



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
May 5, 2020 6:00 pm

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. Coronavirus Task Force Update
 - B. Celebrate Meridian

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS*
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes-April 14, 2020 Regular Meeting
 - C. Bills

10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
 - A. Newton Road Sanitary Sewer Public Improvement SAD #54 Resolution # 4

12. ACTION ITEMS (PINK)
 - A. Zoning Amendment #20020 (Township Board) Multiple Family Zoning Districts-
Final Adoption
 - B. Medical Marihuana Ordinance Amendment-**Introduction**
 - C. Special Use Permit #19141 (The Cured Leaf TC, Inc)
 - D. Hazard Pay
 - E. Newton Road Sanitary Sewer Public Improvement SAD #54 Resolution #5
 - F. Ratification of Patrol Unit Labor Agreement 2020-2024

13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Special use Permit #19181 (Hudson Senior Living) Pine Village
 - B. Mixed Use Planned Unit Development #19034 (Hudson Senior Living)

14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. 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:
Township Manager Frank L. Walsh, 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

**CLERK'S OFFICE
BOARD COMMUNICATIONS
May 5, 2020**

**BOARD INFORMATION
(BI)**

From: [Greta Martens](#)
To: [Board](#)
Cc: [Dante Harootunian](#)
Subject: FFRF- Church fundraiser for Boy Scouts of America (Meridian Township, MI)
Date: Wednesday, April 29, 2020 3:44:57 PM
Attachments: [Meridian Township, MI.pdf](#)

Dear Supervisor Styka:

I am writing on behalf of the Freedom From Religion Foundation, a nationwide nonprofit organization that works to protect the constitutional principle of separation of state and church. Please review the attached letter from Legal Fellow Dante Harootunian (CC'ed). Due to COVID-19 closures this letter has been only sent via email, please confirm receipt of letter.

We look forward to your response. Thank you for your time and attention to this matter.

Sincerely,

Greta Martens
Legal Assistant
Freedom from Religion Foundation
PO Box 750
Madison, WI 53701-0750
(608)230-8422*
pronouns: she/her/hers

*Currently working remotely. Please respond via email.

FREEDOM FROM RELIGION *foundation*

P.O. BOX 750 · MADISON, WI 53701 · (608) 256-8900 · WWW.FFRF.ORG

April 29, 2020

SENT VIA EMAIL ONLY:

board@meridian.mi.us

The Honorable Rondal Styka
Township Supervisor
Meridian Township
5151 Marsh Rd
Okemos MI 48864

RE: Church fundraiser for Boy Scouts of America

Dear Supervisor Styka:

I am writing on behalf of the Freedom From Religion Foundation (FFRF) regarding Meridian Township's participation in a recent fundraiser for the Boy Scouts of America (BSA). FFRF is a national nonprofit organization with more than 31,000 members across the country including more than 700 members in Michigan. Our purposes are to protect the constitutional principle of separation between state and church and to educate the public about nontheism.

A concerned local resident contacted FFRF to report that on March 7, 2020, Meridian township, as well as the Meridian Fire Department, co-hosted a Pancake Breakfast fundraiser at the 242 Community Church, the proceeds of which went in part to the BSA. See enclosure

First, it is inappropriate for any government organization to host a fundraiser for the BSA, an organization which openly discriminates against atheists, agnostics, and other nonbelievers. BSA policies dictate that, "BSA adult registration is restricted to qualified people who subscribe to the precepts of the Declaration of Religious Principle, the Scout Oath, the Scout Law, and the BSA Standards of Leadership."¹ BSA policies further state that, "Boy Scouts of America maintains that no member can grow into the best kind of citizen without recognizing an obligation to God and, therefore, recognizes the religious element in the training of the member... Only persons willing to subscribe to these precepts of the Declaration

¹ See enclosed "Boy Scouts of America Information for Parents"

of Religious Principle and to the Bylaws and codes of the Boy Scouts of America shall be entitled to certificates of membership.”²

The Supreme Court has said time and again that the “First Amendment mandates government neutrality between religion and religion, and between religion and nonreligion.” *McCreary Cty., Ky. v. Am. Civil Liberties Union of Ky.*, 545 U.S. 844, 860 (2005); *Wallace v. Jaffree*, 472 U.S. 38, 53 (1985); *Epperson v. Ark.*, 393 U.S. 97, 104 (1968); *Everson v. Board of Educ. of Ewing*, 330 U.S. 1, 15-16 (1947). By raising money for an organization that discriminates against nonbelievers Meridian Township is violating this basic constitutional stricture.

Similarly, the selection of any house of worship as a site for City-sponsored events demonstrates the City’s preference for religion over nonreligion, and in particular Christianity over all other faiths. This sends the message to residents who are nonadherents “that they are outsiders, not full members of the political community and accompanying message to adherents that they are insiders, favored members of the political community.” *Santa Fe Indep. Sch. Dist. v. Doe*, 530 U.S. 290, 309–10 (2000) (quoting *Lynch v. Donnelly*, 465 U.S. at 668) (O’Connor, J., concurring).

We request that in the future Meridian Township abstain from hosting fundraisers for organizations which discriminate on the basis of religion and take appropriate steps to ensure that city sponsored events are not scheduled at places of worship in the future. While we understand that these are unusual times for the township, we request to be informed in writing of the steps you are taking to address these issues.

Sincerely,



Dante CH Harootunian
Patrick O’Reiley Legal Fellow
Freedom From Religion Foundation

Enclosure

² *Id.*

MAR
7

4th Annual Pancake Breakfast

Public · Hosted by Meridian Township Fire Department and Meridian Township

★ Interested

✓ Going

...

🕒 Saturday, March 7, 2020 at 8 AM – 11 AM EST
about 1 month ago

📍 242 Community Church - Lansing Campus
2600 Bennett Rd, Okemos, Michigan 48864

[Show Map](#)

👤 Hosted by Meridian Township Fire Department

[Message Host](#)

About

Discussion

Details

The Meridian Township Professional Firefighters Local 1600 and local Scout Troops are teaming up again to serve you an All You Can Eat Pancake Breakfast!

Admission Price: \$5 donation

All you can eat pancakes and sausage, cooked by the Meridian Township Fire Department and served by the local Scout Troops.

Hop inside a Meridian Township firetruck or EMS vehicle, learn about the Pinewood Derby race and scouting adventures, while enjoying breakfast with the family.

All proceeds will benefit local Scout Units' Campership/Scholarship Fund, as well as the Muscular Dystrophy Association (MDA).

Terms and Conditions

Boy Scouts of America Information for Parents

A parent or guardian must certify that he or she has read this information sheet for all applicants under 18 years of age.

Welcome to the Boy Scouts of America!

Please take the time to review this material and reflect upon its importance.

The BSA and the Chartered Organization

The Boy Scouts of America makes Scouting available to our nation's youth by chartering community organizations to operate Cub Scout packs, Boy Scout troops, Varsity Scout teams, Venturing crews, and Sea Scout ships.

The chartered organization must provide an adequate and safe meeting place and capable adult leadership, and must adhere to the principles and policies of the BSA. The BSA local council provides adult training, program ideas, camping facilities, literature, and professional guidance for adult leaders, and liability insurance protection.

Scouting's Adult Participants and You

Scouting's adult participants provide leadership at the unit, district, council, and national levels. Many are parents of Scouts; many entered Scouting as youth members. Each chartered organization establishes a unit committee, which operates its Scouting unit, selects leadership, and provides support for a quality program. Unit committees depend on parents for membership and assistance.

The unit committee selects the Cubmaster, Scoutmaster, Varsity Scout Coach, Venturing Advisor, or Sea Scout Skipper, subject to approval of the head of the chartered organization or the chartered organization representative of the BSA. Adult participants must be good role models because our children's values and lives will be influenced by that adult. You need to know your child's adult participants and be involved in the unit committee's activities so you can evaluate and help direct that influence.

Scouting uses a fun program to promote character development, citizenship training, and personal fitness for every member. You can help by encouraging attendance, assisting with your child's advancement, attending meetings for parents, and assisting when called upon to help.

Youth Protection Begins With You™. Child abuse is a serious problem in our society, and unfortunately, it can occur anywhere, even in Scouting. Youth safety is of paramount importance to Scouting. For that reason, the BSA continues to create barriers to abuse beyond what have previously existed in Scouting.

The Boy Scouts of America places the greatest importance on providing the most secure environment possible for our youth members. To maintain such an environment, the BSA has developed numerous procedural and adult participation selection policies, and provides parents and adult participants with numerous online and print resources for the Cub Scouting, Boy Scouting, and Venturing programs.

All Cub Scout, Boy Scout, Venturing, and Sea Scout parents should review *How to Protect Your Children From Child Abuse: A Parent's Guide* booklet in the Cub Scout and Boy Scout handbooks or at www.scouting.org/training/youthprotection.

Program Policies

Chartered organizations agree to use the Scouting program in accordance with their own policies as well as those of the BSA. The program is flexible, but major departures from BSA methods and policies are not permitted. As a parent, you should be aware that

- BSA adult participation is restricted to qualified people who subscribe to the precepts of the Declaration of Religious Principle, the Scout Oath, the Scout Law, and the BSA Standards of Leadership.
- Citizenship activities are encouraged, but partisan political activities are prohibited.
- Military training and drills are prohibited. Marksmanship and elementary drill for ceremonies are permitted.
- While the Boy Scouts of America recognizes the importance of religious faith and duty, it leaves sectarian religious instruction to the member's religious leaders and family.
- Members who do not belong to a unit's religious chartered organization shall not be required to participate in its religious activities.

Youth Protection Policies

- Two registered adults or one registered adult and a parent of a participant, one of whom must be 21 years of age or older, are required on all trips and outings. If trips and outings are coeducational, adults of both genders must be present. Venturing requires both adults to be age 21 or older.
- One-on-one activities between youth members and adults are never permitted. Even personal Scout conferences must be conducted in plain view of others.
- Corporal punishment, hazing, and bullying are not permitted in Scouting. Only constructive discipline is acceptable. Parents and unit leaders must work together to solve discipline problems.
- Adults are required to take Youth Protection training within 30 days of registering, and Youth Protection training must be taken every two years.
- We encourage all parents to be involved with their Scout. There are no "secret" organizations in Scouting and all Scouting activities are open to parental visitation.
- If you suspect that a child has been abused, immediately contact the local authorities and the Scout executive.

Excerpt from the Declaration of Religious Principle

The Boy Scouts of America maintains that no member can grow into the best kind of citizen without recognizing an obligation to God and, therefore, recognizes the religious element in the training of the member, but it is absolutely nonsectarian in its attitude toward that religious training. Its policy is that the home and organization or group with which the member is connected shall give definite attention to

religious life. Only persons willing to subscribe to these precepts of the Declaration of Religious Principle and to the Bylaws and codes of the Boy Scouts of America shall be entitled to certificates of membership.

Policy of Nondiscrimination

Youth membership in the BSA is open to all who meet the joining requirements. Membership in Scouting, advancement, and achievement of leadership in Scouting units are open to all youth without regard to race, ethnic background, or sexual orientation, and are based on individual merit.

Ethnic background information. Please fill in the appropriate circle on the application to indicate ethnic background. This information helps the BSA plan for membership success in serving all youth.

Scout Oath or Promise

On my honor I will do my best
to do my duty to God and my country
and to obey the Scout Law;
to help other people at all times;
to keep myself physically strong,
mentally awake, and morally straight.

Scout Law

A Scout is trustworthy, loyal,
helpful, friendly, courteous, kind,
obedient, cheerful, thrifty, brave,
clean, and reverent.

Joining Requirements

Parent/Guardian Information

Cub Scout Pack

Pack membership is open to boys and girls.

Tiger—Must be under the age of 8, have completed kindergarten or be in the first grade, or be age 7.

Cub Scout—Must have completed first grade but not completed third grade, or be age 8 or 9.

Webelos Scout—Must have completed third grade but not completed fifth grade, or be age 10 but not yet 11 1/2.

Parent Agreement

I have read the Scout Oath or Promise and Scout Law, and I want my son/daughter to join the pack. I will assist him/her in abiding by the policies of the Boy Scouts of America and of his/her pack's chartered organization. I will

- While he/she is a Tiger, serve as his/her adult partner and participate in all meetings and activities and approve his/her advancement.*
- While he/she is a Cub Scout, help him/her grow as a Cub Scout and approve his/her Cub Scout advancement.

- While he/she is a Tiger, Cub Scout, or Webelos Scout, attend monthly pack meetings and take part in other activities; assist pack leaders as needed.

*If the parent is not serving as the adult partner, the parent's online registration submission indicates approval of the adult partner entered.

Boy Scout Troop/Varsity Team

Boy Scout Troop

Your son can be a Scout if he has completed the fifth grade and is at least 10 years old or is age 11 or has earned the Arrow of Light Award and is at least 10 years old, but has not reached age 18.

Varsity Team

Varsity Scouting—A male youth must be at least 14 years of age and not yet 18.

Venturing Crew/Sea Scout Ship (Coeducational)

Venturing and Sea Scouting are for young men and women at least 13 years old who have completed the eighth grade, or youth age 14 through 21. Applicants age 18 and older must complete a Venturing Participant application, rather than this form.

Venturers and Sea Scouts registered in a crew or ship prior to their 21st birthday may continue as members after their 21st birthday until the crew or ship renews its charter or until they reach their 22nd birthday, whichever comes first.

Venturing and Sea Scouting include challenging physical and mental activities. If you have not recently had a complete medical examination, you are urged to see your family physician. Notify your Advisor/Skipper if you require special medication or if your physician recommends limited activity. Please fill out the Annual Health and Medical Record, No. 680-001, found on www.scouting.org/forms and give it to the unit leader.

I have read the Boy Scouts of America Information for Parents and approve the application. I affirm that I have or will review "How to Protect Your Children from Child Abuse: A Parent's Guide".

Please provide your electronic signature (for example your first and last name) to indicate that you have read and agree with all the information above. *

PROPOSED BOARD MINUTES

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the April 14, 2020 Virtual Meeting of the Township Board, as submitted.**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the April 14, 2020 Virtual Meeting of the Township Board, with the following amendment(s):**

[insert amendments]

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD VIRTUAL REGULAR MEETING **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
517-349-1232, Virtual Meeting via Zoom
TUESDAY, April 14, 2020 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Trustees Jackson, Sundland, Wisinski

ABSENT: Treasurer Deschaine (arrived 6:15pm, access issues)
Trustee Opsommer (arrived 7:16pm)

STAFF: Township Manager Walsh, Director of Public Works Perry, Fire Chief Hamel,
Police Chief Plaga, Community Planning Director Kieselbach, Information
Technology Director Gebes, Principal Planner Menser, Economic Development
Director Lane, Finance Director Mattison, Human Resources Director Marx, Parks
and Recreation Director Maisner

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

Township Clerk Dreyfus called the roll of the Board.

A. Remote Meeting Policy and Guidelines

4. PRESENTATIONS

A. Introduction of New Full-Time Paramedic/Firefighter.
Kelsey Gemalsky introduced and gave thanks.

B. Coronavirus Task Force Update
Fire Chief Hamel provided information, citizens can call Township Hotline
for assistance 853-4040

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:12 pm.

No public comments.

Supervisor Styka closed public remarks at 6:13 pm.

6. TOWNSHIP MANAGER REPORT: Videoconference technical issue.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

8. APPROVAL OF AGENDA

Clerk Dreyfus moved to approve the Agenda. Seconded by Trustee Sundland .

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine,
Trustees Jackson, Sundland, Wisinski

NAYS:

Motion carried 6 – 0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Trustee Jackson moved to adopt the Consent Agenda as presented. Seconded by Trustee Wisinski .

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Jackson, Sundland, Wisinski,
Supervisor Styka, Clerk Dreyfus

NAYS:

Motion carried 6 – 0

A. Communications

Trustee Jackson moved that the communications be received and placed on file and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Wisinski .

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Jackson, Sundland, Wisinski,
Supervisor Styka, Clerk Dreyfus

NAYS:

Motion carried 6 – 0

B. Approval of Minutes – March 31, 2020 Virtual Board Meeting

Trustee Jackson moved to approve and ratify the minutes of the Virtual Board Meeting of March 3, 2020 as submitted. Seconded by Trustee Wisinski .

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Jackson, Sundland, Wisinski,
Supervisor Styka, Clerk Dreyfus

NAYS:

Motion carried 6 – 0

C. Bills

Trustee Jackson moved to approve that the Township Board approve the Manager’s Bills as follows, seconded by Trustee Wisinski :

Common Cash		\$	241,877.73
Public Works		\$	55,581.31
Trust & Agency		\$	60.00
	Total Checks	\$	297,519.04
Credit Card Transactions		\$	6,543.91
Mar 26, 2020 – Apr 6, 2020			
	Total Purchases	\$	304,062.95
ACH Payments		\$	720,951.32

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Jackson, Sundland, Wisinski, Supervisor Styka, Clerk Dreyfus

NAYS:

Motion carried 6-0

D. Lake Lansing Advisory Committee Reappointments

Serve until April 30, 2021: Susan Andrews, Ronald Rowe, Larry Wagenknecht
 Serve until April 30, 2022: Timothy McCarthy, Curtis Armbruster, Steven Culling

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Jackson, Sundland, Wisinski, Supervisor Styka, Clerk Dreyfus

NAYS:

Motion carried 6 – 0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS – NONE

Clerk Dreyfus called Point of Order and requested the Board follow the agenda and discuss Item 3A: Remote Meeting Policy and Guidelines.

Clerk Dreyfus moved that the Board adopt the Remote Meeting Policy and Guidelines. Supported by Treasurer Deschaine.

Board discussion: technological challenges of using video conferencing, Treasurer late due to access issues, impact of voting while Board member present but unable to connect, contacting Board members during meeting to report technical issue.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Wisinski, Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine

NAYS:

Motion carried 6 - 0

12. ACTION ITEMS

A. Special Use Permit #19131 (The W. Investment Holdings)

Planning Director Kieselbach and Planner Menser provided an overview of a request to construct a Medical Marijuana Provisioning Center at 1614 Grand River Avenue.

Board discussion: Planning Commission voted for approval, appropriateness of location, compliance with ordinance, new construction meets fill-in criteria and adds to commercial core.

Clerk Dreyfus moved to adopt the resolution approving the Special Use Permit #19131 to construct a medical marijuana provisioning center at 1614 Grand River Avenue, seconded by Treasurer Deschaine.

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Sundland, Wisinski, Supervisor Styka

NAYS:

Motion carried 6 - 0

B. Zoning Amendment #20020 (Township Board) – Multiple Family Zoning Districts

Planning Director Kieselbach provided overview of proposed Amendment, which would permit up to 50% single family housing in multiple family zoning districts.

Trustee Jackson moved to adopt the resolution approving the Zoning Amendment #20020 to allow a mix of single family detached and multiple family dwellings in the RDD, RD, RC, and RCC Multiple Family zoning districts.

Board discussion: more diversity in housing choices is positive for community, increased flexibility with density, reflects newer trend of renting single family houses.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Jackson, Sundland, Wisinski, Supervisor Styka, Clerk Dreyfus

NAYS:

Motion carried 6 - 0

C. Prevailing Wages Policy

Treasurer Deschaine moved to adopt the Prevailing Wage Policy for the Charter Township of Meridian, as amended.

Board discussion: aspects of prevailing wage, benefits for community.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Sundland, Wisinski

NAYS:

Motion carried 6 – 0

D. COVID-19 Compensation and Benefits

Manager Walsh provided overview of federal laws regarding paid leave entitlements for reasons related to COVID-19.

Treasurer Deschaine moved that we authorize the Township Manager to instruct payroll to maintain 100% compensation of all full-time township employees, through the COVID-19 pandemic, as per the Stay-at-Home Executive Order.

Board discussion: Governor Whitmer’s Executive Order, Township budget has revenue available to pay everyone’s compensation, alternative is employee layoff, this approach is humane and team-oriented, commitment to employees, budget is in place through end of year and have resources to deal with budget cuts.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Sundland, Wisinski

NAYS:

Motion carried 6 – 0

E. Local Roads Bid Approval

Public Works Director Perry provided an overview of road improvement project, bidding process and stages of construction. Construction firm wants to begin in May and needs approval. Phase I currently: milling and repaving about 25 roads, 4 bids. Michigan Paving & Materials of Lansing is low bid at \$2,131,586.15

Trustee Sundland moved to approve the low bid for Michigan Paving & materials of Lansing in the amount of \$2,131,586.15 authorize Deputy Manager Perry to proceed with the project. Seconded by Trustee Jackson.

Board discussion: competitive bid, going with lowest bidder, prevailing wages apply to project, Michigan Paving had some union issues in the past, bids were lower than expected, spread between low and high bids were relatively small.

YEAS: Trustees Jackson, Sundland, Wisinski, Treasurer Deschaine, Supervisor Styka, Clerk Dreyfus

NAYS:

Motion carried 6 – 0

13. BOARD DISCUSSION ITEMS

A. Medical Marijuana Ordinance Amendment

Planner Menser provided overview and changes since last meeting. Revisions include timing and process of applications, renewals, and how to get applicants to move as quickly as possible through the process. Attorney from Township firm Fahey Schultz available to answer questions.

Board discussion: applications for same property that has operations permit, beginning operations within one year of SUP, start of construction dates, permit forfeiture based on lack of operations within a year, permit renewals in various scenarios/timelines, lottery guidelines.

Board consensus to place this item on for Action at the next meeting.

B. Special Use Permit #19141 (The Cured Leaf TC, Inc.)

Planning Director Kieselbach provided an overview, Special Use Permit (SUP) needed for 2,282 square foot medical marijuana provisioning center located in a 12,990 square foot multi-tenant commercial building, 3520 Okemos Road. Planning Commission voted to approve.

Board discussion: lease considerations and timing of project, 2 suites used in southern portion of building, other tenants remain, question about tutoring office in northern side of building, not protected educational facility, tutor students located adjacent to provisioning center may concern some residents, tenants have not registered concerns.

Board consensus to place this item on for Action at the next meeting.

C. Celebrate Meridian

Parks & Recreation Director Maisner discussed impact of COVID-19 on event for scheduled date of June 27, 2020.

Board discussion: State of Michigan guidance, postponing event, concerns about sanitation and safety, risk to citizens, risk mitigation and management, Stay-at-Home order and 6 foot social distancing guidelines impact on event, benefits of postponing until late summer/early fall – most prudent approach, unknowns regarding pandemic end, citizen’s feelings about crowds at that time, potential budget shortfall, unknown budget gap,

Trustee Opsommer joined the meeting (7:16pm).

2019 fundraising and permit fees, Market on the Green construction suspended, Farmers Market considered essential, grocers and some other businesses doing well – can approach them for assistance, possibility of uptick in virus in Fall, fireworks for Labor Day.

D. Hazard Pay

Township Manager Walsh discussed \$100,000 in incentive pay budgeted for collective bargaining 312 Arbitrations, all Township frontline police are paramedics, \$1,000 hazard pay for public safety workers on front line first responders.

Board discussion: numerous unknowns when dealing with virus, first responders face unknown risks, hazard pay demonstrates their hard work and dedication is valued, other communities also offering hazard pay, amounts/types of hazard pay, payment offered in June.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 7:33 pm.

No public comments.

Supervisor Styka Closed Public Remarks at 7:36 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS - NONE

Supervisor Styka:

- Next Board meeting, agreement for Virtual Meeting on May 5.

Clerk Dreyfus:

- Announced the Annual Township Memorial Day Service at Glendale Cemetery is cancelled due to the coronavirus. Impossible to maintain social distancing, first time cancelled in 25 years.

Treasurer Deschaine:

- Kiwanis and Rotary Club are meeting again, ready to help the community. Rotary Club gave Township Manager Walsh Club Hero recognition for his leadership, support of club projects, and his response to the coronavirus situation.

Township Manager reported 57 calls on variety of topics to COVID-19 Hotline: 853-4040

Supervisor Styka lost access to videoconference.

16. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried 6 – 0

Clerk Dreyfus adjourned the meeting at 7:45pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK



To: Board Members
From: Miriam Mattison, Finance Director
Date: May 5, 2020
Re: Board Bills

Charter Township of Meridian
Board Meeting
5/5/2020

MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S
BILLS AS FOLLOWS:

COMMON CASH	\$	337,434.88
PUBLIC WORKS	\$	493,141.76
TRUST & AGENCY	\$	4,822.51
TOTAL CHECKS:	\$	835,399.15
CREDIT CARD TRANSACTIONS 4/7/2020-4/29/2020	\$	4,917.08
TOTAL PURCHASES:	\$	<u>840,316.23</u>
ACH PAYMENTS	\$	<u>961,729.24</u>

Vendor Name	Description	Amount	Check #
1. 2/42 COMMUNITY CHURCH	PMT FOR USE OF BUILDING FOR ELECTION	75.00	
2. 56TH DISTRICT COURT	CASH BOND- EBONY PATRICE TERRY	720.00	
3. A C & E RENTALS INC	PROPANE BY THE GALLON FOR PARK SIGNS INSTALL	39.65	
	SKIDSTEER, ATTACH, AUGER DRIVE	90.00	
	TOTAL	129.65	
4. ACME ROODING & SIDING LLC	OVER PMT ON BUILDING PERMIT 20-0150	25.00	
5. AFFORDABLE TIRE	STOCK - STATE CONTRACT FLEET TIRES 2020	1,776.84	
6. AMERICAN ARBITRATION ASSOCIATION	CASE 01-20-0004-8948 - INITIAL ADMINISTRATIVE FEE	325.00	
7. AMERICAN RENTALS	3.21-4.21 - ANNUAL PORTA POTTY SERVICE FOR TRANSFE	60.00	
8. AT & T	FIBER TO CENT FIRE	1,067.42	
9. AT & T	SERVICE APRIL - LEGACEY TEL #	30.43	
10. AT & T	APRIL 1 - APRIL 30 - HVAC THB	164.02	
	4.1-4.30 PSB	275.94	
	4.1-4.30 - PSB	248.55	
	APRIL 1 - APRIL 30	3,816.29	
	SERVICE APRIL 1-APR 30	580.62	
	TOTAL	5,085.42	
11. AT & T MOBILITY	4.5-5.4 DISPATCH NON-EMERGENCY	75.77	
12. AUTO VALUE OF EAST LANSING	UNIT 104 - FLEET REPAIR PARTS 2020	34.69	
	FLEET REPAIR PARTS 2020	13.38	
	FLEET REPAIR PARTS 2020	45.27	
	FLEET REPAIR PARTS 2020	200.16	
	UNIT 86 -FLEET REPAIR PARTS 2020	6.01	
	UNIT 79 - FLEET REPAIR PARTS 2020	13.99	
	UNIT 145 - FLEET REPAIR PARTS 2020	24.89	
	UNIT 86 - FLEET REPAIR PARTS 2020	54.66	
	UNIT 99 -FLEET REPAIR PARTS 2020	5.48	
	FLEET REPAIR PARTS 2020	43.94	
	CREDIT -FLEET REPAIR PARTS 2020	(104.64)	
	CREDIT - FLEET REPAIR PARTS 2020	(43.94)	
	TOTAL	293.89	
13. BANNASCH WELDING INC	WESTERN 8'6" MVP SNOWPLOW #674 & 675	12,300.00	
14. BARYAMES CLEANERS	STANDARD POLICE UNIFORM CLEANING	619.50	
	UNIFORM CLEANING	35.75	
	TOTAL	655.25	
15. BECKS PROPANE	PROPANE DELIVERED ON 4/2/2020	172.73	102647
16. BLUE CROSS BLUE SHIELD OF MICHIGAN	BCBS PPO HEALTH INSURANCE - MAY	3,596.40	
17. BOARD OF WATER & LIGHT	4.1-5.1 2020 STREETLIGHT SERVICE	585.82	
18. BOYNTON FIRE SAFETY SERVICE	OVER PMT ON ELECTRICAL PERMIT 20-0162	10.00	
19. CITY OF EAST LANSING	MEP - 1ST QUARTER REVENUE	63,916.17	

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Vendor Name	Description	Amount	Check #
20. COMCAST	SERVICE 5.1-5.31	308.27	
	HNC SERVICE FOR 4.29-5.28	198.44	
	PD - SERVICE FROM 4.29-5.28	22.49	
	SERVICE 4.16-5.15 FIRE STATION 91	163.35	
	SERVICE FROM 4.20-5.19 FS 91	7.50	
	SCADA - SERVICE FROM 4.19-5.18	138.35	
	TOTAL	838.40	
21. CONSUMERS ENERGY	ELECTRIC SERVICE FOR FARMERS MARKET PROJECT	10,018.00	
22. CUMMINS INC	GENERATOR REPAIR @ TOWN HALL	1,275.96	
23. EAST LANSING LOCKSMITH	SAFE OPEN CUT AFTER HOURS	325.00	
24. FEDEX	EXPRESS SHIPMENT 3/17	8.50	
25. FERGUSON WATERWORKS #3386	1 GAL SANI*X AND PUMP	86.00	
26. TED FERRIS	PANCAKE BREAKFAST FOOD & SUPPLIES	406.46	
27. FIRST COMMUNICATIONS	SERVICE FROM 4.1-4.30	921.47	
28. FISHBECK, THOMPSON, CARR & HUBER	MUNI BLDG ENGINEERING SERVICES THRU 4/17	2,737.00	
29. FORESIGHT GROUP	WATER BILLS 3/31	352.71	102648
	POSTAGE FOR CYCLE 6	308.65	102648
	CYCLE 6 POSTAGE	1,300.05	
	TOTAL	1,961.41	
30. FRIEDLAND INDUSTRIES INC	CONFIDENTIAL SHREDDING DROP OFF 3.11.20	85.00	
31. GALLAGHER BENEFIT SERVICES, INC	APRIL 2020 MONTHLY CONSULTING FEE	2,779.25	
32. JEROME J GALLAGHER PH.D.	FEB SERVICES	625.00	
33. GOODYEAR COMMERCIAL TIRE	UNIT 137 - LADDER 92 GOODYEAR STATE CONTRACT TIRES	1,384.38	
	UNIT 150- ENGINE 91 - GOODYEAR STATE CONTRACT TIRE	203.22	
	TOTAL	1,587.60	
34. GORDON CONSTRUCTION SERVICES	CONSTRUCTION OF MARKETPLACE ON THE GREEN PROJECT	84,486.00	102644
35. GRANGER	APRIL - RUBBISH AND RECYCLING DISPOSAL SERVICES	114.33	
	APRIL - RUBBISH AND RECYCLING DISPOSAL SERVICES	131.32	
	APRIL - RUBBISH AND RECYCLING DISPOSAL SERVICES	74.26	
	APRIL - RUBBISH AND RECYCLING DISPOSAL SERVICES	78.28	
	APRIL - RUBBISH AND RECYCLING DISPOSAL SERVICES	87.00	
	TOTAL	485.19	
36. H & H MOBILE	LOCK-OUT SERVICES	53.00	
37. THE HARKNESS LAW FIRM PLLC	LEGAL FEES-MARCH	6,723.62	
38. HASLETT COMMUNITY CHURCH	PMT FOR USE OF BUILDING FOR ELECTION	75.00	
39. HEALTH AND SAFETY INSTITUTE	24/7 EMS COURSES FOR 43 OFFICERS	1,161.00	
40. INGHAM COUNTY SHERIFF OFFICE	G & L PROCESS SERVICE DOCKET NO 200959-SC	48.06	
41. INSIGHT DIRECT USA, INC	CRADLEPOINT CELLULAR ROUTER IBR900-B-NPS, POWER SU	351.44	
42. JOHN DEERE FINANCIAL	FLEET FUEL 2020 - MARCH STATEMENT	13,848.05	102645
43. JOHNSON CONTROLS	JOHNSON CONTROLS HVAC CONTROLS APRIL 2020-MARCH 2	3,928.00	

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44. KCI	MAILING ASSESSMENT NOTICES W 2 ADDITIONAL INSERTS	2,641.74	
45. LANSING UNIFORM COMPANY	STANDING PO FOR UNIFORMS	190.00	
	STANDING PO FOR UNIFORMS	99.90	
	STANDING PO FOR UNIFORMS	189.85	
	STANDARD POLICE UNIFORM PURCHASES	168.80	
	TOTAL	648.55	
46. ERIN LINN	MILEAGE REIMB - JAN	17.25	
47. MADISON NATIONAL LIFE INS CO	MAY - NATIONAL LIFE INSURANCE	3,276.96	
48. MANNIK AND SMITH	MARCH - 2019 PAVING PROJECT - PAY APP #1	279.75	
	MARCH - 2020 LOCA ROAD PROGRAM DESIGN- PAVEMENT CO	953.40	
	SERVIECS THRU 3.27 - 2020 LOCAL ROAD PROGRAM ENGIN	27,246.50	
	TOTAL	28,479.65	
49. MEDICAL MANAGEMENT SYSTEMS OF	AMBULANCE BILLING SERVICE	9,924.16	
50. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CHECKING FOR 4/24 PAYROLL	550.69	
51. MERIDIAN TOWNSHIP RETAINAGE	GORDON CONSTURCTION SERVICES - CONSTRUCTION OF MAR	6,816.00	
52. MERRILL FORD	UNIT 104 - FORD FLEET REPAIRS AND PARTS 2020	53.54	
53. MILLER JOHNSON	LEGAL FEES	1,846.81	
54. MCKESSON MEDICAL-SURGICAL GOC SOL	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	347.67	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	133.40	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	12.40	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	177.38	
	STANDING PO FOR MEDICAL SUPPLIES/EQUIPMENT	350.63	
	TOTAL	1,021.48	
55. NEW HOPE CHURCH	PMT FOR USE OF BUILDING FOR ELECTION	75.00	
56. OKEMOS MARATHON	FLEET TOWING 2020	82.00	
	FLEET TOWING 2020	74.00	
	WIPER BLADES TRUCK ENGINE 91	16.00	
	TOW SERVICES	869.00	
	TOTAL	1,041.00	
57. DEREK PERRY	REIMB FOR PURCHASE FOR RESIDENT DURING COVID-19	18.98	
58. PLANNING & ZONING CENTER INC	SUBSCRIPTION TO PLANNING AND ZONING NEWS 7.2020-6.	370.00	
59. POWER DMS	POWERDMS STANDARDS FOR MI ASSOC OF CHIEFS OF POLIC	3,909.10	
60. PROGRESSIVE AE	LAKE LANSING SAD WATERSHED MANAGEMENT	195.00	
61. PUBLIC POLICY ASSOCIATES INC	BOARD RETREAT - FEB	2,334.01	102646
62. QUALITY TIRE INC	STOCK - STATE CONTRACT FLEET TIRES 2020	1,184.56	
63. RECLAIMED BY DESIGN	APRIL - 2020 MONTHLY OPERATION OF RECYCLING CENTE	2,000.00	
64. HASLETT-OKEMOS ROTARY	2020 MEMBER DUES- 2ND QUARTER	140.00	

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65. SAFETY SYSTEMS INC	QUARTERLY APR MAY JUNE - ALARM MONITORING AND SERV	180.00	
	QUARTERLY APR MAY JUNE - ALARM MONITORING AND SER	153.00	
	QUARTERLY APR MAY JUN - ALARM MONITORING AND SERV	321.00	
	QUARTERLY - APR/MAY/JUN ALARM MONITORING AND SERV	123.00	
	QUARTERLY APR/MAY/JUN ALARM MONITORING AND SERVICI	162.00	
	QUARTLY APR/ MAY/ JUNE ALARM MONITORING AND SERVI	129.00	
	QUARTERLY APR MAY JUN - ALARM MONITORING AND SERV	156.00	
	QUARTLY APR/MAY/JUN ALARM MONITORING AND SERVICING	93.00	
	TOTAL	1,317.00	
66. SPARROW OCCUPATIONAL	2 PHYSICALS	289.00	
	PHYSICAL	95.00	
	TOTAL	384.00	
67. SPARTAN CHASSIS INC	NEW GENERATOR FOR ENGINE 92	11,983.39	
68. ST LUKE LUTHERAN CHURCH	PMT FOR USE OF BUILDING	75.00	
69. STATE OF MICHIGAN - UI	UNEMPLOYMENT CHARGES FOR PERIOD ENDING 3/31	724.00	102649
70. SUPREME SANITATION	PORTABLE TOILET RENTAL 4.1-4.30	160.00	
71. SWAGIT PRODUCTIONS, LLC	MARCH - VIDEO STREAMING SERVICES HOMTV	3,462.00	
72. T MOBILE	BACK UP CELLULAR 3.21-4.20	29.64	
73. TDS	TELEPHONE SERVICE 4.28-5.27	1,598.48	
74. TELEFLEX LLC	STANDING PO FOR EZ IO SUPPLIES/EQUIP.	(400.00)	
75. UNITED CHURCH OF CHRIST	PMT FOR USE OF BUILDING FOR ELECTIONS	75.00	
76. USA SOFTBALL OF MICHIGAN	SOFTBALLS FOR THE ADULT SOFTBALL LEAGUE	387.00	
77. USA TODAY NETWORK	MARCH 1 - MARCH 31 PUBLICATIONS	488.00	
78. VARIPRO BENEFIT ADMINISTRATORS	FLEX ADMINISTRATION 05/2020	175.00	
	FLEX ADMINISTRATION 05/2020	12,805.90	
	TOTAL	12,980.90	
79. VERIZON CONNECT	SERVICES FOR FLEET SERVICE - MARCH	1,591.80	
80. WASTE MANAGEMENT	APRIL - ANIMAL CARCASS REMOVAL DUMPSTER (DEAD DEER	113.99	
81. WOLVERINE BUILDING GROUP	OVER PMT ON BUILDING PERMIT 20-0156	25.00	
82. YEO & YEO	FOR SERVICES THRU 3.31 - ANNUAL AUDIT 2019	10,000.00	
83. ZOLL MEDICAL CORP	STANDING PO FOR HEART MONITOR SUPPLIES/EQUIP.	180.00	
TOTAL - ALL VENDORS		337,434.88	

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Vendor Name	Description	Amount	Check #
1. BLUE CROSS BLUE SHIELD OF MICHIGAN	BCBS PPO HEALTH INSURANCE - MAY	526.43	
2. CITY OF EAST LANSING	2019-2020 ELMWSA OPERATING COST - APRIL	269,779.17	
	APRIL - SEWER-SEMI ANNUAL SEWER OPERATIONS	215,185.84	
	TOTAL	484,965.01	
3. GALLAGHER BENEFIT SERVICES, INC	APRIL 2020 MONTHLY CONSULTING FEE	470.75	
4. KENNEDY INDUSTRIES INC	NEW FLYGT PUMP, SERVICE, INSTALL AND RENTAL PUMP	3,700.00	
5. MADISON NATIONAL LIFE INS CO	MAY - NATIONAL LIFE INSURANCE	379.57	
6. RZ TRENCHING & MORE	BORE NEW SERVICE LINE ACROSS HASLETT ROAD	3,100.00	
TOTAL - ALL VENDORS		493,141.76	

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Vendor Name	Description	Amount	Check #
1. CAPITAL AREA DISTRICT LIBRARY	DELINQ PERSONAL PROPERTY	373.46	12905
2. CAPITAL REGION AIRPORT AUTHORITY	DELINQ PERSONAL PROPERTY	161.00	12907
3. CAPITAL AREA TRANSPORTATION	DELINQ PERSONAL PROPERTY	719.90	12906
4. EAST LANSING PUBLIC SCHOOLS	SUMMER TAX COLLECTION	261.27	12908
5. HASLETT PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY	52.07	12909
6. LANSING COMMUNITY COLLEGE	DELINQ PERSONAL PROPERTY	911.46	12910
7. MERIDIAN TOWNSHIP DDA	SUMMER/WINTER DPP TAX COLLECTION	181.24	12911
8. OKEMOS PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY	2,162.11	12912
TOTAL - ALL VENDORS		4,822.51	

Credit Card Report 4/7/2020-4/29/2020

Posting Date	Merchant Name	Amount	Name
2020/04/07	CPAP.COM	\$269.00	KRISTI SCHAEING
2020/04/07	FACEBK WVQHPR69U2	\$35.00	ANDREA SMILEY
2020/04/07	DNH*GODADDY.COM	\$159.98	STEPHEN GEBES
2020/04/07	MICHIGAN SUPPLY	\$82.71	ROBERT MACKENZIE
2020/04/08	MEIJER # 025	\$12.70	RICHARD GRILLO
2020/04/08	GRAINGER	\$85.12	ROBERT MACKENZIE
2020/04/09	AMZN MKTP US*QN6NM17A3	\$52.98	KRISTI SCHAEING
2020/04/09	MICHIGAN MUNICIPAL LEAGUE	(\$250.00)	DEREK PERRY
2020/04/09	PREUSS PETS	\$225.00	CATHERINE ADAMS
2020/04/10	FACEBK E6USRR69U2	\$35.00	ANDREA SMILEY
2020/04/10	MICHIGAN MUNICIPAL LEAGUE	(\$1,000.00)	MICHELLE PRINZ
2020/04/13	MIOTECH SPORTS MEDICINE	\$319.00	MICHAEL HAMEL
2020/04/13	AMZN MKTP US*HF87P2Y03 AM	\$107.91	CATHERINE ADAMS
2020/04/14	IN *JOHNSON, ROBERTS, & A	\$15.00	KRISTI SCHAEING
2020/04/15	LEXISNEXIS RISK SOL EPIC	\$150.00	KRISTI SCHAEING
2020/04/15	THE HOME DEPOT #2723	\$23.88	WILLIAM PRIESE
2020/04/16	MITA, INC.	\$75.00	NYAL NUNN
2020/04/16	TRACTOR SUPPLY #1149	\$15.98	ROBERT MACKENZIE
2020/04/16	CHICK-FIL-A #03695	\$363.21	KEN PLAGA
2020/04/16	FEDEX 391873485228	\$16.23	WILLIAM PRIESE
2020/04/16	KIMBALL MIDWEST PAYEEZY	\$40.00	CATHERINE ADAMS
2020/04/17	COVERT WIRELESS COM	\$32.99	BART CRANE
2020/04/17	THE HOME DEPOT #2723	\$32.12	KYLE FOGG
2020/04/17	HASLETT TRUE VALUE HARDW	\$9.58	TODD FRANK
2020/04/20	THE HOME DEPOT #2723	\$4.97	ROBERT STACY
2020/04/20	THE HOME DEPOT 2723	\$80.81	KYLE FOGG
2020/04/20	SENTRY SAFETY SUPPLY	\$246.59	ROBERT MACKENZIE
2020/04/20	GREAT LAKES CHEMICAL SER	\$2,250.00	WILLIAM PRIESE
2020/04/20	THE HOME DEPOT #2723	\$104.84	WILLIAM PRIESE
2020/04/20	THE HOME DEPOT 2766	\$99.00	WILLIAM PRIESE
2020/04/20	SOLDANS FEEDS & PET S	\$10.74	CATHERINE ADAMS
2020/04/20	THE HOME DEPOT #2723	\$41.62	CATHERINE ADAMS
2020/04/21	ZOOM.US	\$154.58	STEPHEN GEBES
2020/04/21	244 AUTO VALUE EAST LANSI	\$40.38	WILLIAM PRIESE
2020/04/21	ULINE *SHIP SUPPLIES	\$242.49	CATHERINE ADAMS
2020/04/22	MI STATE POLICE PMTS	(\$175.00)	ANDREW MCCREADY
2020/04/22	MI STATE POLICE PMTS	(\$175.00)	ANDREW MCCREADY
2020/04/22	MSC	(\$1,090.80)	WILLIAM PRIESE
2020/04/23	MITA, INC.	\$75.00	NYAL NUNN
2020/04/23	MIOTECH SPORTS MEDICINE	\$110.00	MICHAEL HAMEL
2020/04/23	SENTRY SAFETY SUPPLY	\$283.79	ROBERT MACKENZIE
2020/04/24	MMTA	(\$325.00)	PHIL DESCHAIINE
2020/04/24	IDU*INSIGHT DIRECT	\$110.49	STEPHEN GEBES
2020/04/24	AMZN MKTP US*K42992CQ3	\$109.95	ROBERT MACKENZIE
2020/04/24	THE HOME DEPOT #2723	\$39.64	MATT FOREMAN
2020/04/24	LANSINGSTATE JOURNAL	\$7.99	MICHELLE PRINZ
2020/04/24	AMERICAN BUILDERS OUTLET	\$269.71	WILLIAM PRIESE
2020/04/24	THE HOME DEPOT #2723	\$41.66	WILLIAM PRIESE
2020/04/27	SEC OF STATE CASHIER	\$65.94	KYLE ROYSTON
2020/04/27	ADOBE ACROPRO SUBS	\$15.89	DEREK PERRY
2020/04/27	THE HOME DEPOT #2723	\$199.42	MATT FOREMAN
2020/04/27	ADOBE ACROPRO SUBS	\$15.89	DENISE GREEN

2020/04/28	MIOTECH SPORTS MEDICINE	\$70.17	MICHAEL HAMEL
2020/04/28	AMAZON PRIME	(\$60.69)	KRISTI SCHAEING
2020/04/29	MIOTECH SPORTS MEDICINE	\$905.62	MICHAEL HAMEL
2020/04/29	PYL*PEAK MANAGEMENT	\$238.00	DARLA JACKSON

Total	\$4,917.08
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ACH Transactions

Date	Payee	Amount	Purpose
4/7/2020	Invoice Cloud	\$ 970.45	Utility Transaction Fee
4/8/2020	Blue Care Network	\$ 17,838.85	Employee Health Insurance
4/8/2020	Health Equity	\$ 349.17	Employee Health Savings Contribution
4/9/2020	Consumers	\$ 57,206.07	Utilities
4/10/2020	Various Financial Institutions	\$ 260,891.92	Direct Deposit 4/10/2020
4/10/2020	IRS	\$ 92,692.29	Payroll Taxes 4/10/2020
4/10/2020	ICMA	\$ 36,533.73	Payroll Deductions 4/10/2020
4/10/2020	Nationwide	\$ 3,560.12	Payroll Deductions 4/10/2020
4/13/2020	MCT Utilities	\$ 734.30	Water/Sewer for MCT
4/13/2020	Delta Dental	\$ 14,480.58	Employee Dental Insurance
4/15/2020	Various Financial Institutions	\$ 1,325.98	Direct Deposit Covid-19 Sick Pay
4/15/2020	IRS	\$ 302.06	Payroll Taxes Covid-19 Sick Pay
4/15/2020	Blue Care Network	\$ 6,366.80	Employee Health Insurance
4/17/2020	Elan	\$ 23,603.69	Credit Card Payment
4/22/2020	MCT Utilities	\$ 45.61	Water/Sewer for MCT
4/22/2020	Blue Care Network	\$ 9,842.61	Employee Health Insurance
4/24/2020	State of MI	\$ 27,888.78	MI Bus Tax
4/24/2020	Various Financial Institutions	\$ 262,977.19	Direct Deposit 4/24/2020
4/24/2020	IRS	\$ 94,942.36	Payroll Taxes 4/24/2020
4/24/2020	ICMA	\$ 35,638.00	Payroll Deductions 4/24/2020
4/24/2020	Nationwide	\$ 3,598.13	Payroll Deductions 4/24/2020
4/29/2020	Blue Care Network	\$ 9,940.55	Employee Health Insurance
Total ACH Payments		<u><u>\$ 961,729.24</u></u>	



To: Board Members
From: Phil Deschaine, Treasurer
Date: April 30, 2020
Re: First Quarter Investment Reports & Covid 19 Response

Attached are the current fixed and non-fixed Township investments, transfers and the financial institutions that are holding these investments. I will continue to provide these reports on a monthly or semi-monthly schedule to the Board.

Covid-19 Response: I am currently in discussions with the management team about the feasibility of having an outdoor payment kiosk located under the Farmer's Market pavilion that will be open from late May to Labor Day. This covered kiosk will allow residents to pay taxes and utility bills without having to enter Township Hall, which will provide increased safety for both our residents and our employees. The intent is to have this Kiosk staffed by Treasurer and Utility Billing employees, Monday to Friday, from 9 AM to 4:30 PM. In the event of bad storms during the summer, we will close the kiosk and move the staff indoors.

The plan is to set up this Kiosk in a fashion that the Building Department, Assessor, or Clerk's office can also utilize it for permits, applications, voter information, and other things our residents typically come into Township Hall to receive. We hope to have it set up soon after the Governor's lockdown is lifted. Working with our communications department, this kiosk will be well marked so that we guide our residents to consider making these payments at our outdoor covered kiosk, and even the possibility of drive-up service. I will keep the Board up to date on how the management team develops these plans further.

3/31/2020

CURRENT FIXED MATURITY INVESTMENTS

Maturity	Fund	Investment	Principal	Purc Date	Int. Rate	Certificate
09/30/20	general fund	Horizon	1,000,000.00	09/30/19	1.94%	188576
04/30/21	general fund	First Nat'l Bank of Amer	1,053,676.90	03/30/18	2.82%	3039587
09/23/21	general fund	Independent	1,022,413.86	09/23/19	1.95%	9019906272/1
09/12/22	general fund	Wells Fargo (MBS)	90,000.00	09/12/19	2.00%	949763H58
10/01/23	general fund	FNMA (MBS)	408,563.09	07/30/19	2.03%	3138LFWK0
04/01/25	general fund	FNMA (MBS)	2,100,000.00	08/12/19	2.85%	3138L9L26
10/01/27	general fund	DDA Loan	124,500.00	08/05/10	3.00%	
			<u>5,799,153.85</u>			
04/01/25	land preserve	FNMA (MBS)	150,000.00	08/12/19	2.85%	3138L9L26
			<u>150,000.00</u>			
11/23/21	land pres res	Federal Natl Mtg (MBS)	330,000.00	05/19/16	1.50%	3136G3NP6
10/01/24	land pres res	FNMA (MBS)	892,000.00	07/30/19	2.47%	3138LK5L7
07/01/25	land pres res	FNMA (MBS)	489,981.27	09/09/19	2.60%	3138L93A8
09/01/31	land pres res	Federal Natl Mtg (MBS)	1,000,000.00	10/28/19	2.305%	3140HVYK4
			<u>2,711,981.27</u>			
07/02/21	twp imp rev	Commercial Bank	404,144.32	7/2/2019	2.05%	1958
			<u>404,144.32</u>			
07/27/21	water	Horizon	2,000,000.00	07/27/19	2.15%	187909
			<u>2,000,000.00</u>			
06/19/20	road imp	Flagstar	1,000,000.00	03/11/20	0.70%	131670318
08/10/20	road imp	Independent	1,000,000.00	03/10/20	0.51%	9019906463/1
10/10/20	road imp	Commercial Bank	1,000,000.00	03/13/20	0.35%	6011301984
06/10/21	road imp	Independent	1,000,000.00	03/10/20	0.62%	9019906454/1
09/11/21	road imp	PNC	1,000,000.00	03/11/20	0.30%	31900388309
10/09/21	road imp	First Nat'l Bank of Amer	1,000,000.00	03/09/20	1.74%	3036384
07/06/22	road imp	MSUFCU	1,001,527.95	03/06/20	2.17%	C0
08/06/22	road imp	MSUFCU	1,001,527.95	03/06/20	2.17%	C1
09/06/22	road imp	MSUFCU	1,001,527.95	03/06/20	2.17%	C2
10/06/22	road imp	MSUFCU	785,355.55	03/06/20	2.17%	C3
			<u>9,789,939.40</u>			
Total Fixed Investments \$			20,855,218.84			

CURRENT NON-FIXED INVESTMENTS

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PURCH. DATE	FUND	ACCOUNT NUMBER	INVESTMENT	PRINCIPAL	CURRENT RATE	INVESTMENT TYPE
08/01/02	GF	RMB-005463	MBS	\$ 13,062.95	0.00%	money market
05/12/08	GF	0289-0001	MI Class	\$ 10,826,215.64	1.45%	pooled funds
05/20/09	GF	367213-06	MSU Fed. CU	\$ 5.00	0.00%	savings
05/28/09	GF	367213-26	MSU Fed. CU	\$ 755,355.97	0.93%	money market
Total				\$ 11,594,639.56		
08/01/02	LP	RMB-007923	MBS	\$ 344.37	0.00%	money market
04/16/03	LP	349977489	Flagstar	\$ 261,518.39	0.60%	savings
05/12/08	LP	0289-0006	MI Class	\$ 1,701,979.58	1.45%	pooled funds
Total				\$ 1,963,842.34		
08/01/02	LP-R	RMB-008103	MBS	\$ 5,492.55	0.00%	money market
01/16/09	LP-R	7602000113	Horizon	\$ 208,752.35	0.84%	money market
05/12/08	LP-R	0289-0008	MI Class	\$ -	0.00%	pooled funds
Total				\$ 214,244.90		
08/01/02	PM	RMB-008145	MBS	\$ -	0.00%	money market
09/30/08	PM	0289-0007	MI Class	\$ 603,931.37	1.45%	pooled funds
03/27/14	PM	112832292	Flagstar	\$ 420,968.46	0.60%	savings
Total				\$ 1,024,899.83		
08/01/02	SF	RMB-007907	MBS	\$ -	0.00%	money market
01/08/09	SF	340342006	Flagstar	\$ 5.56	0.60%	savings
Total				\$ 5.56		
12/01/09	PA	RMB-027657	MBS	\$ -	0.00%	money market
Total				\$ -		
02/08/13	TA	0289-0003	MI Class	\$ -	0.00%	pooled funds
Total				\$ -		
08/01/02	WF	RMB-007915	MBS	\$ -	0.00%	money market
05/22/09	WF	0289-0005	MI Class	\$ 1,011,491.89	1.45%	pooled funds
Total				\$ 1,011,491.89		
03/09/17	BP	0289-0009	MI Class	\$ 423,269.28	1.45%	pooled funds
Total				\$ 423,269.28		
03/09/17	RDS	0289-0010	MI Class	\$ 214,971.36	1.45%	pooled funds
Total				\$ 214,971.36		
12/6/2019	RDIMP	RMB-039025	MBS	\$ -	0.00%	money market
Total				\$ -		
Total Non-Fixed Investments				\$ 16,447,364.72		
Total Fixed and Non-Fixed Investments				\$ 37,302,583.56		

Bank	Amount Fixed	Amount Non-Fixed	Total Investment
Horizon	\$ 3,000,000.00	\$ 208,752.35	\$ 3,208,752.35
Flagstar	\$ 1,000,000.00	\$ 682,492.41	\$ 1,682,492.41
MBS	\$ 5,460,544.36	\$ 18,899.87	\$ 5,479,444.23
MI Class	\$ -	\$ 14,781,859.12	\$ 14,781,859.12
Commercial Bank	\$ 1,404,144.32	\$ -	\$ 1,404,144.32
MSU Federal CU	\$ 3,789,939.40	\$ 755,360.97	\$ 4,545,300.37
DDA Loan	\$ 124,500.00	\$ -	\$ 124,500.00
First Nat'l Bank of Amer	\$ 2,053,676.90		\$ 2,053,676.90
Independent	\$ 3,022,413.86		\$ 3,022,413.86
PNC	\$ 1,000,000.00		\$ 1,000,000.00
Totals	\$ 20,855,218.84	\$ 16,447,364.72	\$ 37,302,583.56
% of total investment	55.9082424	44.0917576	100

Each investment institution has received and signed the Meridian Charter Township Investment Policy and Agreement to Comply.

The signed agreement specifies that they are adhering to Public Act 20.

FIXED MATURITY INVESTMENT TRANSACTIONS FOR MARCH 2020

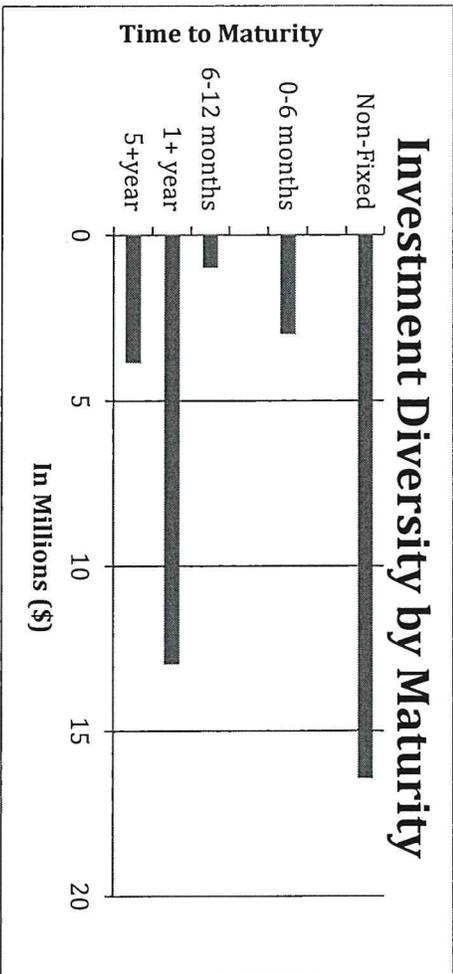
3/3/2020	ROAD DEBT IMPROVEMENT		
	Purchased 4 CD's with MSUFCU	\$	3,784,157.40
3/9/2020	ROAD DEBT IMPROVEMENT		
	Purchased CD with First National Bank	\$	1,000,000.00
3/10/2020	ROAD DEBT IMPROVEMENT		
	Purchased 2 CD's with Independent	\$	2,000,000.00
03/11/20	ROAD DEBT IMPROVEMENT		
	Purchased CD with Flagstar	\$	1,000,000.00
03/11/20	ROAD DEBT IMPROVEMENT		
	Purchased CD with PNC	\$	1,000,000.00
03/13/20	ROAD DEBT IMPROVEMENT		
	Purchased CD with Commercial Bank	\$	1,000,000.00
03/25/20	LAND PRESERVATION RESERVE		
	Principal payment received on MBS agency fund	\$	862.13
03/25/20	GENERAL FUND		
	Principal payment received on MBS agency fund	\$	742.55

NON-FIXED INVESTMENT TRANSACTIONS FOR MARCH 2020

3/9/2020	GENERAL FUND		
	Wired funds to MI Class money market pooled fund	\$	7,000,000.00
3/11/2020	GENERAL FUND		
	Wired funds to MI Class money market pooled fund	\$	1,000,000.00

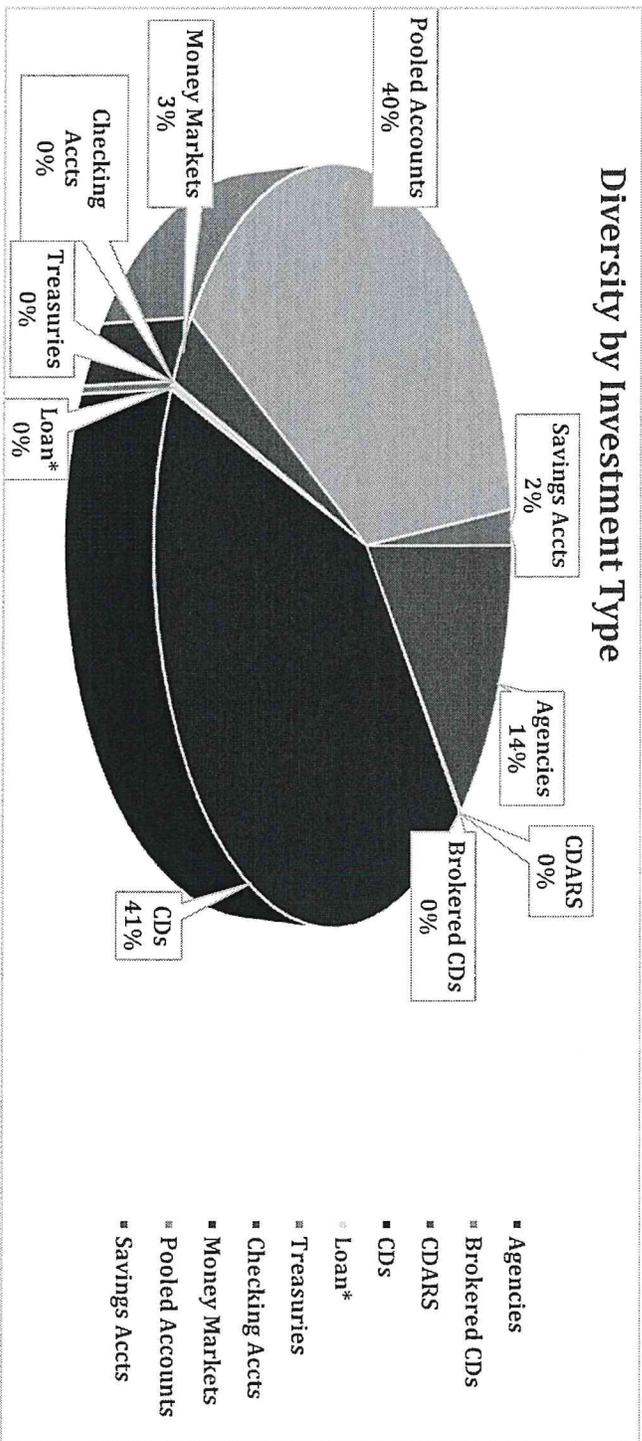
Investment Report Charter Township of Meridian

Current Investment Portfolio Size



Certificate of Deposits
 CDARS
 Brokered CD's
 Agencies
 Loan*
 Treasuries
 Money Markets
 Checking Accts
 Savings Accts
 Pooled Funds

\$ 15,270,174.48
 \$ -
 \$ 90,000.00
 \$ 5,370,544.36
 \$ 124,500.00
 \$ -
 \$ 983,008.19
 \$ 682,497.41
 \$ 14,781,859.12
 \$ 37,302,583.56



* Not an official investment but reflected for tracking purposes.



11.A. & 12.E.

To: Township Board Members

From: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering
Younes Ishraidi, P.E., Chief Engineer

Date: May 5, 2020

Re: Newton Road Public Sanitary Sewer Improvement – Resolution #4
Special Assessment District #54 Public Hearing & Resolution #5

On June 18, 2019, the Township Board adopted Resolution #3, which approved the construction of the sanitary sewer improvement, approved the plans and cost estimate, determined the district, and directed an assessment roll be made. This project has been completed, with a final cost of \$87,895.12. As such, the proposed final assessment per parcel is \$21,973.78. In order to ease the burden of the relatively high assessment, owners of the existing two homes have requested a 15-year payback period.

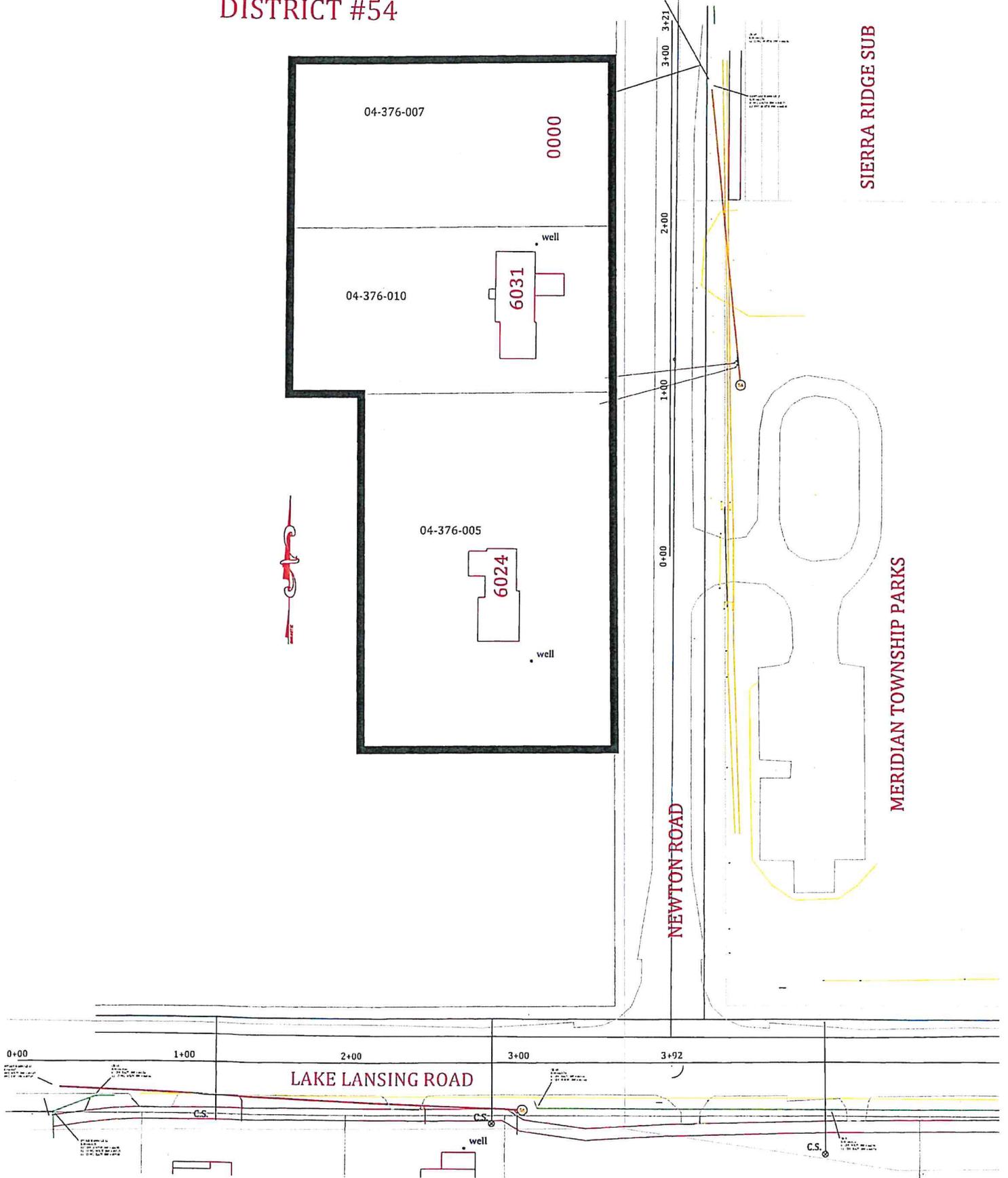
The public hearing is to hear comments in favor and/or objections to the proposed Newton Road Sanitary Sewer Special Assessment District #54 special assessment roll.

Resolution #5 for the Newton Road Sanitary Sewer Special Assessment District #54 is also attached for your approval. Resolution #5 approves the special assessment roll and orders the amount to be paid and collected. The proposed final roll will defray the construction cost. Total final assessment is \$87,895.12.

Proposed Motion:

“Move to approve the Newton Road Public Sanitary Sewer Improvement Special Assessment District #54, Resolution #5, which approves the special assessment roll; designates the project as “Newton Road Public Sanitary Sewer Improvement Special Assessment District No. 54”, the assessment roll as the “Newton Road Public Sanitary Sewer Improvement Special Assessment District No. 54 Assessment Roll”; and the district as the “Newton Road Public Sanitary Sewer Improvement Special Assessment District No. 54”; adopts the amount of \$87,895.12 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected.”

NEWTON ROAD SANITARY SEWER EXTENSION SPECIAL ASSESSMENT DISTRICT #54



**NEWTON ROAD PUBLIC SANITARY SEWER IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 54**

RESOLUTION NO. 5

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, (517) 853-4000 on Tuesday, May 5, 2020 at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, pursuant to due notice to all record owners or parties in interest in, this Board did meet on May 5, 2020, at 6:00 p.m. at the Meridian Township Municipal Building, in the Township of Meridian for the purpose of reviewing the special assessment roll and hearing any objections thereto for the Newton Road Public Sanitary Sewer Improvement Special Assessment District No. 54; and

WHEREAS, at the time and place designated for said meeting, the meeting was duly called to order and the Supervisor announced the opening of the hearing for objections to the special assessment roll prepared by the Township Supervisor and on file with the Township Clerk, said roll assessing the cost of the Newton Road Public Sanitary Sewer Improvement Special Assessment District No. 54 against benefiting properties; and

WHEREAS, the special assessment roll has been updated as a result of the public hearing; and

WHEREAS, the Township Board desires to confirm the special assessment roll;

NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Meridian, Ingham County, Michigan, as follows:

1. The Township Board does hereby determine that said special assessments are in proportion to the benefits to be derived from said project.
2. The Township Board does hereby designate the special assessment project as "Newton Road Public Sanitary Sewer Improvement Special Assessment District No. 54".
3. Said special assessment roll shall be designated as "Newton Road Public Sanitary Sewer Improvement Special Assessment District No. 54 Special Assessment Roll" and the district against which it is assessed shall be designated "Newton Road Public Sanitary Sewer Improvement Special Assessment District No. 54". The Newton Road Public Sanitary Sewer Improvement Special Assessment District No. 54 Special Assessment Roll in the final amount of \$87,895.12 as prepared and reported to the Township Board by the Supervisor, a copy of which is attached hereto, is hereby adopted and confirmed and the Township Clerk is hereby directed to endorse thereon this date of confirmation.

**Newton Road Public Sanitary Sewer Improvement
Special Assessment District No. 54
Resolution No. 5
Page 2**

4. That the special assessment roll shall be divided into fifteen annual installments, the first such installment to be due on July 1, 2020, and the following installments to be due on July 1 of the fourteen succeeding years thereafter. Said special assessments may be paid in full on or before July 1, 2020, without interest; thereafter, said installments of the special assessment roll shall bear interest at the rate of 5.0% per annum, commencing on July 1, 2020 payable annually on the due date of each installment after the first installment. If any installment is not paid when due then the same shall be deemed delinquent and there shall be collected thereon in addition to the interest above provided, a penalty at the rate of 1% for each month or fraction thereof that the same remains unpaid before being reported for reassessment upon the Township roll.
5. Any of the unpaid balance due on the special assessment roll may be paid in full at any time, together with interest due to said payment date.
6. The assessments made in said special assessment roll are hereby ordered and directed to be collected. The Township Clerk shall deliver said special assessment roll to the Township Treasurer with the proper warrant attached, commanding the Treasurer to collect the assessments therein in accordance with the direction of the Township Board with respect thereto, and the Treasurer is authorized and directed to collect the amounts assessed as they become due pursuant to the terms of this resolution and the provisions of the applicable statutes of the State of Michigan.

ADOPTED:

YEAS: _____

NAYS: _____

Resolution declared adopted.

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, May 5, 2020.

Brett Dreyfus, Township Clerk

**NEWTON ROAD PUBLIC SANITARY SEWER IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT #54**

ASSESSMENT ROLL

<u>Parcel Number & Property Description</u>	<u>Property Address</u>	<u>Property Owner & Address</u>	<u>Estimated Assessment</u>
3302-02-04-376-005	6024 Newton Rd	Chou Lytongpao 6024 Newton Road East Lansing, MI 48823	\$21,973.78

Property Description:

M4-42-1 Com in N & S ¼ line at pt 187 ft N of S ¼ post; W 177 ft; N 210 ft; # 177 ft; S 210' to beg on SW ¼ of Sec 4, T4N,R1W. (.69 ac)

3302-02-04-376-010	6031 Newton Rd	Mike & Arvilla Bateman 6031 Newton Road East Lansing, MI 48823	\$21,973.78
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Property Description:

M4-42-2-2 Beg on the N-S ¼ line of sd Sec 4 at a pt 397 ft, N 01 deg 40'10"E of S ¼ cor of Sec 4, th N 88 deg 20' W, 233 ft; th N 01 deg 40' 10" E, 200 ft' th S 88 deg 20' E, 233 ft; th S 01 deg 40' 10" W, 200 ft on the N-S ¼ line of Sec 4 to pt of beg exc the N ½, sec 4 T4N, R1W. (.46 ac)

3302-02-04-376-009	Newton Rd	George F Eyde Family, LLC 300 S. Washington Square, Ste 400 Lansing, MI 48933	\$21,973.78
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Property Description:

M4-42-2-2-1 Beg on the N-S ¼ line of sec 4 at a pt 397 ft, N 01 deg 40' 10" E of S ¼ cor of Sec 4, th N 88 deg 20' W 233 ft, th N 01 deg 40' 10" E, 200 ft; th S 88 deg 20' E, 233 ft; th s 01 deg 40' 10" W, 200 ft on the N-S ¼ line of Sec 4 to pt of beg exc the S ½ Sec 4, T4N, R1W. (.46 ac)



12.A

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Peter Menser, Principal Planner

Date: April 28, 2020

Re: Zoning Amendment #20020 (Township Board), Multiple Family Zoning Districts

The Township Board approved Zoning Amendment #20020 for introduction at a virtual meeting held on April 14, 2020. At the meeting the Board agreed to consider a resolution to approve the amendment for final adoption at its next virtual meeting on May 5, 2020.

Township Board Options

The Township Board may approve or deny the proposed zoning amendment. If the Board amends the proposal, the amendment may be referred back to the Planning Commission for a recommendation. A resolution to approve the amendment for final adoption is provided.

- **Move to adopt the resolution approving Zoning Amendment #20020 to allow a mix of single family detached and multiple family dwellings in the RDD, RD, RC, and RCC Multiple Family zoning districts.**

Attachment

1. Resolution to approve (final adoption).

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2020\Zoning Amendment 20020 (Township Board)\ZA 20020.tb3.docx

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #20020
Township Board**

RESOLUTION

At the regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom video conferencing application, in said Township on the 5th day of May, 2020 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board, at its meeting on November 19, 2019, initiated a zoning amendment to Section 86-376 of the Code of Ordinances to allow a mix of single family detached and multiple family dwellings in the RDD, RD, RC, and RCC (Multiple Family) zoning districts; and

WHEREAS, the proposed zoning amendment would allow single-family detached dwellings in the RD, RC, and RCC zoning districts limited to a maximum of 50 percent of the number of dwellings in any given project, subject to approval of a special use permit; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on February 10, 2020 and recommended approval at its meeting on February 24, 2020; and

WHEREAS, the Township Board discussed the proposed zoning amendment at its meetings on March 31, 2020 and April 14, 2020 and has reviewed the information forwarded by staff under cover memorandums dated February 6, 2020, February 20, 2020, and April 7, 2020; and

WHEREAS, the proposed zoning amendment will provide additional housing options and alternatives to encourage diverse populations to live in the Township; and

WHEREAS, the proposed zoning amendment is consistent with Goal 1, Objective B of the 2017 Master Plan to maintain a community of desirable, attractive, residential neighborhoods; and

WHEREAS, the Township Board introduced Zoning Amendment #20020 for publication and subsequent adoption at its meeting on April 14, 2020.

NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **FINALLY ADOPTS** Ordinance No. 2020-05, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 86, Article IV, by amending Section 86-376, and Chapter 86, Article VIII, by amending Section 86-756."

Zoning Amendment #20020 (Township Board)

May 5, 2020

Page 2

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 5th day of May, 2020.

Brett Dreyfus
Township Clerk

ORDINANCE NO. 2020-05

**ORDINANCE AMENDING THE CODE OF THE
CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
CHAPTER 86, ARTICLE IV, BY AMENDING SECTION 86-376 AND CHAPTER 86, ARTICLE
VIII, BY AMENDING SECTION 86-756.**

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1.

A. Amendment to Article IV, District Regulations, Section 86-376 Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts of the code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-376 to read as follows:

(a) Remains as written.

(1) The primary distinction between these districts is density. The RDD zone permits a maximum of five dwelling units per acre, the RD zone permits a maximum of eight dwelling units per acre, the RC zone permits a maximum of 14 dwelling units per acre, and the RCC zone permits variable high density up to a maximum of 34 dwelling units per acre. In addition, single-family detached dwellings are permitted in the RDD, RD, RC, and RCC zoning districts.

(b) Uses permitted by right.

(1) Two-family dwellings in the RDD, RD, and RC districts; provided that no more than two unrelated persons may occupy a dwelling unit in these districts.

(c) Uses permitted by special use permit.

(1) RDD, RD, RC, and RCC districts. The following uses may be permitted by special use permit in the RDD, RD, RC, and RCC districts, provided all requirements of this chapter are met:

- a. Any single structure on a single parcel of land containing three or more dwelling units.
- b. Single-family detached dwellings when part of a multiple-family development in the RDD, RD, RC, and RCC districts; provided the number of single-family dwellings does not exceed more than 50 percent of the density (dwelling units per acre) allowed for the multiple family development.

- c. Development containing a mix of single-family detached dwellings and two-family dwellings; a mix of two-family dwellings and multiple-family dwellings; or a mix of single-family detached dwellings, two-family dwellings, and multiple-family dwellings. In any case the number of single-family dwellings may not exceed more than 50 percent of the density (dwelling units per acre) allowed for the proposed development.
 - d. Group housing developments containing more than 50 dwelling units, in accordance with the requirements of Article VI of this chapter.
 - e. Community center when part of a housing project.
 - f. Incidental commercial services for principal use of the development's occupants, when in conjunction with a housing project identified in subsection (d)(1)a. of this section containing at least 200 units; provided, that:
 - 1. – 4. Remain as written.
 - g. Functional families as defined by this chapter.
 - h. Nonresidential structures and uses in accordance with § 86-654.
- (d) Procedure for obtaining special use permits. The following procedure shall be followed for all developments identified in subsections (d)(1) and (2) of this section, in addition to the requirements of Article II, Division 4 of this chapter, relating to special use permits in general.
 - (1) Remains as written.
 - (2) Application procedures. The applicant shall submit the following information to the Planning Commission via the planning director.
 - a. – e. Remain as written.
 - f. Ten copies of a report on the intent and scope of the project including, but not limited to:
 - 1. Remains as written.
 - 2. Number and size of dwelling units;
 - 3. – 5. Remains as written.
 - g. If necessary, the planning director may require the applicant to submit selected soil borings taken on the site.
 - (3) – (6) Remain as written.
- (e) Duration and validity of permit.
 - (1) – (3) Remain as written.

(f) Minimum design standards.

(1) – (2) Remain as written.

(3) Maximum lot coverage and open space required. All buildings including accessory buildings shall not occupy more than 35% of the net area of land included within the limits of the proposed project or any stage in the development of the proposed project which may receive approval under this chapter. A minimum of 35% of the total land area of the project excluding drives and parking areas must be set aside as open space. All land used for open space must be improved for the use of all residents of the development. Open space may be dedicated for public use. Such dedication may be required by the Planning Commission if shown as public open space on the Master Plan.

(4) Minimum yard dimensions.

a. Remains as written.

b. Side yards.

1. Single-family and two families shall not be less than 10 feet.

2. – 3. Remain as written.

c. – d. Remain as written.

e. Distance from a single-family district boundary. No single-family, two-family, or multiple-family building designed, erected, or used for three or more families shall be located closer than 50 feet to any single-family residential zone line nor shall any accessory building to a multiple structure containing three or more dwelling units be located closer than 50 feet to any single-family residential zone line. Where commission studies indicate adjoining property will eventually assume similar zoning as property in question, the commission may waive the fifty-foot minimum.

f. Distance between buildings.

1. Minimum distance. Buildings with two or more dwelling units shall be located no closer than 25 feet to any other building. Detached single-family dwellings shall be located no closer than 10 feet from any other building.

2. Closed courts. No courts completely enclosed by building structure shall be permitted; however, screen walls not exceeding six feet in height are permitted to enclose what would otherwise be open court. All dimensional requirements for open courts shall apply to such enclosed courts.

3. Open courts.

i. – ii. Remain as written.

4. Other yard dimensions.

- i. Any single-family detached dwelling, two-family dwelling, or multiple-family structure containing three or more units shall not be located closer than 20 feet to any street, access road, driveway, or parking area.
- ii. Any single building or connected building may not exceed 200 feet in any one dimension. All buildings shall be so arranged as to permit emergency vehicle access, by some practical means, to all sides.

(5) Single-family detached dwellings shall be constructed in accordance with the standards established in Section 86-368(b)(1) a.-l, unless otherwise superseded by provisions of this section.

(6) – (8) Remain as written.

(9) Parking requirements. For motor vehicle and bicycle parking requirements, refer to § 86-366 and Article VIII of this chapter. In addition, every multiple-family structure shall provide motor vehicle parking facilities which:

- a. – b. Remain as written.
- c. Are served by two points of access to public street when there are 50 or more dwelling units in the project.
- d. Are served by access to a public street other than a local street when there are 25 or more dwelling units in the project.
- e. Shall provide a minimum of 180 square feet in area for each vehicle parking space, each space shall be definitely designated and reserved for parking purposes, and each space shall be accessible separately from a drive.
- f. May be allowed within or under any multiple-family structure; however, carports or surface parking shall not be located closer than 20 feet to any multiple-family residential structure.
- g. – h. Remain as written.

(10) – (12) Remain as written.

B. Amendment to Article VIII, Off-Street Parking and Loading, Section 86-756 Design and construction requirements, of the code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-756 to read as follows:

In addition to general design requirements specified in other sections of this division, the following design and construction requirements shall be satisfied in all of street parking areas, except for single-family parking areas and as noted:

(1) – (2) Remain as written.

(3) Minimum residential parking space size. A minimum of 180 square feet shall be provided for each vehicle parking space located within a multiple-family residential development.

(4) – (14) Remain as written.

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

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

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

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

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk



12.B

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Peter Menser, Principal Planner

Date: April 29, 2020

Re: Medical Marihuana Ordinance Amendment

The Township Board last discussed the proposed medical marihuana ordinance amendment at its April 14, 2020 virtual meeting. At the meeting the Board agreed to consider a resolution to approve the amendment for introduction at its next virtual meeting on May 5, 2020.

- **Move to adopt the resolution approving the amendment to Chapter 40 of the Code of Ordinances, Commercial Medical Marihuana Facilities.**

Attachment

1. Resolution to approve (introduction).

G:\Community Planning & Development\Planning\ORDINANCES\Medical Marihuana 2018-2019\2020 amendment\Medical Marihuana Ordinance Amendment (3-17-20 TB).tb3.docx

RESOLUTION TO APPROVE

**Commercial Medical Marihuana Facilities
(Township Board)
INTRODUCTION**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom video conferencing application, in said Township on the 5th day of May, 2020, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board adopted an ordinance to establish Commercial Medical Marihuana Facilities within the Township in 2019; and

WHEREAS, the proposed amendment addresses issues identified by the Township Board and staff during the commercial medical marihuana application, lottery, and implementation processes; and

WHEREAS, the proposed amendment will clarify provisions of the ordinance and provide additional guidance to applicants seeking commercial medical marihuana facility permits from the Township; and

WHEREAS, the proposed amendment will ensure applicants proceed through the application process in a timely manner and provides the Township with remedies if delays occur.

NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION** Ordinance No. _____, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, by amending Chapter 40, Commercial Medical Marihuana Facilities."

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

ADOPTED: YEAS: _____

NAYS: _____

Resolution to Approve (Introduction)

Township Board (May 5, 2020)

Page 2

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 a resolution adopted at a regular meeting of the Township Board on the 5th day of May, 2020.

Brett Dreyfus, Clerk
Charter Township of Meridian

ORDINANCE NO. _____

**ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP OF MERIDIAN,
INGHAM COUNTY, MICHIGAN BY ADDING CHAPTER 40 COMMERCIAL MEDICAL
MARIHUANA FACILITIES**

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Amendment to the Code of Ordinances by adding Chapter 40. The code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 40 entitled Commercial Medical Marihuana Facilities is hereby amended to read as follows:

**Chapter 40
COMMERCIAL MEDICAL MARIHUANA FACILITIES**

**ARTICLE II
Commercial Medical Marihuana Facilities**

Section 40-29. Other Laws and Ordinances.

In addition to the terms of this chapter, any commercial medical marihuana facility shall comply with all Township ordinances, including without limitation the Township Zoning Ordinance, and with all other applicable state and local ordinances, laws, codes and regulations. To the extent that the terms of this chapter are in conflict with the terms of any other applicable state or local ordinances, laws, codes or regulations, the terms of the most restrictive ordinance, law, code or regulation shall control.

Section 40-30. Application for and Renewal of Permits.

1. *Application.* An Application for a Permit for a Facility shall be submitted to the Director of Community Planning and Development per Permitted Premise, and shall contain the following information:
 - a. The name, address, phone number and e-mail address of the Applicant and the proposed Commercial Medical Marihuana Facility.
 - b. The names, home addresses and personal phone numbers for all owners, directors, officers and managers of the Permit Holder and the Commercial Medical Marihuana Facility.
 - c. One (1) copy of all the following:
 - 1) To encourage both local industry and also well-qualified applicants, at least two of the following items:
 - i) An official statement issued by the Department indicating that the Applicant has successfully completed prequalification for a License, if any. Copies of

Entity/Individual Prequalification Packets and Supplemental Applicant Prequalification Packets or investigations conducted by the Department (if available) shall be provided.

- ii) Proof that the Applicant or owners of at least 75% of the Applicant are current Township residents and were residents for at least twelve months prior to filing the Application. Any proof of residency must be satisfactory to the Township and must include more than one of the following: residential leases, tax or special assessment bills, utility bills (water, sewer, electric, gas, cable, internet, etc.), credit card bills, voter registration, driver license, tax returns, or homeowner insurance policies, showing current and at least 12 months' prior residence in the Township. The Applicant's majority shareholders, managing members, or managing partners must submit the same information.
 - iii) Applicant's Certification on a form provided by the Township restricting transfer of the Permit and subsequent renewed Permits, and restricting the transfer of any interest in the Permit Holder for a period of not less than 30 months after issuance of the Permit and License. This commitment shall be enforceable severally or jointly by the Township against the Applicant, Permit Holder, and any owners of the Applicant or Permit Holder.
- 2) All documentation showing the Applicant's valid tenancy, ownership or other legal interest in the proposed Permitted Property and Permitted Premises. If the Applicant is not the owner of the proposed Permitted Property and Permitted Premises, a notarized statement from the owner of such property authorizing the use of the property for a Commercial Medical Marihuana Facility. A property owner shall only enter into one notarized statement per property with one prospective permit holder for each lottery drawing. All documentation establishing that the Permitted Premises and Permitted Property are within an overlay area with available permits.
 - 3) If the Applicant is a corporation, non-profit organization, limited liability company or any other entity other than a natural person, it must indicate its legal status, attach a copy of all company formation documents (including amendments), proof of registration with the State of Michigan, and a certificate of good standing with the State of Michigan.
 - 4) A valid, unexpired driver's license or state issued ID for all owners, directors, officers and managers of the proposed Facility.

- 5) Evidence of a valid sales tax license for the business if such a license is required by state law or local regulations.
- 6) Application for Sign Permit, if any sign is proposed.
- 7) Non-refundable Application fee.
- 8) Business and Operations Plan, showing in detail the Commercial Medical Marihuana Facility's proposed plan of operation, including without limitation, the following:
 - i. A description of the type of Facility proposed and the anticipated or actual number of employees.
 - ii. A security plan meeting the requirements of Section 40-31(3) of this Chapter, 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.
 - iii. A description by category of all products to be sold.
 - iv. A list of Material Safety Data Sheets for all nutrients, pesticides, and other chemicals proposed for use in the Commercial Medical Marihuana Facility.
 - v. A description and plan of all equipment and methods that will be employed to stop any impact to adjacent uses, including enforceable assurances that no odor will be detectable from outside of the Permitted Premises.
 - vi. A plan for the disposal of Marihuana and related byproducts that will be used at the Facility.
- 9) An identification of any business that is directly or indirectly involved in the growing, processing, testing, transporting or sale of Marihuana for the Facility.
- 10) Whether any Applicant, owner, partner, director, officer, or manager of the Applicant or any entity owned or controlled by any owner, partner, director, officer, or manager of the Applicant has ever applied for or has been granted any commercial license or certificate issued by a licensing authority in Michigan or any other jurisdiction that has been denied, restricted, suspended, revoked, or not renewed and a statement describing the facts and circumstances concerning the application, denial, restriction, suspension,

revocation, or nonrenewal, including the licensing authority, the date each action was taken, and the reason for each action.

- 11) Signed and sealed (by Michigan registered architect, surveyor or professional engineer) site plan and interior floor plan of the Permitted Premises and the Permitted Property.
- 12) Information regarding any other Commercial Medical Marihuana Facility, Marihuana Establishment, similar Permit or License, or any other marihuana business or venture that the Applicant, or any owner, partner, director, officer, or manager of the Applicant or any entity owned or controlled in whole or part by any owner, partner, director, officer, or manager of the Applicant is authorized to operate in any other jurisdiction within the State, or another State, and the Applicant's involvement in each Facility.
- 13) Applicant and all related Persons consent to a background check conducted by the Township or any agency used by the Township to complete such checks.

- d. Any other information reasonably requested by the Township to be relevant to the processing or consideration of the Application.
- e. If the Director of Community Planning and Development identifies or is informed of a deficiency in an Application, the Applicant shall have five (5) business days to correct the deficiency after notification by the Director of Community Planning and Development.
- f. Information obtained from the Applicant or Permit Holder is exempt from public disclosure under state law.

2. *Receipt of Applications.*

- a. The Director of Community Planning and Development shall accept Applications for new permits during normal business hours on the second Tuesday in January at the Township Hall. Notice of the day, time, and place shall be given by publication once in a newspaper of general circulation within the Township, which shall be at least 10 days before the date set to accept the Applications. The notice shall also be posted on the Township's website, if any.
- b. Notwithstanding Section 40-30(2)(a), the Director of Community Planning and Development may accept Applications for new permits on dates, times, and places as he deems appropriate. Before accepting any Applications on a date other than permitted by Section 40-30(2)(a), notice of the day, time, and place shall be given by publication twice in a newspaper of general circulation within the Township, the first of which shall be at least 10 days before the date set to accept the Applications. The notice shall also be posted on the Township's website, if any.

3. *Denial of Application.*

- a. The Director of Community Planning and Development shall reject any Application that does not meet the requirements of the MMFLA or this Chapter. The Director of Community Planning and Development shall reject any Application that contains any false, misleading, or incomplete information.
- b. An Applicant whose Application is rejected or denied because of missing, incomplete, erroneous, false, or misleading information, or because of a lack of submission of the full amount of the fees due, does not have a right to an administrative appeal of the decision.

4. *Issuance of Conditional Approval.*

- a. Complete Applications for a Commercial Medical Marihuana Facility Permit determined to be in full compliance with the requirements of this Chapter shall be issued conditional approval in accordance with the procedures specified in this Section.
- b. The Director of Community Planning and Development shall issue a conditional approval if:
 - 1) The background checks are complete and satisfactory;
 - 2) The Applicant has submitted satisfactory proof in two of the three following categories:
 - i. Official statement issued by the Department, pursuant to Section 40-30(1)(c)(1)(i).
 - ii. Proof of residency within the Township pursuant to Section 40-30(1)(c)((1)(ii).
 - iii. A certificate pursuant to Section 40-30(1)(c)(1)(iii).
 - 3) All other information available to the Township verifies that the Applicant as a grower, processor, provisioning center, safety compliance facility, secure transporter has submitted a full and complete Application and is in compliance with the Township Code of Ordinances and any other applicable law, rule, or regulation.
- c. A conditional approval only means that the Applicant has submitted a valid Application for a Commercial Medical Marihuana Facility Permit and is eligible for the lottery.

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- d. Within (30) thirty days from the issuance of a conditional approval the Applicant shall submit proof to the Township that the Applicant has applied for prequalification for a License or has submitted a full application for such License, unless such information was provided in the Application. If the Applicant fails to submit such proof, the conditional approval shall be void, the application denied, and any lottery position void.
 - e. A conditional approval and any lottery selection shall be void if an Applicant is denied prequalification for a License or is denied a License. Such denial shall be provided immediately to the Director of Community Planning and Development.
 - f. The Director of Community Planning and Development may refuse to issue a conditional approval if the Applicant or any owner, partner, director, or officer of the Applicant or any entity owned or controlled in whole or part by the Applicant or any owner, partner, director, or officer of the Applicant previously submitted an application and failed to commence either operation or construction within one year from the time the Township grants the special use permit for the same Permitted Property.
 - g. A conditional approval does not prevent the Director of Community Planning and Development from requesting additional documentation, as required or permitted under this Chapter.
5. *Lottery; Order of Special Use Permit Applications.*
- a. After all Applications have been either granted conditional approval or denied the Director of Community Planning and Development shall then sort the Applications by the type of facility permit requested.
 - b. Each conditionally approved Application will be entered in a lottery by facility type to determine which Applications may submit special use permit applications. Each facility type shall be drawn by random lottery as follows:
 - 1) For Provisioning Centers, the applications shall be additionally sorted by their zoning overlay area. For each overlay area, the Director of Community Planning and Development shall randomly draw the name or number of each Provisioning Center Applicant until all conditionally approved applications are drawn in each overlay area. The Applicant of each first Provisioning Center drawn in each overlay area may then apply for a special use permit. If any bonus second provisioning center is available under Section 40-28(2)(f), then each overlay area with more than one conditionally approved provisioning center application shall itself be drawn by random lottery until all bonus second provisioning center overlay areas have been awarded. The Applicant of each second Provisioning Center drawn in each overlay area awarded a bonus may then apply for a special use permit.

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- 2) For each other facility type, the Director of Community Planning and Development shall randomly draw the name or number of the Applicants until all conditionally approved applications are drawn.
 - 3) The number of special use permit applications submitted may not exceed the number of available Permits under this Chapter. In each facility type, the number of Applicants drawn equal to the available Permits under this Chapter at the time of the lottery may apply for a special use permit. Applicants drawn after the number of available Permits will retain that lottery position as provided in this Chapter.
 - 4) The Director of Community Planning and Development shall maintain a record of the lottery results and order of drawing for each facility type for one year after the lottery occurred after which time they will expire and be invalid. Subsequent lotteries for any facility types shall have secondary priority to earlier results until the earlier results expire. Lottery positions do not confer any right to a Permit under this Chapter.
 - 5) All lottery drawings shall be conducted publicly by the Director of Community Planning and Development with the date and time published on the Township's website and all entrants provided notice.
- c. An applicant is encouraged to discuss the requirements for a special use permit and submit a conceptual plan within 21 days of selection under this sub-section in order that preliminary technical deficiencies may be addressed prior to submittal of the application for a special use permit. All special use permit applications must be complete as provided in § 86-124 of the Code of Ordinances and submitted within 60 days of the lottery or notice under this sub-section. If the Director of Community Planning and Development identifies or is informed of a deficiency in the special use permit application, the Applicant shall have 30 days to correct the deficiency after notification by the Director of Community Planning and Development. If the Applicant does not submit a special use permit application, does not submit supplemental material curing an identified defect, or a special use permit is denied and all appeals are exhausted, then the Director of Community Planning and Development may consult the lottery results and notify the next Applicant that they may apply for a special use permit.
6. *Renewal Application.*
- a. The same requirements that apply to all new Applications for a Permit, except for special use permit and lottery requirements, shall apply to all Renewal Applications. If an Applicant has been selected in the lottery or submitted a special use permit application but a Permit has not been issued under this Chapter, then the Applicant must submit a renewal application.

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- b. A Renewal Application may expressly incorporate by reference information or documentation contained in the original Application or prior Renewal Application, making it clear where such information or documentation can be found, provided that the Permit Holder certifies that the information or documentation has not changed.
- c. Renewal Applications shall be submitted to and received by the Director of Community Planning and Development not less than ninety (90) days prior to the expiration of the annual Permit or if a Permit has not been issued under this Ordinance then not less than ninety (90) days prior to the anniversary of the lottery at which the Applicant was selected under this Ordinance. Any Application requesting a change in the location of the Permitted Premises shall be submitted and received not less than one hundred twenty (120) days prior to the expiration of the Permit.
- d. A Permit Holder or Applicant whose Permit or lottery selection expires and for which a complete Renewal Application has not been received by the expiration date shall be deemed to have forfeited the Permit or lottery selection under this Chapter. The Township will not accept Renewal Applications after the expiration date of the Permit or lottery selection.

7. *Issuance of Commercial Medical Marihuana Facilities Permit.*

- a. An inspection of the proposed Commercial Medical Marihuana Facility by the Township shall be required prior to issuance of the Permit. Such inspection shall occur after the premises are ready for operation, but prior to the stocking of the business with any medical marihuana, and prior to the opening of the business or commencement of operations. The inspection is to verify that the business facilities are constructed and can be operated in accordance with the Application submitted and the applicable requirements of this Chapter, the Special Use Permit, and any other applicable law, rule, or regulation.
- b. After verification the facilities are constructed and can be operated in accordance with the Application and any renewal submitted and the applicable requirements of this Chapter, the Special Use Permit, and any other applicable law, rule, or regulation, and the issuance of a permanent certificate of occupancy for the facility, the Director of Community Planning and Development shall issue the Permit for a term of one (1) year.
- c. Maintaining a valid License is a condition for the issuance and maintenance of the Permit issued under this Chapter and the continued operation of any marihuana facility.
- d. An Applicant or Permit Holder has a duty to notify the Director of Community Planning and Development in writing of any pending criminal

charge, and any criminal conviction of a felony or other offense involving a crime of moral turpitude by the Applicant, any owner, principal officer, director, manager, or employee within ten (10) days of the event.

- e. An Applicant or Permit Holder has a duty to notify the Director of Community Planning and Development in writing of any pending criminal charge, and any criminal conviction, whether a felony, misdemeanor, petty offense, or any violation of a local law related to the cultivation, processing, manufacture, storage, sale, distribution, testing or consumption of any form of marihuana, the MMMA, the MMFLA, any building, fire, health or zoning statute, code or ordinance related to the cultivation, processing, manufacture, storage, sale, distribution, testing or consumption of any form of marihuana by the Applicant, any owner, principal officer, director, manager, or employee within (10) ten days of the event.
8. *Applications for new Permits where no building is as yet in existence.* Any Applicant for a Commercial Medical Marihuana Facility Permit whose building is not yet in existence at the time the Township grants the special use permit shall have one year immediately following the date of the Township's special use permit approval to start construction of the building, in accordance with applicable zoning ordinances, building codes, and any other applicable state or local laws, rules or regulations. Start of construction means the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, construction of columns, or other work beyond the stage of excavation. If the Facility does not commence operations within one year of the start of construction, then the conditional approval, application, and any lottery selection shall be forfeited as provided for in subsection 10 below.
9. *Duty to Supplement.* If, at any time before or after a Permit is issued pursuant to this Chapter, any information required in the Application, the MMFLA, or any rule or regulation promulgated thereunder, changes in any way from that which is stated in the Application, the Applicant or Licensee shall supplement such information in writing within ten (10) days from the date upon which such change occurs.
10. *Permit Forfeiture.* In the event that a Commercial Medical Marihuana Facility does not commence operations within one year from the time the Township grants the special use permit or start of construction, any Permit, conditional approval, application, and any lottery selection shall be deemed forfeited and the Facility may not commence operations and the Permit, conditional approval, application, and any lottery selection is not eligible for renewal.

Section 40-32. Penalties and Consequences for Violation.

In addition to any other penalties or legal consequences provided under applicable state and local law, regulations, codes and ordinances:

1. Violations of the provisions of this Chapter or failure to comply with any of the requirements of this Chapter shall constitute a misdemeanor. Any Person who

- violates this Chapter or fails to comply with any of the requirements of this Chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$500.00, or imprisoned for not more than 90 days, or both, and, in addition, shall pay all costs and expenses involved. Each day the violation continues shall be considered a separate offense.
2. Violations of the provisions of this Chapter or failure to comply with any of the requirements of this Chapter shall be subject to and found responsible for a municipal civil infraction. The fine for any municipal civil infraction shall be one thousand dollars (\$1,000.00) plus court costs, attorney fees and abatement costs of each violation, together with all other remedies pursuant to MCL 600.8701, et seq. Each day a violation continues shall be deemed a separate municipal civil infraction.
 3. Increased civil fines shall be imposed for repeated violations of any requirement of this Chapter. As used in this subsection, the term “repeat offense” means a second (or any subsequent) municipal civil infraction violation of the same requirement or provision committed within any six-month period and found to be responsible. The increased fine for a repeat offense shall be as follows:
 - a. The fine for any offense which is a first repeat offense shall be two thousand five hundred dollars (\$2,500).
 - b. The fine for any offense which is a second repeat offense or any subsequent repeat offense shall be five thousand dollars (\$5,000).
 4. Non-Renewal or Revocation.
 - a. A Permit issued under this Chapter may be denied, limited, revoked, or restricted under any of the following conditions:
 - 1) Any fraudulent, false, misleading, or material misrepresentation contained in the Application.
 - 2) Repeat violations of any requirements of this Chapter or other applicable law, rule, or regulation. As used in this subsection, the term “repeat offense” means a second (or any subsequent) misdemeanor violation or civil infraction of the same requirement or provision committed within any six-month period and upon conviction or responsibility thereof.
 - 3) A valid License is not maintained as required by this Chapter.
 - 4) The Permit Holder, its agent, manager, or employee failed to timely submit any document or failed to timely make any material disclosure as required by this Chapter.
 - b. Non-Renewal. If an Applicant has applied for a special use permit and fails to diligently pursue commencement of operations, including but not limited to, submitting a complete site plan for site plan review, submitting a complete

building permit, or applying for other permits as provided for in this Ordinance, then the Director of Community Planning and Development may deny any renewal application or any subsequent application submitted by the Applicant or any owner, partner, director, or officer of the Applicant or any entity owned or controlled in whole or part by any owner, partner, director, or officer of the Applicant.

- c. If a Permit is revoked or limited under this Chapter, the Director of Community Planning and Development shall issue a notice stating the revocation, limitation, or restriction including the reason for the action and providing a date and time for an evidentiary hearing before the Township Board.
5. The owner of record or tenant of any building, structure or premises, or part thereof, and any architect, builder, contractor, agent or Person who commits, participates in, assists in or maintains such violation may each be found guilty or responsible of a separate offense and suffer the penalties and fines provided in subsections (1) and (2) of this section, except as excluded from responsibility by state law.
6. In addition to any other remedies, the Township may institute proceedings for injunction, mandamus, abatement or other appropriate remedies to prevent, enjoin, abate or remove any violations of this Chapter. The rights and remedies provided herein are both civil and criminal in nature. The imposition of any fine, jail sentence or forfeiture shall not exempt the violator from compliance with the provisions of this Chapter.

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

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

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

Section 5. Effective Date. This Ordinance shall become effective immediately upon its publication.

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk



12.C

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Peter Menser, Principal Planner

Date: April 29, 2020

Re: Special Use Permit #19141 (The Cured Leaf TC, Inc.)

The Township Board last discussed Special Use Permit #19141 at its virtual meeting on April 14, 2020. At the meeting the Board agreed to consider a resolution to approve the request at its next meeting on May 5, 2020.

Township Board Options

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

- **Move to adopt the resolution approving Special Use Permit #19141 to establish a commercial medical marihuana provisioning center at 3520 Okemos Road.**

Attachment

1. Resolution to approve.

RESOLUTION TO APPROVE

**Special Use Permit #19141
(The Cured Leaf TC, Inc.)**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application, in said Township on the 5th day of May, 2020, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, The Cured Leaf TC, Inc. has submitted a request to establish a 2,282 square foot commercial medical marihuana provisioning center in an existing commercial center located at 3520 Okemos Road; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on February 10, 2020, and recommended approval at its meeting on February 24, 2020; and

WHEREAS, the Township Board discussed the request at its meeting on April 14, 2020 and has reviewed the information forwarded by staff under a cover memorandum dated March 12, 2020; 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, the zoning ordinance established seven designated areas in the Township where commercial medical marihuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marihuana facilities can locate; and

WHEREAS, the non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities; and

WHEREAS, the overlay areas adopted by the Township Board allow commercial medical marihuana provisioning centers in the I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park) zoning districts 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 7 and is appropriately zoned C-2 (Commercial), which allows commercial medical marihuana provisioning centers by special use permit; and

WHEREAS, the proposed commercial medical marihuana provisioning center 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

**Resolution to Approve
SUP #19141 (The Cured Leaf TC, Inc.)
Page 2**

WHEREAS, the proposed commercial medical marihuana provisioning center 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.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #19141, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated August 5, 2019 and received on November 13, 2019.
2. Approval is in accordance with the floor plans prepared by Serra-Marko & Associates dated August 2, 2019 and received by the Township on November 13, 2019.
3. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
4. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical 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.
6. Any proposed future expansion, additions, or revisions to the proposed tenant space, building, or site, will require an amendment to Special Use Permit #19141.
7. All applicable conditions from previous approvals for the construction of the shopping center shall remain in effect.
8. A sign permit shall be required to install a wall sign on the building.
9. The provisioning center shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
10. The special use permit shall be revoked if the applicant fails to maintain a valid Commercial Medical Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS: _____

NAYS: _____



To: Board Members
From: Frank L. Walsh, Township Manager
Date: May 1, 2020
Re: Hazard Pay

There is no question we are living in unprecedented times. COVID-19 has gripped our nation, state and local community.

While most people have been told to stay at home and shelter in place, our brave paramedics and police officers have been pressed to the limits. It's important to note that our police officers are trained medical first responders. I can't imagine the angst our paramedics and medical first responders are going through wondering on every call if they are going to contract C-19. Worse yet, will they take the deadly virus home to their loved ones. There is no question our heroic men and women have stepped to the front of the line with very few people standing behind them. In these dire times, it's critical we find a way to properly thank our doctors, nurses, truck drivers, hospital custodians, grocery store staff, dispatchers, and paramedics/medical first responders. The aforementioned groups, and many others, have stepped up to save a nation.

I'm proposing that the Meridian Township Board authorize a one-time \$1,000 hazard payment to our front line emergency responders. If approved, the June payment would go to every Meridian Township paramedic-medical first responder, subject to the service verification by Chief Hamel and Chief Plaga. For instance, we will take into account if someone is off work during the crisis. The total cost of the one-time payment is approximately \$70,000. If approved, the funds will be transferred from the \$100,000 budgeted in 2020 for 312 arbitrations.

Thank you for your consideration. We are a thankful community.

The following motion is proposed for Board consideration:

MOVE TO ADOPT A ONE-TIME \$1,000 HAZARD PAYMENT, IN JUNE, TO MERIDIAN TOWNSHIP FRONT LINE EMERGENCY RESPONDERS..



To: Board Members
From: Frank L. Walsh, Township Manager
Date: May 1, 2020
Re: Ratification of Meridian Township Police Patrol Unit Tentative Agreement 2020-2024

First, I want to thank the police patrol bargaining team. Officer Kyle Royston and Becky Payne very well represented their 31 member unit. I also want to acknowledge our team consisting of Director Joyce Marx, Manager Derek Perry, Police Chief Ken Plaga and Counsel Lizzie Mills. Our discussions were positive and rewarding.

The minor changes to the 5 year package include a 2% increase in wages each year coupled with a small increase in educational reimbursement. There are major changes to the contract that will provide long-term relief to our MERS Pension Plan.

According to the contractual language, new officers hired after January 1, 2020 will receive both a pension multiplier of 1.75 and a defined contribution plan with an employer contribution of 10% of base wages, no employee contribution and 5-year cliff vesting. In lieu of retiree health care coverage, the Township will contribute 7% of base wages into the employee's retiree health savings account with 5-year cliff vesting. Officers hired before January 2020, receive a 2.75 multiplier and 50% of their retiree health care upon 25 years of service and 50 years of age. Both current and future police officers pay 8.29% of their wages to the pension fund. Currently, our MERS employer pension contribution for police patrol is 24.59%. With the adoption of this contract, our contribution fades to 10%. Our retiree health care plan becomes a pay as-you-go and avoids building up significant debt over time.

What does this all mean? Reflecting back to the change in the fire department multiplier, it sheds some light on what the future may hold for the police patrol unit. You may recall, back in 2016 paramedic/firefighters agreed to a reduction in their multiplier for new hires from 2.75 to 1.75. What did this change do to the employer's contribution? We currently pay 57.90% of wages for fire/paramedic pension. For the same position hired after January 1, 2017 we pay 1.63%. Hence, we expect the employer contribution for police patrol to drop dramatically from the current 24.59%. It should be noted, we pay 63.21% of payroll for police command.

The proposed contract in front of you offers Meridian Township sustainable monetary policy going forward. The goal is to pay now and eradicate unpredictable promises for the future. The agreement is also an extremely generous benefit package to those who seek to protect our community.

Our team is more than pleased to submit this five year contract for your deliberation.

The following motion is proposed for Board consideration:

MOVE TO AUTHORIZE SUPERVISOR RON STYKA AND CLERK BRETT DREYFUS TO SIGN THE FIVE YEAR AGREEMENT WITH THE MERIDIAN TOWNSHIP POLICE PATROL UNIT AND HEREBY EXPRESS OUR UTMOST APPRECIATION TO OUR NEGOTIATING TEAM.

Attachment:

1. 2020-2024 Meridian Township Police Officers Association of Michigan Tentative Agreement

Meridian Charter Township - POAM

March 12, 2020

This package proposal expires and is no longer valid if notice of POAM ratification is not presented to the Township Manager on or before April 16, 2020.

1. **Duration** – 5 years, January 1, 2020 – December 31, 2024.
2. **Article 3, Section 1** amended to eliminate “juvenile officer” and “court officer.”
3. **Article 5, Section 3** amended to read “Employee's police department personnel files shall be kept under the direct control of the ~~Township Manager~~Human Resources Director.”
4. **Article 6, Section 1** amended as follows:
The Township will grant leaves of absence with pay to Union members of the bargaining unit of the Police Officers Association of Michigan for the following functions:
 - A. ~~Two~~ Two (2) persons for one (1) eight (8) hour day or one (1) person for two (2) eight (8) hour days, union option as designated by the president, to attend the POAM Annual Delegates meeting each calendar year. The designated officer, who desires to attend the meeting, shall notify the Township forty-five (45) days in advance of his/her intentions for the time off.
5. **Article 7, Section 2, Step 3** amended to provide for submission to and response from Township Manager **or designee**.
6. Replace **Article 8** with the following revisions to POAM’s proposal of December 11, 2019:

AUTHORIZATION FOR DUES/FEES DEDUCTION

Section 1. A bargaining unit employee may sign an authorization for deduction of dues/fees for membership in the Union. The authorization for deduction of dues/fees may be revoked by the bargaining unit member upon written notice to the Employer, with copy to the Union.

Section 2. The amount of dues/fees shall be designated by written notice from the Union to the Employer. If there is a change in the amount of dues/fees, the Union shall provide thirty (30) calendar days’ written notice such change shall become effective the month following transmittal of the written notice to the Employer. The Employer shall deduct a proportional amount of the dues/fees ~~once~~ twice each month from the pay of the employees that have authorized such deductions.

Meridian Charter Township - POAM

March 12, 2020

Section 3. Deduction of dues/fees shall be remitted to the Union at 27056 Joy Rd., Redford, MI., 48239-1949. The Township's remittance will be deemed correct if the Union does not give written notice to the Human Resources Director within two (2) weeks after remittance is sent, of its belief, with reasons stated therein, that the remittance is incorrect. In the event a refund is due an employee for any sums deducted from wages and paid to the Union, it shall be the responsibility of such employee to obtain the appropriate refund from the Union.

Section 4. If an authorized deduction for an employee is not made, the Employer shall make the deduction from the employee's next pay after the error has been called to the Employer's attention by the employee or Union.

Section 5. The Union will protect, save harmless and indemnify the Employer from any and all claims, demands, suits and other forms of liability by reason of action taken by the Employer for the purpose of complying with this article of the agreement.

Section 6. Unless otherwise provided in this article, all matters pertaining to a bargaining unit employee establishing or reestablishing membership in the Union, including requirements established by the Union for providing paid services to non-union bargaining unit employees, shall be governed by the internal conditions mandated by the Union pursuant to its authority under section 10 (2) of the Public Employment Relations Act.

7. Delete **Section 12.5.**

8. **Article 17, Section 1** amended to read:

When a new employee is hired in the unit, he may be considered as a probationary employee for the first twelve (12) months after ~~attendance at the Michigan Police Academy~~obtaining MCOLES certification. Trained, new employees shall serve a probationary period of twelve (12) months from the date of hiring. The Union shall represent probationary employees for purposes including but not limited to rates of pay, wages, hours of employment, and grievances concerning interpretation of all aspects of this contract. In the event of discharge and/or discipline of an officer in probationary status, the Union may represent said officer, but neither the officer nor the Union may process any grievance arising out of disciplinary or discharge action to the arbitration step of the grievance machinery.

9. Add to **Article 15, Section 3(E):**

In lieu of retiree health care coverage, for employees hired on or after January 1, 2020, the Township will contribute 7% of base wages into the employee's retiree health savings account with 5-year cliff vesting.

Meridian Charter Township - POAM

March 12, 2020

10. Article 19, Educational Incentive Pay. Amended to provide \$0.52 per hour in Section 19.1 and \$0.81 per hour in Section 19.2.

11. Article 20 Pension and Retirement amended to add new Section 20.8:

Employees hired on or after January 1 2020 shall receive both:

1. A MERS defined benefit plan with a multiplier of 1.75 for all service to the Township, F55/25, FAC-3, D-2 rider. FAC shall include base wages and no more than 240 hours of any other compensation at straight time (e.g. overtime, vacation holiday, or other eligible wages). The employee pension contribution shall be a 8.29% pretax employee contribution of gross pay, payable through payroll deduction.
2. A defined contribution plan with employer contribution of 10% of base wages, no employee contribution and 5-year cliff vesting.

12. Article 21, Section 11, amended in relevant part to add: “Officers may use sick leave in accordance with the eligibility criteria of Section 4(a)-4(d) of the Michigan Paid Medical Leave Act (Public Act 338 of 2018, as amended).”

13. Article 22 (Residency) – eliminate and renumber remaining articles as appropriate.

14. Article 29, Section 1 amended to read: “~~2~~1 pair summer shoes,” “~~2~~1 pair winter shoes or boots,” and “~~2~~1 name plates.”

15. Appendix A Amend to provide 2% increases to current employees each January 1 of for duration of the contract.

16. Article 5, Section 4 notice that the Township does not intend to *destroy* disciplinary records that are removed after the three-year period.

17. Add Employee Recognition language as follows:

To engage employees and improve employee morale, the Township may hold employee recognition activities or events, including but not limited to Employee Appreciation Week picnics and related events, holiday parties, issuance of employee recognition awards and/or payment, such as the Archie Virtue Excellence Award, or raffle additional paid leave or other one-time benefits to employees in conjunction with these recognition events, activities or awards.



13.A/13.B

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Peter Menser, Principal Planner

Date: April 28, 2020

Re: Mixed Use Planned Unit Development #19034/Special Use Permit #19181 (Hudson Senior Living) Pine Village

The Township Board held a public hearing for Mixed Use Planned Unit Development (MUPUD) #19034 and discussed Special Use Permit (SUP) #19181 at its meeting on February 4, 2020. Since the public hearing the applicant has submitted new site plans for consideration by the Board. Several changes to the 133 unit building have been made, including the following:

- Overall reconfiguration of the building footprint and parking areas.
- One story has been added to the building, for a total of four stories. At its highest point the building is approximately 56.5 feet tall.
- Increase in overall size from 146,734 square feet to 147,721 square feet.
- Addition of 7,620 square feet of leasable commercial spaces for seven tenants on the ground floor.

Building Height

As established in Zoning Amendment #18020, the proposed increase in building height beyond the 45 feet typically allowed in a MUPUD must be considered by the Township Board using the 11 performance criteria in Section 86-440(c)2.e. of the Code of Ordinances, which are as follows:

1. Architectural design and placement of building(s) on the parcel(s) will be consistent with the architectural standards set forth in the Master Plan, of current adoption, and are to include sustainability and environmental considerations, including, but not limited to, energy usage from renewable energy resources. Achieving Energy Star or LEED Silver standards or better is highly valued.
2. The building height is no more than four stories above the finished grade. A fifth story may be allowed where there is a minimum of a ten-foot setback for such fifth story from the predominant first-floor facade elevation. Overall height from the finished grade to the top of the wall does not exceed 60 feet. Floor-to-ceiling height is at a minimum of 14 feet for first floor commercial or office uses, and a minimum of nine feet for all residential and any upper floors, regardless of use.
3. A parking plan that provides a unified design for any parking structures with the main building through the use of similar building materials, color, and architectural style.

Mixed Use Planned Unit Development #19034 (Hudson Senior Living)
Township Board (May 5, 2020)
Page 2

4. An innovative design including a number of different dwelling unit types, sizes, and floor plans are available within the mixed-use PUD.
5. The mixed-use PUD provides common areas and/or amenities for residents and the general public, including, but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks, swimming pools, exercise rooms, storage rooms, lockers, and covered parking.
6. The mixed-use PUD promotes nonmotorized and shared (public) transportation by providing convenient access to the public pedestrian/bicycle pathway system and public transportation systems as outlined in the Master Plan.
7. The mixed-use PUD provides opportunities for shared parking, accessways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.
8. The mixed-use PUD generally provides commercial and other nonresidential uses on the ground floor(s), and the development demonstrates a financially viable plan for sustainable commercial and/or office space usage.
9. The mixed-use PUD demonstrates how proposed higher density will not negatively impact the character, aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
10. The mixed-use PUD considers any potential for increased traffic and provides solutions to address the traffic increases.
11. The mixed-use PUD makes efforts to preserve and use existing structures or provides explanations to justify why such preservation and use is not possible.

The list of waivers requested by the applicant is provided below, which has been updated to reflect to the revised site plan.

Parking

With the addition of the leasable commercial space on the ground floor the parking requirements for the project have changed. The Township Code of Ordinances requires two parking spaces for each dwelling unit in the apartment building for a multiple family land use. For the commercial portion of the building, the requirement is four parking spaces per 1,000 square feet of gross leasable floor area. With 133 dwelling units and 7,620 square feet of leasable commercial space a total of 297 spaces are required for the project.

The zoning ordinance allows the number of required motor vehicle parking spaces on the site to be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site, up to a maximum of 10 percent of the total number of required motor vehicle parking spaces. Using this formula the required number of motor vehicle parking spaces can be reduced by 14 spaces. With the allowed reduction granted for bicycle parking, the total required motor vehicle parking is reduced to 283 spaces. A total of 139 parking spaces are proposed in the project.

Updated waiver requests

The MUPUD ordinance generally waives the standard requirements for lot size, setbacks, type and size of dwelling unit, lot frontage, number of required parking spaces, and impervious surface coverage, provided the purpose and intent of the ordinance are incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the Pine Village project.

Front yard setback

A 100 foot front yard setback from the centerline of Haslett Road is required. At its closet point the proposed mixed use building is located 62.62 feet from the centerline of Haslett Road. A waiver of 37.38 feet is requested for the front yard building setback.

Parking

283 parking spaces are required for the project based on the number of residential units and commercial space in the building and the allowed reduction granted for bicycle parking. 139 parking spaces are proposed by the applicant. A waiver of 144 parking spaces is requested by the applicant.

Wall Signs

For multi-tenant structures, one wall sign is permitted for each tenant having an individual means of public access. The submitted building elevations show 12 wall signs located on the east building elevation and one wall sign on the north elevation. Seven tenants have individual means of public access on the east façade. As proposed, a waiver would be required for the six additional wall signs.

Wetland setback

All structures and grading activities shall be setback at least 20 or 40 feet from the delineated boundary of a wetland, depending on the size of the wetland. The Interurban Pathway extension along the west side of the property may extend into the required 40 foot wetland setback from Wetlands A-1 and A-2 depending on final design. The applicant is requesting a waiver for the pathway to extend into the wetland setback a distance to be determined upon final design of the pathway during the Site Plan Review process.

Township Board Options

The Township Board may approve or deny the proposed mixed use planned unit development and special use permit. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. The Board originally had 30 days from the date of the public hearing on February 4, 2020 to make a determination on the MUPUD, however an extension was granted by the applicant. A resolution will be provided at a future meeting.

**Mixed Use Planned Unit Development #19034 (Hudson Senior Living)
Township Board (May 5, 2020)
Page 4**

Attachments

1. Project summary received by the Township on April 24, 2020.
2. Color project rendering received by the Township on April 24, 2020.
3. Elevation rendering received by the Township on April 24, 2020.
4. Revised site plan prepared by Kebs, Inc. dated October 7, 2019 (April 16, 2020 Revision Date) and received by the Township on April 21, 2020.
5. Revised building elevations and floor plans prepared by Shelter Design Studio dated April 17, 2020 and received by the Township on April 21, 2020.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2019\MUPUD 19034 (Hudson Senior Living)\MUPUD 19034.tb3.docx

Project Changes

Pine Village of Meridian
Meridian Township, Michigan

At the Township Board Meeting held on February 4, 2020, it was expressed to our team by the board that the Haslett Village corner is part of a larger vision to create an area that includes a mix of uses. It was also noted that a district was created to allow for higher density development to allow for a more urban product utilizing height and setbacks.

Our team has taken the above information and advice of the board, as well as other important information from the planning department, and worked with our architect team to design a building that fits this vision. The following changes are reflected in the new plans and site plan submitted:

Previous Building	Current Building
Three (3) stories	Four (4) stories
9' 1" (First Floor)	14' (First floor height)
38' 7 ½" Total Height	54' 6 ½" Total Height
146,734 sq. ft.	147,721 sq. ft.
2,600 +/- sq. ft. of leasable commercial space	7,620 +/- sq. ft. of leasable commercial space
9,558 +/- sq. ft. non-residential space	17,320 +/- sq. ft. non-residential space
109 Units (one bedroom/one bath)	108 Units (one bedroom/one bath)
12 Units (two bedroom/one bath)	11 Units (two bedroom/one bath)
12 Units (two bedroom/two bath)	11 Units (two bedroom/two bath)
0 Units (one bedroom/one bath/den)	3 Units (one bedroom/one bath/den)
133 Total Units	133 Total Units
Wetland C (filled, relocated)	Wetland C (unaltered, remain)
128 Parking Spaces	139 Parking Spaces
282,244 sq. ft. (Pervious Area)	309,704 sq. ft. (Pervious Area, increased)
135,967 sq. ft. (Impervious Area)	108,507 sq. ft. (Impervious Area, decreased)

The newly designed building will feature a significant increase in leasable commercial space along the eastern façade of the building. This space will include businesses previously included (café, art studio, salon/spa and wellness studio) that will be managed by individual tenants and all be open to the public. The remaining commercial spaces will also be managed by individual tenants and be complimentary to the building and the neighbors of Haslett.



Pine Village of Meridian

Haslett, Michigan

April, 2020

HASLETT ROAD

STORMWATER

INDEPENDENT LIVING

Cypress Partners LLC
280 West Maple Road
Birmingham, MI 48009
T: 248.540.9300
F: 248.988.8896
www.cypresspartners.biz



PEA, Inc.
7927 Nimrod Way, Ste. 115
Biparton, MI 48116
T: 917.546.8883
F: 917.546.8973
www.peainc.com



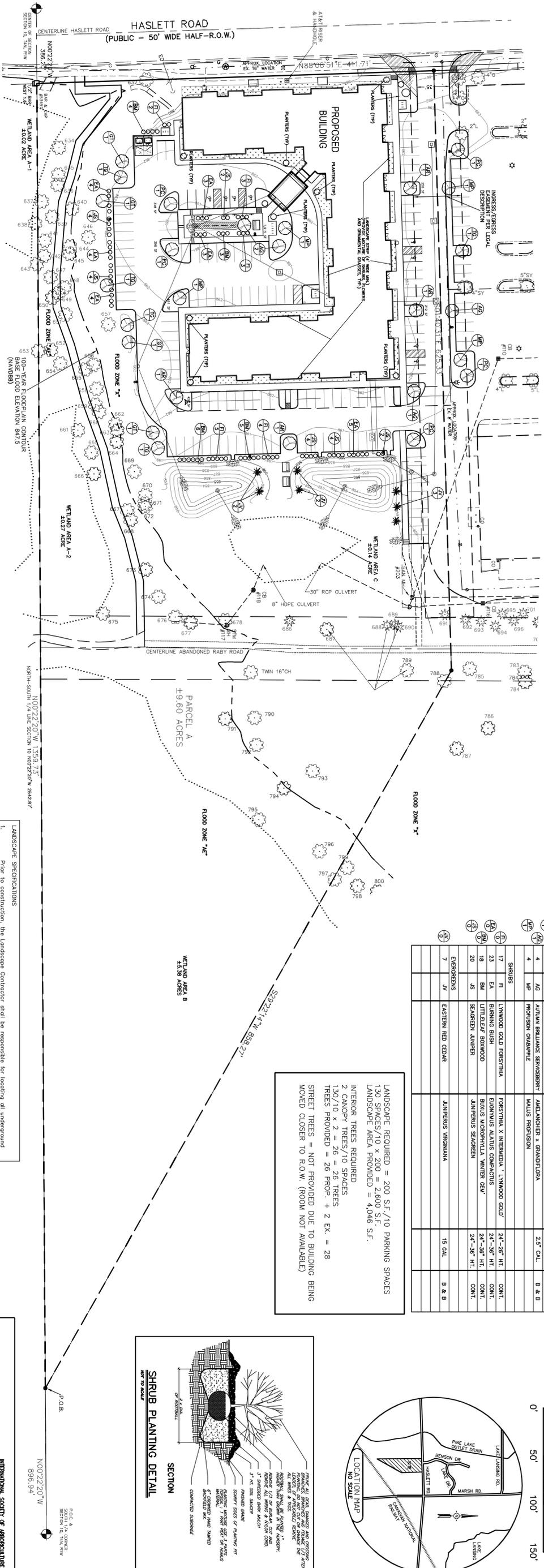


NOTE: LANDSCAPE ISLANDS
TO BE IRRIGATED, IRRIGATION
DESIGN BY OTHERS.

MUPUD PLAN FOR:

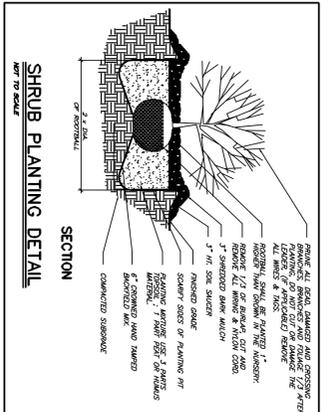
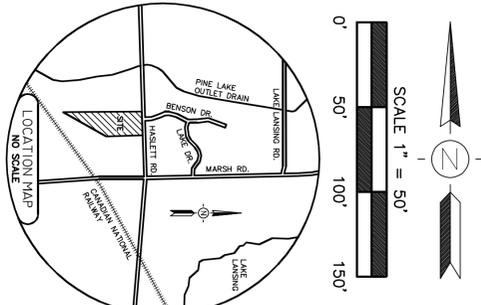
Pine Village of Meridian

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



PLANT LIST SCHEDULE					
QUANT.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
4	AR	RED SUNSET MARLE	ACER RUBRUM 'RED SUNSET'	2.5" CAL.	B & B
5	TO	GREENSHIRE LITTLELEAF UNDEN	TILIA TOMENTOSA 'GREENSHIRE'	2.5" CAL.	B & B
4	GT	SKYLINE HONEY LOCUST	GLADIOLA TRILIANCOSA 'NEBULA SKYLINE'	2.5" CAL.	B & B
5	PC	PRUS CALIFERNIA PEAR	PIRUS CALIFERNIA	2.5" CAL.	B & B
4	AG	ALUMIN BRILLIANCE SPRINGBERRY	AMALANCHIER X GRANDIDORA	2.5" CAL.	B & B
4	MP	REDFLOWN CHAMPAGNE	MALUS REDFLOWN	2.5" CAL.	B & B
SHRUBS					
17	FI	L'AMWOOD GOLD FORSYTHIA	FORSYTHIA X INTERMEDIA 'L'AMWOOD GOLD'	24"-26" HT.	CONT.
23	EA	BURNING BUSH	EUONIMUS ALATUS COMPACTUS	24"-36" HT.	CONT.
18	BM	LITTLELEAF BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	24"-36" HT.	CONT.
20	JS	SEAGREEN JUNIPER	JUNIPERUS SEAGREEN	24"-36" HT.	CONT.
7	JV	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	15 GAL.	B & B
EMERGENS					

LANDSCAPE REQUIRED = 200 S.F./10 PARKING SPACES
130 SPACES/10 x 200 = 2,600 S.F.
LANDSCAPE AREA PROVIDED = 4,046 S.F.
INTERIOR TREES REQUIRED
2 CANOPY TREES/10 SPACES
130/10 x 2 = 26 PROP. + 2 EX. = 28
STREET TREES = NOT PROVIDED DUE TO BUILDING BEING
MOVED CLOSER TO R.O.W. (ROOM NOT AVAILABLE)



LANDSCAPE SPECIFICATIONS

- Prior to construction, the Landscape Contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The Landscape Contractor is responsible for repairing any and all damage to utilities, structures, site furnishings, etc., which occur as a result of the landscape construction.
- All plants shall be healthy, vigorous materials, free from disease and pests and that comply with the University and Landscaping Association.
- The Landscape Contractor shall be responsible for verifying all quantities shown on these plans before pricing/and/or installation.
- The Landscape Contractor shall completely guarantee all plant material for the period of one (1) year from the date of installation. The contractor shall be responsible for all plant material that dies or is replaced during the warranty period. All plants shall be installed in accordance with the specifications of the manufacturer.
- All plants shall be held and nurtured on site until they are ready for installation. All trees shall be staked and supported with 3" hardwood staked mulch.
- All plants and installation are subject to the approval of the owner/tenant.
- All planting beds must have weed barrier and be completely mulched with 3" hardwood shredded mulch, free of mud and debris. Some locations may call for stone mulch, refer to plan.
- The top of all areas of bank cover shall be at grade of adjacent curb, walk or edge of pavement, with the exception to the raised planter in which the top of the mulch shall meet the bottom of the curb or the planter.
- The planting soil mixture specified for any planters shall be compressed of topsoil and additional amendments as specified on the drawings. The contractor shall be responsible for all soil amendments and shall be free of stones, lumps, sticks, toxic substances or other extraneous materials that may be harmful to plant growth or that would interfere with future maintenance.
- At all times, the contractor shall keep the premises clean.
- It is the Landscape Contractor's responsibility to determine water application rates and proper programming of the controller.
- No substitutions of plant materials shall be made without prior written permission of the owner.
- Owner/tenant will inspect the plants at the end of the warranty period. (All plants are to be inspected and approved during the final landscape planting session 51 to satisfactory cost to the owner/tenant.)

BENCHMARKS:

BENCHMARK #1 ELEV. = 862.07
CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170± EAST AND 30± NORTH OF NORTHWEST CORNER OF #1655 HASLETT ROAD.

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

LEGEND:

- EXT. CONTOURS
- EXT. SANITARY MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- MANHOLE (EXIST.)
- UTILITY EMBLEMMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- FIRE HYDRANT
- WATER VALVE
- THROST BLOCK
- PROPOSED TOP OF CURB ELEV.

EX. LEGEND:

- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = BUILDING CONTOUR ELEVATION
- = TRANSFORMER
- = SANITARY SEWER
- = WATER LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE

EX. SANITARY SEWER (WARRANTY):

- CATCH BASIN #100: RM ELEV. = 860.14, 8" VCP N INV. = 861.50, 8" VCP W INV. = 854.22
- CATCH BASIN #101: RM ELEV. = 861.52
- STORM MANHOLE #102: RM ELEV. = 864.12, 8" VCP N INV. = 855.03, 8" VCP W INV. = 850.07
- CATCH BASIN #103: RM ELEV. = 863.83
- CATCH BASIN #104: RM ELEV. = 862.08, 8" VCP N INV. = 866.14, 8" VCP W INV. = 862.53
- CATCH BASIN #105: RM ELEV. = 863.48, 8" VCP N INV. = 853.48, 8" VCP W INV. = 854.22
- CATCH BASIN #204: RM ELEV. = 859.48, 8" VCP N INV. = 862.53, 8" VCP W INV. = 862.53
- CATCH BASIN #205: RM ELEV. = 863.69, 8" VCP N INV. = 853.69, 8" VCP W INV. = 854.22
- CATCH BASIN #206: RM ELEV. = 861.90, 8" VCP N INV. = 856.67, 8" VCP W INV. = 856.67
- CATCH BASIN #207: RM ELEV. = 861.63, 8" VCP N INV. = 854.98, 8" VCP W INV. = 854.98
- CATCH BASIN #208: RM ELEV. = 862.43, 8" VCP N INV. = 849.58, 8" VCP W INV. = 849.58
- CATCH BASIN #209: RM ELEV. = 859.77, 8" VCP N INV. = 854.79, 8" VCP W INV. = 850.32
- CATCH BASIN #210: RM ELEV. = 862.43, 8" VCP N INV. = 850.32, 8" VCP W INV. = 850.32
- CATCH BASIN #211: RM ELEV. = 862.85, 8" VCP N INV. = 852.35, 8" VCP W INV. = 851.58
- CATCH BASIN #212: RM ELEV. = 854.25

EX. STORM SEWER (WARRANTY):

- CATCH BASIN #114: RM ELEV. = 859.08, 12" RCP W INV. = 855.92
- CATCH BASIN #115: RM ELEV. = 860.22, 12" RCP W INV. = 853.72, 12" RCP SE INV. = 853.67, 12" RCP SW INV. = 853.40
- CATCH BASIN #116: RM ELEV. = 858.65, 12" RCP W INV. = 852.08, 12" RCP SE INV. = 852.03, 12" RCP SW INV. = 852.03
- CATCH BASIN #117: RM ELEV. = 854.95, 12" RCP W INV. = 843.90, 12" RCP SE INV. = 843.90, 12" RCP SW INV. = 843.90
- CATCH BASIN #118: RM ELEV. = 844.61, 12" RCP W INV. = 841.36, 12" RCP SE INV. = 841.36, 12" RCP SW INV. = 841.36
- CATCH BASIN #119: RM ELEV. = 856.54, 12" RCP W INV. = 856.54, 12" RCP SE INV. = 856.54, 12" RCP SW INV. = 856.54
- CATCH BASIN #120: RM ELEV. = 856.25, 12" RCP W INV. = 856.25, 12" RCP SE INV. = 856.25, 12" RCP SW INV. = 856.25
- CATCH BASIN #121: RM ELEV. = 861.42, 12" RCP W INV. = 856.03

INTERNATIONAL SOCIETY OF ARBORICULTURE

1400 WEST ANTHONY DRIVE
CHAMPAIGN, IL 61821
(217) 355-9616 FAX

INTERNATIONAL SOCIETY OF ARBORICULTURE

1400 WEST ANTHONY DRIVE
CHAMPAIGN, IL 61821
(217) 355-9616 FAX

REVISIONS:

NO.	DATE	DESCRIPTION
1	11-19-13	KIPUPD
2	12-11-13	REVISIONS
3	12-11-13	KIPUPD
4	1-6-20	MUPUD
5	1-6-20	REVISIONS
6	4-16-20	MUPUD
7	4-16-20	REVISIONS

Pine Village of Meridian

DESIGNER: KEBS, INC.
PROJECT MGR: GJP
DATE: 10-7-19
APPROVED BY: HUDSON SENIOR LIVING, LLC

SCALE: 1" = 50'

SHEET 5 OF 7

JOB # 95818

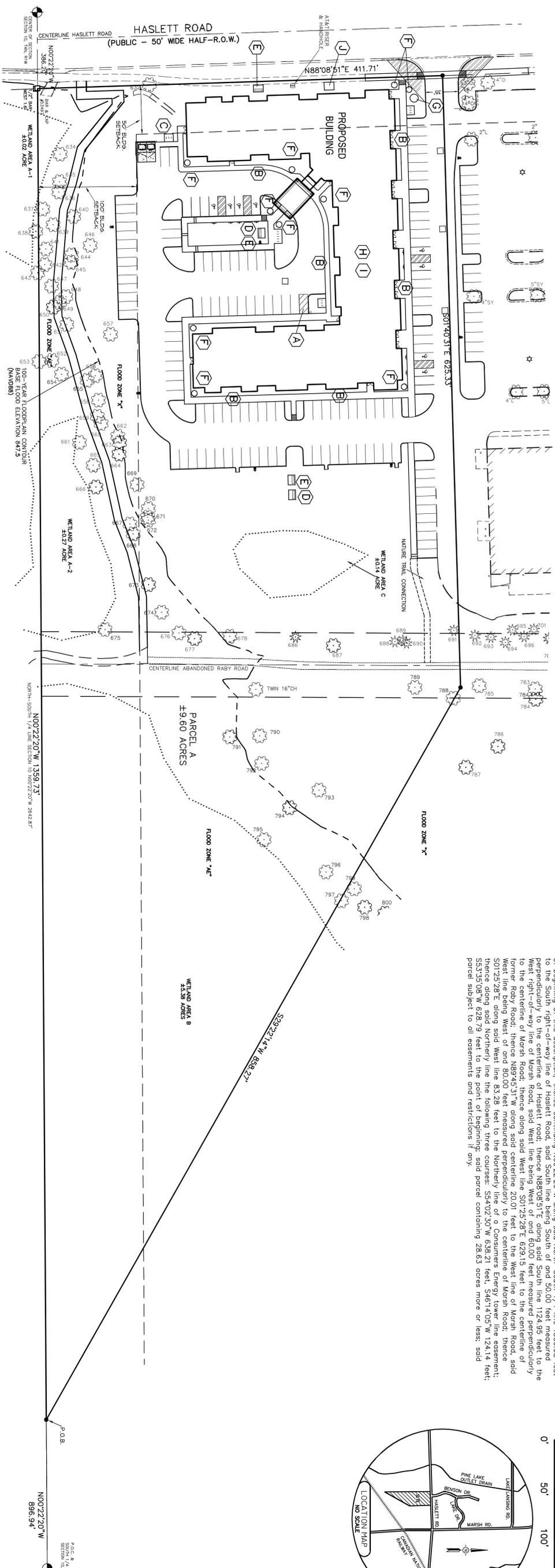
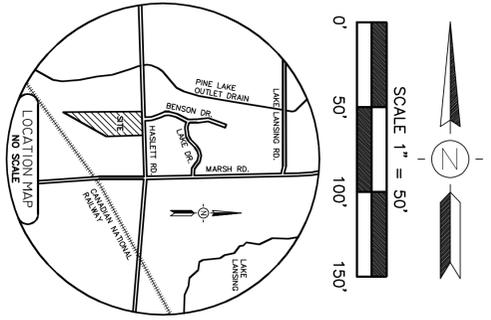
MUPUD PLAN FOR: Pine Village of Meridian

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

LEGAL DESCRIPTION:

AS SUBDIVIDED:

A parcel of land in the Southeast 1/4 of Section 10, 14N, 11W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10, thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 1509.58 feet to the South right-of-way line of Hoslett Road; said South line being South of and 50.00 feet measured perpendicular to the centerline of Hoslett Road; thence N88°08'51"E along said South line 1124.95 feet to the West right-of-way line of Marsh Road; said West line being West of and 60.00 feet measured perpendicular to the centerline of Marsh Road; thence along said West line S01°25'28"E 629.15 feet to the centerline of former Raby Road; thence N89°45'31"W along said centerline 20.01 feet to the West line of Marsh Road; said West line being West of and 80.00 feet measured perpendicular to the centerline of Marsh Road; thence S01°25'28"E along said West line 83.28 feet to the Northern line of a Consumers Energy tower line easement; thence along said Northern line the following three courses S54°02'30"W 638.21 feet, S46°14'05"W 1241.4 feet; S53°35'08"W 628.79 feet to the point of beginning; said parcel containing 28.65 acres more or less; said parcel subject to all easements and restrictions if any.

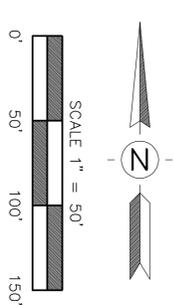
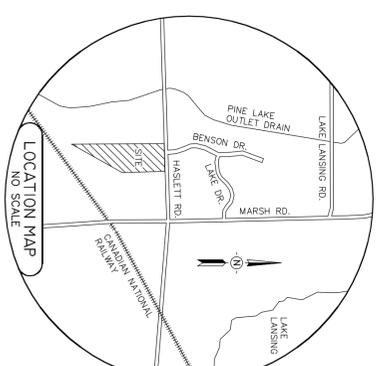
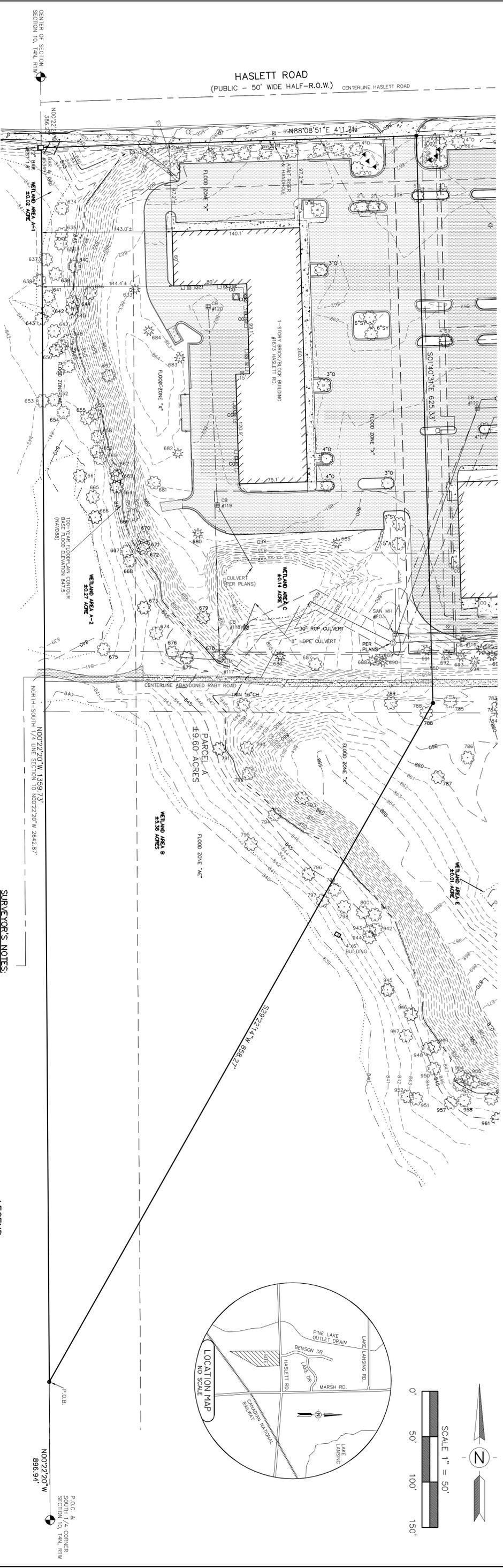


- BENCHMARKS:**
- BENCHMARK #1 ELEV. = 862.07
CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170± EAST AND 90± NORTH OF NORTHWEST CORNER OF #1655 HASLETT ROAD.
 - BENCHMARK #4 ELEV. = 863.05
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18± EAST AND 80± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.

- LEGEND**
- EXT. CONTOURS
 - EXT. WATER MAIN
 - EXT. SANITARY SEWER
 - EXT. STORM SEWER
 - EXT. ELEVATIONS
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - MANHOLE (NEW)
 - MANHOLE (EX)
 - UTILITY EASEMENT
 - CENTER LINE OF ROAD
 - ROAD RIGHT OF WAY
 - PROPERTY LINE
 - FIRE HYDRANT
 - WATER VALVE
 - HIGHEST VALVE
 - PROPOSED TOP OF CURB ELEV.
- EX. LEGEND**
- (M) = MEASURED DISTANCE
 - (R) = RECORD DISTANCE
 - = SET 1/2" BAR WITH CAP
 - = FOUND IRON AS NOTED
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = GRAVEL
 - = EXISTING SPOT ELEVATION
 - = EXISTING CONTOUR ELEVATION
 - = BUILDING OVERHANG
 - = SANITARY SEWER
 - = WATER MAIN
 - = GAS LINE
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND TELEVISION
 - = OVERHEAD WIRES
 - = EDGE OF WOODS
 - = DECIDUOUS TREE
 - = CONIFEROUS TREE
- EX. SANITARY SEWER (MANHOLE)**
- ① SANITARY MANHOLE #200
 - ② SANITARY MANHOLE #201
 - ③ SANITARY MANHOLE #201A
 - ④ SANITARY MANHOLE #201B
 - ⑤ SANITARY MANHOLE #202
 - ⑥ SANITARY MANHOLE #202A
 - ⑦ SANITARY MANHOLE #202B
 - ⑧ SANITARY MANHOLE #203
 - ⑨ SANITARY MANHOLE #203A
 - ⑩ SANITARY MANHOLE #203B
 - ⑪ SANITARY MANHOLE #204
 - ⑫ SANITARY MANHOLE #205
 - ⑬ SANITARY MANHOLE #205A
 - ⑭ SANITARY MANHOLE #205B
 - ⑮ SANITARY MANHOLE #206
 - ⑯ SANITARY MANHOLE #206A
 - ⑰ SANITARY MANHOLE #206B
 - ⑱ SANITARY MANHOLE #207
 - ⑲ SANITARY MANHOLE #207A
 - ⑳ SANITARY MANHOLE #207B
 - ㉑ SANITARY MANHOLE #208
 - ㉒ SANITARY MANHOLE #208A
 - ㉓ SANITARY MANHOLE #208B
 - ㉔ SANITARY MANHOLE #209
 - ㉕ SANITARY MANHOLE #209A
 - ㉖ SANITARY MANHOLE #209B
 - ㉗ SANITARY MANHOLE #210
 - ㉘ SANITARY MANHOLE #210A
 - ㉙ SANITARY MANHOLE #210B
 - ㉚ SANITARY MANHOLE #211
 - ㉛ SANITARY MANHOLE #211A
 - ㉜ SANITARY MANHOLE #211B
- EX. STORM SEWER (MANHOLE)**
- ① CATCH BASIN #10
 - ② CATCH BASIN #10A
 - ③ CATCH BASIN #10B
 - ④ CATCH BASIN #10C
 - ⑤ CATCH BASIN #10D
 - ⑥ CATCH BASIN #10E
 - ⑦ CATCH BASIN #10F
 - ⑧ CATCH BASIN #10G
 - ⑨ CATCH BASIN #10H
 - ⑩ CATCH BASIN #10I
 - ⑪ CATCH BASIN #10J
 - ⑫ CATCH BASIN #10K
 - ⑬ CATCH BASIN #10L
 - ⑭ CATCH BASIN #10M
 - ⑮ CATCH BASIN #10N
 - ⑯ CATCH BASIN #10O
 - ⑰ CATCH BASIN #10P
 - ⑱ CATCH BASIN #10Q
 - ⑲ CATCH BASIN #10R
 - ⑳ CATCH BASIN #10S
 - ㉑ CATCH BASIN #10T
 - ㉒ CATCH BASIN #10U
 - ㉓ CATCH BASIN #10V
 - ㉔ CATCH BASIN #10W
 - ㉕ CATCH BASIN #10X
 - ㉖ CATCH BASIN #10Y
 - ㉗ CATCH BASIN #10Z
 - ㉘ CATCH BASIN #10AA
 - ㉙ CATCH BASIN #10AB
 - ㉚ CATCH BASIN #10AC
 - ㉛ CATCH BASIN #10AD
 - ㉜ CATCH BASIN #10AE
 - ㉝ CATCH BASIN #10AF
 - ㉞ CATCH BASIN #10AG
 - ㉟ CATCH BASIN #10AH
 - ㊱ CATCH BASIN #10AI
 - ㊲ CATCH BASIN #10AJ
 - ㊳ CATCH BASIN #10AK
 - ㊴ CATCH BASIN #10AL
 - ㊵ CATCH BASIN #10AM
 - ㊶ CATCH BASIN #10AN
 - ㊷ CATCH BASIN #10AO
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 - ⓠ CATCH BASIN #10BS
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 - ⓣ CATCH BASIN #10BV
 - ⓤ CATCH BASIN #10BW
 - ⓥ CATCH BASIN #10BX
 - ⓦ CATCH BASIN #10BY
 - ⓧ CATCH BASIN #10BZ
 - ⓨ CATCH BASIN #10CA
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 - ⓰ CATCH BASIN #10CI
 - ⓱ CATCH BASIN #10CJ
 - ⓲ CATCH BASIN #10CK
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 - ⓷ CATCH BASIN #10CP
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 - ⓾ CATCH BASIN #10CW
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 - Ⓚ CATCH BASIN #10CY
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 - Ⓧ CATCH BASIN #10DA
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 - ⓷ CATCH BASIN #10EP
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 - Ⓚ CATCH BASIN #10SY
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 - ⓣ CATCH BASIN #10TV
 - ⓤ CATCH BASIN #10TW
 - ⓥ CATCH BASIN #10TX
 - ⓦ CATCH BASIN #10TY
 - ⓧ CATCH BASIN #10TZ
 - ⓨ CATCH BASIN #10UA
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 - ⓭ CATCH BASIN #10UF
 - ⓮ CATCH BASIN #10UG
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 - ⓴ CATCH BASIN #10UM
 - ⓵ CATCH BASIN #10UN
 - ⓶ CATCH BASIN #10UO
 - ⓷ CATCH BASIN #10UP
 - ⓸ CATCH BASIN #10UQ
 - ⓹ CATCH BASIN #10UR
 - ⓺ CATCH BASIN #10US
 - ⓻ CATCH BASIN #10UT
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 - Ⓛ CATCH BASIN #10UZ
 - Ⓧ CATCH BASIN #10VA
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 - ⓒ CATCH BASIN #10VF
 - ⓓ CATCH BASIN #10VG
 - ⓔ CATCH BASIN #10VH
 - ⓕ CATCH BASIN #10VI
 - ⓖ CATCH BASIN #10VJ
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 - ⓙ CATCH BASIN #10VL
 - ⓚ CATCH BASIN #10VM
 - ⓛ CATCH BASIN #10VN
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 - ⓝ CATCH BASIN #10VP
 - ⓞ CATCH BASIN #10VQ
 - ⓟ CATCH BASIN #10VR
 - ⓠ CATCH BASIN #10VS
 - ⓡ CATCH BASIN #10VT
 - ⓢ CATCH BASIN #10VU
 - ⓣ CATCH BASIN #10VV
 - ⓤ CATCH BASIN #10VW
 - ⓥ CATCH BAS

EXISTING PLAN

1655 & 1673 HASLETT ROAD & 1659 RABY ROAD, HASLETT, MI 48840



LEGAL DESCRIPTION:

(As provided by Transation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 284081LANS, Revision No. 1, dated August 22, 2019)

- PARCEL A:**
- A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds East along the centerline of Haslett Road, a distance of 886.27 feet to the point of beginning of this description; thence continuing North 00 degrees 22 minutes 20 seconds West along said North-South 1/4 line 1359.73 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularity to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 386.71 feet to the point of beginning; thence North 88 degrees 08 minutes 51 seconds East continuing along said South line 2000.00 feet; thence South 01 degrees 40 minutes 31 seconds East 570.00 feet; thence South 88 degrees 08 minutes 51 seconds West 3010.00 feet; thence North 00 degrees 22 minutes 20 seconds West 570.00 feet to the point of beginning.
- Together with and subject to on Ingress/Egress Easement described as: A tract of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds West along the centerline of Haslett Road, a distance of 886.27 feet to the point of beginning of this description; thence continuing North 00 degrees 22 minutes 20 seconds West along said North-South 1/4 line 1359.73 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularity to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 386.71 feet to the point of beginning; thence North 88 degrees 08 minutes 51 seconds East continuing along said South line 2000.00 feet; thence South 01 degrees 40 minutes 31 seconds East 570.00 feet; thence South 88 degrees 08 minutes 51 seconds West 3010.00 feet; thence North 00 degrees 22 minutes 20 seconds West 570.00 feet to the point of beginning.
- SCHEDULE B, SECTION II, EXCEPTIONS:**
- (As provided by Transation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 284081LANS, Revision No. 1, dated August 22, 2019)
- Item 11: Easement for Nemoka Drain purposes vested in Ingham County Drain Commissioner by instrument recorded in Liber 70 of Miscellaneous Records, Page 472, may cross parcel, is not plottable, therefore not shown hereon. Portions of instrument recorded in Liber 70 of Miscellaneous Records, Page 472 are hereon.
- Item 12: Easement for Nemoka Drain purposes vested in Ingham County Drain Commissioner by instrument recorded in Liber 70 of Miscellaneous Records, Page 484, may cross parcel, is not plottable, therefore not shown hereon. Instrument recorded in Liber 70 of Miscellaneous Records, Page 484 allows for enlargement and repair of existing drain with no specific easement location or route and course affected.
- Item 13: Easement granted to Consumers Energy Company recorded in Liber 948, Page 670, does not cross parcel, therefore not shown hereon.
- Item 14: Easement for Road purposes vested in Ingham County Road Commissioner by instrument recorded in Liber 1374, Page 996, abuts parcel, is plottable and shown hereon.
- Item 15: Easement for water main and sanitary sewer purposes vested in Charter Township of Meridian, a Municipal Corporation by instrument recorded in Liber 1377, Page 34, crosses parcel, is plottable and shown hereon.
- Item 16: Area affected by terms, conditions and provisions which are recited in Agreement recorded in Liber 1416, Page 828, crosses parcel, is plottable and shown hereon.
- Item 17: Easement for Haslett Village Square Branch of Pine Lake Outlet Drain purposes vested in Ingham County Drain Commissioner by instrument recorded in Liber 1416, Page 835, crosses parcel, is plottable and shown hereon.
- Item 18: Easement for Haslett Village Square Branch of Pine Lake Outlet Drain purposes vested in Ingham County Drain Commissioner by instrument recorded in Liber 1416, Page 839, now held by Long Development, Inc., crosses parcel, is plottable and shown hereon.
- Item 19: Easement for Haslett Village Square Branch of Pine Lake Outlet Drain purposes recorded in Liber 1416, Page 843, crosses parcel, is plottable and shown hereon.
- Item 20: Area affected by terms, conditions and provisions which are recited in Declaration of Reciprocal Governments, Restrictions and Easements described for perpetual ingress/egress easement described in said document, therefore not plottable, therefore not shown hereon.
- Item 21: Area affected by terms, conditions and provisions which are recited in Declaration of Reciprocal Governments, Restrictions and Easements described for perpetual ingress/egress easement described in said document, therefore not plottable, therefore not shown hereon.
- Item 22: Easement granted to Consumers Energy Company recorded in Liber 1541, Page 549, crosses parcel, is blanketed over a portion of the parcel, but no specific location of easement is described; area affected is plottable and shown hereon.
- Item 23: Easement granted to Consumers Energy Company recorded in Liber 1541, Page 549, crosses parcel, is blanketed over a portion of the parcel, but no specific location of easement is described; area affected is plottable and shown hereon.
- Item 24: Area affected by terms, conditions and provisions which are recited in Declaration of Reciprocal Governments, Restrictions and Easements described for perpetual ingress/egress easement described in said document, therefore not plottable, therefore not shown hereon.
- Item 25: Easement granted to Michigan Bell Telephone Company recorded in Liber 1545, Page 36, crosses parcel, is plottable and shown hereon.
- Item 26: Area affected by terms, conditions and provisions which are recited in the Drainage Easement recorded in Liber 1653, Page 1017, crosses parcel, is plottable and shown hereon.
- Item 27: Easements for utilities with abandoned Raby Street which are recited in Liber 2594, Page 568, crosses parcel, are plottable and shown hereon.

SURVEYOR'S NOTES:

- This plan was made of the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in September 2019.
- All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing CORS.
- All dimensions are in feet and decimals thereof.
- No building the dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lots, or from the subject property onto adjoining lots, except as shown hereon.
- Parcel abuts public Haslett Road and has vehicular access to said roadway via the ingress/egress easement described in the parcel legal description. ticket was submitted.
- Utilities are shown based on above-ground field evidence only. No MISS DIG ticket was submitted.
- ALTANSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:
- Shown on the survey map.
- Addresses of the surveyed property per the titework provided: 1655 Haslett Road, 1673 Haslett Road, & 1659 Raby Road, Haslett, MI 48840.
- By scaled map location and graphic plotting only, this property lies partly within Flood Zone "X1" areas outside the 1% annual chance floodplain, and partly within Flood Zone "AE" areas within the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map No. 260093 0156 D, dated August 16, 2011. The base flood elevation as determined from said mapping is 847.5 feet (NAVD88 datum), and said contour is shown graphically on the survey drawing.
- 9.60 Acres (418,211 square feet)
- Shown on the survey map.
- Shown on the survey map.

CERTIFICATION:

To Cypress Partners, LLC, a Michigan limited liability company, Haslett Village Square, LLC, Transation Title Agency, and Fidelity National Title Insurance Company.

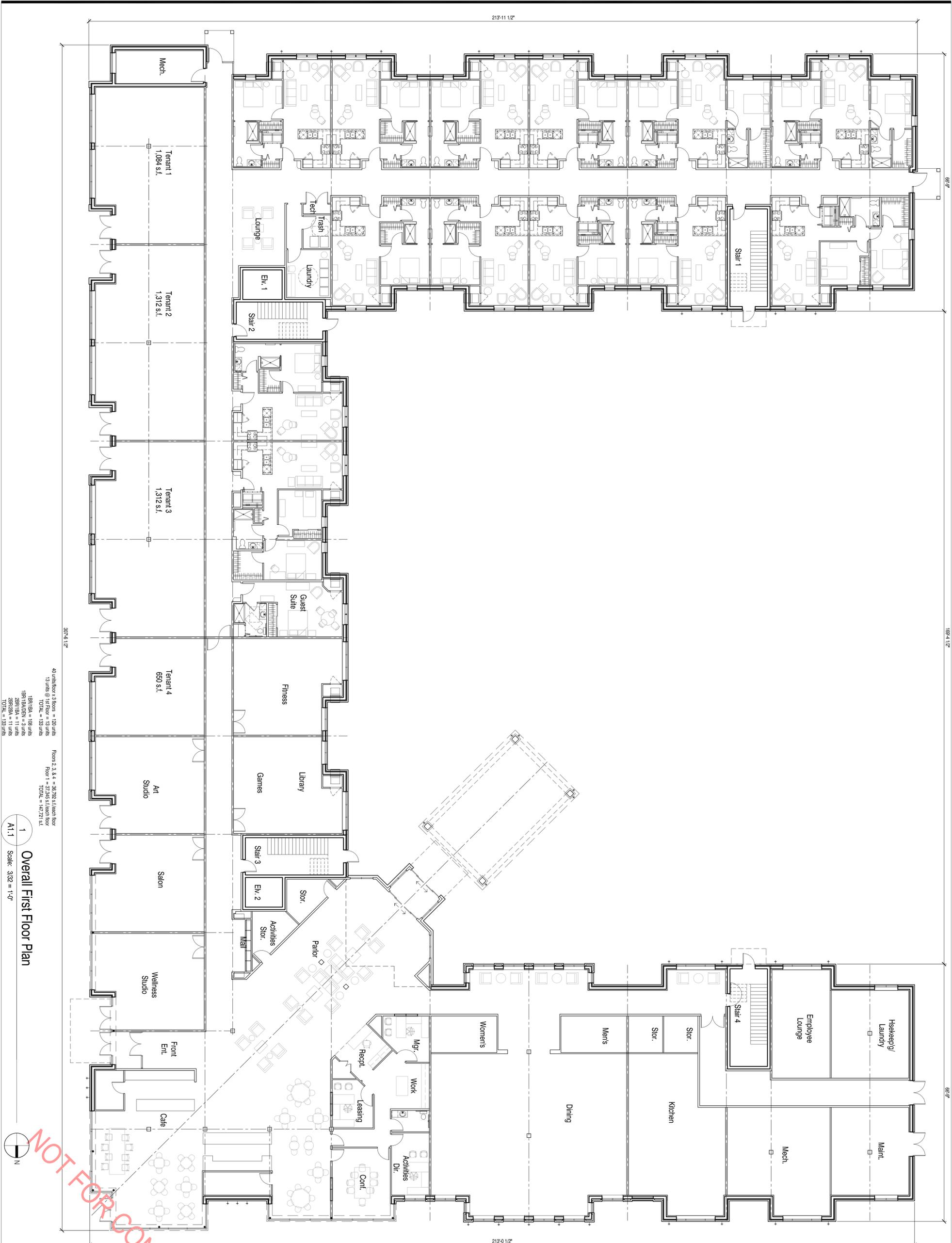
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, and 8 of Table A thereof. The fieldwork was completed on September 13, 2019.

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
- = DECK
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = HANDHOLE
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SIGN
- = POST
- = AIR CONDITIONING UNIT
- = LIGHT POSTS
- (±3" TALL, 8" DIAMETER)

REVISIONS	COMMENTS	DATE
09/13/2019	PRELIMINARY	

KEBS, INC.		ENGINEERING AND LAND SURVEYING	
216 HASLETT ROAD, HASLETT, MI 48840			
PH. 517-358-7000 WWW.KEBS.COM			
Morning Office - Ph. 289-781-9800		SECTION 10, 14N, R1W	
DRAWN BY SSF		JOB NUMBER	
FIELD WORK BY NAW		95688.ALT	
SHEET 7 OF 7			



40 units/floor x 3 floors = 120 units
 13 units @ 1st Floor = 13 units
 TOTAL = 133 units

Floors 2, 3 & 4 = 36,792 s.f./each floor
 Floor 1 = 37,345 s.f./each floor
 TOTAL = 147,721 s.f.

1BR/1BA = 108 units
 1BR/1BA/DEN = 3 units
 2BR/2BA = 11 units
 TOTAL = 122 units

1 Overall First Floor Plan
 Scale: 3/32" = 1'-0"



OWNER
 Cypress Partners, LLC
 280 West Maple Road, Suite 230
 Birmingham, MI 48009

PROJECT
 New Senior Apartments
 PINE VILLAGE
 of MERIDIAN TOWNSHIP
 1673 Haslett Road
 Haslett, MI 48840

ARCHITECT OF RECORD
 STEPHEN G. PARISEAU
 ARCHITECT
 NO. 60082
 104 W. Fourth St.,
 Suite 303
 Royal Oak, MI 48067
 248.829.7153 ph.

OWNER
 Stephen G. Pariseau, AA

DESIGN STUDIO LLC
 104 W. Fourth Street
 Suite 303
 Royal Oak, Michigan 48067
 248.629.7153 ph.
 248.629.7154 fax
 www.SHELTERSSTUDIO.LLC.com

Architect of Record
 STEPHEN G. PARISEAU
 ARCHITECT
 NO. 60082

Architect of Record
 Stephen G. Pariseau, AA

2019-2-26
 Project No.
 JMH
 Drawn By
 As Noted
 Scale

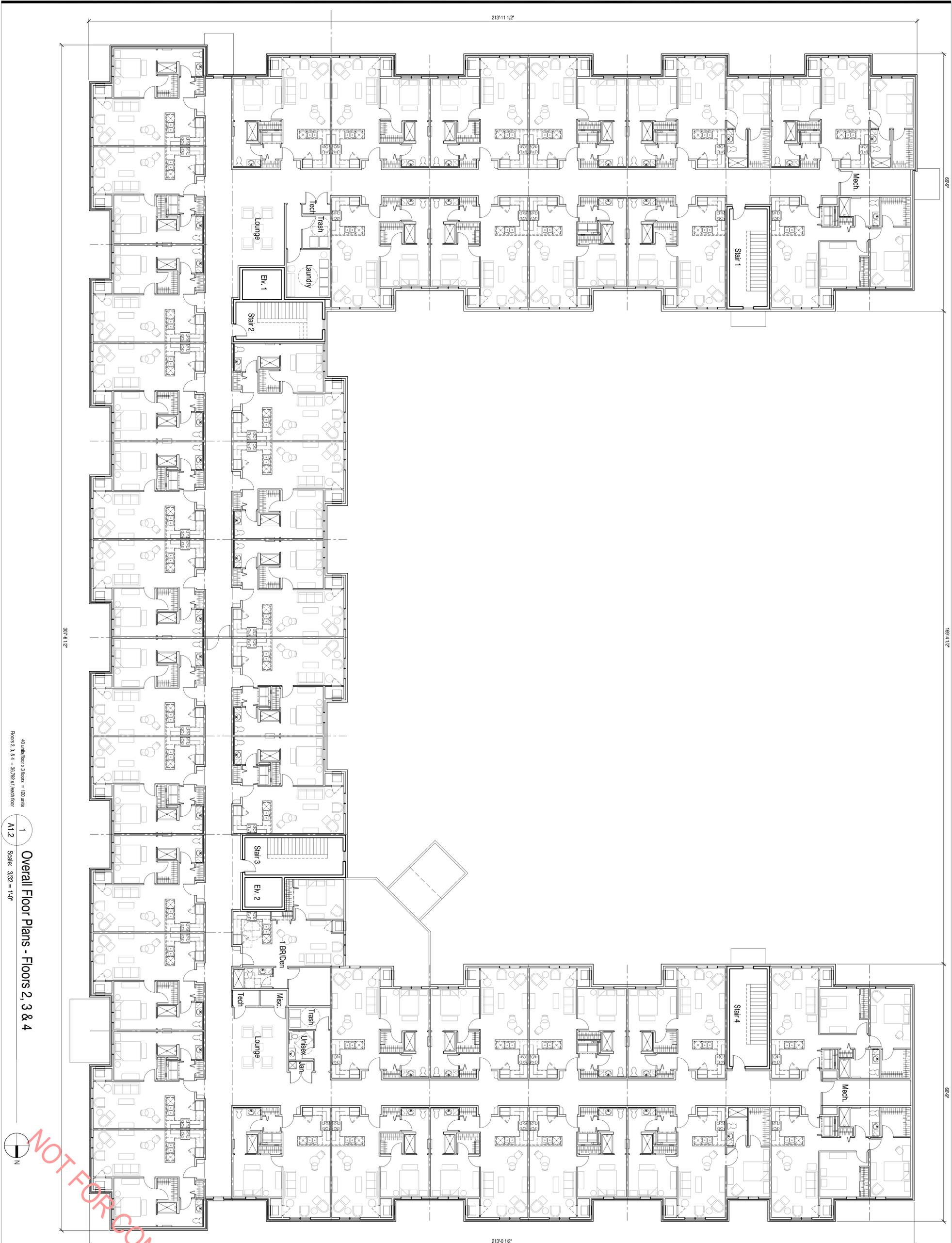
SGP
 Checked By

11:12:2019
 Date
 04-17-2020
 Date

1"=1'-0"
 1/2"=1'-0"
 3/8"=1'-0"
 3/16"=1'-0"
 1/8"=1'-0"

Overall First Floor Plan

NOT FOR CONSTRUCTION



40 units/floor x 3 floors = 120 units
 Floors 2, 3 & 4 = 367'2x51' floor plan

1
 A1.2

Overall Floor Plans - Floors 2, 3 & 4
 Scale: 3/32" = 1'-0"



NOT FOR CONSTRUCTION

<p>Overall Floor Plans Floors 2, 3 & 4</p> <p>2019-2-26 Project No. JMH Drawn By As Noted Scale</p>	<p>SGP Checked By</p>	<p>1"=1'-0" 1/2"=1'-0" 3/8"=1'-0" 1 1/2"=1'-0" 3/4"=1'-0" 1/4"=1'-0"</p>	<p>Issued For WUPUD Submittal WUPUD Submittal Date 11.12.2019 04.17.2020</p>	<p>Project New Senior Apartments PINE VILLAGE of MERIDIAN TOWNSHIP 1673 Haslett Road Haslett, MI 48840</p>	<p>Owner Cypress Partners, LLC 280 West Maple Road, Suite 230 Birmingham, MI 48009</p>	<p>Architect of Record STEPHEN G. PARISEAU ARCHITECT NO. 60682 Stephen G. Pariseau, AIA 104 W. Fourth St., Suite 303 Royal Oak, MI 48067 248.829.7153 ph.</p>	<p>www.SHELTERSTUDIO.LLC.com Architect of Record 104 W. Fourth Street Suite 303 Royal Oak, Michigan 48067 248.629.7153 ph. 248.629.7154 fax</p>
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