



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
November 2, 2021 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. Introduction of Police Sponsorship Candidate-Isabela Acker
 - B. Enhanced Township Website
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-October 19, 2021 Regular Meeting
 - C. Bills
 - D. Placement of Delinquent Special Assessments, Delinquent Utilities, Delinquent False Alarms, Unpaid Mowing & Code Violations and Misc. Fees on the Winter Tax Roll for 2021
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)
 - A. Rezoning #21-070 – 5114 Jo Don Drive – Rezone north half of property from RCC, Multiple Family – Maximum 34 dwelling units per acre, to RB, Single-Family, High Density-**Introduction**
 - B. 2022 Board Meeting Schedule Resolution
13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Town Hall Room A/V Upgrades
 - B. Township Signage
 - C. Mixed Use Planned Unit Development Ordinance Update
 - D. Appreciation Pay
 - E. Police Candidate Sponsorship
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



9A

**CONSENT AGENDA
BOARD COMMUNICATIONS
November 2, 2021**

From: vin_lyon-callo
To: [Board](#)
Subject: Deer Hunt in the Township
Date: Sunday, October 3, 2021 10:29:39 AM

As we have once again started to kill deer in Township parks and natural areas, I am wondering if there is any data available to support the justification for this Township policy? In following this over the last many years, it appears that the goals were to reduce the number of deer in the Township, cut down on damage to vegetation, decrease the number of auto/deer traffic accidents, and to decrease the damage to vegetation. Am I correct that those are the goals of the policy (I understand that the venison donations have been added)? If so, is there any data to demonstrate success? Looking at the data on traffic accidents involving deer, there does not appear to be a steady decrease (of course, to get the full picture a fuller analysis would be needed looking at things such as traffic volume, time of day, speed of vehicles involved in accidents, etc. which I do not have). It sure seems that the number of deer has not decreased, but I don't see a census to show that this has been accomplished.

I would hope that the Township Board is making decisions based upon the best data and science. Isn't there a saying about doing the same thing over and over again and expecting different results?

Thank you,

Vin Lyon-Callo
4112 Hulett Road
Okemos MI 48864

From: [Frank Walsh](#)
To: [Township Board](#)
Subject: Fwd: Meridian Deer Management Program
Date: Monday, October 4, 2021 10:22:01 PM

Please see below.

Frank

Sent from my iPhone

Begin forwarded message:

From: vin lyon-callo <>
Date: October 4, 2021 at 9:02:44 PM EDT
To: Emma Campbell <ecampbell@meridian.mi.us>
Cc: Frank Walsh <walsh@meridian.mi.us>, LuAnn Maisner <maisner@meridian.mi.us>, Derek Perry <perry@meridian.mi.us>
Subject: Re: Meridian Deer Management Program

Thank you for the quick response and information. And, for making so much information available on the website. I had read through all of that prior to sending my message and it sure does not appear to be a steady decline in accidents involving deer in the Township since the program's implementation (I think that 2020 is difficult to consider given the unusual circumstances with so many less people driving to school and work or home late at night due to the pandemic). I was just wondering if I was missing some data that clearly demonstrates the program has reduced the deer herds, the accidents, or the damage to vegetation. I guess that type of information is not available though. Thanks anyway.

Vin Lyon-Callo

On Mon, Oct 4, 2021 at 4:45 PM Emma Campbell <ecampbell@meridian.mi.us> wrote:

Hello Mr. Lyon-Callo,

Thank you for reaching out about the Meridian Deer Management Program. Attached is our 2021 Deer Management Plan, 2020-2021 final report, and car-deer collision data provided by the state police, all of which should help answer your questions.

Much of this information is available on the Township website at the following:

<https://www.meridian.mi.us/residents/living-with-wildlife/deer-management-program>

The DNR reviews our deer management plan each year before issuing permits for the archery season and police cull. We review the program each season to be more effective and made several beneficial changes last year.

According to the 2021 Meridian Township Resident Engagement and Priority Study, 81% of respondents support continuation of the Deer Management Program. This program is meant to improve the safety of our community, the conservation of our natural areas, as well as the health of our local deer herd.

Please let us know if you have any further questions after reviewing the reports. Thank you.

[Deer Management Program | Meridian Township, MI](#)

The 2020 Deer Management Program concluded its 10th year of the volunteer archery program and added a new early 2021 cull conducted and managed by the Meridian Township Police Department. The combined archery harvest and the police cull resulted a total deer harvest of 326 deer.

www.meridian.mi.us



Emma Campbell
she/her/hers
Land Stewardship Coordinator
Parks and Recreation
ecampbell@meridian.mi.us

W 517.853.4614 | F 517.853.4099
2100 Gaylord C. Smith Court | Haslett, MI 48864
[meridian.mi.us](http://www.meridian.mi.us)

October 15, 2021

Meridian Township Board

5151 Marsh Rd.

Okemos, MI 48864

Dear Township Board,

I urge you not to take the unprecedented action to provide a taxpayer-funded bonus of \$165,000 to employees in October 2021, that is proposed as a budget amendment by Clerk Guthrie and Trustee Jackson. A \$1,000 employee retention bonus already is in the approved 2022 budget.

Under corporate governance rules, the Board sets the policy, and the Manager implements the policy. With this potential action, the Board is overriding its governance role and straying into the management role. Management has informed you repeatedly that it is not in favor of this action. It creates the belief that management can be overridden by going to the Board. This creates an untenable position for your Manager, who has proven for years his capability to run a successful and fiscally prudent government operation.

Your argument that “we have the money” is bogus. It is not “your money”. It is the taxpayers’ money. In these uncertain times, when the Township has debt obligations, why would you reduce available funds? That is not prudent.

Although you may think that this is a “feel good” opportunity, I urge you to consider the ramifications of this action. The repercussions may be difficult to undo.

Please vote “no” on the budget amendment.

Sincerely,

Marna Wilson

Meridian Township Trustee 1992-1996

4545 Chippewa Dr.

Okemos, MI 48864

From: [Tim Potter](#)
To: [Board](#)
Subject: Fwd: Spin e-scooters obstructing Twp. sidewalks
Date: Thursday, October 21, 2021 9:24:05 PM

During my daily commuting to work @ MSU along Grand River Ave. I've been photographing and reporting incidents to MSU, City of E. Lansing and to Meridian Twp. staff of e-scooters (mostly Spin) obstructing and creating safety hazards on sidewalks. Here's a photo album I created where I've been archiving these photos since Sept. 1:
<https://photos.app.goo.gl/HeE4rhYWZGtVB4C49>

Note that some of the same scooters that I photographed this morning and reported to Spin were in the same locations this evening on my way home (see newest photos - they're ordered from newest to oldest in the album).

During a recent joint meeting of the City of E. Lansing Transportation Commission and the Meridian Township Transportation Commission I brought this concern up and asked if the City of EL or Meridian Twp. have agreements in place with Spin for their operation in our communities as Spin does with Mich. St. Univ. Staff from both communities replied that they do not.

Considering the daily incidents of these scooters that I've documented obstructing our sidewalks in similar locations along Grand River in Mer. Twp. (mostly between Northwind Dr. and the west boundary) I would encourage the Township to reach out to Spin and see what can be done to eliminate these safety hazards for our residents and others who travel along these sidewalks for their primary transportation.

At a recent meeting with Spin reps they indicated that they're able to start penalizing users for leaving scooters in locations that are hazardous to others or break ordinances, so that may be an option for them to start using in Meridian Township to reduce users leaving them on sidewalks.

Here is a contact for you:

Suzie Godlewski
Director of Partner Development [Spin](#)
suzie.godlewski@spin.pm | C 504.644.1232 | [LinkedIn](#)

Thank you for your consideration of this issue affecting many people who rely on our sidewalks/ paths in the township for their transportation or health/ recreation.

Tim Potter
4632 Van Atta Rd.
Okemos, MI 48864

[MSU Bike Advisory Comm.](#) member
[Mer. Twp. Transportation Commission](#) member
[TCBA Advocacy Comm.](#) member
[Ride of Silence](#) webmaster
[LCI #5207](#)

Ride of Silence: www.rideofsilence.org

2022 Ride of Silence: Wed. May 18th, 7:00 PM
One day. One time. One world, world wide.

Let the silence roar...



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

**LEGAL AD NOTICE: Silverstone Estates
Public Streetlighting Improvement
Special Assessment District No. 427
TUESDAY, NOVEMBER 16, 2021**

**CHARTER TOWNSHIP OF MERIDIAN
SILVERSTONE ESTATES PUBLIC STREETLIGHTING IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 427
NOTICE OF HEARING**

**TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY
CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT:**

Lots 2 through 23 (inclusive), Silverstone Estates

PLEASE TAKE NOTICE that a special assessment roll for the Silverstone Estates Public Streetlighting Improvements Special Assessment District No. 427 (install, operate, and maintain streetlights along Silverstone Way) has been prepared and is on file in the Office of the Township Clerk for public examination. Said special assessment roll has been prepared for the purpose of assessing the cost of the above described public improvements to the property benefited therefrom. All questions and/or concerns should be directed to Meridian Township Department of Public Works at (517) 853-4440.

TAKE FURTHER NOTICE that the Township Board will meet **Tuesday, November 16, 2021, at 6:00 p.m.** at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, for the purpose of reviewing said special assessment roll and hearing objections thereto. Said roll may be examined at the office of the Township Clerk during regular business hours and may be examined at the public hearing.

Appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the state tax tribunal. Your personal appearance at the hearing is not required, but you or your agent may appear in person at the hearing and protest the special assessment. To make an appearance and protest, you must file your written objections by letter or other writing with the Township Clerk before the close of this hearing. The owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal with 30 days after the confirmation of the special assessment roll if that person appeared and protested the special assessment at this hearing.

The Township Board may proceed with the improvement and special assessment district unless written objections from more than 20% of the property owners are filed with the Township Board at or before the hearing.

FOR PURPOSES OF THIS HEARING, THE AMOUNT TO BE ASSESSED AGAINST YOUR PROPERTY IS ESTIMATED TO BE: First Year Cost: \$100.52/lot
Annually Thereafter: \$ 31.24/lot (subject to adjustments annually)

CHARTER TOWNSHIP OF MERIDIAN

**Publish: Towne Courier
October 24, 2021 & October 31, 2021**

**Deborah Guthrie
Township Clerk**

1 Affidavit, please





CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY
LEGAL AD NOTICE: Daniels Drain
Public Drain Improvement
Special Assessment District No.21
TUESDAY, NOVEMBER 16, 2021

CHARTER TOWNSHIP OF MERIDIAN
DANIELS DRAIN PUBLIC DRAIN IMPROVEMENT SPECIAL ASSESSMENT DISTRICT NO. 21
NOTICE OF HEARING

TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT (See following legal description): A Drainage District located in parts of Sections 22, 23, 26 & 27, Meridian Township, T4N, R1W, Ingham County, Michigan. The property within this Drainage District description is as follows. Chief Okemos Plat, Lots 1 thru 6, Cornell Woods #1 Plat, Lots 1 thru 52, Cornell Woods #2 Plat, Lots 53 thru 62, Cornell Woods #3 Plat, Lots 63 thru 74, Cornell Woods #4 Plat, Lots 75 & 76, Cornell Woods #5 Plat, Lots 111 thru 114, Cornell Woods #6 Plat, Lots 119 thru 134, Cornell Woods #8 Plat, Lots 154 & 155, Cornell Woods North Plat, Lots 1 thru 25, Forest Hills #1 Plat, Lots 17 thru 28, Forest Hills #2 Plat, Lots 165 thru 187, Forest Hills #3 Plat, Lots 188 thru 248, Forest Hills #4 Plat, Lots 249 thru 253, Lots 290 thru 292, Lots 312 thru 314, Lots 316 thru 323, Navajo Ridge Plat, Lot 32 & 33, Supervisors Plat of Seneca Drive Plat, Lots 6 thru 9, Whispering Oaks Plat, Lots 1 thru 3, Lots 10 thru 29 and Lots 31 thru 37, Silverstone Estates Plat, Lots 4 thru 7, 20 and 21; also, beginning at the intersection of the centerline of Dobie Road and the South line of Section 22, thence east 533.9 ft. +/- to the SW corner of Lot 196, Forest Hills #3 Plat, thence North 1113.5 ft. +/- along the west line of said Plat to the NW corner of Lot 205, Forest Hills #3 Plat, thence East 1488.8 ft. +/- to the NE corner of Lot 177, Forest Hills #3 Plat, thence South 752.25 ft. +/- to the NW corner of Lot 12, Cornell Woods North Plat, thence East 1322.11 ft. +/- along North line of said Plat to the NE corner of Lot 24 of Cornell Woods North Plat, thence North 907.03 ft. to the NW corner of the Plat of Whispering Oak Subdivision, thence S76°28'10"E 1059.96 ft. along the South right of way line of Grand River Ave. to the NE corner of the Plat of Whispering Oak Subdivision, thence S08°59'20"W 240.25 ft., thence S00°21'20"W 240 ft., thence S89°38'40"E 333 ft. to the Centerline of Cornell Road, thence North along said centerline 3512.12 ft. +/-, thence west 1320 ft. +/-, thence south 802.37 ft. to the NE corner of the Silverstone Estates Subdivision, thence S00°02'33"W 594.17 ft., thence N89°52'04"E 32.99 ft., thence S00°15'17"E 99.80 ft., thence S89°51'33"W 691.98 ft., thence S00°19'35"E 279.61 ft., thence S89°35'16"W 668.07 ft. to the east right of way line of Powell Road, thence west 50 ft. to the centerline of Powell Road, thence South 14.5 ft. along said centerline, thence West 742 ft., thence South 50 ft. +/-, thence west 381.75 ft., thence south 296.27 ft. to the North right of way line of Grand River Avenue, thence Southwest 138 ft. +/- to the intersection of the South right of way line of Grand River Avenue and the South right of way line of Hamilton Road, thence SW along Hamilton Road right of way 282 ft +/-, thence South 290.18 ft., thence West 301.5 ft. +/-, thence north 267 ft. +/- to the South right of way line of Hamilton Road, thence southwest along said right of way line 28.9 ft., thence south 167 +/-, thence southwest 140 ft. +/- to the east right of way line of Dobie Road, thence south along said line 84 ft., thence west 33 ft. to the centerline of Dobie Road, thence S84°55'18"W 284 ft., thence North 247 ft. to the South right of way line of Hamilton Road, thence SW along said right of way line S84°55'18"W 67.10 ft., thence S05°05'03"E 164 ft., thence N89°47'28"W 63.96 ft., thence S00°12'32"W 85.60 ft., thence N89°44'57"W 132.64 ft., thence S00°19'03"W 175.84 ft. to the NW corner of Lot 4, Chief Okemos Plat, thence S00°57'37"S 87.40 ft., thence along the North line of Chief Okemos Plat thence N85°01'30"E 530.64 ft. to the centerline of Dobie Road, thence south 1318 ft. +/- to the beginning; also, beginning at the most SW corner of Lot 143, Cornell Woods #8 Plat, thence N89°41'37"E 330.0 ft., thence S72°39'22"E 230.87 ft., thence N89°41'37"E 155.0 ft. to the centerline of Cornell Road,



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY
LEGAL AD NOTICE: Daniels Drain
Public Drain Improvement
Special Assessment District No.21
TUESDAY, NOVEMBER 16, 2021

thence South on said centerline 689 ft., thence S89°41'39"W 705.0 ft. to the NE corner of Lot 139, Cornell Woods #7 Plat, thence North 760 ft. +/- to the beginning

PLEASE TAKE NOTICE in 2016, that the Township Board of the Charter Township of Meridian, deemed it advisable and necessary for the public health, safety, and welfare of the Township and its inhabitants to act on a request to formally petition the Ingham County Drain Commissioner to construct the needed improvements to the Daniels Drain (Chapter 20 Drain) and retention pond: to reduce the flooding, remove sediments from the pond, improve overall water quality and repair/replace broken pipes and appurtenances in the system; and defray a portion of the cost thereof by special assessment against the properties specially benefitted thereby.

The Ingham County Drain Commissioner developed plans to implement the necessary improvements to the Daniels Drain and bids were opened and approved in July 2021 resulting in Meridian Township's share of the Daniels Drain improvement costs of \$5,536,633. The Township Board approved on September 21, 2021 the funding of 50% of the Township's share of the Daniels Drain improvement cost from the Meridian Township General Fund and the assessment of the remaining cost (\$2,768,322) will be apportioned to the special assessment district using the principles of "benefits derived", which involve parcel size (benefiting acres), land use (coverage type) and a proximity factor to new infrastructure and tangible improvements. Plans and estimates have been prepared and are on file with the Township Clerk for public examination.

TAKE FURTHER NOTICE that the Township Board will meet **Tuesday, November 16, 2021, at 6:00 p.m.** at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, for the purpose of hearing objections to the special assessment district therefore. The Township Board is also interested in hearing those that favor the proposed project. Appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the state tax tribunal. Your personal appearance at the hearing is not required, but you or your agent may appear in person at the hearing and protest the special assessment. To make an appearance and protest, you must file your written objections by letter or other writing with the Township Clerk before the close of this hearing. The owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal within 30 days after the confirmation of the special assessment roll if that person appeared and protested the special assessment at this hearing.

CHARTER TOWNSHIP OF MERIDIAN

PUBLISH: Towne Courier
October 24, 2021 & October 31, 2021

Deborah Guthrie
Township Clerk

1 Affidavit, please





FOR IMMEDIATE RELEASE
October 25, 2021

CONTACT: Brandie Yates, Communications Manager
517.853.4208 | yates@meridian.mi.us

Celebrate Halloween in Meridian Township
Family Friendly Activities Offered for Spooky Fun

Meridian Township, MI – As Halloween approaches, Meridian Township announces family friendly activities for all ages. The following Halloween events will take place throughout the month of October:

“Howl”oween at the Meridian Dog Parks

Tuesday, October 26 - 6:30 pm to 8:00 pm
Small Dog Park (1960 Gaylord C. Smith Court)

Wednesday, October 27 - 6:30 pm to 8:00 pm
Large Dog Park (1990 Central Park Drive)

Celebrate with fellow dog lovers and treat your furry friend to a special evening of fun! Both events will feature a dog parade, Halloween backdrop photo opportunities, games such as musical SITS, search for treats in the BONE Yard and more. Registration is required and space is limited.

Meridian Historical Village Treats & Tours

Saturday, October 30 - 10:00 am to 1:00 pm
Meridian Historical Village (5151 Marsh Road)

The Historical Village Buildings will be open for walk-through tours. Goodies will be handed out at the Brick General Store.

Trick-or-Treating

Sunday, October 31 - 6:00 pm to 8:00 pm

Township officials remind residents to follow safety precautions if participating in Halloween-related activities. Due to rising concerns surrounding the COVID-19 pandemic and variants, residents should follow guidance from the Center for Disease Control and Prevention (CDC), Michigan Department of Health and Human Services (MDHHS) and the Ingham County Health Department (ICHHD) regarding crowd sizes, masking and social distancing.

For registration details and Halloween safety tips, visit the Meridian Township website at meridian.mi.us.

###

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



From: [Charles Kotz](#)
To: [Board](#)
Subject: Leaf blower ban - Meridian Township
Date: Tuesday, October 26, 2021 7:00:54 PM

Dear Board-

Many enlightened municipalities across the US are banning gas powered leaf blowers. The reason? Step outside your house and breathe the air and listen, (7 days a week). You have the opportunity to educate the public regarding alternatives to these abominations, and help lower the decibels in our neighborhoods, as well as clean the air.

Some action on this, from this Board?

<https://yaleclimateconnections.org/2021/01/are-leaf-blowers-bad-for-us/>

Sincerely,

Charles Kotz
1282 Silverwood Dr.

Sent from my iPhone

From: [Frank Walsh](#)
To: [Julie Brixie](#); [Daniel Opsommer](#)
Cc: [MTeam](#)
Subject: Fwd: Michigan Enhancement Grant
Date: Wednesday, October 27, 2021 7:52:52 PM
Attachments: [Mi Enhancement Grant Application Form FY22.pdf](#)
[Mi Enhancement Grant Project Budget.xlsx](#)

Julie & Dan,

Thanks for your efforts to help fund our 2023 pumper. Our community will benefit from your outstanding public service.

We received official notification below.

Frank

Sent from my iPhone

Begin forwarded message:

From: "Kristyn Blackmer (MEDC)" <blackmerk1@michigan.org>
Date: October 27, 2021 at 3:30:08 PM EDT
To: Frank Walsh <walsh@meridian.mi.us>, Miriam Mattison <mattison@meridian.mi.us>, Michael Hamel <hamel@meridian.mi.us>
Subject: Michigan Enhancement Grant

Dear Grantee:

This email is to inform you that your organization has received a Michigan Enhancement Grant, of \$225,000 as described in PA 87 of 2021, section 1096.

Please provide the following forms and information to the MEDC **no later than November 22, 2021**. This information will be incorporated into your grant agreement, so please fill out each section completely.

1. Michigan Enhancement Grant Application Form
2. Michigan Enhancement Grant Project Budget (Excel)

In addition, **your organization must be registered in the State of Michigan SIGMA Vendor Self-Service (VSS) System**. If you are already registered in SIGMA to receive electronic funds transfers (EFT) payments, please let us know in your response transmittal. If you are not yet registered, you may reference the attached SIMGA VSS Registration Instructions or follow this [VSS Registration Link](#) to sign up.

If you have any questions or concerns, please let me know.

Thank you,

Kristyn Blackmer

Budget and Grant Specialist

Michigan Economic Development Corporation

300 N. Washington Square | Lansing, MI 48913

NEW Cell: 517.899.8341 | Fax: 517.241.5640

blackmerk1@michigan.org

This message contains information which may be confidential and privileged. Unless you are the intended recipient (or authorized to receive this message for the intended recipient), you may not use, copy, disseminate or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and delete the message. Thank you very much.

From: [Dan Opsommer](#)
To: [Board](#)
Cc: [Frank Walsh](#)
Subject: Fw: MDOT public meeting Nov. 4 to discuss M-43 project in Meridian Township: CORRECTED FIRST MEETING TIME IS NOON
Date: Friday, October 29, 2021 10:57:40 AM
Attachments: [image002.png](#)
[Outlook-llfotbx.png](#)

FYI

Dan Opsommer
Meridian Township Trustee
Supervisor Pro Tem
Cell: 517.281.6034



A Prime Community

Meridian.mi.us
Facebook.com/MeridianTownship
Twitter.com/MeridianTwp

From: Steve Vagnozzi <>
Sent: Friday, October 29, 2021 10:55 AM

From: Michigan Dept of Transportation <MDOT@govsubscriptions.michigan.gov>
Sent: Thursday, October 28, 2021 8:38 AM
To: svagnozzi@comcast.net
Subject: MDOT public meeting Nov. 4 to discuss M-43 project in Meridian Township: CORRECTED FIRST MEETING TIME IS NOON



Having trouble viewing this email? [View it as a Web page.](#)

FOR IMMEDIATE RELEASE **THURSDAY, OCTOBER 28, 2021**
CORRECTION: FIRST MEETING TIME IS NOON
CONTACT: Aaron Jenkins, MDOT Office of Communications, 517-243-9075, JenkinsA10@Michigan.gov

MDOT public meeting Nov. 4 to discuss M-43 project in Meridian Township

WHAT:
The Michigan Department of Transportation (MDOT) invites the public to attend an open house regarding the upcoming resurfacing of [M-43 from Park Lake Road to Oak Pointe Court](#) in Meridian Township, Ingham County. Work is currently scheduled to begin in 2022. During this meeting, there will be a brief presentation followed by a question-and-answer session.

WHO:
Community stakeholders
Local businesses
Interested residents
MDOT staff

WHEN:
Thursday, Nov. 4, 2021
Noon and 4 p.m.

Where:
Town Hall Room
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Accommodations can be made for persons who require mobility, visual, hearing, written or other assistance for participation. Large print materials, auxiliary aids or the services of interpreters, signers, or readers are available upon request. Please contact Orlando Curry at 517-335-4381 or complete Form 2658 for American Sign Language (ASL) located on the Title VI webpage:

https://www.michigan.gov/mdot/0,4616,7-151-9621_31783---,00.html. Request should be made at least five days prior to the meeting date. Reasonable efforts will be made to provide the requested accommodation or an effective alternative, but accommodations may not be guaranteed.

To make a request, please send it at least seven days prior to the event to:

Orlando T. Curry
425 W. Ottawa St.
Lansing, MI 48909
Phone: 517-241-7462
Fax: 517-335-0945
TTY: 844-578-6563
CurryO@Michigan.gov

BACKGROUND:

MDOT is investing approximately \$12 million to perform resurfacing and drainage improvements on M-43. Work will include joint and crack repairs, intermittent curb and gutter replacement, spot drainage repairs, sidewalk ramp upgrades compliant with the Americans with Disabilities Act, pedestrian island installation, pavement markings upgrades, and traffic signal improvements. As part of this project, MDOT is partnering with Meridian Township and the Ingham County Drain Commission to relocate 200 feet of a 16-inch watermain and will be upgrading the Okemos and Grettenberger drains. Work is anticipated to begin in March 2022 for tree clearing activities, transitioning to road work beginning in April. The project is anticipated to be completed by June 2023. Road work is to be completed with one lane open in each direction on M-43. Business access will be maintained throughout the project.

COMMENT FORM:

Public input is being sought to help MDOT recognize and address any concerns that may result from this project. Please submit public comment by Nov. 14. Provide concerns/comments discussed at this meeting regarding the project using the [online comment](#) form or by mail, e-mail or phone to MDOT Public Involvement Specialist and Hearings Officer Monica Monsma at MonsmaM@Michigan.gov or:

Monica Monsma
MDOT Environmental Services Section
425 West Ottawa St.
P.O. Box 30050
Lansing, MI 48909
517-335-4381

From: [Ken Plaga](#)
To:
Cc: [Derek Perry](#); [Steven Vagnozzi](#); [Board](#)
Subject: RE: Pathway user safety during closure in front of Meridian Meadows
Date: Friday, October 29, 2021 11:30:21 AM

Tim,

The pathway is supposed to be open today. The work on the pathway was not the result of the drain work being done. I was on site today and spoke with both the staff working on the drain and the Walden ponds maintenance staff. They advised consumers intended to open the path today but there may be a delay due to the rain.

I was also unable to find any traffic law that required pathway detours at this time. I will update you if I find any further information.

Ken Plaga

Chief of Police

Plaga@meridian.mi.us

W 517.853.4800 |

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Tim Potter <>

Sent: Friday, October 29, 2021 11:14 AM

To: Ken Plaga <plaga@meridian.mi.us>

Cc: Derek Perry <perry@meridian.mi.us>; Steven Vagnozzi <>; Board <Board@meridian.mi.us>

Subject: Re: Pathway user safety during closure in front of Meridian Meadows

Was just reviewing the information about the various local road construction projects in the township in the Meridian Happenings newsletter that was just sent out to residents and there's nothing noted under the Daniels Drain project about the pathway being closed for this project.

<https://www.meridian.mi.us/government/township-goals-projects/2021-township-projects/-fsiteid-1#!/>

Please add this to the page for the benefit of our residents who use our pathway system for recreation or their primary transportation.

Thank you,
Tim

[MSU Bike Advisory Comm.](#) member

[Mer. Twp. Transportation Commission](#) member
[TCBA Advocacy Comm.](#) member
[Ride of Silence](#) webmaster
[LCI #5207](#)

Ride of Silence: www.rideofsilence.org

2022 Ride of Silence: Wed. May 18th, 7:00 PM

One day. One time. One world, world wide.
Let the silence roar....

On Fri, Oct 29, 2021 at 8:27 AM Tim Potter <> wrote:

Here are some photos and videos I shot at the site last evening on my way home from work for reference:

<https://drive.google.com/drive/folders/1H7pSVXBX-bNDpz9crNq9KvpBD0EEEQ&u?usp=sharing>

Thank you for considering the safety of our pathway users, some of the most vulnerable residents in our community.

Tim Potter

[MSU Bike Advisory Comm.](#) member
[Mer. Twp. Transportation Commission](#) member
[TCBA Advocacy Comm.](#) member
[Ride of Silence](#) webmaster
[LCI #5207](#)

Ride of Silence: www.rideofsilence.org

2022 Ride of Silence: Wed. May 18th, 7:00 PM

One day. One time. One world, world wide.
Let the silence roar....

On Thu, Oct 28, 2021 at 5:28 PM Tim Potter <> wrote:

Thank you for acknowledging my email regarding the closure of the pathway along Grand River Ave.

I believe detour signage should be placed at the pathway entrance to the apartment complex and at Forest Hills so that pathway users aren't surprised with the difficulty getting around the construction site.

Isn't this is a requirement in Michigan whenever a pathway is closed especially when there's no safe alternative? Wheelchair users, seniors with walkers, people with strollers, shopping carts or those with other wheeled devices are especially impacted and challenged with this closure.

Sent from Tim Potter's mobile

On Oct 28, 2021, at 2:53 PM, Ken Plaga <plaga@meridian.mi.us> wrote:

Tim,

I have received your email. I understand your concern. I do not feel that closing a lane is the appropriate or safe option for motor vehicle traffic. Any lane closure would be at the discretion of MDOT. Temporary closure of pathways are often done during construction. Deputy Manager Perry has contact the Drain Commission to see if they can create a temporary foot traffic pathway through the site. As you know cyclists can utilize the roadway while obeying State traffic laws.

We will keep you posted as to what response we receive from the Drain Commission.

<image003.jpg>

Ken Plaga

Chief of Police

Plaga@meridian.mi.us

W 517.853.4800 |

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Tim Potter <>

Sent: Thursday, October 28, 2021 1:33 PM

To: Derek Perry <perry@meridian.mi.us>; Ken Plaga <plaga@meridian.mi.us>; Steven Vagnozzi <>; Board <Board@meridian.mi.us>

Subject: Re: Pathway user safety during closure in front of Meridian Meadows

I would appreciate the courtesy of an acknowledgment of this email and the one last week re: Spin e-scooters on Township sidewalks.

Thank you,
Tim

[MSU Bike Advisory Comm.](#) member
[Mer. Twp. Transportation Commission](#) member
[TCBA Advocacy Comm.](#) member
[Ride of Silence](#) webmaster
[LCI #5207](#)

Ride of Silence: www.rideofsilence.org

2022 Ride of Silence: Wed. May 18th, 7:00 PM

One day. One time. One world, world wide.

Let the silence roar....

On Tue, Oct 26, 2021 at 9:16 PM Tim Potter

<> wrote:

| Good evening,

I've been watching the Ingh. Co. Drain Commission construction in and around the pond next to the Meridian Meadows apartments over the past several weeks and note that the very busy and sole pathway along Grand River has been closed now for some time. There appears to be no safe alternative for pathway users to get around the closed section other than walking/ jogging/ biking in the very busy roadway.

I have seen the curb lane closed with temporary barriers near the construction zone several times during this construction which has provided for a safe protected alternative for pathway users to get around (although not if they're in wheelchairs or other mobility device that requires ramps which is another concern).

Would it be possible for the construction crew to keep that curb lane closed with barriers for the remaining time that the pathway is closed to provide for a safe way around the closed pathway section? If not, what is the safe pedestrian detour route that is being provided to the hundreds of people who rely on this pathway to get back and forth to the commercial district of our community out of necessity or for their health/ wellness?

Thank you for letting me know.
Tim Potter

[MSU Bike Advisory Comm.](#) member
[Mer. Twp. Transportation Commission](#) member
[TCBA Advocacy Comm.](#) member
[Ride of Silence](#) webmaster
[LCI #5207](#)

Ride of Silence: www.rideofsilence.org

2022 Ride of Silence: Wed. May 18th, 7:00 PM
One day. One time. One world, world wide.
Let the silence roar....



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
November 10, 2021 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 21-10-27-1 (Loveridge & Dohr), 2050 Sheldrake Avenue, Okemos, MI, 48864

DESCRIPTION: 6074 Columbia Street
TAX PARCEL: 03-477-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay District

The variance requested is to construct a single-family home that does not meet the front yard setback, side yard setback, and driveway coverage requirements.

B. ZBA CASE NO. 21-11-10-1 (John E. Green Company), 220 Victor Avenue, Highland Park, MI, 48203

DESCRIPTION: 4910 Dawn Avenue
TAX PARCEL: 20-204-006
ZONING DISTRICT: I (Industrial)

The variance requested is to construct a seven-foot-tall fence at 4910 Dawn Avenue.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



**CONSENT AGENDA
PROPOSED BOARD MINUTES
November 2, 2021**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of October 19, 2021, as submitted.**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of October 19, 2021 with the following

amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD 2021 **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, October 19th, 2021 **6:00 pm**

PRESENT: Supervisor Styka, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski, Sundland

ABSENT: Clerk Guthrie

STAFF: Township Manager Walsh, Community Planning and Development Director Schmitt, IT Director Gebes, Deputy Manager Perry

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. ROLLCALL

Treasurer Deschaine moved to appoint Trustee Wisinski as temporary Clerk for tonight's meeting. Seconded by Trustee Jackson.

VOICE VOTE: YEAS: Supervisor Styka, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski

NAYS: None

Motion carried: 6-0

Trustee Wisinski called the roll of the board.

Supervisor Styka is attending via Zoom from Meridian Township due to health reasons.

4. PRESENTATION

A. Environmental Commission Green Grant Update-Haslett Middle School

Bridgett Booth gave a presentation on the Environmental Commission Green Grant Update to the board.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:15 pm.

Richard Harrington 820 Piper Road Haslett spoke against the Township's stance on his butterfly garden.

Supervisor Styka closed public remarks at 6:20 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported the township is scheduled to meet with the mall in November. The state audit on ARPA funding is completed and the township is cleared to receive the funding in 2022. The Tri-County managers group will meet with Julie Brixie and Trustee Opsommer on October 20th. Prime Meridian magazine is coming out mid-January, it will focus on township goals. October is volunteer appreciation month. The IT assessment group is having its first meeting October 20th. The upgrades to technology in Town Hall room proposal will be on the next meeting. There was a meeting on the road project and the problems on Lagoon Dr. A few streets may not be worked on in 2021 due to the amount of rain. The prevailing wage appeal for the Township is to be submitted next week.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Sundland

- Attended Economic Development Corporation meeting on October 7th the focus of the meeting was the village of Okemos. The project should be moving forward soon.

Treasurer Deschaine

- Attended Economic Development Corporation meeting on October 7th
- Attended Meridian Area Business Association meeting on October 7th
- Attending Takoma Hills meeting on October 13th
- Attended Capital Area Treasurers association on October 14th
- Deane Mulliet has been promoted to Deputy Treasurer

8. APPROVAL OF AGENDA

Trustee Wisinski moved to approve the agenda as presented. Seconded by Trustee Jackson.

VOICE VOTE: YEAS: Supervisor Styka, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski

NAYS: None

Motion carried: 6-0

Trustee Wisinski moved to remove item 13.D from the agenda with the intent of bringing the item back at a later date. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried: 6-0

9. CONSENT AGENDA

Supervisor Styka reviewed the Consent Agenda.

Treasurer Deschaine moved to approve the Consent Agenda as presented. Seconded by Trustee Opsommer.

Trustee Jackson asked about over 100 reimbursements for Tax overpayments.

Treasurer Deschaine explained the reimbursements were due to a misinterpretation of a letter sent out by the Treasurer Department.

Treasurer Deschaine explained why investment income is half of the normal rate.

ROLL CALL VOTE: YEAS: Trustees Jackson, Opsommer, Sundland Treasurer Deschaine, Supervisor Styka, Trustee Wisinski

NAYS: None

Motion carried: 6-0

Supervisor Styka asked if it should be expected for the rates to go back up.

Treasurer Deschaine explained that it's speculative.

A. Communications

Treasurer Deschaine moved that the communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Opsommer.

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

NAYS: None

Motion carried: 6-0

B. Approval of Minutes – October 5, 2021

Treasurer Deschaine moved to approve and ratify the minutes of October 5, 2021 as presented. Seconded by Trustee Opsommer.

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

NAYS: None

Motion carried: 6-0

C. Bills

Treasurer Deschaine moved to approve that the Township Board approve the Manager's Bills as follows: Seconded by Trustee Opsommer.

Common Cash	\$	690,609.39
Public Works	\$	541,920.27
Trust & Agency	\$	<u>188,187.58</u>
Total Checks	\$	1,420,717.24
Credit Card Transactions	\$	8,104.40
09/16/2021 to 09/29/2021		
Total Purchases	\$	<u>1,428,821.64</u>
ACH Payments	\$	<u>634,999.16</u>

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

NAYS: None

Motion carried: 6-0

D. Silverstone Estates Public Streetlighting Improvement SAD #427 – Resolution #2

Treasurer Deschaine moved to approve Silverstone Estates Public Streetlighting Improvement Special Assessment District #427- Resolution #4, which sets a public hearing for November 16, 2021, for the purpose of reviewing and hearing objections to the special assessment roll. Seconded by Trustee Opsommer.

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

NAYS: None

Motion carried: 6-0

E. Resolution of Declaration and Notice – MNRTF Grant Meridian Riverfront Park Pavilion Project

Treasurer Deschaine moved to approve the attached resolution of declaration and notice for the Meridian Riverfront Park Accessible Pavilion Project at Harris Nature Center as a grant requirement for funds received from the Michigan Natural Resources Trust Fund. Seconded by Trustee Opsommer.

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

NAYS: None

Motion carried: 6-0

F. Resolution of Declaration and Notice – LWCF Grant Meridian Riverfront Park Restroom Project

Treasurer Deschaine moved to approve the attached resolution of declaration and notice for the Meridian Riverside Accessible waterless restroom at Harris Nature Center as a grant requirement for funds received from the Land and Water Conservation Fund. Seconded by Trustee Opsommer.

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

NAYS: None

Motion carried: 6-0

G. Third Quarter 2021 Investment Report

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

NAYS: None

Motion carried: 6-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS-NONE

12. ACTION ITEMS

A. Set a Date for Township Board Study Session

Supervisor Styka outlined setting a date for the Township Board Study Session.

Treasurer Deschaine moved to approve a Township Board Study Session on Saturday, December 11th at a time to be determined for the purpose of setting 2022 goals and working out the strategy for spending American Rescue Plan grant money in Township Municipal Building in the Town Hall room. Seconded by Trustee Wisinski.

VOICE VOTE: YEAS: Treasurer Deschaine Trustees Jackson, Opsommer, Wisinski, Sundland, Supervisor Styka,

NAYS: None

Motion carried: 6-0

B. 2021 3rd Quarter Budget Amendments

Manager Walsh outlined 2021 3rd Quarter Budget Amendments.

Trustee Jackson moved to approve the 3rd quarter 2021 budget amendments with a decrease in budgeted fund balance for the general Fund in the amount of \$96,100 which projects a use of fund balance of \$1,108,085. Based on 2020 results, the projected fund balance at December 31, 2021 will be \$9,155,700. Seconded by Trustee Wisinski.

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

NAYS: None

Motion carried: 6-0

C. Daniels Drain Public Drain Improvement SAD #21 Resolution #2

Deputy Manager Perry outlined the Daniels Drain Public Drain Improvement SAD #21 Resolution #2.

Trustee Jackson moved to approve Daniels Drain Public Drain Improvement Special Assessment District No. 21 Resolution No.2; filing the plans showing the proposed special assessment district, and estimate of cost with the Clerk's Office; tentatively declaring intention to make the public drain improvements special assessment roll and defray 50% of the Township's share of the cost for the improvement; tentatively designates a special assessment district; and setting a public hearing for November 16, 2021. Seconded by Treasurer Deschaine.

Supervisor Styka asked who decides when a drain is a chapter 20 drain.

Deputy Manager Perry stated he assumes the township petitioned the drain office to make the drain and implemented it through the Chapter 20 process.

Max Cleaver representing Spicer Group spoke about Spicer Group's part in the maintenance of Daniels Drain and how they came up with the different costs to residents.

Treasurer Deschaine asked about the expected completion date for dredging the pond.

Deputy Manager Perry was not able to give a complete answer at this time.

Trustee Jackson asked how many chapter 20 drains are in Meridian Township.

Deputy Manager Perry stated he believes there are 7, but his goal is to convert all drains to public drain.

ROLL CALL VOTE: YEAS: Trustees Jackson, Supervisor Styka, Treasurer Deschaine, Trustee Wisinski, Sundland, Opsommer,

NAYS: None

Motion carried: 6-0

D. Tentative Preliminary Plat #19-012 – Sanctuary III – Extension

Director of Community and Planning Schmitt outlined the Tentative Preliminary Plat #19-012 -Sanctuary III – Extension.

Trustee Opsommer moved to adopt the resolution extending tentative preliminary plat approval for Sanctuary III to October 15, 2022. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Supervisor Styka, Treasurer Deschaine, Trustee Wisinski, Sundland, Opsommer, Jackson

NAYS: None

Motion carried: 6-0

E. Georgetown Sewer Payback District Resolution

Manager Walsh outlined the Georgetown Sewer Payback District Resolution.

Treasurer Deschaine moved to approve the Georgetown sewer payback district resolution. Seconded by Trustee Opsommer.

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

NAYS: None

Motion carried: 6-0

13. BOARD DISCUSSION ITEMS

A. Mixed Use Planned Unit Development Ordinance Update

Director Schmitt outlined the Mixed Use Planned Unit Development Ordinance Update for discussion.

Trustee Opsommer stated that 4 electric car charging stations is roughly 2% of parking in current projects. He discussed the amenity system with Director Schmitt.

Trustee Jackson stated she liked the development agreement. She also asked if the Planning Commission has seen the MUPUD update.

Director Schmitt stated they had not seen this version as the version they have seen is not much different from the current.

Treasurer Deschaine stated he would like to see feedback from the Planning Commission.

Trustee Opsommer asked if the township still allows applicants to use adjacent, existing commercial structures or projects towards the commercial requirement of an MUPUD project.

Director Schmitt did not have an answer at this time but stated he would likely not recommend the idea to this body.

Manager Walsh explained that he did not think it was a part of the Ordinance.

Director Schmitt stated he would review the Ordinance.

B. Rezoning #21-070 – 5114 Jo Don Drive – Rezone north half of property from RCC, Multiple Family – Maximum 34 dwelling units per acre, to RB, Single-Family, High Density

Director Schmitt outlined Rezoning #21-070 – 5114 Jo Don Drive for discussion.

The board discussed Rezoning #21-070 – 5114 Jo Don Drive.

C. City of Mason Building Contract

Director Schmitt outlined the City of Mason Building Contract for discussion.

Supervisor Styka asked how this is financially working out for the township.

Manager Walsh stated this is financially good for the township.

Trustee Wisinski asked if the staff could serve both Meridian and Mason effectively.

Director Schmitt stated they could.

Trustee Opsommer asked manager Walsh what the extra costs are.

Manager Walsh stated they take into account all forms of payment to staff on an hourly basis and then charge more.

Treasurer Deschaine moved to suspend the rules an act on this tonight. Seconded by Trustee Opsommer.

VOICE VOTE: YEAS: Trustees Jackson, Opsommer, Supervisor Styka, Treasurer Deschaine, Trustees Wisinski, Sundland

NAYS: None

Motion carried: 6-0

Treasurer Deschaine moved to approve the City of Mason contract that is brought to the board tonight and further the Township Manager Walsh sign the agreement. Seconded by Trustee Opsommer.

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

NAYS: None

Motion carried: 6-0

~~D. Appreciation Pay~~

E. CN Railroad Quiet Zone

Deputy Manager Perry outlined and discussed the CN Railroad Quiet Zone.

Supervisor Styka asked to clarify what a Railroad Quiet Zone is.

Deputy Manager Perry explained that there is a process that allows trains not to sound their horns when crossing certain tracks.

Trustee Jackson stated the estimates of the cost of both tracks are dated for 2019 and asked how realistic those numbers would be now.

Deputy Manager Perry stated they should be mostly accurate.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:17 pm.

Christina Canfield, 1351 Hickory Island Drive, Haslett spoke in support of the CN Railroad Quiet Zone.

Supervisor Styka Closed Public Remarks at 8:20 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Opsommer

- States Fiscal Year started October 1st, the township should receive a \$250,000 grant for a firetruck in 3-5 weeks.
- Stated the township cannot go below the federal guideline for poverty exemptions on affordable housing, but it can go above it. Currently the Township is 1.35 times the federal guideline.

16. ADJOURNMENT

Trustee Opsommer moved to adjourn. Seconded by Treasurer Deschaine.

VOICE/HAND VOTE: Motion carried 6-0

Supervisor Styka adjourned the meeting at 8:23 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

DEBORAH GUTHRIE
TOWNSHIP CLERK



To: Board Members
From: Miriam Mattison, Finance Director
Date: October 14, 2021
Re: Board Bills

**Charter Township of Meridian
Board Meeting
11/2/2021**

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

COMMON CASH	\$	631,937.52
PUBLIC WORKS	\$	19,600.46
TRUST & AGENCY	\$	261.95
TOTAL CHECKS:	\$	651,799.93
CREDIT CARD TRANSACTIONS		
10/14/2021-10/27/2021	\$	13,061.58
TOTAL PURCHASES:	\$	<u>664,861.51</u>
ACH PAYMENTS	\$	<u>490,460.85</u>

Vendor Name	Description	Amount	Check #
1. 85TH DISTRICT COURT	CASH BOND - T.MULLINS	450.00	106001
2. ACCOUNTEMP	TEMPORARY UB/BOOKKEEPING STAFF	870.75	
	TEMPORARY UB/BOOKKEEPING STAFF W/E 10/15/2021	1,393.20	
	TEMPORARY UB/BOOKKEEPING STAFF W/E 10/22/2021	1,306.13	
	TOTAL	3,570.08	
3. AIRGAS GREAT LAKES	MEDICAL OXYGEN	97.05	
	MEDICAL OXYGEN	107.41	
	MEDICAL OXYGEN	569.70	
	MEDICAL OXYGEN	83.73	
	TOTAL	857.89	
4. ASAP PRINTING	BUSINESS CARDS FOR B.FAULKNER	40.00	
5. AT & T	AT&T SWITCHED ETHERNET DATA SERVICE - THB - FS91	841.27	
6. AT & T	9.2.21-10.1.21 PSB FAX SERVICES	646.92	
	SEPT 2 - OCT 1 , AT&T SERVICES PSB FAX	644.43	
	TOTAL	1,291.35	
7. AT & T MOBILITY	9.4- 10.4 AT&T DISPATCH NON-EMERGENCY - 287252740666 - 51	76.32	
8. AUTO VALUE OF EAST LANSING	FLEET REPAIR PARTS 2021 - UNIT 134	1,400.00	
	FLEET REPAIR PARTS 2021	44.56	
	FLEET REPAIR PARTS 2021	21.19	
	FLEET REPAIR PARTS 2021	8.35	
	FLEET REPAIR PARTS 2021	22.28	
	FLEET REPAIR PARTS 2021	30.72	
	FLEET REPAIR PARTS 2021	30.72	
	FLEET REPAIR PARTS 2021	4.49	
	FLEET REPAIR PARTS 2021	310.94	
	CREDIT FLEET REPAIR PARTS 2021	(22.28)	
	FLEET REPAIR PARTS 2021	47.39	
	FLEET REPAIR PARTS 2021	(16.00)	
	FLEET REPAIR PARTS 2021	131.54	
	FLEET REPAIR PARTS 2021 - UNIT 79	34.55	
	FLEET REPAIR PARTS 2021	41.54	
	FLEET REPAIR PARTS 2021 - UNIT 135	5.71	
	FLEET REPAIR PARTS 2021 - STOCK	35.34	
	FLEET REPAIR PARTS 2021 - UNIT 128	7.99	
	FLEET REPAIR PARTS 2021 - STOCK	179.40	
	FLEET REPAIR PARTS 2021 - STOCK	35.34	
	FLEET REPAIR PARTS 2021 - UNIT 105	4.49	
	FLEET REPAIR PARTS 2021 - SHOP SUPPLY	160.30	
	FLEET REPAIR PARTS 2021 - SHOP SUPPLY	86.99	
	FLEET REPAIR PARTS 2021 - UNIT 104	5.49	
	TOTAL	2,611.04	
9. AVALON TECHNOLOGIES INC	VMWARE SUBSCRIPTION UPGRADE FROM ESSENTIALS TO ENTERPRISE	28,038.83	
10. BARNUM AND TENNY EAST	FIRE DEPARTMENT - UNIT 132 - BODY REPAIRS AND PAINT	3,714.29	
11. BARYAMES CLEANERS	OCTOBER - STANDARD POLICE UNIFORM CLEANING	604.65	
12. BLAINE ANDERSON	REIMBURSEMENT FOR NAPCH CANINE CERTIFICATIONS	109.32	
13. BOARD OF WATER & LIGHT	PAYMENT TO AVOID SHUT OFF	216.61	106002
14. BOBCAT OF LANSING	MOTOR POOL - PARKS - UNIT 56	625.61	
15. BOYNTON FIRE SAFETY SERVICE	BUILDINGS - SERVICE CENTER - FIRE SUPPRESSION HORN AND ST	250.00	

Vendor Name	Description	Amount	Check #
16. BRD PRINTING, INC	WETLAND BROCHURE & LETTER PRINTING AND PREPARE TO MAIL	334.85	
	WETLAND BROCHURE & LETTER PRINTING AND PREPARE TO MAIL	546.29	
	TOTAL	881.14	
17. BS&A SOFTWARE	TRAINING FOR D.MULIETT - TAX 1 & 2	300.00	
18. CAPITAL AREA TRANSPORTATION	PAYMENT FOR REDI RIDE PASSES	600.00	106003
19. CDW	BROTHER POCKETJET THERMAL PRINTER FOR POLICE	435.57	
20. COMCAST	OCT 14TH - NOV 13TH COMCAST FOR HOM TV - 8529 01 001 0000	311.31	
	NOV 1 - NOV 30TH COMCAST THB INET - 8529 11 416 0156422	437.40	
	OCT 29TH - NOV 26TH HNC COMCAST SERVICE - 8526 11 416 021	202.68	
	OCT 29TH - NOV 28TH COMCAST PD - 8529 11 416 0257253	24.03	
	OCT 19TH - NOV 18TH COMCAST SCADA INET - 8529 11416 02967	138.35	
	TOTAL	1,113.77	
21. CORECOMM INTERNET SERVICES	DNS HOSTING SEMI-ANNUAL INVOICE FROM CORECOMM	59.95	
22. CRYSTAL FLASH	FLEET FUEL 2021 - 2ND PO	12,308.87	
	FLEET FUEL 2021 - DIESEL	3,581.56	
	TOTAL	15,890.43	
23. DBI	OFFICE SUPPLIES - CLEANER	13.47	
	OFFICE SUPPLIES - FOLDERS	13.98	
	OFFICE SUPPLIES - CLIPS	5.52	
	TOTAL	32.97	
24. DEANNE MULIETT	MILEAGE REIMB TO AND FROM BANK	8.96	
25. DONALD & NANCY FRANK	REFUND FOR BALANCE ON ESCROW AMOUNT FOR WDV21-06	480.50	
26. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	5,866.40	
	LEGAL FEES	456.00	
	LEGAL FEES	45.00	
	LEGAL FEES	93.00	
	LEGAL FEES	339.00	
	LEGAL FEES	225.00	
	LEGAL FEES	214.50	
	LEGAL FEES	745.50	
	LEGAL FEES	122.50	
	LEGAL FEES	3,195.00	
	LEGAL FEES	276.50	
	LEGAL FEES	584.50	
	LEGAL FEES	35.00	
	LEGAL FEES	35.00	
	LEGAL FEES	80.00	
	LEGAL FEES	702.00	
	LEGAL FEES	290.00	
	LEGAL FEES	255.00	
	LEGAL FEES	35.00	
	LEGAL FEES	562.50	
	LEGAL FEES	80.00	
	LEGAL FEES	415.00	
	LEGAL FEES	350.00	
	LEGAL FEES	342.50	
	LEGAL FEES	2,500.00	
	LEGAL FEES	2,497.14	
	LEGAL FEES	591.43	
	LEGAL FEES	887.14	
	LEGAL FEES	887.14	
	LEGAL FEES	887.15	
	TOTAL	23,594.90	

Vendor Name	Description	Amount	Check #
27. FIRE SERVICE MANAGEMENT	FIRE GEAR CERTIFICATION/CLEANING	535.50	
28. FORESIGHT GROUP	#10 ENVELOPE	263.24	
	WATER BILLS AND POSTAGE FOR 2021	556.80	
	TOTAL	820.04	
29. FRONTLINE MEDICAL	AMBULANCE COT MAINTENANCE/PARTS	925.04	
	AMBULANCE COT MAINTENANCE/PARTS	161.37	
	AMBULANCE COT MAINTENANCE/PARTS	165.00	
	TOTAL	1,251.41	
30. GALLAGHER BENEFIT SERVICES, INC	OCT 2021 MONTHLY HEALTHCARE CONSULTING FEE	2,723.53	
31. GRANGER	RUBBISH & RECYCLING DISPOSAL SERVICES 2021	114.33	
	RUBBISH & RECYCLING DISPOSAL SERVICES 2021	81.06	
	RUBBISH & RECYCLING DISPOSAL SERVICES 2021	74.26	
	RUBBISH & RECYCLING DISPOSAL SERVICES 2021	87.00	
	RUBBISH & RECYCLING DISPOSAL SERVICES 2021	86.96	
	TOTAL	443.61	
32. H.C. BERGER COMPANY	COPIER USAGE 9.22-10.21	762.94	
33. HALT FIRE INC	MOTOR POOL - FIRE DEPARTMENT- UNIT 138	681.54	
34. HASLETT-OKEMOS ROTARY	KEN PLAGA -HASLETT-OKEMOS ROTARY CLUB 2021 3RD QTR. DUES	145.00	
35. HOLDEN ELECTRIC	CONTRACTOR OVERPAID FOR PERMIT PE21-0521. WE OWE A REFU	16.00	
36. IHSAN DJOMEHRI	HOMEOWNER OVERPAID FOR TRADE PERMITS	60.00	
37. INGHAM CONSERVATION DISTRICT	TREES TO ANNUAL GIVEAWAY ORGANIZED BY RECYCLING	500.00	
38. INTERNATIONAL CODE COUNCIL	MEMBER NO. 0375400 JOHN HECKAMAN, CHIEF BUILDING INSPEC	145.00	
39. JIMMERSON ROOFING	OVERPAYMENT FOR BUILDING PERMITS PB21-0924	75.00	
40. KENTWOOD OFFICE FURNITURE	REPAIR OFFICE CHAIR	32.86	
41. LANSING SANITARY SUPPLY INC	CLEANING SUPPLIES, EQUIPMENT	21.89	
	PAPER PRODUCTS AND CLEANING SUPPLIES FOR PARKS	422.24	
	CLEANING SUPPLIES, EQUIPMENT	248.56	
	CLEANING SUPPLIES, EQUIPMENT	130.65	
	STATE CONTRACT CUSTODIAL SUPPLIES 2021	383.59	
	TOTAL	1,206.93	
42. MADISON NATIONAL LIFE INS CO	2021 TOWNSHIP SPONSORED TERM LIFE & LTD INSURANCE	3,133.10	
43. MARYANN GROOP	CONSULTING FOR TREASURERS OFFICE	200.00	
44. MAX R	MERIDIAN HISTORICAL VILLAGE CUSTOM SIGN AND MESSAGE CENTE	2,725.00	
45. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX SPENDING 10/22/21 PAYROLL	370.23	
46. MERIDIAN TOWNSHIP BROWNFIELD	PASS THROUGH OF EGLE REIMBURSEMENT TO BRA ACCOUNT	1,800.00	
47. MERIDIAN TOWNSHIP RETAINAGE	MICHIGAN PAVING & MATERIALS - 2021 LOCAL ROAD PROGRAM - R	21,625.19	
48. MERRILL FORD	FORD FLEET REPAIRS AND PARTS 2021 - 677	163.96	
	FORD FLEET REPAIRS AND PARTS 2021 -128	97.26	
	FORD FLEET REPAIRS AND PARTS 2021 - 128	12.29	
	FORD FLEET REPAIRS AND PARTS 2021 -677	14.10	
	FORD FLEET REPAIRS AND PARTS 2021	12.41	
	TOTAL	300.02	
49. MICHAEL CHRISTIE	REFUND FOR OVERPAYMENT OF A BUILDING PERMIT FEE	145.00	

Vendor Name	Description	Amount	Check #
50. MICHIGAN ASSESSORS ASSOCIATION	2022 MICHIGAN ASSESSORS ASSOCIATION MEMBERSHIPS	90.00	
	2022 MICHIGAN ASSESSORS ASSOCIATION	90.00	
	2022 STUDENT MICHIGAN ASSESSORS ASSOCIATION	25.00	
	2022 MICHIGAN ASSESSORS ASSOCIATION	90.00	
	TOTAL	295.00	
51. MICHIGAN MUNICIPAL LEAGUE	WEBSITE CLASSIFIED ADS - PLANNER	60.96	
52. MICHIGAN PAVING	2021 LOCAL ROAD PROGRAM - REHAB AND RESURFACING	410,878.64	
53. MID-MICHIGAN CODE OFFICIALS ASSOC	JOHN HINES 2021 MMCOA MEMBERSHIP (4.1.21-3.31.21)	60.00	
	RANDALL JOE WADE MMCOA 2021 MEMBERSHIP 4.1.21-3.31.22	60.00	
	TOTAL	120.00	
54. OKEMOS COMMUNITY EDUCATION	2021 FALL RECYCLING EVENT USE OF CHIPPEWA MIDDLE SCHOOL	90.00	
55. OKEMOS MARATHON	VEHICLE TOWING - BLAZE MOPED RED	125.00	
	VEHICLE TOWING - WHITE HONDA RUCKUS	135.00	
	MOTOR POOL - POLICE DEPARTMENT - MOTORCYCLE GASOLINE	14.40	
	MOTOR POOL - POLICE DEPARTMENT - MOTORCYCLE GASOLINE	14.00	
	MOTOR POOL - POLICE DEPARTMENT - MOTORCYCLE GASOLINE	15.02	
	MOTOR POOL - POLICE DEPARTMENT - MOTORCYCLE GASOLINE	16.01	
	MOTOR POOL - POLICE DEPARTMENT - MOTORCYCLE GASOLINE	16.21	
	TOTAL	335.64	
56. PHIL DESCHAINED	MILAGE REIMB AROUND MERIDIAN TOWNSHIP	241.36	
57. PHOENIX SAFETY OUTFITTERS	LADDER BELTS FOR NEW TRUCK	409.22	
	FLIR THERMAL CAMERA K65	4,995.00	
	NEW REPLACEMENT FIRE GEAR	14,157.30	
	LADDER BELTS FOR NEW TRUCK	212.34	
	TOTAL	19,773.86	
58. PLM LAKE & LAND MANAGEMENT	2021 PERMIT APPLICATION FEE	1,500.00	
	2021 LAKE LANSING WATERSHED HARVESTING & HERBICIDE	26,900.00	
	TOTAL	28,400.00	
59. POLLY PRODUCTS	MEMORIAL BENCHES FOR MARSHALL PARK AND NANCY MOORE PARK;	3,710.25	
60. PRO-TECH MECHANICAL SERVICES	SERVICE CENTER - HVAC REPAIRS ESTIMATE	8,441.89	
61. QUALITY TIRE INC	MOTOR POOL TIRES - POLICE	1,545.00	
62. R & R FIRE TRUCK REPAIR INC	137 FIRE TRUCK REPAIR	321.50	
63. RECLAIMED BY DESIGN	NOV 2021 MONTHLY OPERATION OF RECYCLING CENTER	2,000.00	
64. RESERVE ACCOUNT	2021 TOWNSHIP POSTAGE FOR REMAINDER OF YEAR	5,000.00	
65. RHOADES MCKEE PC	TOTAL PROFESSIONAL SERVICES	578.75	
66. ROBERT HALF FINANCE & ACCOUNTING	PLACEMENT FEE FOR CHRISTINA WEBER UB	9,313.20	
67. SKYLINE OUTDOOR	MCT LOGO PARKS AND REC YARD SIGNS	110.00	
68. SOLDAN'S FEED & PET SUPPLIES	CANINE SUPPLIES FOR K9	70.88	
	CANINE SUPPLIES FOR K9	68.99	
	TOTAL	139.87	
69. SPARTAN DISTRIBUTORS	TORO MOWER REPAIR PARTS 2021 - 2ND	29.03	
70. SPICER GROUP	DANIELS DRAIN ASSESSMENT ROLL PROFESSIONAL SERVICES	739.50	
71. STATE OF MICHIGAN	DNR DEER MGMT DEER TAGS 2021	1,000.00	106004
72. SUPERIOR SAW	STIHL TS700 SAW	1,223.96	

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DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/02/2021 - 11/02/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GF

Vendor Name	Description	Amount	Check #
73. SUPREME SANITATION	PORT-A-JOHNS FOR PARKS	15.30	
	PORT-A-JOHNS FOR PARKS	90.00	
	PORT-A-JOHNS FOR PARKS	119.70	
	PORT-A-JOHNS FOR PARKS	90.00	
	PORT-A-JOHNS FOR PARKS	90.00	
	TOTAL	<u>405.00</u>	
74. TELEFLEX LLC	IO SUPPLIES/EQUIPMENT	562.50	
75. THE HARKNESS LAW FIRM PLLC	LEGAL FEES-UTC	6,813.63	
76. VARIPRO BENEFIT ADMINISTRATORS	MONTHLY FLEX ADMINISTRATION 2021	153.00	
77. WILDTYPE DESIGN	CHECK REQUEST NATIVE TREE PLANTING TIHART PRESERVE	324.41	
78. ZOLL MEDICAL CORP	HEART MONITOR SUPPLIES	643.03	
	HEART MONITOR SUPPLIES	475.59	
	AED'S FOR PARKS	1,458.60	
	HEART MONITOR SUPPLIES	360.00	
	TOTAL	<u>2,937.22</u>	
TOTAL - ALL VENDORS		631,937.52	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/02/2021 - 11/02/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: PWHRZ

Vendor Name	Description	Amount	Check #
1. CHRIS & DANIELLE WILCOX	REIMBURSEMENT OF PERFORMANCE GUARANTEE -COMPLETION OF SES	2,000.00	
2. CUMMINS BRIDGEWAY LLC	SEWER DEPARTMENT - UNIT 41 HANDLE REPAIR	58.58	
3. EJ USA, INC.	WATER - HYDRANT NOZZLE REPLACEMENTS - 1754 CENTRAL PARK D	641.21	
4. GALLAGHER BENEFIT SERVICES, INC	OCT 2021 MONTHLY HEALTHCARE CONSULTING FEE	526.47	
5. INGHAM COUNTY ROAD DEPARTMENT	COLD PATCH 2021	507.16	
6. JACK DOHENY COMPANIES INC	ROLLER WELD - BUSHING	49.16	
	CREDIT - PAID WITH CREDIT CARD	(124.85)	
	SEWER DEPARTMENT - MAIN LINE CAMERA PREVENTATIVE MAINTENA	817.82	
	CREDIT - PAID W CREDIT CARD	(175.00)	
	TOTAL	567.13	
7. MADISON NATIONAL LIFE INS CO	2021 TOWNSHIP SPONSORED TERM LIFE & LTD INSURANCE	385.35	
8. MIDWEST POWER EQUIPMENT	WATER DEPARTMENT - STIHL ECONOMY	987.56	
9. STATE OF MICHIGAN	T.KENNEL - PESTICIDE LICENSE RENEWALS	75.00	
	R.MACKENZIE - PESTICIDE LICENSE RENEWALS	75.00	
	M. ELLIS - PESTICIDE LICENSE RENEWALS	75.00	
	TOTAL	225.00	
10. TRI-COUNTY REGIONAL PLANNING	GROUND WATER MANAGEMENT BOARD PLEDGE 2021-2022	13,702.00	
TOTAL - ALL VENDORS		19,600.46	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/02/2021 - 11/02/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. PANERA, LLC	OVERPAYMENT SUMMER 2021 PROPERTY TAXES -2080 GRAND RIVER	248.73	13222
2. SHARON & JERRY MORRISETT	OVERPAYMENT SUMMER 2021 PROPERTY TAXES	13.22	13223
TOTAL - ALL VENDORS		261.95	

Credit Card Report10/14/2021-10/27/2021

Posting Date	Merchant Name	Amount	Name
2021/10/14	SQ *T SHIRT GOODS, LLC	\$175.00	ANDREW MCCREADY
2021/10/14	WILDTYPE DESIGN NATIVE P	\$108.14	EMMA CAMPBELL
2021/10/14	4ALLPROMOS	(\$15.00)	KRISTI SCHAEING
2021/10/14	RETRODUCK.COM	\$400.00	DENISE GREEN
2021/10/14	ULINE *SHIP SUPPLIES	\$90.53	CATHERINE ADAMS
2021/10/15	SQ *DAILY DISPATCH	\$405.00	MICHAEL HAMEL
2021/10/15	PAS*PASSPT LANSING PR	\$0.61	BART CRANE
2021/10/15	BEST BUY 00004168	\$719.98	SAMANTHA DIEHL
2021/10/15	MIWALL AMMO - 1	\$480.00	ANDREW MCCREADY
2021/10/15	RMI	\$574.37	KRISTI SCHAEING
2021/10/15	GRAINGER	\$14.44	ROBERT MACKENZIE
2021/10/15	GRAINGER	\$70.07	ROBERT MACKENZIE
2021/10/15	THE HOME DEPOT #2723	\$11.98	ROBERT MACKENZIE
2021/10/15	AMZN MKTP US*2776Q3R50 AM	\$25.05	MICHELLE PRINZ
2021/10/15	AMZN MKTP US*273PM4IT0	\$15.54	MICHELLE PRINZ
2021/10/15	AMAZON.COM*270HW05M2 AMZN	\$44.97	CATHERINE ADAMS
2021/10/15	PAYPAL *PARKSUP/WIL	\$120.87	CATHERINE ADAMS
2021/10/15	AMZN MKTP US*274IR85Q2	\$124.75	CATHERINE ADAMS
2021/10/18	THE HOME DEPOT #2723	\$30.41	LAWRENCE BOBB
2021/10/18	THE HOME DEPOT #2723	\$11.52	LAWRENCE BOBB
2021/10/18	THE HOME DEPOT #2723	\$31.35	ROBERT STACY
2021/10/18	AMZN MKTP US*2Y85X2FU0	\$10.98	SAMANTHA DIEHL
2021/10/18	AMZN MKTP US*2Y5E73L11	\$99.61	SAMANTHA DIEHL
2021/10/18	TRACTOR SUPPLY #1149	(\$20.00)	ANDREW MCCREADY
2021/10/18	TRACTOR SUPPLY #1149	\$399.96	ANDREW MCCREADY
2021/10/18	MEIJER # 025	\$25.77	ANDREW MCCREADY
2021/10/18	BIG LOTS #4679	\$7.84	BRIDGET CANNON
2021/10/18	OFFICEMAX/OFFICEDEPT#3379	\$80.17	BRIDGET CANNON
2021/10/18	DOLLAR TREE	\$8.00	BRIDGET CANNON
2021/10/18	STAPLS7341669860000001	\$27.49	KRISTEN COLE
2021/10/18	WM SUPERCENTER #2869	\$183.94	MIKE ELLIS
2021/10/18	KIMBALL MIDWEST PAYEEZY	\$359.42	TODD FRANK
2021/10/18	VAN ATTAS GREENHOUSE &	\$134.88	LUANN MAISNER
2021/10/18	AMAZON.COM*271O80RP0	\$18.98	MICHELLE PRINZ
2021/10/18	FEDEX 284964270657	\$71.18	WILLIAM PRIESE
2021/10/18	PHOENIX SAFETY OUTFITTERS	\$524.86	WILLIAM PRIESE
2021/10/18	FERNO WASHINGTON	\$533.75	WILLIAM PRIESE
2021/10/18	COVERT SCOUTING	\$32.99	ED BESONEN
2021/10/18	APPLE.COM/BILL	(\$31.79)	DAVID LESTER
2021/10/19	PAS*PASSPT LANSING PR	\$2.10	BART CRANE
2021/10/19	COMPLETE BATTERY SOURCE	\$21.21	KYLE FOGG
2021/10/19	MIDWEST POWER EQUIPMENT	\$13.98	KYLE FOGG
2021/10/19	AMZN MKTP US*2Y2UU7TW0	\$79.42	KRISTI SCHAEING
2021/10/19	HEARST NEWSPAPERSMIDWEST	\$9.95	MICHELLE PRINZ
2021/10/19	WEST SHORE FIRE INC	\$218.22	WILLIAM PRIESE
2021/10/20	WAL-MART #2866	\$8.26	BART CRANE
2021/10/20	TRACTOR SUPPLY #1149	\$119.99	ANDREW MCCREADY
2021/10/20	SOLDAN S PET SUPPLIES	\$10.74	ALLISON GOODMAN
2021/10/20	ASAP PRINTING	\$89.31	KRISTI SCHAEING
2021/10/20	MCKESSON MEDICAL SURGICAL	\$47.90	KRISTI SCHAEING
2021/10/20	STAPLS7341669860000002	\$99.99	KRISTEN COLE
2021/10/20	WAL-MART #2866	\$63.72	ROBIN FAUST

2021/10/20	ZOOM.US 888-799-9666	\$514.85	STEPHEN GEBES
2021/10/21	OFFICEMAX/OFFICEDEPT#3379	\$103.92	JANE GREENWAY
2021/10/21	FAST EDDIE S - OFFICE	\$350.00	KRISTI SCHAEDING
2021/10/21	AMAZON.COM*2Y4NO2VF1 AMZN	\$335.82	ROBERT MACKENZIE
2021/10/21	GRAINGER	\$87.84	ROBERT MACKENZIE
2021/10/21	PARTY CITY 492	\$7.99	LUANN MAISNER
2021/10/21	OMG NATIONAL	\$243.00	TAVIS MILLEROV
2021/10/21	JIMMY JOHNS - 90055 - MOT	\$222.00	MICHELLE PRINZ
2021/10/21	AMAZON.COM*2Y2AL8L82 AMZN	\$13.98	MICHELLE PRINZ
2021/10/21	GFS STORE #1901	\$7.98	MICHELLE PRINZ
2021/10/21	TARGET 00003657	\$64.44	WILLIAM PRIESE
2021/10/21	THE HOME DEPOT #2723	\$32.77	WILLIAM PRIESE
2021/10/22	WASHTENAW COMMUNITY	\$95.00	DEBBIE BUDZYNSKI
2021/10/22	HASLETT TRUE VALUE HARDW	\$95.95	EMMA CAMPBELL
2021/10/22	IN *JOHNSON, ROBERTS, & A	\$35.00	KRISTI SCHAEDING
2021/10/22	4IMPRINT	\$299.24	KRISTI SCHAEDING
2021/10/22	AMZN MKTP US*2Y0XW9JD2	\$303.90	ROBERT MACKENZIE
2021/10/22	CITY PULSE	\$255.60	LUANN MAISNER
2021/10/25	THE HOME DEPOT #2723	\$6.48	LAWRENCE BOBB
2021/10/25	THE HOME DEPOT #2723	\$5.68	LAWRENCE BOBB
2021/10/25	THE HOME DEPOT #2723	\$7.47	LAWRENCE BOBB
2021/10/25	WASHTENAW COMMUNITY	\$95.00	DEBBIE BUDZYNSKI
2021/10/25	MEIJER # 025	\$18.38	ANDREW MCCREADY
2021/10/25	THE HOME DEPOT #2725	(\$5.88)	JANE GREENWAY
2021/10/25	THE HOME DEPOT #2725	(\$1.99)	JANE GREENWAY
2021/10/25	THE HOME DEPOT 2725	\$100.00	JANE GREENWAY
2021/10/25	THE HOME DEPOT #2725	\$180.43	JANE GREENWAY
2021/10/25	MEIJER # 253	\$21.05	ALLISON GOODMAN
2021/10/25	STAPLS7342089867000001	\$132.63	KRISTEN COLE
2021/10/25	STAPLS7342185965000001	\$682.24	KRISTEN COLE
2021/10/25	AMAZON.COM*2Y6YX0IF1 AMZN	\$20.60	MICHELLE PRINZ
2021/10/25	AMZN MKTP US*2Y9BX5SS0	\$36.66	MICHELLE PRINZ
2021/10/25	LANSINGSTATE JOURNAL	\$9.99	MICHELLE PRINZ
2021/10/25	AMAZON.COM*2Y42T8VB2	\$15.75	MICHELLE PRINZ
2021/10/25	AMAZON.COM*2Y8QK6VZ2	\$61.78	MICHELLE PRINZ
2021/10/25	ADOBE ACROPRO SUBS	\$15.89	DENISE GREEN
2021/10/26	WAL-MART #2866	\$21.74	MIKE ELLIS
2021/10/26	ADOBE ACROPRO SUBS	\$14.99	DEREK PERRY
2021/10/26	MIDWEST POWER EQUIPMENT	\$35.00	KEITH HEWITT
2021/10/26	SQ *GREAT HARVEST BREAD C	\$800.00	MICHELLE PRINZ
2021/10/26	AMZ*WSJBARRON'S	\$4.00	MICHELLE PRINZ
2021/10/27	WESCO - # 3255	\$145.00	TYLER KENNELL
2021/10/27	WESCO - # 3255	\$158.25	TYLER KENNELL
2021/10/27	AMZN MKTP US*2Y7ZU92O2	\$15.98	SAMANTHA DIEHL
2021/10/27	SOLDAN S PET SUPPLIES	\$58.73	ALLISON GOODMAN
2021/10/27	WAL-MART #2866	\$117.35	KRISTI SCHAEDING
2021/10/27	THE HOME DEPOT #2723	\$79.97	MIKE ELLIS
2021/10/27	FEDERAL FLUID POWER	\$386.15	ROBERT MACKENZIE
2021/10/27	THE HOME DEPOT #2723	\$23.58	KEITH HEWITT
2021/10/27	DOLLAR TREE	\$12.00	MICHAEL DEVLIN
2021/10/27	STATE OF MI EMS	\$25.00	WILLIAM PRIESE

Total	\$13,061.58
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ACH Transactions

Date	Payee	Amount	Purpose
10/18/2021	ELAN	\$ 27,399.44	Credit Card Payment
10/20/2021	ICMA	\$ 39,145.66	Payroll Deductions 10/22/2021
10/20/2021	Blue Care Network	\$ 10,146.39	Employee Health Insurance
10/22/2021	Various Financial Institutions	\$ 271,480.35	Direct Deposit 10/22/2021
10/22/2021	IRS	\$ 99,009.16	Payroll Taxes 10/22/2021
10/22/2021	State of MI	\$ 14,597.05	MI Bus Tax 10/22/2021
10/22/2021	MCT Utilities	\$ 1,657.52	Water/Sewer for MCT
10/22/2021	Nationwide	\$ 4,804.02	Payroll Deductions 10/22/2021
10/27/2021	Blue Care Network	\$ 22,221.26	Employee Health Insurance
Total ACH Payments		<u><u>\$ 490,460.85</u></u>	



To: Board Members
From: Phil Deschaine, Treasurer
Date: October 29, 2021
Re: Placement of Delinquent Special Assessments, Delinquent Utilities, Delinquent False Alarms, Unpaid Lot Mowing/Code Violations and Misc. Fees on the Winter Tax Roll for 2021.

Listed below are the totals of the delinquent special assessments, delinquent utilities, delinquent false alarms, unpaid lot mowing fees and code violation fees that the Board must authorize for placement on the 2021 Winter Tax Roll for collection. All supporting documents are on file with the Treasurer’s Office.

Water:	Lake Lansing Watershed	\$ 8,561.01
	Grand River Water Main	\$ 11,390.82
Sewer:	Herron Creek Sanitary Sewer	\$ 5,470.23
	Kansas Rd. Sanitary Sewer	\$ 1,802.26
Sidewalks:	2018 Sidewalk	\$ 188.58
	2017 Sidewalk	\$ 97.63
Delinquent Utilities:		\$ 8,915.79
Delinquent False Alarms:		\$ 1,025.00
Unpaid Lot Mowing/Etc:		\$ 1,784.00

“Move to assess the charges identified I the staff memorandum with parcel identification available in the Treasurer’s Office dated November 2, 2021 for delinquent Special Assessments, Utility Bills, False Alarms, Nuisance, Lot Mowing/Code Violation, and Misc. Fees as a tax lien against the subject properties as authorized by Michigan Compiled Laws (MCL) 41.727, 41.728, and Meridian Township Ordinance Code Sections 58-32, 58-33, 78-98, 78-155, 46-5, 82-27, 18-1, and 18-15”

Marked Records
All Special Assessments
WINTER SEASON

Parcel No	Owners Name	Sp. Assessment	Amount
33-02-02-11-200-015	PREMOE, SHAWN DAVID TRUST	101: Dlg Utility Bill	10.50
33-02-02-28-102-007	OTOOLE, BETTY L	101: Dlg Utility Bill	72.09
33-02-02-03-454-009	HARMON, JEFFREY C	101: Dlg Utility Bill	76.62
33-02-02-06-452-006	BENEICKE, RICHARD P TRUST	101: Dlg Utility Bill	15.61
33-02-02-10-153-006	ZUMBRUNNEN, MARY	101: Dlg Utility Bill	175.95
33-02-02-11-179-017	MEDRANO, BENJAMIN & MINDY	101: Dlg Utility Bill	307.10
33-02-02-11-177-012	FRASER, BENJAMIN	101: Dlg Utility Bill	204.10
33-02-02-03-205-031	ROSS, LINDA	101: Dlg Utility Bill	20.75
33-02-02-34-426-004	MORRIS, ALLESHA A	101: Dlg Utility Bill	307.10
33-02-02-03-405-006	GATES, SCOTT C & JULIE A	101: Dlg Utility Bill	307.10
33-02-02-03-405-027	MCKENZIE, JAMES	101: Dlg Utility Bill	82.10
33-02-02-01-352-001	STEFAN, HEATHER A TRUST &	101: Dlg Utility Bill	234.52
33-02-02-12-302-006	KENNEY, JAMES E & JULEEN	101: Dlg Utility Bill	15.75
33-02-02-10-427-010	BRENNER, JEFFREY A S	101: Dlg Utility Bill	95.49
33-02-02-17-377-001	BAKER, GARY J & KATHLEEN	101: Dlg Utility Bill	12.65
33-02-02-29-402-016	XU, BINGWEI & JIN, YAPING	101: Dlg Utility Bill	10.25
33-02-02-28-226-010	BRYNES, ALISA R	101: Dlg Utility Bill	224.03
33-02-02-02-407-010	ROCKWELL, BRIAN	101: Dlg Utility Bill	1,966.35
33-02-02-06-377-049	S&S ACQUISITIONS GROUP	101: Dlg Utility Bill	32.78
33-02-02-05-402-072	DOYLE, B MELINDA & T MICH	101: Dlg Utility Bill	226.70
33-02-02-10-451-008	BARRON, CHELSEY & MIKE	101: Dlg Utility Bill	307.10
33-02-02-29-226-009	FOLAND, ANNETTE	101: Dlg Utility Bill	15.61
33-02-02-20-426-001	HERBERT, MELISSA	101: Dlg Utility Bill	36.83
33-02-02-29-126-004	PATRICK, WILLIAM T & ALIC	101: Dlg Utility Bill	307.10
33-02-02-33-252-009	NORTH, JAROD	101: Dlg Utility Bill	122.38
33-02-02-20-127-002	NORTHWIND PROPERTY GROUP	101: Dlg Utility Bill	36.50
33-02-02-21-406-001	INGHAM COUNTY TREASURER	101: Dlg Utility Bill	1,106.13
33-02-02-34-127-023	RAHBAR, MOHAMMAD H &	101: Dlg Utility Bill	755.66
33-02-02-11-327-008	POWERS, PAULA M TRUST	101: Dlg Utility Bill	52.58
33-02-02-06-402-039	BALLA, MALIK	101: Dlg Utility Bill	287.60
33-02-02-17-404-011	SHI, WENNA	101: Dlg Utility Bill	281.99
33-02-02-06-328-072	MARK SANDERS MERIDIAN LLC	101: Dlg Utility Bill	307.10
33-02-02-20-103-025	JAROS, SQUIRE & MARSCHALL	101: Dlg Utility Bill	211.01
33-02-02-03-184-012	MOHAMMED-ALI, WALEED	101: Dlg Utility Bill	55.70
33-02-02-28-328-006	CHEN REALTY LLC	101: Dlg Utility Bill	132.42
33-02-02-33-402-005	FATTEH, SAIF	101: Dlg Utility Bill	393.65
33-02-02-24-303-017	MARTELLINI, JAMES & JODY	101: Dlg Utility Bill	91.80
33-02-02-02-431-023	MILLER, JULIA R	101: Dlg Utility Bill	17.09
33-02-02-10-326-003	RKS CONSULTING LLC	118: Mowing/Code Viol	110.00
33-02-02-06-453-018	PELOQUIN, WILLIAM A & BON	118: Mowing/Code Viol	120.00
33-02-02-06-177-036	OCONNELL, KATHLEEN A	118: Mowing/Code Viol	135.00
33-02-02-06-452-005	NOURI, HADIS	118: Mowing/Code Viol	130.00
33-02-02-23-378-003	MOTALLEBI, BADRI VAHEDIAN	118: Mowing/Code Viol	130.00
33-02-02-06-127-018	WISEMAN, DEIRDRE	118: Mowing/Code Viol	140.00
33-02-02-06-378-010	FOSTER, JACOB S & AMBER	118: Mowing/Code Viol	110.00
33-02-02-06-328-044	SMITH, PHILIP L	118: Mowing/Code Viol	110.00
33-02-02-22-377-011	WEBSTER, MARK	118: Mowing/Code Viol	125.00
33-02-02-29-126-005	BIAN IRREVOCABLE TRUST, X	118: Mowing/Code Viol	125.00
33-02-02-16-252-002	LI, XINYAN & TANG, KUN	118: Mowing/Code Viol	130.00
33-02-02-06-402-019	LEE, ALFRED E & LYDIA D	118: Mowing/Code Viol	92.00
33-02-02-20-151-021	BOHART, GEORGE	118: Mowing/Code Viol	100.00
33-02-02-16-400-010	CHO FAMILY JT TRUST (THE)	118: Mowing/Code Viol	115.00
33-02-02-32-228-001	KUMARI, BALWANT	118: Mowing/Code Viol	112.00
33-02-02-22-402-013	JB REAL ESTATE HOLDINGS L	120: Dlg False Alarm	625.00
33-02-02-10-426-013	HASLETT & MLK DEVELOPMENT	120: Dlg False Alarm	75.00
33-02-02-05-451-011	GILMORE, JAMES M TRUSTEE	120: Dlg False Alarm	50.00
33-02-02-09-427-029	RCSC DEVELOPMENT COMPANY	120: Dlg False Alarm	125.00
33-02-02-05-202-007	RYCUS, RONALD K & LYNN K	120: Dlg False Alarm	50.00
33-02-02-15-400-025	WAL-MART STORES INC	120: Dlg False Alarm	100.00
33-02-02-02-102-026	KAZANJIAN, GREGORY & SUEL	500: Dlg LL Watershed	89.17
33-02-02-02-151-010	KAZANJIAN, GREGORY & SUEL	500: Dlg LL Watershed	178.34
33-02-02-02-151-017	GILLETT, MATTHEW A &	500: Dlg LL Watershed	178.34
33-02-02-02-151-022	FRISOSKY, JACKIE	500: Dlg LL Watershed	178.34
33-02-02-02-178-001	ONEILL, TAMUS Q	500: Dlg LL Watershed	89.18
33-02-02-02-178-015	BEATTY, SPENCER &	500: Dlg LL Watershed	89.18
33-02-02-02-179-020	TYLER, GARY L & SUZETTE L	500: Dlg LL Watershed	178.35
33-02-02-02-252-007	MILLIMAN, RICHARD & PENEL	500: Dlg LL Watershed	178.35
33-02-02-02-252-012	LICK, KEVIN D	500: Dlg LL Watershed	178.35
33-02-02-02-252-017	DILLON, DEBORAH U	500: Dlg LL Watershed	89.18
33-02-02-02-376-002	UPPAL, NANCY J & IQBAL S	500: Dlg LL Watershed	178.35
33-02-02-02-401-010	KULKA, BECKY BEAUCHINE	500: Dlg LL Watershed	178.35
33-02-02-02-402-008	DILLON, DEBORAH UTZ	500: Dlg LL Watershed	89.18
33-02-02-02-409-001	GENTILOZZI, JOHN PAUL & H	500: Dlg LL Watershed	89.18
33-02-02-02-411-002	TOBIAS, NATHAN R	500: Dlg LL Watershed	89.18
33-02-02-03-204-003	KNUTSON, BARBARA J TRUSTE	500: Dlg LL Watershed	178.35
33-02-02-03-204-014	VANACKER, MONICA	500: Dlg LL Watershed	178.35
33-02-02-03-204-027	KESKEY, DON L	500: Dlg LL Watershed	178.35
33-02-02-03-226-005	BYRNE, ELIZABETH M	500: Dlg LL Watershed	89.18
33-02-02-03-226-012	SMITH, TRIXIE G	500: Dlg LL Watershed	89.18

Marked Records
All Special Assessments
WINTER SEASON

Parcel No	Owners Name	Sp. Assessment	Amount
33-02-02-03-226-020	OESTERLING, MARK M & HEAT	500: D1q LL Watershed	89.18
33-02-02-03-227-001	MORRIS, JOHN & MARY	500: D1q LL Watershed	89.18
33-02-02-03-227-002	MORRIS, JOHN & MARY	500: D1q LL Watershed	89.18
33-02-02-03-227-003	MORRIS, JOHN & MARY	500: D1q LL Watershed	89.18
33-02-02-03-227-004	MORRIS, JOHN & MARY	500: D1q LL Watershed	89.18
33-02-02-03-227-014	BALLARD, BRIAN	500: D1q LL Watershed	89.18
33-02-02-03-227-021	MORRIS, JOHN & MARY	500: D1q LL Watershed	178.35
33-02-02-03-227-022	MORRIS, JOHN & MARY	500: D1q LL Watershed	178.35
33-02-02-03-227-026	CARPENTER, STEVEN TRUSTEE	500: D1q LL Watershed	178.35
33-02-02-03-227-043	MONTGOMERY, R MICHAEL	500: D1q LL Watershed	178.35
33-02-02-03-251-001	GARZA, ENEDINA &	500: D1q LL Watershed	89.18
33-02-02-03-252-006	VOLLMAR, CATHIE M	500: D1q LL Watershed	89.18
33-02-02-03-252-007	HOLLSTEIN, WERNER & BARBA	500: D1q LL Watershed	89.18
33-02-02-03-252-008	HOLLSTEIN, WERNER & BARBA	500: D1q LL Watershed	89.18
33-02-02-03-252-015	HOLLSTEIN, WERNER & BARBA	500: D1q LL Watershed	89.18
33-02-02-03-253-027	OBRIEN, SHAWN	500: D1q LL Watershed	178.35
33-02-02-03-254-006	SCHNEIDER, ADAM E	500: D1q LL Watershed	89.18
33-02-02-03-255-026	USMAN, SAM JR	500: D1q LL Watershed	89.18
33-02-02-03-256-009	SPERIC, MARKO &	500: D1q LL Watershed	89.18
33-02-02-03-402-006	COTTINGHAM, MATTHEW	500: D1q LL Watershed	89.18
33-02-02-03-404-010	KELLY, KURT A	500: D1q LL Watershed	89.18
33-02-02-03-404-013	FREEMAN, MARY E	500: D1q LL Watershed	89.18
33-02-02-03-405-002	SABO, MATTHEW STEVEN	500: D1q LL Watershed	89.18
33-02-02-03-405-006	GATES, SCOTT C & JULIE A	500: D1q LL Watershed	89.18
33-02-02-03-405-018	TITOV, PAUL	500: D1q LL Watershed	89.18
33-02-02-03-405-027	MCKENZIE, JAMES	500: D1q LL Watershed	89.18
33-02-02-03-405-028	GREEN II, AMANDA D & JOSE	500: D1q LL Watershed	89.18
33-02-02-03-408-001	LAVOIE, PIERRE	500: D1q LL Watershed	178.35
33-02-02-03-452-006	VANDE WOUWER, MARK C & CA	500: D1q LL Watershed	89.18
33-02-02-03-453-006	FERRIS, KAYLEE E	500: D1q LL Watershed	89.18
33-02-02-03-453-012	SAKKINEN, KELLY	500: D1q LL Watershed	89.18
33-02-02-03-454-009	HARMON, JEFFREY C	500: D1q LL Watershed	89.18
33-02-02-03-476-002	MANUEL, ADEL I	500: D1q LL Watershed	178.35
33-02-02-03-478-001	MARK SANDERS MERIDIAN LLC	500: D1q LL Watershed	89.18
33-02-02-03-478-002	MARK SANDERS MERIDIAN LLC	500: D1q LL Watershed	89.18
33-02-02-03-478-003	STANICH, STEVEN	500: D1q LL Watershed	89.18
33-02-02-03-478-006	FLOOD, MARY JO	500: D1q LL Watershed	89.18
33-02-02-03-478-012	LARUE, SERAH	500: D1q LL Watershed	89.18
33-02-02-10-228-007	GREVE, REBECCA A	500: D1q LL Watershed	89.18
33-02-02-10-228-019	HUMPHREY, MATTHEW	500: D1q LL Watershed	89.18
33-02-02-10-229-003	HAGY, KIMBERLY & DIANN G	500: D1q LL Watershed	89.18
33-02-02-10-229-014	COBERTYN GR1 LLC	500: D1q LL Watershed	89.18
33-02-02-10-278-011	CRAFTON, KRISTA S	500: D1q LL Watershed	89.18
33-02-02-10-278-014	PREUSS, KELLY JO	500: D1q LL Watershed	89.18
33-02-02-10-278-024	BERRIDGE, JAMIE L	500: D1q LL Watershed	89.18
33-02-02-10-279-020	DEWAR, RAJAN	500: D1q LL Watershed	178.35
33-02-02-11-127-016	TYLER, GARY L & SUZETTE L	500: D1q LL Watershed	178.35
33-02-02-11-127-017	TYLER, GARY L & SUZETTE L	500: D1q LL Watershed	178.35
33-02-02-11-176-005	KAST III, WAYNE &	500: D1q LL Watershed	89.18
33-02-02-11-176-006	KAST III WAYNE & THOMPSON	500: D1q LL Watershed	89.18
33-02-02-11-176-011	MOLIDOR, JOHN B	500: D1q LL Watershed	178.35
33-02-02-11-176-016	ALFANO, JOHN S	500: D1q LL Watershed	178.35
33-02-02-11-177-012	FRASER, BENJAMIN	500: D1q LL Watershed	89.18
33-02-02-24-351-012	DUFFY, MICHAEL	527: D1q Grand River	5,513.88
33-02-02-25-126-015	PIKE ENTERPRISES INC	527: D1q Grand River	2,564.08
33-02-02-25-126-016	DUFFY, MICHAEL	527: D1q Grand River	3,312.86
33-02-02-29-251-009	ICD PROPERTIES LLC	529: D1q Herron Creek	4,839.46
33-02-02-29-300-026	HERON CREEK HOLDINGS LLC	529: D1q Herron Creek	630.77
33-02-02-03-205-012	TALARICO, MARY J	535: D1q 18 Sidewalk	71.84
33-02-02-10-353-011	ZEKA, BESIM & SEMSA	535: D1q 18 Sidewalk	116.74
33-02-02-33-351-019	PIOTR & MATGOLZATA LUPA	538: D1q Kansas San	976.10
33-02-02-33-352-010	KANE, SAM JR & RENE A	538: D1q Kansas San	826.16
33-02-02-08-181-008	JAKOVAC, SCOTT & SHANNON	539: D1q 17 Sidewalk	97.63
Totals for 101 D1q Utility Bill		Count: 38	8,915.79
Totals for 118 Mowing/Code Viol		Count: 15	1,784.00
Totals for 120 D1q False Alarm		Count: 6	1,025.00
Totals for 500 D1q LL Watershed		Count: 73	8,561.01
Totals for 527 D1q Grand River		Count: 3	11,390.82
Totals for 529 D1q Herron Creek		Count: 2	5,470.23
Totals for 535 D1q 18 Sidewalk		Count: 2	188.58
Totals for 538 D1q Kansas San		Count: 2	1,802.26
Totals for 539 D1q 17 Sidewalk		Count: 1	97.63
Grand Totals		Count: 142	39,235.32



To: Township Board

From: Keith Chapman, Assistant Planner

Date: October 28, 2021

Re: **Rezoning #21070 (New China of Michigan), rezone the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive, from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density).**

The application under review is a request to rezone the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density). The Planning Commission held a public hearing on the rezoning at its meeting on September 27, 2021. The Planning Commission voted to recommend approval of the request at the September 27, 2021 meeting. The Township Board discussed Rezoning #21070 at its meeting of October 19, 2021.

Township Board Options

The Township Board may approve or deny the proposed rezoning from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution to introduce the rezoning request is included with this memo.

- **Move to adopt the resolution approving for introduction Rezoning #21070 to rezone the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density).**

Attachments

1. Resolution to approve for introduction

RESOLUTION TO APPROVE - Introduction

**Rezoning #21070
New China of Michigan**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 2nd day of November, 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, New China of Michigan requested the rezoning of the north half of an approximately 0.42 acre parcel located at 5114 Jo Don Drive from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density); and

WHEREAS, the previous rezoning for the site (REZ #21030) was conditioned on the applicant returning within 30 days of the approval and request the rezoning of the northern half of the parcel from RCC (Multiple Family) to RB (Single Family, High Density) and the applicant has met this condition; and

WHEREAS, the Planning Commission held a public hearing and discussed at its regular meeting on September 27, 2021; and

WHEREAS, the Township Board discussed the proposed rezoning at its meeting on October 19, 2021, and has reviewed the staff and Planning Commission materials provided under cover memorandums dated September 24, 2021; and

WHEREAS, the proposed rezoning to RB (Single Family, High Density) is consistent with the 2017 Future Land Use Map designation of R2 Residential 0.5 – 3.5 dwelling units per acre; and

WHEREAS, the area proposed for rezoning meets or exceeds the minimum standards for lot area and lot width of the proposed RB (Single Family, High Density) zoning district; and

WHEREAS, the proposed rezoning to RB ensures future development of the site will be consistent with Goal 1 of the 2017 Master Plan to preserve and strengthen residential neighborhoods; and

WHEREAS, public water and sanitary sewer are available for the subject site.

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 Zoning District Map of Meridian Township pursuant to

ORDINANCE NO. _____
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #21070

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RCC (Multiple Family-maximum 34 dwelling units per acre) District symbol and indication as shown on the Zoning District Map, for 5114 Jo Don Drive for the land legally described as:

The North 108 feet of Lot 13, except the North 324 Feet, Sirhal's Sub., part of the East 1/2 of the Southwest 1/4, Section 17, T4N, R1W, Meridian Township, Ingham County, Michigan as recorded in Liber 19 of Plats, page 41.

to that of RB (Single Family, High Density).

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

Deborah Guthrie, Township Clerk



12. B

To: Board Members
From: Ronald J. Styka, Township Supervisor
Date: October 29, 2021
Re: 2022 Board Meeting Schedule Resolution

The attached 2022 Proposed Regular Board Meeting Schedule is submitted to the Township Board in compliance with Board Policy 3.1.3.a. such that:

- i. The establishment of the meeting schedule is the Board's responsibility.
- ii. The meeting schedule is subject to Board Policies (as discussed below) and through its Rules & Procedures (Rule 2.1 - Township Board Meetings).

The following motion is proposed:

MOVE TO ADOPT THE 2022 TOWNSHIP BOARD MEETING SCHEDULE

RESOLUTION. Attachment:

1. 2022 Board Meeting Schedule Resolution

2022 TOWNSHIP BOARD MEETING SCHEDULE

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 2nd day of November, 2021 at 6:00 pm, local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board desires to announce the time, date, and place of all regular meetings of the Board, pursuant to MCL 42.7; and

WHEREAS, the Township Board deems the 2021 regular meeting schedule sufficient to uphold the Board's Policies and Procedures, and advance its Global Ends.

NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Meridian, Ingham County, Michigan that the Township Board adopts its regular 2021 meeting schedule as follows:

Tuesday, January 4, 2022	6:00 pm Regular Meeting
Tuesday, January 18, 2022	6:00 pm Regular Meeting
Tuesday, January 25, 2022	6:00 pm Joint Meeting (Township Boards & Commissions)
Tuesday, February 1, 2022	6:00 pm. Regular Meeting
Tuesday, February 15, 2022	6:00 pm Regular Meeting
Tuesday, March 1, 2022	6:00 pm Regular Meeting
Tuesday, March 15, 2022	6:00 pm Regular Meeting
Tuesday, March 29, 2022	6:00 pm Regular Meeting (School Districts & Local Governments)
Tuesday, April 12, 2022	6:00 pm Regular Meeting
Tuesday, April 26, 2022	6:00 pm Regular Meeting
Tuesday, May 3, 2022	6:00 pm Regular Meeting
Tuesday, May 17, 2022	6:00 pm Regular Meeting
Tuesday, June 7, 2022	6:00 pm Regular Meeting
Tuesday, June 21, 2022	6:00 pm Regular Meeting
Tuesday, July 12, 2022	6:00 pm Regular Meeting
Tuesday, July 26, 2022	6:00 pm Regular Meeting
Thursday, August 4, 2022	6:00 pm Regular Meeting
Tuesday, August 16, 2022	6:00 pm Regular Meeting



To: Township Board Members
From: Brandie Yates, Communications Manager
Date: October 29, 2021
Re: Town Hall Room A/V Upgrades

The COVID-19 pandemic has uncovered a need to create virtual and hybrid spaces for the purpose of holding meetings and/or events. The Communications and IT Departments have used existing technology to make virtual and hybrid situations possible in the Town Hall Room. Although functioning, the current equipment setup is temporary and does not address a long-term solution. Enhancements to the Town Hall Room audio and visual (A/V) equipment is necessary to improve meeting room capabilities and better serve multimedia usage in the future.

The Town Hall Room A/V Upgrades Committee, consisting of Communications Manager Yates, IT Director Gebes and Multimedia Production & Operations Specialist Diehl, met with three companies with the expertise in installing A/V systems. From the proposals received, the Committee recommends the Township engage with Smart Homes Smart Offices (SMSO) of Mason, Michigan to provide A/V system engineering, installation, setup, testing and training for the Town Hall Room project.

The SMSO project proposal includes a new multimedia lectern, additional mounted ceiling/wall monitors throughout the room, hardware and software to control all monitors together and separately for multi-use, improvements to the existing dais including tabletop power, tabletop microphones and individual monitors on low profile stands. Once all equipment for the project is received and electrical work has been finalized, the upgrades to the Town Hall Room are expected to take approximately 2 weeks to complete.

The cost of the project proposal is \$54,000 which includes MiDEAL contract pricing. Although not a budgeted item, funding is available in the former Cable TV PEG Revenue Account for this project to commence in 2022.

All upgrades to the Town Hall Room will be compatible with the current HOMTV television production system, additional engineering outside of the scope of the proposal will be required to connect the two systems. AC electrical work for the new monitors will also be necessary and not in the scope of the proposal. Staff is currently seeking proposals for the electrical work and the HOMTV engineering work necessary to complete the project. A rough estimate of the entire project is \$64,000.



13. B.

To: Township Board Members

**From: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering**

Date: October 28, 2021

Re: Township Signage

As part of the 2021 Goals Action Plan, new Township signage was identified to replace the old and outdated gateway and facility identification signs.

To that end, Corbin Design was contracted to help develop new sign types based upon the Township logo and brand standards. The completed sign plan is attached, and includes designs for the Municipal Campus, Welcome, Park and other identification and wayfinding signs to be used going forward by the Township and its various Departments.

Recently, Corbin Design was able to secure budget estimates for each sign type, but indicated that pricing may fluctuate do to material supply issues. The estimate sheet is also attached for your review. We would like to proceed with bidding the project to get firm pricing, but anticipate a spring 2022 installation schedule.



MERIDIAN TOWNSHIP

WAYFINDING SIGNAGE

DESIGN INTENT DRAWINGS

September, 2021
Version 5

06.02.21 Submission
07.12.21 Revision

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

All ideas, designs, represented by these drawings are owned by, and property of Meridian Township. None of these ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose without the written permission of Meridian Township and Corbin Design.

CORBIN
DESIGN

SECTION 10 14 00 – FABRICATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes specifications related to fabrication and installation of exterior project signage.
1. Sign type details are listed in the Design Intent Drawings. Design drawings are provided to the Fabricator in PDF format, or in Adobe Illustrator 22.1.
 2. Sign Location Plans are general in nature and not to scale. They reflect locations deemed desirable for the effectiveness of the overall wayfinding plan. Sign location plans are provided to the Fabricator in PDF format
 3. The Sign Message Schedule includes sign type, exact messaging, layout details, and provides additional installation or graphic layout information specific to each sign location. Sign message schedules are prepared in FileMaker. Fabricator will be provided information in PDF format sorted by sign type and by sign number. Data is also available exported into an Excel file. A link to the FileMaker database can also be supplied.
 4. The materials, products, equipment and performance specifications within these documents describe the standard of required function, dimension, appearance, performance and quality to be met by the Fabricator.
- B. Fabricator's responsibilities:
1. Engineer, fabricate and install all signage and graphics per the final documents provided at contract award.
 2. Be knowledgeable of relevant federal, state and local code requirements, and be responsible for ensuring that all signs meet current local, state and federal codes, especially, but not limited to, ADA and Fire/Life Safety codes.
 3. Perform complete structural design and engineering of the signs and incorporate all the safety features necessary to adequately support the sign for its intended use and purpose, as required for approvals and permits, and to protect the Owner. All signs shall meet local, state and federal codes. Engineered shop drawings for project signage shall be reviewed, stamped and signed by a local state-registered engineer. Shop drawings are to be provided for all sign elements.
 4. Engineer all signs, banners and mounting devices, unless otherwise indicated, to withstand the required wind load (normal to the sign, in addition to the weight of the sign) as specified by ASCE, American Society of Civil Engineers, or greater as per local, state or federal code.

1.2 WARRANTY

5. Signs listed in the sign message schedule should match those on the sign location plan. Fabricator to notify the Designer and Owner's Representative of any discrepancies before manufacturing the signage.
 6. Visit the site to observe existing conditions, verify mounting conditions and space availability, take field measurements and verify all signage locations with Owner's Representative prior to starting fabrication.
 7. Develop graphic proofs of all sign faces using messaging from Sign Message Schedule.
 8. Secure any and all necessary permits for signage installation.
 9. Work with the Owner's Representative to secure any necessary variances.
 10. Notify the Owner's Representative immediately if any discrepancies exist within the Construction Documents or field conditions.
 11. Provide all submittals outlined in the specifications in a timely fashion and according to the agreed upon contract schedule.
 12. Work with the Owner's Representative to coordinate with other trades performing work on site.
 13. Maintain all project related files such that the Owner may reorder additional signs for a minimum of 10 years after the completion of the work.
- A. Extend in writing all manufacturers' warranties.
- B. Obtain a minimum five (5) year extended warranty on all paint and powder coat applications.
- C. Obtain a minimum eight (8) year warranty on all custom color vinyl or flood-coated vinyl applications. Vinyl shall not fade excessively, discolor, crack, peel, blister, or loose reflectivity.
- D. Obtain a minimum five (5) year warranty on all applied vinyl applications. Vinyl shall not fade, discolor, delaminate, crack or curl.
- E. Provide a written full replacement warranty for five (5) years starting from the completion of installation that all signs will be free of defects due to craft work and materials including, but not limited to:
1. Bubbling, chalking, rusting or other disintegration of the sign panel, graphics or of the edges.
 2. Corrosion appearing beneath paint surfaces of panels, brackets, posts or other support assemblies (except as an obvious result of vandalism or other external damage).

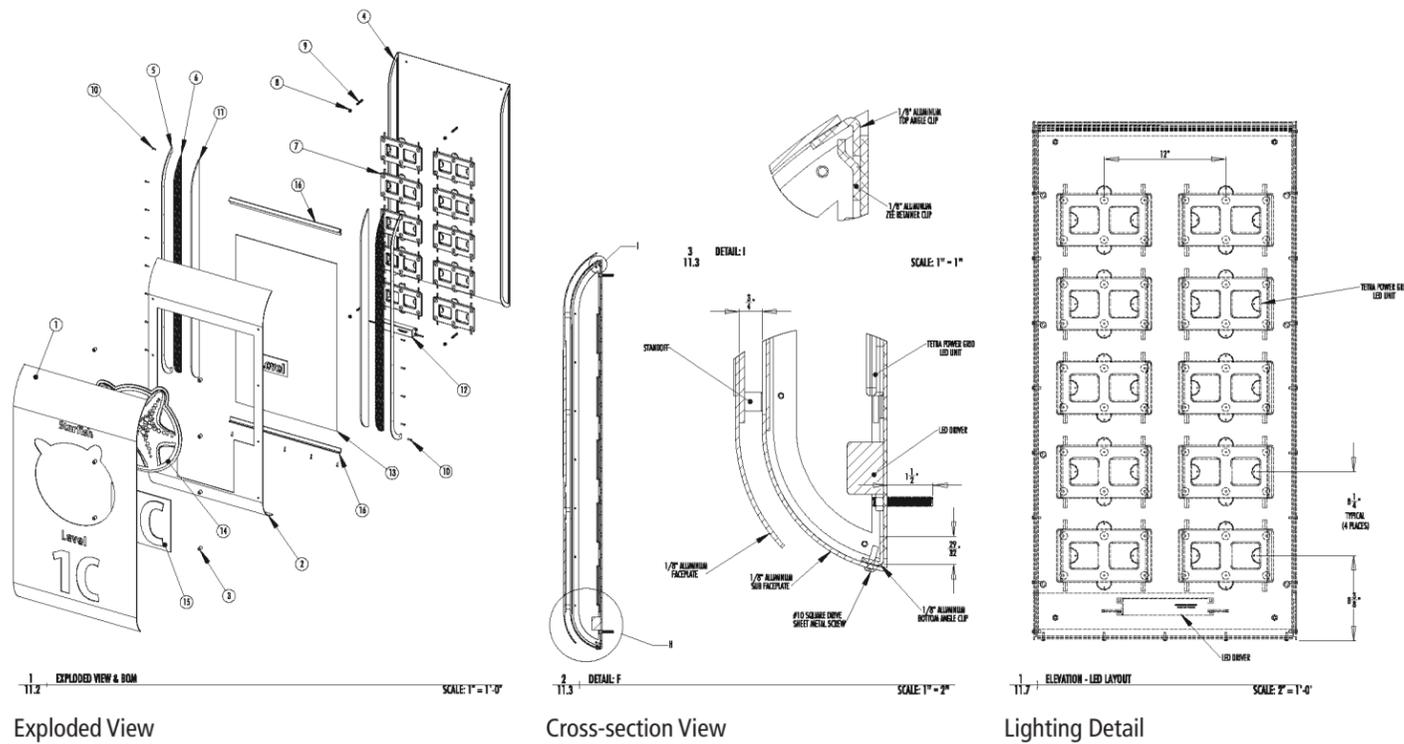
1.3 DESIGN RIGHTS

3. Corrosion of fasteners.
 4. The assemblies not remaining true and plumb on their supports.
 5. Fading, chalking and discoloration of the colors and finishes within the vinyl and paint manufacturer's stated warranty period.
 6. Peeling, delamination or warping ("oil canning").
 7. Repair and reinstallation of signage due to failed mountings.
- F. Repair or replace, including installation, any defective signs or hardware, which develop during the warranty period and repair any damage to other work due to such imperfections at no charge to the Owner and to the Owner's satisfaction.
- G. The Fabricator will be required to fully replace all signs that are in error relative to the working documents (sign message schedule and sign type drawings) that were submitted to the Fabricator upon award of contract.
- A. The Fabricator is hereby granted limited right to the designs as shown and specified herein for the sole purpose of completing contractual obligations to fabricate and install project signage. Fabricator may not manufacture, reproduce or exhibit these designs, or modify them for any other purpose without prior written consent from both the Owner/ Owner's Representative and the Designer.

1.4 SUBMITTALS

- A. Pre-Fabrication Submittals: Submit the following to the Owner's Representatives and Designer for review and approval prior to commencing with signage fabrication.
1. Shop Drawings: Detailed engineered shop drawings for each sign type are to be submitted as electronic PDF no larger than 11" x 17". Final Shop Drawings are to be stamped by an Engineer licensed in the state to ensure structural integrity and safety. The shop drawings for each sign type shall illustrate/describe the following:
 - a. Elevations and cross sections – front, sides, top and back; side sections; internal structure section/details; enlarged details such as of extrusions, push-through letter mounting, mounting plate; and access panel, etc.; with all final dimensions and call-outs for:
 - b. Components – construction details/information related to individual elements
 - c. Materials – color, type, gauge, and thickness (including substrates and overlays)

- d. Finishes – color, type of product, manufacturer, and sheen
- e. Fonts, graphics specifications and message fields
- f. Exploded view, unless otherwise indicated – isometric view with components, materials, and finishes.
- g. Cross-section of corners – one illustration for each corner condition. Items to be illustrated: seams, joints, layers, internal support and fasteners.
- h. Mounting/installation details – provide foundation cross-sections (including hardware), bracket/post details, elevations, materials, finishes and fasteners.
- i. Electrical details are to be provided for all elements that require electricity. Specific items to be listed are:
 - 1) Light source and/or fixture type and manufacturer
 - 2) Power supply (transformer)
 - 3) Amperage and voltage per sign
 - 4) Electrical service required (source)
 - 5) Electric Eye and Timer
- j. Lighting detail – provide an internal view of light fixtures, LED layout, transformers, external cut-off switch, light sensor, and timer.
- k. Foundation details – provide detailed foundation details including all concrete and reinforcement specifications.
- l. Engineering for wind load
- m. Removable panels (where applicable)
- n. Identify any dimensional or other changes in the overall sign required by virtue of the fabrication materials, techniques and/or engineering.



Exploded View

Cross-section View

Lighting Detail

2. Samples: Submit three (3) 5" x 5" samples of each material listed in the design intent material specifications using actual substrate materials for review and approval. One will be returned, one kept by the Owner's Representative and one kept in the Designer's records.
 - a. Label the back of every sample with the project name, sample designation and fabricator name.
 - b. The Owner's Representative and Designer reserve the right to reject any sample and require additional samples as necessary to obtain final approval.
3. Keystroke Proofs: Provide a proofing document of final production keystroke output for all sign messages to verify line breaks, character and word spacing, and interline spacing.
 - a. The proofs are to be scaled production art files, not full sized.
 - b. Layouts are to be organized by sign type and by sign number within each sign type group.
 - c. Each layout is to be identified with the corresponding sign number.

4. Schedule: Provide a detailed fabrication and installation schedule.
 - a. Include all pertinent dates and milestones such as submittal delivery dates, required approval dates, fabrication dates and installation dates.
 - b. Include all lead times for materials and third-party supplied items.
 - c. Allow a minimum of 15 business days for Owner Representative and Designer review with one round of revisions built in unless otherwise noted within the bid schedule.
 - d. Include submittal delivery dates.
- B. During Fabrication Submittals:
 1. Fabricator is required to maintain the detailed fabrication and installation schedule, submitting weekly updates as changes occur.
 2. Upon request, Fabricator is to submit photo documentation of signage at various stages of fabrication and installation. Review of these photos does not rule out rejection of the sign during the punch list if they do not meet fabrication requirements.

- C. Post-Fabrication Submittals: Upon completion of the initial installation, the following are to be submitted to the Owner's Representatives.
 1. Maintenance instructions and manuals for all sign components (lighting, paint, etc.), along with final amended shop drawings, as-installed sign location plans and approved keystroke documents.
 2. Instructions for maintenance and waxing of painted, powder coated and fiberglass elements.
 3. Templates for all insert based signs, utilizing standard software for the Owner's use in printing replacement inserts.
 4. One (1) pint of each finish paint color for touch-up purposes.
 5. Labeled, spare keys to master keyed locks on directory or kiosk signage.
 6. Warranty documentation, as outlined above.

1.5 QUALITY ASSURANCE

- A. The materials, products, equipment and performance specifications described within, establish a high quality standard of required function, dimension, appearance, performance and quality to be met by the Fabricator.
- B. Materials used for this project shall be new materials, not reconditioned.
- C. Fabricator shall only use workforce skilled and experienced with the products, fabrication methods, and installation requirements outlined for this project.
- D. Fabrication and installation is to withstand severe abuse and souvenir theft vandalism, but not less than the equivalent of resisting simple hand implements and tools (screwdrivers, knives, coins, keys, and similar items), and adult physical force. It is the fabricator's responsibility to suggest alternate fabrication or installation methods, should they be deemed necessary to hinder theft or vandalism.
- E. Regulatory Requirements: Signage shall meet or exceed requirements of all current applicable local, state and federal codes, including, but not limited to:
 1. MUTCD standards manual, 2009 edition with the 2012 revisions;
 2. 2010 Americans with Disabilities Act Standards for Accessible Design, including local modifications and amendments; and
 3. Local and State Building and Fire Codes.

1.6 DELIVERIES, STORAGE AND MATERIAL HANDLING

- A. Pack, wrap, crate, bundle, box, bag, or otherwise package, handle, transport, and store all fabricated work as necessary to provide protection from damage.
- B. Provide clear and legible identifying information on all product packaging to ensure proper on-site identification and installation.
- C. Recommend covering all sign faces with a low-tack protective vinyl cover, to be removed after installation. This is to help minimize minor scratches and nicks that happen during unpacking and installation.
- D. Coordinate the delivery and secure storage of signs with the Owner's Representative to meet deadlines.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Substitution:
1. No substitution will be considered unless the Owner's Representative and Designer have received written request for approval.
 2. Equal or better equipment or method may be recommended, but fabricator will be required to provide full documentation, upon request, establishing such a substitution's equality or superiority as measured in: compliance with the visual design intent, cost, ease of maintenance, and performance.
 3. The Owner's Representative and Designer's decision of approval or disapproval of a proposed substitution shall be final.
- B. Approved manufacturers include:
1. Acrylic Polyurethane Paint: Matthews Paint Company or Akzo Nobel
 2. Powder Coating: PPG Duranar or Akzo Nobel Interpon
 3. Exterior Vinyl: 3M or Oracal
 4. Exterior Perforated Vinyl: 3M
 5. Acrylic Sheets: Rohm and Hass Co, Acrylite or equal.
 6. Panaflex: 3M or equivalent
 7. LED lighting system: General Electric, SloanLED, Philips, US LED or equivalent
 8. Exterior Extrusions: SignComp, Charleston Industries or equivalent
 9. Exterior Tactile signs: Gravoply or equivalent
 10. Stainless Steel Strapping System: Band-It or equivalent
 11. Banner Hanging System: Banner Saver
 12. High Pressure Laminate: Fossil Industries, i-Zone, Trespa
 13. Fiberglass Embedded Panel: Pannier Graphics
 14. Electronic Message Centers: Daktronics, Firewatch, Vantage LED
 15. Adhesive Silicone: Dow Corning or equivalent
 16. Adhesive Tape: Polyfoam or "Isotac" by 3M or equivalent

2.2 Materials

- A. Aluminum: suitable for ornamental work. Finish to be smooth and free of imperfections. Alloy based upon structural requirements of the signage design.
- B. Aluminum sheet: .125" minimum thickness unless otherwise specified.
- C. Aluminum plate: .25" minimum thickness unless otherwise specified.

- D. Structural Steel: galvanized rolled steel or equal as required to meet structural requirements.
- E. Acrylic sheet: varying colors and thicknesses as noted on design intent drawings, 2447 is standard for use in LED illuminated sign types, 7328 is standard for use in Fluorescent illuminated sign types.
- F. Illumination: per design drawings as LED or high-output fluorescent lamps with 800 MA, exterior UL rated electronic ballasts per specifications. Specifications for T-8 lamps are specific to the 60,000 hour T-8 lamp.
- G. Day/Night perforated vinyl: 3M custom color vinyl; flood-coating perforated vinyl is not an acceptable solution unless noted within the design intent drawings.
- H. Adhesive vinyl: opaque color, reflective color, translucent color and transparent color.
- I. Electric Eye and Timer as indicated by the Owner's Representative.
- J. Exterior grade paint: acrylic polyurethane paint in solid and metallic colors with primer and Super Satin Clearcoat finish.
- K. Matthew's Paint reflective white paint or 3M Matte White Light Enhancement Film.
- L. Miscellaneous mounting hardware: including but not limited to, screws, bolts, stainless steel cable, hinges, and adhesives.
- M. Labels: Only labels required by law are permitted on the exterior of the sign face.
1. Labels shall not be on the primary messaging faces of the sign, unless dictated so by the local ordinance.
 2. Labels shall be located in a position as discreet as possible.
 3. No other labels are permitted on the signs.
 4. Fabricator contact information may be placed inside the sign on the access panel.
- N. Fiberglass panels with embedded artwork are to be fabricated using minimal 1/8" thick fiberglass panel with permanently embedded digital graphics. The panel must be a solid, one-piece panel with all graphic elements inseparable from the fiberglass in which they are embedded.
- O. All printed graphics shall be printed at a minimum of 1200 DPI using exterior grade UV inks.
- P. High pressure laminate: Digital graphic surface papers encapsulated with melamine resins are pressed over a portion of recycled post-consumer kraft paper core sheets impregnated with phenolic resin. These sheets are bonded under pressures greater than 1200 pounds per square inch

and at temperatures approaching 300°F (149°C). The 0.040" backs are sanded to facilitate bonding to other substrates.

2.3 FABRICATION

- A. Details on design drawings indicate a design approach for sign structure but do not necessarily include all fabrication details required for the complete structural integrity of the signs, including consideration for static, dynamic and erection loads during handling, erecting, and service at the installed locations.
- B. Site-verify all locations to determine special installation requirements, uneven footing needs based on sloped grades. Field verify measurements for wall mounted and glass mounted signage, etc. prior to fabrication.
- C. Fabricate signage such that major components of the sign can be removed and replaced with similar components. Incorporate this changeability such that it does not promote vandalism, but can be done by a qualified maintenance crew.
- D. Within fabrication tolerances, allow for expansion and contraction of materials due to temperature changes as appropriate to the project location.
- E. Construction Methodology:
1. The drawings call for a variety of fabrication techniques.
 2. Sign faces are to be fabricated using aluminum plate of varying thicknesses, as specified on design drawings, with a minimum thickness of .125 inches unless otherwise noted.
 3. Push-through copy:
 - a. Routed push-through copy from a single sheet of white acrylic.
 - b. Acrylic to have a minimum thickness of 3/8".
 - c. Acrylic to be pushed through 1/16" unless otherwise noted on design drawing.
 - d. Letters and shapes that are routed out and bonded to a separate acrylic sheet are not acceptable.
 - e. Acrylic is to be attached to the interior of the sign using mechanical fasteners.
 - f. All letter knock-outs (interior of letter forms) are to be stud mounted through the acrylic.
 - g. Acceptable spacing between the push-through acrylic and the cutout aluminum is 1/32" for copy 12" or smaller. Copy larger than 12" may have alternate spacing to allow for the change in material expansion.
 - h. The edges and corners of routed letterforms shall be sharp and true. Letterforms with nicked, cut, ragged, rounded (positive or negative) corners, and similar disfigurements will not be acceptable.

4. Conceal all fasteners except for access panels or where approved otherwise by Owner's Representative and Designer. Access panel fasteners are to be stainless steel, tamper resistant, counter-sunk flush screws, painted to match adjacent finish.
5. All hardware and fasteners within reach shall be vandal resistant.
6. Any sign faces smaller than 8' by 20' are to be fabricated from 1 piece of seamless material.
7. To prevent electrolysis, separate all ferrous and non-ferrous materials with a non-conductive gasket or barrier and utilize stainless steel fasteners as required.
8. Welded joints:
 - a. Exposed welded joints must be filled and ground smooth so that there is no seam visible when painted.
 - b. Dimensional and structural welding defects will not be accepted, including but not limited to: poor weld contours, including excessive bead convexity and reinforcement, and considerable concavity or undersized welds; cracks; undercutting; porosity; incomplete fusion; inadequate penetration; spatter; and non-metallic inclusions.
 - c. Welding is to be performed by AWS (or similar) certified personnel, following AWS Standard Welding Procedure Specifications (SWPSs) for steel, aluminum, and stainless steel as appropriate.
9. Non-welded joints between various portions of signs must have a tight, hairline-type appearance, without gaps. Provide sufficient fastenings to preclude looseness, racking, or similar movement.
10. Exposed acrylic edges are to be finished such that no saw marks are visible.
11. Drain holes:
 - a. Provide drain holes as needed to prevent accumulation of water within signs.
 - b. Holes must be inconspicuous and located such that drainage does not occur onto signs, or other surfaces subject to staining.
 - c. Provide internal system of baffles to prevent "light leaks" through drain holes of illuminated signs.
 - d. Use color-coordinated stainless steel bug mesh screen over drain holes or vents.
12. Non-illuminated sign faces are to have lettering and graphics created as surface-applied vinyl typography unless otherwise noted in the design drawings.
13. Visible metal joints must adhere to a fit tolerance of .01".

14. Channel letters:
 - a. Non-illuminated faces must be .125" aluminum.
 - b. Channel letter returns must be a minimum of .080" aluminum.
 - c. Face-lit channel letters mounted on the first or second story of a building shall be trimless.
 - d. Face-lit channel letters installed on the third floor or higher of a building may use a low-profile trim cap.
 - e. Jewel trim is not acceptable.
 - f. Raceways are not acceptable unless specifically noted on the design intent drawing or if approved by the Owner. Approved raceways must be painted the same color as the wall on which the raceway will be mounted.
 - g. Acrylic must fit snugly into the letter return.
15. Sign panels shall be appropriately pre-drilled/pre-cut before priming and painting or coating.

F. Painting:

1. Metal surfaces are to be painted per the most recent Matthews Paint or Akzo Nobel product bulletins.
2. Paint preparation of all metal surfaces of the sign to include removal of all scratches and imperfections, sanding and chemical etching.
3. Substrate cleaning, preparation, paint application and paint thickness to be in strict compliance with Matthews Paint or Akzo Nobel published recommendations.
4. Aluminum and Steel surfaces to be properly covered with a primer.
5. Acceleration of the drying process is not allowed.
6. All paint and powder coat finishes to be a satin finish unless otherwise noted in the design drawings.
7. All painted surfaces to have a clearcoat finish to add UV protection and protection from the elements.

G. Illumination & Electrical:

1. Perform the complete electrical design for illuminated signs.
 - a. Illuminated signs shall be designed by an electrical engineer.
 - b. Illuminated signs shall be fabricated and wired to be compliant with current UL® listing requirements.
 - c. Illuminated signs shall be UL® Certified.

2. The disconnect switch is to be located in an inconspicuous location, not visible from the primary face(s) of the sign.
3. Fabricator to verify location of power and electrical feed with the Owner's Representative prior to sign fabrication.
4. All internally illuminated signs and channel letters shall be painted white on the interior using Matthews' reflective white paint, or shall be lined with 3M's Matte White Light Enhancement Film, to enhance and evenly distribute light.
5. Provide concealed access panel in an accessible location on all internally illuminated sign cabinets. Panels are to be flush, lightproof and watertight.
6. Internally illuminated signs are to have adequate internal system of ventilation to assure a uniform dissipation of heat from electrical components of electrically powered and illuminated signs, heat (solar) absorption by sign and other sources.
7. Any openings in exterior surfaces must be internally baffled to prevent light leaks and prevent entry of rain, snow, wind-blown debris, and other foreign matter, and are to be covered with color-coordinated insect screen on the interior of the face.
8. House all electrical components within sign cabinets, except for remote transformers as dictated by the Owner's Representative. All wiring and raceways within the sign are to be completely enclosed.
9. Transformers for channel letters shall be remote transformers wherever possible. If remote transformers are not applicable, then all electrical components shall be contained within the channel letter itself.
10. Internal illumination by lamps is required to provide adequate and even illumination over the face of the sign without hot spots or shadows.
11. Illumination to be provided by LED or Fluorescent lamps as specified on design drawings.
 - a. Signs wired with high output lamps are to include spring-loaded static strips between each lamp.
 - b. Internally illuminated channel letters shall be illuminated using LED, unless otherwise noted on the design drawings.
12. LED, lamps or other internal hardware must not be visible through the translucent letterforms and graphics.
13. All internally illuminated signs are to have a master timer with photoelectric eye on/off control to turn the sign on at night and off in the morning, and on during dark conditions. Location of timer to be approved by the Owner's Representative.
14. Test and verify all illumination within the shop environment prior to shipping signs to site.

H. Fonts/Typefaces:

1. Fonts used within the Designer's programs were purchased by and are licensed to the Designer. It is the responsibility of the fabricator to purchase the specified licensed fonts for use within this program. See the design intent typography page for the specific fonts.
2. The fabricator is responsible for spacing the letters (Kerning) to meet ADA code requirements.
3. Letter height/cap height is based upon the height of the capital letter "E" or any capital character that has a flat top and base.
4. Under no circumstances are typefaces to be electronically distorted ("squeezed" or "extended") for purposes of fitting to the specified sign or general alteration of the sign face composition unless noted in the drawings. This includes (but is not limited to) stretching, squeezing, tilting, outlining or shadowing.
5. Ligatures are to be turned off.
6. Apostrophes and quotation marks are to be used, not footmarks and inches. Note that there is a difference in most fonts.
7. Fabricator to reference spacing within the Design Intent Drawing package. Layout of copy is critical for the proper function of the wayfinding signage. Any typesetting concerns or issues are to be brought to the Designer for resolution recommendations.
8. Fabricator is responsible for correcting any typesetting errors that may be necessary.

I. Silk-screen, digital printing and vinyl copy:

1. All letterforms, symbols or graphics shall be reproduced either by photographic or computer-generated means.
2. Cutting shall be done such that edges and corners of finished letterforms will be straight, sharp and true.
3. Letterforms with nicked, cut, ragged, rounded corners, and similar disfigurements will not be acceptable.
4. Copy is to match the sheen of the copy panel background (satin).
5. Surface of letters shall be uniform in color finish, and free from pinholes and other imperfections.
6. Silk-screened images shall be executed with photo-processed screens prepared from original electronic art.
7. Use only weather-resistant coating materials that are compatible with substrates.
8. Silk-screening shall be highest quality, with sharp lines and no sawtooths or uneven ink coverage.
9. Images shall be uniform in color and ink thickness.
10. Images shall be free from squeegee marks and lines resulting from improper print stroke or screen off contact height.

PART 3 - EXECUTION

3.1 DEMOLITION

- A. It is required that the fabricator remove existing signs as identified in the bidding documents.
- B. Fabricator is to remove all below grade footings and foundations completely and fill with compacted soil. OR Fabricator is to remove below-grade footings and foundations to a minimum depth of 8" below grade and repair landscaping.
- C. For individual letters, Fabricator is to remove the sign, fill holes, power wash the façade and touch-up paint as required.
- D. If there are electrical connections, they must be properly terminated.
- E. Fabricator is responsible for disposal of existing signage. Recycling is recommended. Open dumping is prohibited. Coordinate with Owner's Representative.
- F. Fabricator is to repair and bring to consistent look with surrounding area, any areas damaged or left exposed in an unfinished condition due to the removal of a sign.

3.2 INSTALLATION

- A. Permits and Variances:
 1. Research relevant local code requirements and honor the same in fabrication and installation.
 2. Secure any and all necessary permits for signage installation. Coordinate with the Owner to secure variances, should any be required.
 3. Coordinate with the Owner to have all underground utilities properly located and marked. Any damage to below-grade utilities or structures for which the Owner or Owner's Representative has provided adequate location information is the responsibility of the Fabricator.
- B. Site Visit:
 1. Ensure that every building-mounted sign location has the necessary blocking for safe and secure mounting. Where additional blocking is needed, recommend changes and additional associated costs, and receive approval prior to beginning installation.

2. The final Sign Message Schedule and Sign Location Plan shall be consulted together and shall be approved by the Owner to determine the precise location for each sign. Any necessary adjustments will be made with the approval of the Owner.
- C. If installation subcontractors are utilized, the Fabricator must provide a company representative to act as on-site supervisor through the duration of the installation process to oversee any subcontracted installation work.
- D. Fabricator to maintain current signage and directional information during installation in order to continue to provide proper wayfinding. This can be done through the use of temporary signs, or vinyl over existing sign faces.
- E. Fabricator to coordinate delivery of signage with the Owner's Representative.
- F. Fabricator to provide a site logistics plan indicating the work areas, proposed equipment and power sources, extent and duration of street closures, and schedule time/dates of the respective sign installations. This schedule is to be updated on a weekly basis if changes occur.
- G. Electrical:
1. The Owner or Owner's Representative will be responsible for providing a power source to within 10 feet of the base of each sign requiring power (either at grade or below grade). OR The Fabricator is responsible for subcontracting an electrician to pull power from the source to the sign location. The Owner will work with the Fabricator to identify the preferred junction location.
 2. Power is to be 120 or 277 (LED illumination should be 120) volts at 60 cycles unless otherwise noted by the Owner's Representative. Fabricator to confirm based upon location source with the Owner's Representative.
 3. Manipulate the existing conduit to its proper location, install an external disconnect, extend the conduit through the concrete base (or posts) to align with the point of hookup, and run the power supply through it.
 4. Conduit running from the disconnect to the sign shall travel within the concrete base, not on its surface.
 5. Perform final hook-up. This may not be an excluded service from the bid return.
- H. Masonry/Footings:
1. All concrete bases for signage are to be poured in place from thoroughly mixed and agitated concrete.
 2. Footings are to extend beneath the frost line, or deeper to meet local code.

3. All footings or bases should be poured within a form and level with grade unless otherwise specified in the design drawings or as specified by state or local code.
 4. Foundation/footings should not extend above grade more than 2" and exposed edges should be finished with a bevel to prevent chipping, unless otherwise indicated in Design Intent Drawings.
 5. It's recommended that the concrete be floated by machine or hand before finishing in order to embed larger aggregates especially when part of the footing or base extends above ground.
 6. Concrete surface should have a smooth or brushed finish grade appearance. Match the finish appearance of connecting concrete surfaces when applicable.
 7. All concrete bases and footings should be edged to break any bond with the form and create a neat appearance. All forms should be removed once the concrete has properly cured.
 8. Provide the necessary templates, mounting plates and hardware for concrete and masonry bases.
 9. All masonry (concrete block, poured concrete, brick, slab, veneer, mortar, etc.) is to be properly treated and protected to maintain the structural integrity of the masonry work with exposure to all environmental conditions found at the site. For exposed or visible masonry, this shall include the application of protective sealers or similar finishes to diminish the effects of close-proximity sprinkling or irrigation systems.
 10. Wet concrete with footers and posts must fully cure in place before signage is installed on the footers or mounted to the posts.
- I. Mounting:
1. Signs are to be mounted on J-bolt footings or breakaway bases, centered on the concrete base or footing, and engineered per code, unless otherwise specified in the design drawings or required by code.
 2. Fabricator to use stainless steel 300 series for all bolts, nuts, washers and other fasteners,
 3. Fabricator is required to specify mounting hardware and anchoring per the engineering of the signage. The visual appearance of the sign is not to be compromised from that shown in the design drawings.
 4. Install all signage products such that there are no misalignments between visible components. Sign elements intended to be removable or changeable after installation must function as intended without binding, sticking or blocking.

5. All signs to be mounted level and true, and within the guidelines of applicable local, state and federal codes including, but not limited to, the 2010 Standards for Accessible Design (ADA) and fire/life safety codes, where applicable.
 - a. If signs are to be installed in a parking garage where the structural elements are not level due to the grade of the garage, the Owner is to decide whether the sign should be mounted level or aligned with the structural elements.
- J. Locating Signs:
1. Fabricator's installers must have applicable understanding of the 2010 Standards for Accessible Design (ADA) mounting guidelines, city zoning and other applicable federal, state and local codes, general sign locating practices, and any particular unique installations.
 2. Installers are to follow the regulations, noted guidelines, and architectural details around an installation location for the best visual placement.
 3. Keep a reasonable distance from protruding objects.
 4. Any signage that is improperly located is to be moved to the proper location, and all repairs to wall surfaces and signage are to be handled by the Fabricator.
 5. If the installers are unable to make a decision about any sign locations, they can contact the Designer, providing a graphic representation of the questionable area, or contact the Owner's Representative for on-site options. If there is a code requirement regarding the sign location, the installer must notify the Owner's Representative of the requirement.
- K. Upon completion of installation, Fabricator is to remove any protective covering, tape, or installation hardware. Fabricator is then to clean the sign per the manufacturer recommendations, ensuring that sign is clean from dirt, stains, fingerprints, tape residue, etc.
- L. All exposed hardware is to be touch-up painted on site as required immediately following installation prior to punch list.
- M. All minor blemishes or marring are to be repaired such that the repairs are imperceptible. Components having permanent, non-removable scratches or defects are to be replaced completely.

- N. Site Safety and Restoration:
1. Fabricators are responsible for their own safety during the installation period.
 2. Maintain a safe environment for pedestrians and vehicular traffic during the installation period, following OSHA safety standards as necessary.
 3. Keep the Owner's premises and the adjoining premises, driveways and streets clean and clear.
 4. Job site shall be left safe, neat and clean at the completion of each day's operation.
 5. In addition to maintaining old or temporary signs for their directional or informational purposes, Fabricator is to maintain signage that meets or exceeds MUTCD and local standards during the installation period.
 6. At the completion of work, remove all rubbish, tools, equipment, and surplus materials, from and about the premises, and leave the site as originally found.
 7. Repair or correct damage to other contractors' work resulting from signage installation work.

3.2 PUNCH LIST

- A. The Fabricator's onsite representative is to complete a walk through with the Owner's Representative immediately following installation to identify any errors, such as construction or installation issues. Such errors are to be corrected in a timely manner, and to the satisfaction of the Owner's Representative.
- B. Fully replace all signs that are in error relative to the working documents (final sign message schedule and design drawings).
- C. Correct any installation misalignments at no charge.
- D. If the Fabricator agrees to a timeline for the Designer's punch list trip, and then does not complete their scope of work in time for the site visit, requiring the trip to be delayed, the Fabricator will be responsible for associated charges in rescheduling.

END OF SECTION

Color Palette

					Corrugated metal Siding (Horizontal with hidden fasteners)
1 Navy	2 Green	3 Orange	4 Black	5 White	6 Light Grey
Pantone®: PMS 2945U	PMS 427C	PMS 431C	Neutral Black U	---	---
Matthews Paint: ---	---	---	---	---	n/a
Vinyl: ---	---	---	---	---	n/a
Other: n/a	n/a	n/a	n/a	n/a	---

		
7 Light Blue	8 Grey	9 Stone Veneer
Pantone®: ---	---	n/a
Matthews Paint: ---	---	n/a
Vinyl: ---	---	n/a
Other: n/a	n/a	Culture Stone - Melrose or similar

Fabricator is responsible for matching all colors and materials as specified and are required to provide the Owner color and material samples for approval.

CAUTION!
CONSISTENT AND ACCURATE COLOR REPRODUCTION IN THIS DOCUMENT CANNOT BE ASSURED DUE TO THE LIMITATIONS OF COLOR COPYING TECHNOLOGY.

The Coated Pantone Matching System® and Matthews Acrylic Polyurethane are used for specifying signage color matches. (In the absence of actual sign material color chip reference sets, actual specified product color swatches should be referenced for color matching.)

Shown here are approximations of the primary signage background colors and supporting accent colors. Actual color finishes on signage must be satin or low luster (not shiny or glossy) and exclusively a premium acrylic polyurethane.

Signage paints produced by Matthews Paint Company are to be the standard reference.

Vinyl Films from 3M are to be the standard.

Color application varies per sign type. Refer to specific design intent drawings for application details.

GRAPHICS STANDARDS

SCALE: 3/8"-1'

COLOR CODE

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

NOTES

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Typography

Nexa Bold - Regular

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

Cambria Bold Italic

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz 1234567890

Symbols



Artwork



CORBIN
DESIGN

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

DATE	DESCRIPTION
06.02.21	Submission
07.12.21	Revision

SIGN TYPE ARRAY

NOT TO SCALE

COLOR CODE

NOTES

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DATE DESCRIPTION

06.02.21	Submission
07.12.21	Revision



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



Ix-2a
Municipal Campus Identification
with message board

Ix-2b
Municipal Campus
Identification

Ix-1
City Welcome Sign



Ix-4
Municipal Building
Identification

Gx-1
Internal guide sign
Multi-directional

Gx-2
Pedestrian Guide
Sign

Vx-1
Entrance Door
Identification

MP-1
Large Municipal Park
Identification

MP-2
Municipal Park
Identification

Gx-3
Internal Guide Sign
Single-directional

MUNICIPAL GROUND MOUNTED IDENTIFICATION

SCALE: 3/8"=1'

COLOR CODE

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

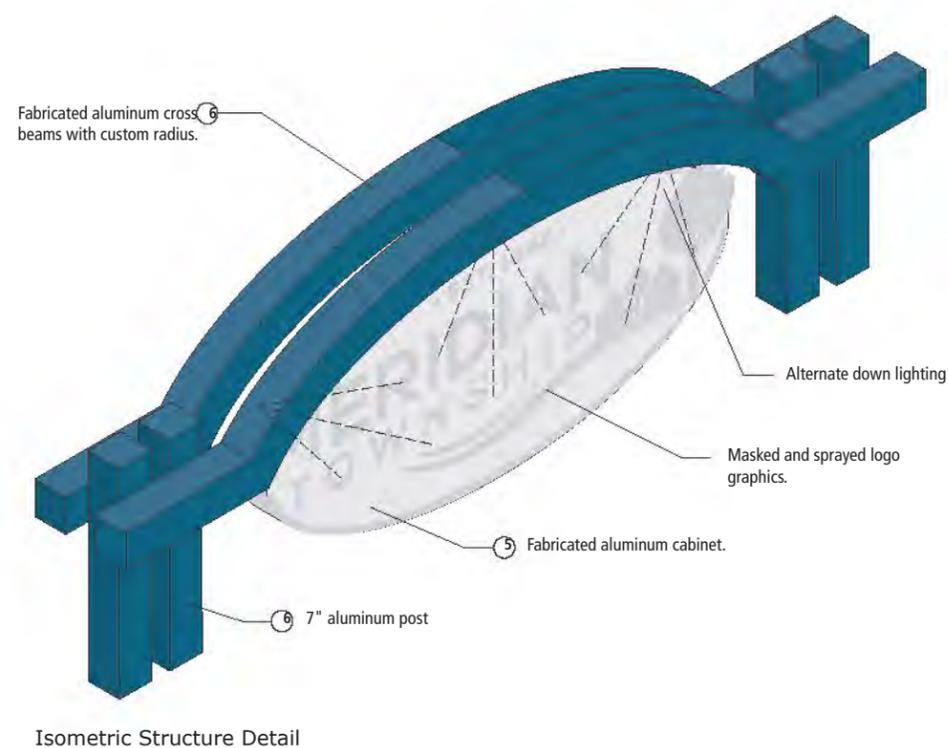
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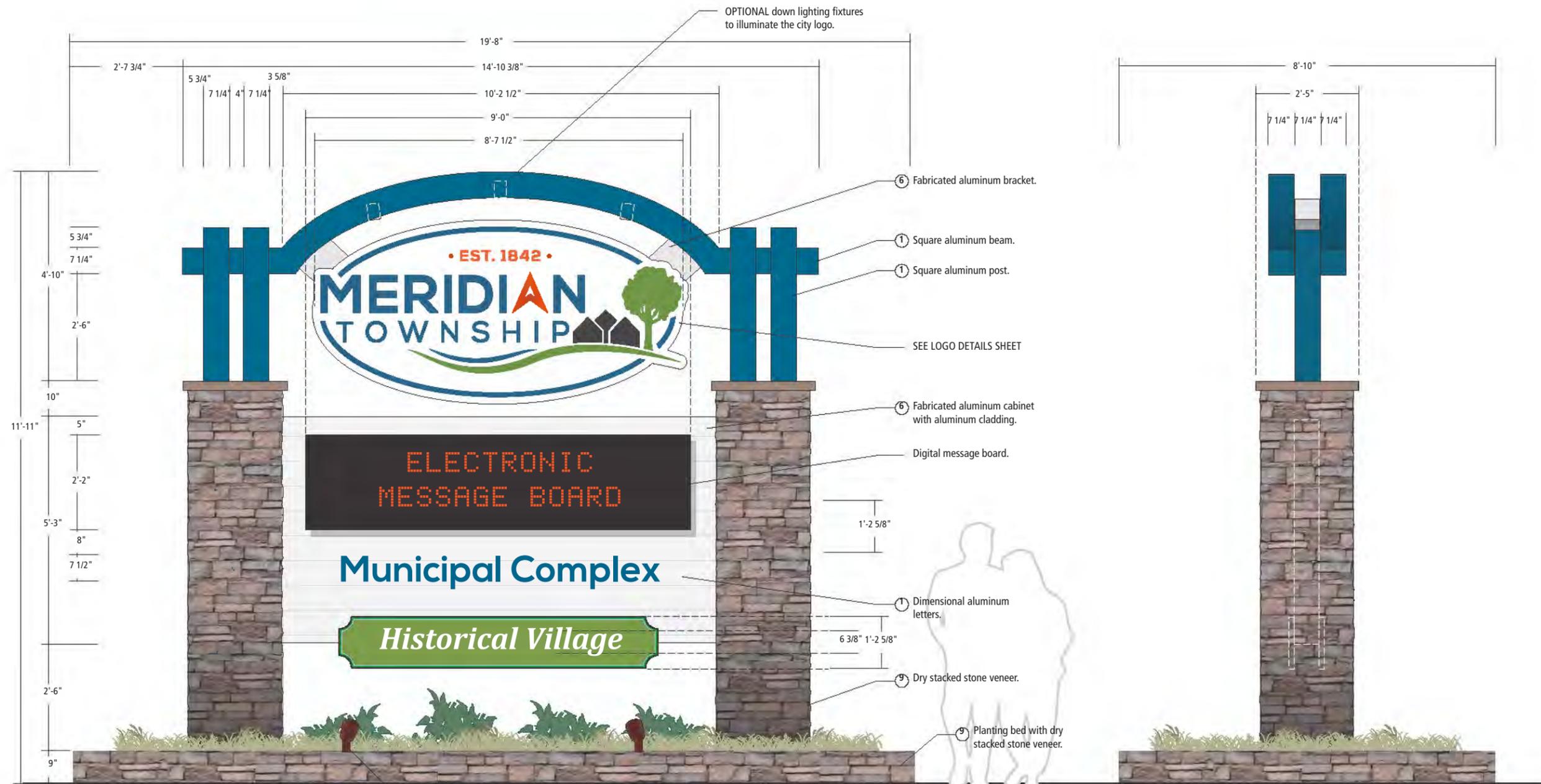


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FABRICATOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR ENGINEER/OWNER REVIEW AND ACCEPTANCE.

DOUBLE-SIDED SIGN FACE



Front View

Side View

OPTIONAL exterior light fixtures to illuminate "Government Complex and Historic Village".

OPTIONAL power supply.

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

SCALE: 3/8"-1'

COLOR CODE

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

NOTES

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DATE DESCRIPTION

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07.12.21	Revision



415 S Union, Second Floor
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**IX-2B
MUNICIPAL CAMPUS
IDENTIFICATION**

SCALE: 3/8"-1'

COLOR CODE

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

NOTES

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DATE DESCRIPTION

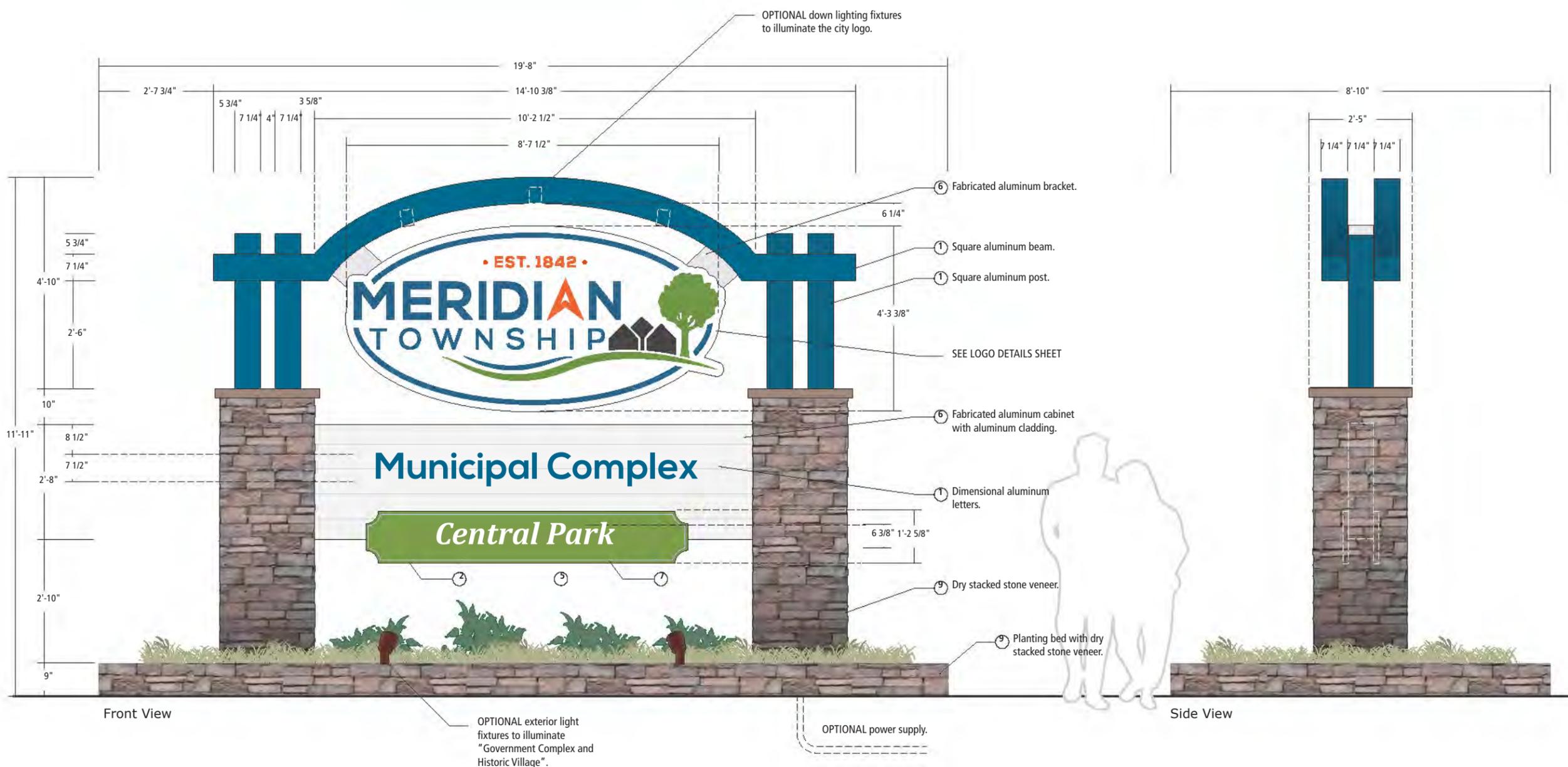
DATE	DESCRIPTION
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07.12.21	Revision



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DOUBLE-SIDED SIGN FACE



**IX-1
CITY WELCOME SIGN**

SCALE: 3/8"-1'

COLOR CODE

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

NOTES

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DATE	DESCRIPTION
06.02.21	Submission
07.12.21	Revision
09.13.21	Revision



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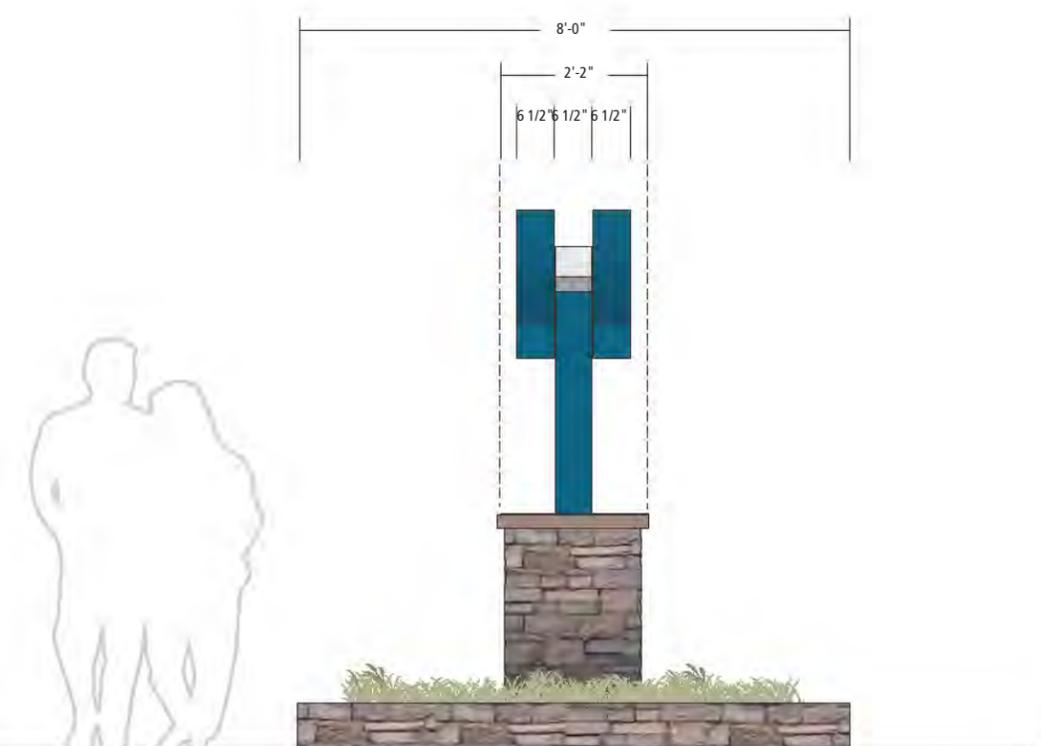
Back View (not to scale)

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DOUBLE-SIDED SIGN FACE



Front View

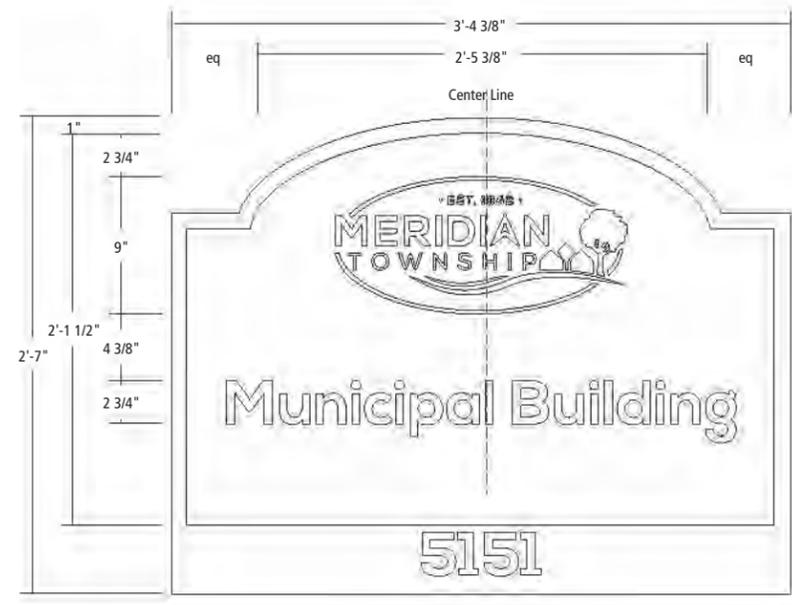


Side View



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

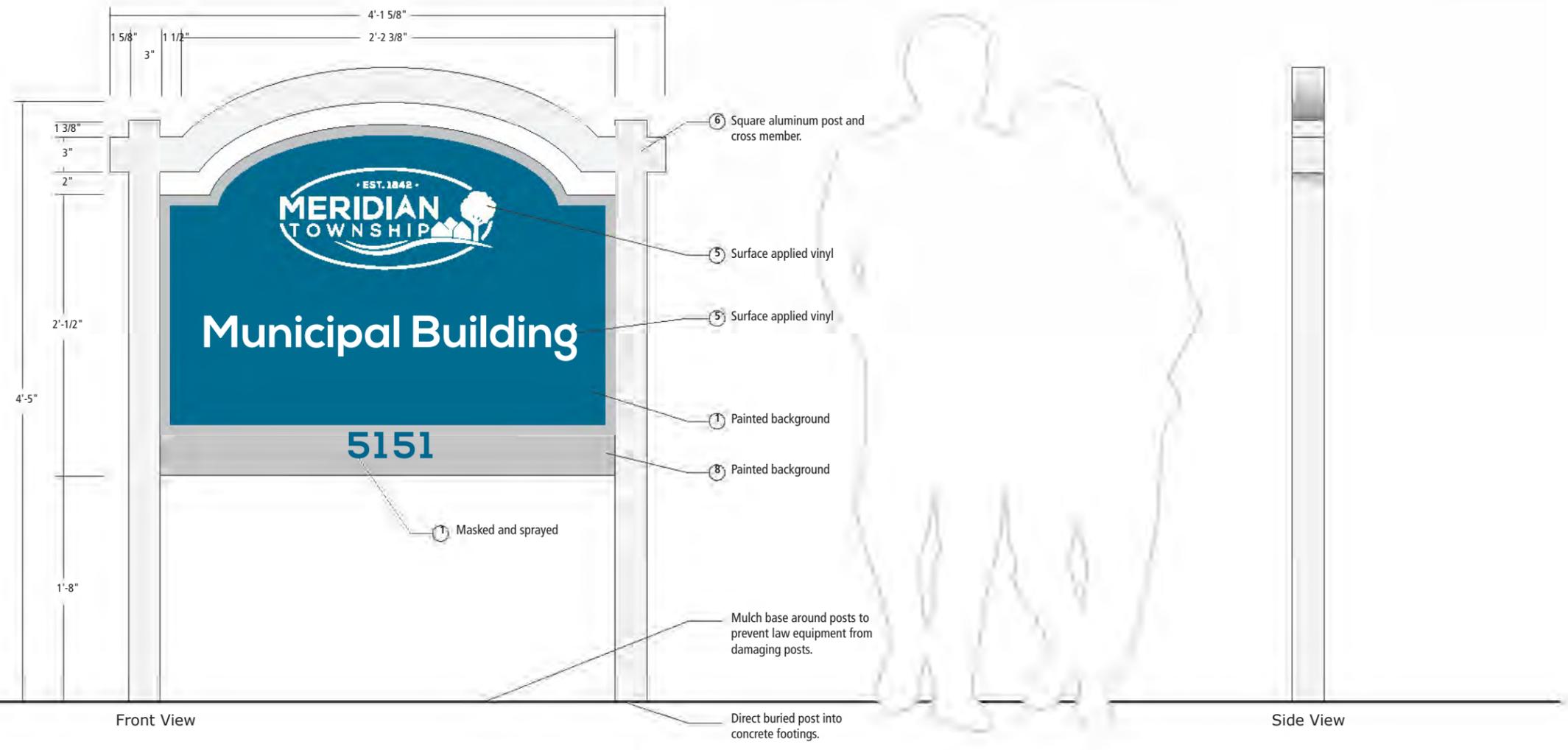
DOUBLE-SIDED SIGN FACE



Panel Layout Detail



Alternate Layout Detail



Front View

Side View

IX-4 MUNICIPAL BUILDING IDENTIFICATION

SCALE: 1" = 1'

COLOR CODE

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

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07.12.21	Revision



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**GX-1
INTERNAL GUIDE SIGN
MULTI-DIRECTIONAL**

SCALE: 1" = 1'

COLOR CODE

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

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DATE DESCRIPTION

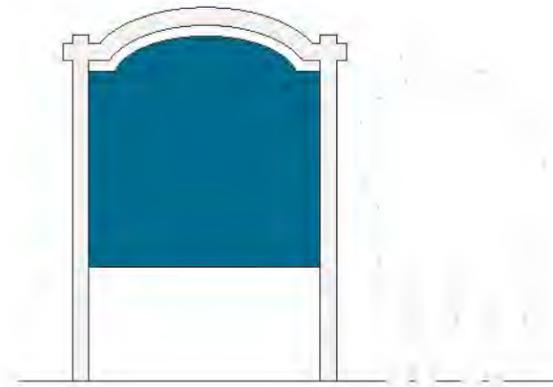
DATE	DESCRIPTION
06.02.21	Submission
07.12.21	Revision



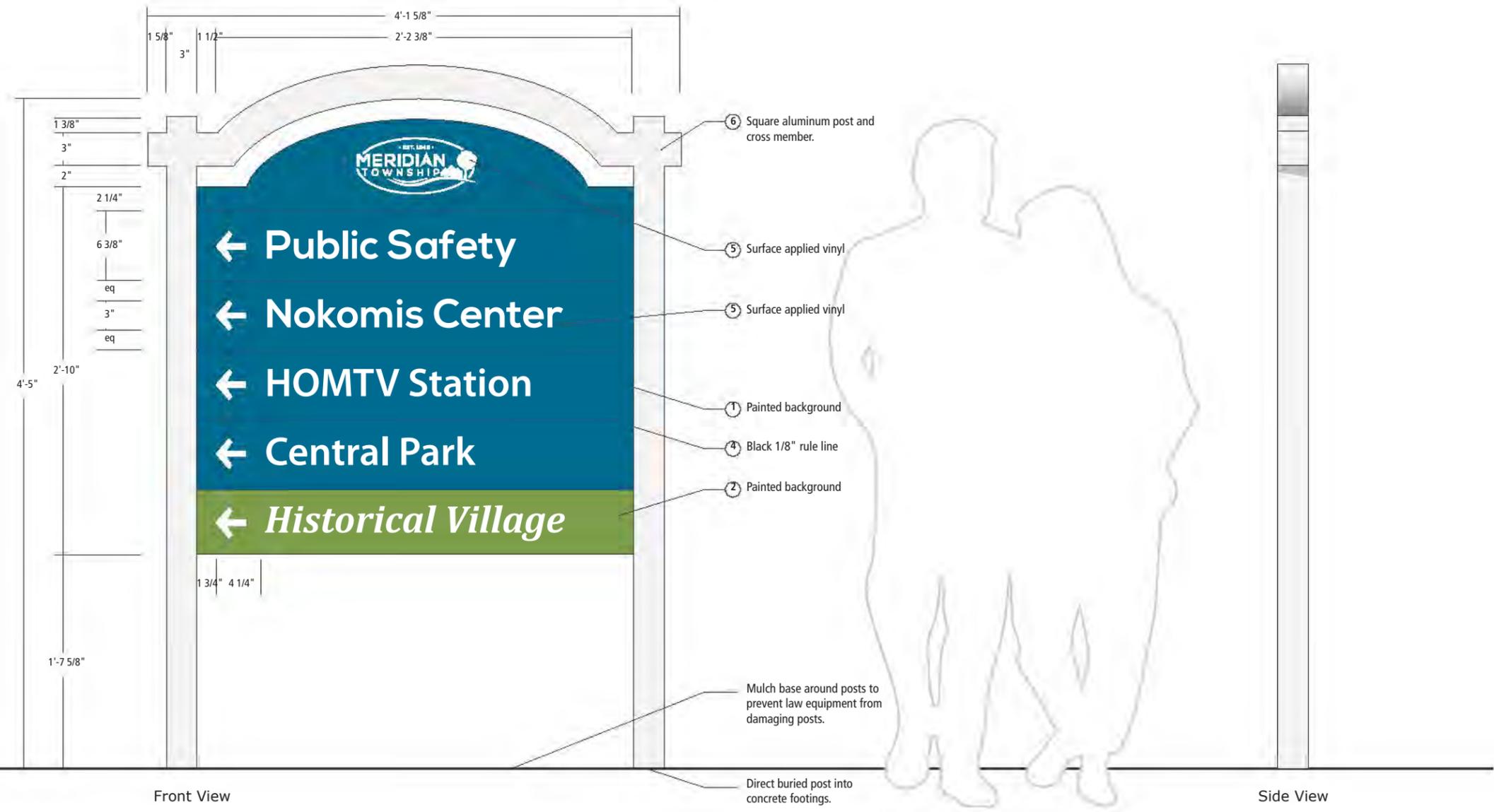
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SINGLE-SIDED SIGN FACE



Back View (not to scale)



Front View

Side View

Mulch base around posts to prevent law equipment from damaging posts.

Direct buried post into concrete footings.

**GX-2
PEDESTRIAN GUIDE
SIGN**

SCALE: 1" = 1'

COLOR CODE

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

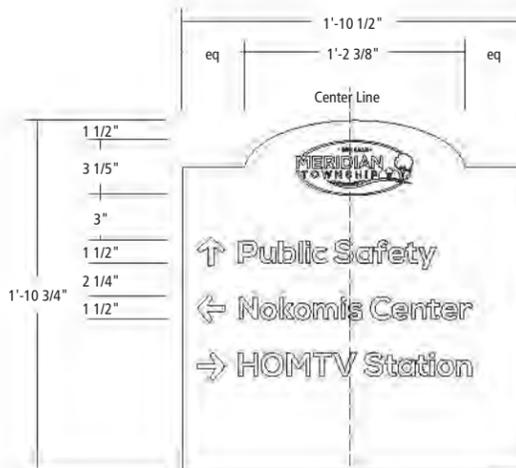
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07.12.21	Revision



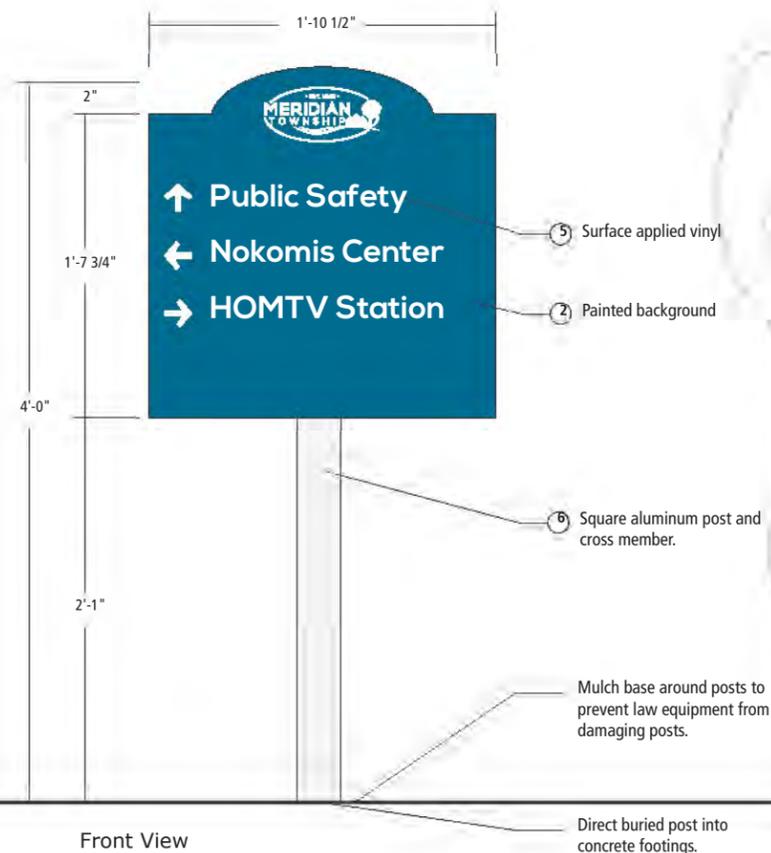
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Panel Layout Detail

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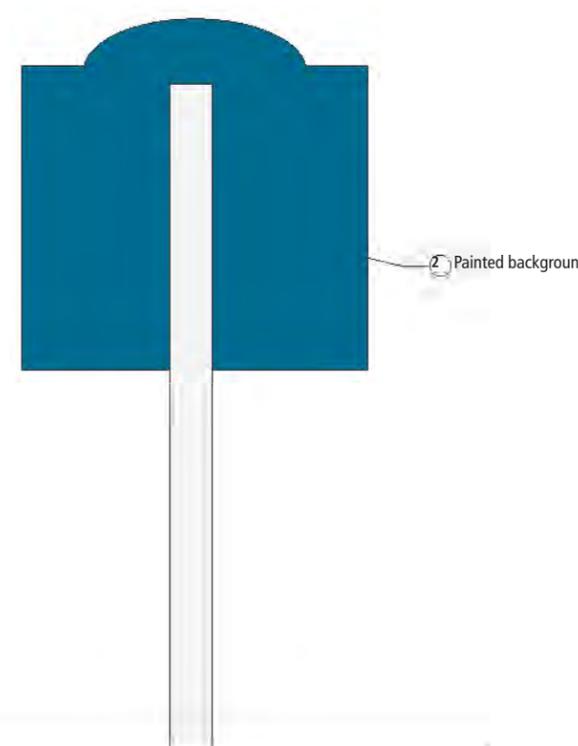
SINGLE-SIDED SIGN FACE



Front View



Side View



Back View

**VX-1
ENTRANCE DOOR
IDENTIFICATION**

SCALE: 1" = 1'

COLOR CODE

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

NOTES

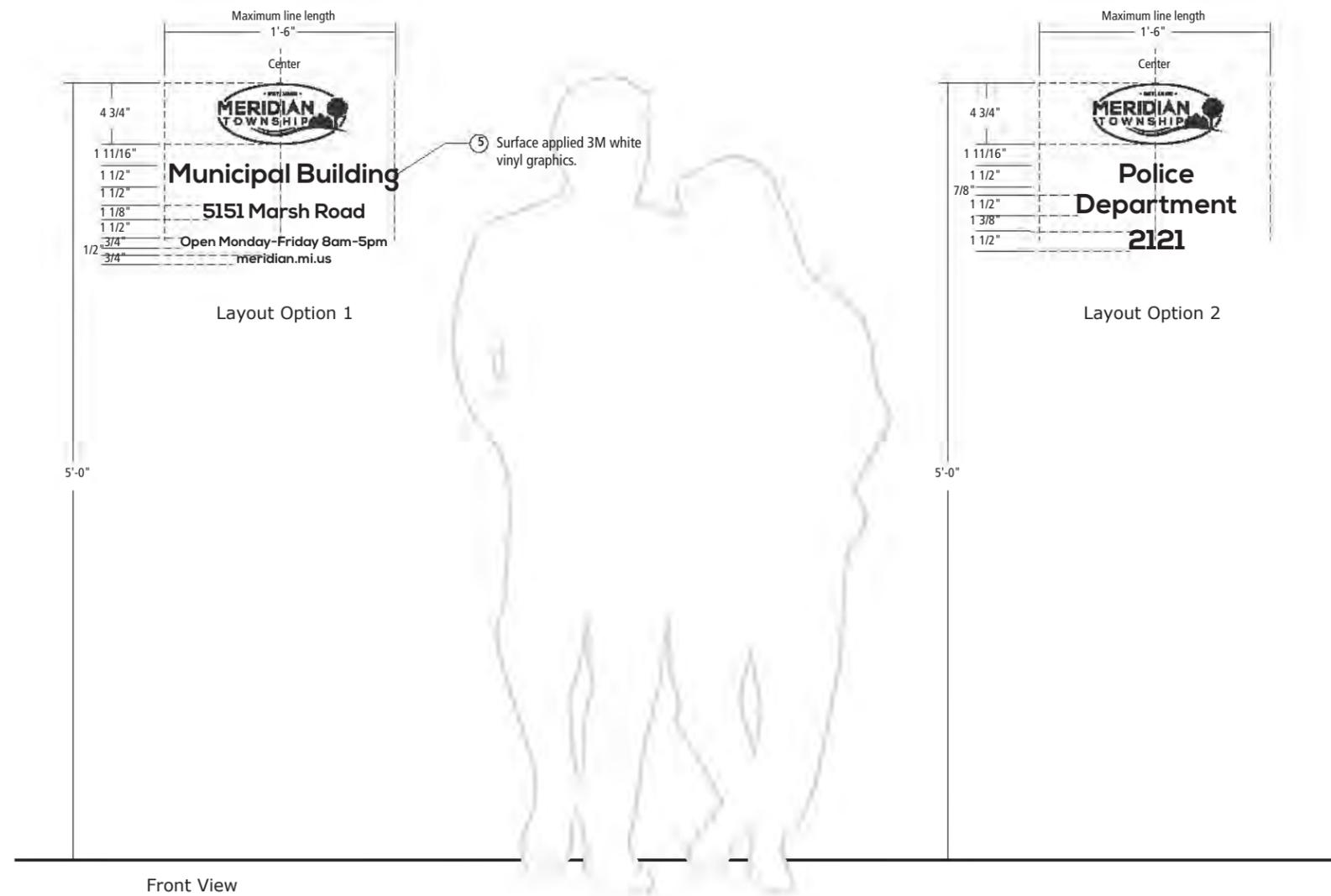
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07.12.21	Revision



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**MP-1
LARGE MUNICIPAL
PARK IDENTIFICATION**

SCALE: 3/8"-1'

COLOR CODE

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

NOTES

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07.12.21	Revision



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DESIGN**

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FABRICATOR TO PROVIDE
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AND ACCEPTANCE.

DOUBLE-SIDED SIGN FACE



Front View

Side View

**MP-2
MUNICIPAL PARK
IDENTIFICATION**

SCALE: 1" = 1'

COLOR CODE

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

NOTES

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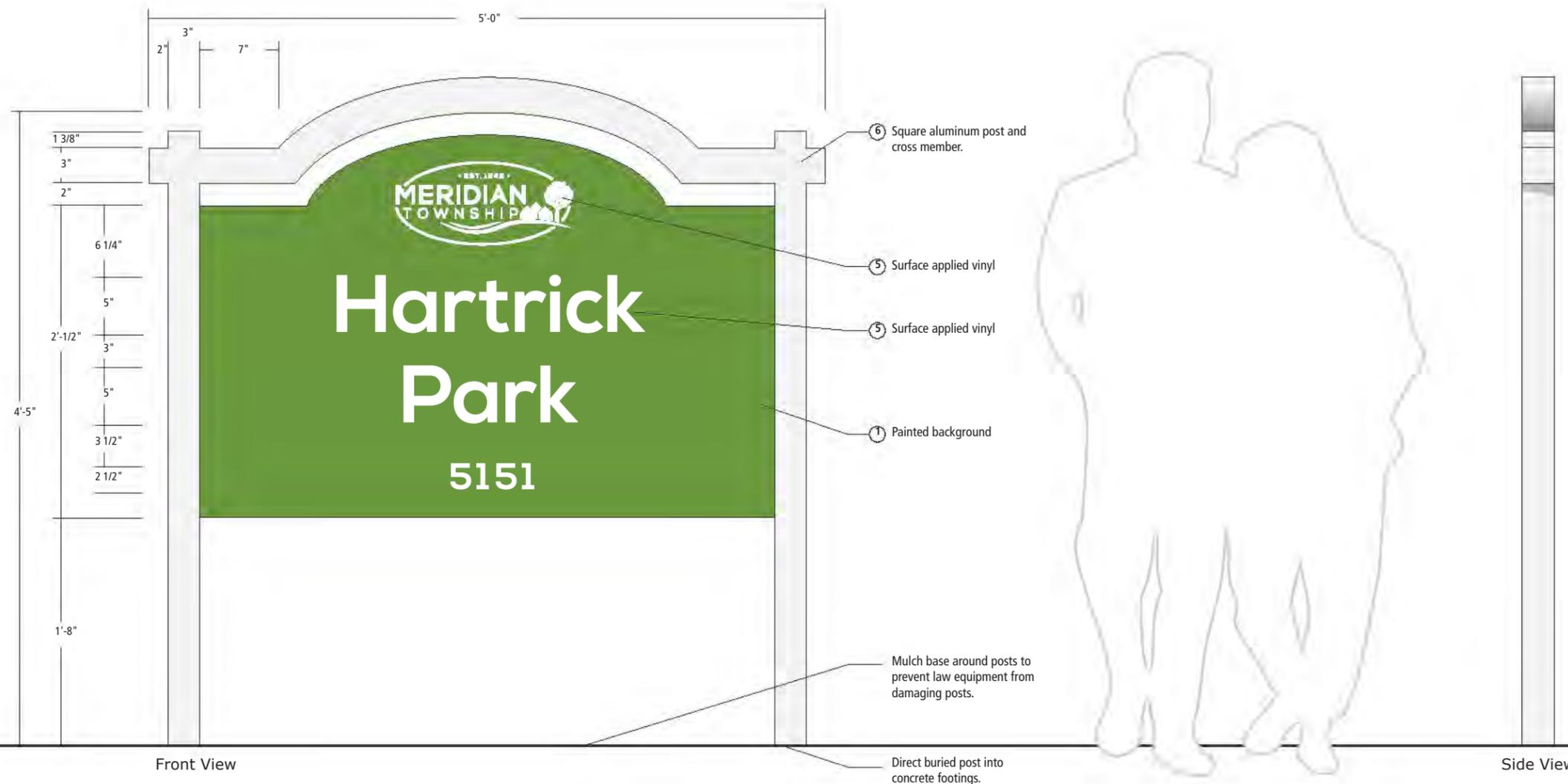
DATE	DESCRIPTION
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AND ACCEPTANCE.

DOUBLE-SIDED SIGN FACE



**GX-3
INTERNAL GUIDE SIGN
SINGLE-DIRECTIONAL**

SCALE: 1" = 1'

COLOR CODE

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

NOTES

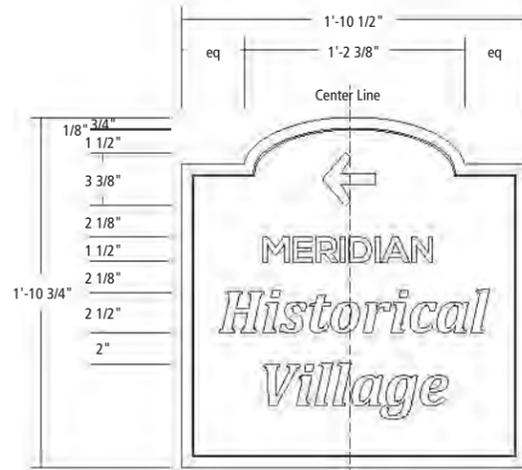
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DATE DESCRIPTION

DATE	DESCRIPTION
06.02.21	Submission
07.12.21	Revision



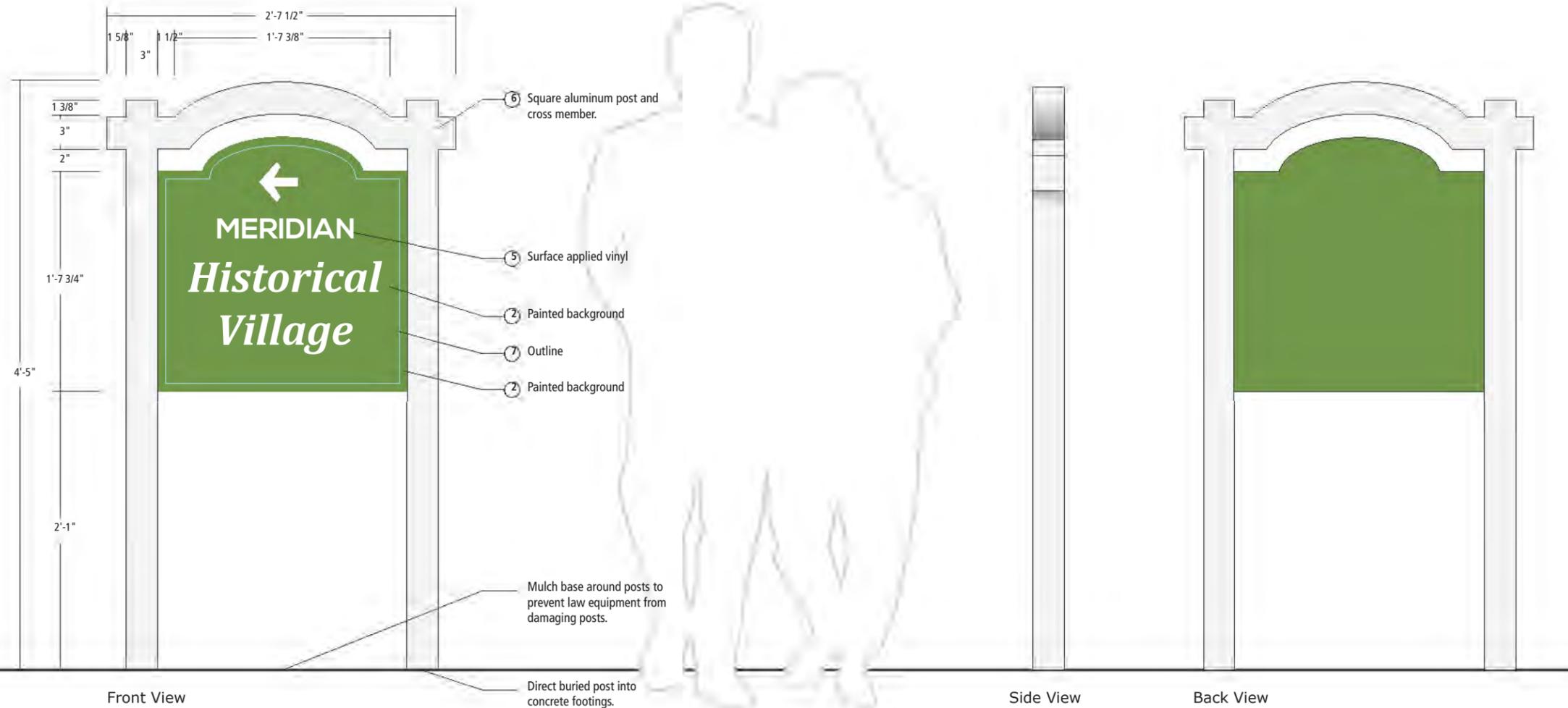
415 S Union, Second Floor
Traverse City, MI 49684
(231) 947-1236



Panel Layout Detail

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

SINGLE-SIDED SIGN FACE



Front View

Side View

Back View

\$62,500 each



Ix-2a
Municipal Campus Identification
with message board

Costs includes
fabrication and
installation

Estimate is from
Poblocki Signs

\$36,500 each



Ix-2b
Municipal Campus
Identification

\$24,000 each



Ix-1
City Welcome Sign

SIGN TYPE ARRAY

NOT TO SCALE

COLOR CODE

NOTES

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DATE DESCRIPTION

\$2850 each



Ix-4
Municipal Building
Identification

\$3500 each



Gx-1
Internal guide sign
Multi-directional

\$950 each



Gx-2
Pedestrian Guide
Sign

\$175 each



Vx-1
Entrance Door
Identification

\$15,000 each



MP-1
Large Municipal Park
Identification

\$3550 each



MP-2
Municipal Park
Identification

\$2100 each



Gx-3
Internal Guide Sign
Single-directional



CORBIN
DESIGN

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



To: Township Board

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

Date: October 26, 2021

Re: Text Amendment #21020 – MUPUD Ordinance Updates

At the October 19th Township Board meeting, Staff presented a final draft of the Mixed Use Planned Unit Development ordinance for review. There was general consensus that the changes met the expectations of both the Planning Commission and Township Board, however additional language was requested further describing the three levels of amenity tiers. Additionally, there was a desire to ‘push’ developments towards the tier three amenities. The Township Board referred the matter back to the Planning Commission for a final review.

Staff added the intent language that the Township Board was seeking and a requirement that every project have at least one tier three amenity and took the matter back to the Planning Commission. The Commission reviewed the final version of the ordinance at their October 25th meeting and raised no objections. They were pleased with the final outcome and looked forward to implementing the ordinance, once adopted.

If the Township Board would prefer to limit level two amenities, as opposed to requiring a level three amenity, that change can be made prior to introducing the ordinance for adoption. Staff believes that by requiring a level three amenity, we will push all projects toward this level of amenity, not just those that need a large number of amenities to be approved.

Lastly, Staff has reviewed the question of utilizing adjacent non-residential property to allow for a new residential project adjacent or nearby to the non-residential property, a question that was raised by the Board at their last meeting. There is nothing in the ordinance that specifically allows or disallows this from occurring. By using the definition of ‘redevelopment’ existing buildings can be used in an MUPUD project if they are being rehabilitated or restored. But there does not appear to be a clear path towards an interpretation that would allow simply including nearby existing commercial into a project to get residential uses on a neighboring property. There would need to be investment into the adjacent property and buildings to meet the intent of the ordinance. If the Township Board remains concerned about this item, Staff would recommend slightly modifying the definition of ‘Redevelopment’ to remove ‘reused’ from the definition.

Staff looks forward to further discussion on this ordinance.

Attachments

1. Clean version of updates to MUPUD Ordinance
2. Redlined version of updates to MUPUD Ordinance

DRAFT – 10-21-21

ORDINANCE NO. XXX

AN ORDINANCE TO AMEND ARTICLE 4, DISTRICT REGULATIONS, OF THE CHARTER TOWNSHIP
OF MERIDIAN ZONING CODE TO UPDATE THE MIXED USE PLANNED UNIT DEVELOPMENT
(MUPUD) REGULATIONS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-440, Mixed Use Planned Unit Development (MUPUD), is hereby amended to read as follows:

- (a) The purpose of the Mixed Use Planned Unit Development (MUPUD) section is to create more walkable pedestrian oriented developments by promoting and accommodating developments in rational mixed patterns that respect Meridian Township's transitional land use concept to protect, enhance and preserve natural resources. The second purpose is to encourage rehabilitation of existing structures to include those originally built or partially built before zoning ordinances were adopted, and in such a manner that will maintain traditional urban design to preserve and enhance community resources.

The intent of this section is two-fold.

- (1) Meet Township goals through well planned, integrated, high quality mixed use development and redevelopment projects:
- a. Enhance health and safety goals through requirements for walkability, pedestrian orientation, and high quality, durable, building materials.
 - b. Increase Township prosperity goals and citizen welfare through appreciated property values which will support necessary public services.
 - c. Actualize our cultural heritage through citizen pride in creative, new places to walk to, shop at and work in that retain a flavor of Meridian Township's rich history.
 - d. Enhance diversity goals with new types of residential uses in close-knit community design.
 - e. Improve our natural environment goal through mixed use redevelopment with incentives for more intensely landscaped buffers and open spaces designed to complement Township parks and green space plans.
- (2) Improve the potential for financially attractive and high quality, mixed use projects in the Township while meeting Township goals of a safe, healthy and sustainable community.
- a. Enhance incentives for investment through the ability to mix residential with nonresidential uses within the same development.
 - b. Allow flexibility in setback and parking requirements.
 - c. Encourage redevelopment by allowing increases in density in exchange for providing specified community amenities.

1
2 d. Achieve attractive and commercially successful core areas through cooperative
3 development projects with one or more landowners.
4

5 (b) Definitions.
6

7 **AMENITY**

8 Extraordinary project feature that provides usable benefit to both the occupants of the
9 development and to the general public and reflects the scale of the facility, building, or
10 place.
11

12 **AFFORDABLE HOUSING**

13 Housing in which a household making not more than 80% of the Area Median Income is
14 paying not more than 30% of their gross income for housing costs, including utilities.
15

16 **AWNING**

17 A roof-like cover, often fabric, metal, or glass designed and intended for protection from
18 weather or as a decorative embellishment, and which projects from a wall or roof of a
19 structure over a window, walk, door, or the like.
20

21 **BALCONY**

22 A platform that projects from the wall of a building and is surrounded by a railing or
23 balustrade, for the private use of tenants.
24

25 **CLOSE-KNIT COMMUNITY**

26 A style of land development advocating smaller, narrower lots, shallower yards and
27 setbacks, smaller and more intensely used spaces, etc. that is less land consumptive than
28 traditional suburban development.
29

30 **GREEN ROOF**

31 A flat or slightly sloped roof with a layer of vegetation planted over a waterproofing
32 system that is installed on the top of the roof.
33

34 **MONUMENT SIGN**

35 A freestanding sign, in which the entire bottom (base) is in contact with the ground and
36 is independent of any other structure.
37

38 **NONRESIDENTIAL USE**

39 A use that does not contain or provide facilities for people to live on the premises.
40

41 **ORNAMENTAL**

42 Something that is either decorative or something that provides aesthetic quality to an
43 object required for another purpose.
44

45 **PEDESTRIAN ORIENTED DEVELOPMENT**

46 Development designed with an emphasis primarily on the street sidewalk and on
47 pedestrian access to the site and building, rather than on auto access and parking areas
48 with design bearing a definite relationship to the human dimension. The building is
49 generally placed close to the street and the main entrance is oriented to the street
50 sidewalk. There are generally windows or display cases along building facades which

1 face the street. A pedestrian oriented neighborhood offers variety in housing clustered
2 around well-defined neighborhood centers which support jobs, nonresidential activity,
3 and a range of amenities to sustain lively streets and gathering places. It offers a gradient
4 density from open space to high-intensity nonresidential cores. The layout of pathways,
5 streets and transportation corridors minimizes conflict between walking, biking, and
6 driving.

7
8 **REDEVELOPMENT**

9 The process by which an existing developed area is rehabilitated, restored, renovated,
10 expanded and/or reused. Redevelopment may also mean a site that contains an existing
11 building(s) to be removed.

12
13 **SIGN PROGRAM**

14 A plan of all signs proposed to be installed in a MUPUD project submitted for approval
15 to create a coordinated project theme of uniform design elements such as color, lettering
16 style, size, and placement consistent with the context of the project and its surroundings
17 and the purpose and intent of this section.

18
19 **WAIVER**

20 Permission to depart from the requirements or standards of the underlying zoning
21 district in return for the provision of amenities.

22
23 (c) Permitted locations and uses.

24
25 (1) Locations.

- 26
27 a. MUPUD projects shall be permitted in the C-2, C-3, and CR zoning districts, where
28 public water and sewer are available.
29
30 b. MUPUD projects shall be permitted in the PO and C-1 districts where public water
31 and sewer are available, provided that when adjacent to land zoned and developed in
32 a single-family residential district, the height of buildings in the MUPUD shall be no
33 taller than the abutting residential district would allow.

34
35 (2) Uses.

- 36
37 a. In the C-1, C-2, C-3, and CR zoning districts, all uses permitted by right and by special
38 use permit in the underlying zoning district or districts where a project includes more
39 than one zoning district, provided that the purpose and intent of this section is
40 incorporated within the total development plan.
41
42 b. In the PO zoning district, all uses in the C-1 and PO Zoning District permitted by right
43 and by special use permit are permitted in a PO zoning MUPUD project.
44
45 c. Single- and multiple-family residential uses up to a density of 14 dwelling units per
46 acre when developed in conjunction with the redevelopment of an existing
47 building(s) for a use permitted by right or by special use permit in the underlying
48 zoning district and on the same parcel of land. The density may be increased to 18
49 dwelling units per acre by offering four additional amenities.

DRAFT – 10-21-21

- 1 d. Single- and multiple-family residential uses up to a density of 10 dwelling units per
2 acre when developed in conjunction with the development of an undeveloped site for
3 a use permitted by right or by special use permit in the underlying district and on the
4 same parcel of land.
5
- 6 e. For a MUPUD project within the Okemos Downtown shown on Map 1, the Haslett
7 Downtown shown on Map 2, and the Meridian Mall property shown on Map 3, the
8 Township Board may, in its sole discretion, approve a higher density per acre of
9 residential dwelling units and/or an increase in the height of a building based upon
10 the proposed MUPUD complying with the following performance criteria:
11
 - 12 1. Architectural design and placement of building(s) on the parcel(s) will be
13 consistent with the architectural standards set forth in the Master Plan and shall
14 include sustainability and environmental considerations, including, but not
15 limited to, energy usage from renewable energy resources or achieving LEED
16 certification for the buildings proposed.
17
 - 18 2. The building height is no more than four stories above the finished grade. A fifth
19 story may be allowed where there is a minimum of a ten-foot setback for such
20 fifth story from the predominant first-floor facade elevation. Overall height from
21 the finished grade to the top of the wall may not exceed 60 feet. Floor-to-ceiling
22 height shall be a minimum of 14 feet for first floor nonresidential uses and a
23 minimum of nine feet for all upper floors, regardless of use.
24
 - 25 3. A parking plan that provides a design for any parking structures that is unified
26 with the main building through the use of similar building materials, color, and
27 architectural style. The parking plan shall provide opportunities for shared
28 parking, accessways, and driveways with adjoining properties or provides
29 additional parking spaces that may be used by the public.
30
 - 31 4. An innovative design that includes a number of different dwelling unit types,
32 sizes, and floor plans available within the MUPUD.
33
 - 34 5. Common areas and/or amenities for residents and the general public, including,
35 but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks,
36 swimming pools, exercise rooms, storage rooms, lockers, and covered parking.
37
 - 38 6. The overall project promotes nonmotorized and shared transportation by
39 providing convenient access to the public pedestrian/bicycle pathway system
40 and public transportation systems as outlined in the Master Plan.
41
 - 42 7. The buildings generally provide for nonresidential uses on the ground floor(s),
43 and the development demonstrates a financially viable plan for long term
44 sustainable nonresidential space usage.
45
 - 46 8. The higher density of any project will not negatively impact the character,
47 aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
48

DRAFT – 10-21-21

1 9. Any potential for increased traffic is addressed by the project and solutions are
2 provided.

3
4 10. Where feasible, the project makes an effort to preserve and use existing
5 structures or provides explanations to justify why such preservation and use is
6 not possible.

7
8 f. Uses may be mixed vertically and/or horizontally.

9
10 (d) MUPUD projects may be phased provided each phase incorporates a use permitted in the
11 underlying zoning district and includes one or more amenities, based on the number of
12 waivers required in each phase. Phasing plans shall be evaluated for the proportionality of
13 permitted use(s) to residential use(s). Phasing plans shall be submitted with the original
14 MUPUD application.

15
16 (e) Amenities.

17
18 (1) General guidelines.

19
20 a. Every MUPUD shall incorporate one or more amenities.

21
22 b. Every request for a density bonus shall incorporate four or more amenities in
23 addition to those required by subsection (e)(1)a.

24
25 c. Waivers from zoning ordinance standards may only be granted by the Township
26 Board in exchange for amenities. For every one waiver requested at least one amenity
27 must be provided.

28
29 d. Amenities shall not be combined or counted more than once or counted toward any
30 other requirement of the ordinance.

31
32 e. To the greatest extent feasible, amenities shall be visible and/or accessible to the
33 public from a fully improved street, and/or a benefit to the general public.

34
35 (2) Amenities acceptable for consideration by the Township shall meet one or more of the
36 following criteria:

37
38 a. Type, value and number of amenities shall be proportionate to the size and/or cost of
39 the project, and the number of waivers requested.

40
41 b. Support of goals expressed in this section, the adopted Township Master Plan, or
42 other applicable adopted plans.

43
44 c. Consistency and compatibility with the intended use of the site.

45
46 d. Continuity of design elements.

47
48 e. Appropriate and harmonious with the surrounding area.

49

DRAFT – 10-21-21

1 f. Potential to act as a catalyst for improvements to surrounding sites.
2

3 (3) Timing of Project Amenities
4

- 5 a. One or more amenities must be provided in each project phase if a phased
6 development is proposed.
7
8 b. For single phase projects, all amenities shall be constructed prior to Final Certificate
9 of Occupancy for any building.
10
11 c. For multi-phase projects, amenities shall be constructed prior to Final Certificate of
12 Occupancy for any building in the phases in which the amenities are approved.
13
14 d. When affordable housing is included as an amenity, as near as possible to an equal
15 amount of affordable housing units shall be provided in each building.
16

17 (4) The following list of possible amenities is weighted to recognize more substantial project
18 features may fulfill the requirement for multiple amenities. Other amenities not listed
19 below may be considered provided they meet the criteria established in Section 86-
20 440(e)(4) and subject to the sole approval and discretion of the Township Board.
21

- 22 a. Project features counting as three (3) amenities are those amenities that have the
23 largest potential environmental and/or social impact on the Township as a whole and
24 are generally not found in a non MUPUD project. At least one amenity from this
25 section shall be required for any MUPUD project that requires four or more total
26 amenities for approval.
27
28 1. Leadership in Energy and Environmental Design (LEED) certification by the
29 United States Green Building Council at the Silver level or higher for the project
30 or individual buildings in the project. Alternative rating systems may be
31 considered.
32
33 2. Multilevel parking decks or underground parking.
34
35 3. A minimum of 20 percent of the total units within the development identified as
36 affordable housing units.
37
38 4. The overall project includes at least 25 percent of the total gross floor area of all
39 building(s) identified for non-residential uses, such as retail stores, restaurants,
40 offices, or similar land uses.
41
42 5. Vertical mixing of land uses for the entire project and in each building.
43
44 6. Alternative energy generation systems on site producing at least 50% of the
45 energy consumed by the development.
46
47 7. Dedicated outdoor gathering space in the form of a central green, plaza, or square
48 which is to function as a focal point for the project and serve as an area where
49 social, civic, or passive activities can take place. This area shall be at least 20% of

DRAFT – 10-21-21

1 the total building footprint or 5,000 contiguous square feet (whichever is greater)
2 and designed to serve as a visual and functional civic amenity for sitting, viewing,
3 or other similar outdoor activity.
4

5 8. Public art, either onsite or at an approved off-site location, at 1% of the project
6 cost designed to withstand natural elements and reasonable public contact.
7

8 b. Project features counting as two (2) amenities are those amenities that have an
9 environmental and/or social impact on the Township as a whole, but are more
10 focused on benefits to the development and may or may not be found in a non MUPUD
11 project.
12

13 1. 75% of all building facades are covered with natural materials such as brick or
14 stone.
15

16 2. Interior, individual bicycle lockers or locker banks equal to the amount of bike
17 parking required for the site.
18

19 3. Green roofs incorporated into the building design.
20

21 4. New enhanced public transit stops, when located on or adjacent to property
22 proposed for an MUPUD project. New stops for locations not currently served by
23 the public transit system, shall be determined in coordination and with approval
24 from local transit providers. The public transit stop shall include seating, shelter,
25 and other elements approved by a local transit provider.
26

27 5. Electric car charging stations installed on the project site. A minimum of four
28 charging stations shall be required to qualify.
29

30 6. A mix of dwelling unit types (such as one, two, or three bedroom units) with no
31 more than 50 percent of one type of dwelling unit provided in the development.
32

33 7. Public outdoor seating plazas adjacent to or visible and accessible from the street
34 including, but not limited to, benches or other outdoor seating not associated with
35 an outdoor café.
36

37 8. Public recreation resources for active recreation or informal spontaneous
38 recreation such as ball fields, tennis courts, swimming pools, pickle ball courts, or
39 other similar activities. Resources shall be open and accessible to the general
40 public.
41

42 9. Ornamental paving treatments for all sidewalks and parking areas on the site,
43 such as pavers, brick, or pervious concrete or asphalt. A maintenance plan shall
44 be required for the use of such paving treatments.
45

46 c. Project features counting as one (1) amenity are those amenities that generally
47 benefit only the development and may be found in a non MUPUD project. Only one
48 amenity from this section shall be counted toward the total number of required
49 amenities for a MUPUD.

DRAFT – 10-21-21

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1. Green space exceeding the underlying permeable surface regulation by at least 10%.
2. Dedicated parking for e-scooters or other alternative mobility options, separate from bicycle parking areas.
3. Installation of waterless urinals or other low-flow plumbing fixtures throughout the project.
4. Wireless access points available to the general public.
5. Sidewalk planters intermittently placed along all public streets and internal private streets and drives at a spacing of 25 feet.
6. Decorative lighting along all public streets and internal private streets, drives, and in all parking lots.
7. Grey water recycling systems
8. Privately maintained courtyards, plazas, project parks, and rooftop gardens and similar features with seating for the public.
9. Enhancement of an existing public transit stop, when located on or adjacent to the property proposed for an MUPUD. The public transit stop shall include seating, shelter, and other elements approved by a local transit provider.

(f) Design standards.

(1) General restrictions.

- a. Except as noted elsewhere in this section, the yard, setback, lot size, type and size of dwelling unit, frontage requirements, and impervious surface regulations and restrictions are generally waived for the MUPUD, provided that the spirit and intent of this section, as defined in Subsection 86-440(a) above, are incorporated with the total development plan. The Planning Commission may recommend, and the Township Board shall establish all requirements by means of the approval of the planned unit development.
- b. Maximum height in a MUPUD shall be no higher than 45 feet, except for those MUPUD projects within the Okemos Downtown as shown on Map 1, the Haslett Downtown shown on Map 2, and the Meridian Mall property shown on Map 3 as outlined in Subsection (c)(2)e previously. Exceptions provided in § 86-591 shall continue to apply.
- c. Except as stated above, all requirements regarding floodways, floodplains and wetlands in the conservancy district shall apply to the MUPUD.
- d. Metal and portable buildings shall be prohibited.

DRAFT – 10-21-21

1
2 (2) Structure.
3

- 4 a. Building materials shall include, but are not limited to, wood, brick, clapboards,
5 beadboard, glass, and stone. Other materials, such as vinyl, aluminum, and other
6 metal sidings should be avoided. All buildings shall be completed on all sides with
7 acceptable finishing materials. Any element not specifically mentioned in this section
8 shall otherwise conform to other provisions of the Code of Ordinances.
9
- 10 b. Diversity and variety in architectural design is encouraged.
- 11 1. Architectural design shall be consistent with pedestrian-oriented development.
 - 12 2. Property owners shall be encouraged to design and construct their building
13 facades so that improvements relate to and are sensitive to nearby historical
14 features, blend with the facades of adjacent buildings and complement
15 streetscape improvements in the area.
 - 16 3. Buildings greater than 50 feet in width shall be divided into increments of no
17 more than 50 feet through articulation of the facade.
 - 18 4. Windows shall cover no less than 50% of nonresidential street level facades and
19 awnings shall be provided over all street level windows
 - 20 5. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems
21 shall be screened from street level view on all sides by an opaque structure or
22 landscape material selected to complement the building.
 - 23 6. Railings, benches, trash receptacles and/or bicycle racks, if provided, shall be of
24 commercial quality, and complement the building design and style, subject to the
25 approval of the Director of Community Planning and Development.
 - 26 7. Upper floor balconies are required adjacent to any street for any residential unit.
- 27
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35 (3) Parking.
36

- 37 a. Setbacks for parking areas from the public street, adjoining properties, and when
38 adjacent to residentially zoned properties shall be established during the review
39 process. Consideration should be given to preservation of existing residential
40 neighborhoods and heritage trees.
- 41
- 42 b. The number of required off-street parking spaces shall comply with § 86-755 of the
43 Code of Ordinances, which outlines the schedule of requirements for parking spaces.
44 The Township Board may reduce the number of off-street parking spaces required
45 for a development. In doing so, the Township Board shall establish a reasonable
46 number of required off-street parking spaces based on the characteristics associated
47 with the property and availability of other sources of parking or the provision of
48 amenities in lieu of parking.
49

DRAFT – 10-21-21

- c. Parking lots shall only be permitted in a side or rear yard. In no case shall a parking lot extend beyond the front façade of a building.
- d. Bicycle parking shall be separated from automobile parking and meet the provisions of Section 86-760.

(4) Landscaping shall generally comply with the applicable provisions of the Code of Ordinances.

- a. Project landscaping shall be designed to preserve existing significant natural features and to buffer service areas, parking, or dumpsters. Additional landscaping may be required in order to protect adjacent properties.
- b. A mix of evergreen and deciduous plants and trees are preferred with seasonal accent plantings to add to the visual appeal of the area.
- c. Native plant species are encouraged.
- d. Maintenance of landscaped areas shall be subject to Subsection 86-758(3) of the Code of Ordinances.

(5) All outdoor lighting associated with nonresidential and multiple family residential projects in a MUPUD project area shall conform to Article VII in Chapter 38 of the Code of Ordinances and is subject to the approval of the Director of Community Planning and Development. Street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height.

(6) Each applicant shall submit a sign program illustrating each proposed sign type, its size and location as part of the MUPUD project's application materials. The Director of Community Planning and Development may be authorized to approve the entire sign program, or any part of the sign program, as part of the site plan review process.

a. General guidelines.

- 1. Signs shall be designed to enhance the pedestrian experience, reflect and complement the character of the building, and respect the overall character of the area in an attractive and functional manner.
- 2. Signs shall not cover or obscure architectural features of buildings.
- 3. Signs shall be properly maintained.
- 4. Signs or sign faces shall not be changed or installed without a new building permit and in accordance with an approved sign program.

b. The following sign types are permitted in a MUPUD project. Except as indicated below, the number and size of signs shall be approved as part of the project's application for the MUPUD project approval.

DRAFT – 10-21-21

- 1 1. Wall signs, defined as a sign mounted flat against, or painted on the wall of a
2 building (not in a window) with the exposed face of the sign in the plane parallel
3 to the face of the wall.
4
 - 5 i. One wall sign for each business with direct access to a public street shall be
6 permitted. The size of the sign is based on the underlying zoning district in
7 with the MUPUD project is located.
8
 - 9 ii. One additional wall sign, no larger than two square feet, shall be permitted for
10 each tenant with direct access to a public street and shall be located on the
11 wall surface adjacent to a tenant's main entry. Restaurants may add an
12 additional two square feet to this sign.
13
 - 14 iii. Multi-tenant buildings with a shared entrance shall be permitted a six square
15 feet of wall signage, to be located adjacent to the shared entrance.
16
- 17 2. Up to 30% of the area of an awning or canopy may be used for signage, separate
18 from the wall sign. Such signs shall not be internally lit.
19
- 20 3. One projecting sign per business with direct access to a public street shall be
21 permitted, up to a maximum size of six square feet. The lowest edge of a projecting
22 sign shall be no lower than eight feet above the sidewalk elevation.
23
- 24 4. No more than 40% of a window's area shall be used for signage. Up to 10% of that
25 area may consist of completely opaque signs. Etched glass and similar artistic
26 designs shall not be considered opaque.
27
- 28 5. Freestanding signs, are generally not permitted in a MUPUD project. Exceptions
29 for freestanding signs of the monument type may be permitted when a building
30 is set back a minimum of 15 feet from the right-of-way line with the resulting yard
31 set aside for permanent public open space. In such case, the size, location and
32 design of the sign shall be reviewed and approved as part of the overall sign
33 program.
34

35 (7) Sidewalks shall be a minimum of five feet in width, except in two specific scenarios:

- 36
- 37 a. When the sidewalk(s) is immediately adjacent to an outdoor seating cafe, the
38 sidewalk shall be a minimum of seven feet in width to provide additional
39 maneuverability, and
40
- 41 b. When the sidewalk(s) is immediately adjacent to an off-street parking area, where
42 vehicles may overhang on the sidewalk, the sidewalk shall be a minimum of seven
43 feet in width to provide additional maneuverability.
44

45 (8) Where a site submitted for mixed use PUD approval is located on a route of the
46 Township's pedestrian/bicycle pathway master plan, construction or reconstruction of
47 the route shall conform to Township standards for pedestrian/bicycle pathways.
48

49 (g) Procedure.
50

DRAFT – 10-21-21

- 1 (1) Each applicant shall meet with the Director of Community Planning and Development
2 regarding the preparation of the MUPUD application prior to submittal. It is not required
3 that any person requesting such a meeting be an owner of or holder of an equitable
4 interest in the subject property.
5
- 6 (2) An applicant is urged to meet with owners and occupants of surrounding properties to
7 apprise them of a proposed development, share the physical design, receive comments,
8 and revise the proposal accordingly prior to submitting an official application. The
9 Township will assist by providing property owner and occupant contact information and
10 attend meetings as deemed necessary.
11
- 12 (3) A property owner, prospective applicant or their representative may submit an optional
13 concept plan for review and comment by the Planning Commission and/or Township
14 Board.
15
- 16 a. Purpose
17
- 18 1. To acquaint the Planning Commission and/or Township Board with the proposed
19 project.
20
- 21 2. To receive guidance regarding the proposed design's compatibility with the
22 purpose, intent and standards of the MUPUD ordinance.
23
- 24 3. To reduce the applicant's time and cost.
25
- 26 b. Submittal requirements.
27
- 28 1. A written request to initiate a concept plan review submitted to the Director of
29 Community Planning and Development.
30
- 31 2. A written summary of the project (amount and type of uses, basis for the design
32 concept).
33
- 34 3. A concept plan drawn to scale containing the following information:
35
- 36 i. Boundaries and acreage of the site.
37
- 38 ii. Zoning.
39
- 40 iii. Adjacent road network.
41
- 42 iv. General layout of buildings, interior access roads and unique design elements.
43
- 44 v. General location of known features affecting the site layout such as, but not
45 limited to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers
46 and streams, parkland, etc.
47
- 48 4. A list of the amenities proposed for the project, along with descriptions and
49 locations of each.

DRAFT – 10-21-21

1
2 c. Review procedure.

- 3
4 1. Upon receipt of a written request and other required data and information, the
5 Director of Community Planning and Development shall review the concept plan.
6
7 2. Within 30 days of the date of receiving a complete request the Director shall
8 forward to the Planning Commission and/or Township Board the concept plan
9 and accompanying data along with any written comments from the Director. The
10 Planning Commission and/or Township Board shall concurrently review the
11 concept plan and may offer comments or suggestions on the design. Comments or
12 suggestions made during the review of the concept plan shall not be binding on
13 the Township or the applicant.
14

15 (4) Required data and information for a MUPUD.

- 16 a. A complete application accompanied by the appropriate fee.
17
18 b. A site plan drawn to an engineer's scale of the total property involved, showing its
19 location in the Township and its relation to adjacent property.
20
21 c. A schematic layout of the proposed storm sewer system.
22
23 d. A document generally describing the proposed phasing program for the MUPUD,
24 including all dwelling units, non residential units, recreation and other facilities, and
25 open space improvements.
26
27 e. A two-foot contour topographic map drawn at the same scale as the site plan and
28 showing the existing relief features on the site.
29
30 f. A sign program.
31
32 g. Natural features study for previously undeveloped properties. The natural features
33 study shall include a written description of the features to be retained, removed, or
34 modified, and the proposed measures to mitigate any negative impacts on the site and
35 adjacent properties. Natural features to be addressed include but are not limited to,
36 wetlands, significant stands of trees or individual trees greater than 12 inches dbh,
37 floodways, floodplains, water features, identified groundwater vulnerable areas,
38 slopes greater than 20%, ravines, and wildlife habitats, vegetative cover types with
39 potential to sustain significant or endangered wildlife.
40
41 h. Traffic study where the project will exceed 50 vehicle trips during the peak hour of
42 the adjacent roadway.
43
44 i. Building elevations drawn to scale and in color.
45
46 j. The developer shall provide the Township with copies of any comments from other
47 reviewing agencies, such as:
48
49

DRAFT – 10-21-21

- 1 1. The Ingham County Road Department.
- 2
- 3 2. The Ingham County Drain Commissioner.
- 4
- 5 3. Michigan Department of Transportation (if applicable).
- 6
- 7 4. Michigan Department of Environment, Great Lakes, and Energy (if applicable).
- 8
- 9 5. Township Engineering Department.
- 10
- 11 6. Township Fire Department.
- 12

- 13 k. The developer shall provide proof of property ownership, or a letter from the owner
- 14 authorizing the request and proof of property ownership from the author of the letter.
- 15
- 16 l. A list of the amenities proposed for the project, along with descriptions and locations
- 17 of each.
- 18
- 19 m. A list of waivers requested for the project, along with descriptions, dimensions, and
- 20 locations of each, as well as justification or reasons why each waiver is being
- 21 requested.
- 22

23 (5) Upon submittal of a complete application, the Planning Commission shall hold a public

24 hearing. Notices for public hearings shall comply with the provisions outlined in

25 Subsection 86-65(b) of the Code of Ordinances.

26

27 (6) Following the public hearing, the Planning Commission will make a decision on whether

28 to recommend approval of the request, recommend approval with conditions of the

29 request, or recommend denial of the request, to the Township Board. The Planning

30 Commission shall make such a recommendation to the Township Board, within 30 days

31 of the date that the planned unit development was placed on the Commission's agenda.

32 The 30-day period may be extended if the applicant consents.

33

34 (7) After receiving a recommendation from the Planning Commission, the Township Board

35 shall conduct a public hearing which shall be preceded by notice as specified in

36 Subsection 86-65(b) of the Code of Ordinances. Following the public hearing, the

37 Township Board shall make a determination to approve, modify, or deny the request. The

38 Township Board shall make such a determination within 30 days of the date the planned

39 unit development was placed on the board's agenda. The 30-day period may be extended

40 if the applicant consents.

41

42 The Township Board may place conditions on the development in order to guarantee

43 consistency with the purpose and intent of the MUPUD ordinance, which includes, but is

44 not limited to, providing walkable, pedestrian-friendly communities and ensuring

45 compatibility with surrounding residential neighborhoods on adjacent sites. Conditions

46 may include, but are not limited to, the following subjects:

47

- 48 a. Hours of operation.
- 49

DRAFT – 10-21-21

- 1 b. Total square footage allotted/required for the nonresidential uses.
2
3 c. Location, design, and orientation of specific nonresidential uses which may locate
4 within the development and their placement in relationship to neighboring uses.
5
6 d. Proportion of the development which may be occupied by individual nonresidential
7 uses or by all nonresidential uses.
8
9 e. Maximum noise levels emitted.
10
11 f. Lighting levels, direction, and timing.
12
13 g. Sufficiency of parking.
14
15 h. Enhancement of walkability within the development and connectivity to surrounding
16 uses.
17
18 i. Landscaping and screening.
19
20 (8) The MUPUD review and approval shall serve as the special use permit review and
21 approval for any use, requirement, or other activity requiring special use permit approval
22 in the underlying zoning district, including a special use permit required under Section
23 86-658 of the Code of Ordinances, provided the use or other activity requiring special use
24 permit approval is identified before the Township Board approves the Mixed Unit
25 Planned Unit Development.
26
27 a. Any use subject to special use permit review that is proposed after a MUPUD project
28 is approved must be processed pursuant to the special use permit requirements set
29 forth in Chapter 86, Article II, Division 4 of the Code of Ordinances.
30
31 b. A MUPUD application to redevelop an existing use or property previously approved
32 by special use permit shall be considered a new application for MUPUD review under
33 this section.
34
35 (9) Upon approval by the Township Board of the MUPUD, the developer shall submit a
36 complete application to the Department of Community Planning and Development for
37 site plan review, as outlined in the Code of Ordinances. The site plan review process shall
38 be subject to the standards outlined in Chapter 86 of the Code of Ordinances.
39
40 (10) Any condition imposed upon a MUPUD shall be part of the record and remain unchanged,
41 unaltered, and not expanded upon, except with the mutual consent of the Township and
42 the landowner. The Township and developer shall enter into a formal, written MUPUD
43 agreement outlining the project, waivers approved, amenities, conditions of approval,
44 and any other relevant items related to the project.
45
46 (h) Effect of issuance.
47
48 (1) The effective date of an approved MUPUD shall be the date of the Township Board
49 decision.
50

DRAFT – 10-21-21

1 (2) If construction related to the MUPUD has not commenced within two years after the
2 effective date, approval shall be void, except a one year extension may be considered if a
3 written request is submitted to the Department of Community Planning and
4 Development prior to the expiration date and subsequently approved by the Township
5 Board.
6

7 (3) Once a phase in a multi phase MUPUD is under construction, the next phase must
8 commence construction within one year of the Certificate of Occupancy being issued for
9 the first building in the previous phase. The Township Board may grant a one year
10 extension for commencement of construction on any future phase if a written request is
11 submitted to the Department of Community Planning and Development prior to one year
12 elapsing from the Certificate of Occupancy on the previous phase.
13

14 (i) Amendments.
15

16 (1) The property owner may apply for an amendment in writing to the Director of
17 Community Planning and Development. The director shall make a determination as to
18 whether a proposed amendment constitutes a major or minor amendment to the original
19 planned unit development.
20

21 (2) A major amendment shall have a significant impact on the MUPUD and the conditions of
22 its approval, which shall include, but not be limited to:
23

- 24 a. Building additions located outside a building envelope as shown on the approved
25 MUPUD site plan.
- 26
- 27 b. Building additions in excess of 2,000 square feet in gross floor area.
- 28
- 29 c. Addition of land to the mixed use PUD.
- 30
- 31 d. Expansion of a use that increases the required off-street parking.
- 32
- 33 e. Any addition of 50 or more residential dwelling units to the MUPUD project.
- 34
- 35 f. Any reduction in non-residential space in a building(s) by 25 percent or more of the
36 usable floor area.
37

38 (3) All amendments not deemed to be major amendments by the Director of Community
39 Planning and Development shall be considered a minor amendment.
40

41 (4) Process to amend a MUPUD.
42

- 43 a. Major amendments shall follow the same procedure set forth in this section for new
44 applications, including, but not limited to, submitting an application and fee, but
45 review and a decision on the amendment shall be limited only to the Township Board.
46
- 47 b. The Director of Community Planning and Development shall initiate the following
48 review process for Minor amendments:
49

DRAFT – 10-21-21

- 1 1. An application for an amendment to a MUPUD shall be submitted to the Director
2 of Community Planning and Development.
- 3
- 4 2. A fee shall be paid at the time of filing the application in the amount established
5 in the schedule of fees adopted by the Township Board.
- 6
- 7 3. Upon submittal of a complete application, the Director of Community Planning
8 and Development shall hold a public hearing. Notice of said public hearing shall
9 comply with the provisions outlined in Subsection 86-65 of the Code of
10 Ordinances.
- 11
- 12 4. Following the public hearing and after adequate review and study of the
13 application, the Director of Community Planning and Development shall make a
14 decision to approve, approve with conditions, or deny the minor amendment
15 request within 60 days of the public hearing date. The 60 day period may be
16 extended if the applicant consents.
- 17
- 18 5. Upon approval of a minor amendment by the Director of Community Planning and
19 Development, the applicant shall submit a complete site plan review application
20 to the Department of Community Planning and Development, as outlined in
21 Chapter 86 of the Code of Ordinances.
- 22
- 23 6. Any condition imposed upon a minor amendment to a MUPUD by the Director of
24 Community Planning and Development shall remain unchanged, unaltered, and
25 not expanded upon, unless the change is reviewed and authorized by the Director
26 of Community Planning and Development.
- 27
- 28 c. All amendments and/or new or changed conditions of approval shall be formalized
29 in a written amendment to the MUPUD agreement between the Township and the
30 developer.
- 31
- 32 d. An aggrieved person may appeal the decision of the Director of Community Planning
33 and Development to the Township Board in accordance with § 86-188.
- 34
- 35 (j) The provisions of this article shall be enforced in the manner provided elsewhere in this Code
36 of Ordinances. Any development that is not otherwise in conformance with these regulations
37 shall not be approved.
- 38

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

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

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

DRAFT – 10-21-21

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

6 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of
7 XXXXXX, 2021.
8

9
10
11 _____
12 Ronald J. Styka, Township Supervisor
13

14 _____
15 Deborah Guthrie, Township Clerk

DRAFT – 10-21-21

ORDINANCE NO. XXX

AN ORDINANCE TO AMEND ARTICLE 4, DISTRICT REGULATIONS, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD) REGULATIONS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-440, Mixed Use Planned Unit Development (MUPUD), is hereby amended to read as follows:

- (a) ~~Purpose and intent.~~ The purpose of the ~~mMixed uUse pPlanned uUnit dDevelopment (mixed use PUDMUPUD)~~ section is to create more walkable pedestrian oriented developments by promoting and accommodating developments in rational mixed patterns that respect Meridian Township's transitional land use concept to protect, enhance and preserve natural resources. The second purpose is to encourage rehabilitation of existing structures to include those originally built or partially built before zoning ordinances were adopted, and in such a manner that will maintain traditional urban design to preserve and enhance community resources.

The intent of this section is two-fold.

- (1) Meet Township goals through well planned, integrated, high quality mixed use ~~in development and~~ redevelopment projects:

- a. Enhance health and safety goals ~~throughby~~ requirements for walkability, pedestrian orientation, and high quality, durable, building materials.
- b. Increase Township prosperity goals and citizen welfare ~~bythrough~~ appreciated property values which will support necessary public services.
- c. Actualize our cultural heritage through citizen pride in creative, new places to walk to, shop at and work in that retain a flavor of Meridian Township's rich history.
- d. Enhance diversity goals with new types of residential uses in close-knit community design.
- e. Improve our natural environment goal ~~bythrough~~ mixed use redevelopment with incentives for more intensely landscaped buffers and open spaces designed to complement Township parks and green space plans.

- (2) Improve the potential for financially attractive and high quality, mixed use projects in the Township while meeting Township goals of a safe, healthy and sustainable community.

- a. Enhance incentives for investment ~~bythrough~~ the ability to mix residential with ~~commercial and office nonresidential~~ uses within the same development.
- b. Allow flexibility in setback and parking requirements.

DRAFT – 10-21-21

- 1 c. Encourage redevelopment by allowing increases in density in exchange for providing
2 specified community amenities.
3
4 d. Achieve attractive and commercially successful core areas through cooperative
5 development projects with one or more ~~land owners~~landowners.
6
7 ~~e. Encourage mitigation to lessen potential hazards associated with the location of a~~
8 ~~mixed use PUD such as when adjacent to a railroad.~~
9

(b) Definitions.

AMENITY

13 ~~Aesthetic, practical or other characteristics of a development that increase its~~
14 ~~desirability to a community or its marketability to the public. Amenities may differ from~~
15 ~~development to development.~~

16 Extraordinary project feature that provides usable benefit to both the occupants of the
17 development and to the general public and reflects the scale of the facility, building, or
18 place.

AFFORDABLE HOUSING

21 Housing in which a household making not more than 80% of the Area Median Income is
22 paying not more than 30% of their gross income for housing costs, including utilities.

AWNING

25 A roof-like cover, often fabric, metal, or glass designed and intended for protection from
26 weather or as a decorative embellishment, and which projects from a wall or roof of a
27 structure over a window, walk, door, or the like.

BALCONY

30 A platform that projects from the wall of a building and is surrounded by a railing or
31 balustrade, for the private use of tenants.

CLOSE-KNIT COMMUNITY

34 A style of land development advocating smaller, narrower lots, shallower yards and
35 setbacks, smaller and more intensely used spaces, etc. that is less land consumptive than
36 traditional suburban development.

GREEN ROOF

39 A flat or slightly sloped roof with a layer of vegetation planted over a waterproofing system
40 that is installed on the top of the roof.

HORTICULTURAL MAINTENANCE PLAN

43 ~~A written statement documenting the methods to be used to maintain landscaping~~
44 ~~materials in a healthy condition, free of refuse and debris.~~

IMPROVEMENT

47 ~~Alterations to any structure that do not change the intensity of its use, do not increase~~
48 ~~the gross floor area, height, or bulk of the structure by more than 10%, and/or do not~~
49 ~~block or impede public access.~~

1 **MONUMENT SIGN**

2 A freestanding sign, in which the entire bottom (base) is in contact with the ground and
3 is independent of any other structure.

4
5 **NONRESIDENTIAL USE**

6 A use that does not contain or provide facilities for people to live on the premises.

7
8 **ORNAMENTAL**

9 Something that is either decorative or something that provides aesthetic quality to an
10 object required for another purpose.

11
12 **PEDESTRIAN ORIENTED DEVELOPMENT**

13 Development designed with an emphasis primarily on the street sidewalk and on
14 pedestrian access to the site and building, rather than on auto access and parking areas
15 with design bearing a definite relationship to the human dimension. The building is
16 generally placed close to the street and the main entrance is oriented to the street
17 sidewalk. There are generally windows or display cases along building facades which
18 face the street. A pedestrian oriented neighborhood offers variety in housing clustered
19 around well-defined neighborhood centers which support jobs, ~~commercial~~
20 nonresidential activity, and a range of amenities to sustain lively streets and gathering
21 places. It offers a gradient density from open space to high-intensity
22 ~~commercial~~nonresidential cores. The layout of pathways, streets and transportation
23 corridors minimizes conflict between walking, biking, and driving.

24
25 **REDEVELOPMENT**

26 The process by which an existing developed area is rehabilitated, restored, renovated,
27 expanded and/or ~~adaptively~~ reused. Redevelopment may also mean a site that contains
28 an existing building(s) to be removed ~~with the approval of the mixed use PUD.~~

29
30 **SIGN PROGRAM**

31 A plan of all signs proposed to be installed in a ~~mixed-use PUD~~MUPUD project submitted
32 for approval to create a coordinated project theme of uniform design elements such as
33 color, lettering style, size, and placement consistent with the context of the project and
34 its surroundings and the purpose and intent of this section.

35
36 **SUBSTANTIAL IMPROVEMENT**

37 Alterations to any structure that does change the intensity of its use, does increase the
38 gross floor area, height, or bulk of the structure by more than 10%, and/or does block or
39 impede public access.

40
41 **WAIVER**

42 Permission to depart from the requirements or standards of the underlying zoning
43 district in return for the provision of amenities.

44
45 (c) Permitted locations and uses.

46
47 (1) Locations.

- 48
49 a. Mixed-use PUDMUPUD projects shall be permitted in the C-2, C-3, ~~CS~~, and CR zoning
50 districts, where public water and sewer are available.

DRAFT – 10-21-21

- 1
2 b. ~~Mixed-use PUD/MUPUD projects~~ shall be permitted in the PO and C-1 districts where
3 public water and sewer are available, provided that when adjacent to land zoned and
4 developed in a single-family residential district, the height of buildings in the ~~mixed~~
5 ~~use PUD/MUPUD~~ shall be no taller than the abutting residential district would allow.

6
7 (2) Uses.

- 8
9 a. ~~In the C-1, C-2, C-3, and CR zoning districts, A~~all uses permitted by right and by special
10 use permit in the underlying zoning district or districts where a project includes more
11 than one zoning district, provided that the purpose and intent of this section is
12 incorporated within the total development plan.

- 13
14 b. ~~Limited commercial uses in an underlying~~In the PO zoning district, ~~all uses in the C-~~
15 ~~1 and PO Zoning District permitted by right and by special use permit are permitted~~
16 ~~in a PO zoning MUPUD project.~~

17
18 ~~1. In addition to the uses permitted in the underlying PO zoning district, only the~~
19 ~~following neighborhood-oriented commercial uses are allowed:~~

20
21 ~~i. Personal service establishments which perform services on the premises such~~
22 ~~as, but not limited to, barber or beauty shops, repair shops (jewelry,~~
23 ~~electronic, shoe, small appliances, etc.), pharmacies, tailor shops, laundries~~
24 ~~and dry cleaners, with the exception of dry cleaning plants.—~~

25
26 ~~ii. Restaurants and cafes which serve food or beverages. This use shall not~~
27 ~~include bars and taverns.~~

28
29 ~~iii. Grocery stores.~~

30
31 ~~iv. Financial institutions.~~

32
33 ~~v. Retail merchandise establishments.~~

34
35 ~~vi. Outdoor seating areas for cafes and restaurants.~~

36
37 ~~1. Commercial development shall not be located in any PO-zoned mixed-use PUD~~
38 ~~without approval by the Township Board of the location and general amount of~~
39 ~~commercial uses shown in the form of a site plan at the time of approval of the~~
40 ~~mixed-use PUD. The request will be evaluated for consistency with the intent of~~
41 ~~the mixed-use PUD ordinance and whether it is harmonious with adjacent sites.~~
42 ~~The Township Board may approve, approve with conditions, or deny a request in~~
43 ~~regards to the location and amount of any allowed commercial development in a~~
44 ~~PO-zoned mixed-use PUD.~~

45
46 ~~2. If the Township Board approves the location and/or amount of commercial uses~~
47 ~~in a PO-zoned mixed-use PUD, it may place conditions on the development in order~~
48 ~~to guarantee consistency with the purpose and intent of the mixed-use PUD~~
49 ~~ordinance, which includes, but is not limited to, providing walkable, pedestrian-~~

DRAFT – 10-21-21

1 ~~friendly communities and ensuring compatibility with surrounding residential~~
2 ~~neighborhoods on adjacent sites. Conditions may include, but are not limited to,~~
3 ~~the following subjects:~~

4
5 ~~i. Hours of operation.~~

6
7 ~~ii. Total square footage allotted for the commercial uses.~~

8
9 ~~iii. Location, design, and orientation of specific commercial uses which may~~
10 ~~locate within the development and their placement in relationship to~~
11 ~~neighboring uses.~~

12
13 ~~iv. Proportion of the development which may be occupied by individual~~
14 ~~commercial uses or by all commercial uses.~~

15
16 ~~v. Maximum noise levels emitted.~~

17
18 ~~vi. Lighting levels, direction, and timing.~~

19
20 ~~vii. Sufficiency of parking.~~

21
22 ~~viii. Enhancement of walkability within the development and connectivity to~~
23 ~~surrounding uses.~~

24
25 ~~ix. Landscaping and screening.~~

26
27 c. Single- and multiple-family residential uses up to a density of 14 dwelling units per
28 acre when developed in conjunction with the redevelopment of an existing
29 building(s) for a use permitted by right or by special use permit in the underlying
30 zoning district and on the same parcel of land. The density may be increased to 18
31 dwelling units per acre by offering four ~~or more~~ additional ~~unique and extraordinary~~
32 amenities ~~acceptable to the Township.~~ ~~[Amended 5-15-2018 by Ord. No. 2018-06]~~

33
34 d. Single- and multiple-family residential uses up to a density of 10 dwelling units per
35 acre when developed in conjunction with the development of an undeveloped site for
36 a use permitted by right or by special use permit in the underlying district and on the
37 same parcel of land.

38
39 e. For ~~mixed-use PUDs~~ MUPUD project within the Okemos Downtown shown on Map
40 1, ~~and~~ the Haslett Downtown shown on Map 2, ~~and the Meridian Mall property shown~~
41 ~~on Map 3,~~ ~~[1]~~ the Township Board may, in its sole discretion, approve a higher density
42 per acre of residential dwelling units and ~~/or~~ an increase in the height of a building
43 based upon the proposed ~~mixed-use~~ MUPUD complying with the following
44 performance criteria:

- 45
46 1. Architectural design and placement of building(s) on the parcel(s) will be
47 consistent with the architectural standards set forth in the Master Plan, ~~of current~~
48 ~~adoption,~~ and ~~are to~~ shall include sustainability and environmental
49 considerations, including, but not limited to, energy usage from renewable energy

DRAFT – 10-21-21

resources ~~or~~. ~~Achieving Energy Star or LEED certification for the buildings proposed. 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 may~~ not exceed 60 feet. Floor-to-ceiling height ~~is at shall be~~ a minimum of 14 feet for first floor ~~commercial or officenonresidential~~ 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 ~~that is unified~~ with the main building through the use of similar building materials, color, and architectural style. ~~The parking plan shall provide opportunities for shared parking, accessways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.~~
4. An innovative design ~~that~~ ~~includ~~esing a number of different dwelling unit types, sizes, and floor plans ~~are~~ available within the ~~mixed-use MUPUD~~.
5. ~~The mixed-use PUD provides e~~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 overall project~~ 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.~~
- ~~8.7. The mixed-use PUD generally~~The buildings generally provides for ~~commercial and other~~ nonresidential uses on the ground floor(s), and the development demonstrates a financially viable plan for long term sustainable ~~commercial and/or officenonresidential~~ space usage.
- ~~9.8. The mixed-use PUD demonstrates how proposed~~The higher density of any project will not negatively impact the character, aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
- ~~10.9. The mixed-use PUD considers a~~Any potential for increased traffic is addressed by the project and solutions are provided. ~~and provides solutions to address the traffic increases.~~
- ~~11.10. The mixed-use PUD Where feasible, the project~~ makes an efforts to preserve and use existing structures or provides explanations to justify why such preservation and use is not possible.

DRAFT – 10-21-21

1
2 f. Uses may be mixed vertically and/or horizontally.
3 ~~1.~~
4

5 (d) ~~Phasing. Mixed use planned unit developments~~MUPUD projects may be phased provided
6 each phase incorporates a use permitted in the underlying zoning district and includes one
7 or more amenities, based on the number of waivers required in each phase. Phasing plans
8 shall be evaluated for the proportionality of permitted use(s) to residential use(s). Phasing
9 plans shall be submitted with the original ~~mixed use PUD~~MUPUD application.
10

11 (e) Amenities.
12

13 (1) ~~Requirements and~~General guidelines.
14

15 a. Every ~~mixed use PUD~~MUPUD shall incorporate one or more amenities.
16

17 b. Every request for a density bonus shall incorporate ~~one~~four or more amenities in
18 addition to those required by subsection (e)(1)a.
19

20 c. Waivers from zoning ordinance standards may only be granted by the Township
21 Board in exchange for amenities. For every one waiver requested at least one amenity
22 must be provided.
23

24 d. Amenities shall not be combined or counted more than once or counted toward any
25 other requirement of the ordinance.
26

27 ~~e. When multiple amenities are proposed, multiple criteria categories should be~~
28 ~~represented.~~
29

30 e. To the greatest extent feasible, Aamenities shall be visible and/or accessible to the
31 public from a fully improved street, and/or a benefit to the general public.
32

33 (2) ~~Criteria~~Amenities acceptable for consideration by the Township shall meet one or more
34 of the following criteria:
35

36 a. Type, value and number of amenities shall be proportionate to the size and/or cost of
37 the project, and the number of waivers requested.
38

39 ~~b. Variety of amenity categories represented.~~
40

41 b. Support of goals expressed in this section, ~~the Township Board policy manual~~, the
42 adopted Township mMaster ~~p~~Plan, or other applicable adopted plans.
43

44 c. Consistency and compatibility with the intended use of the site.
45

46 d. Continuity of design elements.
47

48 e. Appropriate and harmonious with the surrounding area.
49

DRAFT – 10-21-21

1 f. Potential to act as a catalyst for improvements to surrounding sites.

2
3 (3) Timing of Project Amenities

4
5 a. One or more amenities must be provided in each project phase if a phased
6 development is proposed.

7
8 b. For single phase projects, all amenities shall be constructed prior to Final Certificate
9 of Occupancy for any building.

10
11 c. For multi-phase projects, amenities shall be constructed prior to Final Certificate of
12 Occupancy for any building in the phases in which the amenities are approved.

13
14 d. When affordable housing is included as an amenity, as near as possible to an equal
15 amount of affordable housing units shall be provided in each building.

16
17 ~~(3)(4) Categories listing examples of possible amenities.~~ The following list of possible
18 amenities is weighted to recognize more substantial project features may fulfill the
19 requirement for multiple amenities. Other amenities not listed below may be considered
20 provided they meet the criteria established in Section 86-440(e)(4) and subject to the
21 sole approval and discretion of the Township Board.

22
23 ~~a. Conservation~~ Project features counting as three (3) amenities are those amenities that
24 have the largest potential environmental and/or social impact on the Township as a
25 whole and are generally not found in a non MUPUD project. At least one amenity from
26 this section shall be required for any MUPUD project that requires four or more total
27 amenities for approval.:

28
29 1. ~~Any alternative energy system~~ Leadership in Energy and Environmental Design
30 (LEED) certification by the United States Green Building Council at the Silver level
31 or higher for the project or individual buildings in the project. Alternative rating
32 systems may be considered.

33
34 2. ~~Grey water recycling~~ Multilevel parking decks or underground parking.

35
36 3. ~~Green roofs~~ A minimum of 20 percent of the total units within the development
37 identified as affordable housing units.

38
39 4. ~~Electric car charging stations~~ The overall project includes at least 25 percent of
40 the total gross floor area of all building(s) identified for non-residential uses, such
41 as retail stores, restaurants, offices, or similar land uses.

42
43 5. ~~Activities or technologies listed for Leadership in Energy and Environmental~~
44 Design (LEED) certification by the U.S. Green Building Council or certification
45 criteria of organizations with similar goals; for example, American Society of
46 Landscape Architects' (ASLA) Sustainable Sites Initiative (SITES) or Society of
47 Environmentally Responsible Facilities (SERF). Vertical mixing of land uses for the
48 entire project and in each building.

DRAFT – 10-21-21

1 6. Alternative energy generation systems on site producing at least 50% of the
2 energy consumed by the development.

3
4 7. Dedicated outdoor gathering space in the form of a central green, plaza, or square
5 which is to function as a focal point for the project and serve as an area where
6 social, civic, or passive activities can take place. This area shall be at least 20% of
7 the total building footprint or 5,000 contiguous square feet (whichever is greater)
8 and designed to serve as a visual and functional civic amenity for sitting, viewing,
9 or other similar outdoor activity.

10
11 5-8. Public art, either onsite or at an approved off-site location, at 1% of the project
12 cost designed to withstand natural elements and reasonable public contact.

13
14 b. Project features counting as two (2) amenitiesEnvironment are those amenities that
15 have an environmental and/or social impact on the Township as a whole, but are
16 more focused on benefits to the development, and may or may not be found in a non
17 MUPUD project.:

18
19 1. 75% of all building facades are covered with natural materials such as brick or
20 stone. Significantly increased pervious surfaces.

21
22 2. Interior, individual bicycle lockers or locker banks equal to the amount of bike
23 parking required for the site. Rehabilitation of degraded sites.

24
25 3. Green roofs incorporated into the building design.Green space exceeding the
26 underlying permeable surface regulation.

27
28 4. Rehabilitation of green space designated as links on the greenspace planNew
29 enhanced public transit stops, when located on or adjacent to property proposed
30 for an MUPUD project. New stops for locations not currently served by the public
31 transit system, shall be determined in coordination and with approval from local
32 transit providers. The public transit stop shall include seating, shelter, and other
33 elements approved by a local transit provider.

34
35 5. Street trees installed at a 20% higher density or one inch caliper larger than
36 required by the Code of Ordinances.Electric car charging stations installed on the
37 project site. A minimum of four charging stations shall be required to qualify.

38
39 6. A mix of dwelling unit types (such as one, two, or three bedroom units) with no
40 more than 50 percent of one type of dwelling unit provided in the development.

41
42 7. Public outdoor seating plazas adjacent to or visible and accessible from the street
43 including, but not limited to, benches or other outdoor seating not associated with
44 an outdoor café.

45
46 8. Public recreation resources for active recreation or informal spontaneous
47 recreation such as ball fields, tennis courts, swimming pools, pickle ball courts, or
48 other similar activities. Resources shall be open and accessible to the general
49 public.

DRAFT – 10-21-21

1
2 9. Ornamental paving treatments for all sidewalks and parking areas on the site,
3 such as pavers, brick, or pervious concrete or asphalt. A maintenance plan shall
4 be required for the use of such paving treatments.

5
6 c. Accessibility ~~Project features counting as one (1) amenity are those amenities that~~
7 generally benefit only the development and may be found in a non MUPUD project.
8 Only one amenity from this section shall be counted toward the total number of
9 required amenities for a MUPUD.:

10
11 1. ~~Transit stops. The addition or relocation of one or more transit stops when~~
12 ~~supported by a local transit provider.~~ Green space exceeding the underlying
13 permeable surface regulation by at least 10%.

14
15 2. ~~Foot and bicycle pathways and sidewalks that connect with the Township's~~
16 ~~pedestrian/bicycle pathway system and routes identified in the Township's green~~
17 ~~space plan via a public right-of-way or public access easement.~~ Dedicated parking
18 for e-scooters or other alternative mobility options, separate from bicycle parking
19 areas.

20
21 3. Installation of waterless urinals or other low-flow plumbing fixtures throughout
22 the project.

23
24 Covered bicycle storage on site.

25
26 4. Wireless access points available to the general public.

27
28 5. Sidewalk planters intermittently placed along all public streets and internal
29 private streets and drives at a spacing of 25 feet.

30
31 6. Decorative lighting along all public streets and internal private streets, drives, and
32 in all parking lots.

33
34 7. Grey water recycling systems

35
36 8. Privately maintained courtyards, plazas, project parks, and rooftop gardens and
37 similar features with seating for the public.

38
39 3.9. Enhancement of an existing public transit stop, when located on or adjacent to the
40 property proposed for an MUPUD. The public transit stop shall include seating,
41 shelter, and other elements approved by a local transit provider.

42
43 d. ~~Parks, recreation and culture for active and passive activities:~~

44
45 1. ~~Public recreation resources.~~

46
47 2. ~~Public cultural venues.~~

48

DRAFT – 10-21-21

1 ~~3. Public art at 1% of the project cost designed to withstand natural elements and~~
2 ~~reasonable public contact for at least 10 years.~~

3
4 ~~e. Social interaction:~~

5
6 ~~1. Outdoor gathering spaces or outdoor eating spaces of 300 square feet or more.~~

7
8 ~~2. Public outdoor seating plazas adjacent to or visible and accessible from the street~~
9 ~~including, but not limited to, benches or other outdoor seating not associated with~~
10 ~~an outdoor cafe.~~

11
12 ~~3. Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and~~
13 ~~similar features with seating for the public.~~

14
15 ~~f. Site and building design:~~

16
17 ~~1. Underground utilities.~~

18
19 ~~2. Combination of first floor awnings and upper floor balconies adjacent to a public~~
20 ~~street.~~

21
22 ~~3. Porches on any structure.~~

23
24 ~~4. Multilevel or underground parking.~~

25
26 ~~5. Ornamental paving treatments for sidewalks and/or parking areas such as, but~~
27 ~~not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or~~
28 ~~asphalt.~~

29
30 ~~6. Innovative lighting.~~

31
32 ~~7. Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating~~
33 ~~areas.~~

34
35 ~~8. Public access to new technology including wireless access points, electronic~~
36 ~~information displays, excluding unsolicited electronic broadcast information.~~

37
38 ~~9. Consolidation of multiple land parcels into one to facilitate an integrated design.~~

39
40 ~~10. Fountain.~~

41
42 (f) Design standards.

43
44 (1) General restrictions.

- 45
46 a. Except as noted elsewhere in this section, the yard, setback, lot size, type and size of
47 dwelling unit, frontage requirements, and impervious surface regulations and
48 restrictions are generally waived for the ~~mixed use PUDMUPUD~~, provided that the
49 spirit and intent of this section, as defined in Subsection 86-440(a) above, are

DRAFT – 10-21-21

1 incorporated with the total development plan. The Planning Commission may
2 recommend, and the Township Board shall establish all requirements by means of
3 the approval of the planned unit development.
4

5 b. Maximum height in a ~~mixed-use PUD~~MUPUD shall be no higher than 45 feet, except
6 for those MUPUD projects within the Okemos Downtown as shown on Map 1, the
7 Haslett Downtown shown on Map 2, and the Meridian Mall property shown on Map 3
8 as outlined in Subsection (c)(2)e previously. Exceptions provided in § 86-591 shall
9 continue to apply.

10
11 c. Except as stated above, all requirements regarding floodways, floodplains and
12 wetlands in the conservancy district shall apply to the ~~mixed-use PUD~~MUPUD.
13

14 d. Metal and portable buildings shall be prohibited.

15 ~~e. Residential uses shall be located as far as possible from railroad tracks.~~

16 (2) Structure. 17

18
19 a. ~~Building materials generally.~~ Building Materials ~~should shall~~ include, but are not
20 limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials, such
21 as vinyl, aluminum, and other metal sidings should be avoided. All buildings shall be
22 completed on all sides with acceptable finishing materials. Any element not
23 specifically mentioned in this section shall otherwise conform to other provisions of
24 the Code of Ordinances.
25

26
27 b. ~~Architectural design.~~ Diversity and variety in architectural design is encouraged.
28

29 1. Architectural design shall be consistent with pedestrian-oriented development.
30

31 2. Property owners shall be encouraged to design and construct their building
32 facades so that ~~these~~ improvements relate to and are sensitive to nearby
33 historical features, blend with the facades of adjacent buildings and complement
34 streetscape improvements in the area.
35

36 2.3. Buildings greater than 50 feet in width shall be divided into increments of no
37 more than 50 feet through articulation of the facade.
38

39 3.4. Windows shall cover no less than 50% of nonresidential street level facades and
40 awnings shall be provided over all street level windows.
41

42 4.5. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems
43 shall be screened from street level view on all sides by an opaque structure or
44 landscape material selected to complement the building.
45

46 6. Railings, benches, trash receptacles and/or bicycle racks, if provided, shall be of
47 commercial quality, and complement the building design and style, subject to the
48 approval of the Director of Community Planning and Development.
49

DRAFT – 10-21-21

5.7. Upper floor balconies are required adjacent to any street for any residential unit.

(3) Parking.

- a. Setbacks for parking areas from the public street, adjoining properties, and when adjacent to residentially zoned properties shall be established during the review process. Consideration should be given to preservation of existing residential neighborhoods and heritage trees.
- b. The number of required off-street parking spaces shall comply with § 86-755 of the Code of Ordinances, which outlines the schedule of requirements for parking spaces. The Township Board may reduce the number of off-street parking spaces required for a development. In doing so, the Township Board shall establish a reasonable number of required off-street parking spaces based on the characteristics associated with the property and availability of other sources of parking or the provision of amenities in lieu of parking.
- c. ~~Parking lots are encouraged to be on the side or in the rear of a building. Parking lots shall only be permitted in a side or rear yard. In no case shall a parking lot extend beyond the front façade of a building.~~
- d. Bicycle parking shall be separated from automobile parking and meet the provisions of Section 86-760 in visible locations.

(4) Landscaping shall generally comply with the applicable provisions of the Code of Ordinances.

- a. Project L landscaping ~~should~~ shall be designed to preserve existing significant natural features and to buffer service areas, parking, or dumpsters. Additional landscaping may be required in order to protect adjacent properties.
- b. ~~a~~ a mix of evergreen and deciduous plants and trees are preferred with seasonal accent plantings to add to the visual appeal of the area.
- c. Native plant species are encouraged ~~and a horticultural maintenance plan shall be required. Landscaping shall also comply with other applicable provisions of this section.~~
- d. Maintenance of landscaped areas shall be subject to Subsection 86-758(3) of the Code of Ordinances. Additional landscaping may be required in order to preserve and/or protect adjacent properties.

~~(4)~~ (5) Lighting. All outdoor lighting associated with nonresidential and multiple family residential projects in a ~~mixed use overlay~~ MUPUD project area shall conform to Article VII in Chapter 38 of the Code of Ordinances and is subject to the approval of the Director of Community Planning and Development. Street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height.

~~(5)~~ (6) Signs. Each applicant shall submit a sign program illustrating each proposed sign type, its size and location as part of the MUPUD project's application materials. ~~The size,~~

DRAFT – 10-21-21

1 ~~number and location of signs shall be submitted at the same time as the mixed use PUD~~
2 ~~project.~~ The Director of Community Planning and Development may be authorized to
3 approve the entire sign program, or any part of the sign program, as part of the site plan
4 review process.

5
6 a. General guidelines.

- 7
- 8 1. Signs shall be designed to enhance the pedestrian experience, reflect and
9 complement the character of the building, and respect the overall character of the
10 area in an attractive and functional manner. ~~are preferred.~~
 - 11
12 2. Signs shall not cover or obscure architectural features of buildings ~~but should be~~
13 ~~located in logical signable areas which relate to the pattern of the facade.~~
 - 14
15 3. Signs shall be properly maintained.
 - 16
17 4. Signs or sign faces shall not be changed or installed without a new building permit
18 and in accordance with an approved sign program.

19
20 b. The following sign types are permitted in ~~the a mixed use PUD MUPUD district project.~~
21 Except as indicated below, the number and size of signs shall be approved as part of
22 the project's application for the ~~mixed use PUD MUPUD project~~ approval.

- 23
24 1. Wall signs, defined as a sign mounted flat against, or painted on the wall of a
25 building (not ~~ina window-sign~~) with the exposed face of the sign in the plane
26 parallel to the face of the wall.
- 27
28 i. ~~Only one primary~~ wall sign for each business with direct access to a public
29 street shall be permitted. ~~The size of the sign is based on the underlying~~
30 ~~zoning district in with the MUPUD project is located.~~
 - 31
32 ii. ~~Identification signs are a type of wall sign that fit within an imaginary two~~
33 ~~square foot rectangle. One identification additional wall sign, no larger than~~
34 ~~two square feet, shall be permitted for the each tenant with direct access to a~~
35 ~~public street business name and/or logo~~ and shall be located on the wall
36 surface adjacent to a tenant's main entry. Restaurants may add an additional
37 two square feet ~~to this sign to the rectangle for a menu.~~
 - 38
39 iii. ~~Tenant directory signs are a type of wall sign used to identify businesses~~
40 ~~without direct frontage on a public street. The sign shall be Multi-tenant~~
41 ~~buildings with a shared entrance shall be permitted a six square feet of wall~~
42 ~~signage, to be~~ located adjacent to the ~~shared main~~ entrance ~~to the nonfrontage~~
43 ~~suites and shall not exceed six feet in height.~~
- 44
45 2. Up to 30% of the area of an awning or canopy may be used for signage, separate
46 from the wall sign. Such signs shall not be internally lit. Canopy or awning signs,
47 defined as a sign incorporated into a canopy or awning. The sign and/or logo on
48 a canopy or awning shall not exceed 30% of the canopy nor shall it be internally
49 lit.
50

DRAFT – 10-21-21

- 1 3. ~~Projecting signs, defined as a sign attached to and projecting perpendicularly~~
2 ~~from a building wall, excluding canopy or awning signs.~~ One projecting sign per
3 business with direct access to a public street shall be permitted, up to a maximum
4 size of six square feet. ~~Projecting signs shall fit within an imaginary six square foot~~
5 ~~rectangle except projecting signs located under a canopy or first floor eaves or~~
6 ~~overhang shall fit within an imaginary rectangle with a maximum area of four~~
7 ~~square feet.~~ The lowest edge of a projecting sign shall be no lower than eight feet
8 above the sidewalk elevation.
9
- 10 4. ~~Window signs, defined as a sign affixed to the interior or exterior of a window or~~
11 ~~placed behind a window pane so as to attract attention of persons outside the~~
12 ~~building. Window signs shall not exceed~~No more than 40% of ~~the~~ a window's area
13 ~~shall be used for signage, except Up to 10% of that area may consist of completely~~
14 ~~opaque signs. shall be limited to 10% of the window area.~~ Etched glass and
15 similar artistic designs shall not be considered opaque.
16
- 17 5. ~~Freestanding signs, defined as any sign supported wholly or in part by some~~
18 ~~structure other than the building housing the business to which the sign pertains,~~
19 are generally not permitted in ~~the mixed use PUD~~ a MUPUD project district.
20 Exceptions for freestanding signs of the monument type may be permitted when
21 a building is set back a minimum of 15 feet from the right-of-way line with the
22 resulting yard set aside for permanent public open space. In such case, the size,
23 location and design of the sign shall be reviewed and approved as part of the
24 overall sign program.
25

26 ~~(6)(7) Sidewalks.~~ Sidewalks shall be a minimum of five feet in width, except in two specific
27 scenarios:

- 28
- 29 a. When the sidewalk(s) is immediately adjacent to an outdoor seating cafe, the
30 sidewalk shall be a minimum of seven feet in width to provide additional
31 maneuverability, and
32
- 33 b. When the sidewalk(s) is immediately adjacent to an off-street parking area, where
34 vehicles may overhang on the sidewalk, the sidewalk shall be a minimum of seven
35 feet in width to provide additional maneuverability.
36

37 ~~(7)(8) Pedestrian/bicycle pathways.~~ Where a site submitted for mixed use PUD approval is
38 located on a route of the Township's pedestrian/bicycle pathway master plan,
39 construction or reconstruction of the route shall conform to Township standards for
40 pedestrian/bicycle pathways.
41

42 ~~(8) Noise levels. No noise exceeding 70 dB(A) shall be emitted, as measured from a property~~
43 ~~line.~~
44

45 (g) Procedure.

- 46
- 47 (1) Each applicant shall ~~confer~~ meet with the ~~Department~~ Director of Community Planning
48 and Development regarding the preparation of the ~~mixed use MUPUD~~ application ~~prior~~
49 ~~to submittal.~~ The general proposal in the form of a conceptualized site plan shall be
50 ~~reviewed by the Director of Community Planning and Development in a preapplication~~

DRAFT – 10-21-21

~~conference prior to submission of the mixed use PUD application. The Director of Community Planning and Development shall furnish the applicant with requirements to the components of the mixed use PUD application.~~ It is not required that any person requesting such a ~~preapplication meeting~~conference be an owner of or holder of an equitable interest in the subject property.

(2) An applicant is urged to meet with owners and occupants of surrounding properties to apprise them of a proposed development, share the physical design, receive comments, and revise the proposal accordingly prior to submitting an official application. The Township will assist by providing property owner and occupant contact information and attend meetings as deemed necessary.

(3) ~~Concept plan (optional).~~ A property owner, prospective applicant or their representative may submit an optional concept plan for review and comment by the Planning Commission and /or Township Board.

a. Purpose

1. To acquaint the Planning Commission and /or Township Board with the proposed project.
2. To ~~provide~~receive guidance regarding the proposed design's compatibility with the purpose, intent and standards of the ~~mixed use~~MUPUD ordinance.
3. To reduce the applicant's time and cost.

b. Submittal requirements.

1. A written request to initiate a concept plan review submitted to the Director of Community Planning and Development.
2. A written summary of the project (amount and type of uses, basis for the design concept).
3. A concept plan drawn to scale containing the following information:
 - i. Boundaries and acreage of the site.
 - ii. Zoning.
 - iii. Adjacent road network.
 - iv. General layout of buildings, interior access roads and unique design elements.
 - v. General location of known features affecting the site layout such as, but not limited to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers and streams, parkland, etc.

DRAFT – 10-21-21

1 4. A list of the amenities proposed for the project, along with descriptions and
2 locations of each.

3
4 c. Review procedure.

- 5
6 1. Upon receipt of a written request and other required data and information, the
7 Director of Community Planning and Development shall review the concept plan.
8
9 2. Within 30 days of the date of receiving a complete request the ~~director~~ Director
10 shall forward to the Planning Commission and /or Township Board the concept
11 plan and accompanying data along with any written comments from the
12 ~~director~~ Director. The Planning Commission and /or Township Board shall
13 concurrently review the concept plan and may offer comments or suggestions on
14 the design. Comments or suggestions made during the review of the concept plan
15 shall not be binding on the Township or the applicant.
16

17 (4) Required data and information for a ~~mixed use~~ MUPUD.

18
19 a. A complete application accompanied by the appropriate fee.

20
21 b. A ~~map site plan~~ drawn to an engineer's scale of the total property involved, showing
22 its location in the Township and its relation to adjacent property.

23
24 ~~c. A site analysis indicating principal factors which influenced the design, including~~
25 ~~building elevations and/or architectural documents and plans.~~

26
27 ~~d.c.~~ A schematic layout of the proposed storm sewer system.

28
29 ~~e.d.~~ A document generally describing the proposed phasing program for the ~~mixed use~~
30 MUPUD, including of all dwelling units, non dwelling residential units, recreation and
31 other facilities, and open space improvements.

32
33 ~~f.e.~~ A ~~reproducible~~ two-foot contour topographic map (~~i.e., sepia, mylar, etc.~~) drawn at
34 the same scale as the site plan and showing the existing relief features on the site.

35
36 ~~g.f.~~ A sign program.

37
38 ~~h.g.~~ Natural features study for previously undeveloped properties. The natural features
39 study shall include a written description of the features to be retained, removed, or
40 modified, and the proposed measures to mitigate any negative impacts on the site and
41 adjacent properties. Natural features to be addressed include but are not limited to,
42 wetlands, significant stands of trees or individual trees greater than 12 inches dbh,
43 floodways, floodplains, water features, identified groundwater vulnerable areas,
44 slopes greater than 20%, ravines, and wildlife habitats, vegetative cover types with
45 potential to sustain significant or endangered wildlife.

46
47 ~~i.h.~~ Traffic study where the project will exceed ~~100-50~~ vehicle trips during the peak hour
48 of the adjacent roadway.
49

DRAFT – 10-21-21

1 j.i. Building elevations drawn to scale ~~and~~(in color).

2
3 k.j. The developer shall provide the Township with copies of any comments from other
4 reviewing agencies, such as:

- 5
6 1. The Ingham County Road ~~Commission~~Department.
7
8 2. The Ingham County Drain Commissioner.
9
10 3. Michigan Department of Transportation (if applicable).
11
12 4. Michigan Department of Environmental~~al, Great Lakes, and Energy-Quality~~_(if
13 applicable).

14
15 ~~5. Township Environmental Commission (if applicable).~~

16
17 ~~6.5.~~Township Engineering Department.

18
19 ~~7.6.~~Township Fire Department.

20
21 ~~8. The appropriate School Board (if applicable).~~

22
23 k. The developer shall provide proof of property ownership, or a letter from the owner
24 authorizing the request and proof of property ownership from the author of the letter.

25
26 l. A list of the amenities proposed for the project, along with descriptions and locations
27 of each.

28
29 l.m. A list of waivers requested for the project, along with descriptions, dimensions, and
30 locations of each, as well as justification or reasons why each waiver is being
31 requested.

32
33 ~~(5) Hearing.~~ Upon submittal of a complete application, the Planning Commission shall hold a
34 public hearing.

35 ~~(6)~~
36 ~~(7)~~(5) Notice of public hearing. Notices for public hearings shall comply with the provisions
37 outlined in Subsection 86-65(b) of the Code of Ordinances.

38
39 ~~(8)~~(6) Planning Commission decision. Following the public hearing, the Planning
40 Commission will make a decision on whether to recommend approval of the request,
41 recommend approval with conditions of the request, or recommend denial of the request,
42 to the Township Board. The Planning Commission shall make such a recommendation
43 approval, modification, or denial, to the Township Board, within 60-30 days of the date
44 that the planned unit development was placed on the ~~c~~Commission's agenda, and shall
45 within said 60 days, report its action to the Township Board. The ~~sixty~~30-day period may
46 be extended if the applicant consents.

47
48 ~~(9)~~(7) Township Board decision. After receiving a recommendation from the Planning
49 Commission, the Township Board shall conduct a public hearing which shall be preceded

DRAFT – 10-21-21

1 by notice as specified in Subsection 86-65(b) of the Code of Ordinances~~the preceding~~
2 ~~subsection (e)(3)~~. Following the public hearing, the Township Board shall make a
3 determination to approve, modify, or deny the request. The Township Board shall
4 ~~approve, modify or deny the planned unit development~~ make such a determination
5 within 30 days of the date the planned unit development was placed on the board's
6 agenda. The ~~thirty~~30-day period may be extended if the applicant consents.
7

8 The Township Board may place conditions on the development in order to guarantee
9 consistency with the purpose and intent of the MUPUD ordinance, which includes, but is
10 not limited to, providing walkable, pedestrian-friendly communities and ensuring
11 compatibility with surrounding residential neighborhoods on adjacent sites. Conditions
12 may include, but are not limited to, the following subjects:
13

14 a. Hours of operation.

15 b. Total square footage allotted/required for the nonresidential uses.

16 c. Location, design, and orientation of specific nonresidential uses which may locate
17 within the development and their placement in relationship to neighboring uses.

18 d. Proportion of the development which may be occupied by individual nonresidential
19 uses or by all nonresidential uses.

20 e. Maximum noise levels emitted.

21 f. Lighting levels, direction, and timing.

22 g. Sufficiency of parking.

23 h. Enhancement of walkability within the development and connectivity to surrounding
24 uses.

25 i. Landscaping and screening.

26
27
28
29
30 (8) The MUPUD review and approval shall serve as the special use permit review and
31 approval for any use, requirement, or other activity requiring special use permit approval
32 in the underlying zoning district, including a special use permit required under Section
33 86-658 of the Code of Ordinances, provided the use or other activity requiring special use
34 permit approval is identified before the Township Board approves the Mixed Unit
35 Planned Unit Development.

36 a. Any use subject to special use permit review that is proposed after a MUPUD project
37 is approved must be processed pursuant to the special use permit requirements set
38 forth in Chapter 86, Article II, Division 4 of the Code of Ordinances.

39 b. A MUPUD application to redevelop an existing use or property previously approved
40 by special use permit shall be considered a new application for MUPUD review under
41 this section.

DRAFT – 10-21-21

1 ~~(10)~~(9) ~~Site plan review.~~ Upon approval by the Township Board of the ~~mixed-use-MU~~PUD, the
2 developer shall submit a complete application to the Department of Community Planning
3 and Development for site plan review, as outlined in the Code of Ordinances. The site plan
4 review process shall be subject to the standards outlined in Chapter 86 of the Code of
5 Ordinances.
6

7 ~~(11)~~(10) Any condition imposed upon a ~~mixed-use-MU~~PUD shall be part of the record
8 and remain unchanged, unaltered, and not expanded upon, except with the mutual
9 consent of the Township and the landowner. The Township ~~shall maintain a record of~~
10 ~~conditions which are changed and developer shall enter into a formal, written MUPUD~~
11 ~~agreement outlining the project, waivers approved, amenities, conditions of approval,~~
12 ~~and any other relevant items related to the project.~~
13

(h) Effect of issuance.

14
15
16 (1) ~~Effective date.~~ The effective date of an approved ~~mixed-use-MU~~PUD shall be the date of
17 the Township Board decision.
18

19 (2) ~~When a mixed use PUD becomes void.~~ If construction related to the ~~mixed-use-MU~~PUD
20 has not commenced within ~~four-two~~ years after the effective date, approval shall be void,
21 except a one two-year extension may be considered if a written request is submitted to
22 the Department of Community Planning and Development prior to the expiration date
23 and subsequently approved by the Township Board.
24

25 (3) ~~Extension of a phased mixed use PUD.~~ Once ~~the first~~ phase ~~in of~~ a multi phased ~~mixed~~
26 ~~use MUPUD~~ is under construction, the next phase must commence construction within
27 one year of the Certificate of Occupancy being issued for the first building in the previous
28 phase. ~~†The Township Board may grant a two-one -year extension for commencement of~~
29 ~~construction on any future phases if a written request is submitted to the Department of~~
30 ~~Community Planning and Development prior to one year elapsing from the Certificate of~~
31 ~~Occupacny on the previous phase, the current expiration date. Provided construction~~
32 ~~progresses on subsequent phases, the Township Board may grant additional two-year~~
33 ~~extensions if a written request is submitted to the Department of Community Planning~~
34 ~~and Development prior to the most recent expiration date.~~
35

(i) Amendments.

36
37
38 (1) ~~Generally.~~ The property owner may apply for an amendment in writing to the Director of
39 Community Planning and Development. The director shall make a determination as to
40 whether a proposed amendment constitutes a major or minor amendment to the original
41 planned unit development.
42

43 (2) ~~Major amendments.~~ A major amendment shall have a significant impact on the ~~mixed-use~~
44 ~~MUPUD~~ and the conditions of its approval, which shall include, but not be limited to:

45
46 a. Building additions located outside a building envelope as shown on the approved
47 ~~mixed-use-MU~~PUD site plan.

48
49 b. ~~Building additions that reduce any setback shown on the approved mixed use PUD~~
50 ~~site plan.~~

DRAFT – 10-21-21

1
2 ~~e.b.~~ Building additions in excess of 2,000 square feet in gross floor area ~~for buildings~~
3 ~~under 20,000 square feet in gross floor area or 10% of an existing building over~~
4 ~~20,000 square feet in gross floor area.~~

5
6 ~~d.~~ Expansion of a use that results in an additional 100 or more vehicle trip ends during
7 the peak hours.

8
9 ~~e.c.~~ Addition of land to the mixed use PUD, equal to or more than 20,000 square feet for
10 ~~existing sites less than 40,000 square feet in area or two times the original site size~~
11 ~~for sites over 40,000 square feet.~~

12
13 ~~f.d.~~ Expansion of a use that ~~anticipates a 10% or greater~~ increases the in-required off-
14 street parking.

15
16 ~~e.~~ Any addition to a legal nonconforming site. Any addition of 50 or more residential
17 dwelling units to the MUPUD project.

18
19 ~~g.f.~~ Any reduction in non-residential space in a building(s) by 25 percent or more of the
20 usable floor area.

21
22 (3) ~~Minor amendments.~~ All amendments not deemed to be major amendments by the
23 Director of Community Planning and Development shall be considered a minor
24 amendment.

25
26 (4) Process to amend a ~~mixed use~~ MUPUD.

27
28 a. Major amendments shall follow the same procedure set forth in this section for new
29 applications, including, but not limited to, submitting an application and fee, but
30 review and a decision on the amendment shall be limited only to the Township Board.

31
32 b. ~~Minor amendments.~~ The Director of Community Planning and Development shall
33 initiate the following review process for Minor amendments:

34
35 1. ~~Application.~~ An application for an amendment to a ~~mixed use~~ MUPUD shall be
36 submitted to the Director of Community Planning and Development.

37
38 2. ~~Fee.~~ A fee shall be paid at the time of filing the application in the amount
39 established in the schedule of fees adopted by the Township Board.

40
41 3. ~~Hearing.~~ Upon submittal of a complete application, the Director of Community
42 Planning and Development shall hold a public hearing. Notice of said public
43 hearing shall comply with the provisions outlined in Subsection 86-65 of the Code
44 of Ordinances.

45
46 ~~3.4.~~ Following the public hearing and after adequate review and study of the
47 application, the Director of Community Planning and Development shall make a
48 decision to approve, approve with conditions, or deny the minor amendment

DRAFT – 10-21-21

request within 60 days of the public hearing date. The 60 day period may be extended if the applicant consents.

~~i. Notice of the public hearing. Notices shall comply with the provisions outlined in Subsection 86-65(b) of the Code of Ordinances.~~

~~ii. Director of Community Planning and Development decision. Following the public hearing and after adequate review and study of the application, the Director of Community Planning and Development shall make a decision to approve, approve with conditions or deny the minor amendment request within 60 days of the public hearing date. The sixty-day period may be extended if the applicant consents.~~

~~4.5. Site plan review.~~ Upon approval of a minor amendment by the Director of Community Planning and Development, the applicant shall submit a complete site plan review application to the Department of Community Planning and Development, as outlined in Chapter 86 of the Code of Ordinances.

6. Any condition imposed upon a minor amendment to a ~~mixed-use MUPUD~~ by the Director of Community Planning and Development shall remain unchanged, unaltered, and not expanded upon, unless the change is reviewed and authorized by the Director of Community Planning and Development.

~~5.~~

c. All amendments and/or new or changed conditions of approval shall be formalized in a written amendment to the MUPUD agreement between the Township and the developer.

~~e.d. Appeal.~~ An aggrieved person may appeal the decision of the Director of Community Planning and Development to the Township Board in accordance with § 86-188.

(j) ~~Enforcement.~~ The provisions of this article shall be enforced in the manner provided elsewhere in this Code of Ordinances. Any development that is not otherwise in conformance with these regulations shall not be approved.

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

DRAFT – 10-21-21

Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXX, 2021.

Ronald J. Styka, Township Supervisor

Deborah Guthrie, Township Clerk



To: Board Members
From: Clerk Deborah Guthrie and Trustee Patricia Herring Jackson
Date: October 29, 2021
Re: Appreciation Pay - Reintroduction

At the October 5, 2021 Township Board Meeting, Trustee Jackson and Clerk Guthrie proposed a one-time \$1,000 appreciation payment to each employee in recognition of their dedication to the township during the COVID Pandemic. Board members discussed the item during the October 5 meeting and tabled the item at the October 19 Meeting out of respect of Clerk Guthrie’s absence.

Trustee Jackson and I would also like to show equity with an appreciation pay for the uncompensated members of the staff, those who have not yet been rewarded during the COVID Pandemic for their tremendous hurdles working from home, working in the public buildings and in the field. We commend the incredible services provided by each staff member for our 44,000 residents. We not only stand by the retention payment in 2022, but we also want to recognize our current employees for their commitment and dedication to the township in 2021.

Trustee Jackson and I would like to make a motion to approve a 2021 budget amendment for a one-time \$1,000 payment to each current employee as a reward for their commitment, patience, perseverance, and dedication to the township’s continued operations and resiliency through the last two years of the COVID Pandemic.

We reintroduce the “Appreciation Pay” proposal leaving it to the manager to decide the appropriate fund or the funds be appropriated, or more appropriately, from the American Rescue Plan Funds and budget (when is formulated, in December). This is a fiscally sound and acceptable use of funds for rewarding or incentivizing our current staff, who have yet to be recognized for their contributions.



13. E

To: Board Members
From: Ken Plaga, Chief of Police
Date: October 28, 2021
Re: Authorization for Police Candidate Sponsorship

The Police Department has been diligently working toward achieving full strength by aggressively recruiting qualified and diverse individuals using various avenues.

The Department has identified a qualified candidate that we would like to sponsor through the Mid-Michigan Police Academy. We have committed to Ms. Isabela Acker. She will graduate from Western Michigan University with a degree in criminal justice in May 2022. Ms. Acker is a lifelong resident of Sunfield, Michigan and attended Lakewood High School.

I am requesting the approval to sponsor Ms. Acker through the Police Academy. She will meet all of the qualifications to attend the academy. She will complete all the mandatory requirements of the Police Department to be employed as a police officer with Meridian Township, with the exception of the police academy. The tentative academy dates are January 5 – May 13, 2022. The cost of the academy sponsorship is \$8,200 for tuition.

The Department appreciates the past support by Manager Walsh and the Township Board for officer candidate sponsorships.

The Department offers the following motion for consideration:

MOVE TO SPONSOR CANDIDATE ISABELA ACKER TO THE MID-MICHIGAN POLICE ACADEMY SPRING SEMESTER 2022 AT LANSING COMMUNITY COLLEGE.

Attachment:

1. Isabela Acker's Resume

Isabela Acker

Professional Profile

I am hardworking, quick to learn new skills, a team player and eager to learn. I am attending Western Michigan University and majoring in criminal justice — I am a senior and my expected graduation is May 2022. The positions I have held in the past have all been challenging, many requiring long hours and physical labor. I know how to push through difficult work, I pay attention to detail, and I always make sure my work is correct and completed on time.

Contact



Education

Western Michigan University

Lakewood High School
Class of 2019

References

Lyle Lindemulder
Chief of Police
Bath Township PD

Teena Rairigh
Supervisor
Executive Living Inc.

James Leveque
Varsity Soccer Coach
Lakewood High School

Skills

Microsoft Office
Social Media Proficiency
Customer Service

Work Experience

61 Officer | WMU Department of Public Safety

Kalamazoo, Michigan
August 2021-Current

- Unlock buildings and do building checks.
- Drop off and pick up documents from court.
- Assist parking services.
- Work parking for football games.

Barista/Shift Leader | Biggby Coffee

Kalamazoo, Michigan
September 2019-September 2021

- Make drinks and prepares food for customers.
- Multitasks while working the register and preparing orders.
- Maintains high level of customer satisfaction.

Commercial Painter | Executive Living Inc.

East Lansing, Michigan
Summers 2019-2021

- Painted the interior and exterior of apartment complexes and houses
- Worked 12 hours per day, 7 days a week.
- Paid attention to detail, followed specific instructions, and understood time management.