



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
April 23, 2018 7PM



1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. March 26, 2018 Regular Meeting
5. COMMUNICATIONS
 - A. Brad Garmon RE: Rezoning #18030
 - B. Brad & Linda Brogren RE: Rezoning #18050
 - C. Pritoj Gill RE: Rezoning #18040
 - D. Thomas C. Voice RE: Rezoning #18050
 - E. John & Jean Kaufmann RE: Rezoning #18050
 - F. Roland Harmes RE: Rezoning #18050
6. PUBLIC HEARINGS
 - A. Rezoning #18040 (Whiddon), rezone approximately 1.12 acres located at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).
 - B. Rezoning #18050 (Eyde), rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).
7. UNFINISHED BUSINESS - NONE
8. OTHER BUSINESS
 - A. Accessory Dwelling Units.
 - B. Form-based code work session.
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
10. PROJECT UPDATES
 - A. New Applications - NONE
 - B. Site Plans Received
 1. Site Plan Review #18-16-10 (Oliver Hatcher), revision to approved site plan for new Marriott Courtyard hotel at 3545 Meridian Crossing Drive.
 2. Site Plan Review #18-82-4 (Carlin), addition of vestibule to office building at 1841 Newman Road.

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Planning Commission Chairperson. Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Individuals with disabilities requiring auxiliary aids or services should contact Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

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Planning Commission Agenda

April 23, 2018

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- C. Site Plans Approved
 - 1. Site Plan Review #18-05 (Cook), installation of new entrance ramp at 1574 Haslett Road.
 - 2. Site Plan Review #17-02 (Portnoy & Tu), revision to approved site plan for new dentist office at 2476 Jolly Road.
 - 3. Site Plan Review #18-06 (Good Eats Diva), installation of outdoor seating area at 1561 Haslett Road.
- 11. PUBLIC REMARKS
- 12. ADJOURNMENT
- 13. POST SCRIPT: HOLLY CORDILL

TENTATIVE PLANNING COMMISSION AGENDA

May 14, 2018

- 1. PUBLIC HEARINGS
 - A. Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to add outdoor recreation activities as uses ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment by special use permit in the C-2 (Commercial) zoning district.
- 2. UNFINISHED BUSINESS
 - A. Rezoning #18040 (Whiddon), rezone approximately 1.12 acres located at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).
 - B. Rezoning #18050 (Eyde), rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).
- 3. OTHER BUSINESS
 - A. Future Land Use Map categories.
 - B. Form-based code.

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

DRAFT

March 26, 2018

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Lane, Richards, Ianni, Premoe, Scott-Craig, Stivers, Trezise, Cordill, Shrewsbury

ABSENT: None

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

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:02 P.M.

2. Public Remarks – None

3. Approval of Agenda

Vice-Chair Scott-Craig moved to approve the agenda as written.

Supported by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. March 12, 2018 Regular Minutes

Commissioner Stivers moved to approve the minutes as written.

Seconded by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

5. Communications

A. Karen and Dennis Rich RE: Zoning and Amendment #18020

B. Steven L. Cook RE: Rezoning #18030

6. Public hearings - NONE

7. Unfinished Business

A. Rezoning #18030 (Haslett Holding, LLC), rezone approximately five acres from RR (Rural Residential) to RA (Single Family-Medium Density) at 580 Haslett Road.

Vice-Chair Scott-Craig moved to approve the rezoning.

Supported by Commissioner Lane.

Vice-Chair Scott-Craig remarked the rezoning would not be consistent with the Master Plan but would be consistent with the surrounding property's zoning.

Commissioner Stivers asked for a moment to consider at letter in the meeting packet.

Commissioner Cordill pointed out that the resolution provided states the rezoning is consistent with the Master Plan's future land use map but it is not consistent with the future land use map. She made a friendly amendment to strike the 2nd to last "whereas" in the resolution.

Vice-Chair Scott Craig accepted the friendly amendment.

Commissioner Lane accepted the friendly amendment.

ROLL CALL VOTE:

YEAS: Vice-Chair Scott-Craig, Commissioners Lane, Richards, Stivers, Premoe, Trezise, Shrewsberry, Cordill and Chair Ianni.

NAYS: None

MOTION CARRIES: 9-0.

8. Other Business

A. Form-Based Code update

Principal Planner Menser said there was a memo in the meeting packet about having a work session on April 30, 2018 to have the consultants from Shaping the Avenue come in to answer questions and discuss form based code. He said he would like to get an idea of who could attend on April 30th and was hoping a majority of commissioners could attend on that date.

A roll call vote indicated all of the Planning Commissioners would be able to attend on April 30, 2018.

Principal Planner Menser asked the Commissioners to submit questions to staff prior to April 30 so the consultants can make sure they address all of questions commissioners have regarding Form Based Code.

Commissioner Cordill recommended having a work session prior to the next two April meetings to work out questions for the consultants.

Chair Ianni said he would rather have topic added to the regular agendas under "other business" rather than adding work sessions.

**9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF
COMMENTS OR REPORTS-NONE**

10. PROJECT UPDATES

- A. New Applications - None
- B. Site Plan Received
 - 1. Site Plan Review #18-89-20 (GMRI, Inc.), renovate Olive Garden restaurant at 5015 Marsh Road.
 - 2. Site Plan Review #18-04 (Gillett), add outdoor seating for Saddleback BBQ restaurant at 1754 Central Park Drive.
- C. Site Plans Approved
 - 1. Site Plan Review #18-02 (Stockwell), construct 11,736 square foot shopping center at 1560 Grand River Avenue.

11. PUBLIC REMARKS-NONE

12. ADJOURNMENT

Commissioner Cordill moved to adjourn the meeting.

Supported by Commissioner Premoe.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 7:35 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

Peter Menser

From: Brad Garmon <garmon.brad@gmail.com>
Sent: Saturday, March 24, 2018 11:47 AM
To: Peter Menser
Subject: Revised: Comments on proposed rezoning #18030 (Haslett Holdings, LLC)

Please replace my previous comments with this version. Thanks.

RECEIVED

MAR 26 2018

Brad

Subject: Comments on proposed rezoning #18030 (Haslett Holdings, LLC)

TO: Planning Commission Members

I ask that the Commission reconsider its proposed recommendation to approve the rezoning listed above (based on the straw poll and requested resolution for approval requested at the March 12, 2018 Planning Commission public hearing).

My reasons are outlined below, and I would request that the board discuss these issues before deciding whether or not to recommend approval of the rezoning request.

1. **A portion of the parcel falls within a Priority Conservation Corridor as highlighted in the 2004 Meridian Township Greenspace Plan.** The presence of this vital natural feature was highlighted in the staff's report but was seemingly not discussed by the commission. The presence of the Priority Conservation Corridor warrants more consideration before approving the increased density. The PCC was identified based on its value for habitat, wildlife movement, etc., and these values are obvious when looking at the 5 acre site in question, with natural topography, wooded ridges and rich habitat. The proposed zoning would increase the density on this site from a potential 4 housing units up to 13 units (under a PUD or platted development), or from 2 lots to 6 (under a land division). The potential for impacts to the PCC is greatly increased as a result. By keeping the zoning as it stands today is more consistent with the goal of avoiding or reducing impacts on the PCC as outlined in the Greenspace Plan. Increasing the allowed housing density is inconsistent with the values of preserving the PCC, and would increase the likelihood that future development would negatively impact or even overtake the PCC values entirely.
2. **Current zoning of this parcel is consistent with the Township's future land use plan, which was just recently approved.** Deviation from the Future Land Use Plan should warrant more careful consideration than the proposal has been given so far. Please consider a visit the site to see the rural physical characteristics, and also the context in which it sits, both of which are vitally important. I have included photos of the parcel in question to give you a sense of it today.
3. **Traffic patterns and volumes should be a big consideration.** The volume of traffic pulling out of the Strawberry Farms subdivision is already challenging in the morning when traffic is coming into town from the east. Adding the complexity of a high volume of additional vehicles entering from the property, if it serves as the entry for the hypothetical "project" behind (See 5 and 7 below) would create a traffic hazard as drivers must the. anticipate the new incoming vehicles entering from across the road while also watching cars coming in on the 55 mph highway. The likelihood that this project, if higher density zoning is approved, might someday create a traffic concern or require a new stoplight or other more urban feature would be increased with this rezoning.

4. **Preserving rural visual aesthetics along this stretch Haslett Road should be a significant consideration, and argues against higher density zoning.** Considering the Township's decision to implement Form Based Codes, please consider the rezoning in the context of the urban-to-rural transect. Currently, this section of Haslett Road is at the far outer edge of a transition from more developed to more rural farmland and undeveloped landscape. As the current zoning of the road frontage on that side of Haslett Road is low density, it is consistent with that urban-to-rural transition. Bird Strawberry Farm is on one side of the road, but if both sides of the road are developed at these same higher densities, the transition is lost.
5. **Keeping the current zoning does not preclude development of a higher density subdivision in the area behind this property (likely "the project" referenced in the application for rezoning).** Keeping this parcel does preclude the use of the higher density land behind; instead, keeping the current lower density ensures that the road frontage continues to feel more rural even if a new housing development is someday approved behind it. Keeping the lower density (allowing only two lots immediately on Haslett Road under current zoning if a land division was applied, or 4 altogether under PUD or a plat) helps preserve the rural character and PCC values at the road itself while also still allowing higher densities behind.
6. **The physical characteristics of this parcel serves as a natural buffer to any development** that may occur behind the parcel in the future. It's notable that houses immediately along Haslett Road within Strawberry Farms have often undertaken measures to buffer themselves from Haslett Road, either by creation of gravel berms or privacy fencing. The parcel is question, at its current allowable density, already serves this purpose, but the rezoning would likely undermine this potential natural buffering and push new housing right up to the road, necessitating unnatural buffers, fences and berms.
7. **"The project" (or "project area" as the application suggests and as project's spokesman said when asked) is not actually a valid reason to request rezoning.** "The rest of the project is zoned RA and property to the south is zone RA" is listed by he applicant as the reason for the rezoning request, but consideration of a "project" or site plan is not part of a rezoning decision. As you know, zoning is simply about the potential future density of the site, not about a specific project. If the commission is supposed to take "the project" into consideration, then the project plan should be submitted so that traffic entry/exit, natural features impacts and other considerations can be considered. Otherwise, the rezoning should be considered on its own merits and references to "the project" removed from the application.
8. **The existing lower density zoning to the East, as the area transitions immediately to rural farmland, is more important** than the fact that areas to the south and north are zoned to higher density. Parcels with high natural and scenic value like this one should be protected along the East-West Haslett Road corridor, especially as it approaches the edge of the already developed area, as it better maintains a natural transition to more rural and helps to protect the PCC values and remaining farmland to the East.

Thank you for your time, service and attention,

Brad Garmon
5549 Earliglow Lane
Haslett, MI 48840
garmon.brad@gmail.com



April 15, 2018

Peter Menser, Principle Planner
Meridian Charter Township
5151 Marsh Rd.
Okemos, MI 48864

Subject: Rezoning #18050 (Eyde)

Dear Mr. Menser,

Please consider this letter as our strong disapproval of rezoning 5080 Cornell Rd. from RR to RAA. As discussed with you by phone and substantiated by the application you provided me, this rezoning request has no merit.

Simply stated, the parcel in question is outside the township's urban service area as defined in the 2017 Master Plan approved by the Meridian Township Board on November 21, 2017. This in its self should negate rezoning to RAA which you indicated to me requires water and sewer. As long as we can remember (and we've lived in the township 45 years), the township has touted its eastern third as defining our rural character. Cornell Road is a Natural Beauty Road and exemplifies a boundary for rural parts of the township. Residents and property owners have learned to appreciate rural living and fully expect our township officials to abide by policies such as the 2017 Master Plan.

A review of the application's Part II, B. lists responses from the applicant's representative which have no basis. The reason that "recent development in close proximity to the property" is justification to rezone is foolhardy. If that were the case, why have an urban service boundary. Also, "the new sewer is already in place" and "it would allow best use of the property", is a direct contradiction of what a service boundary defines. Naturally, sewer and water lines lead up to such boundaries as they do elsewhere in the township. The township owns and controls the sewer lines referred to in the application and can deny a construction permit for extension based on the Master Plan.

Additionally, other infrastructure concerns would surface should such rezoning be allowed. Storm water management, vehicular traffic and pedestrian safety all come to mind. You are probably aware, Cornell Rd. was recently rebuilt and through the public hearing process, decisions were made to maintain our beautiful trees. This decision negated installing shoulders or bike lanes. As such, Cornell Road is not easy to navigate as a pedestrian or bicyclist. Allowing such rezoning on Cornell Road would pose a serious safety threat for the number of individuals living on such a small parcel of land.

Please consider our comments appropriately and pass this letter along to the Planning Commission. We plan to attend the April 23 public hearing to further support our request for denial of this rezoning.

Sincerely,

Brad and Linda Brogren
5004 Cornell Rd.
Okemos, MI 48864

Peter Menser

From: PRITIJ GILL <pritojgill@sbcglobal.net>
Sent: Saturday, April 14, 2018 9:40 AM
To: Peter Menser
Subject: Rezoning #18040 (Cynthia E. Whiddon)

I am writing to oppose the rezoning of the lot at 2112 Lake Lansing Road from Single Family to Multiple Family. Just North of this lot is the Subdivision of Lake Lansing Estates and Sierra Ridge Estates. Some of the lots back up to lot mentioned for rezoning. Many of the residents when purchasing their properties had purchased based on the character of the neighborhood. It is all single family houses. Even the above mentioned lot is a Single Family dwelling. I have no opposition to maintaining it as a Single Family Dwelling. However multiple family dwelling should not be allowed considering the size of the lot, location of lot at a T- Junction of Lake Lansing and Okemos Rd, and the character of the surrounding neighborhood.

Based on these facts I strongly oppose the rezoning of the above said lot.

Thanks

Pritoj Gill
6019 Marietta Way
East Lansing, MI
(Sierra Ridge Estates)
517-648-2326

Thomas C. Voice
5160 Cornell Rd.
Okemos, MI 48864

April 16, 2018

Peter Menser, Principle Planner
Meridian Charter Township
5151 Marsh Rd.
Okemos, MI 48864

Subject: Rezoning #18050 (Eyde)

Dear Mr. Menser,

I would like to register my strong objection to this rezoning proposal. I ask that you please forward this to the planning commission.

This section of Cornell Road is an integral part of the Township's low-density rural residential character and rezoning it would change this character irreversibly. I believe there are at least 3 good reasons for rejecting the request:

1. It is fundamentally unfair to those of who purchased parcels in this area based on its rural character, which is supposed to be protected by the Township through zoning consistent with the Master Plan, to remove this protection. To grant the request would be equivalent to taking something from us – the quality of life we have invested in and quite possibly, some fraction of our actual property values.
2. We all know that the reason for this request is because a future high-density development on the property will be more profitable than anything that could be done under the current classification. I fail to see why the Township should forego the benefits of the rural residential areas it has protected thus far, or that nearby property owners should sacrifice as outlined above, when the beneficiary is a landowner who should have no reasonable expectation of receiving such a benefit.
3. The argument that there are other recent residential developments in the area does not accurately portray the situation. The rezoning for the development on the west side of Cornell Road was highly contentious and politicized, and only approved after detailed review of the site plans to ensure minimal impact on the character of the area. A much larger parcel was involved and specific measures were required to isolate the development from the road and to prevent connection to even larger development further to the west. I fail to see why the current request should be approved absent a specific plan that protects the character of the area.

Thank you.



Thomas C. Voice

John E. & Jean P. Kaufmann
5140 Cornell Road
Okemos, MI 48864

April 18, 2018

Peter Menser, Principle Planner
Meridian Charter Township
5151 Marsh Road
Okemos, MI 48864

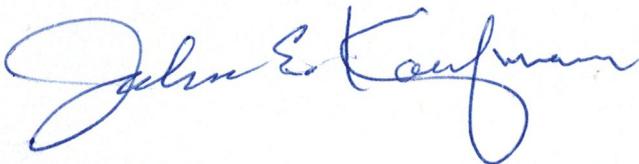
Dear Mr. Menser,

We also would like to register our strong objection to this rezoning request.

We are privileged to have read letters from Brad & Linda Brogren and Tom Voice, and really cannot improve on the merits expressed in those letters. So we would simply like to share a previous experience.

We attended the meeting when the Cornell Road expansion (removal of over 500 trees) was considered. A bicycling friend of ours, who wanted bicycle lanes, accused us of moving in the area, and then wanting to keep all of the beauty of Cornell Road to ourselves. We could never figure out why he couldn't see that by putting in bicycle lanes, the loss of 500 trees would destroy the very beauty he wanted to enjoy. We view this Rezoning request to be of a similar nature. It makes no sense other than potential financial reward to one land owner at the expense of other land owners, Meridian Township Master Plan, and of the public at large, that enjoy the natural beauty of not only Cornell Road, but also the rural nature of the eastern third of Meridian Township. We need to stick with the master plan.

Sincerely,
John and Jean Kaufmann



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APR 19 2018

Roland Harmes

5120 Cornell Rd.

Okemos, Mi 48864

Mr. Peter Menser, Planner

Meridian Twp

5151 Marsh Rd.

Okemos, Mi 48864

Re: Rezoning Application (Daniel Eyde 5080 Cornell Rd.)

Hi Peter,

Thanks for meeting with me and for providing a copy of the above referenced application from Daniel Eyde to rezone 10.01 acres at 5080 Cornell Rd. from RR (Rural Residential) to RAA (Single Family low Density.)

Please note that I object to the application that could allow up to 26 small lots to be developed on a 10.01 acre tract. Although I will attend the Monday, April 23, 2018 public hearing would you provide a copy of this letter and attachment to the Meridian Twp Planning Commission prior to the hearing.

We own and live on the 10 acre parcel to the north at 5120 Cornell Rd. adjacent to the Eyde site. About 50 years ago I purchased our rural home site from Mr. and Mrs Cornell and constructed a single family residence and pole barn. We added nearly 3000 feet of fencing as part of our daughters horse ownership. Laurie trained and completed in 4-H events in Michigan during her teen years and after.

After the Ingham County Road Commission, without any prior notice, removed several pole sized oak trees at the southwest corner of our property, I secured a State of Michigan permit to classify Cornell Rd as the first "Natural Beauty Road" to protected the remaining trees along the road. The County, Twp, and various citizens continue to support that designation.

A few years ago the County Road Commission Engineer developed a plan to widen Cornell Rd. by adding additional lanes and shoulders. That plan done without consulting with adjacent property owners called for removal of up to 500 trees. The County staff was criticized by local citizens and were forced to terminate their plan. Instead the current road right of way was hard surfaced and only 7 dead trees were removed. So Cornell Rd. continues to be a Natural

Beauty Rd. Currently the power line company has been trimming or removing live trees without citizen support.

When the permit to connect the Georgetown subdivisions by extending a bridge over the county drain without a public hearing, the development of the subdivision was delayed due to public pressure and litigation. Presently the 20 lot subdivision east of the county drain is approved and being developed with directed access to Cornell Rd. This new development is located to the west across Cornell Rd., opposite the northwest corner of our 10 acres. The drain has a large culvert and sidewalk to Cornell Rd. but the adjoining subdivisions are not connected by a road.

Should Daniel Eyde obtain his rezoning request another new subdivision would be accessible on the east side of Cornell Rd. near the southwest corner of our 10 acre rural residence and open fields. It is clear that the land east of Cornell Rd. is part of the land zoned by Meridian Twp as "rural residential." The existing Eyde rezoning application answers questions in 5 of the 6 questions as "N/A" and provides no detail on exact responses thus the application should be denied and declared incomplete without honest responses.

In April 2018, upon my return from Sparrow Hospital after two medical procedures, I was advised that a survey crew had been on my property taking measurements regarding surface elevations. I had not authorized that work, but am now requesting a copy of the survey work from the Twp as part of the initial Eyde proposed development plans. I have provided photos taken earlier this week, April 16, 2018, that shows a wet area on the Eyde parcel that results in draining across my property between my home and barn to the Hoffman property immediately north of my property line. The surface water drainage continues on via a driveway construction and culvert to the culvert beneath Cornell Rd. to the county drain further to the West.

Should "waste" fill dirt from other Eyde subdivision projects be hauled to the subject Daniel Eyde reclassification project to raise his land elevation the surface water drainage from rain storms would further damage my property and possibly get into my home basement. So at this point, I request the Township to be cautious about any potential development of the Eyde property and possible negative impacts on adjoining private land. Its difficult to tell because of lacking engineers detail for the Eyde proposal.

As a reminder the existing Twp master plan shows the eastern third of the township as a rural area (RR) and not that of a (RAA) desired by the Eyde application request.

Finally it is noted that an oversized sewer line has been installed on a portion of the Georgetown Subdivision west of Cornell Rd. and not beneath Cornell Rd. or extended to the Daniel Eyde application proposal. The application does not address 5 of the 6 questions

except for "N/A" and provides no detail, thus, inappropriate to review. For those reasons alone the application should be rejected.

We request that the Meridian Township Planning Committee continue to support the "Rural Land" classification for the eastern one third of the township east of Cornell Rd.

Over the years as others have visited and I have maintained our property we have viewed deer, turkey, sandhill cranes, song birds, wildlife of prey, adjoining trees, and wildflowers they say that "this sure is a beautiful area." In the recent years I have traveled to New Zealand, Africa, Russia, North America (Canada, and the NW Territory), and South America to see some exciting events, but it is always great to be home in Meridian Twp. lets keep it that way please.

Sincerely,

Billie Sue and Rollie Harnes

Rollie & Billie Sue

4-16-2018

Daniel Eyde Rezoning Application
5080 Cornell Rd

4-16-2018



Headwaters location with high water
location -- north line
Eyde site - Looking South



(1)

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APR 19 2018

Daniel Eyde Rezoning Application
5080 Cornell Rd

4-16-2018



Surface water drainage across Harmer site
@ 5120 Cornell Rd between Single Family home
& Barn -- Looking northerly from
Eyde site



(2)

Daniel Eyde Rezoning Application
5080 Cornell Rd.

4-16-2018



Surface water drainage across Harms site
@ 5120 Cornell Rd @ north line adjacent
to South line of Kaufman site -- Jockburg North



(3)

Daniel Eyde Rezoning Application
5080 Cornell Rd

4-16-2018



Surface water run off from Eyde site
from Harmer property -- Looking South
from center of 5120 Cornell.. water
runs between Harmer house & barn

Daniel Eyde Rezoning application
5080 Cornell Rd

4-16-2018



Surface water drainage from Eyde Site @
north line of Harmer Site @ 5120 Cornell
into Kaufman South property line - Looking North



Reverse view from Kaufman flooded wood lot
toward Harmer property -- Looking South (5)

N
↑



Surface water drainage from Rain Storm around 1990
from 5080 Cornell across Harman's property @ 5120 Cornell
Tookburg East



To: Planning Commission

From: Peter Menser, Principal Planner

Keith Chapman, Assistant Planner

Date: April 20, 2018

Re: Rezoning #18040 (Whiddon), rezone approximately 1.12 acres located at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).

Cynthia E. Whiddon has requested the rezoning of approximately 1.12 acres located at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family). The site is located on the north side of Lake Lansing Road, east of Okemos Road, and south of the Lake Lansing Estates subdivision. The property has 218.09 feet of frontage on Lake Lansing Road. The RC district allows two-family (duplex) dwellings by right and multiple family developments up to 14 dwelling units per acre by special use permit.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R1 Residential 0.0 – 0.5 dwelling units per acre (du/a) category.

2017 FUTURE LAND USE MAP

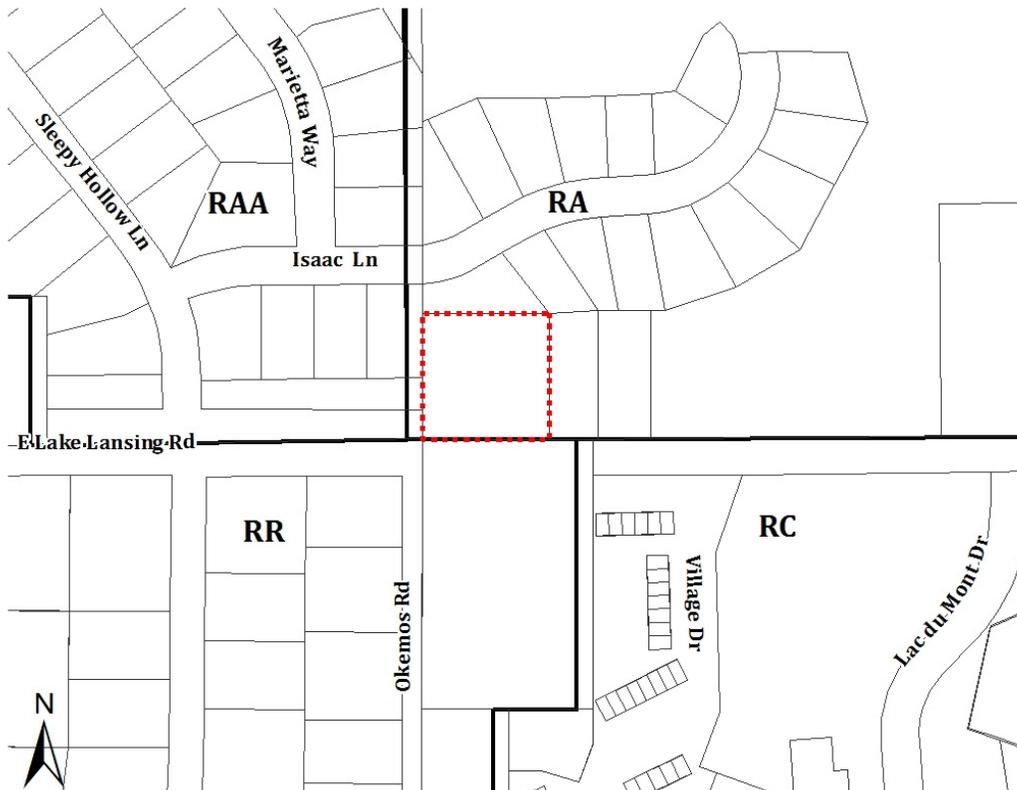


Zoning

The subject site is located in the RA (Single Family-Medium Density) zoning district, which requires a minimum of 80 feet of lot width and 10,000 square feet of lot area. The requested RC zoning district requires a minimum 100 feet of lot width and there is no requirement for lot area. With 218.09 feet of lot width on Lake Lansing Road and 1.12 acres (48,787.2 sq. ft.) of lot area the site meets the minimum standards for both lot area and lot width for both the current RA and proposed RC zoning districts. The following table illustrates the existing lot width and lot area standards for the existing RA and proposed RC zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RA	10,000 sq. ft.	80 ft.
RC	None	100 ft.

ZONING MAP



Physical Features

The site contains a 1,332 square foot, one-story single family residence built in 1884. The topography of the site slopes from 872 feet above mean sea level where the existing home is located to a low point of 862 feet above mean sea level near the northeastern edge of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain and there are no wetlands located on the site.

Streets & Traffic

The site fronts on Lake Lansing Road. Lake Lansing Road is a two-lane road designated as a Minor Arterial Street. The most recent (2010) traffic count information from the Ingham County Road Department (ICRD) for Lake Lansing Road between Okemos Road and Lac du Mont Drive showed a total of 5,311 vehicles in a 24 hour period. The Township’s Pedestrian/Bicycle Master Plan shows a proposed paved pathway along the Lake Lansing Road frontage, which the property owner would have to construct should development be proposed on the site.

The table below compares estimated traffic generation for the existing RA zoning district and proposed RC zoning district. It estimates future traffic using data from the highest potential traffic generator allowed in each zoning district, which in this case is one single family house in the RA District and in the RC District an apartment building. Traffic generation was calculated using the estimated maximum number of dwelling units that could be developed on the property under the existing RA and proposed RC zoning districts.

	Existing RA zoning	Proposed RC zoning	Change
Peak Hour trips	2.6 (a.m.) 3.5 (p.m.)	7.3 (a.m.) 8.9 (p.m.)	+4.7 +5.4
Weekday trips	32.5	88.4	+55.9

Utilities

Municipal water and sanitary sewer is available in the vicinity of the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal. The current house is served by public water and a septic system.

Staff Analysis

The applicant has requested the rezoning of an approximate 1.12 acre parcel from RA to RC. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

Rezoning #18040 (Whiddon)
Planning Commission (4/23/18)
Page 4

To estimate potential density of any proposed residential zoning district a factor called maximum dwelling units per acre (du/a) is used that considers minimum lot sizes permitted in the zoning district and reductions for road rights-of-way. The number of units produced using this calculation is just a guide to help identify potential future density, it does not factor in wetland areas, topography, setbacks, soils, utilities, site layout, or other factors that may limit buildable area. The following offers an evaluation of estimated potential density under the current RA zoning arrangement and proposed rezoning to RC:

Development under current RA zoning

0.95 acres of RA zoning x 3.57 maximum dwelling units per acre (du/a) = 3 total lots

Development under proposed RC zoning

0.95 acres of RC zoning x 14.00 du/a = 13 total units

There are provisions of the RC zoning district that may impact future development of the site:

- The RC zoning district requires a 50 foot setback from an adjacent single-family residential zoning district boundary for multiple-family buildings containing three or more families. The property, if rezoned, would border the RA (Single Family-Medium Density) district on the north and the east and the RAA (Single Family-Low Density) district on the west. If a duplex is proposed a 40 foot rear yard setback would be required.
- The 100 front yard setback from the centerline of Lake Lansing Road.
- All buildings including accessory buildings cannot occupy more than 35% of the net area of land on the property.
- A minimum of 35% of the total land area exclusive of drives and parking areas must be set aside as open space.

Planning Commission Options

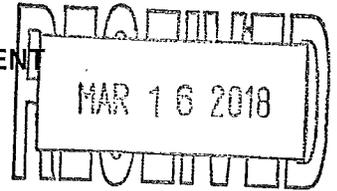
The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Application and supporting materials.
2. Site survey dated June 21, 2017 and received by the Township on March 16, 2018.
3. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18040 (Whiddon)\REZ 18040.pc1.docx

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



REZONING APPLICATION

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

Part I

A. Owner/Applicant Cynthia E. Whiddon
Address of applicant 1710 Foxcroft Rd. East Lansing MI 48823
Telephone: Work 517-927-7805 Home 517-382-1064
Fax _____ Email whiddonproperties@gmail.com

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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Darcie Whiddon
Address 3885 Highwood Pl Okemos MI 48864
Telephone: Work 517-927-7806 Home _____
Fax _____ Email whiddonproperties@gmail.com

C. Site address/location 2112 Lake Lansing Rd.
Legal description (Attach additional sheets if necessary) see attached
Parcel number 33-02-02-04-400-006 Site acreage 1.12

D. Current zoning RA Requested zoning RC

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

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

Part II

REASONS FOR REZONING REQUEST

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

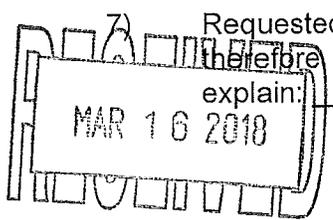
A. Reasons why the present zoning is unreasonable: *Please see attached documents.*

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____
- 2) The conditions of the surrounding area have changed in the following respects: _____
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate: *Please see attached documents*

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____
- 5) Requested rezoning addresses a proven community need, specifically: _____
- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____

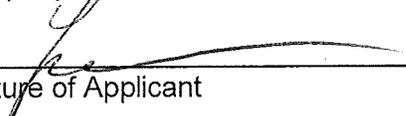


Part III

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

Yes No (Please check one)

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

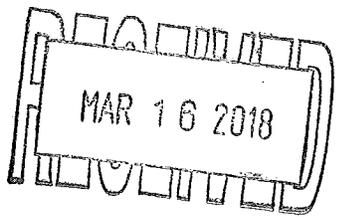

Signature of Applicant

3-16-18
Date

Cynthia E. Whiddon
Type/Print Name

Fee: 700.00

Received by/Date: Kevin Gm 3/16/18



Rezoning Application – 2112 Lake Lansing Rd, Haslett, MI 48840

Part I

C. Legal Description:

A part of the East ½ of the Southeast ¼ of Section 4, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Beginning on the Section line at a point 1107.08 feet West of the Southeast corner of Section 4; thence North at right angle 224 feet; thence West 218 feet, more or less, to the North-South 1/8 line of the Southeast ¼ of said Section; thence South on the 1/8 line 224 feet to the Section line; thence East 218 feet, more or less, to the point of beginning.

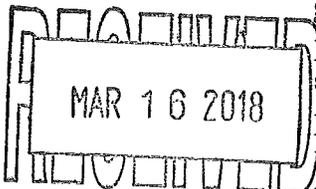
Part II

A. Reasons why the present zoning is unreasonable:

1. N/A
2. The area surrounding the parcel have significantly changed over the years. Many years ago, Meridian Township was a small rural community mainly based on agricultural—this particular parcel was once a part of a local farm. However, in recent years, like Meridian Township, the land to the north of the parcel and west to Newton Road has seen a boom in residential development. There is also a large apartment complex (RC zoning) southeast of the parcel and a church to the south. A change in zoning would not be unreasonable.
3. The current zoning would be better as RC than RA zoning because this parcel is located on the heavily traveled tee of Lake Lansing and Okemos Roads, and it would better act as a buffer to the residential development to the east and north.
4. N/A
5. N/A
6. N/A

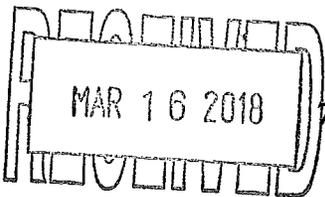
B. Reasons why the requested zoning is appropriate:

1. A re-zoning of this particular parcel from RA to RC would be consistent with the zoning code and the newly adopted Master Plan. It would allow for a “wider range of housing opportunities” (Executive Summary, vi). There is a need for upscale rental housing options for future Meridian Township residents. Our goal is to provide just that. Additionally, we are looking to appeal to a variety of people, including young professionals, families, visiting professors, graduate students, active retirees, etc who are looking for housing options with close proximity to MSU, their jobs, as well be conveniently located to retail, restaurants, and top-notch K-12 schools. While we recognize that not all of our future residents will make Meridian Township their permanent home, we hope



that many of them will transition into newer neighborhoods like Sierra Ridge, Georgetown, Everett Woods, as well as established ones around Lake Lansing, and throughout Haslett once the time becomes feasible.

2. Re-zoning from RA to RC would be consistent with the surrounding area. In this particular case, the parcel lies directly north of a large RC zoning district. Furthermore, our parcel lies on Lake Lansing Road, just east of the point where Okemos Rd ends. The area immediately surrounding the parcel is a large residential development. If developed, it would act as a housing barrier between the heavily traveled point and the residential development of Sierra Ridge behind it.
3. This parcel does not lie on any wetlands, nor does it directly abut to other large natural preserves in the area. There is a residential housing development directly to the east and north of it; an un-developed parcel to the east; and it is located on Lake Lansing Rd directly across from Lake Lansing Baptist Church and Lake of the Hills Apartments. The addition of an upscale townhome complex would act as a housing transition into the neighborhood behind and would blend into the landscape of both the north and south sides of Lake Lansing Road.
4. The re-zoning would not place any undue or excessive burdens on the Township and its services. We are seeking to place an upscale townhouse complex serving professionals, families and active retirees. The total amount of residents would not place a burden on the school system, recreational areas, and other public services, but rather add to the use of these already in-place Township benefits. Please note that the current property already has sewer and water run to it (we do recognize that upgrades will need to be made on site).
5. This re-zoning does meet a community need—the need for upscale rental housing options for young professionals, families, and active retirees, who want to live in Meridian Township and be close to workplaces, retail, restaurants, schools, and recreational areas, but who may not want to own a home, or even be able to afford buying a home at this time in Meridian Township.
6. The requested re-zoning follows along completely with the ideals and needs set forth in the Master Plan. We are seeking to develop a parcel that is surrounded by development on all sides. We are not looking to detract from or infringe upon natural areas. We are also looking to implement, to the extent feasible, as many of the LEED-certified standards as possible.



7. Our parcel is located on Lake Lansing Road at the tee of Okemos Road. By developing this parcel, we would be adding necessary walkways to make Meridian Township a more “walkable” and “bikeable” community. Furthermore, we would be adding landscaping to the Okemos/Lake Lansing point to achieve the aesthetic goals as set forth in the Master Plan.

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

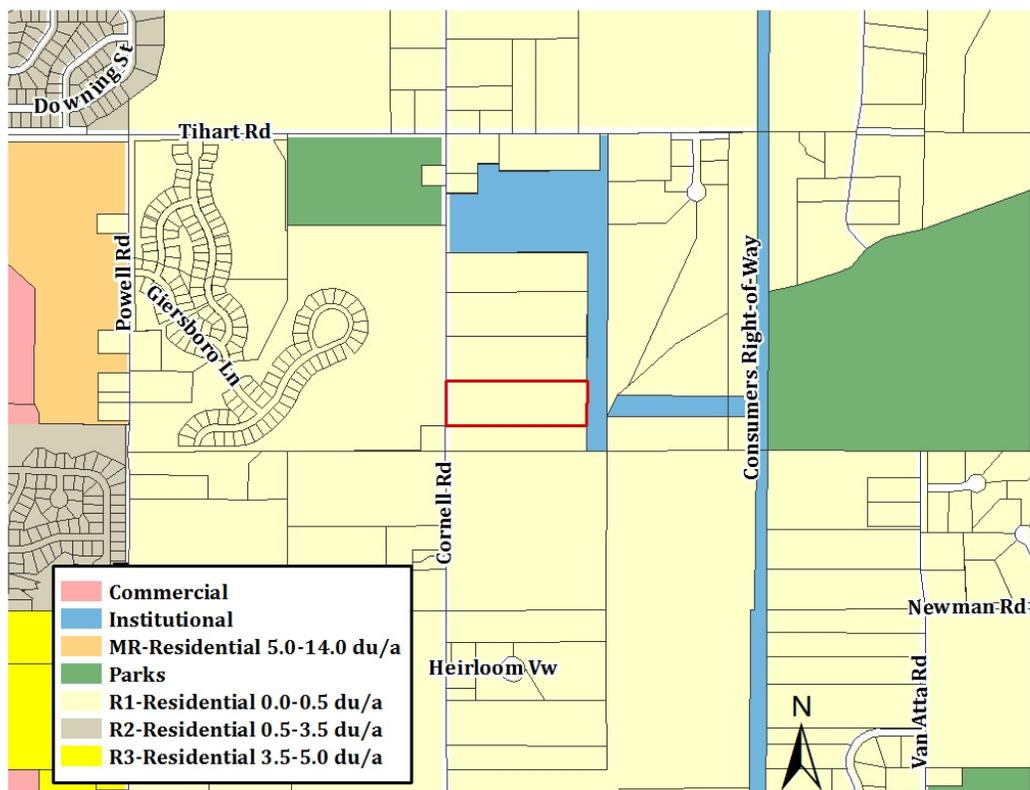
Date: April 19, 2018

Re: **Rezoning #18050 (Eyde)**, rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Daniel Eyde has requested the rezoning of approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density). The site is located on the east side of Cornell Road, south of Tihart Road, and east of the Georgetown subdivision. The property has 370.52 feet of frontage on Cornell Road.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R1 Residential 0.0 – 0.5 dwelling units per acre (du/a) category.

2017 FUTURE LAND USE MAP

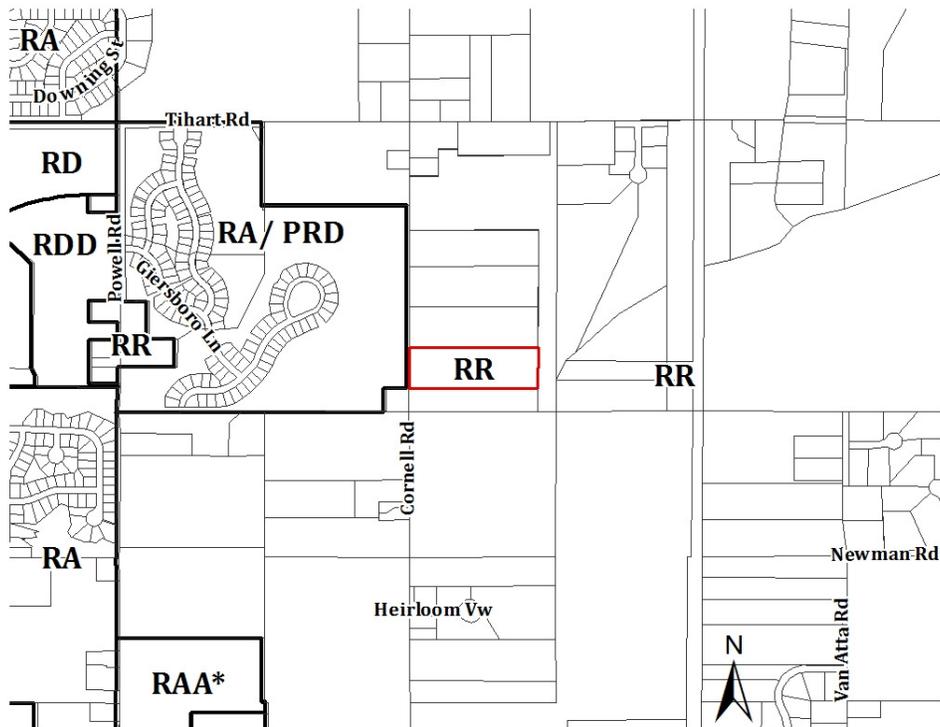


Zoning

The subject site is zoned RR (Rural Residential). With 370 feet of lot width on Cornell Road and 10.01 acres (436,124.27 square feet) in lot area, the site meets the minimum standards for both lot area and lot width for both the current RR and proposed RAA zoning districts. The following table illustrates the minimum lot width and lot area requirements for the existing RR and proposed RAA zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RR	40,000 sq. ft.	200 ft.
RAA	13,500 sq. ft.	90 ft.

ZONING MAP



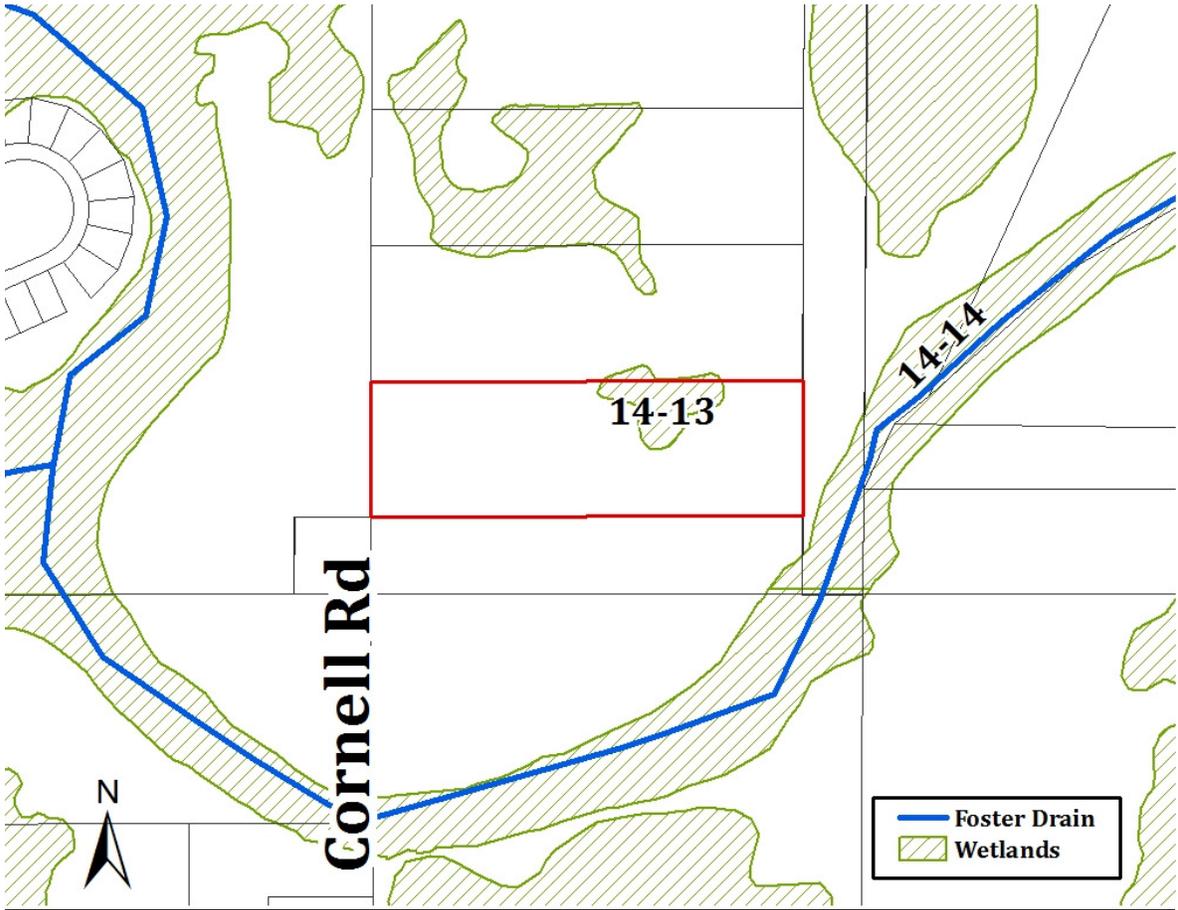
Physical Features

The site contains a 1,152 square foot, one-story single family residence built in 1980. The topography of the site slopes from 865 feet above mean sea level where the existing home is located to a high point of 869 feet above mean sea level near the eastern edge of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain. The Foster Drain is located nearby but does not encroach onto the subject site.

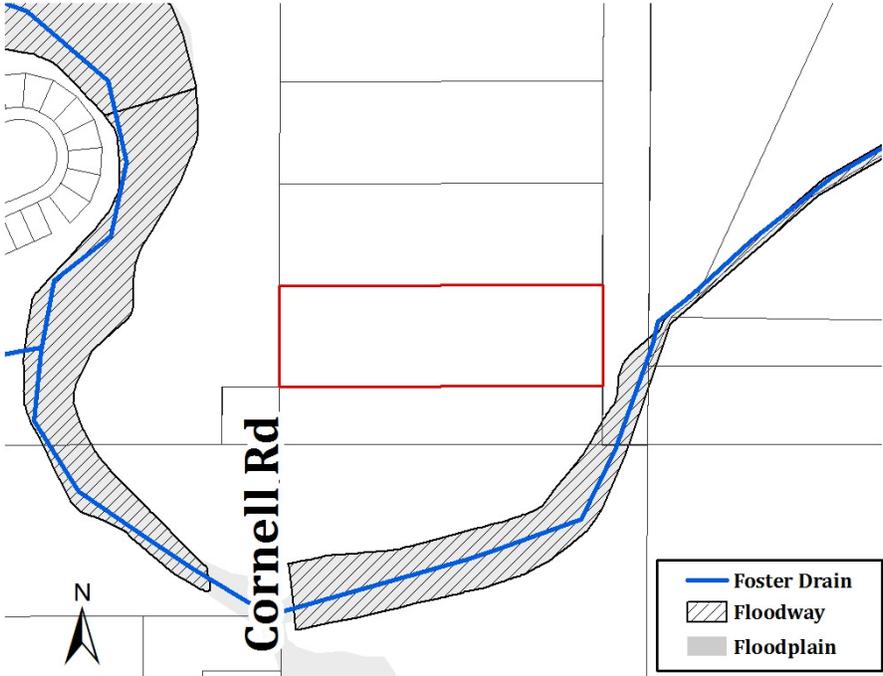
Wetlands

The Township Wetland Map shows a potential wetland on the site. If development is proposed a wetland delineation report will be required to determine the boundary and size of any wetlands. Future development of the site will be required to comply with the wetland protection ordinance and water features setbacks as applicable.

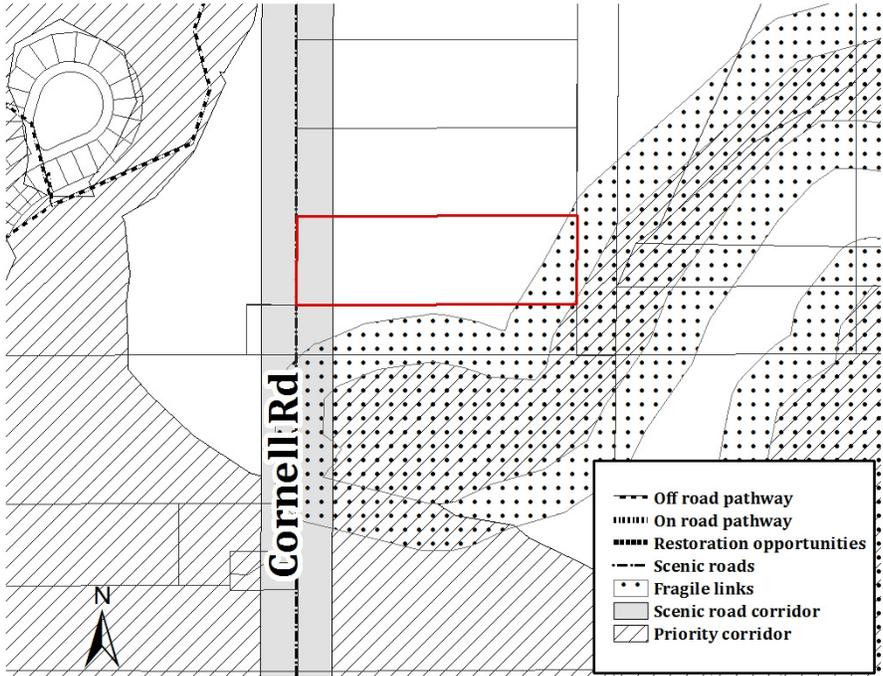
WETLANDS MAP



FLOODPLAIN MAP



GREENSPACE PLAN



The Township Greenspace Plan shows a Fragile Link on the property. A Fragile Link includes areas where Priority Conservation Corridors (PCC) are exceptionally narrow or fragmented. A PCC is a network of ecologically significant open spaces. Cornell Road is designated as a Scenic Road to the west of the site.

Streets & Traffic

The site fronts on Cornell Road. Cornell Road is a two-lane road designated as a Collector Street. The most recent (2007) traffic count information from the Ingham County Road Department (ICRD) for Cornell Road, between Grand River Avenue and Heirloom View, showed a total of 2,957 vehicles in a 24 hour period. The Pedestrian and Bicycle Pathway Map indicates proposed pathway along Cornell Road.

The table on the following page compares estimated traffic generation for the existing RR zoning district and proposed RAA zoning district. It estimates future traffic using data from the highest potential traffic generator allowed in each zoning district, which in this case is one single family house. Traffic generation was calculated using the estimated maximum number of dwelling units that could be developed on the property under the existing RR and proposed RAA zoning districts.

	Existing RR zoning	Proposed RA zoning	Change
Peak Hour trips	7 (a.m.) 9 (p.m.)	20 (a.m.) 27 (p.m.)	+13 +18
Weekday trips	86	249	+163

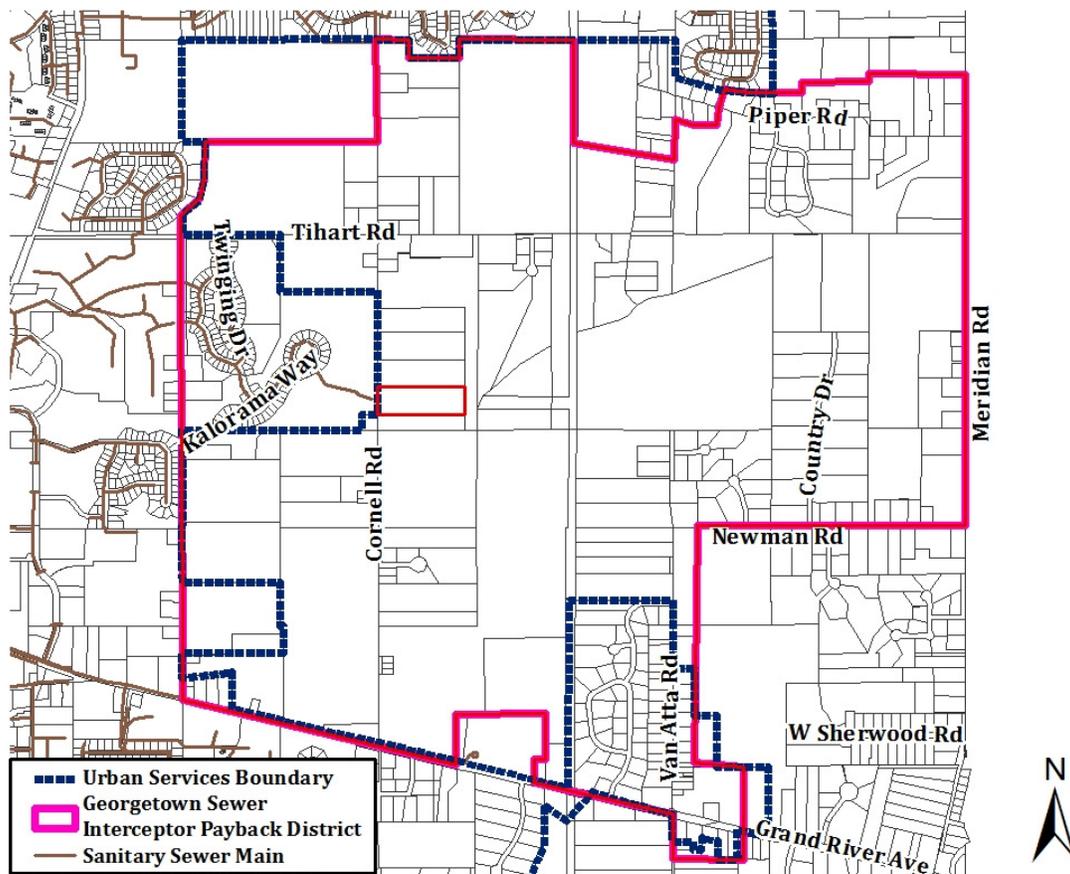
A traffic study is required when the trips from the highest potential traffic generator in the requested zoning district would generate more than 100 additional directional trips during a peak hour than the highest potential traffic generator permitted under the current zoning. In this case, the rezoning does not generate greater than 100 peak hour trips so a traffic study was not required.

Utilities

Municipal water and sanitary sewer are available in the vicinity of the subject site and would have to be extended to serve the subject site. The water and sewer main are currently stubbed at the west side of Cornell Road, across the street from the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal. The current house is served by a private well and septic system.

While the subject site is located outside the Urban Service Boundary (USB), it is included within the Georgetown Sewer Interceptor Payback District. The payback district was adopted in 2009 to facilitate reimbursement for a sewer main installed by the Eyde Company to serve the Georgetown subdivision. At the time of installation the Township required the Eyde Company to install a larger and deeper sewer main so that it could serve additional properties in the Mud Lake Lift Station service area. The 2017 Master Plan provides an exemption for the properties in the payback district from the USB for sewer extensions only until July 7, 2024 or until the Eyde Company is reimbursed for the installation of the sewer main, whichever occurs first. Township Board approval would be required to extend the water main outside of the USB.

GEORGETOWN SEWER PAYBACK DISTRICT MAP



Staff Analysis

The applicant has requested the rezoning of an approximate 10.01 acre parcel from RR to RAA. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached).

To estimate potential density of any proposed residential zoning district a factor called maximum dwelling units per acre (du/a) is used that considers minimum lot sizes permitted in the zoning district and reductions for road rights-of-way. The number of units produced using this calculation is just a guide to help identify potential future density; it does not factor in wetland areas, topography, soils, utilities, site layout, or other factors that may limit buildable area. The following offers an evaluation of estimated potential density under the current RR zoning arrangement and proposed rezoning to RAA:

Development under current zoning

10.01 acres of RR zoning x 0.98 maximum dwelling units per acre (du/a) = 9 total lots

Development under proposed RA zoning

10.01 acres of RAA zoning x 2.64 du/a = 26 total lots

If development does not occur via a platted subdivision or planned unit development the site may be subdivided through the land division process. The RR zoning district requires parcels to have at least 200 feet of lot frontage; therefore the property, with 370 feet of frontage on Cornell Road, could not be divided into additional parcels without receiving a variance from the Zoning Board of Appeals (ZBA). If rezoned to RAA, the property could likely be divided into four parcels with 90 feet of lot frontage each; however a waiver would be required from the 3:1 lot depth-to-width ratio to receive approval.

Planning Commission Options

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

Attachments

1. Application and supporting materials.
2. Site survey dated June 5, 2017 and received by the Township on March 12, 2018.
3. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18050 (Eyde)\REZ 18050.pc1.doc

RECEIVED

MAR 12 2018

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

REZONING APPLICATION

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

Part I

A. Owner/Applicant Daniel Eyde
Address of applicant 5080 Cornell Road, Okemos, MI 48864
Telephone: Work Home 517-240-1699
Fax Email danieleyde1@gmail.com

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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Mark Clouse
Address 300 S. Washington Square, Suite 400, Lansing, MI 48933
Telephone: Work 517-351-2480 Home
Fax 517-484-5695 Email clouse@eyde.com

C. Site address/location 5080 Cornell Road, Okemos, MI 48864 and the surrounding land
Legal description (Attach additional sheets if necessary) See Attached
Parcel number meates and bounds description which contains parcel: 33-02-02-14-400-024 Site acreage 10.01

D. Current zoning RR Requested zoning RAA

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

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

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: n/a
- 2) The conditions of the surrounding area have changed in the following respects: there have been added sewer lines brought to the property
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: n/a
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: n/a
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: n/a
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: n/a

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: there is other recent residential development in close proximity to the property.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: there is other recent residential development in close proximity to the property.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: the added residential housing would not impact the natural environment adversely.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: the new sewer is already in place there allowing for the added residential development.
- 5) Requested rezoning addresses a proven community need, specifically: provides more housing to the residents of Meridian Township which also would increase tax revenue.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: provides more housing to residents of Meridian Township which also would increase tax revenue.
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: with the added sewer lines already in place it would allow the best use of the property.

Part III

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

Yes No (Please check one)

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



Signature of Applicant

7/may/18

Date

Louis J. Eyde Authorized Agent for Daniel Eyde

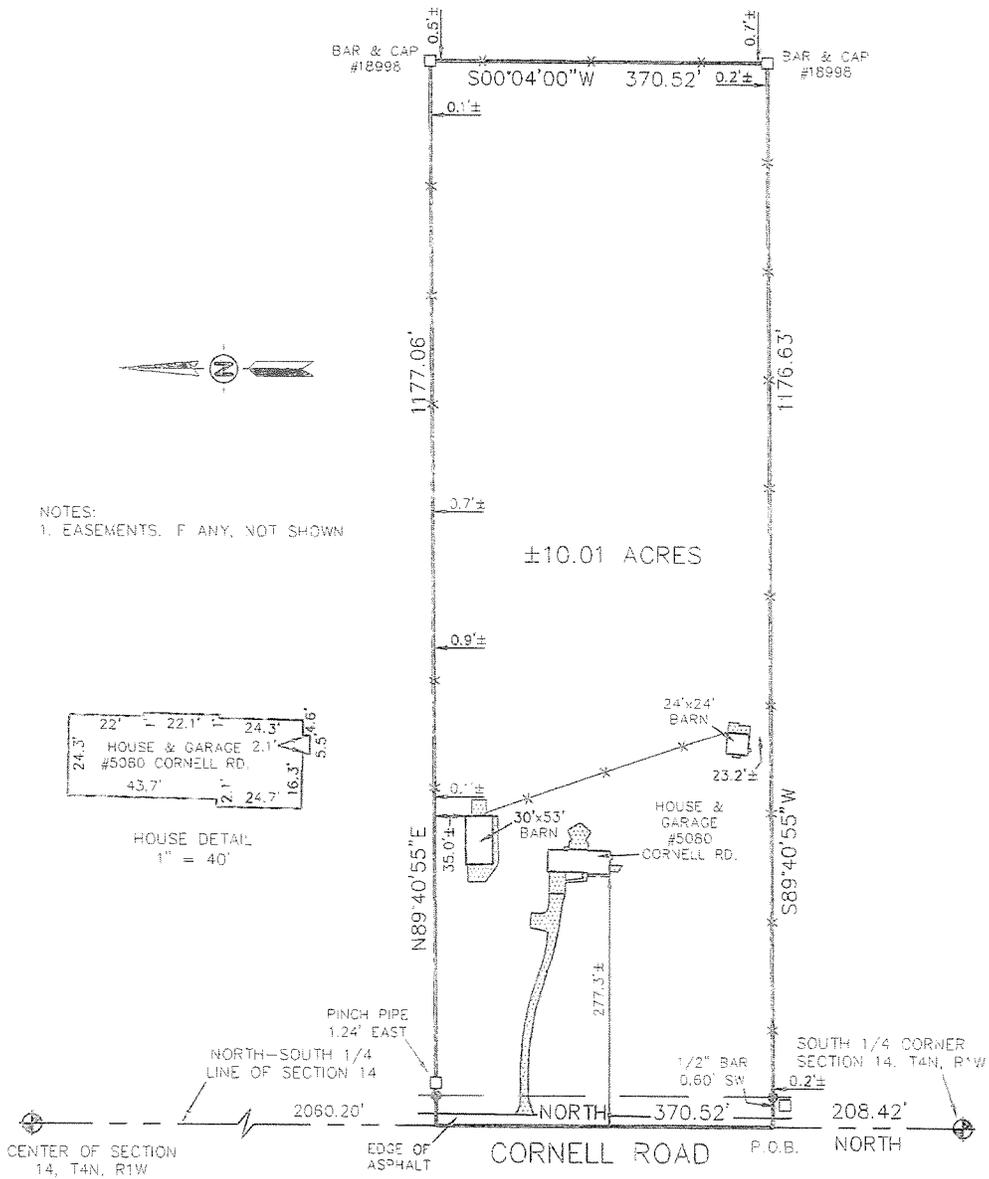
Type/Print Name

Fee: \$1,140.00 _____

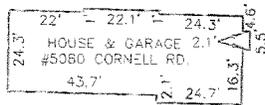
Received by/Date: Peter Menser 3-12-18

CERTIFIED BOUNDARY SURVEY

FOR: LOUIS J. EYDE GRANDCHILDREN'S TRUST



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN



HOUSE DETAIL
1" = 40'

SCALE 1" = 150'



LEGEND

- = Set 1/2" Bar with Cap
 - = Found Iron as Noted
 - = Survey Boundary Line
 - = Distance Not to Scale
 - = Fence
 - = Denotes Distance to the Survey Line
 - = Asphalt and Concrete
- All Dimensions are in Feet and Decimals Thereof.
All Improvements Not Shown.

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY KDB	SECTION 14, T4N, R1W
FIELD WORK BY JF	JOB NUMBER:
SHEET 1 OF 2	92110.BND

CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed, at the direction of said parties, the following described parcel of land, and that we have found or set, as noted hereon, permanent markers to all corners of said parcel and that all visible encroachments of a permanent nature upon said parcel are as shown on this survey.

(As provided in Certificate of Survey recorded in Liber 2 Page 1140): A parcel of land in Section 14, T4N, R1W, Meridian Township, Ingham County, Michigan; the surveyed boundary of said parcel being described by Michigan R.L.S. #18998 as commencing at the South 1/4 corner of said Section 14; thence North along the North-South 1/4 line of said Section 14, 208.42 feet to the point of beginning of this description; thence North along the North-South 1/4 line of said Section 14, 370.52 feet; thence N89°40'55"E, 1177.06 feet; thence S00°04'00"W, 370.52 feet; thence S89°40'55"W, 1176.63 feet to the point of beginning; said parcel containing 10.010 Acres more or less; said parcel subject to all easements and restrictions of record.

WITNESSES TO SECTION CORNERS:

South 1/4 corner Section 14, T4N, R1W, Book 15, Page 23
Found Remon bar & cap in monument box 2'± East of C/L of Cornell Road
Found KEBS nail & tag North side of utility pole, S50°E, 43.87'
Found KEBS nail & tag East side of 20" Oak, N10°W, 87.56'
Southeast corner of concrete house foundation #5001, N70°W, 90.42'
Northeast corner of concrete house foundation #5001, N38°W, 128.17'
Found nail & tag West side of 34" Oak, N25°E, 88.24'

Center of Section 14, T4N, R1W, Book 15, Page 236
Found bar & cap #52471 in monument box 0.5'± East of C/L of Cornell Road
Found nail & tag #16053 Southwest side of utility pole, NW, 58.64'
Found nail & tag #39100 West side of 10" Oak, SE, 100.34'
Found nail & tag #47945 West side of 13" Cherry, NE, 153.33'

This survey complies with the requirements of Public Act 132 of 1970, as amended, and is subject to Public Act 591 of 1996, as amended, and was performed with an error of closure no greater than a ratio of 1 in 5000.

All bearings are derived from the North-South 1/4 line of Section 14 which is shown to bear North on Polaris Associates Inc. survey recorded in Liber 2, Page 1140, Ingham County Records.

 
Erick R. Friestrom Date:
Professional Surveyor No. 53497

	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805
DRAWN BY KDB	SECTION 14, T4N, R1W
FIELD WORK BY JF	JOB NUMBER:
SHEET 2 OF 2	92110.BND

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Planning Commission

From: Peter Menser, Principal Planner

Date: April 18, 2018

Re: Accessory Dwelling Units

The Planning Commission last discussed accessory dwelling units (ADUs) at its meeting on February 26, 2018. At the meeting the Planning Commission requested staff to develop draft ordinance language for Accessory Dwelling Units (ADUs). Planning staff does not support proceeding with an ADU ordinance at this time. ADUs represent a significant policy change for the Township and may have considerable impacts to single-family neighborhoods. The zoning districts that correlate with the R3 Future Land Use Map category, the RA (Single Family-Medium Density), RB (Single Family-High Density), and RX (Duplex) zoning districts, are comprised of mostly single-family neighborhoods where additional rental units may not be welcome. Furthermore, there has not been a demonstrated need identified by Township residents for ADUs to support the policy change.

In the future ADU policy can be revisited, but for now staff suggests spending the Planning Commission's limited time on upcoming development projects and other policy initiatives. At that time the Planning Commission can seek feedback on the desire for a policy from other boards and commissions in the community.



To: Planning Commission

From: Peter Menser, Principal Planner

Date: April 20, 2018

Re: Form-based code work session

The Planning Commission will hold a work session on Monday, April 30, 2018 in the Town Hall Room of the Meridian Municipal Building (5151 Marsh Road, Okemos, MI, 48864) to discuss the draft form-based code ordinance. The work session will begin at 6:00 p.m. and run until approximately 9:00 p.m. at the latest. Representatives from the Shaping the Avenue consultant team will be attending the work session to present information and answer questions. Members of the Township Board, Corridor Improvement Authority, and Downtown Development Authority were also invited to attend the meeting.

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