedure. The policy section provides the standard that the procedure must achieve. The procedure section presents a step-by-step process for the completion of individual tasks in the facility and includes examples of all the logs, forms, charts and diagrams required for record keeping.

MARIHUANA CENTER

Once a customer has been verified and checked in by the Security Associate stationed in the secure entry vestibule, they will be permitted to enter and can approach the marihuana center Service Counter once a Marihuana Center Agent is available. If all Marihuana Center Agents are serving other customers, overflow customers will be asked to wait in the designated waiting area. While serving the customer, the Marihuana Center Agent will ask the customer several questions relating to their medical use and their qualifying condition (if applicable) and will offer guidance for possible treatment options based on the information provided by the company's training program.

In addition to providing marihuana, Marihuana Center Agents are expected to spend an average of 10-15 minutes with new customers to familiarize them with our facility and the resources we offer, educate the customer on our product offerings, and assess the customer's needs. Marihuana Center Agents will spend an average of 5-10 minutes with returning customers and will discuss the effectiveness of the treatment methods the customer has tried, and provide further guidance as needed.

DNVK 4 will offer several forms of marihuana. All products offered by the Company will be inspected for compliance with the standards established by the State of Michigan, following the processes detailed in the Company's SOP manual.

4. PRODUCT LINE

DNVK 4 will seek to offer marihuana, concentrates, and infused products in order to accommodate the needs and preferences of a wide variety of customers. All marihuana items offered by DNVK 4 will be cultivated and manufactured according to standards typically required in commercial agricultural production facilities. As part of the product acquisition process, the General Manager and Inventory Control Manager will tour the facilities of prospective suppliers to observe handling practices and ensure they meet the established standards. All marihuana items received will be required to undergo strict quality control inspections prior to being accepted into our inventory. Any noncompliant items will be rejected, and the facility that produced the product will be notified.

DRY FLOWER

Dried marihuana is the most popular consumption method for marihuana customers nationwide. Because of this, the bulk of the inventory carried by DNVK 4 will be in the form of dried marihuana.

DNVK 4 will provide a wide range of marihuana strains from licensed producers in the State of Michigan. The dried marihuana will be sold in pre-packaged, individual child-resistant containers, to protect the produce but also to simplify inventory tracking and promote loss prevention.

EXTRACTS

Extracts and oils take several forms and are a preferred consumption method for many marihuana customers. DNVK 4 will provide select extracts from licensed producers.

Extracts (e.g., wax, shatter, live-resin, rosin, CO₂ Oil, distillate, crystallite, etc.) will be sold in pre-packaged units of 0.5 grams and 1.0 grams. Extracts may also be offered in the form of pre-filled atomizer cartridges for use with electronic cigarettes in assorted sizes of 100-1000 milligrams. All products will be sold in certified child-resistant packaging and will comply with the labeling standards established by the State of Michigan.

MARIHUANA-INFUSED PRODUCTS

Marihuana-infused products including edible and topical products will be stocked in smaller quantities by DNVK 4, due to their lower demand by marihuana customers. DNVK 4 will not accept any product that is made to look like a commercially-produced candy or other item that may cause the product to appeal to children. All Infused products will be clearly labeled to show that they contain marihuana.

5. MARKETING & SALES

To be responsible and support the rules in the State of Michigan, the Company will not engage in any sort of public advertisement including radio, television, billboards, or bus stops. Our marihuana centers will only be identified by signage sufficient to signify the Company's location. The company's website will require age verification and display our business hours, available product types, and address and telephone number.

In addition to advertising on our own website, DNVK 4 will host a menu of our products on Weedmaps™ and Leafly™. These websites are designed to assist customers in finding marihuana centers in their area, as well as specific products to help treat their symptoms. Leafly™, in particular, offers a wide range of information available for each strain in an extensive, searchable database. Customers can base search parameters on their specific symptoms. Both of these sites include landing pages that require visitors to confirm they are either a registered medical marihuana patient or over the age of 21 to enter.

DNVK 4 will work hard to maintain an excellent reputation for offering high quality marihuana in a safe, friendly, customer-focused environment. Our concerted efforts will engender word-of-mouth recommendations as the primary mechanism to drive our sales.

6. ORGANIZATION & ROLES/STAFFING

GENERAL MANAGER

Role: The General Manager is responsible for the overseeing the operations of the marihuana center including developing and implementing company policies, coordinating with department managers, and helping to ensure the facility performs according to plan.

Qualifications:

- Minimum 5 years' managerial experience
- Strong communication skills
- Demonstrates people management skills and development capability
- Demonstrates successful leadership
- Strong organizational skills
- Proficiency in technology software, desktop electronics, MS Office (Word, Excel, Outlook, PowerPoint)
- Fluent in spoken and written English
- First aid training, OSHA training
- Highly regulated industry related experience a plus

SHIFT MANAGER

Role:

The Security Manager ensures the security of the facility, the inventory, the staff and the customers. This person is responsible for ensuring that contracted 24/7 security personnel adhere to the policies and procedures of DNVK 4.

Qualifications:

- Minimum Bachelor's Degree in Business Management, Operations and/or Logistics, Project Management or related fields
- Minimum 5 years' experience in management or operations, proof of successful team management and leadership
- Strong communication skills with the ability to direct staff, and take responsibility for the communication
- People management skills and capability
- Strong organizational skills
- Proficiency in technology software, desktop electronics, MS Office (Word, Excel, Outlook, PowerPoint)

QUALITY ASSURANCE MANAGER/ SHIPPING MANAGER

Role: This position is responsible for ensuring the marihuana center remains in compliance with all state requirements. This individual will be responsible for keeping abreast of all regulatory changes and updates to the state laws and

regulations as well as educating the entire provisioning center team of applicable changes. This individual is also responsible for ensuring that received products are compliant with packaging, labeling and shipping requirements.

Qualifications:

- Bachelor's degree in Business, Management, Operations, Engineering or related fields is required or equivalent experience
- Five or more years of experience in a similar position, preferably in a regulated industry
- Experience recording and reporting data
- Proficiency in technology software, desktop electronics, MS Office (Word, Excel, Outlook, PowerPoint)
- Experience in similar positions

INVENTORY CONTROL MANAGER

Role: This individual is responsible for tracking of all inventory. Responsibilities include management of the seed-to-sale inventory tracking system software and hardware, management of all inbound and outbound product, tracking, manifesting and quality control functions.

Qualifications:

- Bachelor's degree in Business, Management, Operations, Engineering or related fields is required or equivalent experience
- Experience recording and reporting data
- Proficiency in technology software, desktop electronics, MS Office (Word, Excel, Outlook, PowerPoint)
- Experience in similar positions

OFFICE MANAGER

Role:

The Office Manager supports all aspects of provisioning center operations.

Qualifications:

- Associate or Bachelor's degree in Business Management, Project Management or related management field
- One to 5 or more years of experience in a similar position, preferably in a regulated industry

SECURITY MANAGER

Role:

The Security Manager ensures the security of the facility, the inventory, the staff and the customers

Qualifications:

- Proven experience as security manager or similar position

- Experience using relevant technology and equipment
- Experience in reporting and emergency response planning
- Excellent knowledge of security protocols and procedures
- State certification or licensure as a security professional, if required
- Solid understanding of budgeting and statistical data analysis
- Working knowledge of MS Office
- Excellent communication and interpersonal skills
- Outstanding organizational and leadership skills
- Committed and reliable
- High school diploma; Further education in security administration or similar field will be an asset

MARIHUANA CENTER AGENT

Role: This position is responsible for customer-service duties as assigned and will be cross-trained for other facility duties. Performs all the tasks in the provisioning center, including: providing exceptional patient (customer) service, a complete understanding of offered products, and inventory, point-of-sales software, and cash management.

Qualifications:

- High school diploma or equivalent
- Good people skills
- Experience in customer-facing jobs
- Basic knowledge of marihuana uses and benefits
- Ability to work as part of a team
- Adaptability and flexibility
- Experience recording and reporting data
- Proficiency in technology software, desktop electronics, MS Office (Word, Excel, Outlook, PowerPoint)

7. EMPLOYEE HIRING, TRAINING, AND COMPENSATION

HIRING PRACTICES

DNVK 4 is committed to forming a diverse, inclusive employee team dedicated to excellence and equity in health and wellness. The company intends to achieve this through education, training, advocacy, and outreach to the local community. The management team will engage with employee recruiting companies to source at least two or more qualified candidates in the Township and employ the chronically underemployed. We will inform the recruiting company of our diversity goals to help them tailor our recruiting process. In DNVK 4's commitment to the local economy, a job fair will be held in the Township to help achieve this. The Company anticipates employing between 15 to 20 people for all positions including skilled, unskilled and professional employees, with at least 8 of these being full time employees.

All members, employees, contractors, or other individuals who may enter the licensed facility unescorted on a regular basis will be required to submit to an annual background check. All personnel will be required to notify management

within 24 hours of any event that would disqualify them from employment in the marihuana industry. All employees will register with and be approved by the State of Michigan prior to beginning work for DNVK 4.

TRAINING

Management will provide hands-on training to all employees in each position at DNVK 4. Every employee, regardless of position and experience, will complete a New Hire Training program within the first two days of employment. This program will be developed by our management team as a way to bring new employees up to speed quickly by providing them with the information they need to succeed at DNVK 4. As the company prepares the marihuana center to open its doors, we will bring educators to our facility to train our staff on-site and to help get the business started. Employees will receive training on our standard operating procedures during their New Hire Orientation and will be given a refresher course annually thereafter, or as changes in policies or the law require. Written training content will always be available as for all employees to review.

DNVK 4 will use a manual of standard operating procedures, lectures from qualified professionals, and periodical quizzes for managers to ensure our staff remains appropriately trained. Employees will also be encouraged to take advantage of special lectures, leadership training, and other educational opportunities that may arise.

COMPENSATION

DNVK 4 is committed to paying a competitive per hour rate to all of its employees. In addition, a select number of employees will be paid a minimum salary of 200% of the federal poverty level for a family of two (adjusted each year to the federal guideline). Each employee will be entitled to a performance review after 90 days of working for the company, and each year after that on the anniversary of their hire. While raises in pay are not guaranteed, they may be granted based on the merits of the performance review.

Employees will be eligible to receive certain benefits depending on their employment status such as maternity and sick leave, health insurance, 401-k, and educational seminars. The company has also budgeted for two weeks of paid time off for eligible employees. There will be a bi-weekly payroll structure.

EMPLOYEE INTEGRITY

Code of Ethic Policy will be provided to each employee

DNVK 4 LLC
29500 Telegraph Rd Ste 250
Southfield MI 48034

A description of the type of Facility proposed and the anticipated or actual number of employees.

| REQUIRED INFO | RESPONSE |
|---|--|
| A description of the type of Facility proposed and the anticipated or actual number of employees. | <ul style="list-style-type: none">• The facility type will be a Marihuana Retail Center and Medical Marihuana Provisioning Center• The Company anticipates employing between 15 to 20 people for all positions including skilled, with at least 8 of these being full time employees. |

DNVK 4 LLC
29500 Telegraph Rd Ste 250
Southfield MI 48034

Security Plan

| REQUIRED INFO | RESPONSE |
|--|---|
| <p>A security plan meeting the requirements of Section 40-31(3) of the Ordinance, which shall include a general description of the security systems(s), current centrally alarmed and monitored security system service agreement for the proposed Permitted Premises, and confirmation that those systems will meet State requirements and be approved by the State prior to commencing operations.</p> | <ul style="list-style-type: none"> • The Applicant will install cameras to monitor all entrances, along with the interior and exterior of the Permitted Premises. • Robbery and burglary alarm system will be professionally monitored and operated 24 hours, 7 days a week. • Applicant will install a locking safe permanently affixed to the Premises that shall store all Marihuana and cash remaining in the facility overnight • Applicant will ensure all Marihuana in whatever form stored at the Permitted Premises shall be kept in a secure manner and shall not be visible from outside the Permitted Premises, nor shall it be grown, processed, exchanged, displayed or dispensed outside the Permitted Premises • Applicant will ensure all security recordings and documentation shall be preserved for at least 48 hours by the Permit Holder and made available to any law enforcement upon request for inspection. • The Applicant has a security system to alert owner and police to possible tampering in addition to having a security guard • The facility is equipped with an entry/exit, glass breakage, panic buttons, and motion sensors • Security system meets and/or exceeds guidelines set by the MMFLA/MRTMA Rules. |

- A -

FACILITY AND BUILDING

Building/Facility is described herein as a “Marijuana Retail Center” (“Center”) located at (1614 Grand River)

The building is typical of a brick & mortar building. It is located at 1614 Grand River , with access driveways entering from adjacent the roadways into the parking lot. The parking lot is situated on the East of the building and is accessible from Grand River.

The business has a front exterior door which will be tempered glass encased in a steel frame. The business also has two rear entry, steel doors with steel frames. One enters into the delivery area and the other enters into a secured “private” hallway. There is also a “Steel Bay door” that enters into the delivery area at the rear of the building.

The Center is easily identified from the front parking lot and adjacent roadway. The lot itself is asphalt and is free from any visible obstructions and parking for customers is ample directly in front of the facility.

The facility has a “flat roof” typical of that of a “retail building” covered in asphalt with metal vents exposed, and air conditioning units installed. The vents and air conditioning units are to be secured properly with no access points visible to the interior of the building.

INTERIOR LAYOUT

Access into the interior of the Center is gained through three access points, one being the public glass front entry (magnetic doors,) one through a “Card Swipe” access door into to the private hallway and the other being the “Care Swipe” business/private rear access into the Delivery Area.

The interior comprises of a reception area, waiting room area and sales area, with a separate dividing wall to the product sales area. Entry into the sales area is through a secured magnetic safety door type “buzz and lock” system manned by a security professional.

The customer identification “Check Desk” is located in/near the middle of the reception area facing the lobby/waiting room. The reception check desk is manned by an employee and is used for the purpose of identification of MM cards and/or documents, prior to entry into the sales area.

The sales area will consist of display cabinets and shelving. A bar/counter top is located in the sales area where customers will be greeted and sales transactions will occur. There is both a separate entry door and exit door, into and out of the sales area. This will provide an extra level of security and provide for a smooth egress through the building.

Customers, upon exiting the Center can utilize the exit door into the reception area leading to the main entry/exit door in order to exit the building.

The facility has two restrooms (Men's & Women's) located within the reception area, the restrooms are standard bathrooms with no obstructions or outside access points.

The Exterior windows consist of a high grade "Safety/Security glass" and are "Smoked" in order to provide for another level of security and so no marijuana can be viewed from the exterior. The front exterior door is made of high-quality strength materials with reinforced steel door jam and locking system. The rear exterior doors are high grade metal door/jam Security doors with reinforced hinges and locking systems.

LIGHTING: EXTERIOR AND INTERIOR

Exterior lighting is provided by commercial grade Halogen & LED lights with plastic faces and metal encasements, mounted on the exterior of the building. Exterior lighting is ample and sufficiently illuminates the outside of the building and roof. The lighting for the parking lot consist of concrete based, metal pole type lighting system. This system provides for ample illumination of the parking lot and surrounding area.

The Interior lighting of the facility is a combination of "Halogen & LED" type of lights. Lighting in every room is ample and all lights are operated by wall-mount switches.

GUARDS

The facility has a designated "Security Guard Station" located near the front of the building between the customer waiting area and the product sales area. The Guard on-duty is a fully licensed CPL holder and has met all standards of training to perform his/her duty as it pertains to Facility Security.

The Guard is dressed in "business casual" attire of khaki pants and a black polo shirt with the logo of the Security Company prominently displayed on the front. The Guards are carrying Kydex type retention holsters with the duty weapon on his/her belt, along with a "magazine" carrier and extra magazines.

(APPLICANT WILL FIRST MEET WITH LOCAL OFFICIALS AND POLICE DEPARTMENT BEFORE EMPLOYING ARMED SECURITY)

The Facility utilizes a dedicated (24/7) guard service, with a guard stationed inside the building during the hours of operation. At the end of the business day and once the building is secured for the night. A guard will conduct "**roving patrols**" utilizing a vehicle outside of the facility, in the parking lot during hours of non-operation. This will help provide for a multi-level security matrix that will ensure the safety of the customers and employees.

The area surrounding the facility is clear and free of any obstructions. Routine mowing and trimming of trees/vegetation will be conducted periodically to ensure a safe and clean environment.

The Asphalt parking lot will be maintained regularly and any or all defects (i.e. cracks, potholes, heaving's etc.) Will be addressed immediately and repaired as soon as possible. This will provide for a safe level traffic and foot travel area.

ACCESS AREAS FOR STAFF AND NON-STAFF BUSINESS ASSOCIATES

The Center will utilize strict access control point procedures to help deter and prevent any unauthorized entry into the facility or on its premises.

All employee/staff shall enter the building through the designated entry door located at the front of the facility. Only authorized employee/staff will have direct access to the sales and product areas of the facility. Only those "Select" employees/staff will have direct access to the secured management office and product storage area.

All "Non-Staff" business associates (i.e. Sales reps, Vendors, etc.) will have prior authorization from the facilities owner(s) or their designee, before being allowed access to the secured areas of the building. All "Non-Staff" business associates shall be escorted or monitored at all times while in secure areas conducting business.

"Under "NO" circumstances shall any non-authorized personnel be allowed access of any kind, into the "Vault" area of the facility without direct authorization from the owner(s) or their designee. This is a no exception rule and shall be strictly enforced at all times"

CUSTOMER AND DESIGNATED CAREGIVER ACCESS

Any and all Customers or their designated Caregiver(s) shall access through the front entry door of the facility. Once in the waiting room, the Customer and/or Caregiver shall present the employee receptionist with the proper, and up to date documentation, in order to receive approval/authorization to enter the product sales area of the facility.

(Only when the documentation has been verified by staff, the Customer and/or Caregiver will be allowed to purchase products at the facility.)

Customers and/or Caregivers will enter the sales area of the facility through designated "Magnetic Lock"

security entry door. Once the Customer and/Caregiver has completed their purchase/transaction. They shall leave through the designated exit door.

The Entry and Exit doors into the sale area shall be kept separate and utilized accordingly. This will ensure not only a level of privacy for the customers, but will add another layer of security so no two security doors are open at the same time.

NON-CUSTOMER PUBLIC ACCESS

Any and all “Non-Customer” individuals shall enter the facility through the front security access door. The individual(s) will be greeted by the employee receptionist and they shall inquire as to the nature of the individuals visit, in order to ascertain what service if any the business can provide for them.

(If it is determined that the individual has no legitimate reason to be inside the building, they will be politely asked to leave the premises.)

INTERNAL ACCESS POINT CONTROL

The “Internal Access Point Control” or IAPC, shall be utilized and strictly adhered too. An authorized employee, designee or Security Guard shall maintain control of the IAPC at all times and shall monitor all individuals within the interior of the facility. At no time shall the IAPC be left unattended or without proper supervision.

(The “Internal Access Point Control” is critical to facility security and all rules pertaining to the IAPC shall be strictly enforced without exception.)

- B -

ELECTRONIC SECURITY SYSTEMS

The Center will utilize state of the art 24/7 Video Surveillance and Alarm Security Systems, that will meet or exceed the requirements set forth by the State of Michigan under the Medical Marijuana Act/Law and Township of Meridian requirements.

VIDEO SURVEILLANCE SYSTEM

The facility will be equipped with a 24/7 Digital Watchdog security system, CATT-EYE compliant equipment, with a “tie-in” to the CATT-EYE programming system, using 2-u Chassis Blackjack servers with 24tb hard drive, Axis M3046V 4MP WDR 2.4m cameras & Axis Q6055E-S 60HZ 1080 PTZ with mount & P3225-VE MKII 1080 VANDM IP66. Using CAT 6 CMP cable runs with a CISCO 24 Port Poe Switch and a 2U WATT Box back-up battery & 10U Wall Mount Rack. With Smartphone technology and storage. Provided by “Low Voltage Designs” of Bloomfield Hills, Michigan.

(The VSS is operational 24/7 & covers all areas where Marijuana is sold, packaged, stored, weighed, received or transferred and also cover all entrances, along with the interior and exterior)

MONITORING AND STORAGE

The Center will provide 24/7 monitoring of all Video Surveillance Systems of both the interior and exterior of the facility. During the hours of operation, the Video Surveillance System or VSS shall be monitored at all times by a facility employee, designee or security guard. The monitoring of the VSS will be through the integrated video monitoring system located at the guard station or via the Smartphone technology/application.

During hours of non-operation, the VSS will continue to record and monitor the building 24/7. The information and data will be retained in the facilities servers.

The storage for the VSS shall be through both onsite & offsite computer servers, and the DATA saved/stored for no less than 45 days. Access of stored information will only be authorized by the facility owner or his/her designee, and the stored information shall not be disseminated without permission, and all HIPAA Laws will apply.

INTRUSION AND MOTION DETECTION

The facility is equipped with 24/7 Intrusion & Motion detection sensors throughout the building and storage area. The sensors are placed in strategic locations to help monitor the facility after hours and are designed to “trip/active” when motion or a moving object is detected. The sensors will then activate the building alarm system, and alerts will be sent to the 24-hr monitoring agent, the owner or designee and local police/law enforcement.

Also, an alert will be sent to the owner, manager or designee via Smartphone technology informing them of an activation. The owner, manager or designee will have the ability through Smartphone technology to login into the VSS and view the facility in “real time” to determine the type of intrusion.

BURGLAR ALARM SYSTEM

The facility will be equipped with a 24/7, Linear Emerge Elite door security system, with Vista 20p control pad & a 6160rf Key Pad along with back up battery and transformer. A Trilogy T-2 2700 Door Keypad with 18/6 STR OAS 1-M RL Gray & 10/2 STR JKT 1-M. With Long Range motion detectors and zone expander, Audio Siren with tamper proof housing. Honeywell 5816 WHWM glass breakage sensors on all exterior windows, along with Honeywell 1B 100D Beam roof sensors.

PANIC BUTTON

The facility will be equipped with a “Panic Button” and the location shall not be disclosed to anyone not directly associated with the Center facility. The button will be accessible to designated employees and shall be used in case of an emergency or critical incident. Once activated an alert will be sent to the local Law Enforcement and/or the Emergency Dispatch center.

The Panic Button is to be utilized whenever there is a critical incident or a threat where the onsite Security Guard is incapacitated or is unable to address the threat without causing further risk to the Staff or Customers.

FIRE ALARM

The facility will be equipped with a state-of-the-art Fire Alarm and suppression system. The system can be activated manually by simply pulling down on one of the Emergency Activation levers or will automatically activate when a sensor detects smoke or fire.

requesting fire personal to respond to the facility with their fire suppression equipment.

All Fire Alarm systems shall pass a fire safety inspection by the Bureau of Fire Services (BFS.) The Department or its authorized Agents, or State Fire Marshall or his or her Designee and shall meet all requirements set forth by the State of Michigan.

MAINTENANCE AND TESTING

The Video Surveillance System shall be tested daily and a systems check will be contacted at the beginning of every business day.

The Alarm System shall be assessed every day and checked routinely for any defects, damage or any system deficiencies.

If a defect or malfunction of any of the systems is detected, it shall be immediately reported to the systems vendor and repairs will be made forth with. It is imperative that all systems are operating properly to insure the safety of the Staff and Customers.

- C -

OPERATIONAL SAFETY PLAN

The Operational Safety Plan or “OSP” is a guide for employees, that will address potential situations and how to react. The OSP will give detailed steps and rules to follow that will dictate how the daily functions of the facility will be conducted and what is expected by employees. The OSP and its directives will provide another layer of Security & Protection for all employees and customers. Whenever a situation arises with the facility and an employee needs guidance on how to address the situation, they should refer to the OSP and follow the steps provided within.

EMERGENCY MANAGEMENT AND POLICE/FIRE/EMS

Management shall make every attempt to familiarize themselves with local Law Enforcement and Emergency Services within the community. Management will put forth an effort to introduce themselves to the local Police Department and have an open line of communication to enhance the “Police – Business relationship.” By having an open line of communication with local authorities and their perspective agencies, this will help build a level of trust with the business thus providing another layer of Security.

LAW ENFORCEMENT

In the event there is a “Critical Incident” employees/staff shall immediately call 911 for Emergency Services assistance. In the event the incident is ongoing, the employees/staff shall maintain their safety until the threat has subsided and then call 911 for assistance.

(At no time should an employee/staff member endanger themselves or others in the event a Critical Incident occurs.)

Once the proper authorities arrive on scene, the Staff will cooperate fully with Law Enforcement and assist them with providing information, descriptions, etc. in detailing the incident.

At times it may be necessary for Law Enforcement to conduct routine inspections of the facility and/or building. Staff will assist Officials with their request for inspection(s) and maintain a level of courtesy & professionalism while working with Law Enforcement.

FACILITY OPENING PROCEDURE

During the opening of the facility for the days business, the Security Guard shall arrive one-half hour before opening and conduct a physical assessment of the exterior of the building and a visual assessment of its roof. The Security Guard will then make entry into the building itself deactivating the alarm system and turning on the interior lights.

The Security Guard will conduct a physical assessment of the interior of the facility and check every room within the building (i.e. Offices, Storage, Closets, Bathrooms, Sales Area, etc.) After the building is deemed secure and safe for entry, the Security Guard shall login to the video surveillance system and conduct a system(s) check to insure the equipment is operating properly.

When Staff/Employees arrive at their designated times to begin their work day, they shall provide the Security Guard with the proper identification upon entry.

FACILITY CLOSING PROCEDURE

At the end of the days business, all product will be stored away in the proper storage compartment(s). The day's receipts/revenue will be secured in the facilities vault and the vault door locked.

The Security Guard will assume a position inside the facility where he/she can visually monitor Staff/Employees as they exit the building, in order to ensure their safety as they leave for the evening.

Once the Staff/Employees have exited the building, the Security Guard will then conduct an interior assessment of the facility and check every room within the building (i.e. Offices, Storage, Closets, Bathrooms, Sales Area, etc.) The Security Guard will ensure that no one is inside the facility prior to "locking-up" the building for the evening.

The Security Guard will then secure any interior doors and log out of the Video Surveillance System. Prior to leaving the Security Guard will activate the facility alarm system and lock the exterior door upon exit.

NOTE: All Staff/Employees are subject to search upon leaving the facility, the searches will include but are not limited to Purses, Backpacks, Bags, Lunch Boxes, Jackets, Coats etc. This will provide for another level of security and help to deter theft.

PREVENTING THEFT AND DIVERSION

As with any retail business, at times incidents of theft will occur both by customers and internally by employees. Therefore, the following procedure shall be followed to help mitigate the theft of product and/or revenue from the facility.

As it pertains to consumer theft: at no time shall there be more than the allotted number of customers in the “Sales Counter” area which will be determined by the owners. Customers shall be watched closely as they shop for products and services.

If a customer request to see/handle a product, the employee shall assist the customer with their request, and will keep an accounting of the product that the customer is “handling.” This will ensure that the product is returned in-whole to the employee, if the customer chooses not to purchase the item.

In the event it is suspected a customer has committed a theft, the employee shall immediately inform the Security Guard on-duty and he/she will take the appropriate action.

As it pertains to Internal theft: Upon accepting a condition of employment at the Center, the newly hired employee must agree to allow Security Professionals to search their person upon request (i.e. Bags, Purses, Backpacks etc.)

In order to prevent internal theft of revenue at the facility, a Security Camera will be affixed above the cash sales area and will be monitored by the Security Guard. This camera will also be accessible via Smartphone technology and can be accessed by the Owner or his/her designee for a real time assessment.

At the end of the business day the Manager or designee will conduct an accounting of the day’s receipts and revenue. In the event the accounting is inaccurate and a theft of revenue is suspected, the incident shall be reported to the Owner and Security Guard for documentation.

The Owner and Security Guard will conduct a review of the Security Surveillance footage in order to determine if a theft occurred and who committed the theft.

(If it is suspected that product is being stolen from the facility, an internal audit and inventory of the product shall be conducted. If it is determined that product is indeed missing from the facility. The theft shall be reported to the Department of State Police, and local Law Enforcement authorities within 24 hours of the theft or loss.)

“ONSITE” CONSUMPTION

At no time shall an Employee or Staff member consume Marijuana or Marijuana infused products on the premises of the Center. Employees found to be using Marijuana products on premises will be reported to the Owner or Manager, and the appropriate corrective action will be taken.

INCIDENT LOG AND REPORTING

A log shall be kept by Management in order to document any incidents involving theft of product or revenue. The log will also document incidents between employees and customers (i.e. Arguments, Threats etc.) The log will also be used to document any suspicious person or situation that may occur at the facility.

SUSPICIOUS PERSONS

If an Employee or Staff member encounters a “Suspicious Person” while at the facility, they shall immediately report the person to the Security Guard or Manager. A description of the subject and/or vehicle shall be documented (and if need-be,) reported to local Law Enforcement.

It will be the responsibility of the Security Guard to take appropriate action in dealing with subject and reporting the subject to authorities.

At no time shall the Security Guard give chase or pursue the person in question, it is the sole responsibility of the Security Guard to maintain the safety of the Staff/Employees and the security of the facility at all times.

“At no time should an Employee approach or confront a suspicious person, and by no means should the suspicious person be allowed into the facility.”

-D-

FACILITY OPERATIONS

The Day to Day operations at the Center is critical to the success of the business and to the Safety of its Staff/Employees. The rules set-forth will help ensure guidance and clarity of how daily operation will be conducted.

STAFF

The Staff at the Center are expected to conduct themselves in a safe and professional manner at all times. Staff appearance is representative of the business itself and having a clean, kept appearance, presents a level of professionalism to the customers.

While at the facility, Staff should remain vigilant and be aware of their surrounding when working with customers or visitors. The Staff shall report any perceived threat or suspicious situation to the Security Guard on-duty or the Manager, the Staff shall follow all Safety procedures set forth in the Security Plan.

TRAINING

Owner/Management will provide training upon hiring of new employees and Owner/Management will provide periodical training throughout the year, with updates pertaining to the operation of the business. The training an employee will receive will be determined by the Owner/Management staff and all employees are expected to participate.

Recommended Training for the Center

- Sales and Money exchange protocol
- Proper handling of product and sale items
- Opening and Closing procedure
- Safety and Threat assessment
- Critical Event protocol

SALES AND MONEY EXCHANGE

All Sales of product shall be conducted in the “Sales Counter” area of the facility and no outside sales will be permitted without proper authorization from the Owner/Manager. All transactions shall be documented and the exchange of money will be processed through the cash register.

There shall be no “Side Sales” or sales processed outside of the facility or on its premises. All sales/money exchanges must be completed within the interior of the facility and the policy for product sale strictly adhered to.

MANDATORY CUSTOMER IDENTIFICATION & CARD CHECKS

All customers wishing to conduct business or purchase product for sale at the Center must provide a picture I.D. and present a Medical Marijuana Identification Card. The customer shall present the proper information to the receptionist and the information shall be verified before the customer is allowed into the sales area of the facility.

In the event the receptionist feels the information on the identification card(s) is in-accurate or misrepresented. The receptionist/employee shall contact the on-duty Security Guard or Manager and further inquiries shall be made will made of the customer.

(The Center reserves the right to deny sales/service to any customer who refuses or fails to provide proper identification or a Medical Marijuana card upon request from the receptionist.)

FILE SECURITY/HIPAA

All customer files will be kept in a secured area within the Management office of the facility, and the office door locked at all times, unless when in use.

The customer/customer information kept at the facility belongs strictly to the customer, and at no time shall the customer(s) information be released without “**Expressed Written Consent**” of the customer him/herself.

The files shall be maintained in an organized fashion with periodic updates and/or reviews for accuracy being conducted.

(All rules for the Health Insurance Portability & Accountability Act shall be strictly adhered to.)

HOURS OF OPERATION

The Hours of Operation for the Center will be determined by the Owner/Management and all Opening & Closing protocols shall be strictly adhered to and followed in accordance to the Township of Meridian Ordinance.

A detailed plan indicating the hours of operation, employee staffing with description of employee duties and qualifications, shall be maintained on record at the facility.

-E-**PRODUCT AND REVENUE STORAGE/RECORDKEEPING**

The Product and Revenue kept at the facility both during the hours of operation and during “off- hours” shall be stored appropriately according to protocol. Both the Product and Revenue shall be kept in a secure location at all times and accounted for through internal audits. **(The Center shall maintain detailed recordkeeping and inventory management of all products & revenue at the facility.)**

STORAGE OF PRODUCT “On-Site”

The storage of Product during the hours of operation shall be in the sales area of the facility and kept in display cases or on shelving within the sales area. The Product shall be strictly monitored and accounted for by Staff/employees. Excess product shall be kept in the facility vault and Management will decide what amount of Product will be removed for/or offered for sale. At the end of the days business, all remaining Product shall be stored away in the vault during the “off-hours” that will be permanently affixed to the premise along with the cash.

STORAGE OF REVENUE “On-Site”

Any & All revenue stored “On-Site” will be kept in the facility vault and only accessed by the Owner, Manager or Designee. Funds needed for the daily operation of the business will be retrieved by the Owner, Manager or Designee and those monies used for daily transactions.

The only time the revenue shall be removed from the facility vault will be for the transportation of the revenue to the bank for deposit or to a Secure Transporter facility for storage. Only the Owner, Manager or Designee can authorize the removal and/or transportation of revenue from the facility.

VAULT

A secure vault meeting or exceeding the requirements for the safe storage of both Product and Revenue will be constructed on-site and permanently affixed to the premises. The vault will have strict access requirements and only designated personnel shall have access to the vault or its contents.

Only selected personnel shall have the security code to access the vault room, and only designated personnel shall have the code/combination to access the vault itself. The codes and combination for the vault shall be kept secret at all times and not disseminated.

(The codes and combination(s) shall be changed periodically to provide for a greater degree of security for both the product and revenue.)

DISPOSAL OF DAMAGED OR UNUSABLE PRODUCT AND HAZARDOUS MATERIALS

Any damaged or unusable product scheduled for disposal shall be destroyed according to the guidelines set forth by State of Michigan in the Medical Marijuana Administrative rules and Laws. At no time shall any product scheduled for disposal be sold or kept for personal use.

All product disposed of, shall be documented and entered into the facilities log book. The description of the product, the amount and the mode of disposal shall be documented. The name & initials of the individual who conducted the disposal shall be entered into log, along with Date & Time.

The Center shall maintain “material safety data sheets” for any hazardous materials kept onsite and shall have a working plan for the storage and disposal of such materials. **(The Center will contain no hazardous materials that will be stored on the premises at any time. - Any materials that may be possibly “hazardous” will be household cleaning supplies and will be disposed of and handled per manufacturer label)**

SECURE TRANSPORTATION OF THE PRODUCT AND REVENUE

The transportation of the product and revenue shall be through a “Secure Transporter” per State of Michigan law. DNVK 4’s facility will uniquely have an enclosed “secure garage” for the transporter to enter and exit. After the secured transporter’s vehicle has entered the secure garage, the garage door will close, and product can be safely unloaded. After the product is unloaded and logged into the METRC system, the secure garage door will open, and the secured transporter will exit. This will add another layer of security as all delivery transaction are not visible to anyone. Please see facility plan for layout and rendering of the transporter into the garage. The rules and regulations shall be followed and adhered to as it pertains to the “off-site” transportation or movement of Product or Revenue.

Odor Management Plan

As part of Applicant's commitment to positive community impact, applicant has developed odor mitigation strategies to ensure there are no detectable marijuana odors beyond the property boundary. Applicant has considered potential impacts to its neighbors during facility site selection, facility design, and developing company standard operating procedures (SOPs). Both primary and secondary HVAC systems will be installed to reduce detectable odors outside the facility.

Potential Odor Sources

Packaging - The majority of marijuana items will arrive at the Marijuana Center pre-packaged for individual sale, which will drastically reduce the potential for odors. Bulk flower shipments requiring repackaging for dispensing directly to patients/customers will be separated according to bud size and placed into child-resistant packaging (CRP). Mild odor is emitted during the packaging process, as the cured marijuana is agitated. This also results in a small amount of particulate matter release, which can contribute to emitted odors. The facility will be equipped with an activated carbon filter to absorb a large portion of the odors emitted during packaging and will feature a pre-filter designed to collect particulate matter.

Storage Area – Odors should be minimal in the storage and designated quarantine areas. All packages will remain sealed and enclosed in a box or safe in the product storage area. Any product being stored for disposal will remain sealed until it is destroyed. Employees will make sure that all containers are closed and sealed, and will immediately close any containers noticed open in the storage area. To ensure odors are kept to a minimum, the facility will have an activated carbon filter, similar to that in the packaging room.

Dispensing – Opening display or sample jars prior to patient/customer purchase may generate odors. This exposure is brief, minimizing odors while preserving the integrity of the sample. Dispensing agents will immediately replace the lids of sample jars after allowing patients/customers to smell the sample.

Odor Mitigation Devices

Applicant will install a Photohydroionization (PHI) Unit (see specifications below) as the primary odor mitigation device, designed to eliminate 99.99% of all odors safely and efficiently. In rooms where the odor is more intense, Applicant has elected to use activated carbon filters as a secondary odor reduction method.

Commercial PHI Unit by RGF®



This device is designed to reduce air pollutants such as odors, VOCs (chemical odors such as paint fumes, hydrocarbons, etc.), or smoke, and also kills mold, bacteria, and viruses. The unit is easily mounted into air conditioning and heating system air ducts, which are the primary conduits for odors being released outside the facility. When the HVAC system is in operation the Commercial PHI Unit creates an advanced oxidation process consisting of hydro-peroxides, ozonide ions, super oxide ions and hydroxide ions. All are considered low-r oxidizers that revert back to oxygen and hydrogen during the oxidation of the pollutant. The system comes fully assembled for easy installation.

Germicidal UV light rays have been used for decades by the medical industry as a method for destroying micro-organisms (germs, viruses, bacteria). UV light is dependable and can be easily installed in HVAC ducts or a plenum. Germicidal UV light is effective in reducing only the airborne micro -organisms that pass directly through the light rays. However, germicidal UV light has little to no effect on gases, vapors or odors. Photohydroionization Advanced Oxidation, on the other hand, is very effective on gases, vapors, VOCs and odors.

The combination of safe, low-level ozone (O₃) and UV light enhanced by a hydrated quad-metallic compound target, develops an advanced oxidation reaction that creates, as well as reduces, ozone to safe levels. This process also produces hydro-peroxides, super oxide ions, ozonide ions and hydroxides. By engineering the proper UV light wavelength, in combination with a triple function, no maintenance unit, the PHI Cell provides safe hydro-peroxides, super oxide ions, ozonide ions and hydroxides to purify the air.

With the RGF HVAC PHI Cell® Advanced Oxidation System, micro-organisms are reduced up to 99.99%. Gases, VOCs and odors are also reduced significantly; replaced with ozonide ions, hydro-peroxides, super oxide ion and hydroxides that leave the room fresh, clean, and odor free.

Activated Carbon Filters



Secondary odor mitigation systems include the placement of high-quality, 2.5-in. activated-carbon filters in the HVAC systems. These filters will be affixed to the HVAC intake vents in all rooms where marihuana is packaged, stored, displayed for sale, or otherwise handled.

The carbon filters are designed to reduce and control airborne pollutants such as VOCs, odors, and other gaseous contaminants. The filters act by “scrubbing” the air, absorbing contaminants into the activated carbon material as it passes through to be recirculated throughout the HVAC system. Applicant has selected Can Filter for the provider of these filters. The products are made in North America, and the company has a good reputation for providing high-quality filters for over 30 years. The brand was selected for having the thickest filter material, and the longest shelf life of the various filters Applicant compared.

Service and Maintenance

Employees will be instructed on the routine maintenance of pre-filters and carbon filters during orientation and training. Employees will learn how to disassemble pre- filters and carbon filters for inspection and proper maintenance, along with proper removal and reinstallation.

Pre-filter - Employees will perform maintenance on pre-filters monthly by vacuuming the dust from the pre-filter. Pre-filters will be replaced every 6 months.

Carbon filter - Employees will perform maintenance on carbon filters each year by vacuuming the dust from the outside of the carbon filter. Carbon Filters will be completely replaced every four years.

PHI unit – Employees will routinely inspect the bulb through an inspection sight glass during monthly examinations to confirm the unit is operational. Per manufacturer instructions, the bulbs in this units will be replaced every 18,000 hours, or around every 4 years at an average of 12 hours per day of operation.

All filters and pre-filters will be tagged to identify the employee that installed the device, the date and time of the replacement, and the date by which the device should be replaced. Service and maintenance records will be maintained for all serviceable items in the odor control system. At minimum, these records will contain the following information:

- Date and time of service
- Service performed
- Name of individual performing the service
- Unit number or device number serviced

Odor Complaints and Troubleshooting

The Applicant has developed SOPs to manage complaints or system malfunctions should they arise. As part of routine facility inspections, Applicant's Quality Assurance Manager (QAM) will walk around the perimeter of the facility to confirm there are no detectable odors being emitted. Should any odor be detected, the QAM will record the issue in the related notes in the inspection, and will include the location the odor was detected.

In the event Applicant receives a complaint of odors being emitted from the facility, the Provisioning Center General Manager will complete a complaint form to document the incident, and begin the investigation and resolution process. Once the form has been completed, it will be immediately provided to the manager on duty to take further action. The complaint form will include, at minimum, the following information:

- Date and Time of complaint

- Name of the individual making the complaint
- Description of the complaint
- Name and badge number of the employee recording the complaint

Once an odor mitigation concern has been identified, the management team will follow a diagnostic process to replicate the complaint, pinpoint the possible source, repair or replace items as needed, and confirm the repair has resolved the issue.

MEMO

VIA EMAIL ammar@winvestorsgroup.com

To: **W Investment Holdings, LLC**

From: **Julie M. Kroll, PE, PTOE
Mason Gamble, EIT
Fleis & VandenBrink Engineering**

Date: **December 12, 2023**

Re: **1614 W. Grand River Avenue
Traffic Volume & Trip Generation Comparisons**

1 INTRODUCTION

This memorandum presents the results of the traffic volume comparison and trip generation analysis for the proposed development that includes a provisioning center and mini-warehouse/self-storage facility site, located at 1614 W. Grand River Avenue, in Meridian Township, Michigan. Fleis & VandenBrink (F&V) previously completed a Traffic Impact Study (TIS) for the provisioning center use only, dated January 21, 2020. Since this study was completed, the site plan has been revised and now includes the two(2) uses on the property. Additionally, the traffic volumes utilized in the study were over five (5) years old at this time. Therefore, the Township has requested a comparison of the 2018 traffic volumes utilized in the TIS to the available current traffic volume data and a comparison between the trip generation calculations associated with the previous TIS and the currently proposed development plans for this site.

The scope of the study was developed based on Fleis & VandenBrink's (F&V) understanding of the development program, accepted traffic engineering practice, information provided by Meridian Township, and methodologies published by the Institute of Transportation Engineers (ITE).

2 TRAFFIC VOLUME COMPARISON

The previous 2020 TIS utilized turning movement count data that was collected by Traffic Engineering Associates (TEA) in 2018. Therefore, a comparison with current traffic volume data was evaluated, in order to verify the accuracy of the previous analyses. The MDOT Transportation Data Management System (TDMS) was utilized to review historical traffic volume data and Average Annual Daily Traffic (AADT) volume information along the study roadways of Grand River Avenue and Dobie Road / Central Park Drive. The results of the comparison are summarized in **Table 1**.

Table 1: Traffic Volume (AADT) Comparison

| Year | Grand River (At Dobie Rd.) | Dobie Road / Central Park (At Grand River Ave.) | Grand River (E. of Hamilton Rd.) | Average |
|--------------------------|-------------------------------|--|-------------------------------------|---------|
| 2018 | 0% | 0% | 0% | 0% |
| 2019 | -4% | 0% | -1% | -2% |
| 2020 | -20% | -15% | -20% | -18% |
| 2021 | +14% | +14% | +5% | 11% |
| 2022 | +1% | 0% | +1% | 1% |
| 2023* | +1% | +1% | +1% | 1% |
| Difference (2018 – 2023) | -8% | 0% | -14% | -7% |

*Estimated Growth Rate

The results of the comparison indicates that the historical AADT (vpd) data has been decreasing on the adjacent roadways since 2018. Therefore, the 2018 TEA turning movement counts that were utilized in the original 2020 TIS are expected to provide a conservative analysis of the current 2023 conditions.

3 TRIP GENERATION ANALYSIS

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development was forecast based on data published by ITE in the *Trip Generation, 11th Edition*. It should be noted that the trip generation analysis completed for this site in the F&V 2020 TIS utilized the ITE *Trip Generation, 10th Edition*. No changes to the previous trip generation calculations were made for this comparison. The site trip generation forecast is summarized in **Table 2**.

Table 2: Site Trip Generation Comparison

| Scenario | Land Use | ITE Code | Size | Unit | Average Daily Traffic (vpd) | AM Peak Hour (vph) | | | PM Peak Hour (vph) | | |
|------------------------------------|-----------------------|----------|---------|------|-----------------------------|--------------------|-----|-------|--------------------|-----|-------|
| | | | | | | In | Out | Total | In | Out | Total |
| Previous Site Plan (1/21/2020 TIS) | Marijuana Dispensary* | 882 | 5,430 | SF | 1,372 | 32 | 25 | 57 | 60 | 59 | 119 |
| Current Site Plan (2023) | Marijuana Dispensary | 882 | 4,000 | SF | 844 | 22 | 20 | 42 | 38 | 38 | 76 |
| | Mini Warehouse | 151 | 127,500 | SF | 185 | 6 | 5 | 10 | 9 | 10 | 19 |
| Difference | | | | | -343 | -4 | 0 | -4 | -13 | -11 | -24 |

* ITE Trip Generation 10th Edition

4 CONCLUSIONS

- The results of the traffic volume comparison indicates that the historical AADT (vpd) data has been decreasing since 2018. Therefore, the turning movement counts that were utilized in the original 2020 TIS are expected to provide a conservative analysis of the current 2023 conditions.
- The trip generation comparison indicates that the currently proposed site plan will generate **less trips** than the trip generation projections utilized for the previous 2020 TIS, based on the reduced building size and the updated ITE rates and equations.
- The results of this comparison show that trip generation and the traffic volumes in 2023 are *less* than the analysis that was performed in 2020. Therefore, the proposed development is expected to have less of an impact to the adjacent roadway network than evaluated in the 2020 TIS.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Attached: Proposed Site Plan
 2020 Traffic Impact Study

MG:jmk



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: September 9, 2024

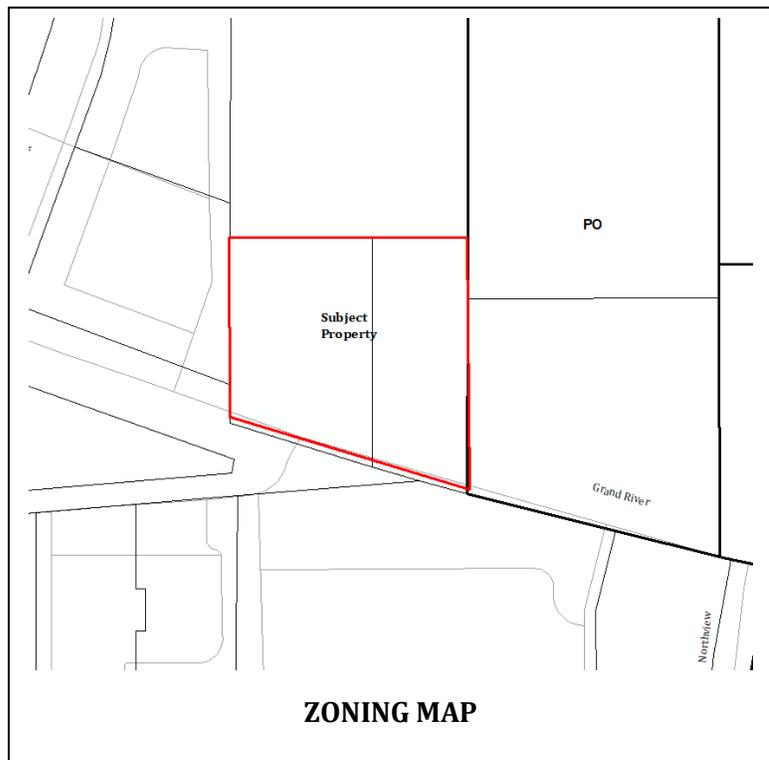
Re: Special Use Permit #24023 (Okemos Gateway LLC), to construct an adult use marijuana retailer at 1614 West Grand River Avenue, Okemos, MI 48864.

Okemos Gateway LLC (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 4,000 square foot adult use marijuana retailer at 1614 West Grand River Avenue, Okemos, MI 48864 (Subject Property). The Subject Property is approximately 2.4 acre in size and is zoned C-2 – Commercial. This SUP application follows the Board of Trustees’ approval of the adult use marijuana conditional license on July 23, 2024.

Zoning and Future Land Use

The Subject Property is located in the C-2 – Commercial zoning district. The same zoning designation applies to the adjacent properties to the west, north, and south. The property to the east is zoned PO – Professional and Office and contains the Sparrow Okemos Medical Building.

The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area for new lots. The Subject Property consists of two parcels that together total approximately 2.4 acres in size. The Subject Property has a total of approximately 373 feet of frontage along Grand River Avenue.

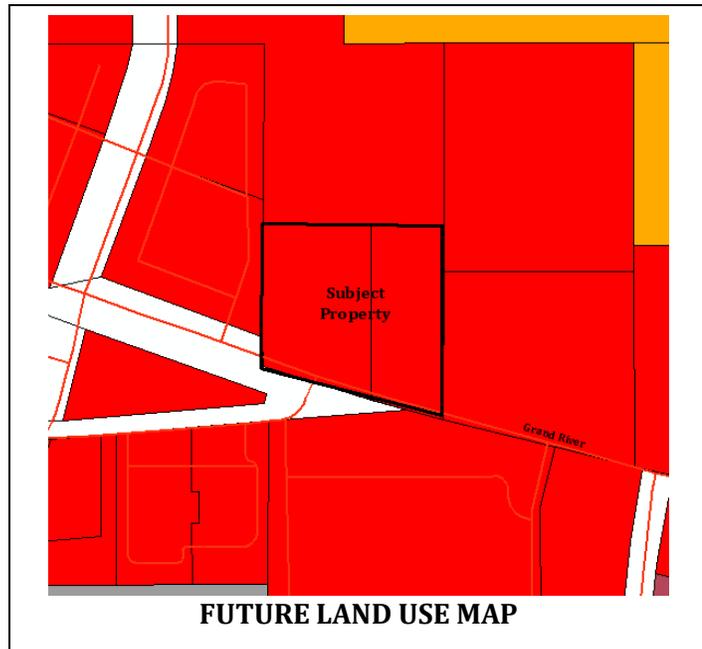


The Future Land Use Map from the 2023 Master Plan designates the subject site in the Commercial category. The same designation applies to all adjacent properties.

Staff Analysis

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:

1. The Subject Property lies within Adult Use Marijuana Overlay Area 3. This has been approved of one of the only five areas in the Township where adult use marijuana retailers are allowed. An adult use retail conditional license has been approved for the site.
2. The project is consistent with the intent and purposes of this chapter and the proposed adult use marijuana retailer conforms with the Subject Property's zoning and Future Land Use designations.
3. The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
4. 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.
5. The project is not expected to adversely affect or be hazardous to existing neighboring uses.
6. The project is not expected to be detrimental to the economic welfare of the surrounding properties or the community.
7. The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, and public transportation.
8. 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.
9. 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.



10. The project is not expected to 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, or wildlife areas.
11. Attachment #3 details the safety and odor control that is being proposed by the Applicant. The safety and odor control systems meet the Township's requirements.
12. The Subject Property is adequately served by water and sewer. An attached traffic assessment (Attachment #4) verifies that the existing roads are capable of handling the traffic and no traffic study is required.
13. If this SUP is approved, then the next step will be site plan approval. Site plans are administratively approved and require approvals from all relevant offices and agencies. In this case, the site plan will require approvals from the Township Engineering Department, the Ingham County Drain Commission, and the Michigan Department of Transportation.

Based on the information provided by the Applicant, Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit. If the project is approved by the Planning Commission and the Township Board, the applicant will be required to submit for Site Plan Review and/or any required building permits prior to beginning operations.

Recreational Marihuana Approval Process

Applicants for a Recreational Marihuana Facility must go through various steps in order to establish a facility within Meridian Township, including securing local and state approval. Applications are submitted to the Director of Community Planning and Development for review. All inspections, review, processing, and competitive review, if necessary, shall be completed within 90 days of a complete application. A completed application is forwarded to the Township Board, who must approve or deny the application within 120 days of a completed application and fees. If the application is approved, then the Applicant shall receive a conditional approval, the conditions of which must be met for the Applicant to receive a Permit as the Permit Holder. If the Township Board issues conditional approval, then the Applicant must submit their SUP application to the Planning Commission within 60 days. Recreational Marihuana permits are reviewed for renewal or amendment, but the SUP does not require annual renewal. If the applicant maintains a valid State license and remains in good standing with both the State and Township a renewal will be granted for another one year period.

Planning Commission Options

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

Attachments

1. Special use permit application and legal description
2. Attachment 1: Site Plan, dated August 2, 2019
3. Attachment 2: Business Plan
4. Attachment 3: Odor Mitigation Plan
5. Attachment 4: Traffic Assessment



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: September 23, 2024

Re: **Special Use Permit #24023 (Okemos Gateway LLC), to construct an adult use marijuana retailer at 1614 West Grand River Avenue, Okemos, MI 48864.**

Okemos Gateway LLC (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 4,000 square foot adult use marijuana retailer at 1614 West Grand River Avenue, Okemos, MI 48864 (Subject Property). The Subject Property is approximately 2.4 acre in size and is zoned C-2 – Commercial. This SUP application follows the Board of Trustees' approval of the adult use marijuana conditional license on July 23, 2024.

A public hearing for this application was held at the Planning Commission's regular meeting on Monday, September 9, 2024. After a brief discussion with the Applicant, the Planning Commission agreed to consider a resolution to approve the special use permit at its next meeting.

The original staff report, dated September 9, 2024, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3684#docan5601_5944_42

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request is provided. Staff **recommends approval** of Special Use Permit #24023 for the construction of an adult use marijuana retailer at 1614 West Grand River, with the conditions listed in the resolution.

Staff would offer the following motion for the Planning Commission to consider during their review of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend approval of SUP #24023 to construct an adult use marijuana retailer at 1614 West Grand River, Okemos, MI 48864, for the following reasons:

- The proposed project conforms with the Township Master Plan and the Future Land Use map.
- The proposed project conforms with the Adult Use Marijuana regulations that have been adopted by the Township.
- The proposed project that would result fits the character of the area.

Attachments

1. Resolution to approve SUP #24023.
2. Staff Memo, Dated September 9 2024.

RESOLUTION TO APPROVE

**Special Use Permit #24023
(Okemos Gateway LLC)**

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 September, 2024 at 6:30 p.m., Local Time.

PRESENT: Vice-Chair Snyder, Commissioners Rombeck, Brooks, Scales, and McConnell

ABSENT: Chair Shrewsbury and Commissioner Blumer

The following resolution was offered by Commissioner McConnell and supported by Commissioner Rombeck.

WHEREAS, Okemos Gateway LLC has submitted a request to establish a 4,000 square foot adult use marihuana retailer located at 1614 West Grand River Avenue; and

WHEREAS, the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated overlay areas throughout the Township at its meeting on May 21, 2019; and

WHEREAS, Township Board adopted standards to allow adult use marihuana retailers in designated overlay areas throughout the Township at its meeting on July 11, 2023; and

WHEREAS, the overlay areas adopted by the Township Board allow one adult use marihuana retailer in each one of five overlay areas, subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 3 and is appropriately zoned C-2 (Commercial), which allows adult use marihuana retailers by special use permit; and

WHEREAS, the applicant was required to submit for Special Use Permit approval within 60 days of the Board's conditional approval of their license; and

WHEREAS, the applicant has submitted for Special Use Permit approval as required by the Township's adult use marihuana ordinances; and

WHEREAS, the Township Planning Commission held a public hearing on the Special Use Permit application at their regular meeting on September 9, 2024; and

WHEREAS, the proposed adult use marihuana retailer meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

WHEREAS, the proposed adult use marihuana retailer will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

**Resolution to Approve
SUP #24023 (Okemos Gateway LLC)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #24023, subject to the following conditions:

1. Approval of SUP #24023 is required to be followed by site plan approval.
2. Approval is subject to the applicant receiving approval of a Commercial Adult Use Marihuana Facility permit by the Director of Community Planning and Development.
3. Approval is subject to the applicant receiving Final Approval for an adult use marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
4. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial adult use marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
5. Any proposed future changes to the scope of the SUP will require an amendment to Special Use Permit #24023.
6. All applicable conditions from previous approvals for the Subject Property shall remain in effect.
7. The retailer shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
8. The special use permit shall be revoked if the applicant fails to maintain a valid Adult Use Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS: Vice-Chair Snyder, Commissioners Rombeck, Brooks, Scales, and McConnell

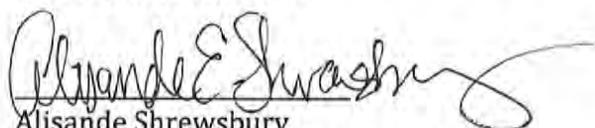
NAYS: None

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23rd day of September, 2024.


Alisande Shrewsbury
Planning Commission Chairperson

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Monday, September 9, 2024, 6:30 pm

PRESENT: Chair Shrewsbury, Vice Chair Snyder, Commissioners Blumer, Brooks, McConnell, Rombach, and Scales

ABSENT: None

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the September 9, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:29 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All board members were present.

3. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 6:30 pm

Chair Shrewsbury closed public remarks at 6:30 pm

4. APPROVAL OF AGENDA

Chair Shrewsbury asked to add to the update of the Planning Commission’s meeting calender to Unfinished Business.

Commissioner Scales moved to approve the September 9, 2024, regular Planning Commission meeting agenda as amended. Seconded by Commissioner Blumer. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Scales asked that his comment at the last meeting, thanking the public for voting for him, be added to the minutes.

Chair Shrewsbury asked that Commissioner McConnell’s absence be added under roll call.

Commissioner Blumer moved to approve the Minutes of the August 12, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner Scales. Motion passed unanimously.

6. COMMUNICATIONS

A. Director Schmitt re: Planning Commission Schedule

7. PUBLIC HEARINGS

A. SUP #24023 – Okemos Gateway

Principal Planner Shorkey gave an overview of the application and the work that has taken place to date. Principal Planner Shorkey noted that this site plan approval will be a new building and subject to approvals through MDOT, Ingham County Drain Commission, the Michigan Department of Transportation, and various Township offices.

Ammar Alkhafaji, representing the applicant, stated that the application is the same as was approved for Medical Marijuana.

Chair Shrewsbury opened the public hearing at 6:37 pm

Chair Shrewsbury closed the public hearing at 6:38 pm

Chair Shrewsbury conducted a straw poll, all members of the Commission indicated their support for the Permit.

8. UNFINISHED BUSINESS

A. Calendar Updates

Chair Shrewsbury stated that the communication from Interim Manager Schmitt recommended moving the October 14th meeting to October 7th due to Indigenous Persons Day, moving the location of the meeting on October 28th to the Central Fire Station Community Room, and moving the November 11th meeting later into the month due to Veteran’s Day. She then stated that the November meeting has already been changed to November 18th and recommended updating the calendar to reflect the October changes.

Commissioners agreed to these changes by consensus.

9. OTHER BUSINESS

A. Planning Commission Discussion

i. Planning Commission Bylaw Update

Principal Planner Shorkey outlined the discussion process, that a Public Hearing about this discussion will be October 7th and Action will be taken on October 28th, and that the Planning Commission is allowed to amend their own bylaws without it going through Board approval.

Commissioner Scales asked to change the language to define quorum as a majority of those appointed instead of stating a specific number. Vice-chair Snyder and Chair Shrewsbury concurred. Chair Shrewsbury added that, for Master Plan decisions, to change the language to define two-thirds of the Commission instead of stating a specific number.

ii. Current Land Use Update

Principal Planner Shorkey gave data regarding the current land uses, noting that this may not reflect what the areas are zoned.

Commissioner Scales asked why outdoor recreation and cemetery are combined. Principal Planner Shorkey indicated that he used the existing groupings, and that the cemetery acreage is likely a negligible percentage if separated out.

Commissioner Scales asked how institutional use is defined. Principal Planner Shorkey clarified that it is government, schools, and hospitals.

Commissioner Rombach asked how cooperative arrangements are defined. Principal Planner Shorkey clarified that they are zoning arrangements between Meridian Township and other communities, citing College Fields as an arrangement with City of Lansing and Costco as an arrangement with City of East Lansing.

Commissioner McConnell asked if the recent zoning change is reflected in the data presented. Principal Planner Shorkey stated that is not yet because he has not received a PUD proposing anything, but he stated when it occurs, it will significantly change the Single-Family Residential numbers.

Commissioner McConnell asked if some of the areas of low-density single-family residential could be subdivided. Principal Planner Shorkey indicated that it could, but that it is still single family residential after subdivision unless it is rezoned.

Commissioner McConnell asked if the totals of developable open space outside of the USB are held by developers or by a relatively small number of individuals. Principal Planner Shorkey stated that they could be and he will research it, but also that wetlands are not represented on the map.

Vice Chair Snyder asked about the difference between two of the charts. Principal Planner Shorkey and Chair Shrewsbury clarified that the leftmost table shows the total amount of the types of land uses within the USB as compared to how much of those land uses are outside of the USB, the rightmost table shows the total of each land use type across the acreage of the township, and the middle two tables show the total of each land use type outside and inside the USB category, respectively.

Commissioner Rombach asked if, compared to similar communities, this land use plan is appealing to developers with regards to Township goals. Principal Planner Shorkey answered that when he looks at a map of Meridian Township, he observes large amounts of residential area, a distinct commercial core, areas where development is in progress but that site plans have not been approved. He said that the map doesn't show amenities and natural features, and he has never worked in a community with this much recreational areas and stringent wetlands protection. Principal Planner Shorkey said that when future planning and zoning plan reviews come up, this map will be useful to determine the

discrepancies between what has been and is being done and what the Township may want to be done in the future and inform how to address that.

Commissioner Scales remarked that the map is a great start to the discussion, and he can see that Saginaw is a buildable area and the east part of the Township reflects the goal to keep that area rural.

Chair Shrewsbury indicated that she would like a future conversation presenting how the developable areas are proposed to be developed.

Commissioner McConnell noted that he is struck by the visual that about half of the residents are living on about nine-tenths of the residential area of the township. Principal Planner Shorkey acknowledged Commissioner McConnell's statement and clarified that he counts duplexes as single-family residential.

Commissioner Brooks commented that development seems to happen in large swaths, and noted interest in small patches or development like in the downtown Okemos area. He indicated he would be interested to see the density of single-family housing broken down and to consider some of those areas would be viable for multi-family residential or greater density residential. Principal Planner Shorkey stated that he could reflect density in groupings of half-acre and under, half-acre to two acres, two to five acres, five to ten acres, and greater than ten acres.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey reported that there was a hearing 2025 budget, action on SUP 24-17 – Haslett Gallery, and discussion about Ordinance 2024-06 for Dobie Rd rezoning.

Commissioner Blumer asked if there has been resolution regarding the fire equipment difficulties. Principal Planner Shorkey stated that he has no further information.

B. Liaison Reports

Commissioner McConnell reported that the Environmental Commission created a study group to examine the 2024 Greenspace Master Plan and, with the help of staff, determine if changes need to be made. He gave an overview of the 2025 budget proposals related to the Environmental Commission

Commissioner Scales reported that the EDC had an update on the Village of Okemos and that they confirmed that the cost of the updates exceeds \$10 million, that the developer cannot finance it, and that the Township does not have the funding available, so the project is indefinitely delayed for the foreseeable future. Commissioner Scales gave a memo to Principal Planner Shorkey that was given to the EDC. Principal Planner Shorkey thanked Commissioner Scales and discussed information availability.

11. PROJECT UPDATES

A. Project Report

Principal Planner Shorkey stated that there are no definitive updates, though some of the projects are being discussed.

12. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 7:35

Chair Shrewsbury closed public remarks at 7:35

13. COMMISSIONER COMMENTS

Commissioner Brooks thanked Principal Planner Shorkey for his work. Other Commissioners concurred.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:36 pm

Commissioner Scales moved to adjourn the September 9, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Romback. Motion passed unanimously.

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Monday, September 23, 2024, 6:30 pm

PRESENT: Vice Chair Snyder, Commissioners Brooks, McConnell, Romback, and Scales

ABSENT: Chair Shrewsbury, Commissioner Blumer

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Vice Chair Snyder called the September 23, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Vice Chair Snyder called the roll of the Board. All board members were present except Chair Shrewsbury and Commissioner Blumer.

3. PUBLIC REMARKS

Vice Chair Snyder opened public remarks at 6:31 pm

Vice Chair Snyder closed public remarks at 6:31 pm

4. APPROVAL OF AGENDA

Vice Chair Snyder asked to add an agenda item to Other Business to review the agenda for the Michigan Planning Conference and make suggestions to Principal Planner Shorkey for sessions they would like him to attend.

Commissioner McConnell moved to approve the September 23, 2024, regular Planning Commission meeting agenda as amended. Seconded by Commissioner Scales. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Scales asked that 7A be amended to add the time the hearing closed.

Commissioner Romback moved to approve the Minutes of the September 9, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner Brooks. Motion passed unanimously.

6. COMMUNICATIONS

A. Okemos Local Investments - Email

7. PUBLIC HEARINGS

NONE

8. UNFINISHED BUSINESS

A. SUP #24023 – Okemos Gateway

Principal Planner Shorkey gave an overview of the application and the work that has taken place to date. He noted that there is a resolution of approval but if the Commission has more questions for the applicant, they must postpone and ask the applicant to attend a future meeting.

Commissioner McConnell moved to adopt the resolution to recommend approval of SUP #24023 to construct and adult use marijuana retailer at 1614 West Grand River, Okemos MI 48864.

Commissioner Scales moved that the motion be amended to include the additional bullet points stated in the memo. Supported by Commissioner McConnell. Motion passed unanimously.

The motion as amended seconded by Commissioner Romback to include the statements for the following reasons:

- **The proposed project conforms with the Township Master Plan and the Future Land Use map,**
- **The proposed project conforms with the Adult Use Marijuana regulations that have been adopted by the Township,**
- **The proposed project that would result fits the character of the area.**

Motion passed unanimously.

B. Planning Commission Bylaw Update

Principal Planner Shorkey gave an overview of the process as has occurred to date. He outlined the changes made to meet the Commission’s requests.

Commissioner Romback asked for clarification regarding the differences between the votes which require a portion of the quorum versus those that require a portion of the membership. Principal Planner Shorkey clarified that only Master Plan amendments require two-thirds of the members, other decisions require simple majority of the quorum.

Vice Chair Snyder asked that the wording of 5.4 be changed to use the word “members” only once.

9. OTHER BUSINESS

A. Planning Commission Meeting Resolution

Vice Chair Snyder and Principal Planner Shorkey summarized the discussion that has occurred to date.

Commissioner McConnell moved to adopt the resolution approving the updated 2024 Planning Commission Meeting Schedule. Supported by Commissioner Scales. Motion passed unanimously.

B. Planning Commission Discussion

i. Single-Family Residential Density

Principal Planner Shorkey outlined the changes he made to the maps as requested by the Commission.

Commissioner McConnell asked how the property outside of the Urban Service Boundary might be affected by development. Principal Planner Shorkey indicated that it would be limited by current zoning ordinances.

Commissioner Brooks asked about some of the spaces marked as over ten acres that surround individual parcels. Principal Planner Shorkey stated that they are preserved open space that cannot be subdivided nor built on and are part of Planned Unit Developments. Principal Planner Shorkey noted that, through the process of creating the maps, he has discovered that those parcels may need to be classified differently as Dedicated Open Space.

Commissioner Brooks asked if there is a way to know the history of how lots in the Township have been built out, particularly if the lots have gotten smaller over time. Principal Planner Shorkey stated that there is not a way to break the data out in that manner and said that lots are trending larger. Commissioner Scales commented that the property south of Tihart Road on Powell Road appears to be larger lots.

Commissioner McConnell suggested that the preserved open space areas and other parcels with use restriction be excluded on the next map to allow better ability to focus on the areas that have been or could be developed as Single-Family Residential. Principal Planner Shorkey stated that he could work on it and mentioned that one of the objectives of the Master Plan update is to include a more specific, parcel-by-parcel buildout analysis and this discussion helps achieve that objective.

Vice Chair Snyder asked if there were a way to show how wetlands overlay with this. Principal Planner Shorkey showed an overlay of where delineated wetlands lie on the Township Parcel Viewer.

Commissioner Brooks asked the Commission to help clarify the goal of this exercise, how to define what they need to make better decisions. Commissioner McConnell stated that he wants to know what the land use looks like now and try to project where it may go in the future; how much more can the Township grow and under what conditions. Commissioner Scales stated that it validates some of his assumptions and informs the Commission that they are on track with the Master Plan. Commissioners concurred that the Township is approaching a point where there will be no more buildable land. Commissioner Brooks stated that he would like to know more about density, particularly if a

goal will be to increase density in certain places. Commissioner Brooks stated that this map does help to understand density if an assumption is made about average family size, but that it might be possible to overlay census data. Vice Chair Snyder concurred.

Commissioner Romback asked for clarification about long, narrow lots that cannot be subdivided, what could change to allow those areas to be subdivided. Principal Planner Shorkey stated that it would require an ordinance change to allow private access easements instead of a publicly maintained road.

C. Michigan Planning Conference Courses Discussion

Vice Chair Snyder stated that Principal Planner Shorkey will be attending the Michigan Planning Conference and asked the Commission to offer suggestions for the courses they would like him to take.

Principal Planner Shorkey clarified the courses he will be required to take for certification purposes and asked that they Commissioners suggest courses within those limitations.

The Planning Commission discussed the upcoming course with Principal Planner Shorkey and made several suggestions, which were noted by Principal Planner Shorkey.

Commissioner Scales thanked Principal Planner Shorkey for sharing the agenda with the Commission.

Commissioner Brooks welcomed Principal Planner Shorkey to share pertinent information with the Commission, to which the other Commissioners concurred.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey reported that the 2025 budget was approved, also disbandment of the Transportation Commission was discussed, and it will move forward to the next meeting for action. Commissioners McConnell and Scales commented with some history of the Transportation Commission's function.

B. Liaison Reports

Commissioner McConnell reported that a draft report of the 2024 Greenspace Master Plan has been recently submitted to the Environmental Commission and more members may be sought.

Commissioner Brooks outlined the ZBA's discussion regarding the signage at the Playmaker's property and the discussion regarding the variance request for Accessory Dwelling Units

Commissioner Scales reported that the Brownfield Redevelopment Committee authorized the second part of reimbursement request by American House and the Brownfield TIF for the Village of Okemos properties will be revoked because the properties no longer qualify

11. PROJECT UPDATES

A. Project Report

Principal Planner Shorkey stated that there are no changes from the last update, but there may be applications for zoning and SUP for a drive through restaurant on the next agenda.

12. PUBLIC REMARKS

Vice Chair Snyder opened public remarks at 7:44

Vice Chair Snyder closed public remarks at 7:44

13. COMMISSIONER COMMENTS

Commissioner Scales complemented Vice Chair Snyder for leading the meeting well. Vice Chair Snyder thanked him.

Vice Chair Snyder asked if Principal Planner Shorkey would consider sharing the Single-Family Residential Density maps with the Board. He stated that he would talk with Interim Manager Schmitt about sharing the maps. Commissioner McConnell suggested waiting until the Commission has done some more review and discussion.

14. ADJOURNMENT

Vice Chair Snyder called for a motion to adjourn the meeting at 7:45 pm

Commissioner Scales moved to adjourn the September 23, 2024 regular meeting of the Planning Commission. Seconded by Commissioner McConnell. Motion passed unanimously.



To: Board Members
From: Michael Hamel, Fire Chief
Rick Grillo, Police Chief
Date: November 21, 2024
Re: Police and Fire Department Cost Recovery Policy

The State of Michigan permits the collection of fees for emergency police or fire services by authorized ordinance of a township board or legislative body of a municipality. Meridian Township’s police and fire departments collect such fees under Chapter 18 of the Code of Ordinances, Emergency Services: Article II: Emergency Response Cost and Recovery.

The Police and Fire Department Cost Recovery Policy outlines a formal process to utilize cost recovery funds for departmental use. The policy states that cost recovery funds must be used during the same fiscal year in which they are billed and the department(s) seeking to use cost recovery funds shall make a request via budget amendment under the following provisions:

- The budget can be amended during the third or fourth fiscal quarter as long as it stays balanced.
- Budget amendments must be made prior to obligating funds in excess of budgeted appropriations.
- Budget amendments may include increased or decreased appropriations or revenues, moving funds between accounts, using fund balance to offset increased expenditures.
- Transfers between the appropriations may be made within the permissions and limits approved by the governing body by the Finance Director, Township Manager, and Township Board.

We look forward to discussing this policy with the Board.

Attachment: Meridian Township Police and Fire Department Cost Recovery Policy

Meridian Township Police and Fire Department Cost Recovery Policy

COST RECOVERY ORDINANCE

The State of Michigan, under MCL 41.806a, permits the collection of fees for emergency police or fire services by authorized ordinance of a township board or legislative body of a municipality. The Charter Township of Meridian has such an ordinance established via Chapter 18 of the Code of Ordinances, Emergency Services: Article II: Emergency Response Cost and Recovery.

ASSESSABLE COSTS

Assessable cost recovery charges are reasonable costs incurred by the Township, or by a private person, corporation, or other assisting government agency, operating at the request or direction of the Township, in connection with an incident involving a below ground, collapsed trench, structural collapse, confined space, high angle or other complex rescue situation or a terrorist act as defined in this article. The term "assessable costs" includes, but is not limited to:

- 1) The costs of providing police, fire, rescue, and emergency medical services at the scene of such an incident.
- 2) All salaries, wages, and compensation of responding, supervising, investigating, reporting, and testifying Township personnel for services rendered in connection with such an incident, its investigation or any prosecution brought in connection with same.
- 3) All salaries, wages, and compensation of responding, supervising, investigating, reporting, and testifying personnel of any assisting government agencies acting at the request or direction of the Township for services rendered in connection with such an incident, its investigation or any prosecution brought in connection with same.
- 4) All costs, expenses, and fees, including actual expert witness and attorney fees, incurred in connection with the prosecution of the responsible party.
- 5) The replacement cost of all equipment, materials and supplies lost or rendered beyond reuse or repair as a result of such an incident.
- 6) All rental or leasing costs incurred for equipment used in connection with such an incident.

COST RECOVERY FUNDS

Cost recovery funds are monies received via billing for assessable incidents under the Meridian Township Cost Recovery Ordinance (Chapter 18 of the Code of Ordinances). Cost recovery funds are deposited into department-specific general revenue accounts. These funds are designated for use by the department involved in the assessable incident in order to recover costs incurred for services rendered during the incident. Due to existing municipal accounting policies and procedures, cost recovery funds must be used during the fiscal year in which they are billed; any remaining cost recovery funds not used during that same fiscal year will be returned to the general fund of Meridian Township.

BUDGET AMENDMENT

A budget amendment is the mechanism used to revise the working annual budget for the Township to reflect changes that occur throughout the fiscal year. Once the working budget has been approved by the Township Board, it can be changed only through a budget amendment. A budget amendment is used to reallocate the budget within Township departments for situations including, but not limited to:

- **Emergency Expenditures:** To allocate funds for unexpected emergencies, such as natural disasters, accidents, or urgent repairs.
- **Revenue Adjustments:** To reflect changes in projected revenue, such as higher or lower tax collections, grants, or other income.
- **New Programs or Initiatives:** To fund new programs, projects, or initiatives that were not included in the original budget.
- **Cost Overruns:** To cover expenses that exceed the original budget estimates for specific projects or departments.
- **Reallocation of Funds:** To reallocate funds from one area of the budget to another where there may be a greater need or priority.
- **Grant or Donation Acceptance:** To include additional funds received from grants, donations, or other external sources that were not anticipated in the original budget.
- **Contract Changes:** To account for changes in contracts, such as cost increases or decreases, that impact the budget.
- **Legislative Changes:** To comply with new laws or regulations that require additional funding or reallocation of existing funds.
- **Inflation Adjustments:** To account for inflationary increases in costs of goods and services.
- **Debt Service Adjustments:** To adjust for changes in debt service requirements, such as new borrowing or refinancing of existing debt.
- **Operational Changes:** To fund changes in operational needs, such as new technology, equipment, or supplies.
- **Contingency Allocations:** To allocate funds from a contingency reserve to specific departments or projects facing unexpected costs.
- **End-of-Year Adjustments:** To make necessary adjustments at the end of the fiscal year to ensure budget compliance and proper accounting.

The use of a department's cost recovery revenue must occur via budget amendment under the following provisions:

- The budget can be amended during the 3rd or 4th FY quarter as long as it stays balanced.
- Budget amendments must be made prior to obligating funds in excess of budgeted appropriations.
- Budget amendments may include increased or decreased appropriations or revenues, moving funds between accounts, using fund balance to offset increased expenditures.
- Transfers between the appropriations may be made within the permissions and limits approved by the governing body by the Finance Director, Township Manager, and Township Board.

COST RECOVERY BUDGET AMENDMENT PROCEDURE

The budget amendment form below shall be used to define the funds received through cost recovery efforts and to identify the purpose and intended use of those funds. It shall be filled out by the requesting manager (police and fire chiefs), printed, signed, and sent to the Finance Director for processing.

The requesting unit will complete each field of the form including the name of the department submitting the budget amendment, the current fiscal year, the date of the request, and the name and contact number of the preparer.

The following fields must be completed for each budget amendment request:

- Account Number
- Account Description (outlining the specific reason or explanation for the request)
- Amount of the increase or decrease

When the form has been completed, it should be printed, the required signatures obtained (from each unit affected by the budget amendment), and it should be forwarded to the Finance Director and Township Manager for approval. Upon approval of the Finance Director and Township Manager, it shall be submitted to the Township Board for approval.



Budget Amendment Request Form

Cost Recovery Funds

Fiscal Year: _____ Today's Date: _____

Cost Recovery Account Number: _____

Requesting Department: Fire Police

Contact/Preparer Name: _____

Contact/Preparer Phone: _____

Cost Recovery Funds Received (current fiscal year only):

Amount: _____ Description: _____

TOTAL COST RECOVERY FUNDS RECEIVED:



Budget Amendment Request For Use of Cost Recovery Funds:

Account: _____ Amount: _____
Description:

TOTAL BUDGET AMENDMENT REQUEST:

REMAINING COST RECOVERY FUNDS (current fiscal year only):

Requester Signature: _____

Date: _____

Finance Director Signature: _____

Date: _____

Township Manager Signature: _____

Date: _____



To: Township Board

**From: Dan Opsommer, Deputy Township Manager
Director of Public Works & Engineering**

**Timothy R. Schmitt, AICP, Interim Township Manager and
Community Planning and Development Director**

Courtney Wisinski, Director of Parks & Recreation

Date: November 21, 2024

Re: Flowage Easement for the Inter-Urban Wetland Preserve

The Haslett Village development is a proposed redevelopment of the former L&L grocery store site at the southwest corner of the Haslett Road and Marsh Road intersection. For over a decade, this site has been one of the Township's top two redevelopment sites, along with Downtown Okemos.

The developer has been working to obtain their approvals to begin construction since the Township Board approved the Mixed Use Planned Unit (MUPUD) on July 26, 2022. On September 19, 2024, the Ingham County Drain Commissioner's Office contacted the Township regarding the possibility of entering into this flowage easement.

Based on our discussions with the developer, Township staff are concerned that the developer may not proceed with the project if they are not able to obtain their approvals in time to begin construction in late winter or the spring. This flowage easement is critical to getting them their approvals with the Ingham County Drain Commissioner's Office in the quickest timeframe possible. If we do not enter into this agreement, the developer will have to redesign the existing regional detention basin south of the American House development and a new basin along their southern property line, which would take considerably longer than this option we are presenting to you this evening..

In order to prevent the removal of many existing, mature trees along the southern property line of the Haslett Village development site, the Ingham County Drain Commissioner's Office approached the Township in late September to discuss the prospect of discharging stormwater from the Haslett Village development, across the Township's Inter-Urban Wetland Preserve, and to the Pine Lake Outlet Intercounty Drain.

The Pine Lake Outlet Intercounty Drain runs along the western property line of the preserve. The trees in question are immediately north of the Inter-Urban Pathway. Preserving these trees helps screen noise pollution from the north while maintaining the existing character and scenic views of the Inter-Urban pathway.

Township staff reviewed our file from when we first acquired this Preserve, which is attached to this cover memorandum. If you refer to page 5 under the "Land History" heading, it notes that the property was not a wetland prior to the old L&L shopping center being constructed in 1978. It was the runoff from the shopping center and additional runoff from Haslett Rd that created the

Memo to Township Board

November 21, 2024

Flowage easement for the Inter-Urban Wetland Preserve

wetlands on this property. Today, most of the property is covered by wetlands. Therefore, we know that the growth of the wetlands on this property is largely the result of increased stormwater runoff from adjacent developments to the east and west, and Haslett Rd to the north.

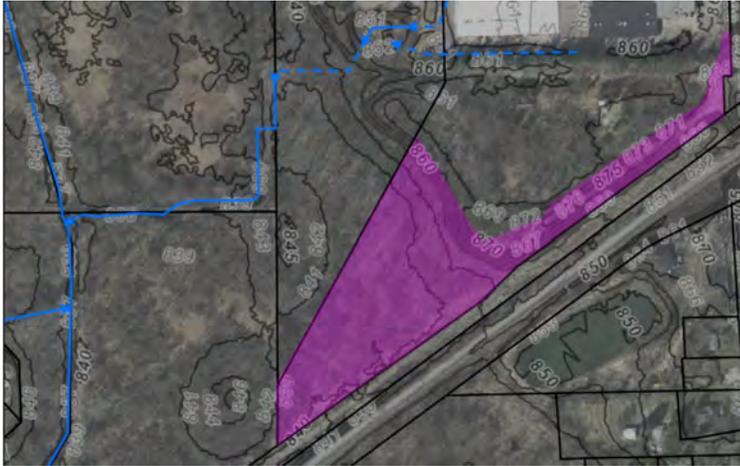
However, the Township does not currently have any easements or agreements in place to protect the property, which is one of the benefits this flowage easement would provide. Specifically, this flowage easement would provide the following protections for the Township:

1. Establishment, construction, operation, maintenance, and improvement of drain controls that capture and treat the “first flush” volume to remove at least 80% of total suspended solids (“TSS”), as compared with uncontrolled runoff, or a discharge concentration of TSS that does not exceed 80 Milligram per Liter (mg/l);
2. Restoration of all soil erosion, undermining of pathways, or other damage caused to the Preserve that results from the discharge of stormwater over and across the Preserve;
3. Establishment, construction, permitting, operation, maintenance, and improvement of culverts necessary to protect the integrity of any existing and future pathways on the Preserve; and
4. Grantor and Grantee understand and agree that it is necessary to monitor the quantity and quality of stormwater that is permitted to flow across and be stored on the Preserve from all upstream properties, including public roads. Therefore, to ensure there is no detriment to the Preserve, Grantor agrees to allow Grantee to install hydrologic monitoring equipment throughout the Preserve. In the event there is evidence that the Preserve will be negatively affected by any hydrological changes caused by an upstream property, that landowner will be required to take immediate corrective action to ensure that the Preserve maintains its intended condition. Should the landowner not perform the necessary corrective measures, including those necessary to protect the Preserve from any increased flooding during a 100-year storm, Grantee reserves the right to cause such work to be performed at the landowner’s sole cost and expense.

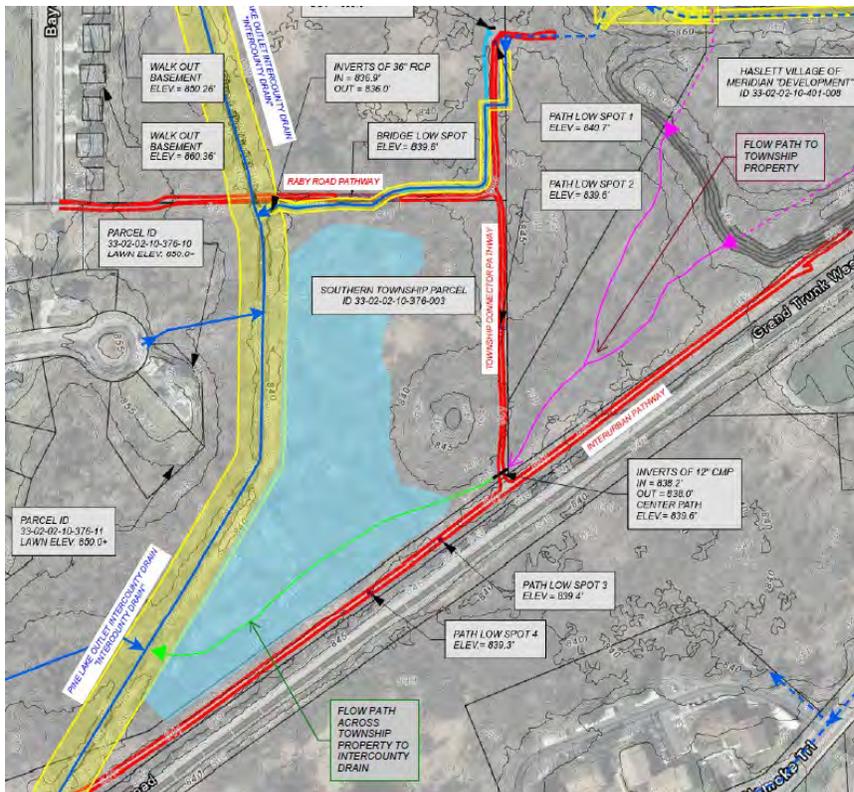
It is also worth noting that the basin immediately south of the new American House development has failed before during severe storm events, resulting in uncontrolled discharges of stormwater runoff, debris, sediment and pollutants coming onto the Inter-Urban Wetland Preserve property.

The alternative to discharging this stormwater over and across the Township’s Inter-Urban Wetland Preserve would be to clear cut the trees highlighted below in the purple shaded area to construct a new stormwater detention basin in this location.

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November 21, 2024
Flowage easement for the Inter-Urban Wetland Preserve



Storm sceptors will be installed in each of the catch basins connected to this public drain to filter the stormwater. The stormwater would be discharged where the two pink arrows are shown below. The water will then flow through a 3.73-acre wetland on the developer's property for 650-725', which will filter the water before it enters the Township's property. The stormwater will then flow across the lowest lying portions of the Township's land preserve on the southern parcel (refer to the green line below) and the water would ultimately settle in this area shown in light blue below, which is immediately adjacent to the Pine Lake Intercounty Drain highlighted in yellow:



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Flowage easement for the Inter-Urban Wetland Preserve

The Ingham County Drain Commissioner's Office would also compel the developer to pay for the cost of constructing spill ways and/or storm pipes installed on the western property line in the berm that separates the Pine Lake Outlet Drain from the Inter-Urban Wetland Preserve. These structures would serve as an overflow into the Pine Lake Outlet Drain. The existing pathways do flood at the four lowest points noted on the map above during severe storm events. These spillways and/or overflow storm pipes would help prevent the pathway from flooding in the future.

The only other construction activities that would be performed on the Township's Inter-Urban Wetland Preserve would be installing and/or increasing the size of culverts under the existing pathway, installing some hydrologic monitoring equipment to enforce the terms of the flowage easement, and installing stone rip rap to control the velocity of the stormwater runoff to prevent soil erosion.

Stormwater would only be discharged to the Preserve when we experience a rain event. To gain perspective on the amount of stormwater that the development will generate from a 100-year storm event, a ponding area shown in blue on the map above has been delineated across the southern Township parcel based on topography data. The runoff volume during the 100-year storm would equate to a depth of approximately 4 inches of water across the 6.5-acre portion of the southern Township parcel, as shown in blue on the map above.

As noted in Stewardship Coordinator Emma Campbell's attached inventory report, the species that are present on the Preserve are also able to tolerate human disturbance very well. The wetlands today are essentially wet meadows, not emergent wetlands. We anticipate that the additional water may help make these emergent wetlands.

Lastly, there is precedent for easements of this nature. In 2012, the Land Preservation Advisory Board recommended, and the Township Board approved, entering into a similar easement for the Red Cedar Glen Preserve. This easement is attached to this cover memorandum.

Township staff believe approving the flowage easement is the best available option as it preserves approximately .6 acres of existing forested area/habitat that would otherwise need to be clear cut and excavated to construct a new stormwater detention basin. It also provides the Township with protections that we do not have today for the existing and future stormwater runoff.

The Township's attorneys have reviewed the flowage easement and have no concerns.

At their meeting held on November 13, 2024, the Land Preservation Advisory Board unanimously adopted the following motion recommending that the Township Board approve and enter into the flowage easement:

"MOVE TO RECOMMEND THAT THE TOWNSHIP BOARD APPROVE AND ENTER INTO THE FLOWAGE EASEMENT BETWEEN THE CHARTER TOWNSHIP OF MERIDIAN AND THE INGHAM COUNTY DRAIN COMMISSIONER'S OFFICE FOR THE INTER-URBAN WETLAND PRESERVE ON THE CONDITION THAT THE LANDS CONTRIBUTING THE STORMWATER BE KEPT FREE OF PESTICIDES AND FERTILIZERS AND APPROPRIATE MONETARY OR OTHER COMPENSATION CAN BE PROVIDED."

Memo to Township Board
November 21, 2024
Flowage easement for the Inter-Urban Wetland Preserve

Township staff are working on the maintenance agreement with the Ingham County Drain Commissioner's Office and the developer, which will contain additional protections for the Township. Township staff are working to incorporate the Land Preservation Advisory Board's conditions into the maintenance agreement to the best of our ability.

We look forward to discussing this with you in greater detail on November 26.

The following motion has been prepared for the Board's consideration:

MOVE TO APPROVE THE FLOWAGE EASEMENT BETWEEN THE CHARTER TOWNSHIP OF MERIDIAN AND THE INGHAM COUNTY DRAIN COMMISSIONER'S OFFICE FOR THE INTER-URBAN WETLAND PRESERVE AND AUTHORIZE THE SUPERVISOR AND CLERK TO SIGN AND EXECUTE THE EASEMENT.

Attachments:

1. Flowage Easement for the Inter-Urban Wetland Preserve
2. Haslett Village Development Tree Preservation Exhibit
3. Inter-Urban Wetland Preserve Inventory Report
4. Meridian Central Wetland Preserve – Land Acquisition File
5. Red Cedar Glen Preserve Easement

**PERMANENT FLOWAGE DRAIN EASEMENT FOR HASLETT VILLAGE
SQUARE BRANCH OF THE PINE LAKE OUTLET DRAIN
(INTER-URBAN WETLAND PRESERVE)**

For and in consideration of prospective benefits to be derived by the establishment, construction, operation, maintenance, repair and improvement of the Haslett Village Square Branch of the Pine Lake Outlet Drain (“Drain”), a county drain under the supervision of the Ingham County Drain Commissioner, 707 Buhl, Mason, MI 48854;

The **Charter Township of Meridian** (“Grantor”), a Michigan charter township, whose address is 5151 Marsh Road, Okemos, MI 48864, and who is the owner of the lands situated in the southern half of section 10 of the Charter Township of Meridian, County of Ingham, State of Michigan, Parcel Numbers 33-02-02-10-327-002 and 33-02-02-10-376-003, commonly known as Inter-Urban Wetland Preserve and more particularly described and depicted in **Exhibit A** (“Preserve”), hereby conveys, grants and releases to the **Haslett Village Square Branch of the Pine Lake Outlet Drain Drainage District** (“Grantee”), a statutory body corporate, a permanent flowage easement (“Flowage Easement”) for the purpose of storing and discharging storm water from the Haslett Village Square Branch of the Pine Lake Outlet Drain over and across the Preserve.

Grantor and Grantee understand and agree that the Preserve is a nature preserve with unique scenic and natural features and that these features must be preserved and protected. Due to the unique land use of the Preserve the Grantee agrees to ensure that, prior to the authorization of any upstream connection to the Drain, any upstream landowner(s) (“Landowner”) will be obligated to abide by additional requirements regarding their stormwater discharge to protect the Preserve. Such requirements will be detailed in a separate agreement between the Drainage District and the Landowner and shall include, but are not limited to, the following:

1. Establishment, construction, operation, maintenance, and improvement of drain controls that capture and treat the “first flush” volume to remove at least 80% of total suspended solids (“TSS”), as compared with uncontrolled runoff, or a discharge concentration of TSS that does not exceed 80 Milligram per Liter (mg/l); and
2. Restoration of all soil erosion, undermining of pathways, or other damage caused to the pathway or Preserve that results from the discharge of stormwater over and across the Preserve; and

3. Establishment, construction, permitting, operation, maintenance, and improvement of culverts, pipes, relief structures, and drainage structures necessary to protect the integrity of any existing and future pathways on the Preserve.

Grantor and Grantee understand and agree that it is necessary to monitor the quantity and quality of stormwater that is permitted to flow across and be stored on the Preserve from all upstream properties, including public roads. Therefore, to ensure there is no detriment to the Preserve, Grantor agrees to allow Grantee to install hydrologic monitoring equipment throughout the Preserve. In the event there is evidence that the Preserve will be negatively affected by any hydrological changes caused by an upstream property, that Landowner will be required to take immediate corrective action to ensure that the Preserve maintains its intended condition. Should the Landowner not perform the necessary corrective measures, including those necessary to protect the Preserve from any increased flooding during a 100-year storm, Grantee reserves the right to cause such work to be performed at the Landowner's sole cost and expense.

Grantor and Grantee also understand and agree the Grantee's need to operate and maintain drainage courses under their jurisdiction which are cost-effective and practicable. In recognition of these understandings and agreements, all discharging of stormwater over and across the Preserve as well as drain maintenance activities shall be done with minimal impact to the scenic and natural features and characteristics of the Preserve.

Grantee shall provide Grantor with as much advance written notice as reasonably possible, but at a minimum, at least twenty-four (24) hours written notice, prior to entry onto the Preserve by the Grantee, its agents, employees or contractors, except in the case of emergencies, in which case Grantee shall provide the greatest possible notice to Grantor.

This conveyance includes a release of any and all damages or claims arising prior to the date of this instrument out of the easement herein granted or because of the establishment, operation, maintenance, and improvement of the Drain.

This Flowage Easement shall be binding upon Grantor and Grantee, and their assigns, successors in interest and successors in office, and be deemed to run with the land in perpetuity. Any termination, amendment, or revision to this Flowage Easement shall be agreed to in writing by the parties.

This conveyance shall be construed in accordance with Michigan law and is exempt from county and state transfer taxes under MCL 207.505(a) and MCL 207.526(a).

[SIGNATURES ON THE FOLLOWING PAGES]

GRANTOR:

Charter Township of Meridian

By: Scott Hendrickson
Its: Supervisor

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2024, by Scott Hendrickson, Supervisor, on behalf of the Charter Township of Meridian.

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

By: Angela Demas
Its: Clerk

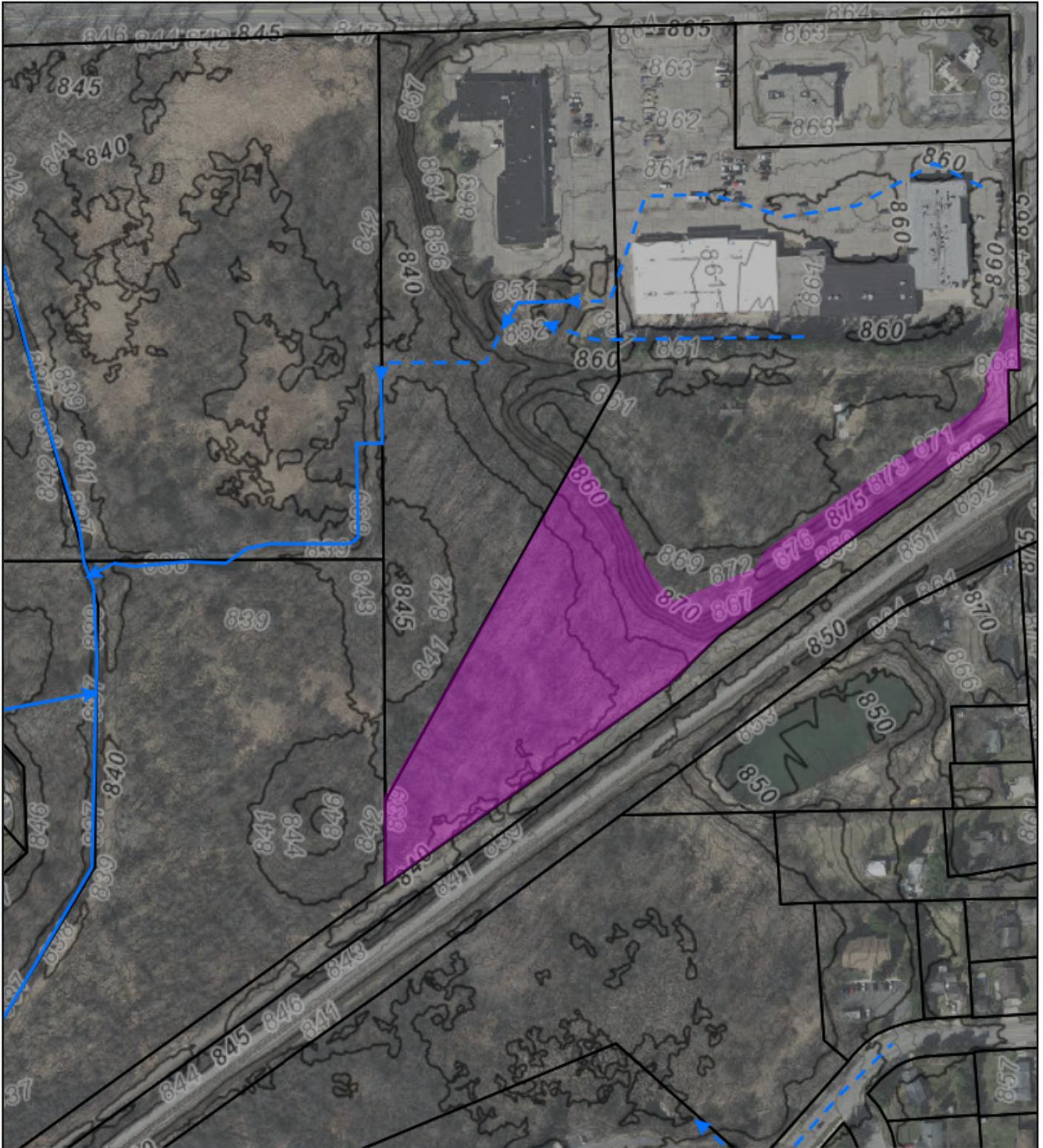
STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2024, by Angela Demas, Clerk, on behalf of the Charter Township of Meridian.

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



HASLETT VILLAGE OF MERIDIAN PROPOSED TREE PRESERVATION AREA



LEGEND

-  Tree Preservation Area
-  Parcels - 2024



ST. JOHNS OFFICE
1400 Zeeb Drive
St. Johns, MI 48879
Tel. 989-224-2355
www.SpicerGroup.com



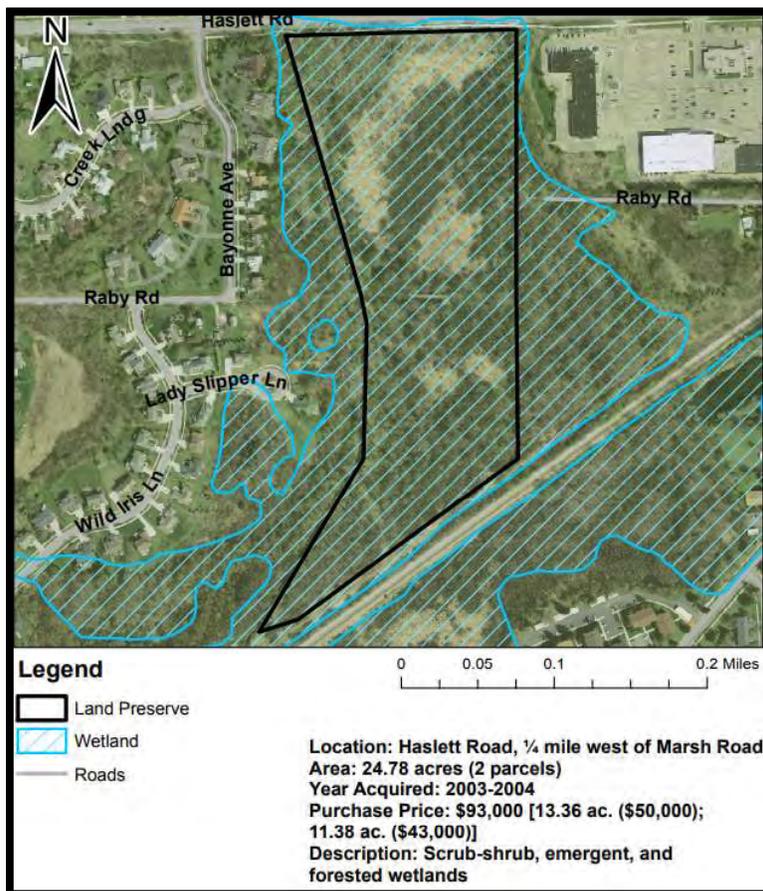
DATE: OCTOBER 2024

Preserve Description

The Meridian Central Wetland Preserve is just shy of 25 acres and is comprised of five natural communities: upland forest, forested wetland, scrub-shrub wetland, wet meadow, and open water wetland. The land was historically much drier but with urbanization water runoff has been directed to this area creating wetland communities. With close proximity to the Inter-Urban Pathway, this preserve makes it easy to access nature in an urban setting. Sandhill cranes, and red-tailed hawks are frequent visitors.

Certain areas of the wetland are shrub-scrub, with dense thickets of gray & silky dogwood, as well as glossy & common buckthorn (invasive shrubs). Open areas are more diverse in the herbaceous layer, with a few areas densely populated with reed canary grass (invasive grass). Swamp white oaks were found throughout the wet meadow areas, which were lightly peppered with native trees and exhibited a more diverse herbaceous understory and nutrient rich humus soil. This assessment was solely of the middle wetland, it is not a representation of the entire preserve.

Fig. 1 Map of Preserve



Native Plants Species Observed (Fig. 2)

List of Definitions

The Coefficient of Conservatism (C-Value) is a numerical rating that indicates how well a plant species can tolerate human disturbance and how true the plant is to specific habitats (rate of occurrence). C-values are used in the floristic quality assessment (FQA), a vegetation-based ecological assessment method that helps monitor wetlands and prioritize natural areas for conservation.

Associated values for the Coefficient of Conservatism:

- **0**
 - Least conservative, such as weedy species that colonize degraded sites
- **1-3**
 - Plants can adapt to severe habitat alteration, or are associated with somewhat more stable, degraded environments. Often early colonizers of disturbed sites, or opportunistic invaders of natural areas.
- **4-6**
 - Matrix species of intact natural communities. Plants have an intermediate range of ecological tolerances and can tolerate moderate disturbances.
- **7-10**
 - Conservative species that require specific site conditions, often associated with high quality, stable natural communities. Plants are often in advanced successional phase of a plant community and have little tolerance to disturbance.

Coefficient of Wetness (CoW) is a value that indicated how well a plant can tolerate different levels of soil moisture. It is based on a plant's wetland indicator status (Wetness Index) and can help determine the likelihood of a species occurring in wetland soils. (see Table 1 below for associated values)

- **Negative values:** Indicate a stronger affinity for wetlands and wet conditions.
 - I.e. -5 is associated with Obligate wetland plants (OBL)
- **Positive values:** Indicate an affinity for uplands and drier conditions.

Table 1. Wetland indicator status ratings and their rating categories, as described in the National List of Plant Species that Occur in Wetlands (Reed 1988).

| Indicator status (abbreviation) | % Occurrence in wetlands |
|--|--------------------------|
| Obligate (OBL). Occur almost always under natural conditions in wetlands. | 99 |
| Facultative Wetland (FACW). Usually occur in wetlands but occasionally found in non-wetlands. | 67-99 |
| Facultative (FAC). Equally likely to occur in wetlands and non-wetlands. | 34-66 |
| Facultative Upland (FACU). Usually occur in non-wetlands but occasionally found in wetlands. | 1-33 |
| Upland (UPL). Occur in wetlands in another region, but occur almost always under natural conditions in non-wetlands in the region specified. | 1 |

Fig. 2 Native plant species observed in middle wetland of Inter-Urban Wetland Preserve

| Common Name | Latin Name | C-Value | Wetness Index | CoW |
|------------------------|-----------------------------|---------|---------------|-----|
| Herbaceous | | | | |
| Jewelweed | Impatiens capensis | 2 | FACW | -3 |
| Joe pye weed | Eutrochium maculatum | 4 | OBL | -5 |
| Common boneset | Eupatorium perfoliatum | 4 | FACW | -3 |
| Grass-leaved goldenrod | Euthamia graminifolia | 3 | FAC | 0 |
| Meadowsweet | Spirea alba | 4 | FACW | -3 |
| Arrow leaf tear thumb | Persicaria sagittata | 5 | OBL | -5 |
| Dotted smartweed | Persicaria punctata | 5 | OBL | -5 |
| Swamp Aster | Symphyotrichum puniceum | 5 | OBL | -5 |
| Flat-topped aster | Deollingeria umbellata | 5 | FACW | -3 |
| Wild blue flag | Iris versicolor | 5 | OBL | -5 |
| Cinnamon willow herb | Epilobium coloratum | 3 | OBL | -5 |
| Jack-in-the-pulpit | Arisaema triphyllum | 5 | FAC | 0 |
| Hardstem bulrush | Schoenoplectus acutus | 5 | OBL | -5 |
| Canada goldenrod | Solidago canadensis | 1 | FACU | 3 |
| Calico aster | Symphyotrichum lateriflorum | 2 | FAC | 0 |
| | | | | |

| | | | | |
|-----------------|----------------------------|---|------|----|
| Panicled aster | Symphyotrichum lanceolatum | 2 | FACW | -3 |
| Native Trees | | | | |
| Swamp white oak | Quercus versicolor | 8 | FACW | -3 |
| White ash | Fraxinus pennsylvanica | 2 | FACW | -3 |
| Silver maple | Acer saccherinum | 2 | FACW | -3 |
| Cottonwood | Populus deltoides | 1 | FAC | 0 |
| Willow spp. | Salix spp. | * | * | * |
| Native Shrubs | | | | |
| Gray dogwood | Cornus foemina | 1 | FAC | 0 |
| Silky dogwood | Cornus amomum | 2 | FACW | -3 |

Invasive species present

- Reed canary grass, *Phalaris arundinacea* (herbaceous)
- Common buckthorn, *Rhamnus cathartica* (shrub)
- Glossy buckthorn, *Frangula alnus* (shrub)
- Multiflora rose, *Rosa multiflora* (shrub)

Soil conditions

Soil appears to be of humus composition. It is very dark brown to black and crumbly where dry indicating a low composition of clay material. Humus is due to the breakdown of organic material (animal & plant material) and is often rich in nutrients.

Fig. 3 Soil conditions



Pictures from the site

Joe pye weed stands



Reed Canary grass stand looking west into wetland



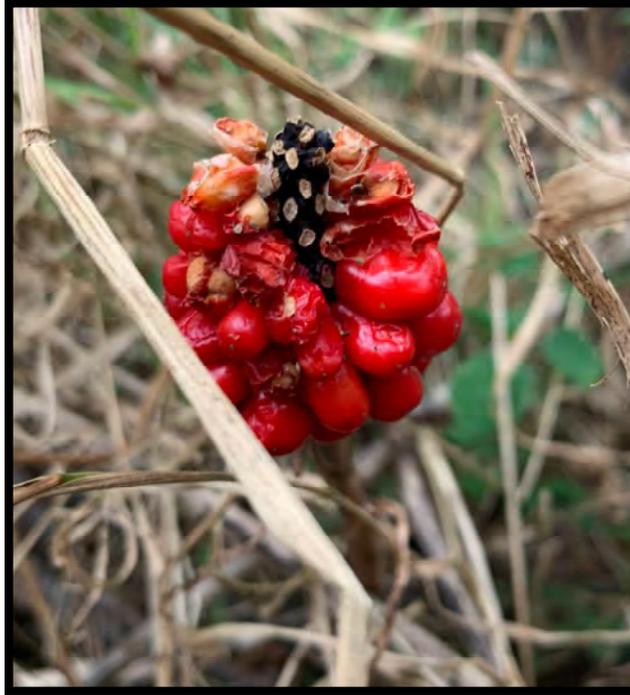
Jewelweed



Smartweed



Jack-in-the-pulpit



Glossy & Common buckthorn throughout open wet meadow



Meridian Central Wetland Preserve- address:

Survey/Land- combined 24.78 acres from 2 parcels

Dunham-Boroughs

- **Appraisal Notes:**

- 11.56 acres
- Valued at \$43,000
- Vacant wood tract
 - Flat landscape, scattered trees and mixed brush

- **Soil**

| |
|---------------|
| Houghton Muck |
|---------------|

Winters

- **Appraisal Notes:**

- 13.36 acres
- Wooded wetland with Pine Lake Drin running length of property
- Valued at \$50,000 purchased for \$44,700

- **Soil**

| | | |
|---------------|------------------------|---------------------|
| Houghton Muck | Colwood-Brookston Loam | Urban Land-Marlette |
|---------------|------------------------|---------------------|

Combined Properties

- **Site Inventory**

- **Plants**

| | | | | | |
|----------------|-----------------|-------------|------------------------|--------------|---------------|
| Quaking Aspen | Garlic Mustard | Burdock | Wood Reedgrass | Box Elder | Poison Ivy |
| Choke-Cherry | Grapevine | Fleabane | Enchanter's Nightshade | White Avens | White Ash |
| Beggar's-Lice | Dame's Rocket | Mullen | Amur Honeysuckle | Black Willow | Bull Thistle |
| Cottonwood | Red Maple | Red Oak | Morrow's Honeysuckle | Canary Grass | Duck Weed |
| Goldenrod | Silver Maple | Sedges | Hybrid Honeysuckle | Hawthorne | Hackberry |
| Sandbar Willow | Silky Dogwood | Green Ash | Japanese Knotweed | Blackberry | K. Blue Grass |
| Sensitive Fern | Multiflora Rose | Quack Grass | Virginia Creeper | Gray Dogwood | Black Locust |

- **Wildlife**

| | | | |
|------------------------|---------|----------------|------------------------|
| White Tailed Deer | Robin | Green Frog | Red-Winged Blackbird |
| Blue Backed Salamander | Turkey | Spring Peepers | Rose-Breasted Grosbeak |
| Tufted Titmouse | Raccoon | Fowler's Toad | Eastern Wood Peewee |

| | | | |
|------------------------|------------|---------------|---------------------------|
| American Goldfinch | Skunk | Leopard Frog | Striped Skunk |
| Tent Caterpillar | Cardinal | Barn Swallow | Cedar Wax-Wing |
| Downy Woodpecker | Sedge Wren | Field Sparrow | Eastern Cottontail Rabbit |
| Black-Capped Chickadee | Snail | Fox Squirrel | Stickleback |
| Common Yellowthroat | Warblers | Opossum | |

- **Wetland & Coastal Resources- Stewardship Plan**

- Most of the parcel lies within a 100-year floodplain
- **7 ecological communities**

- Forested Upland**

- ★ NW corner of parcel
- ★ Eastern boundary S of abandoned segment of Raby Rd
- ★ Several weedy plant species
- ★ Was completely cleared so existing forest is 2nd growth
- ★ Presence of broken concrete slabs
- ★ **Dominant species:**

| | | |
|--------------|------------------|--------------------|
| Box-Elder | Virginia Creeper | Eastern Cottonwood |
| Black Locust | American Elm | |

- ★ **Other species:**

| | | | | | |
|----------------|--------------|----------------|-------------|--------------|------------------|
| Garlic Mustard | N. Hackberry | Wood Reedgrass | Honeysuckle | Buckthorn | J. Hedge Parsley |
| Gray Dogwood | White Avens | Nightshade | J. Knotweed | T. Goldenrod | White Vervain |
| Beggar's-Lice | Choke-Cherry | Dame's Rocket | Blackberry | B. Raspberry | Burdock |

- Mixed Forested and Scrub-Shrub Wetland**

- ★ E and S of the forest upland adjacent to Haslett Road
- ★ **Dominant species:**

| | | | | |
|-------------------|------------------|-----------------|---------------|--------------|
| Box-Elder | Silver Maple | Silky Dogwood | Gray Dogwood | Wood Nettle |
| Reed Canary Grass | Glossy Buckthorn | Black Raspberry | Red Raspberry | American Elm |

- ★ **Other species:**

| | | | | | |
|----------------|--------------|--------------------|-------------|-----------------|-----------|
| Garlic Mustard | Asparagus | Fragrant-Goldenrod | White Avens | Dame's Rocket | Smartweed |
| Giant Ragweed | False Nettle | Water Horehound | Honeysuckle | St. John's-Wort | Buckthorn |

| | | | | | |
|------------------|-----------------|------------------|---------------|-----------------|------------|
| Swamp Milkweed | Field Thistle | Swamp White Oak | Silky Willow | Sensitive Fern | Strawberry |
| Lance-Leaf Aster | Pussy Willow | Peachleaf Willow | B. Raspberry | Water-Pepper | Hawthorne |
| Joe-Pye-Weed | Giant Goldenrod | Swamp Nightshade | R. Raspberry | Choke-Cherry | Violet |
| Tall Meadow Rue | N.L. Cattail | B.L. Cattail | White Vervain | Riverbank Grape | Poison-Ivy |

Wet Meadow

★ Interior N and S of abandoned Raby Rd. segment

★ Southern parcel boundary

★ **Dominant species:**

| | |
|-------------------|-----------------|
| Touch-Me-Not | Rice Cut-Grass |
| Reed Canary Grass | Giant Goldenrod |

★ **Other species:**

| | | | | | |
|-------------------|---------------|--------------------------|-----------|----------------|--------------|
| Silver Maple | Field Thistle | Golden-Seeded Spike-Rush | Bindweed | Joe-Pye-Weed | Silky Willow |
| Swamp Milkweed | Boneset | Peachleaf Willow | Buckthorn | Sensitive Fern | N.L. Cattail |
| Lance-Leaf Aster | Wood Nettle | Canada Goldenrod | Smartweed | R. Raspberry | S. Nettle |
| New England Aster | Wood Sorrel | Tall Meadow Rue | Willow | Pussy Willow | Blue Vervain |

Scrub-Shrub Wetland

★ Found throughout parcel

★ Same vegetation- Mixed Forested and Scrub-Shrub Wetland

★ Spoil berms created along abandoned segment Raby Rd.

a. Species (in berms):

| | | | | | |
|----------------------|----------------|--------------|--------------|---------------|------------------------|
| Cut-Leaf Teasel | Garlic Mustard | Burdock | Honeysuckle | Bergamot | Multiflora Rose |
| Gill-Over-The-Ground | Canada Thistle | Bull Thistle | Black Medick | Blackberry | Black Raspberry |
| White Sweet-Clover | Orchard Grass | Hawthorn | Buckthorn | White Vervain | Tall Goldenrod |
| Virginia Creeper | Beggar's Lice | Wild Carrot | Moth Mullein | | Japanese Hedge Parsley |
| Canadian Bluegrass | Dame's Rocket | Fleabane | Mullein | | Riverbank Grape |

Emergent/Open Water Wetland

★ Center of parcel along abandoned segments of Raby Rd

★ Shallow man made ditches

★ **Dominant species:**

| | | |
|-------------------|-------------|-----------|
| Slender Waterweed | Water Cress | Arrowhead |
|-------------------|-------------|-----------|

★ **Other species:**

| | | | |
|----------------|-------------------------|--------------|-----------------|
| Water-Plantain | Filamentous Green Algae | Boneset | Lesser Duckweed |
| Curly Pondweed | Great Blue Lobelia | Blue Vervain | Star Duckweed |

Forested Wetland

★ S. of abandoned E-W segment of Raby Road

★ **Dominant species:**

| |
|--------------|
| Touch-Me-Not |
|--------------|

★ **Other species:**

| | | | |
|------------|----------------|-------------------|-----------------|
| Box-Elder | Garlic Mustard | Virginia Creeper | Honeysuckle |
| Green Ash | False Nettle | Reed Canary Grass | Moneywort |
| Mint | Gray Dogwood | Stinging Nettle | Buckthorn |
| Poison-Ivy | White Avens | Riverbank Grape | Giant Goldenrod |

Weedy Upland

★ On spoil berms along Pine Lake Outlet

★ small, upland knoll in S-central portion of Southern parcel

★ **Other species:**

| | | | | |
|---------------|----------------|------------------------|------------------|-----------------|
| Box-Elder | Garlic Mustard | Spotted Knapweed | Virginia Creeper | Fescue |
| Yarrow | Gray Dogwood | Gill-Over-The-Ground | Garden Phlox | Bergamot |
| Burdock | Autumn Olive | White Sweet-Clover | Canada Bluegrass | Cat Nip |
| Chickory | White Avens | Yellow Wood-Sorrel | Multiflora Rose | Timothy |
| Bull Thistle | Beggar's Lice | Reed Canary Grass | Swamp Nightshade | Blue Grass |
| Field Thistle | Dame's Rocket | Japanese Hedge Parsley | Giant Goldenrod | Black Locust |
| Wild Carrot | Motherwort | Common Goat's Beard | Stinging Nettle | Black Raspberry |
| Fleabane | Black Medick | Riverbank Grape | White Vervain | Tall Goldenrod |

- **Wildlife**

| | | | |
|---------------------------|--------------------|-----------------|-------------|
| Black-Capped Chickadee | Cedar Wax Wing | Green Frog | Stickleback |
| Common Yellowthroat | American Goldfinch | Robin | Warblers |
| Eastern Cottontail Rabbit | White-Tailed Deer | Snail (aquatic) | Sedge Wren |

- **Soils**

| | |
|--------------------------|------------------------------|
| Colwood-Brookston Loam | Houghton Muck |
| Marlette Fine Sandy Loam | Urban land- Marlette complex |

Land History

- Originally referred to as Dunham-Boroughs and Winter's both properties were combined to make the Meridian Central Wetland Preserve
- Upland portions were completely cleared and may have been used for agriculture
-

Dunham-Boroughs

- Previous owner- David M. Dunham
- Purchased by Land Pres. in 2004

Winters

- Previous owner- Arthur Winter
- Purchased by Land Pres. in 2002
- Almost all of the upland area along Haslett Road is fill, consisting of large blocks of concrete/asphalt, curbing, abutments, foundation, etc. that was covered in mixed soil but grass, shrubs, and trees have become re-established overtop of dump site
- There is correspondence from Ms. Winters saying that this land was not a wetland and was wrongfully deemed so do to increased water from runoff from the shopping center and the culvert that was run under Haslett Road and drained onto this property

Previous Management Plan

• **Implementation Plan**

- **PHASE I:**

- Property Survey (completed 10/2005)
- Site Inspection (to be completed by 12/2005)
- Implementation Plan (to be completed by 11/2005)

- **PHASE II:**

- Sign/Design Specifications and Placement
- Boundary Markers and Branding Irons

- **PHASE III:**

Flora and Fauna Management

★ “Hands-off” approach

- a. Let nature take its course and see what species fill in
- b. No need for wildlife management

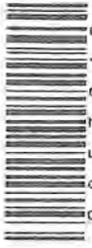
Previous Short and Long-Term Tasks

Short Term:

- Install signs
- Prohibit recreational hunting
- Remove concrete from perimeter of forested upland adjacent to Haslett Road
- Notify Ingham County about erosion problem along Haslett Road

Long Term:

- Periodically inspect site for invasive species populations
- Prepare and implement invasive plant management if needed



8 0 5 7 6 4 6
Tx: 4034429
9/6/2012 11:33:00 AM



8 0 5 6 3 2 6
Tx: 4033678
8/28/2012 10:55:00 AM

2012-037370
CURTIS HERTEL JR
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
09/11/2012 11:06 AM
PAGES: 17

**PERMANENT DRAIN EASEMENTS AND PERMANENT
ACCESS EASEMENTS FOR EMBER OAKS DRAIN
(RED CEDAR GLEN PRESERVE LAND PARCEL)**

For and in consideration of prospective benefits to be derived by the establishment, construction, operation, maintenance, repair and improvement of the Ember Oaks Drain ("Drain"), a county drain under the supervision of the Ingham County Drain Commissioner, 707 Buhl, Mason, MI 48854;

Charter Township of Meridian (hereinafter "Grantor"), a Michigan charter township, whose address is 5151 Marsh Road, Okemos, MI 48864, and who is the owner of lands situated in the Northwest ¼, Section 35 of the Charter Township of Meridian, County of Ingham, State of Michigan, Parcel No. 33-02-02-35-127-002, commonly known as Red Cedar Glen Land Preserve and more particularly described in Exhibit A ("Preserve Parcel"), hereby conveys, grants and releases to the Ember Oaks Drain Drainage District ("Grantee"), a statutory body corporate, permanent drain easements (the "Drain Easements") for the purposes of drain construction, operation, maintenance, repair and improvement over and across a limited portion of the Preserve Parcel. The Drain Easements are depicted and described in Exhibit B.

Grantor and Grantee understand and agree that the Preserve Parcel is a nature preserve with unique scenic and natural values and that the values must be preserved and protected. Grantor and Grantee also understand and agree the Grantee's need to construct, operate and maintain drainage courses under their jurisdiction which are cost-effective, practicable and constructible. In recognition of these understandings and agreements, all construction, operation, maintenance, repair and improvement of the Drain within the Drain Easements shall be done with minimal impact to the scenic and natural features and characteristics of the Preserve Parcel in accordance with the Stream Restoration Plan Amendment to the Red Cedar Glen Land Preserve Land Management Plan as accepted by the Meridian Township Park Commission on March 13, 2012 and the Meridian Land Preservation Advisory Board on March 14, 2012; and as amended and approved by the Meridian Township Board on March 20, 2012, and attached hereto as Exhibit C (the "Land Management Plan Amendment").

The Drain Easements conveyed shall be deemed a sufficient conveyance to vest, in the Grantee, Drain Easements over the Preserve Parcel for the uses and purposes of drainage with such rights of entry upon, passage over, construction, operation, maintenance, repair and improvement of the Drain.

Grantor also conveys, grants and releases to Grantee permanent access easements for purposes of necessary ingress and egress to the Drain Easements, as depicted and described in

D31178

- Drain Comm

Exhibit D (the "Access Easements"). Subject to the attached "Agreement" between the Ingham County Drain Commissioner (on behalf of the Drainage District) and the Charter Township of Meridian, the conveyance of the Access Easements shall allow Grantee necessary ingress and egress to the Drain Easements with minimal impact or disturbance to the scenic and natural characteristics of the Preserve Parcel in accordance with the Land Management Plan Amendment. The Grantee shall promptly mitigate and repair any disturbance caused by Grantee's use or occupation of the Access Easements, and restore the Access Easements to their condition prior to access.

Grantee shall provide Grantor with as much advance written notice as reasonably possible, but at a minimum at least twenty-four (24) hours written notice, prior to entry onto the Drain Easements or the Access Easements by Grantee, its agents, employees or contractors, except in the case of emergencies, in which case Grantee shall provide the greatest possible notice to Grantor as agreed to in the Land Management Plan Amendment.

This conveyance includes a release of any and all damages or claims arising prior to the date of this instrument out of the easements herein granted or because of the establishment, construction, operation, maintenance and improvement of the Drain.

These Drain Easements and Access Easements shall be binding upon Grantor and Grantee, and their assigns, successors in interest and successors in office, and be deemed to run with the land in perpetuity.

This conveyance is exempt pursuant to MCL 207.505(a) and MCL 207.526(a).

[SIGNATURES ON THE FOLLOWING PAGES]

GRANTOR:

Susan M. McGillicuddy

By: Susan McGillicuddy

Its: Supervisor

STATE OF MICHIGAN)
) SS
COUNTY OF INGHAM)

Acknowledged before me on July 17, 2012, by Susan McGillicuddy,
Supervisor on behalf of the Charter Township of Meridian.

Subscribed and sworn to before me
this 17th day of July, 2012
[Signature]
Notary Public, Ingham County
My Commission Expires: 9-16-16
Acting in Ingham County, Michigan

Mary M. G. Helmbrecht

By: Mary M. G. Helmbrecht, CMC

Its: Clerk

STATE OF MICHIGAN)
) SS
COUNTY OF INGHAM)

Acknowledged before me on July 17, 2012, by Mary M. G. Helmbrecht,
Clerk, on behalf of the Charter Township of Meridian.

Subscribed and sworn to before me
this 17th day of July, 2012

Sandra H. Otto
Notary Public, Ingham County
My Commission Expires: October 1, 2016
Acting In Ingham County, Michigan



EXHIBIT A

[Legal Description of the Preserve Parcel]

DESCRIPTION

PARCEL No. 33-02-02-35-127-002

PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, BEING DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 27, "SYLVAN GLEN SUBDIVISION" AS RECORDED IN LIBER 20 OF PLATS, PAGE 32, INGHAM COUNTY RECORDS; THENCE SOUTH 17 DEGREES 33 MINUTES WEST 60 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY; THENCE SOUTH 72 DEGREES 27 MINUTES EAST 1993.14 FEET ALONG THE NORTH RAILROAD RIGHT OF WAY TO THE NORTH AND SOUTH QUARTER LINE OF SECTION 35; THENCE NORTH 00 DEGREES 08 MINUTES 33 SECONDS EAST 542.64 FEET ALONG THE NORTH AND SOUTH QUARTER LINE TO THE SOUTH BANK OF THE RED CEDAR RIVER; THENCE ALONG THE SOUTH BANK, SOUTH 78 DEGREES 48 MINUTES 48 SECONDS WEST 198.81 FEET; THENCE NORTH 84 DEGREES 20 MINUTES 30 SECONDS WEST 460.86 FEET; THENCE NORTH 72 DEGREES 58 MINUTES 30 SECONDS WEST 385.49 FEET; THENCE NORTH 83 DEGREES 14 MINUTES 47 SECONDS WEST 495.96 FEET; THENCE SOUTH 29 DEGREES 04 MINUTES 53 SECONDS WEST 175 FEET TO THE NORTH LINE OF SYLVAN GLEN ROAD EXTENDED; THENCE NORTH 72 DEGREES 27 MINUTES WEST 300 FEET ON SAID NORTH LINE, TO THE POINT OF BEGINNING;

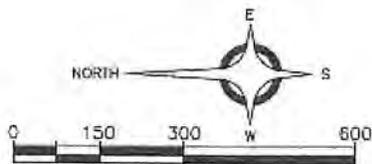
ALSO, THE SOUTH 30 FEET OF A PARCEL DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 27 OF SAID SUBDIVISION; THENCE NORTH 17 DEGREES 33 MINUTES EAST 174.58 FEET TO THE SOUTH BANK OF A RIVER; THENCE SOUTH 71 DEGREES 55 MINUTES 10 SECONDS EAST 335 FEET ALONG THE SOUTH BANK; THENCE SOUTH 29 DEGREES 04 MINUTES 53 SECONDS WEST 175 FEET; THENCE NORTH 72 DEGREES 27 MINUTES WEST 300 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

FROM RECORDS ONLY, NO FIELD SURVEY PERFORMED.

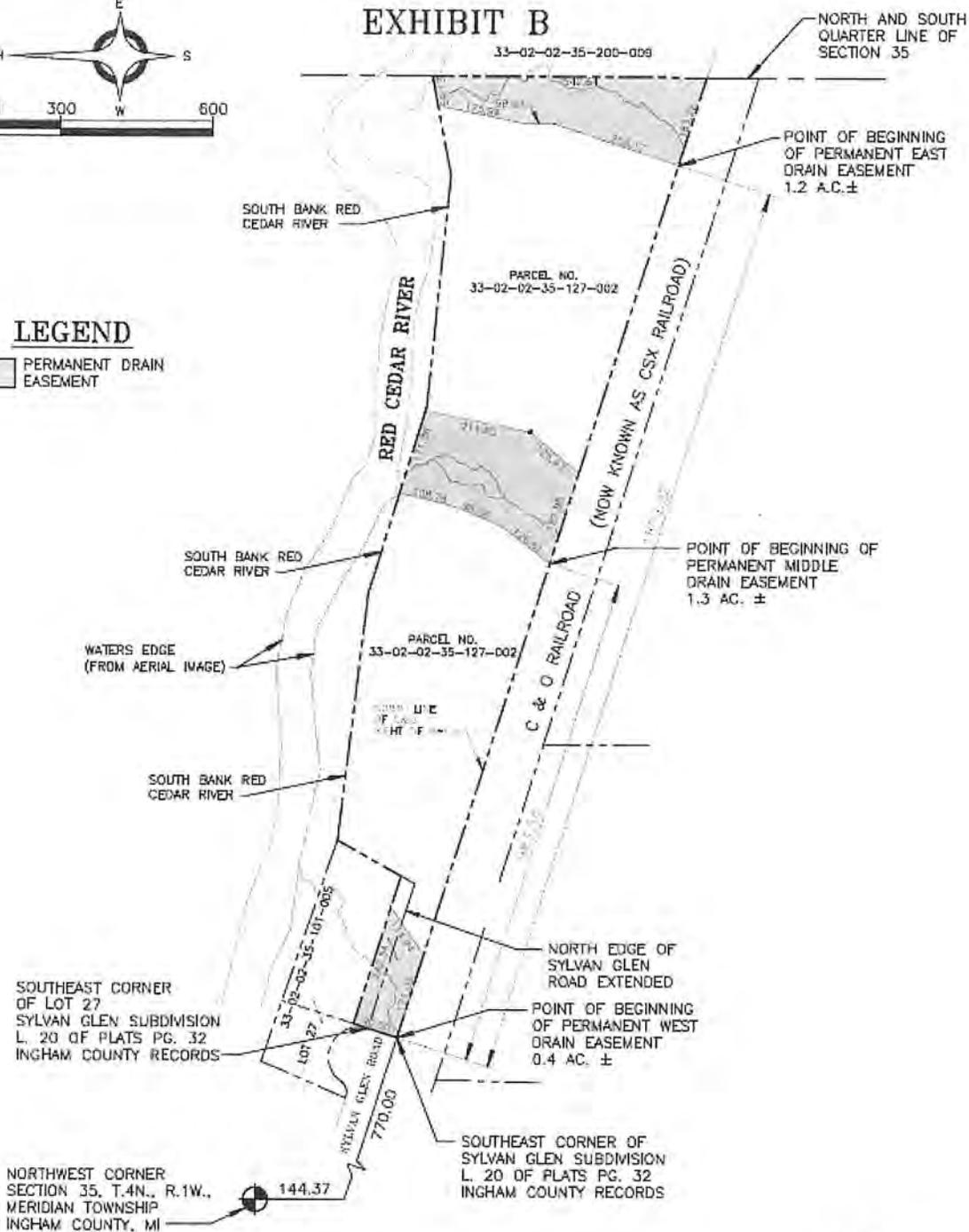
EXHIBIT B

[Depiction and Description of Drain Easements]



LEGEND

PERMANENT DRAIN EASEMENT



1 OF 4
REVISED 6/13/12

EXHIBIT B

PERMANENT WEST DRAIN EASEMENT PART OF PARCEL No. 33-02-02-35-127-002

A PERMANENT DRAIN EASEMENT, BEING PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, THENCE SOUTH 00 DEGREES 20 MINUTES 12 SECONDS WEST 144.37 FEET ALONG THE WEST LINE OF SECTION 35 TO THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY; THENCE SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 770.00 FEET ALONG THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY TO THE SOUTHEAST CORNER, "SYLVAN GLEN SUBDIVISION" AS RECORDED IN LIBER 20 OF PLATS, PAGE 32, INGHAM COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 17 DEGREES 33 MINUTES 00 SECONDS EAST 90.00 FEET; THENCE SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 242.54 FEET TO POINT "A"; THENCE SOUTH 56 DEGREES 00 MINUTES 41 SECONDS WEST 114.94 FEET TO THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY; THENCE NORTH 72 DEGREES 27 MINUTES 00 SECONDS WEST 171.05 FEET ALONG THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 0.4 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

EXHIBIT B

PERMANENT MIDDLE DRAIN EASEMENT PART OF PARCEL No. 33-02-02-35-127-002

A PERMANENT DRAIN EASEMENT, BEING PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, THENCE SOUTH 00 DEGREES 20 MINUTES 12 SECONDS WEST 144.37 FEET ALONG THE WEST LINE OF SECTION 35 TO THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY; THENCE SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 770.00 FEET ALONG THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY TO THE SOUTHEAST CORNER, "SYLVAN GLEN SUBDIVISION" AS RECORDED IN LIBER 20 OF PLATS, PAGE 32, INGHAM COUNTY RECORDS; THENCE CONTINUING, SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 983.54 FEET ALONG THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE NORTH 37 DEGREES 15 MINUTES 37 SECONDS EAST 126.61 FEET; THENCE NORTH 21 DEGREES 16 MINUTES 24 SECONDS EAST 98.06 FEET; THENCE NORTH 13 DEGREES 52 MINUTES 15 SECONDS EAST 108.78 FEET TO THE SOUTH BANK OF RED CEDAR RIVER; THENCE SOUTH 72 DEGREES 58 MINUTES 30 SECONDS EAST 171.36 FEET ALONG THE SOUTH BANK OF RED CEDAR RIVER; THENCE SOUTH 11 DEGREES 29 MINUTES 38 SECONDS WEST 211.85 FEET; THENCE SOUTH 39 DEGREES 52 MINUTES 14 SECONDS WEST 125.93 FEET; THENCE NORTH 72 DEGREES 27 MINUTES 00 SECONDS WEST 187.96 FEET TO THE POINT OF BEGINNING. CONTAINING 1.3 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

EXHIBIT B

PERMANENT EAST DRAIN EASEMENT PART OF PARCEL No. 33-02-02-35-127-002

A PERMANENT DRAIN EASEMENT, BEING PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, THENCE SOUTH 00 DEGREES 20 MINUTES 12 SECONDS WEST 144.37 FEET ALONG THE WEST LINE OF SECTION 35 TO THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY; THENCE SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 770.00 FEET ALONG THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY TO THE SOUTHEAST CORNER, "SYLVAN GLEN SUBDIVISION" AS RECORDED IN LIBER 20 OF PLATS, PAGE 32, INGHAM COUNTY RECORDS; THENCE CONTINUING, SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 1809.92 FEET ALONG THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING; THENCE NORTH 18 DEGREES 34 MINUTES 23 SECONDS EAST 258.17 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 10 SECONDS EAST 58.93 FEET; THENCE NORTH 11 DEGREES 44 MINUTES 16 SECONDS EAST 175.94 FEET TO THE SOUTH BANK OF RED CEDAR RIVER; THENCE NORTH 78 DEGREES 48 MINUTES 48 SECONDS EAST 59.13 FEET ALONG THE SOUTH BANK OF RED CEDAR RIVER TO THE NORTH AND SOUTH QUARTER LINE OF SECTION 35; THENCE SOUTH 00 DEGREES 08 MINUTES 33 SECONDS WEST 542.64 FEET ALONG THE NORTH AND SOUTH QUARTER LINE OF SECTION 35; THENCE NORTH 72 DEGREES 27 MINUTES 00 SECONDS WEST 183.22 FEET TO THE POINT OF BEGINNING. CONTAINING 1.2 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

EXHIBIT C

[Copy of Land Management Plan Amendment]

LAND PRESERVATION ADVISORY BOARD
FINAL DRAFT

February 28, 2011
Revised February 22, 2012
Approved March 14, 2012

Red Cedar Glen Preserve Land Management Plan Stream Restoration Plan Amendment

Purpose

This document amends the Red Cedar Glen Preserve Management Plan to mitigate and correct significant erosional damage and restore natural values to drainages within the Preserve as the result of long-term, uncontrolled stream flow from upstream properties. Recommendations provided in this plan address (1) access to and reconstruction of the damaged streambeds and banks, (2) restoration of degraded aquatic and terrestrial ecosystems, and (3) long-term protection and maintenance of the restored areas.

Background

On February 24, 2011, members of the Red Cedar Glen Stream Restoration Advisory Committee ("Advisory Committee") met with representatives of the Ingham County Drain Commissioner (ICDC) and ICDC's engineering consultant (Anderson, Eckstein and Westrick, Inc.) at the Red Cedar Glen Preserve ("Preserve"). The site visit included an inspection of drainage areas on the Preserve, a discussion of the proposed Access and Drainage Easements, and suggestions for improvements to the three drainage courses that cross the Preserve. Ray Severy and Jane Greenway also appeared on behalf of Meridian Township ("Township").

In response to these discussions, the Advisory Committee prepared a draft site access and stream restoration plan that was submitted to the Land Preservation Advisory Board for review and approval. A final draft of this plan was prepared in February 2012 following a series of meetings held with members of the ICDC and its consultants, upstream landowners and consultants, and Township representatives. This draft was submitted to the Land Preservation Advisory Board for approval as a revised amendment to the Red Cedar Glen Preserve Land Management Plan.

Recommended Site Access, Drainage, and Restoration Actions

The following recommendations focus on access to the Preserve for purposes of correcting and maintaining a stable stream rate of flowage and facilitating stream restoration, minimizing further environmental impacts, and returning the drainage areas to a condition, as required, to stabilize erosion and dissipate energy, in accordance with the objectives of the Land Preservation Program. The recommendations are predicated under the assumptions that:

- (a) Upstream drainage issues will have been corrected.
- (b) The flow of water across the Preserve will have been returned to agreed upon permitted rates of flow (to replicate pre-development rates of flow to the extent practicable).
- (c) To the extent practicable the over-arching principles of planning, design, and construction will be to ensure that: (i) minimally invasive techniques will be incorporated in a manner that will result in (ii) a completed project that returns all disturbed areas to a sustainable condition, and (iii) disturbed areas will be restored to blend-in with the surrounding natural area; and
- (d) The purpose of this document is to provide guidance for work within the Preserve, with all parties understanding the ICDC's need to construct, operate, and maintain drainage courses under their jurisdiction, which are cost-effective, practicable, and constructible.

1

Access Easement Recommendations

- Site access will generally be limited to the single entry point at eastern end of Sylvan Glen Drive, unless other negotiated access points can be mutually agreed upon. The width of this entry will not be increased due to existing physical limitations. Access areas must remain clear and free from obstructions.
- To the extent practicable, construction vehicles and equipment will be chosen to minimize impact to the property and to limit soil compaction or other disturbances. Except during an emergency, vehicle access will be allowed on trails only during times of the year when soils and substrates are at minimal risk of erosion, compaction, or loss.
- No increase in width of the existing trail will be permitted unless construction vehicles cannot safely traverse the trail, and only at specific locations. Removal of living trees will be discouraged. Trees greater than 3-inches dbh that cannot be avoided will be replaced on at least a one-for-one basis (with a 2.5" replacement tree for each tree removed); the LPAB will determine the replacement species and replanting locations, on a case-by-case basis.
- If a bypass or detour is required, length and width of the detour will be minimized.
- In case a bypass or detour cannot be avoided, loss of trees will be minimized. All large specimen trees within 15 feet of the trail centerline and any bypass that cannot be avoided will be flagged and protected by temporary fencing. Fencing will be placed 10' on each side of the trail centerline, allowing 20' clear access.
- The LPAB will conduct a vegetation survey within the access corridor prior to the commencement of any construction activities. The survey will note and map all sensitive plants or plant communities that could be adversely affected by construction vehicles, crews, or activities.
- Existing trail surfaces will be upgraded where necessary using stabilized gravel, crushed aggregate, or other suitable matting to limit soil compaction and erosion during construction and any future needs that may require access of the ICDC or any other qualified organization or entity authorized by Meridian Township. All surface-reinforcing materials not retained as a permanent project feature will be removed upon project completion.
- Stream crossings by construction vehicles will require structures that are adequate to bear the weight of vehicles, stable, and safe for pedestrians. Appropriately designed and engineered structures (e.g., earth-covered culverts, bridges, construction mats, etc.) will be provided in the restoration plans.
- Except during emergencies, as determined by the ICDC or any other qualified organization or entity authorized by and acting on behalf of Meridian Township, routine maintenance access will be permitted only with prior notification of the Township. The LPAB will be notified in all requests for access. A minimum 24-hour notice will be required. The Township will provide contact information.
- The ICDC and/or another qualified and approved construction firm will notify the Township when work is anticipated to commence. A representative of the Township may be present to observe work, subject to the utilization of proper safety equipment and compliance with OSHA requirements.
- The access trails, including bypasses and detours will be restored upon completion of the restoration project to conditions resembling the current path. Restoration may include the use of well-graded granular fill to level ruts and holes.

Drainage and Stream Bank Easement Recommendations – General

- Drainage modifications will be limited to what is necessary to ensure that flowage is not compromised under both agreed-upon water flow rates.

- Tree removal will be limited to (a) specific trees (living) within the stream valley along slopes that have become undercut or otherwise unstable due to accelerated erosion that are close enough to the channel to fall and block it, or (b) specific trees (living) within the access or drainage easement that may prevent reasonable movement of construction vehicles. In general, removal of trees will be discouraged. Trees greater than 3-inches dbh that cannot be avoided will be replaced on at least a one-for-one basis; the LPAB will determine the replacement species and replanting locations.
- A nominal construction access area within the drainage courses with a width of approximately 50 feet on both sides of the stream valley will be established and marked. This access area will generally be limited to top-of-bank on both sides of the stream valley, or as otherwise agreed upon.
 - Access for construction vehicles will be limited to agreed-upon work areas generally extending from the top of both banks in a pattern that generally parallels the course of the valley. To the extent practicable a single access path within each work area (i.e., one path per bank, not one for entry and another for exit) approximately 15 feet wide with appropriate width for staging of equipment and materials.
 - The width of the access right-of-way will allow flexibility for vehicle movement in order to minimize adverse effects on vegetation and wildlife. If necessary to avoid sensitive areas, construction vehicles may be directed into areas beyond the 50-foot work areas. This would be on a case-by-case situation.
- All large specimen trees that can be avoided will be flagged and protected by temporary fencing up to the diameter of the drip line.
- In the spring of 2012 the LPAB will conduct a comprehensive vegetation survey within the access corridor and areas potentially affected by construction, prior to the commencement of any construction activities. The survey will note and map all sensitive plants or plant communities that could be adversely affected by construction vehicles or activities.
- To the extent practicable, construction activities will be conducted during appropriate times of the year to avoid adverse impacts to vegetation and wildlife populations.
- Following construction, access work areas will be restored to pre-construction conditions, as practicable and feasible.

Restoration Recommendations - General

- Restoration to repair and stabilize headward and streambank erosion will have priority over other restoration actions.
- Engineering consultants acting on behalf of the ICDC, upstream property owners, or Meridian Township, as appropriate, will provide recommendations for improvements to the runoff and storm water detention facilities at Ember Oaks and any other upstream properties as necessary.
- Consider alternatives (if any) to tracked or wheeled vehicles as means of bringing stone and other potentially heavy materials on site to be used in restoration.
- A number of erosion control and bank stabilization and repair procedures have been suggested. It is agreed that stream restoration will focus on establishing one or more stream channels that must pass agreed-upon water flow rates and likely storm event scenarios. The proposed methods to restore the stream channel and relief channels and repair erosion damage have not been officially proposed. Before repair and restoration activities begin, Conceptual and Final Designs provided by licensed and approved engineering consultants and contractors will be reviewed and discussed in accordance with the objectives stated in this document.
- Heavily eroded stream banks will continue to be at risk from snowmelt and precipitation runoff. Revegetation was not discussed, however. A streambank revegetation plan will also be required. Because the streams are in a shady, forested environment, reestablishing native plants that can

thrive under these conditions will be a challenge. Thus, it is imperative that upstream flows are corrected as soon as possible, and measures to stabilize slopes and plant vegetation should begin as well.

- The Preserve has minimal non-native invasive plants. All practicable means will be used to prevent the introduction of invasive plants into the site from construction equipment and vehicles.
- Soil from excavation on the site will be stockpiled for use in restoration, and the importation of soil from off the site will be minimized.
- Logs, slash, brush, and other vegetation removed during stream restoration and vehicle access may be disposed of in an environmentally responsive manner, subject to approval of the LPAB acting on behalf of Meridian Township. Brush will be distributed throughout the preserve or placed into piles as appropriate to create wildlife habitat. Heavy logs will be placed at intervals along the paths to prevent the paths from becoming new trails (bike or otherwise).

Restoration Recommendations – Drainage Specific

East Branch

- Maintain the existing stream channel from the southern property boundary to lowest floodplain bench of the Red Cedar River. Repair or restore braided channels within this area only if necessary.
- Remove trees that are situated on undercut streambanks, as needed. Selectively remove trees in consultation with the LPAB that may become a future hazard due to erosion.
- Restore the existing headward erosion nearest the trail crossing; restoration procedures are to be determined.
- Incorporate appropriate meanders and stone riffles to reduce water velocity from storm events.

Central Branch

- Conduct soil borings within the streambed to determine and select one or more channels (there are several) with the greatest potential to adequately accommodate agreed upon flow rates from (a) upstream sources, (b) onsite runoff from precipitation and snowmelt, and (c) storm events.
- Incorporate appropriate meanders and stone riffles to reduce water velocity from storm events.
- Remove trees that are situated on undercut streambanks, as well as all fallen trees within the stream valley, as needed. Selectively remove trees in consultation with the LPAB that may become a future hazard due to erosion.
- Restore the existing headward erosion; restoration procedures will be in accordance with the objectives, as stated in this document.

West Branch

- This stream appears to be relatively stable. Assuming that current conditions remain static, the engineers did not see the need to undertake any immediate actions to ensure that the drainage remains stable, and did not provide any recommendations for restoration. However, prior to any new development south of the railroad tracks, it will be assumed that all measures to assure agreed upon flow rates from upstream properties will be in place to prevent deterioration of the West Branch.
- Any changes will be closely observed, noted, and communicated to the Township Engineering Department and the ICDC, as applicable.

EXHIBIT D
[Depiction and Description of Access Easements]

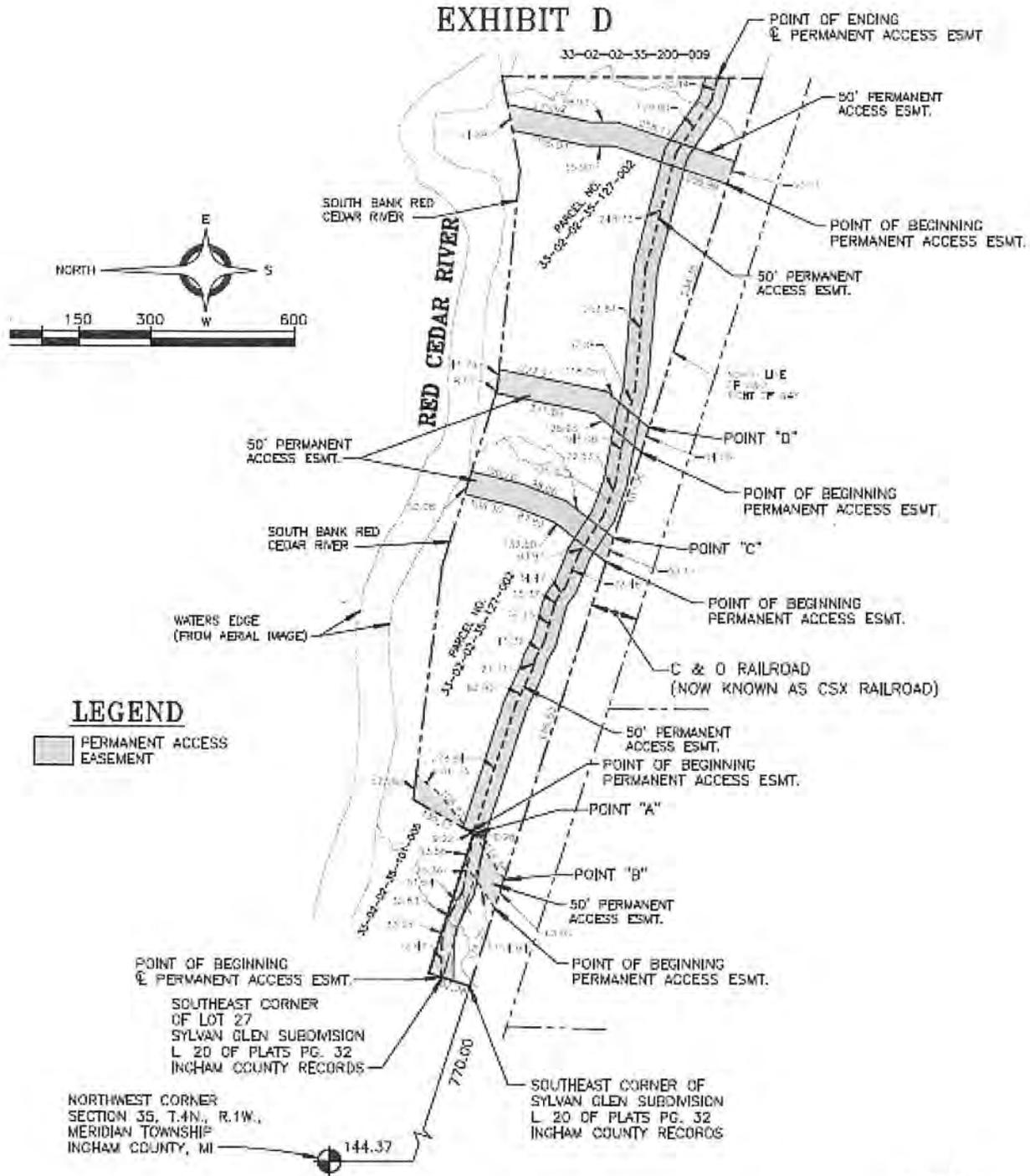


EXHIBIT D

PERMANENT ACCESS EASEMENT PART OF PARCEL No. 33-02-02-35-127-002

A PERMANENT ACCESS EASEMENT, BEING PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, THENCE SOUTH 00 DEGREES 20 MINUTES 12 SECONDS WEST 144.37 FEET ALONG THE WEST LINE OF SECTION 35 TO THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY; THENCE SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 770.00 FEET ALONG THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY TO THE SOUTHEAST CORNER, "SYLVAN GLEN SUBDIVISION" AS RECORDED IN LIBER 20 OF PLATS, PAGE 32, INGHAM COUNTY RECORDS; THENCE CONTINUING SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 171.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 56 DEGREES 00 MINUTES 41 SECONDS EAST 114.94 FEET; THENCE SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 63.58 FEET TO POINT "A"; THENCE CONTINUING, SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 0.28 FEET; THENCE SOUTH 56 DEGREES 00 MINUTES 41 SECONDS WEST 114.94 FEET TO POINT "B"; THENCE NORTH 72 DEGREES 27 MINUTES 00 SECONDS WEST 63.85 FEET TO THE POINT OF BEGINNING.

ALSO, A PERMANENT ACCESS EASEMENT, COMMENCING AT SAID POINT "A", THENCE NORTH 29 DEGREES 04 MINUTES 53 SECONDS EAST 9.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, NORTH 29 DEGREES 04 MINUTES 53 SECONDS EAST 135.17 FEET; THENCE SOUTH 82 DEGREES 57 MINUTES 37 SECONDS EAST 52.06 FEET; THENCE SOUTH 38 DEGREES 38 MINUTES 19 SECONDS WEST 56.13 FEET; THENCE SOUTH 50 DEGREES 28 MINUTES 50 SECONDS WEST 106.72 FEET TO THE POINT OF BEGINNING.

ALSO, A PERMANENT ACCESS EASEMENT, COMMENCING AT SAID POINT "B", THENCE SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 695.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 37 DEGREES 15 MINUTES 37 SECONDS EAST 137.50 FEET; THENCE NORTH 21 DEGREES 16 MINUTES 24 SECONDS EAST 87.80 FEET; THENCE NORTH 13 DEGREES 52 MINUTES 15 SECONDS EAST 108.30 FEET; THENCE SOUTH 72 DEGREES 58 MINUTES 30 SECONDS EAST 50.08 FEET; THENCE SOUTH 13 DEGREES 52 MINUTES 15 SECONDS WEST 108.78 FEET; THENCE SOUTH 21 DEGREES 16 MINUTES 24 SECONDS WEST 98.06 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 37 SECONDS WEST 126.61 FEET TO POINT "C"; THENCE NORTH 72 DEGREES 27 MINUTES 00 SECONDS WEST 53.11 FEET TO THE POINT OF BEGINNING.

EXHIBIT D

ALSO, A PERMANENT ACCESS EASEMENT, COMMENCING AT SAID POINT "C", THENCE SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 187.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39 DEGREES 52 MINUTES 14 SECONDS EAST 125.93 FEET; THENCE NORTH 11 DEGREES 29 MINUTES 38 SECONDS EAST 211.85 FEET; THENCE SOUTH 72 DEGREES 58 MINUTES 30 SECONDS EAST 8.52 FEET; THENCE SOUTH 84 DEGREES 20 MINUTES 30 SECONDS EAST 41.73 FEET; THENCE SOUTH 11 DEGREES 29 MINUTES 38 SECONDS WEST 227.91 FEET; THENCE SOUTH 39 DEGREES 52 MINUTES 14 SECONDS WEST 118.05 FEET TO POINT "D"; THENCE NORTH 72 DEGREES 27 MINUTES 00 SECONDS WEST 54.05 FEET TO THE POINT OF BEGINNING.

ALSO, A PERMANENT ACCESS EASEMENT, COMMENCING AT SAID POINT "D", THENCE SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 534.35 FEET; THENCE NORTH 18 DEGREES 34 MINUTES 23 SECONDS EAST 250.89 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 10 SECONDS EAST 55.90 FEET; THENCE NORTH 11 DEGREES 44 MINUTES 16 SECONDS EAST 159.93 FEET; THENCE NORTH 78 DEGREES 48 MINUTES 48 SECONDS EAST 54.29 FEET; THENCE SOUTH 11 DEGREES 44 MINUTES 16 SECONDS WEST 175.94 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST 58.93 FEET; THENCE SOUTH 18 DEGREES 34 MINUTES 23 SECONDS WEST 258.17 FEET; THENCE NORTH 72 DEGREES 27 MINUTES 00 SECONDS WEST 50.01 FEET TO THE POINT OF BEGINNING.

ALSO, A PERMANENT ACCESS EASEMENT, LYING 25.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE EASEMENT, COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, THENCE SOUTH 00 DEGREES 20 MINUTES 12 SECONDS WEST 144.37 FEET ALONG THE WEST LINE OF SECTION 35 TO THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY; THENCE SOUTH 72 DEGREES 27 MINUTES 00 SECONDS EAST 770.00 FEET ALONG THE NORTH LINE OF C&O RAILROAD RIGHT OF WAY TO THE SOUTHEAST CORNER, "SYLVAN GLEN SUBDIVISION" AS RECORDED IN LIBER 20 OF PLATS, PAGE 32, INGHAM COUNTY RECORDS; THENCE NORTH 17 DEGREES 33 MINUTES 00 SECONDS EAST 62.28 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE SOUTH 89 DEGREES 20 MINUTES 22 SECONDS EAST 72.47 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 55 SECONDS EAST 33.25 FEET; THENCE SOUTH 64 DEGREES 47 MINUTES 25 SECONDS EAST 32.83 FEET; THENCE SOUTH 62 DEGREES 04 MINUTES 49 SECONDS EAST 51.54 FEET; THENCE SOUTH 79 DEGREES 29 MINUTES 30 SECONDS EAST 125.36 FEET; THENCE SOUTH 72 DEGREES 03 MINUTES 44 SECONDS EAST 278.64 FEET; THENCE SOUTH 65 DEGREES 08 MINUTES 45 SECONDS EAST 82.90 FEET; THENCE SOUTH 76 DEGREES 08 MINUTES 06 SECONDS EAST 21.11 FEET; THENCE SOUTH 61 DEGREES 32 MINUTES 56 SECONDS EAST 41.32 FEET; THENCE SOUTH 75 DEGREES 08 MINUTES 11 SECONDS EAST 76.33 FEET; THENCE SOUTH 71 DEGREES 47 MINUTES 28 SECONDS

EXHIBIT D

EAST 15.37 FEET; THENCE SOUTH 55 DEGREES 14 MINUTES 22 SECONDS EAST 34.47 FEET; THENCE SOUTH 68 DEGREES 15 MINUTES 23 SECONDS EAST 72.46 FEET; THENCE SOUTH 57 DEGREES 27 MINUTES 17 SECONDS EAST 93.91 FEET; THENCE SOUTH 69 DEGREES 57 MINUTES 08 SECONDS EAST 72.53 FEET; THENCE SOUTH 79 DEGREES 44 MINUTES 45 SECONDS EAST 146.08 FEET; THENCE SOUTH 74 DEGREES 27 MINUTES 01 SECONDS EAST 57.08 FEET; THENCE SOUTH 85 DEGREES 21 MINUTES 00 SECONDS EAST 253.84 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 51 SECONDS EAST 248.73 FEET; THENCE SOUTH 56 DEGREES 14 MINUTES 56 SECONDS EAST 129.80 FEET; THENCE SOUTH 74 DEGREES 41 MINUTES 28 SECONDS EAST 50.94 FEET TO THE POINT OF ENDING OF THIS CENTERLINE DESCRIPTION.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.



To: Township Board

**From: Dan Opsommer, Deputy Township Manager
Director of Public Works & Engineering**

**Timothy R. Schmitt, AICP, Interim Township Manager and
Community Planning and Development Director**

Courtney Wisinski, Director of Parks & Recreation

Date: November 21, 2024

**Re: Agreement to add South Branch to the Haslett Village Square Branch of the
Pine Lake Outlet Drain**

This agreement is directly related to the flowage easement for the Inter-Urban Wetland Preserve.

This agreement establishes the South Branch to the Haslett Village Square Branch of the Pine Lake Outlet Drain, a public drain under that will be constructed as part of the Haslett Village development. Part of the South Branch to the Haslett Village Square Branch of the Pine Lake Outlet Drain will include the flow path of the stormwater after it is discharged from the storm pipes.

Part of the flow path includes the Township's Inter-Urban Wetland Preserve, which is why the Township is a party to this agreement. This agreement will establish our land as part of this new County Drain so that the Township's land will be afforded the protections under the Michigan Drain Code and the published Rules of the Ingham County Drain Commissioner 2005 Edition, as amended.

The Township's attorneys have reviewed the agreement and have no concerns.

We look forward to discussing this with you in greater detail on November 26.

The following motion has been prepared for the Board's consideration:

MOVE TO APPROVE THE AGREEMENT TO ADD THE SOUTH BRANCH TO THE HASLETT VILLAGE SQUARE BRANCH OF THE PINE LAKE OUTLET DRAIN PURSUANT TO SECTIONS 425 AND 433 OF PUBLIC ACT 40 OF 1956, AS AMENDED, AND AUTHORIZE THE SUPERVISOR AND CLERK TO SIGN AND EXECUTE THE AGREEMENT.

Attachments:

1. Agreement to add South Branch to the Haslett Village Square Branch of the Pine Lake Outlet Drain Pursuant to Sections 425 and 433 of 1956 pa 40, as amended

**AGREEMENT TO ADD SOUTH BRANCH TO THE
HASLETT VILLAGE SQUARE BRANCH OF THE PINE LAKE OUTLET DRAIN
PURSUANT TO SECTIONS 425 AND 433 OF 1956 PA 40, AS AMENDED**

THIS AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2024, by and between Patrick E. Lindemann, Ingham County Drain Commissioner (“Drain Commissioner”), whose address is 707 Buhl Avenue, Mason, Michigan 48854, on behalf of the **Haslett Village Square Branch of the Pine Lake Outlet Drain Drainage District** (“Drainage District”), a statutory body corporate, and the **Charter Township of Meridian** (“Township”), a Michigan charter township, whose address is 5151 Marsh Road, Okemos, Michigan 48864, and **SP Holding Company, LLC** (“SP Holding”), a Michigan limited liability company, whose address is 148 South River Avenue, Suite 100, Holland, Michigan 49423. The Drainage District, Township, and SP Holding may be collectively referred to as “the Parties.”

WHEREAS, Drainage District is an established body corporate in the County of Ingham and State of Michigan pursuant to Act 40 of the Public Acts of 1956 of the State of Michigan, as amended (“Drain Code”) with the Haslett Village Square Branch of the Pine Lake Outlet Drain (“Drain”); and

WHEREAS, Township is the owner of lands situated in Meridian Charter Township, Ingham County, Michigan, known as Parcel Numbers 33-02-02-10-376-003 and 33-02-02-10-327-002, collectively and commonly known as the Inter-Urban Wetland Preserve, further described and depicted in the attached **Exhibit A** (“Preserve”); and

WHEREAS, all Parties acknowledge that the Preserve is a nature preserve with unique scenic and natural values that must be preserved and protected in accordance with the Township Land Preservation Program; and

WHEREAS, SP Holding is the developer of land situated in Meridian Charter Township, Ingham County, Michigan, within the Drainage District, which land along with upstream properties and public roadways are in need of a public outlet for stormwater discharge on and across the Preserve by the addition of a south branch to the Drain (“South Branch”); and

WHEREAS, the Parties acknowledge that stormwater from prior developments and roadways has historically been discharged and stored on and across the property which is now the Preserve without the protections provided by the establishment of a county drain under the Drain Code; and

WHEREAS, a certificate from a registered professional engineer has been obtained pursuant to Section 433 of the Drain Code attesting to the sufficiency and adequacy of the capacity of the proposed outlet and is attached hereto as **Exhibit B**; and

WHEREAS, SP Holding agrees to discharge and store its stormwater on and across the Preserve in compliance with the plans and specifications approved by the Drain Commissioner, and in compliance with the published Rules of the Ingham County Drain Commissioner 2005 Edition, as amended; and

WHEREAS, SP Holding agrees to assume the total cost related to adding the South Branch to the Drain, including but not limited to those costs incurred by the Charter Township of Meridian, the Drainage District, and the Drain Commissioner for design, engineering, surveying, monitoring, inspection, legal, and administrative expenses.

NOW, THEREFORE, the Parties hereto agree as follows:

1. Upon fulfillment of the terms and conditions of this Agreement, the Parties agree that the South Branch shall be accepted and established as part of the Drain and the route and course of the South Branch shall thereafter be deemed included in the route and course of the Drain. A description and depiction of the route and course for the South Branch over the Preserve is attached as **Exhibit C**.
2. Upon acceptance, the Drain shall then discharge and store stormwater from the upstream properties and roadways to the Preserve under the conditions set forth in the Permanent Flowage Drain Easement, to be executed contemporaneously with this Agreement by the Township.
3. SP Holding agrees to assume all costs related to adding the South Branch to the Drain, including but not limited to those costs for design, engineering, surveying, monitoring, inspection, legal, and administrative expenses. SP Holding agrees to be responsible for and assume all costs of the permits related to adding the South Branch to the Drain. Under separate agreement, SP Holding shall also deposit an amount for future maintenance as required under Section 433(8) of the Drain Code.
4. Modification, amendments, or waivers of any provisions of this Agreement may be made only by the written mutual consent of the Parties.
5. This Agreement shall become effective upon its execution by the Drain Commissioner, Township, and SP Holding and shall run with the land in perpetuity and be binding upon the heirs, assigns, and successors in interest, and successors in office, of each Party.

IN WITNESS WHEREOF, the Parties hereto have agreed to the terms and conditions herein and have caused this Agreement to be executed by their duly authorized representatives as of the day and year first above written.

**HASLETT VILLAGE SQUARE BRANCH
OF THE PINE LAKE OUTLET DRAIN
DRAINAGE DISTRICT:**

By: Patrick E. Lindemann
Ingham County Drain Commissioner

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2024, by Patrick E. Lindemann, Ingham County Drain Commissioner, on behalf of the Haslett Village Square Branch of the Pine Lake Outlet Drain Drainage District.

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

CHARTER TOWNSHIP OF MERIDIAN:

By: Scott Hendrickson
Its: Supervisor

By: Angela Demas
Its: Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2024, by Scott Hendrickson, Supervisor, on behalf of the Charter Township of Meridian.

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

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2024 by Angela Demas, Clerk, on behalf of Meridian Charter Township.

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

SP HOLDING COMPANY, LLC:

By:
Its: Member

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2024, by _____, Member of SP Holding Company, LLC.

_____, Notary Public
State of Michigan, County of _____
My Commission Expires: _____
Acting in the County of _____

Drafted By/When Recorded Return To:
Patrick E. Lindemann
Ingham County Drain Commissioner
707 Buhl Avenue
Mason, Michigan 48854
(517) 676-8395