



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
February 19, 2019 6:00 pm

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS*
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
 - A. Treasurer’s Quarterly Report-Phil Deschaine

8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes-February 5, 2019 Regular Meeting
 - C. Bills
 - D. No Parking Traffic Control Order-2019-1
 - E. Board Meeting Schedule Change

10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
 - A. Sierra Ridge #2 & #3 Streetlighting-SAD 426

12. ACTION ITEMS (PINK)
 - A. Rezoning #18140 (Hitch)- **Final Adoption**
 - B. Medical Marijuana Non-Zoning Ordinance-**Introduction**
 - C. Park Commission Appointment
 - D. Resolution to Revise Poverty Exemption Application and Guidelines
 - E. Grand River Water Main Extension- SAD #49- Resolution #4

13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Rezoning #18160 (Giguere)
 - B. Rezoning #18150 (Township Board)
 - C. Sierra Ridge #2 & #3 Streetlighting-SAD 426
 - D. Village of Okemos Concept Plan

14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT
17. POSTSCRIPT-RONALD J. STYKA

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



7.A

TOWNSHIP BOARD MEETING

February 19, 2019

TREASURER'S REPORT

Collections

Distributions

Investments

**DELINQUENT PERSONAL PROPERTY TAX COLLECTION TOTALS FOR 2013,
2014, 2015, 2016 & 2017 TAX YEARS**

COLLECTED IN 2019 (TO 02-13-19)	\$	324.47
COLLECTED IN 2018	\$	93,684.78
TOTAL REMAINING COLLECTIBLE (TO 02-13-19)	\$	31,975.38

TOTAL 2018 TAX YEAR COLLECTIONS (TO 02-13-19) \$ 93,925,116.62

2018 TAX YEAR DISTRIBUTION TOTALS (AS OF 01-31-19)

STATE EDUCATION TAX	\$	10,384,647.81
HASLETT SCHOOLS	\$	4,401,893.12
OKEMOS SCHOOLS	\$	12,041,562.13
WILLIAMSTON SCHOOLS	\$	305,061.53
EAST LANSING SCHOOLS	\$	2,167,611.86
INGHAM INTERMEDIATE SCHOOL DISTRICT	\$	10,403,380.92
INGHAM COUNTY	\$	16,546,857.21
CATA	\$	3,164,255.27
CADL	\$	1,641,636.60
AIRPORT AUTHORITY	\$	735,552.13
LCC	\$	4,006,498.90
MERIDIAN OPERATING	\$	4,385,271.35
MERIDIAN SPECIAL MILLAGES	\$	5,079,983.24
MERIDIAN TOWNSHIP ADMIN	\$	752,272.07
INGHAM CO LANDBANK-BROWNFIELD ELEVATION	\$	19,492.32
MERIDIAN TOWNSHIP DDA OF OKEMOS	\$	14,208.11
TOTAL DISTRIBUTION:	\$	76,050,184.57

1/31/2019

CURRENT FIXED MATURITY INVESTMENTS

Maturity	Fund	Investment	Principal	Purc Date	Int. Rate
04/30/19	general fund	First Nat'l Bank of Amer	1,024,363.22	03/30/18	2.13%
09/28/19	general fund	Independent	1,002,496.98	12/28/18	2.94%
09/29/19	general fund	Horizon	1,000,000.00	12/29/18	2.94%
03/09/26	general fund	Federal Farm Credit (MBS)	500,000.00	08/25/17	2.79%
10/01/27	general fund	DDA Loan	149,500.00	08/05/10	3.00%
			<u>3,676,360.20</u>		
06/27/19	land pres	Bank of Holland (MBS)	150,000.00	07/12/12	1.35%
			<u>150,000.00</u>		
11/23/21	land pres res	Federal Natl Mtg (MBS)	330,000.00	05/19/16	1.50%
06/19/25	land pres res	Federal Farm Credit (MBS)	250,000.00	06/30/17	2.69%
03/09/26	land pres res	Federal Farm Credit (MBS)	900,000.00	08/25/17	2.79%
06/26/29	land pres res	Federal Farm Credit (MBS)	250,000.00	06/30/17	3.18%
04/28/31	land pres res	Federal Natl Mtg (MBS)	1,000,000.00	04/28/16	2.50%
			<u>2,730,000.00</u>		
07/02/19	twp imp rev	Commercial Bank	521,401.90	7/1/2018	2.00%
			<u>521,401.90</u>		
Total Fixed Investments \$			7,077,762.10		

CURRENT NON-FIXED INVESTMENTS

1/31/2019

PURCH. DATE	FUND	INVESTMENT	PRINCIPAL	CURRENT RATE	INVESTMENT TYPE
08/01/02	GF	MBS	\$ -	0.00%	money market
05/12/08	GF	MI Class	\$ 1,349,748.46	2.55%	pooled funds
05/20/09	GF	MSU Fed. CU	\$ 5.00	0.00%	savings
05/28/09	GF	MSU Fed. CU	\$ 744,719.50	1.07%	money market
		Total	\$ 2,094,472.96		
08/01/02	LP	MBS	\$ 171.99	0.00%	money market
04/16/03	LP	Flagstar	\$ 256,947.28	1.24%	savings
05/12/08	LP	MI Class	\$ 1,660,078.01	2.55%	pooled funds
		Total	\$ 1,917,197.28		
08/01/02	LP-R	MBS	\$ -	0.00%	money market
01/16/09	LP-R	Horizon	\$ 204,562.41	2.00%	money market
05/12/08	LP-R	MI Class	\$ -	0.00%	pooled funds
		Total	\$ 204,562.41		
08/01/02	PM	MBS	\$ -	0.00%	money market
09/30/08	PM	MI Class	\$ -	0.00%	pooled funds
03/27/14	PM	Flagstar	\$ 413,610.30	1.24%	savings
		Total	\$ 413,610.30		
08/01/02	SF	MBS	\$ -	0.00%	money market
01/08/09	SF	Flagstar	\$ 5.48	0.00%	savings
		Total	\$ 5.48		
12/01/09	PA	MBS	\$ -	0.00%	money market
		Total	\$ -		
02/08/13	TA	MI Class	\$ -	0.00%	pooled funds
		Total	\$ -		
08/01/02	WF	MBS	\$ -	0.00%	money market
05/22/09	WF	MI Class	\$ -	0.00%	pooled funds
		Total	\$ -		
03/09/17	BP	MI Class	\$ 412,848.63	2.55%	pooled funds
		Total	\$ 412,848.63		
03/09/17	RDS	MI Class	\$ 309,636.60	2.55%	pooled funds
		Total	\$ 309,636.60		
		Total Non-Fixed Investmen	\$ 5,352,333.66		
		Total Fixed and Non-Fixed Investments	\$ 12,430,095.76		

FIXED MATURITY INVESTMENT TRANSACTIONS FOR JANUARY 2019

01/02/19	GENERAL FUND		
	Quarterly interest earned on Commercial Bank CD	\$	2,615.25
01/27/19	GENERAL FUND		
	Monthly interest earned on Independent CD	\$	2,496.98

NON-FIXED INVESTMENT TRANSACTIONS FOR JANUARY 2019

01/09/19	LAND PRESERVATION		
	ACH'D funds from MBS money market to Horizon Checking	\$	166.44
01/09/19	LAND PRESERVATION RESERVE		
	ACH'D funds from MBS money market to Horizon Checking	\$	7,337.50

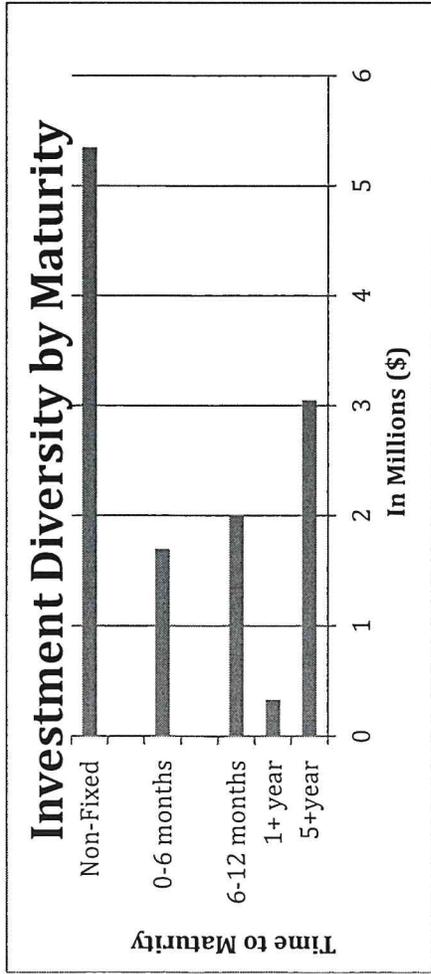
Bank	Amount Fixed	Amount Non-Fixed	Total Investment
Horizon	\$ 1,000,000.00	\$ 204,562.41	\$ 1,204,562.41
Flagstar	\$ -	\$ 670,563.06	\$ 670,563.06
MBS	\$ 3,380,000.00	\$ 171.99	\$ 3,380,171.99
MI Class	\$ -	\$ 3,732,311.70	\$ 3,732,311.70
Commercial Bank	\$ 521,401.90	\$ -	\$ 521,401.90
MSU Federal CU	\$ -	\$ 744,724.50	\$ 744,724.50
DDA Loan	\$ 149,500.00	\$ -	\$ 149,500.00
First Nat'l Bank of Amer	\$ 1,024,363.22		\$ 1,024,363.22
Independent	\$ 1,002,496.98		\$ 1,002,496.98
Totals	\$ 7,077,762.10	\$ 5,352,333.66	\$ 12,430,095.76
% of total investment	56.94052754	43.05947246	100

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

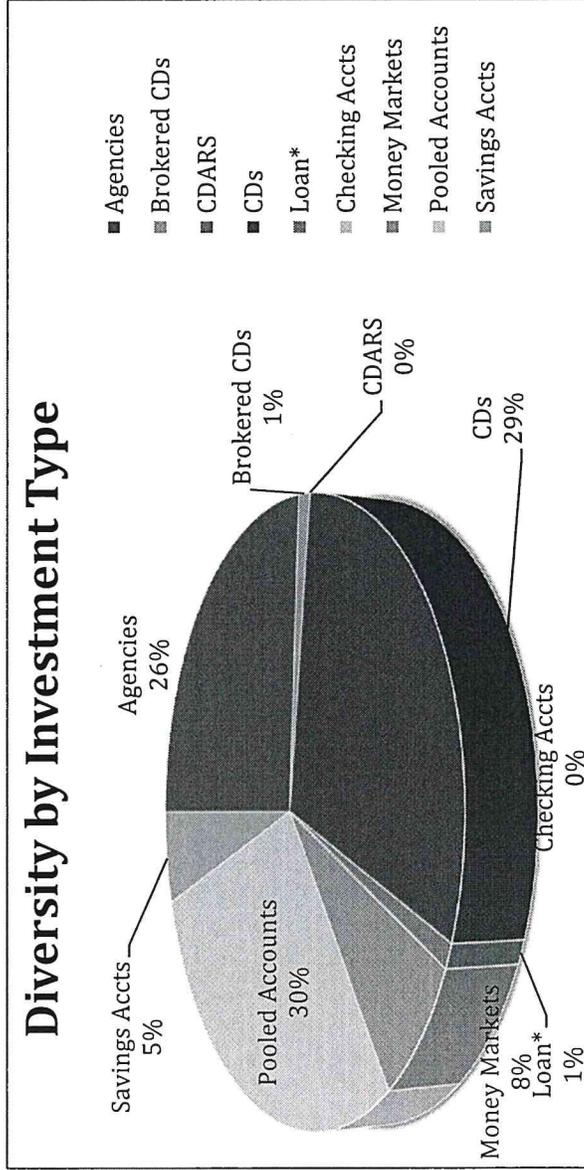
The signed agreement specifies that they are adhering to Public Act 20.

Investment Report Charter Township of Meridian

Current Investment Portfolio Size



Investment Type	Amount (\$)
Certificate of Deposits	3,548,262.10
CDARS	-
Brokered CD's	150,000.00
Agencies	3,230,000.00
Loan*	149,500.00
Money Markets	949,453.90
Checking Accts	-
Savings Accts	670,568.06
Pooled Funds	3,732,311.70
Total	12,430,095.76



* Not an official investment but reflected for tracking purposes.

**CLERK'S OFFICE BOARD
COMMUNICATIONS
February 19, 2019**

Riley Millard

From: Betty A Simon <dbsimon1@comcast.net>
Sent: Thursday, February 7, 2019 3:46 PM
To: Board
Subject: Marijuana locations

To whom it may concern,

I live near the Lake Lansing and Park Lake intersection. I have great concerns about the locations being so close to my home.

First, will any of the locations be for growing the plants? I am allergic to / sensitive to the smell of marijuana. I am not familiar with the harvesting and growing of these plants, but if they give off any odor, I am afraid that it will affect my health.

Next, I am concerned about what these locations will do to the value of my home, the possible increase in theft, and the cost to me of added security. Also, what security will be around the marijuana locations?

I am also concerned about the locations near MSU student apartments and housing.

And last, I am concerned about traffic, as the addition of Costco has created a large increase in the number of vehicles in the area, which has been problematic. Will these marijuana locations also add to our already congested roads? I understand that it is illegal to drive under the influence, but that has not stopped drunk driving so will our area roads become more dangerous than they already are?

Thank you for your time concerning this matter.
Sincerely,
Betty Simon

Riley Millard

From: Donna Rose <wild-rose@sbcglobal.net>
Sent: Tuesday, February 12, 2019 5:33 PM
To: Board
Cc: hudson.kc@live.com
Subject: For Next Board Packet - CATA & Redi Ride

Dear Board,

Just writing with a couple of items. First, I wanted to let you know I was able to bring to CATA an opportunity to apply for a Michigan Mobility Challenge Grant through MDOT called the Looking Bus. CATA was chosen to receive funding for this grant. CATA will be the very first transportation authority in the country to promote better fixed route bus service to folks who are blind or visually impaired by testing this service beginning approximately in April.

The Looking Bus tags bus stops so they can be easily located by blind and visually impaired smart phone users and drivers are alerted they are waiting at a stop. Riders can make a reservation at a stop from which they want to travel and also tell the system where they wish to get off the bus as well.

One of the biggest challenges for those who are blind is locating bus stops and then relying on the driver to remember the stop where they wish to deboard the bus. It is also a challenge for sight impaired folks when a bus stop has more than one bus serving it. All of this will become easier for the rider using the Looking Bus. This is an exciting innovation and CATA will be testing this service on routes #1, #24 and MSU campus #30 routes.

Last week they invited several folks to a focus group to discuss aspects of this service with riders and potential riders who might be willing to try it out. I am very proud of CATA for taking this important step to help people who are blind and visually impaired have better access to fixed route service. It could open up a lot more spontaneous travel options in our region for those who have vision deficits.

On another note. I can't forget about Meridian Redi Ride. I am extremely disappointed Karla Hudson is the only Commissioner on the Meridian Transportation Commission who actually uses the services of CATA. The current appointment of another non-user seems to make the hope of fixing issues confronting riders who use Redi Ride impossible. It has been proven to me automobile drivers cannot understand or empathize with people who have to schedule their transit in advance in order to conduct their daily lives.

You can't walk in these shoes if you don't! The male members of the Commission, which comprise all of the other members, understand roads because they drive on them. They become very animated and know exactly what to do in order to improve them. Redi Ride is foreign to them, and Karla Hudson is the only person who can explain the service and how it should run.

The lack of diversity on this Commission seems to promise another millage with the same old service. Frankly, I don't want to pay for this service any longer in its current configuration. It duplicates Spectran for over half its users, except for the price. And it is usually more difficult to book than Spectran because it often requires scheduling days ahead, especially if you need a ride in the afternoon. I believe we need to make it a truly same day service as it was promised to us in the beginning. Then it would be more convenient and be different from Spectran which requires making an appointment at least a day ahead. There are just too many other possibilities to improve the service and make it easier to use by cooperating with CATA to learn of important options and break-throughs in door to door transit, then to continue down the same old road. Commissioner Hudson has tried to educate the other Commissioners as to these possibilities, but only one or two other Commissioners seem to get it.

Riders are depending on Commissioner Hudson and me to make this service work better for them. But our mission seems likely to fail.

Go bravely,

Donna Rose, Meridian Township CATA Board Representative 6207 Cobblers Dr.
East Lansing, MI 48823

Riley Millard

From: ann baker <writeannlynn@hotmail.com>
Sent: Wednesday, February 13, 2019 11:35 AM
To: Board
Subject: website

Dear Members of the Board.

This is a late Email as I intended to write this a while ago.
The Previous Township Website had useful maps with lots of detail. The new website lacks good information.

Given our township crosses other boundaries with East Lansing etc, a detailed map (s) outlining where and what is in the township is being requested. I needed this for insurance purposes. There are very important reasons why we need to be able to access this information. Therefore having someone at the helm who can think a little more seriously about the importance of our Website overall and not just about the important maps is vital to the overall functioning and ease of communicating with the public.

thank you
Ann

Riley Millard

From: ann baker <writeannlynn@hotmail.com>
Sent: Thursday, February 14, 2019 11:43 PM
To: Board
Subject: meridian website continued

Dear Board Members

in addition to the missing maps, over abundance of detailed non useful information does it not bother any board member that their names are barely legible, there is no photo connecting names of important officials to their photo because there are no photos and that the one Board group pic does not identify who is who either?

Please put more useful information like a good map outlining the boundaries of the township some useful pics and with good contact information more detailed information that few people may be seeking from their government could be obtained from a good contact source for that.

but lets see what this township looks like ON THE MAP and what its boundaries are, who the board members are (in readable fonts) and what they look like. etc etc

Riley Millard

From: Brett Dreyfus
Sent: Wednesday, February 13, 2019 4:44 PM
To: Riley Millard
Subject: FW: Rural Economic Development Innovation (REDI): Webinar and Applications

From: Morrone, Vicki [mailto:sorrone@msu.edu]
Sent: Tuesday, February 12, 2019 2:13 PM
To: Township Board <Townshipboard@meridian.mi.us>
Subject: FW: Rural Economic Development Innovation (REDI): Webinar and Applications

Hi Im one of the victims who cannot access Verizon internet without paying excessive hookup charges. Given that all TAX PAYING residents have the right to services afforded by the township isn't it time that the township board work to help us improve the situation. Why not apply for a Rural Economic Development Initiative grant to make this happen. There is a webinar you can watch to learn how to apply. I mean this grant and others through the USDA are funded by our tax monies, so once lets have it help the tax payers and get us affordable internet service!

Vicki Morrone

Organic Farming Specialist

Center for Regional Food Systems at Michigan State University

480 Wilson Rd

East Lansing, MI 48824

517-282-3557 (cell)

sorrone@msu.edu

www.MichiganOrganic.msu.edu

sorrone11 (skype)

<p>PROPOSED BOARD MINUTES</p>

PROPOSED MOTION:

Move to approve and ratify the minutes of the Regular Meeting of February 5, 2019 as submitted.

ALTERNATE MOTION:

**Move to approve and ratify the minutes of the February 5, 2019 Regular Meeting with the following amendment(s):
[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, FEBRUARY 5, 2019 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski

ABSENT: Trustee Sundland

STAFF: Township Manager Walsh, Director of Public Works Perry, Police Chief Plaga, Information Technology Director Gebes, Community Planning Director Kieselbach, Fire Chief Hamel, Principal Planner Menser, Communications Director Guthrie, Economic Development Director Buck

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:02 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Citizen Survey Results

Assistant Township Manager Perry provided a summary of the results collected from the 2018 Citizen Survey.

B. 2018 Township Annual Report

Township Manager Walsh provided details on the 2019 Township Annual Report; available online, at Township buildings, and at local libraries.

C. ADDED – Recognition of Parks and Recreation Director LuAnn Maisner

Director Maisner was recognized for receiving the prestigious Michigan Recreation and Park Association Fellowship Award.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:26 pm.

Lynne Page, 3912 Raleigh Dr., Okemos; spoke in opposition to the Medical Marihuana Non-Zoning Ordinance (Agenda Item 12C).

Tom Hitch, 601 Abbot Rd., East Lansing; spoke in support of Rezoning #18140 (Hitch) – Introduction (Agenda Item 12B).

Randy Kindy, 5642 Creekwood Ln., Haslett; spoke in support of the Copper Creek mediation efforts (non-agenda) and PUD #18014 (Haslett Holding LLC) Copper Creek (Agenda Item 12A).

Supervisor Styka closed public remarks at 6:34 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager reported: Farmer's Market relocation update, MSU Sustainability Department meeting, Citizen Survey to be shared, upcoming Village of Okemos concept plan, Parks Commission appointment, Robin's Way rezoning.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Clerk Dreyfus reported:

- Was asked to join the Michigan Municipal League Elections & Municipal Services Committee; provided first meeting details.

Trustee Jackson reported:

- Attended Lansing Economic Area Partnership meeting; discussed local economic growth.

Treasurer Deschaine reported:

- Taxes due February 14th; postmarks not accepted, drop-box available, auto-pay/credit card payment available.
- Attended Transportation Commission meeting; discussed future of CATA Redi-Ride.
- Attended Capital Area Treasurer's Association meeting.
- Economic Development Corporation meeting at 7:30 am, February 7th.

Trustee Opsommer reported:

- Township recently accepted Marketplace on the Green donation from Walmart Foundation.

Trustee Wisinski reported:

- Attended the recognition event for Director Maisner.
- Announced current Park Commission opening.
- Attended the North Meridian Road Park Pavilion ribbon cutting and sledding event.
- Patronicity fundraiser for Marketplace on the Green continues until February 8th.

Supervisor Styka reported:

- Attended CIA meeting; survey to businesses along GR corridor.
- Announced the Chinese New Year celebration at the Meridian Mall, February 6.

8. APPROVAL OF AGENDA

Trustee Opsommer moved to approve the Agenda as presented. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 6-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

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

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

NAYS:
Motion carried 6-0

A. Communications

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

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

NAYS:
Motion carried 6-0

B. Minutes

(1) January 22, 2019 Regular Meeting

Clerk Dreyfus moved to approve and ratify the minutes of the Regular Meeting of January 22, 2019 as submitted. Seconded by Trustee Jackson.

(2) January 15, 2019 Joint Meeting

Clerk Dreyfus moved to approve and ratify the minutes of the Joint Meeting of January 15, 2019 as submitted. Seconded by Trustee Jackson.

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

NAYS:
Motion carried 6-0

C. Bills

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

Common Cash		\$	266,972.40
Public Works		\$	18,344.22
Trust & Agency		\$	1,741,166.35
	Total Checks	\$	2,026,482.97
Credit Card Transactions		\$	7,181.71
Jan. 18 th to Jan. 31 st			
	Total Purchases	\$	2,033,664.68
ACH Payments		\$	757,923.20

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

NAYS:
Motion carried 6-0

D. Okemos Boardwalk Project Bid Approval

Clerk Dreyfus moved to approve the 2019 Okemos Road Boardwalk project contract to Eastern MI Contracting in the amount of \$886,620.00, and authorize Assistant Township Manager, Derek Perry, to sign the contract. Seconded by Trustee Jackson.

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

NAYS:
Motion carried 6-0

E. Georgetown #4 SAD – Resolution #4

Clerk Dreyfus moved to approve Georgetown #4 Public Streetlighting Improvement Special Assessment District #427- Resolution #4, which sets a public hearing for March 5, 2019, for the purpose of reviewing and hearing objections to the special assessment roll. Seconded by Trustee Jackson.

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

NAYS:
Motion carried 6-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. PUB #18014 (Haslett Holding LLC) Copper Creek

Trustee Jackson moved to adopt the resolution approving Planned Unit Development #18014. Seconded by Treasurer Deschaine.

Board discussion: lot size/set-back waivers, standards of emergency roads, type of emergency road construction, paved vs unpaved, use of pedestrian pathway,

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

NAYS:
Motion carried 6-0

B. Rezoning #18140 (Hitch) – **Introduction**

Trustee Jackson moved to adopt the resolution to introduce Rezoning Petition #18140 for publication and subsequent adoption. Seconded by Trustee Wisinski.

Board discussion: other possible rezoning options., fittingness of Office and Professional zoning.

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

NAYS:
Motion carried 6-0

C. Medical Marihuana Non Zoning Ordinance – **Introduction**

Clerk Dreyfus moved to approve the resolution for the introduction of the amendment to the Code of Ordinances to add Chapter 40 Commercial Medical Marihuana Facilities and amend the Township Fee Schedule to include an Initial Application Fee of \$5,000 and Annual/Renewal Application Fee of \$5,000. Seconded by Trustee Opsommer.

Board discussion: Board began official community discussion on marijuana at August 8, 2018 Board meeting, concerns extensively discussed include odor, location of facilities, proximity to neighborhoods, number of provisioning centers, safety, economic factors, election results in Meridian Township: 2008 – 64% voted yes for medical marijuana, 2018 – 60% voted yes for recreational marijuana, Police Chief opinion, processing and secure transporting operation permits vs. market demand, prequalification from LARA, specifications of future zoning ordinance.

Treasurer Deschaine moved to reduce Processor Permits and Secure Transporter Permits on Page 3, Section 40-28(2) from “6” to “3” permits. Seconded by Trustee Opsommer.

VOICE VOTE ON AMENDMENT: Motion carried 6-0

Trustee Opsommer moved to add language on Page 5, Section 40-30(1)(c)(1)(ii) after “Documentation sufficient to prove that an owner...” that reads “...or a combination of owners...” Seconded by Treasurer Deschaine.

Board discussion: wording of amendment, residency requirements. Specific language to be provided by attorney.

VOICE VOTE ON AMENDMENT: Motion carried 6-0

Trustee Opsommer moved to have Township attorneys consider adding language in the ordinance to set a time-limit for submitting pre-qualification to the Department of Licensing and Regulatory Affairs before applying with the Township. Seconded by Trustee Deschaine.

Trustee Opsommer withdrew his motion to amend. Seconded by Treasurer Deschaine.

Motion withdrawn.

Trustee Opsommer moved to add language on Page 5, Section 40-30(1)(c)(1)(iii) after “...30 months after issuance of the Permit” that reads “...and final qualification through the Department” Seconded by Treasurer Deschaine.

Board discussion: Application time-limit language, set date vs period after application, existing pre-qualification requirement, number of months required to maintain business before selling. Attorney to provide language consistent with motion.

VOICE VOTE ON AMENDMENT: Motion carried 6-0

Trustee Opsommer moved to have Township attorneys consider adding a provision that states the Township does not accept any “provisional qualification” from The Department of Licensing and Regulatory Affairs. Seconded by Treasurer Deschaine.

VOICE VOTE ON AMENDMENT: Motion carried 6-0

ROLL CALL VOTE ON ORIGINAL MOTION:

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

NAYS:

Motion carried 6-0

D. Resolution Commemoration Black History Month

Trustee Wisinski moved to approve the resolution commemoration Black History Month. Seconded by Treasurer Deschaine.

Board discussion: Trustee Wisinski read the resolution.

VOICE VOTE: Motion carried: 6-0

E. ZBA Appointment

Treasurer Deschaine moved to approve the appointment made by Supervisor Styka of Rick Shafer, as an alternate, to the Zoning Board of Appeals for a 3-year term ending 12/31/2021. Seconded by Trustee Opsommer.

VOICE VOTE: Motion carried: 6-0

F. Resolution Approving Interlocal Tax Sharing Agreements

Trustee Opsommer moved to adopt the resolution approving the Interlocal Tax Sharing Agreements. Seconded by Trustee Jackson.

Board discussion: Support of downtown redevelopment, Tax Increment Financing (TIF) plan should be presented after a concept plan is presented, scope of project can be concern, TIF can be effective tool, DDA can't be amended before a proposal, downtown Okemos developer identified, determining costs of environmental clean-up, taxing jurisdictions support, resolution allows entering into agreements with taxing jurisdictions, development plans will be reviewed by Board, TIF will allow for improvements regardless of Board's acceptance of plan.

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

NAYS: Clerk Dreyfus

Motion carried 5-1

13. BOARD DISCUSSION ITEMS

A. Transportation Commission Recommendation on Local Road Millage

Board discussion: Resolution passed by Transportation Commission, importance of road quality, support of 2 mills, support of achieving good/fair levels, Board evaluation at end of 10 years, current road millage is ¼ mill, positives of asset management plan, lack of statewide construction capacity, high interest from citizens, importance of millage education, use of new millage, road maintenance issues, analysis of road bed quality, proposed millage goal is all roads in Township at "good or better" within 10 years and ongoing maintenance.

Board consensus to see this Agenda Item at a future Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:29 pm.

Lynne Page, 3912 Raleigh Dr., Okemos; stated that Board/public dialogue is important. Spoke in opposition to Agenda Item 12C.

Chris Buck, 2442 Loon Ln., Okemos; spoke on the issue of the Interlocal Tax Sharing Agreement (Agenda Item 12F).

Supervisor Styka Closed Public Remarks at 8:32 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. CLOSED SESSION – Review Pending Litigation

Treasurer Deschaine moved the Township Board meet in closed session under sections 8E and H regarding settlement strategy in connection with Meridian Mall Limited Partnership v. Meridian Charter Township, and Michigan Department of Treasury as co-respondent, MTT Docket #18-001420. Seconded by Trustee Jackson

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

NAYS:

Motion carried 6-0

Supervisor Styka moved into closed session at 8:36 pm.

Clerk Dreyfus moved to return to open session. Seconded by Trustee Opsommer.

VOICE VOTE: Motion carried 6-0

Supervisor Styka moved the meeting out of closed session at 8:38 pm.

Clerk Dreyfus moved that the Township moved forward with the settlement agreement recommended during Closed Session. Seconded by Trustee Deschaine.

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

NAYS:

Motion carried 6-0

17. ADJOURNMENT

Trustee Opsommer moved to adjourn. Seconded by Trustee Deschaine.

VOICE VOTE: Motion carried 6-0

Supervisor Styka adjourned the meeting at 8:40 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK



To: Board Members
From: Miriam Mattison, Finance Director
Date: February 19, 2019
Re: Board Bills

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

COMMON CASH		\$	438,851.31
PUBLIC WORKS		\$	576,814.89
TRUST & AGENCY		\$	2,065,874.15
	TOTAL CHECKS:	\$	3,081,540.35
CREDIT CARD TRANSACTIONS		\$	12,546.94
Feb 1 to Feb 13			
	TOTAL PURCHASES:	\$	<u>3,094,087.29</u>
ACH PAYMENTS		\$	<u>430,862.89</u>

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Vendor Name	Description	Amount	Check #
1. 54-B DISTRICT COURT	CASH BOND-JENKINS, AARON	100.00	100007
2. 56-A DISTRICT COURT	CASH BOND-PIERSON, JYQUESHIA	100.00	100008
3. A C & E RENTALS INC	PROPANE TANK	14.15	
4. CATHERINE ADAMS	REIMBURSEMENT FOR MILEAGE-JAN	93.96	
5. AIRGAS GREAT LAKES	STANDING PO FOR MEDICAL OXYGEN	77.46	
	STANDING PO FOR MEDICAL OXYGEN	490.15	
	STANDING PO FOR MEDICAL OXYGEN	44.25	
	TOTAL	611.86	
6. ALLGRAPHICS CORP	WILLIAMSTON YOUTH BASKETBALL T-SHIRTS	375.00	
7. ASCAP	RENEWAL OF MUSIC LICENSE	357.00	
8. AT & T	MONTHLY SERVICE	30.53	
9. AT & T	MONTHLY SERVICE	128.04	
	MONTHLY SERVICE	231.46	
	MONTHLY SERVICE	296.33	
	MONTHLY SERVICE	190.04	
	MONTHLY SERVICE	355.32	
	MONTHLY SERVICE	528.25	
	MONTHLY SERVICE	567.25	
	TOTAL	2,296.69	
10. AUTO VALUE OF EAST LANSING	FLEET REPAIR PARTS 2019	99.19	
	FLEET REPAIR PARTS 2019	189.96	
	FLEET REPAIR PARTS 2019	28.87	
	FLEET REPAIR PARTS 2019	57.48	
	FLEET REPAIR PARTS 2019	296.98	
	FLEET REPAIR PARTS 2019	124.19	
	FLEET REPAIR PARTS 2019	121.45	
	FLEET REPAIR PARTS 2019	48.96	
	FLEET REPAIR PARTS 2019	16.38	
	SHOP TOOL	10.89	
	SHOP TOOL	36.49	
	FLEET REPAIR PARTS 2019	7.99	
	FLEET REPAIR PARTS 2019	16.59	
	FLEET REPAIR PARTS 2019	8.10	
	TOTAL	1,063.52	
11. BANK OF NEW YORK MELLON	BOND INTERST & PRINCIPAL/TAS/IMMS#533526	246,421.25	
12. BANNASCH WELDING INC	EMERGENCY SALTER REPAIR	1,397.67	
13. BARYAMES CLEANERS	STANDING PO FOR DRY CLEANING	42.00	
14. BLUE CROSS BLUE SHIELD OF MICHIGAN	PPO HEALTH INSURANCE	1,758.77	
	VISION COVERAGE DECEMBER 2018	3,686.35	100012
	EMPLOYEE HEALTH INSURANCE-DC=EC	2,785.60	
	TOTAL	8,230.72	
15. BELL TITLE CO	TITLE SEARCH ON PROPOSED LAND-STAGE COACH DR	669.10	
16. BOARD OF WATER & LIGHT	2019 STREETLIGHT SERVICE	568.52	100010
17. CHRIS BUCK	REIMBURSEMENT FOR MILEAGE - JAN	90.58	
18. CAPITOL COMMUNICATION SYSTEMS, INC	PRINTER CLEANING & REPAIR	145.00	

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19. CINTAS CORPORATION #725	MECHANICS UNIFORMS 2019	40.13	
20. CITY OF EAST LANSING	SHARED ASSESSOR SERVICES- JAN	6,254.96	
21. CITY OF FARMINGTON HILLS	OFFICER TRAINING-SQUIRES/BESONER	300.00	
22. CITY SIGN ERECTORS OF WEST MI	REFUND OVER PM'T PERMIT PE19-0055	120.00	
23. COMCAST	MONTHLY SERVICES LESS CREDITS	2.00	
	MONTHLY SERVICE	7.46	
	TOTAL	9.46	
24. COURTESY FORD	FORD FLEET REPAIR PARTS 2019	187.64	
	FORD FLEET REPAIR PARTS 2019	42.87	
	FORD FLEET REPAIR PARTS 2019	42.87	
	TOTAL	273.38	
25. CULLIGAN WATER CONDITIONING	HNC WATER SOFTNER SALT	17.00	
26. DBI	MISC OFFICE SUPPLIES	59.73	
	SUPPLIES	16.10	
	HANGING FILE FOLDERS	12.98	
	TOTAL	88.81	
27. DELUX TENTS AND EVENTS, LLC	DRAPE FOR CHINESE NEW YEAR EVENT	1,000.00	
28. MIKE DEVLIN	REIMBURSEMENT FOR MILEAGE	96.28	
29. ETNA SUPPLY COMPANY	HOWE REEL REPAIR KIT	112.36	
30. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	1,570.00	
	LEGAL FEES	1,577.00	
	LEGAL FEES	80.00	
	LEGAL FEES	861.00	
	LEGAL FEES	2,965.00	
	LEGAL FEES	160.00	
	LEGAL FEES	2,680.00	
	LEGAL FEES	5,592.00	
	LEGAL FEES	256.00	
	LEGAL FEES	80.00	
	LEGAL FEES	199.00	
	LEGAL FEES	100.00	
	LEGAL FEES	480.00	
	LEGAL FEES	100.00	
	LEGAL FEES	400.00	
	LEGAL FEES	760.00	
	LEGAL FEES	2,140.00	
	LEGAL FEES	60.00	
	LEGAL FEES	201.02	
	LEGAL FEES	3,816.08	
	LEGAL FEES	80.40	
	LEGAL FEES	120.60	
	LEGAL FEES	120.60	
	LEGAL FEES	80.40	
	LEGAL FEES	580.90	
	TOTAL	25,060.00	

Vendor Name	Description	Amount	Check #
31. FD HAYES ELECTRIC	LABOR @ 4321 OKEMOS RD & AT 5151 MARSH RD	500.00	
	REPLACED FIXTURE AT TOWN HALL	142.50	
	LABOR-2100 GAYLORD- MAINTENANCE BUILDING	142.50	
	REMOVED FIXTURE AT LIBRARY	437.30	
	TOTAL	1,222.30	
32. DEANNE MULIETT	REIMBURSEMENT FOR MILEAGE TO POST OFFICE	11.02	
33. FIRST COMMUNICATIONS	MONTHLY SERVICE	909.16	
34. FIRSTDUE FIRE SUPPLY	STANDING PO FOR FIRE EQUIPMENT/SUPPLIES	240.63	
35. FISHBECK, THOMPSON, CARR & HUBER	PROF SERV - WUP18-04	1,121.50	
	PROF SERV - WUP18-03	883.50	
	TOTAL	2,005.00	
36. FORESIGHT GROUP	WATER BILL MAILING 1/31	528.53	
	POSTAGE FOR CYCLE 6 WATER BILLS	310.56	100011
	TOTAL	839.09	
37. GALLAGHER BENEFIT SERVICES, INC	CONSULTING FEE-FEBRUARY	2,765.49	
38. GRANGER	ACCT#1106100 MONTHLY SERVICE	111.00	
	ACCT#1106200 MONTHLY SERVICE	128.51	
	ACCT#1106300 MONTHLY SERVICE	70.00	
	ACCT#2509750 MONTHLY SERVICE	76.00	
	ACCT#15896200 MONTHLY SERVICE	221.10	
	ACCT#16021600 MONTHLY SERVICE	9.00	
	ACCT#17334070 MONTHLY SERVICE	87.00	
	ACCT#17349880 MONTHLY SERVICE	17.50	
	TOTAL	720.11	
39. JANE GREENWAY	REIMBURSEMENT FOR MILEAGE	109.13	
40. JACK DOHENY COMPANIES INC	WATER DEPART. VACTOR REPAIRS ESTIMATE	10,597.27	
41. JOHN DEERE FINANCIAL	FLEET FUEL 2019	6,342.93	
	FLEET FUEL 2019	2,784.70	
	FLEET FUEL 2019	545.24	
	FLEET FUEL 2019	677.02	
	TOTAL	10,349.89	
42. LANSING SANITARY SUPPLY INC	BAG ICE MELT	1,405.25	
43. LANSING UNIFORM COMPANY	STANDING PO FOR UNIFORMS	197.00	
	STANDING PO FOR UNIFORMS	179.95	
	STANDING PO FOR UNIFORMS	109.90	
	TOTAL	486.85	
44. LEAK PETROLEUM EQUIPMENT INC	PARTS & LABOR	285.11	
45. LUANN MAISNER	REIMBURSEMENT FOR MILEAGE	96.28	
46. MANNIK AND SMITH	PEER REVIEW ON OKEMOS RD BOARDWALK	528.75	
47. THE MICHIGAN ASSOCIATION OF	ANNUAL MEMBERSHIP 2.4.19 TO 6.30.20	800.00	
48. MARK'S LOCK SHOP, INC.	ESTIMATE REPAIR CYPHER LOCK TO PRISONER LOCK UP	758.00	
49. MERIDIAN CHARTER TOWNSHIP	REFUND OVERPM'T AMBULANCE BILL-APPLIED TO UB BILL	109.61	

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50. MERIDIAN TOWNSHIP	TRANSFER FOR LFEX CKING 2/15/19 PAYROLL	870.23	
51. MEDICAL MANAGEMENT SYSTEMS	OF AMBULANCE BILLING SERVICE	7,424.48	
52. MICHIGAN DEMOLITION	HOUSE DEMO @ 6227 W LAKE DR	6,000.00	
53. MICHIGAN MUNICIPAL LEAGUE	POLICY #5000880-18	33,125.20	
54. MICHIGAN RUNNING FOUNDATION	TIMEKEEPER FOR ANNUAL POLAR BEAR 5 K RUN	975.00	
55. MID MICHIGAN EMERGENCY EQUIPMENT	GREEN/AMBER UNDER COVER LIGHTS	686.00	
56. MOORE MEDICAL LLC	CREDIT MEMO ON INV#41134008	(53.94)	
57. NAPA	FLEET REPAIR PARTS 2019 FLEET REPAIR PARTS 2019 FLEET REPAIR PARTS 2019	133.21 86.12 51.48	
	TOTAL	270.81	
58. NETWORKFLEET, INC	MONTHLY SERVICE - FEB	1,591.80	
59. OFFICE DEPOT	CALCULATOR	64.99	
60. OHM ADVISORS	RAILROAD QUIET ZONE PROFESSIONAL SERVICES- FEASIBI	5,537.50	
61. ORKIN, 551-LANSING, MI	PESTICIDE TREATMENT-MUNICIPAL BLDG PESTICIDE TREATMENT-MUNICIPAL BLDG	125.00 125.00	
	TOTAL	250.00	
62. PATCHPLAQUES & MORE	7 WOOD PLAQUES	602.65	
63. PECKHAM	CUSTODIAL SERVICES 2019 REFINISH FLOOR AT SNELL TOWAR	6,391.99 500.00	
	TOTAL	6,891.99	
64. PEOPLEFACTS LLC	PROFESSIONAL SERVICES	29.94	
65. PLANNING & ZONING CENTER INC	SUBCRIP TO PLANNING/ZONING NEWS 2019-2020	370.00	
66. THE POLACK CORPORATION	CONTRACT 1/10/2019 TO 2/9/2019 CONTRACT SERVICES	1,276.68 236.10	
	TOTAL	1,512.78	
67. PRINT MAKERS SERVICE INC	METER CHARGE PRINT SERVICES OVER PAID INV#2018-2109 METER CHARGE	19.52 162.00 (3.47) 30.02	100009 100009 100009 100009
	TOTAL	208.07	
68. PROGRESSIVE AE	2018 LAKE LANSING WATERSHED MGMT 2019 LAKE LANSING SAD WATERSHED MANAGEMENT	630.00 1,637.50	
	TOTAL	2,267.50	
69. PRO-TECH MECHANICAL SERVICES	EMERGENCY EXHAUST FUMES IN BLDG 2019 HVAC MAINTENANCE	532.20 4,206.25	
	TOTAL	4,738.45	
70. PRO-TECH SALES	1 BALLISTIC VEST (DUTY)	839.00	

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Vendor Name	Description	Amount	Check #
71. PURCHASE POWER	POSTAGE MACHINE	1,164.09	
72. RAFT	3 PEOPLE FOR FIR EOFFICER I COURSE	533.00	
	3 PEOPLE FOR FIR EOFFICER I COURSE	533.00	
	3 PEOPLE FOR FIR EOFFICER I COURSE	533.00	
	TOTAL	1,599.00	
73. RECLAIMED BY DESIGN	2019 MONTHLY OPERATION OF RECYCLING CENTER	2,000.00	
74. ROWERDINK AUTOMOTIVE PARATS	FLEET REPAIR PARTS 2019	227.19	
	FLEET REPAIR PARTS 2019	20.40	
	TOTAL	247.59	
75. SIGNARAMA OF LANSING EAST	MAGNETIC NAME BADGE-C. WISINSKI	15.88	
76. SPARROW OCCUPATIONAL	PROFESSIONAL SERVICES	88.00	
77. STATE OF MICHIGAN	2019 STORM WATER ANNUAL PERMIT CUST#289199	500.00	
78. ST MARTHA CONFERENCE OF	REIMBURSEMENT FOR C. HANSON TO AVOID EVICTION	400.00	99928
	REIMBUSEMENT FO M GREEN TO AVAOID EVICTION	200.00	99928
	TOTAL	600.00	
79. ST THOMAS AQUINAS PARISH	REIMBUSEMENT FOR M AMATULLAH TO AVOID EVICTION	200.00	99929
	REIMBURSEMENT FOR E. RUSSELL TO AVOID EVICTION	150.00	99929
	TOTAL	350.00	
80. THE MERIDIAN COMPANY	REFUND PERMITS-PM18-1058 & PE#18-1016 @50%	154.00	
81. LEAH TRACIAK	INSTRUCTOR FEE-FITNESS OVER 50 - JAN	96.00	
82. USA TODAY NETWORK	ACCOUNT#155614 LEGAL NOTICES	412.00	
83. VARIPRO BENEFIT ADMINISTRATORS	FLEX ADMINISTRATION - FEB	11,151.80	
	FLEX ADMINISTRATION - MAR	11,390.80	
	TOTAL	22,542.60	
84. VIRIDIS DESIGN GROUP	ENGINEERING SERVICES FOR HNC PAVILION AND RESTROOM	4,400.00	
85. BRITTANY WARRICK	REIMBURSEMENT FOR MILEAGE	114.55	
86. DARCI WEIGAND	REIMBURSEMENT FOR MILEAGE	96.28	
87. WHEAT JEWELERS	POLICE BADGE REPAIR	50.00	
TOTAL - ALL VENDORS		438,851.31	

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Vendor Name	Description	Amount	Check #
1. BLUE CROSS BLUE SHIELD OF MICHIGAN	PPO HEALTH INSURANCE	511.19	
	VISION INSURANCE - DECEMBER 2018	573.91	27607
	EMPLOYEE HEALTH INSURANCE - DEC	516.35	
	TOTAL	1,601.45	
2. TERRY CHAPMAN	REFUND OVERPMT FINAL #NAKO-004584-0222-06	23.14	
3. CITY OF EAST LANSING	OPERATING COSTS	258,171.25	
	SEWER OPERATIONS BILLING	246,359.17	
	TOTAL	504,530.42	
4. JENNIFER CRITES	REFUND OVERPMT FINAL #DOBC-001633-0000.01	255.00	
5. CUMMINS BRIDGEWAY LLC	GENERATOR REPAIR	239.58	
6. DUKES ROOT CONTROL INC	ROOT CONTROL 2019	9,763.38	
7. MIKE ELLIS	REIMBURSEMENT FOR MILEAGE-MISS DIG ANNUAL CONF	85.14	
8. EYDE COMPANY LLC	REFUND OVERPMT FINAL #MARS-005177-0000-01	1,824.76	
9. FERGUSON WATERWORKS #3386	WATER SYSTEM CUSTOMER INSTALLATION PARTS 2019	41,084.74	
	WATER SYSTEM REPAIR PARTS 2019	151.42	
	WATER SYSTEM REPAIR PARTS 2019	414.00	
	TOTAL	41,650.16	
10. GALLAGHER BENEFIT SERVICES, INC	CONSULTING FEE - FEB	484.51	
11. LANSING SWIM SCHOOL	REFUND OVERPMT FINAL #TIME-005135-0003-01	2,511.14	
12. MICHIGAN MUNICIPAL LEAGUE	POLICY #5000880-18	4,009.80	
13. RZ TRENCHING & MORE	NEW WATER LINE @ 5990 E SLEEPY HOLLOW	2,500.00	
	DIRECTIONAL BORING @ 1495 HATCH RD	2,500.00	
	TOTAL	5,000.00	
14. ALLISON SOLIT	FLOORING REPLACEMENT FOR 4361 WAUSAU- DAMAGE FROM	1,449.05	
	FLOORING REPLACEMENT FOR 4361 WAUSAU- DAMAGE FROM	3,352.81	
	TOTAL	4,801.86	
15. MATT VANNOTE	REFUND OVERPMT FINAL #LONW-006104-0000-02	34.55	
TOTAL - ALL VENDORS		576,814.89	

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Vendor Name	Description	Amount	Check #
1. CAPITAL AREA DISTRICT LIBRARY	WINTER TAX COLLECTION	191,432.57	12513
2. CATA	WINTER TAX COLLECTION	369,002.06	12514
3. CAPITAL REGION AIRPORT AUTHORITY	WINTER TAX COLLECTION	85,774.01	12515
4. EAST LANSING PUBLIC SCHOOLS	SUMMER TAX COLLECTION	564.34	12516
5. HASLETT PUBLIC SCHOOLS	WINTER & SUMMER TAX COLLECTION	208,767.08	12517
6. INGHAM INTERMEDIATE SCHOOL	SUMMER TAX COLLECTION	3,304.31	12518
	REIMB 2018 SUMMER BROWNFIELD CAPTURE	614.67	12524
	TOTAL	3,918.98	
7. INGHAM COUNTY TREASURER	REIMB 2018 SUMMER BROWNFIELD CAPTURE	696.80	12525
8. LANSING COMMUNITY COLLEGE	WINTER TAX COLLECTION	467,199.16	12519
9. HARVEY MESSING	REFUND OVERPM'T WINTER TAX#33-02-02-04-104-013	20.00	12520
10. OKEMOS PUBLIC SCHOOLS	SUMMER & WINTER TAX COLLECTION	715,753.91	12521
	REIMB 2018 SUMMER BROWNFIELD CAPTURE	50.59	12526
	TOTAL	715,804.50	
11. TRI TITLE AGENCY LLC	REFUND OVERPM'T OF WINTER TAX #33-02-02-03-402-012	250.00	12522
12. WILLIAMSTON SCHOOLS	WINTER TAX COLLECTION	22,444.65	12523
TOTAL - ALL VENDORS		2,065,874.15	

Credit Card Report 02/01/19 to 02/13/19

Date	Merchant Name	Amount	Name
2019/02/01	AMZN MKTP US*MB6R55842 AM	\$18.98	KRISTI SCHAEDING
2019/02/01	CHIEF SUPPLY VT	\$242.90	WILLIAM PRIESE
2019/02/01	KROGER FUEL #9793	\$46.49	DEREK BURCHAM
2019/02/01	KROGER FUEL #9793	\$52.60	MARK VROMAN
2019/02/01	KROGER FUEL #9793	\$68.37	DAN PALACIOS
2019/02/01	STARBUCKS @ THE RADISSON	\$5.19	LUANN MAISNER
2019/02/01	STARBUCKS @ THE RADISSON	\$10.23	LUANN MAISNER
2019/02/04	AMZN MKTP US*MB2N62Q42	\$43.89	KRISTI SCHAEDING
2019/02/04	AMZN MKTP US*MB3HLOQN2	\$18.04	KRISTI SCHAEDING
2019/02/04	AMZN MKTP US*MB7Z75W90	\$55.59	MICHELLE PRINZ
2019/02/04	AMZN MKTP US*MB9EB6UG1 AM	\$50.56	KRISTI SCHAEDING
2019/02/04	FACEBK X3532JA862	\$2.65	DARCIE WEIGAND
2019/02/04	FEDEXOFFICE 00004069	\$57.90	MICHELLE PRINZ
2019/02/04	GFS STORE #1901	\$57.99	ROBIN FAUST
2019/02/04	KROGER FUEL #9793	\$43.57	WILLIAM PRIESE
2019/02/04	KROGER FUEL #9793	\$66.00	LAWRENCE BOBB
2019/02/04	KROGER FUEL #9793	\$101.72	WILLIAM PRIESE
2019/02/04	MEIJER INC #025 Q01	\$7.49	TYLER KENNEL
2019/02/04	MEIJER INC #025 Q01	\$47.99	ROBERT MACKENZIE
2019/02/04	MSU PAYMENTS	\$12.00	KATHERINE RICH
2019/02/04	OFFICEMAX/DEPOT 6869	\$185.98	STEPHEN GEBES
2019/02/04	OFFICEMAX/OFFICEDEPT#3379	\$10.00	WILLIAM PRIESE
2019/02/04	OFFICEMAX/OFFICEDEPT#3379	\$19.99	WILLIAM PRIESE
2019/02/04	RADISSON	\$141.25	LUANN MAISNER
2019/02/04	RADISSON	\$282.50	KELSEY DILLON
2019/02/04	RADISSON	\$282.50	LUANN MAISNER
2019/02/04	RADISSON	\$409.75	LUANN MAISNER
2019/02/04	RADISSON	\$423.75	DARCIE WEIGAND
2019/02/04	RADISSON	\$423.75	MICHAEL DEVLIN
2019/02/04	RADISSON	\$454.79	LUANN MAISNER
2019/02/04	SMUGMUG*ONLINE PHOTOS	\$183.85	DEBORAH GUTHRIE
2019/02/04	SOLDANS FEEDS & PET S	\$53.72	CATHERINE ADAMS
2019/02/04	STARBUCKS @ THE RADISSON	\$6.04	LUANN MAISNER
2019/02/04	STARBUCKS @ THE RADISSON	\$13.73	DARCIE WEIGAND
2019/02/04	STATE DEQ WATER TEST	\$34.00	KATHERINE RICH
2019/02/04	TOM'S FOOD	\$114.96	BRANDIE YATES
2019/02/04	WAL-MART #2866	\$37.68	TYLER KENNEL
2019/02/05	AMAZON.COM*MB2EB2SL2	\$19.22	MICHELLE PRINZ
2019/02/05	INGHAM COUNTY ROD	\$330.00	YOUNES ISHRAIDI
2019/02/05	JACK DOHENY COMPANIES	(\$275.00)	ROBERT STACY
2019/02/05	JACK DOHENY COMPANIES	\$275.00	ROBERT STACY
2019/02/05	KIMBALL MIDWEST	\$195.05	TODD FRANK
2019/02/05	LAFONTAINE CDJR OF LANSI	\$85.35	JIM HANSEN
2019/02/05	MRWA	\$330.00	DENISE GREEN
2019/02/05	MRWA	\$620.00	DENISE GREEN
2019/02/05	PAYPAL *ANCA	\$80.00	KATHERINE RICH
2019/02/06	CMU MULTI DEPT EVENTS	\$75.00	DARCIE WEIGAND
2019/02/06	CORNWELL HACKERT TOOLS	\$39.25	JIM HANSEN
2019/02/06	MICHIGAN TOWNSHIPS ASS	\$35.00	MICHELLE PRINZ
2019/02/06	MSU PAYMENTS	\$60.00	ANDREA SMILEY
2019/02/06	STAPLES DIRECT	\$51.75	ANDREA SMILEY
2019/02/07	INGHAM COUNTY ROD	\$120.00	YOUNES ISHRAIDI
2019/02/07	MAB	\$290.00	ANDREA SMILEY
2019/02/07	MAB	\$500.00	ANDREA SMILEY
2019/02/07	MSU PAYMENTS	\$275.00	PETER MENSER
2019/02/07	OFFICEMAX/OFFICEDEPT#3379	\$27.99	ROBIN FAUST

2019/02/07	OFFICEMAX/OFFICEDEPT#3379	\$62.56	KATHERINE RICH
2019/02/07	PARKING LANSING CENTER	\$7.00	DAN PALACIOS
2019/02/07	PETMOUNTAIN COM	\$247.51	CATHERINE ADAMS
2019/02/08	AMAZON.COM*MI69V9OWO	\$68.06	BENJAMIN MAKULSKI
2019/02/08	COMPLETE BATTERY SOURCE	\$59.98	WILLIAM PRIESE
2019/02/08	EPIC SPORTS, INC.	\$91.59	MICHAEL DEVLIN
2019/02/08	ID CARDS INSTANTCARD	\$150.00	KRISTI SCHAEDING
2019/02/08	MCCAMLY PLAZA HOTEL	\$99.75	MICHELLE PRINZ
2019/02/08	MICHAELS STORES 9987	\$185.93	MICHELLE PRINZ
2019/02/08	MICHIGAN ECONOMIC DEVELOP	\$15.00	CHRIS BUCK
2019/02/08	MTU-CASHIERS OFFICE WEB	\$20.00	NYAL NUNN
2019/02/08	MTU-CASHIERS OFFICE WEB	\$115.00	NYAL NUNN
2019/02/08	MTU-CASHIERS OFFICE WEB	\$115.00	YOUNES ISHRAIDI
2019/02/08	QLT.COM	\$71.72	CATHERINE ADAMS
2019/02/08	RADISSON	\$141.25	LUANN MAISNER
2019/02/08	SP * PESTICIDE TRAININ	\$32.88	MATT FOREMAN
2019/02/08	THE HOME DEPOT #2723	\$118.71	ROBERT STACY
2019/02/11	4IMPRINT	\$229.45	DARCIE WEIGAND
2019/02/11	ABM PARKING HAMBLIN RAMP	\$16.00	FRANK L WALSH
2019/02/11	AMSTERDAM PRNT & LITHO	\$232.14	KRISTEN COLE
2019/02/11	AMWAY HOTEL CORPORATION	\$24.00	SCOTT DAWSON
2019/02/11	BULL'S HEAD TAVERN	\$25.00	SCOTT DAWSON
2019/02/11	FORESIGHT GROUP INC	\$29.63	WILLIAM PRIESE
2019/02/11	HASLETT TRUE VALUE HARDW	\$26.99	ROBERT MACKENZIE
2019/02/11	HOMEDEPOT.COM	\$60.18	KELSEY DILLON
2019/02/11	LEXISNEXIS RISK SOL EPIC	\$78.50	KRISTI SCHAEDING
2019/02/11	MCCAMLY PLAZA HOTEL	\$199.50	DEREK PERRY
2019/02/11	MCCAMLY PLAZA HOTEL	\$199.50	MICHELLE PRINZ
2019/02/11	MICHIGAN TOWNSHIPS ASS	\$35.00	MICHELLE PRINZ
2019/02/11	MIDWEST POWER EQUIPMENT	\$209.98	MATT FOREMAN
2019/02/11	OFFICEMAX/OFFICEDEPT#3379	\$236.99	STEPHEN GEBES
2019/02/11	OTC BRANDS, INC.	\$95.43	CATHERINE ADAMS
2019/02/11	PARKING LUKES	\$1.50	CHRIS BUCK
2019/02/11	PARKING LUKES	\$1.75	CHRIS BUCK
2019/02/11	THE HOME DEPOT #2723	\$17.88	ROBERT MACKENZIE
2019/02/11	THE HOME DEPOT #2723	\$19.98	LAWRENCE BOBB
2019/02/11	THE HOME DEPOT #2723	\$71.52	ROBERT MACKENZIE
2019/02/11	TOP HAT CRICKET FARM INC	\$19.81	CATHERINE ADAMS
2019/02/12	3VGEAR	\$53.00	WILLIAM PRIESE
2019/02/12	GOOGLE *RIPL	\$14.99	DEBORAH GUTHRIE
2019/02/12	INGHAM COUNTY ROD	\$30.00	YOUNES ISHRAIDI
2019/02/12	MAPERS	\$300.00	MICHELLE PRINZ
2019/02/12	MICHIGAN MUNICIPAL LEAGUE	\$250.00	MICHELLE PRINZ
2019/02/12	MICHIGAN TOWNSHIPS ASS	\$70.00	MICHELLE PRINZ
2019/02/12	TRI-TECH/NATIONAL LAW	\$136.00	KYLE ROYSTON
2019/02/13	COMCAST	\$306.49	ANDREA SMILEY
2019/02/13	DICK'S CLOTHING&SPORTING	\$102.73	KELSEY DILLON
2019/02/13	FORESIGHT GROUP INC	\$40.50	KRISTI SCHAEDING
2019/02/13	HASLETT TRUE VALUE HARDW	\$351.38	PETER VASILION
2019/02/13	IN *JOHNSON, ROBERTS, & A	\$30.00	KRISTI SCHAEDING
2019/02/13	MEIJER INC #025 Q01	\$41.43	ROBIN FAUST
2019/02/13	PARKING EP/PS	\$2.50	KATHERINE RICH
2019/02/13	PUBLIC MEDIA NETWORK	\$150.00	ANDREA SMILEY
2019/02/13	THE HOME DEPOT #2723	\$13.25	PETER VASILION

TOTAL	\$12,546.94
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9. D

To: Board Members
From: Ken Plaga, Chief of Police & Derek N. Perry, Assistant Township Manager
Date: February 15, 2019
Re: No Parking Traffic Order

Township staff along with the Okemos Public Schools Transportation Director and the Ingham County Roads Department have identified the dead end of Sylvan Glenn Road as a location that requires no parking.

To help improve vehicular traffic no parking will be allowed in the dead end cul-de-sac of Sylvan Glenn Road. The restriction of parking will be to allow for unobstructed travel of school busses as well as County Road Department service vehicles. The attached diagram and traffic control orders outline the roadway effected.

A motion is prepared for Board consideration:

MOVE TO APPROVE THE NO PARKING TRAFFIC CONTROL ORDER ON, OR ALONG THE CUL-DE-SAC AT THE EAST END OF SYLVAN GLEN ROAD PER ATTACHED PLAN.

Attachments:

1. Traffic Control Order
2. Sylvan Glen Road Map

Meridian Charter Township

5151 Marsh Road
Okemos, MI 48864

TRAFFIC CONTROL ORDER

DATE: January 30, 2019
TRAFFIC CONTROL ORDER #: 2019-1

TYPE OF ORDER: NO PARKING RESTRICTION	
ROAD NAME: <u>Sylvan Glen Road</u>	TOWNSHIP: <u>MERIDIAN CHARTER</u>
SECTION: <u>35</u>	INTERSECTION / TERMINI: <u>East of Dobie Road at cul-de-sac</u>

No Parking on, or along, the cul-de-sac at east end of Sylvan Glen Road per attached plan, in section 35, Meridian Charter Township, Ingham County, MI.

APPROVED BY THE CHARTER TOWNSHIP OF MERIDIAN ON:

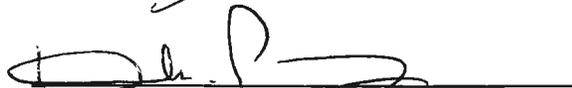
Month, Date, Year _____
Date

RECOMMENDED BY:



Chief of Police

Month, Date, Year 2/15/19
Date



Director of Public Works & Engineering

Month, Date, Year 2/15/19
Date



SYLVIA GLEN RD



- ① R7-26 facing west back to back with R-7-67 facing east.
- ② R8-3A back to back



R8-3a
12 X 12



R7-26
12 X 18



R7-67
12 X 18

- ①
- ②
- ①
- ②
- ②
- ②
- ②
- ②



To: Board Members
From: Brett Dreyfus, Township Clerk
Date: February 15, 2019
Re: Amendments to the 2019 Board Meeting Schedule

The Okemos School District is placing a millage proposal on the ballot for the May 7, 2019 election.

Additionally, there will potentially be a road millage proposal placed on the ballot for the August 6, 2019 election.

Since May 7 and August 6 are regularly scheduled Township Board meetings, I am proposing the following amendments to the 2019 Board Meeting Schedule that had been approved by the Township Board on November 8, 2018.

Move to amend the 2019 Board Meeting Schedule by changing the Tuesday, May 7, 2019 Regular Board Meeting to Thursday, May 9, 2019 and by changing the Tuesday, August 6, 2019 Regular Board Meeting to Thursday, August 8, 2019.



11.A. & 13.C.

To: Township Board Members

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

Date: February 19, 2019

**Re: Sierra Ridge #2 & #3 Public Streetlighting Improvement
Special Assessment District #426 - Public Hearing & Discussion**

At its January 22, 2019 meeting, the Township Board set a public hearing for February 19, 2019 to hear comments on the proposed assessment roll for streetlighting in Sierra Ridge #2 & #3 along Sleepy Hollow Lane, Fresno Lane, and Sacramento Way. Notices of the public hearing were sent to the affected property owners.

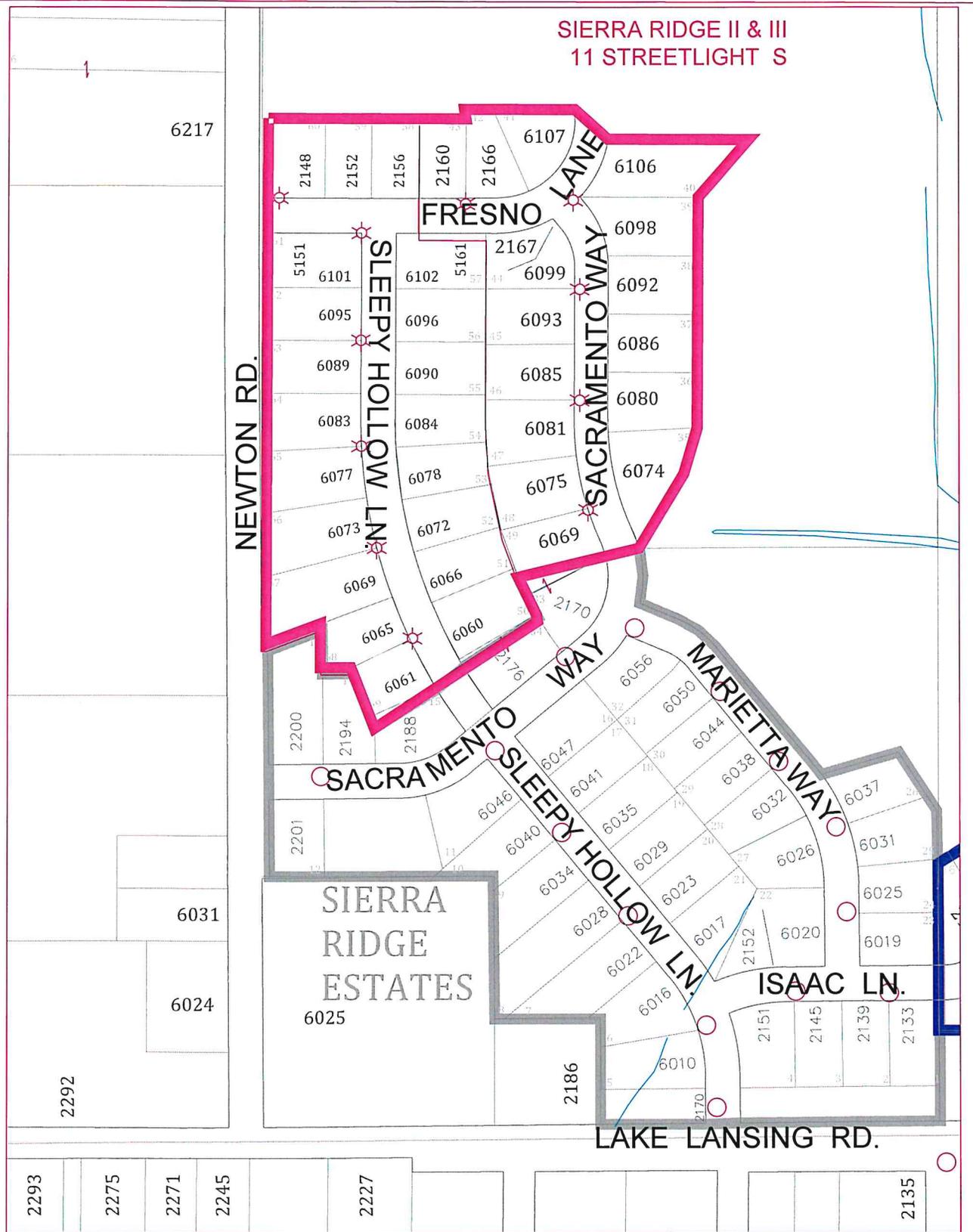
We received a request for streetlighting in Sierra Ridge #2 & #3 from the property owners. The plan was for the installation, operation and maintenance of 11 streetlights with cut off fixtures. The installation costs, of \$3,300, were paid by the developer. The streetlights have been installed and are operational.

There are 35 lots in the district. The cost of operation and maintenance is \$3,605.76 (\$103.02/lot) for the first year, and \$1,727.88 (\$49.37/lot) annually thereafter (subject to adjustment).

A map of the district and a copy of the assessment roll are attached.

Attachment

SIERRA RIDGE II & III
11 STREETLIGHT S



SIERRA RIDGE II & III
STREETLIGHT DISTRICT

NO SCALE

EXISTING LIGHTS ○ PROPOSED LIGHTS (1) ★



Meridian Charter Township Ingham county, michigan		DATE	BY	CREATED
ENGINEERING DEPARTMENT		10/21/18	JG	COMPUTER GENERATED
NEW STREETLIGHTS SECTION 4				
SCALE 1" = 400'				
DRAWN: JG 1/27/01				01804512MAY.DWG

Sierra Ridge #2 & #3 Public Streetlighting Improvement Special Assessment District No. 426

Property Address	Parcel #	Lot #	Subd #	Property Owner	Owner Address	City	State	Zip Code	First Year Assessment	Annually Thereafter
1 2148 Fresno Lane	3302-02-04-401-006	60	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
2 2152 Fresno Lane	3302-02-04-401-005	59	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
3 2156 Fresno Lane	3302-02-04-401-004	58	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
4 2160 Fresno Lane	3302-02-04-401-003	43	#2	Thomas F & Mary L Kearney	2160 Fresno Lane	East Lansing	MI	48823	\$103.02	\$49.37
5 2166 Fresno Lane	3302-02-04-401-002	42	#2	Sheri L & Mark D Conn	2166 Fresno Lane	East Lansing	MI	48823	\$103.02	\$49.37
6 6060 Sleepy Hollow	3302-02-04-452-018	50	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
7 6061 Sleepy Hollow	3302-02-04-451-013	69	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
8 6065 Sleepy Hollow	3302-02-04-451-012	68	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
9 6066 Sleepy Hollow	3302-02-04-452-017	51	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
10 6069 Sacramento Way	3302-02-04-452-005	49	#2	Dana M & Diane K Spence	6069 Sacramento Way	East Lansing	MI	48823	\$103.02	\$49.37
11 6069 Sleepy Hollow	3302-02-04-451-011	67	#3	Joseph & Ann Garrett	6069 Sleepy Hollow Lane	East Lansing	MI	48823	\$103.02	\$49.37
12 6072 Sleepy Hollow	3302-02-04-452-016	52	#3	Mayank Agrawal & Sunitha Yadav	6072 Sleepy Hollow Lane	East Lansing	MI	48823	\$103.02	\$49.37
13 6073 Sleepy Hollow	3302-02-04-451-010	66	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
14 6074 Sacramento Way	3302-02-04-402-001	35	#2	Scott D & Amy L Basel Trustees	6074 Sacramento Way	East Lansing	MI	48823	\$103.02	\$49.37
15 6075 Sacramento Way	3302-02-04-452-006	48	#2	Paul & Angela Stewart	6075 Sacramento Way	East Lansing	MI	48823	\$103.02	\$49.37
16 6077 Sleepy Hollow	3302-02-04-451-009	65	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
17 6078 Sleepy Hollow	3302-02-04-452-015	53	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
18 6080 Sacramento Way	3302-02-04-402-002	36	#2	Anna Bora Lee & Dino Rocco Precopio	6080 Sacramento Way	East Lansing	MI	48823	\$103.02	\$49.37
19 6081 Sacramento Way	3302-02-04-452-007	47	#2	Kurt E & Amy Ronayne Krause	6081 Sacramento Way	East Lansing	MI	48823	\$103.02	\$49.37
20 6083 Sleepy Hollow	3302-02-04-451-008	64	#3	Alan B & Jennifer A Archambault	6083 Sleepy Hollow Lane	East Lansing	MI	48823	\$103.02	\$49.37
21 6084 Sleepy Hollow	3302-02-04-452-014	54	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
22 6085 Sacramento Way	3302-02-04-452-008	46	#2	Matthew & Ann Mansfield	6085 Sacramento Way	East Lansing	MI	48823	\$103.02	\$49.37
23 6086 Sacramento Way	3302-02-04-402-003	37	#2	Thomas D & Melissa A Allis	6086 Sacramento Way	East Lansing	MI	48823	\$103.02	\$49.37
24 6089 Sleepy Hollow	3302-02-04-451-007	63	#3	Kenneth & Janet Zenner	6089 Sleepy Hollow Lane	East Lansing	MI	48823	\$103.02	\$49.37
25 6090 Sleepy Hollow	3302-02-04-452-013	55	#3	Darla Ann Devoe & Julia A Yingling	6090 Sleepy Hollow Lane	East Lansing	MI	48823	\$103.02	\$49.37
26 6092 Sacramento Way	3302-02-04-402-004	38	#2	Michelle Rhodes Trust	6092 Sacramento Way	East Lansing	MI	48823	\$103.02	\$49.37
27 6093 Sacramento Way	3302-02-04-452-009	45	#2	Gregory J & Lesley CK Comer	6093 Sacramento Way	East Lansing	MI	48823	\$103.02	\$49.37
28 6095 Sleepy Hollow	3302-02-04-451-006	62	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
29 6096 Sleepy Hollow	3302-02-04-452-012	56	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
30 6098 Sacramento Way	3302-02-04-402-005	39	#2	Christopher M & Robyn D'Haem	6098 Sacramento Way	East Lansing	MI	48823	\$103.02	\$49.37
31 6099 Sacramento Way	3302-02-04-452-010	44	#2	Janaki R & Krishna K Karchalla	6099 Sacramento Way	East Lansing	MI	48823	\$103.02	\$49.37
32 6101 Sleepy Hollow	3302-02-04-451-005	61	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
33 6102 Sleepy Hollow	3302-02-04-452-011	57	#3	GS Fedewa Builders, Inc.	5570 Okemos Road	East Lansing	MI	48823	\$103.02	\$49.37
34 6106 Fresno Lane	3302-02-04-402-006	40	#2	Phillip & Brenda Rose	6106 Fresno Lane	East Lansing	MI	48823	\$103.02	\$49.37
35 6107 Fresno Lane	3302-02-04-401-001	41	#2	Sean P & Dayna Zielinski	6107 Fresno Lane	East Lansing	MI	48823	\$103.02	\$49.37



12.A

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Justin Quagliata, Assistant Planner

Date: February 14, 2019

Re: Rezoning #18140 (Hitch) – Final Adoption

The Township Board voted to approve for introduction the rezoning of 2530 and 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office) at its last meeting on February 5, 2019. Attached for the Board's consideration is a resolution for final adoption of Rezoning #18140. As directed by the Board, the Clerk published the proposed ordinance as required.

- **Move to adopt the resolution for final adoption of Ordinance No. 2019-02 pursuant to Rezoning #18140.**

Attachment

1. Resolution to approve.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\REZ 18140 (Hitch)\REZ 18140.tb3.doc

RESOLUTION TO APPROVE

**Rezoning #18140
Hitch
2530 and 2540 Jolly Road
FINAL ADOPTION**

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 19th day of February, 2019, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Thomas Hitch requested the rezoning of two unplatted lots, approximately 2.87 acres in total size, located at 2530 and 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on December 10, 2018 and recommended approval of the request at its meeting on December 17, 2018; and

WHEREAS, the Township Board discussed the rezoning at its meeting on January 22, 2019 and has reviewed the staff and Planning Commission material forwarded under a cover memorandum dated January 16, 2019; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed PO (Professional and Office) zoning district; and

WHEREAS, the proposed rezoning would result in a logical and orderly development pattern by providing a transition between Jolly Road commercial activity to the east and adjacent single family residential uses to the north and west; and

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

WHEREAS, the Township Board introduced Rezoning #18140 for publication and subsequent adoption at its meeting on February 5, 2019.

Resolution to Approve - Final Adoption

Rezoning #18140 (Hitch)

Page 2

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **FINALLY ADOPTS** Ordinance No. 2019-02, entitled "Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Petition #18140 from RA (Single Family-Medium Density) to PO (Professional and Office)."

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is adopted within 15 days of this meeting.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 19th day of February, 2019.

Brett Dreyfus
Township Clerk

ORDINANCE NO. 2019-02
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #18140

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 RA (Single Family-Medium Density) District symbol and indication as shown on the Zoning District Map, for 2530 and 2540 Jolly Road, the property legally described as:

A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 32, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE S89°53'54"W ALONG THE SOUTH LINE OF SAID SECTION 32 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S89°53'54"W CONTINUING ALONG SAID SOUTH LINE 475.00 FEET; THENCE N00°28'35"W PARALLEL WITH THE EAST LINE OF SAID SECTION 32 A DISTANCE OF 264.00 FEET; THENCE N89°53'54"E PARALLEL WITH SAID SOUTH LINE 475.00 FEET; THENCE S00°28'35"E PARALLEL WITH SAID EAST LINE 264.00 FEET THE POINT OF BEGINNING; SAID PARCEL CONTAINING 2.87 ACRES, MORE OR LESS, INCLUDING 0.35 ACRE, MORE OR LESS, PRESENTLY IN USE AS PUBLIC RIGHT OF WAY; SAID PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY.

to that of PO (Professional and Office).

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

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

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

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

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk

Legal description confirmed by:

Mark Kieselbach, Director
Community Planning and Development



12.B

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development

Date: February 14, 2019

Re: Medical Marihuana Non-Zoning Ordinance – Introduction

The Township Attorney updated the definition of License so that prequalification, provisional licenses, or temporary licenses would not qualify as a valid License for a Commercial Medical Marihuana Facility. With the change to the definition the restriction on the transfer of interest in the Permit Holder, Section 40-30 1.c.(1)(iii), and the issuance of a Permit, Section 40-30 7., would only start when the final License from the State was issued.

The language in Section 40-30 1.c.(1)(ii) was modified to clarify that the Applicant or owners of at least 75% of the Applicant are current Township residents and were residents for at least twelve months prior to filing the Application.

The revised ordinance is attached. The following motion has been provided for the Board:

- **Move to approve the resolution for the introduction of the amendment to the Code of Ordinances to add Chapter 40 Commercial Medical Marihuana Facilities and amend the Township Fee Schedule to include an Initial Application Fee of \$5,000 and Annual/Renewal Application Fee of \$5,000.**

Attachments

1. Resolution for Introduction.
2. Non-Zoning Ordinance.

G:\Community Planning & Development\Planning\Medical Marihuana\Medical Marihuana Non-Zoning Ordinance.tb10.docx

RESOLUTION TO APPROVE

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

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 19th day of February, 2019, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board initiated an amendment to the Code of Ordinances to authorize the establishment of Commercial Medical Marihuana Facilities within the Township; and

WHEREAS, it is the Township Board’s desire to regulate Commercial Medical Marihuana Facilities by requiring a permit and compliance with requirements as provided in the proposed ordinance, in order to maintain the public health, safety and welfare of the citizens, business owners and visitors to the Township; and

WHEREAS, the proposed amendment provides standards and procedures for the review, issuance, renewal and revocation of Township issued permits for such facilities; and

WHEREAS, the Township Board deems it to be in the best interest of the residents, business owners and visitors to the Township to regulate the cultivation, distribution and use of Medical Marihuana permitted under the Michigan Medical Marihuana Act, Initiated Law 1 of 2008 in order to maintain public health, safety and welfare; and

WHEREAS, the Township Board amends the Township Fee Schedule to include an initial application fee of \$5,000 and annual or renewal fee of \$5,000 to defray the cost incurred by the Township for administration and enforcement of the Commercial Medical Marihuana Facilities Ordinance.

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

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

Resolution to Approve (Introduction)
Township Board (February 19, 2019)
Page 2

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 19th day of February, 2019.

Brett Dreyfus, Clerk
Charter Township of Meridian

ORDINANCE NO. _____

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

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

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

**Chapter 40
COMMERCIAL MEDICAL MARIHUANA FACILITIES**

**ARTICLE I
In General**

Section 40-1. through 40-25. (Reserved)

**ARTICLE II
Commercial Medical Marihuana Facilities**

Section 40-26. Title.

This Chapter shall be known and cited as the "Commercial Medical Marihuana Facilities Ordinance of the Charter Township of Meridian."

Section 40-27. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where context clearly indicates a different meaning:

APPLICATION means an Application for a Permit under this Chapter and includes all supplemental documentation attached or required to be attached thereto; the Person filing the Application shall be the proposed Permit Holder, who may also be referred to as the Applicant.

DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT means the Charter Township of Meridian Director of Community Planning and Development or his/her designee.

COMMERCIAL MEDICAL MARIHUANA FACILITY or FACILITY means one of the following:

- (1) Provisioning Center, as that term is defined in the Medical Marihuana Facilities Licensing Act, Public Act 281 of 2016 (MMFLA);
- (2) Processor, as that term is defined in the MMFLA;
- (3) Secure Transporter, as that term is defined in the MMFLA;

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(4) Grower, including Class A, Class B and Class C, as those terms are defined in the MMFLA;

(5) Safety Compliance Facility, as that term is defined in the MMFLA.

DEPARTMENT means the Michigan State Department of Licensing and Regulatory Affairs or any authorized designated Michigan agency authorized to regulate, issue or administer a Michigan License for a Commercial Medical Marihuana Facility.

LICENSE means a current and valid License for a Commercial Medical Marihuana Facility issued by the Department. Prequalification, provisional licenses, or temporary licenses are not Licenses under this Chapter.

LICENSEE means a Person holding a current and valid Michigan License for a Commercial Medical Marihuana Facility.

MARIHUANA means that term as defined in Section 7106 of the Michigan Public Health Code, 1978 PA 368, MCL 333.7106.

MEDICAL MARIHUANA means that term as defined in MCL 333.26423.

PARAPHERNALIA means drug paraphernalia as defined in section 7451 of the Michigan Public Health Code, 1978 PA 368, MCL 333.7451, that is or may be used in association with Medical Marihuana.

PATIENT means a “registered qualifying patient” or a “visiting qualifying patient” as those terms are defined by MCL 333.26421, et seq.

PERMIT means a current and valid Permit for a Commercial Medical Marihuana Facility issued under this Chapter, which shall be granted to a Permit Holder only for and limited to a specific Permitted Premises and a specific Permitted Property. Said Permit shall be in addition to the special use permit required to be obtained under the Township Zoning Ordinance.

PERMIT HOLDER means the Person that holds a current and valid Permit issued under this Chapter.

PERMITTED PREMISES means the particular building or buildings within which the Permit Holder will be authorized to conduct the Facility’s activities pursuant to the Permit.

PERMITTED PROPERTY means the real property comprised of a lot, parcel or other designated unit of real property upon which the Permitted Premises is situated.

PERSON means a natural person, company, partnership, profit or non-profit corporation, limited liability company, or any joint venture for a common purpose.

PUBLIC PLACE means any area in which the public is invited or generally permitted in the usual course of business.

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REGISTRY IDENTIFICATION CARD means the document issued to a Patient or a Primary Caregiver and defined under MCL 333.26423(i).

Section 40-28. Permit Required; Number of Permits Available; Eligibility; General Provisions.

1. The Township hereby authorizes the operation of the following types of Commercial Medical Marihuana Facilities, subject to the number of available Permits issued in this Section:
 - a. Growers, Class A
 - b. Growers, Class B
 - c. Growers, Class C
 - d. Processors
 - e. Provisioning Centers
 - f. Safety Compliance Facilities
 - g. Secure Transporters
2. The number of Commercial Medical Marihuana Facility Permits in effect at any time shall not exceed the following maximums within the Township:
 - a. Grower Permits, Class A, Class B, and Class C: 3, regardless of type
 - b. Processor Permits: 3
 - c. Provisioning Center Permits: 6
 - d. Safety Compliance Facility Permits: 6
 - e. Secure Transporter Permits: 3
 - f. No more than one Provisioning Center shall be located in any single Overlay Area except that if any Overlay Area has zero Provisioning Centers granted or under renewal and zero conditionally approved at the time set for the lottery, then a second Provisioning Center may be added to another Overlay Area. No Overlay Area shall have more than two Provisioning Centers.
3. No Person shall operate a Commercial Medical Marihuana Facility at any time or any location within the Township unless a currently-effective Permit for that Person at that location has been issued under this Chapter.
4. Commercial Medical Marihuana Facilities shall operate only as allowed under this Chapter.
5. The requirements set forth in this Chapter shall be in addition to, and not in lieu of, any other licensing or permitting requirements imposed by applicable federal, state or local laws, regulations, codes or ordinances.

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6. An Applicant shall pay Application fees, annual fees, renewal fees and inspection fees for Permits to the Township to defray the costs incurred by the Township for inspection, administration and enforcement of the local regulations regarding Commercial Medical Marihuana Facilities. The Township Board shall by resolution set the fees in an amount not to exceed any limitations imposed by Michigan law.
7. A Permit and a Renewal Permit shall not confer any vested rights or reasonable expectation of subsequent renewal on the Applicant or Permit Holder, and shall remain valid for one year immediately following its approval.
8. Each year, any pending Applications for renewal or amendment of valid, unexpired Permits shall be reviewed and granted or denied before Applications for new Permits are considered.
9. It is the sole and exclusive responsibility of each Permit Holder or Person applying to be a Permit Holder at all times during the Application period and during its operation to immediately provide the Township with all material changes in any information submitted on an Application and any other changes that may materially affect any License or its Permit.
10. No Permit issued under this Chapter may be assigned or transferred to any Person unless the assignee or transferee has submitted an Application and all required fees under this Chapter and has been granted a Permit by the Director of Community Planning and Development. No Permit issued under this Chapter is transferrable to any other location except for the Permitted Premises on the Permitted Property.
11. The original Permit issued under this Chapter shall be prominently displayed at the Permitted Premises in a location where it can be easily viewed by the public, law enforcement and administrative authorities.
12. Acceptance by the Permit Holder of a Permit constitutes consent by the Permit Holder and its owners, officers, managers, agents and employees for any state, federal or local law enforcement to conduct random and unannounced examinations of the Facility and all articles of property in that Facility at any time to ensure compliance with this Chapter, any other local regulations, and with the Permit.
13. A Permit Holder may not engage in any other Commercial Medical Marihuana Facility in the Permitted Premises or on the Permitted Property, or in its name at any other location within the Township, without first obtaining a separate Permit.

Section 40-29. Other Laws and Ordinances.

In addition to the terms of this Chapter, any Commercial Medical Marihuana Facility shall comply with all Township Ordinances, including without limitation the Township Zoning Ordinance, and with all other applicable federal, state and local ordinances, laws, codes and regulations. To the extent that the terms of this Chapter are in conflict with the terms of any other applicable federal, state or local ordinances, laws, codes or regulations, the terms of the most restrictive ordinance, law, code or regulation shall control.

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

1. Application. An Application for a Permit for a Facility shall be submitted to the Director of Community Planning and Development per permitted premise, and shall contain the following information:
 - a. The name, address, phone number and e-mail address of the proposed Permit Holder and the proposed Commercial Medical Marihuana Facility.
 - b. The names, home addresses and personal phone numbers for all owners, directors, officers and managers of the Permit Holder and the Commercial Medical Marihuana Facility.
 - c. One (1) copy of all the following:
 - 1) To encourage both local industry and also well-qualified applicants, at least two of the following items:
 - i) An official statement issued by the Department indicating that the Applicant has successfully completed prequalification for a License, if any. Copies of Entity/Individual Prequalification Packets and Supplemental Applicant Prequalification Packets or investigations conducted by the Department (if available) shall be provided.
 - ii) Documentation that the Applicant or owners of at least 75% of the Applicant are current Township residents and were residents for at least twelve months prior to filing the Application. Any documentation of residency must be satisfactory to the Township and shall include more than one of the following: residential leases, tax or special assessment bills, utility bills (water, electric, electric, gas, cable, internet, etc.), credit card bills, voter registration, driver license, tax returns, or homeowner insurance policies, showing current and at least 12 months' prior residence in the Township. The Applicant's majority shareholders, managing members, or managing partners must submit the same information.
 - iii) Applicant's Certification on a form provided by the Township restricting transfer of the Permit and subsequent renewed Permits, and restricting the transfer of any interest in the Permit Holder for a period of not less than 30 months after issuance of the Permit and License. This commitment shall be enforceable severally or jointly by the Township against the Applicant, Permit Holder, and any members or shareholders thereof.

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- 2) All documentation showing the proposed Permit Holder's valid tenancy, ownership or other legal interest in the proposed Permitted Property and Permitted Premises. If the Applicant is not the owner of the proposed Permitted Property and Permitted Premises, a notarized statement from the owner of such property authorizing the use of the property for a Commercial Medical Marihuana Facility. All documentation establishing that the Permitted Premises and Permitted Property are within an overlay area with available permits.
- 3) If the proposed Permit Holder is a corporation, non-profit organization, limited liability company or any other entity other than a natural person, it must indicate its legal status, attach a copy of all company formation documents (including amendments), proof of registration with the State of Michigan, and a certificate of good standing with the State of Michigan.
- 4) A valid, unexpired driver's license or state issued ID for all owners, directors, officers and managers of the proposed Facility.
- 5) Evidence of a valid sales tax license for the business if such a license is required by state law or local regulations.
- 6) Application for Sign Permit, if any sign is proposed.
- 7) Non-refundable Application fee.
- 8) Business and Operations Plan, showing in detail the Commercial Medical Marihuana Facility's proposed plan of operation, including without limitation, the following:
 - i. A description of the type of Facility proposed and the anticipated or actual number of employees.
 - ii. A security plan meeting the requirements of Section 40-31(3) of this Chapter, which shall include a general description of the security systems(s), current centrally alarmed and monitored security system service agreement for the proposed Permitted Premises, and confirmation that those systems will meet State requirements and be approved by the State prior to commencing operations.
 - iii. A description by category of all products to be sold.
 - iv. A list of Material Safety Data Sheets for all nutrients, pesticides, and other chemicals proposed for use in the Commercial Medical Marihuana Facility.

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- v. A description and plan of all equipment and methods that will be employed to stop any impact to adjacent uses, including enforceable assurances that no odor will be detectable from outside of the Permitted Premises.
 - vi. A plan for the disposal of Marihuana and related byproducts that will be used at the Facility.
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- 9) An identification of any business that is directly or indirectly involved in the growing, processing, testing, transporting or sale of Marihuana for the Facility.
 - 10) Whether any Applicant has ever applied for or has been granted any commercial license or certificate issued by a licensing authority in Michigan or any other jurisdiction that has been denied, restricted, suspended, revoked, or not renewed and a statement describing the facts and circumstances concerning the application, denial, restriction, suspension, revocation, or nonrenewal, including the licensing authority, the date each action was taken, and the reason for each action.
 - 11) Signed and sealed (by Michigan registered architect, surveyor or professional engineer) site plan and interior floor plan of the Permitted Premises and the Permitted Property.
 - 12) Information regarding any other Commercial Medical Marihuana Facility that the Licensee is authorized to operate in any other jurisdiction within the State, or another State, and the Applicant's involvement in each Facility.
 - 13) Applicant and all related Persons consent to a background check conducted by the Township or any agency used by the Township to complete such checks.
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- d. Any other information reasonably requested by the Township to be relevant to the processing or consideration of the Application.
 - e. If the Director of Community Planning and Development identifies or is informed of a deficiency in an Application, the Applicant shall have five (5) business days to correct the deficiency after notification by the Director of Community Planning and Development.
 - f. Information obtained from the Applicant or proposed Permit Holder is exempt from public disclosure under state law.

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2. Receipt of Applications.

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

3. Denial of Application.

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

4. Issuance of Conditional Approval.

- a. Complete Applications for a Commercial Medical Marihuana Facility Permit determined to be in full compliance with the requirements of this Chapter shall be issued conditional approval in accordance with the procedures specified in this Section.
- b. The Director of Community Planning and Development shall issue a conditional approval if:
 - 1) The background checks are complete and satisfactory;
 - 2) The Applicant has submitted satisfactory proof in two of the three following categories:
 - i. Official statement issued by the Department, pursuant to Section 40-30(1)(c)(1)(i).

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ii. Proof of residency within the Township pursuant to Section 40-30(1)(c)((1)(ii).

iii. A certificate pursuant to Section 40-30(1)(c)(1)(iii).

3) All other information available to the Township verifies that the Applicant as a grower, processor, provisioning center, safety compliance facility, secure transporter has submitted a full and complete Application and is in compliance with the Township Code of Ordinances and any other applicable law, rule, or regulation.

c. A conditional approval only means that the Applicant has submitted a valid Application for a Commercial Medical Marihuana Facility Permit and is eligible for the lottery.

d. Within (30) thirty days from the issuance of a conditional approval the Applicant shall submit proof to the Township that the Applicant has applied for prequalification for a License or has submitted a full application for such License, unless such information was provided in the Application. If the Applicant fails to submit such proof, the conditional approval shall be void, the application denied, and any lottery position void.

e. A conditional approval and any lottery selection shall be void if an Applicant is denied prequalification for a License or is denied a License. Such denial shall be provided immediately to the Director of Community Planning and Development.

f. A conditional approval does not prevent the Director of Community Planning and Development from requesting additional documentation, as required or permitted under this Chapter.

5. Lottery; Order of Special Use Permit Applications.

a. After all Applications have been either granted conditional approval or denied the Director of Community Planning and Development shall then sort the Applications by the type of facility permit requested.

b. Each conditionally approved application will be entered in a lottery by facility type to determine which Applications may submit special use permit applications. Each facility type shall be drawn by random lottery as follows:

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- 1) For Provisioning Centers, the applications shall be additionally sorted by their zoning overlay area. For each overlay area, the Director of Community Planning and Development shall randomly draw the name or number of each Provisioning Center Applicant until all conditionally approved applications are drawn in each overlay area. The Applicant of each first Provisioning Center drawn in each overlay area may then apply for a special use permit. If any bonus second provisioning center is available under Section 40-28(2)(f), then each overlay area with more than one conditionally approved provisioning center application shall itself be drawn by random lottery until all bonus second provisioning center overlay areas have been awarded. The Applicant of each second Provisioning Center drawn in each overlay area awarded a bonus may then apply for a special use permit.
 - 2) For each other facility type, the Director of Community Planning and Development shall randomly draw the name or number of the Applicants until all conditionally approved applications are drawn.
 - 3) The number of special use permit applications submitted may not exceed the number of available Permits under this Chapter. In each facility type, the number of Applicants drawn equal to the available Permits under this Chapter at the time of the lottery may apply for a special use permit. Applicants drawn after the number of available Permits will retain that lottery position as provided in this Chapter.
 - 4) The Director of Community Planning and Development shall maintain a record of the lottery results and order of drawing for each facility type until December 31 of the year in which the lottery occurred. Lottery positions do not confer any right to a Permit under this Chapter.
 - 5) All lottery drawings shall be conducted publicly by the Director of Community Planning and Development with the date and time published on the Township's website and all entrants provided notice.
- c. All special use permit applications must be submitted within 60 days of the lottery or notice under this sub-section. If the Applicant does not submit a special use permit application or a special use permit is denied and all appeals are exhausted, then the Director of Community Planning and Development may consult the lottery results and notify the next Applicant that they may apply for a special use permit.

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6. Renewal Application. The same requirements that apply to all new Applications for a Permit, except for special use permit and lottery requirements, shall apply to all Renewal Applications. Renewal Applications shall be submitted to and received by the Director of Community Planning and Development not less than ninety (90) days prior to the expiration of the annual Permit, except that an Application requesting a change in the location of the Permitted Premises shall be submitted and received not less than one hundred twenty (120) days prior to the expiration of the Permit. A Permit Holder whose Permit expires and for which a complete Renewal Application has not been received by the expiration date shall be deemed to have forfeited the Permit under this Chapter. The Township will not accept Renewal Applications after the expiration date of the Permit.
7. Issuance of Commercial Medical Marihuana Facilities Permit.
 - a. An inspection of the proposed Commercial Medical Marihuana Facility by the Township shall be required prior to issuance of the Permit. Such inspection shall occur after the premises are ready for operation, but prior to the stocking of the business with any medical marihuana, and prior to the opening of the business or commencement of operations. The inspection is to verify that the business facilities are constructed and can be operated in accordance with the Application submitted and the applicable requirements of this Chapter, the Special Use Permit, and any other applicable law, rule, or regulation.
 - b. After verification the facilities are constructed and can be operated in accordance with the Application submitted and the applicable requirements of this Chapter, the Special Use Permit, and any other applicable law, rule, or regulation, and the issuance of a permanent certificate of occupancy for the facility, the Director of Community Planning and Development shall issue the Permit for a term of one (1) year.
 - c. Maintaining a valid License is a condition for the issuance and maintenance of the Permit issued under this Chapter and the continued operation of any marihuana facility.
 - d. An Applicant or Permit Holder has a duty to notify the Director of Community Planning and Development in writing of any pending criminal charge, and any criminal conviction of a felony or other offense involving a crime of moral turpitude by the Applicant, any owner, principal officer, director, manager, or employee within ten (10) days of the event.

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

Section 40-31. Operational Requirements – Commercial Medical Marihuana Facilities.

A Commercial Medical Marihuana Facility issued a Permit under this Chapter and operating in the Township shall at all times comply with the following operational requirements, which the Township Board may review and amend from time to time as it determines reasonable.

1. *Scope of Operation.* Commercial Medical Marihuana Facilities shall comply with all respective applicable codes of the local zoning, building, fire, and health departments. The Facility must hold a valid unexpired Permit and License for the type of Commercial Medical Marihuana Facility intended to be carried out within the Permitted Premises on the Permitted Property. The Facility operator, owner, Permit Holder, or Licensee must have documentation available that local and State sales tax requirements, including holding any licenses, if applicable, are satisfied.

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2. *Required Documentation.* Each Commercial Medical Marihuana Facility shall be operated from the Permitted Premises on the Permitted Property. No Commercial Medical Marihuana Facility shall be permitted to operate from a moveable, mobile or transitory location, except for a Permitted and Licensed Secure Transporter when engaged in the lawful transport of Marihuana. No Person under the age of eighteen (18) shall be allowed to enter into the Permitted Premises without a parent or legal guardian.
3. *Security.* Permit Holders shall at all times maintain a security system that meets state law requirements, and shall also include the following:
 - a. Security surveillance cameras installed to monitor all entrances, along with the interior and exterior of the Permitted Premises.
 - b. Robbery and burglary alarm systems which are professionally monitored and operated 24 hours a day, 7 days a week.
 - c. A locking safe permanently affixed to the Permitted Premises that shall store all Marihuana and cash remaining in the Facility overnight.
 - d. All Marihuana in whatever form stored at the Permitted Premises shall be kept in a secure manner and shall not be visible from outside the Permitted Premises, nor shall it be grown, processed, exchanged, displayed or dispensed outside the Permitted Premises.
 - e. All security recordings and documentation shall be preserved for at least 48 hours by the Permit Holder and made available to any law enforcement upon request for inspection.
4. *Operating Hours.* No Provisioning Center shall operate between the hours of 8:00 p.m. and 8:00 a.m.
5. *Required Spacing.* No Commercial Medical Marihuana Facility shall be located within one-thousand (1,000) feet from any public or private K-12 school, five hundred (500) feet from any church, place of worship or other religious facility, and five hundred (500) feet from any library, preschool, or nearest child care center, with the minimum distance between uses measured horizontally between the nearest property lines.
6. *Amount of Marihuana.* The amount of Marihuana on the Permitted Property and under the control of the Permit Holder, owner or operator of the Facility shall not exceed that amount permitted by the state License or the Township's Permit.
7. *Sale of Marihuana.* The Marihuana offered for sale and distribution must be packaged and labeled in accordance with state law. The Facility is prohibited from selling, soliciting or receiving orders for Marihuana or Marihuana Products over the internet.

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8. *Sign Restrictions.* No pictures, photographs, drawings or other depictions of Marihuana or Marihuana Paraphernalia shall appear on the outside of any Permitted Premises nor be visible outside of the Permitted Premises on the Permitted Property. The words “Marihuana,” “cannabis” and any other words used or intended to convey the presence or availability of Marihuana shall not appear on the outside of the Permitted Premises nor be visible outside of the Permitted Premises on the Permitted Property.
9. *Use of Marihuana.* The sale, consumption or use of alcohol or tobacco products on the Permitted Premises is prohibited. Smoking or consumption of controlled substances, including Marihuana, on the Permitted Premises is prohibited.
10. *Indoor Operation.* All activities of Commercial Medical Marihuana Facilities, including without limitation, distribution, growth, cultivation, or the sale of Marihuana, and all other related activity permitted under the Permit Holder’s License or Permit must occur indoors. The Facility’s operation and design shall minimize any impact to adjacent uses, including the control of any odor by maintaining and operating an air filtration system so that no odor is detectable outside the Permitted Premises. Mobile facilities and drive-through operations are prohibited.
11. *Unpermitted Growing.* A Patient may not grow his or her own Marihuana at a Commercial Medical Marihuana Facility.
12. *Distribution.* No person operating a Facility shall provide or otherwise make available Marihuana to any person who is not legally authorized to receive Marihuana under state law.
13. *Permits.* All necessary building, electrical, plumbing, and mechanical permits must be obtained for any part of the Permitted Premises in which electrical, wiring, lighting or watering devices that support the cultivation, growing, harvesting or testing of Marihuana are located.
14. *Waste Disposal.* The permit holder, owner and operator of the Facility shall use lawful methods in controlling waste or by-products from any activities allowed under the License or Permit.
15. *Transportation.* Marihuana may be transported by a Secure Transporter within the Township under this Chapter, and to effectuate its purpose, only:
 - a. By Persons who are otherwise authorized by state law to possess Marihuana for medical purposes;
 - b. In a manner consistent with all applicable state laws and rules, as amended;
 - c. In a secure manner designed to prevent the loss of the Marihuana;

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- d. No vehicle used for the transportation or delivery of Marihuana under this Chapter shall have for markings the words “Marihuana,” “cannabis” or any similar words; pictures or other renderings of the Marihuana plant; advertisements for Marihuana or for its sale, transfer, cultivation, delivery, transportation or manufacture, or any other word, phrase or symbol indicating or tending to indicate that the vehicle is transporting Marihuana.
 - e. No vehicle may be used for the ongoing or continuous storage of Marihuana, but may only be used incidental to, and in furtherance of, the transportation of Marihuana.
16. Additional Conditions. The Director of Community Planning and Development may impose such reasonable terms and conditions on a Commercial Medical Marihuana Facility special use as may be necessary to protect the public health, safety and welfare, and to obtain compliance with the requirements of this Chapter and applicable law.

Section 40-32. Penalties and Consequences for Violation.

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

1. Violations of the provisions of this Chapter or failure to comply with any of the requirements of this Chapter shall constitute a misdemeanor. Any Person who violates this Chapter or fails to comply with any of the requirements of this Chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$500.00, or imprisoned for not more than 90 days, or both, and, in addition, shall pay all costs and expenses involved. Each day the violation continues shall be considered a separate offense.
2. Violations of the provisions of this Chapter or failure to comply with any of the requirements of this Chapter shall be subject to and found responsible for a municipal civil infraction. The fine for any municipal civil infraction shall be one thousand dollars (\$1,000.00) plus court costs, attorney fees and abatement costs of each violation, together with all other remedies pursuant to MCL 600.8701, et seq. Each day a violation continues shall be deemed a separate municipal civil infraction.
3. Increased civil fines shall be imposed for repeated violations of any requirement of this Chapter. As used in this subsection, the term “repeat offense” means a second (or any subsequent) municipal civil infraction violation of the same requirement or provision committed within any six-month period and found to be responsible. The increased fine for a repeat offense shall be as follows:
 - a. The fine for any offense which is a first repeat offense shall be two thousand five hundred dollars (\$2,500).
 - b. The fine for any offense which is a second repeat offense or any subsequent repeat offense shall be five thousand dollars (\$5,000).

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4. The owner of record or tenant of any building, structure or premises, or part thereof, and any architect, builder, contractor, agent or Person who commits, participates in, assists in or maintains such violation may each be found guilty or responsible of a separate offense and suffer the penalties and fines provided in subsections (1) and (2) of this section, except as excluded from responsibility by state law.
5. In addition to any other remedies, the Township may institute proceedings for injunction, mandamus, abatement or other appropriate remedies to prevent, enjoin, abate or remove any violations of this Chapter. The rights and remedies provided herein are both civil and criminal in nature. The imposition of any fine, jail sentence or forfeiture shall not exempt the violator from compliance with the provisions of this Chapter.

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

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

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

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

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk



To: Board Members
From: Michael McDonald, Chair
Park Commission
Date: February 13, 2019
Re: Park Commission Appointment

In January, 2019, Park Commissioner Courtney Wisinski was appointed to the Township Board. A notice announcing the vacancy was placed in the Towne Courier and on the website with a request for interested persons to submit an Application for Public Service to the Clerk's office. The following six persons expressed interest.

Zachary Krieger
Erin Schroeder
David Seidl
DeShaune Turner
Ami Van Antwerp
Todd Wilson

The Park Commission, at their February 13, 2019 regular meeting, reviewed the applications to determine their recommendation to fill the vacated Park Commission seat. The Park Commission respectfully requests that Ami Van Antwerp be appointed to fill the seat vacated by Courtney Wisinski. Ms. Van Antwerp earned her degree in Parks and Recreation from Michigan State University and has worked for the City of East Lansing in special event management, farmers market management, and communications coordinator. She currently is employed by the Department of Natural Resources and she and her family are active Meridian Township park users.

Motion for Consideration:

MOVE TO SUPPORT THE RECOMMENDATION FROM THE PARK COMMISSION TO APPOINT AMI VAN ANTWERP TO THE MERIDIAN TOWNSHIP PARK COMMISSION TO FILL THE SEAT VACATED BY COURTNEY WISINSKI. THE TERM OF THE APPOINTMENT WILL EXPIRE IN 2020 AT WHICH TIME THE SEAT WILL BE FILLED BY POPULAR VOTE.

Attachment:

1. Public Service Application

Riley Millard

From: webmaster@meridian.mi.us
Sent: Tuesday, February 5, 2019 7:21 AM
To: Michelle Prinz; Deborah Guthrie; Erin Cornett; Brett Dreyfus; Riley Millard
Subject: Public Service Form Received

A new entry to a form/survey has been submitted.

Form Name: Public Service Application Form
Date & Time: 02/05/2019 7:21 AM
Response #: 28
Submitter ID: 8388
IP address: 172.25.96.105
Time to complete: 13 min. , 50 sec.

Survey Details

Page 1



Public Service Application Form

I am interested in service on one or more of the following public bodies as checked below:

***Special conditions restrict eligibility for appointment**

1.

Park Commission (Elected/Appointed)

2. Occupation:

Communications and Marketing Coordinator

3. Indicate areas not included above which may warrant special attention or study that are of interest to you:

Not answered

4. Describe education, experience or training which will assist you if appointed:

I was a parks and recreation major at Michigan State University. After working for city government for 17 years, I now work for the Michigan Department of Natural Resources where I coordinate all marketing and communications for the Parks and Recreation Division.

I have a lot of first-hand experience in the area of parks and recreation, including farmer's market coordination, grant writing, community events organization, public art management and much more. More importantly, I actively use the trails, utilize parks and spend as much time outdoors as possible. I have three kids and we are luck enough to live steps from the inter-urban trail where we run as a family, ride bikes and walking our dog.

During my time working for the City of East Lansing, I gained a lot of knowledge that I think I could apply to this position.

5. Contact Information:

Name:	Ami Van Antwerp	Occupation:	Communications and Marketing Coordinator
Place of Employment:	State of Michigan - Department of Natural Resources	Home Address:	5487 Jo Pass East Lansing MI 48823
Phone (days):	517-927-5059	Phone (evenings):	517-927-5059
Date:	2/5/19		

6. Attach Resume and Cover Letter

Resume is attached [AmiVanAntwerp.coverletter.resume.pdf](#)

Thank you,
Meridian Township, MI

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

AMI VAN ANTWERP

(517) 927-5059 | vanantwerp.ami@gmail.com | 5487 Jo Pass, East Lansing, MI 48823

February 2, 2019

LuAnn Maisner
5151 Marsh Road
Okemos, MI 48864

Dear LuAnn,

I would like to express my interest in serving on the Meridian Township Parks Commission. I have lived in Meridian township for the past seven years and I am passionate about the community, the outdoors and healthy communities.

In addition to actively using the township's trails and parks, I have worked for both local and state government, served as a staff liaison to the East Lansing Arts Commission, worked closely with two park and recreation departments and restructured a successful farmer's market.

If you have any questions, please feel free to contact me at vanantwerp.ami@gmail.com or 517-927-5059.

Thanks,

Ami Van Antwerp

AMI VAN ANTWERP

(517) 927-5059 | vanantwerp.ami@gmail.com | 5487 Jo Pass, East Lansing, MI 48823

EDUCATION

Bachelor's of Science in Park, Recreation and Tourism; Michigan State University, East Lansing, Mich. (1997)
Specialization in Communications and

EXPERIENCE

Communications & Marketing Specialist | Michigan Department of Natural Resources Parks and Recreation Division | 2016 to 2019

State of Michigan, 525 W. Allegan, Lansing, Mich.

- Lead, plan, develop and implement all marketing and communication strategies to help increase awareness and build value in Michigan state parks, trails and waterways.
- Coordinate marketing for yearlong Michigan state parks centennial celebration (2019).
- Write and edit all statewide parks-related press release.
- Coordinate electronic-based marketing through the use of social media.
- Develop and maintain web content.
- Coordinate marketing plans; serve as brand manager for PRD marketing materials; coordinate destination marketing effort and measure the effectiveness of those marketing efforts.
- Produce internal and external e-newsletters and coordinate promotional programs and initiatives.

Communications Coordinator / Web Content Manager | Communications Department | 2005 to 2016
City of East Lansing, 410 Abbot Road, East Lansing, Mich.

- Coordinated internal and external communications activities, including the development of marketing programs, public relations strategies and social media content; assist with media relations.
- Prepared, wrote and designed news releases, promotional materials and e-newsletters.
- Restructured the East Lansing Farmer's Market into what is it today.
- Served as web content manager for municipal website and intranet, including writing and editing digital web content, editing photos and guiding overall look and navigation.
- Designed marketing and informational brochures and flyers; oversee graphic standards program.
- Manage the community events program, including volunteer awards program, farmer's market, concert series, outdoor movies, festivals and fundraising events.
- Guided the redesign of the City's website, intranet and related websites (2009 & 2014).
- Serve as a community liaison to the East Lansing Arts Commission, One Book, One Community program and Neighborhood Partnership Initiative program.
- Wrote grants for public art and placemaking initiatives; coordinate fundraising activities.
- Managed departmental budget and supervise staff.

Communications Specialist | Communications Department | 2002 to 2005
City of East Lansing, 410 Abbot Road, East Lansing, Mich.

- Coordinated municipal communications activities, including the development of marketing materials, news releases, web content, media events.
- Served as web content manager for municipal website, including writing and posting content for the web, creating web graphics, editing photos and guiding overall look and navigation.
- Managed community events program, including volunteer awards program, summer concert series, outdoor movies, winter festival, etc.
- Coordinated special projects such as centennial celebration and grand opening of community center.

Community Events Assistant / National Folk Festival Coordinator | Communications Department | 1999 to 2002
City of East Lansing, 410 Abbot Road, East Lansing, Mich.

- Helped plan the three-day National Folk Festival attended by 100,000.
- Coordinated 500-person volunteer program, festival site plan and marketing.
- Planned and carried out the community events program, including selection of performers, coordination of marketing materials and other logistics.
- Served as staff person to Downtown Management Board and merchants group.

SKILLS

HTML

Microsoft Word, Excel, Powerpoint

Adobe InDesign, Photoshop, Illustrator

Social Media, including Facebook, Twitter, YouTube, Pinterest, Survey Monkey

Web Content Management System



To: Township Board
From: David Lee, Assessor
Darla Jackson, Human Services Specialist
Date: February 14, 2019
Re: Revision of Poverty Exemption Guidelines

The Poverty Exemption Program allows low-income resident households with limited assets to have their property taxes waived or reduced. The Human Services Specialist and the Assessing Department review applications. Final determinations are completed by the assessing Board of Review at their March, July, or December meeting, and if granted, the resident receives an exemption from that tax year's property taxes.

If the Township Board adopts the proposed poverty exemption application and guidelines by the end of February 2019, the Township can use this application and guidelines for 2019 and subsequent years.

The current Poverty Exemption Application needs Board approval for the income and/or asset limits to be adjusted, and has not been changed since the 2015 application. The revised application will allow the income and asset limits to change with the Federal Poverty Guidelines.

The Township must use federal income guidelines, unless the governing body develops alternate guidelines, which must be set higher than the federal poverty level figures. In the past, Meridian Township has set the income guidelines higher than the federal poverty level; however, the guidelines have not been adjusted since the 2015 application. The proposed guidelines are set at 135% of Federal Poverty Guidelines, and are consistent with the previously used guidelines.

The following motion is proposed:

Move that the township Board approve the Resolution To Adopt The Proposed Poverty Exemption application and Guidelines

Attachments:

1. Poverty Exemption Guidelines Resolution
2. Poverty Exemption Guidelines
3. Poverty Exemption Application

RESOLUTION

At a meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in the Township on the 19th day of February 2019, at 6:00 p.m., local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the adoption of guidelines for poverty exemptions is required of the Township Board; and

WHEREAS, the principal residence of persons, who the Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 390 of 1994 (MCL 211.7u); and

WHEREAS pursuant to PA 390 of 1994, the Charter Township of Meridian, Ingham County adopts the following guidelines for the Board of Review to implement. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household;

To be eligible, a person shall do all of the following on an annual basis:

- 1) Be an owner of and occupy as a principal residence the property for which an exemption is filed.
- 2) File a claim with the Assessor or Board of Review, accompanied by federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns filed in the immediately preceding year or in the current year.
- 3) File a claim reporting that the combined assets of all persons do not exceed the current guidelines. Assets include but are not limited to real estate other than the principal residence, personal property, checking accounts, stocks, bonds, life insurance, retirement funds, etc.
- 4) Produce a valid driver’s license or other form of identification if requested.
- 5) Produce, if requested, a deed, land contract, or other evidence of ownership of the property for which an exemption is requested.
- 6) Meet the federal poverty income guidelines as defined and determined annually by the United States Department of Health and Human Services or alternative guidelines adopted by the governing body providing the alternative guidelines do not provide eligibility requirements less than the federal guidelines.
- 7) The application for an exemption shall be filed after January 1, but one day prior to the last day of the Board of Review. The filing of this claim constitutes an appearance before the Board of Review for the purpose of preserving the right of appeal to the Michigan Tax Tribunal.

Poverty Exemption Guidelines
February 19, 2019
Page 2

The following are the guidelines to be used by the Board of Review for the year 2019, which are 135% of the Federal Poverty Guidelines. The income and asset guidelines for all subsequent years shall be set at 135% of the Federal Poverty Guidelines issued annually by the U.S. Department of Health and Human Services. The annual allowable income and assets include income and assets for all persons residing in the principal residence.

Number of persons residing in the principal residence	Poverty Guidelines Annual Allowable Income
1 person	\$16,862
2 persons	\$22,829
3 persons	\$28,796
4 persons	\$34,763
5 persons	\$40,730
6 persons	\$46,697
7 persons	\$52,664
8 persons	\$58,631
Each additional person	\$5,967

Number of persons residing in the principal residence	Total Value of Household Assets
1 person	\$16,862
2 persons	\$22,829
3 persons	\$28,796
4 persons	\$34,763
5 persons	\$40,730
6 persons	\$46,697
7 persons	\$52,664
8 persons	\$58,631
9 persons or more	\$64,598

NOW, THEREFORE, BE IT RESOLVED that the Board of Review shall follow the above stated policies in granting or denying an exemption, unless the Board of Review determines there are substantial and compelling reasons why there should be a deviation from the policies and these reasons are communicated in writing to the claimant.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
 COUNTY OF INGHAM)

)ss

Poverty Exemption Guidelines
February 19, 2019
Page 3

I, the undersigned, the duly qualified and acting Clerk for the Charter Township of Meridian, Ingham County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board held on the 19th day of February 2019.

Brett Dreyfus
Clerk, Charter Township of Meridian



MERIDIAN TOWNSHIP ASSESSING DEPARTMENT
5151 MARSH RD
OKEMOS, MI 48864

POVERTY EXEMPTION GUIDELINES

POVERTY EXEMPTION REQUIREMENTS

MCL 211.7u requires the governing body of Meridian Township to establish policies and guidelines, which the local assessing unit will use to determine whether to grant poverty exemptions.

In order to qualify for the poverty exemption, the applicant must meet ***all*** of the tests set by Meridian Township. Meridian Township Poverty Exemption Policies and Guidelines are available to the public. The Board of Review shall follow the Policies and Guidelines when granting or denying a poverty exemption. The standards applicable at the time of the application shall be equally applied to each applicant in the Township.

The Poverty Exemption Policies and Guidelines include Income Standards and Maximum Asset Standards set by Meridian Township, which are used to determine whether a poverty exemption should be granted. Income Standards may not be set lower than the federal poverty income standards.

A poverty exemption may not be granted to property owned by a corporation.

PARTIAL POVERTY EXEMPTIONS:

A partial poverty exemption is an exemption of only a part of the taxable value of the property rather than the entire taxable value. The local assessing unit has the authority to grant a partial poverty exemption.

FILING FOR THE POVERTY EXEMPTION

An Applicant must do all of the following ***on an annual basis to apply for a poverty exemption:***

1. Own and occupy the property for which the exemption is requested.
2. File an application with the Township Supervisor, Township Assessor, or Township Board of Review after January 1, but before the day prior to the last day of the Board of Review on a form provided by the local assessing unit.
3. Provide proof of household income by submitting a complete and signed copy of the following, if required to file:
 - Most recent Michigan Homestead Property Tax Credit Claim (MI 1040 CR)
 - Most recent Federal Income Tax return (1040), if you are required to file federal income tax, for all occupants of the home
 - Copy of Applicant's driver's license

Income verification for all persons in the home on the property. Income includes, but is not limited to the following sources:

- a. Money wages and salaries before deductions

- b. Net receipts from non-farm self-employment. These include receipts from a person's business, professional enterprise, or partnership, after deductions for business expenses.
 - c. Regular payments from social security, railroad retirement, unemployment compensation, strike benefits from union funds, workers' compensation, veterans' payments, public assistance including but not limited to Family Independence Program (FIP), Supplemental Security Income (SSI), Emergency Assistance money payments, and non-federally funded General Assistance of General Relief money payments.
 - d. Alimony, child support and military family allotment or other regular support from an absent family member or someone not living in the household.
 - e. Private pensions, government employee pensions, military retirement pay and regular insurance or annuity payments.
 - f. College or university scholarships, grants, fellowships and assistantships.
4. Produce a deed, land contract, or other evidence of ownership of the property for which an exemption is requested.
 5. Meet Meridian Township Poverty Income Standards described in these Guidelines. Describe special circumstances that may affect the application.
 6. Meet Meridian Township Maximum Asset Standards.
 7. Submit a complete and accurate Poverty Exemption Application. The Application and all requested documents must be given to the Township Supervisor, Township Assessor, or Board of Review after being reviewed by the Human Services Department.

For purposes of the Poverty Exemption Application Applicants are subject to investigation of their entire financial and property records by Meridian Township to verify information given or statements made to the Supervisor, Assessor, Board of Review, or Human Services Department concerning a poverty exemption application.

Under the Freedom of Information Act, all records submitted to the Board of Review are public record potentially subject to disclosure to the public.

Any willful misstatements or misrepresentations made on an Application for Poverty Exemption may constitute perjury, which under law is a felony punishable by fine or imprisonment.

A claimant may request a poverty exemption and appeal the property's assessment to the Board of Review at their March, July, or December meeting.

MERIDIAN TOWNSHIP POVERTY INCOME AND ASSET STANDARDS

To be eligible for a poverty exemption in Meridian Township, the household income and assets owned by all those living in the household that is the subject of the Application may NOT exceed 135% of the Federal Poverty Level for the year. For the purpose of this Application, the household assets do not include the value of the home or the immediate home site.

Recommended documentation checklist

Copies of the following documents are recommended as applicable for all persons living in the home when applying for a poverty exemption.

Identification:

- Driver's license or State of Michigan ID

Proof of Income:

- Most recent federal and state income tax returns with attachments or signed affidavit for all persons who were not required to file federal or state income tax returns
- Most recent Michigan Homestead Property Tax Credit Claim
- Social Security benefit award letter for previous year (if lost, call (800) 772-1213)
- Veterans Benefits statement
- Michigan Department of Human Services benefits, including the Family Independence Plan (FIP), cash assistance, state disability, and Food Assistance Plan (FAP)/Bridge Card benefits
- Income from employment
- Profit and Loss statement for the previous calendar year, if self-employed
- Worker's compensation
- Unemployment benefits
- Income from renters or boarders
- Farm income
- Alimony or child support
- Documentation of college or university scholarships, grants, fellowships, and assistantships

Household expenses:

- Mortgage payment or lease statements for the previous calendar year
- Homeowner's insurance for the previous calendar year
- Heat and electric bills for past 12 months (if lost, call Consumers Energy at (800) 477-5050 or Lansing Board of Water and Light at (517) 702-6006)

Assets:

- Bank and/or credit union statements for all savings, checking, draft, and money market accounts or shared accounts dated within 30 days and all statements for the previous calendar year
- Uncashed checks, drafts, and warrants
- Certificates of deposit: statement from financial institution or the certificate itself
- Money held by others: written statement from person holding funds
- Withdrawals of bank deposits and borrowed money
- Gifts, loans, lump-sum inheritances, and one-time insurance payments
- Long term care trust fund: written statement from facility
- Gaming/lottery winnings
- Stocks, bonds: written statement from broker or company
- Lump sum and accumulated benefits
- Vehicles – title, proof of insurance, registration, loan statement, or payment book to any cars, trucks, snowmobiles, campers, boats, farm equipment, motorcycles, and trailers
- Real estate or property: property tax assessment or certified statement of value or county records (primary residence/homestead excluded)
- Most recent pension and/or Individual Retirement Account (IRA) statement and all statements for the previous calendar year for all accounts
- Burial assets and life insurance: all statements for the previous calendar year
- Documentation of other assets of value: jewelry, antiques, artworks, equipment, etc.

This is not an exhaustive list. Further documentation may be requested at the discretion of the Assessing Department.



Meridian Township Poverty Exemption Request

I, _____, Petitioner, being the owner and residing at the property that is listed below as my principal residence, apply for property tax relief under MCL 211.7u of the General Property Tax Act, Public Act 206 of 1893. The principal residence of persons who, in the judgment of the township board of review, by reason of poverty are unable to contribute toward the public charge is eligible for exemption in whole or in part from taxation per MCL 211.7u(1).

In order to be considered complete, this application must: 1) be completed in its entirety, 2) include information regarding all members residing within the household, and 3) include all required documentation as listed within the application. Please write legibly and attach additional pages as necessary.

PERSONAL INFORMATION: Petitioner must list all required personal information.

Property Address of Principal Residence:	Daytime Phone Number:	
Age of Petitioner:	Marital Status:	Age of Spouse:
Number of Legal Dependents:	Age of Dependents:	
Applied for Homestead Property Tax Credit (yes or no):	Amount of Homestead Property Tax Credit:	

REAL ESTATE INFORMATION: List the real estate information related to your principal residence. Be prepared to provide a deed, land contract or other evidence of ownership of the property.

Property Parcel Code Number:	Name of Mortgage Company:	
Unpaid Balance Owed on Principal Residence:	Monthly Payment:	Length of Time at This Residence:
Property Description:		

ADDITIONAL PROPERTY INFORMATION: List information related to any other property you, or any household member owns.

Do you own, or are buying, other property (yes or no)? If yes, complete the information below.		Amount of Income Earned from Other Property:	
Property Address	Name of Owner(s)	Assessed Value	Amount & Date of Last Taxes Paid
		\$	
		\$	

EMPLOYMENT INFORMATION: List your current employment information.

Name of Employer:	Name of Contact Person:
Address of Employer:	Employer Phone Number:

List all income sources, including but not limited to: salaries, Social Security, rents, pensions, IRAs (individual retirement accounts), unemployment compensation, disability, government pensions, worker's compensation, dividends, claims and judgments from lawsuits, alimony, child support, friend or family contribution, reverse mortgage, or any other source of income.

Source of Income	Monthly or Annual Income (indicate which)

CHECKING, SAVINGS AND INVESTMENT INFORMATION: List any and all savings owned by all household members, including but not limited to: checking accounts, savings accounts, postal savings, credit union shares, certificates of deposit, cash, stocks, bonds, or similar investments.

Name of Financial Institution or Investments	Amount on Deposit	Current Interest Rate	Name on Account	Value of Investment

LIFE INSURANCE: List all policies held by all household members.

Name of Insured	Amount of Policy	Monthly Payment	Policy Paid in Full	Name of Beneficiary	Relationship to Insured

MOTOR VEHICLE INFORMATION: All motor vehicles (including motorcycles, motor homes, camper trailers, etc.) held or owned by any person residing within the household must be listed.

Make	Year	Monthly Payment	Balance Owed

LIST ALL PERSONS LIVING IN HOUSEHOLD: All persons residing in the residence must be listed.

First & Last Name	Age	Relationship to Applicant	Place of Employment	Amount of Monetary Contribution to Family

PERSONAL DEBT: All personal debt for all household members must be listed.

Creditor	Purpose of Debt	Date of Debt	Original Balance	Monthly Payment	Balance Owed

MONTHLY EXPENSE INFORMATION: The amount of monthly expenses related to the principal residence for each category must be listed. Indicate N/A as necessary.

Heating:	Electric:	Water:
Phone:	Cable:	Food:
Clothing:	Health Insurance:	Garbage:
Daycare:	Car Expense (gas, repair, etc.):	Other (list type):
Other (list type):	Other (list type):	Other (list type):
Other (list type):	Other (list type):	Other (list type):
Other (list type):	Other (list type):	Other (list type):

Notice: Any willful misstatements or misrepresentations made on this form may constitute perjury, which, under the law, is a felony punishable by fine or imprisonment.

Notice: Per MCL 211.7u(2b), a copy of all household members' federal income tax returns, state income tax returns (MI-1040) and Homestead Property Tax Credit claims (MI-1040CR 1, 2, 3 or 4) must be attached as proof of income. Documentation for all income sources including, but not limited to, credits, claims, Social Security income, child support, alimony income, and all other income sources must be provided at time of application.

Petitioners: Do not sign this application until witnessed by the Supervisor, Assessor, Board of Review or Notary Public. (Must be signed by either the Supervisor, Assessor, Board of Review Member or Notary Public)

STATE OF MICHIGAN
COUNTY OF INGHAM

I, the undersigned Petitioner, hereby declare that the foregoing information is complete and true and that neither I, nor any household member residing within the principal residency, have money, income or property other than mentioned herein.

Petitioner Signature

Date

Subscribed and sworn this _____ day of _____

Assessor Signature: _____ Printed Name: _____

BOR Member Signature: _____ Printed Name: _____

Notary Signature: _____ Printed Name: _____

My Commission Expires: _____

This application shall be filed after January 1, but before the day prior to the last day of March, July or December Board of Review to the address below.

Human Services Specialist
Meridian Township
5151 Marsh Rd.
Okemos, MI 48864

DECISIONS OF THE MARCH BOARD OF REVIEW MAY BE APPEALED BY PETITION TO THE MICHIGAN TAX TRIBUNAL BY JULY 31 OF THE CURRENT YEAR. JULY OR DECEMBER BOARD OF REVIEW DENIALS MAY BE APPEALED TO THE MICHIGAN TAX TRIBUNAL WITHIN 30 DAYS OF THE DENIAL. A COPY OF THE BOARD OF REVIEW DECISION MUST BE INCLUDED WITH THE FILING.

Michigan Tax Tribunal
PO Box 30232
Lansing, MI 48909
Phone: 517-373-4400
Fax: 517-373-4493
E-mail: taxtrib@michigan.gov
www.michigan.gov/taxtrib



12. E.

To: Township Board Members

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

Date: February 19, 2019

Re: Grand River Avenue Public Water Main Improvement
Special Assessment District #49 - Resolution #4

The Township Board held a public hearing on September 19, 2017, to hear comments on the establishment of a special assessment district to fund the extension of 1,600 feet of water main along the south side of Grand River Avenue, from Wellington Drive to approximately 600 feet east of Van Atta Road.

On October 3, 2017, the Township Board adopted Resolution #3, which approved the construction of the water main, approved the plans and cost estimate, determined the district, and directed an assessment roll be made. This project has been completed, at a final cost of \$311,498.30. The original engineers estimate was \$273,000. Additional costs were due to a higher than estimated low bid, additional expenses for MDOT required soil borings and testing and complications with several underground fiber optic utilities in the construction area. The proposed final assessments are proportionate to the parcels' areas and they range from \$12,811.87 to \$188,936.53.

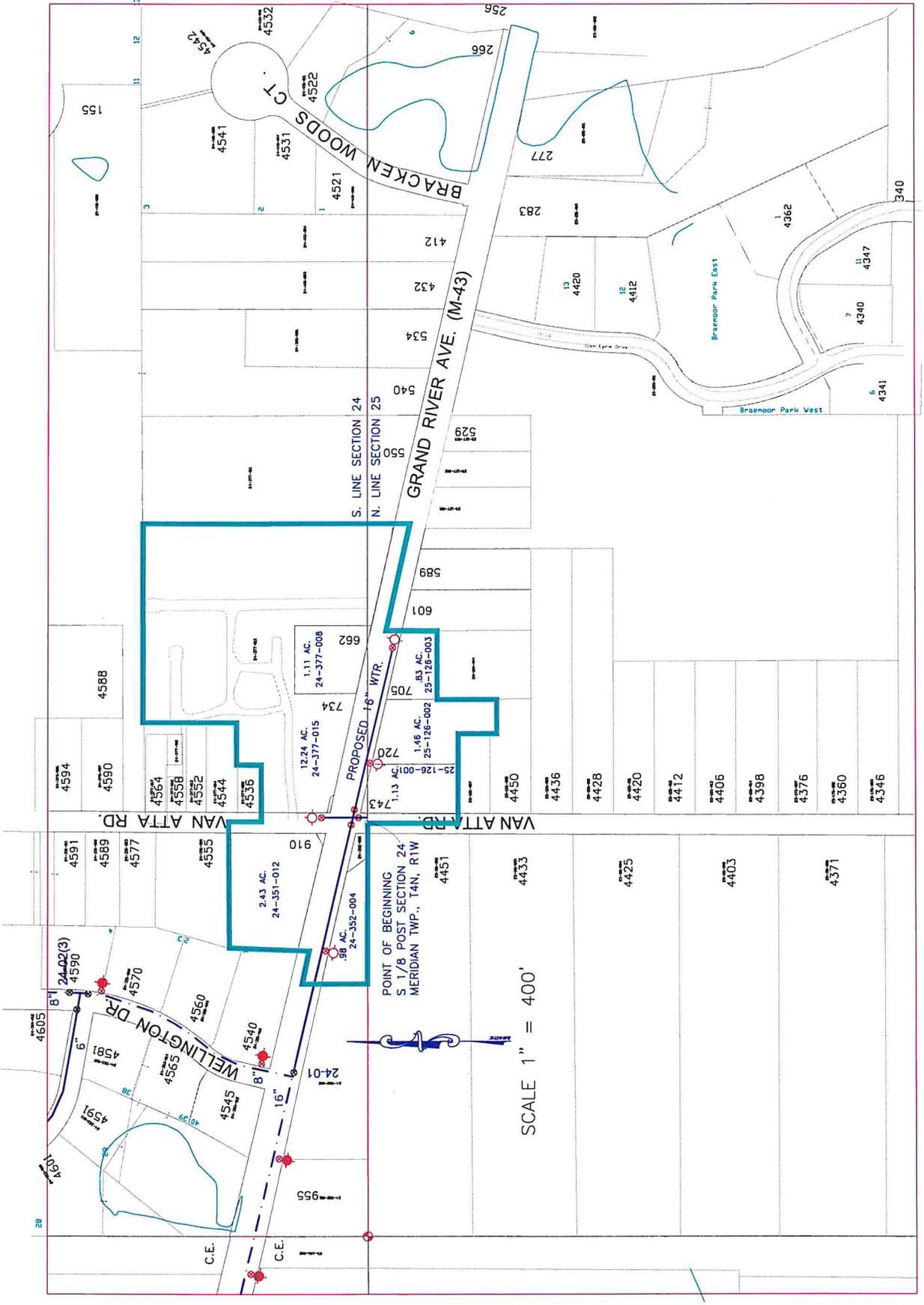
The attached Resolution #4 for Grand River Avenue Public Water Main Improvement Special Assessment District #49 files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on March 19, 2019.

Proposed Motion:

"Move to approve Grand River Avenue Public Water Main Improvement Special Assessment District #49 Resolution #4, which files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on March 19, 2019."

Attachment

GRAND RIVER AVENUE (M-43) PUBLIC WATER MAIN IMPROVEMENT SAD #49



**GRAND RIVER AVENUE PUBLIC WATER MAIN IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 49**

RESOLUTION NO. 4

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 on Tuesday, February 19, 2019, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, by resolution adopted October 3, 2017, the Township Board of the Charter Township of Meridian, determined to construct a water main along Grand River Avenue the more particularly hereinafter described Grand River Avenue Public Water Main Improvement Special Assessment District No. 49 and assess the cost thereof, to the properties deemed benefitted by said improvements, all in accordance with Act 188, Public Acts of Michigan, 1954, as amended; and

WHEREAS, the Supervisor has prepared and reported to the Township Board a special assessment roll assessing the cost of said improvements to the property benefitted thereby with the proper certificate attached thereto.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll shall be filed with the Office of the Township Clerk and shall be available for public examination during regular working hours on regular working days.
2. The Township Board shall meet at 6:00 p.m. on Tuesday, March 19, 2019, at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan, in the Charter Township of Meridian, for the purpose of reviewing and hearing objections to the special assessment roll.
3. The Township Clerk shall cause notice of such hearing and the filing of the assessment roll to be published twice in a newspaper of general circulation in the Township, prior to the date of the hearing. The first publication shall be at least ten (10) days before the hearing pursuant to Act 188, Public Acts of 1954. The Clerk shall also cause notice of such hearing to be mailed by first class mail to all property owners in the special assessment district shown on the current assessment rolls of the Township, at least ten (10) full days before the date of said hearing. Said notice as published and mailed shall be in substantially the following form:

MERIDIAN TOWNSHIP RESIDENTS

**NOTICE OF REVIEW OF SPECIAL ASSESSMENT ROLL FOR
GRAND RIVER AVENUE PUBLIC WATER MAIN IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 49**

By Charter Township of Meridian
Ingham County, Michigan

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

Located in parts of the S½ of Sec 24 and the N½ of Sec 25, Meridian Township, T4N, R1W, Ingham County, Michigan, beg at the S 1/8 post of the SW ¼ of Sec 24 and the CL of Van Atta Rd, th S along said CL 296 ft, th E 297 ft, th S 100 ft, th E 110 ft, th N 157.3 ft, th E 225.54 ft, th N 165 ft to the CL of Grand River Ave (M-43), th SE'ly. along said CL 338.29 ft, th N 866.48 ft, th W 683 ft, th S 300 ft, th W 137 ft, th S 80 ft th W 150 ft to the CL of Van Atta Rd, th S along sd CL 80 ft, th W 342 ft to a pt on Lot 2, Wellington Estates Subd, th SW'ly along sd subd ln 273.56 ft to the CL of Grand River Ave (M-43), th NW'ly along sd CL 108 ft, th S 143.6 ft, th E 551 ft. +/- to the pt of beg.

and excluding road right of way and other lands deemed not benefitted and excluding all streets and other land deemed not benefitted.

PLEASE TAKE NOTICE that a special assessment roll 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 following described water main improvements to the property benefitted therefrom: Construct public water main by extending existing water main along Grand River Avenue from the west side of Van Atta Road to approximately 600' east of Van Atta Road, totaling approximately 1,600 feet, to service all parcels in the proposed special assessment district, in Section 24 and 25, Meridian Township, Ingham County, Michigan, T4N, R1W.

TAKE FURTHER NOTICE that the Township Board will meet on Tuesday, March 19, 2019, at 6:00 p.m., at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000, for the purpose of reviewing said special assessment roll and hearing any objections thereto.

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. You or your agent may appear in person at the hearing and protest the special assessment; or you may file your appearance and protest by letter with the Township Clerk before the close of this hearing, and your personal appearance is not required. 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 protested the special assessment at this hearing.

Your special assessment is proposed to be \$_____.

DATED: _____

Brett Dreyfus, Township Clerk
CHARTER TOWNSHIP OF MERIDIAN

**Grand River Avenue Public Water Main Improvement
Special Assessment District #49
Resolution #4
Page 2**

4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

ADOPTED:

YEAS: _____

NAYS: _____

Resolution declared adopted.

**STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)**

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Tuesday, February 19, 2019.

Brett Dreyfus, Township Clerk

	Parcel #	Acreage	Signed Petition	Address	Mailing Address					Assessment	Proposed Final Assessment
					Primary Name	Street Address	City	ST	Zip		
1	3-02-02-24-351-01	2.43	YES	310 Grand River Avenue	D Venture LLC/ Winslow	3000 Town Center, Ste. 540	Southfield	MI	48075	\$32,873.64	\$37,509.46
2	3-02-02-24-352-00	0.98	NO		Horrocks	7420 W Saginaw HWY	Lansing	MI	48917	\$13,257.68	\$15,127.27
3	3-02-02-24-377-00	1.11	NO	362 Grand River Avenue	Spagnola Silvana	1260 Trotters Lane	Williamston	MI	48895	\$15,016.35	\$17,133.95
4	3-02-02-24-377-01	12.24	YES	334 Grand River Avenue	D Venture LLC/ Winslow	3000 Town Center, Ste. 540	Southfield	MI	48075	\$165,585.73	\$188,936.53
5	3-02-02-25-126-00	1.13	YES	743 Grand River Avenue	Pike Enterprises Inc.	850 Merlin Way	Dexter	MI	48130	\$15,286.92	\$17,442.67
6	3-02-02-25-126-00	1.46	YES		Pike Enterprises Inc.	850 Merlin Way	Dexter	MI	48130	\$19,751.24	\$22,536.55
7	3-02-02-25-126-00	0.83	YES	393 Grand River Avenue	Minor Creations Inc.	693 Grand River Avenue	Okemos	MI	48864	\$11,228.44	\$12,811.87
		20.18								\$273,000.00	\$311,498.30



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Supervisor

Brett Dreyfus
Township Clerk, CMMC

Julie Brixie
Treasurer

Phil Deschaine
Trustee

**Patricia Herring
Jackson**
Trustee

Dan Opsommer
Trustee

Kathy Ann Sundland
Trustee

Frank L. Walsh
Township Manager

May 18, 2017

Mr. Ali Damsaz
Grand Metro Mart
743 Grand River Avenue
Okemos, MI 48864

RE: Petition for Water Main Special Assessment for Grand River Avenue
east & west of Van Atta Road

Pursuant to your recent request regarding the proposed Special Assessment
District for extension of municipal water main for the subject area, please find
enclosed the following items:

- Petition Form
- A map of the proposed special assessment district.
- General information for petitioning.
- Copies of fact sheet.

This petition is valid when signed by owners representing more than 50% of the
area within the district. Once received, the petition will be validated and a public
hearing will be scheduled. See enclosed petitioning process sheet for important
procedures to follow when obtaining signatures.

A successful petition will be placed on the agenda of the Township Board. A date
for public hearing would then be selected for a following meeting. If the Board
approves, a construction contract will be prepared, with installation to follow
soon after.

Sincerely,

Younes Ishraidi, P.E.
Chief Engineer
ishraidi@meridian.mi.us
W 517.853.4460 | F 517.853.4095

Encl.

2017 GRAND RIVER AVENUE (M-43) WATER MAIN EXTENSION

Pursuant to the provisions of the Public Act 188 of 1954, as amended, the Township Board of the Charter Township of Meridian is herewith petitioned to install a water main as indicated on the attached drawing and to defray the costs of said improvement in whole or in part by levying of special assessments against the properties benefited thereby. The total cost is estimated at \$273,000. The individual assessment is estimated as shown below + interest on the unpaid balance per parcel per year for a period of ten (10) years or as determined by the Meridian Township Board. The total acreage for this district is 20.18 acres. For this petition to be valid, owners representing greater than 50% of the total acreage shall agree to the proposed assessments and sign this petition. Final assessments shall be based on the actual cost of construction. Additional costs to extend water main service to individual parcels shall be the responsibility of the landowners, and are not part of this assessment district.

PARCEL	ADDRESS	OWNER	ESTIMATED ASSESSMENT	SIGNATURE(S) OF DEED HOLDER
33-02-02-24-351-012	810 GRAND RIVER AVE	LANSING MOBILE HOMES LTD PTS 3000 TOWN CENTER, STE 540 SOUTHFIELD MI 48075	\$32,873.64	
LEGAL DESCRIPTION: (M24-20-14) THAT PART OF W 1/2 OF SW 1/4 OF SEC 24 T4N R1W DESC AS: COM AT SW COR OF SEC 24 - S 89 D 40' 39" E 1321.52 FT ALNG S SEC LN - N 00 D 51' 20" E 130.34 FT ALNG E LN OF SD W 1/2 OF SW 1/4 TO POB - N 76 D 27' W 412.12 FT ALNG N LN OF GRAND RIVER AVE - N 02 D 09' 14" E 222.56 FT - S 89 D 08' 40" E 397 FT - S 00 D 51' 20" W 313.06 FT TO POB EXC THAT PART LYING SE'LY OF FOLLOWING DESC LN: COM AT SW COR OF SEC 24 - N 89 D 43' 23" E ALNG S SEC LN 1648.13 FT - N 77 D 00' 01" W ALNG HWY M-43 SURVEY C/L 404.73 FT - N 12 D 59' 59" E 50 FT TO N'LY R/W LN OF SD HWY & POB - N 51 D 41' 36" E 31.26 FT TO W LN OF VAN ATTA RD - S 77 D 00' 01" E 40 FT TO POB 2.43 A ML				
33-02-02-24-352-004		HORROCKS 7420 W SAGINAW HWY LANSING MI 48917	\$13,257.68	
LEGAL DESCRIPTION: (M24-22) THAT PART OF W 1/2 OF SW 1/4 OF SEC. 24, T4N R1W DESC AS: BEG AT S 1/8 POST OF SW 1/4 - W ON SEC LINE 505 FT - N 143.6 FT TO S LINE OF HWY US-16 - SE'LY ALNG HWY TO W 1/8 LINE OF SEC - S ON 1/8 LINE 32 FT TO BEG EXC THAT PART LYING NE'LY OF FOLLOWING DESC LINE: COM AT SW COR OF SEC 24 - N 89 D 43' 23" E ALNG S SEC LN 1648.13 FT - N 77 D 00' 01" W ALNG HWY M-43 SURVEY C/L 382.35 FT - S 12 D 59' 59" W 50 FT TO S'LY R/W LN OF SD HWY & POB - S 38 D 18' 24" E 39.02 FT TO W LN OF VANATTA RD - S ALNG SD W LN 10 FT TO POE .98 A ML				
33-02-02-24-377-008	662 GRAND RIVER AVE	SPAGNOLA SILVANA 1260 TROTTERS LANE WILLIAMSTON MI 48895	\$15,016.35	
LEGAL DESCRIPTION: M24-33 COM AT PT 30 RDS E'LY ALONG CEN LINE OF US-16 HWY FROM ITS INT WITH CEN OF VAN ATTA RD - N 260 FT - E 160 FT - S TO CEN LINE OF US-16 HWY - NW'LY ALONG CEN LINE OF SAID HWY TO BEG, ALSO COM IN CENTER OF US 16 HWY AT PT 30 RDS SE'LY FROM ITS INT WITH CEN OF VAN ATTA ROAD - N 260 FT - W 60 FT - S TO CEN OF HWY - S'LY TO BEG ON SW 1/4 & NW 1/4 OF SEC 24, T4N R1W.				

**SIGNATURE(S)
OF DEED HOLDER**

**ESTIMATED
ASSESSMENT**

OWNER

ADDRESS

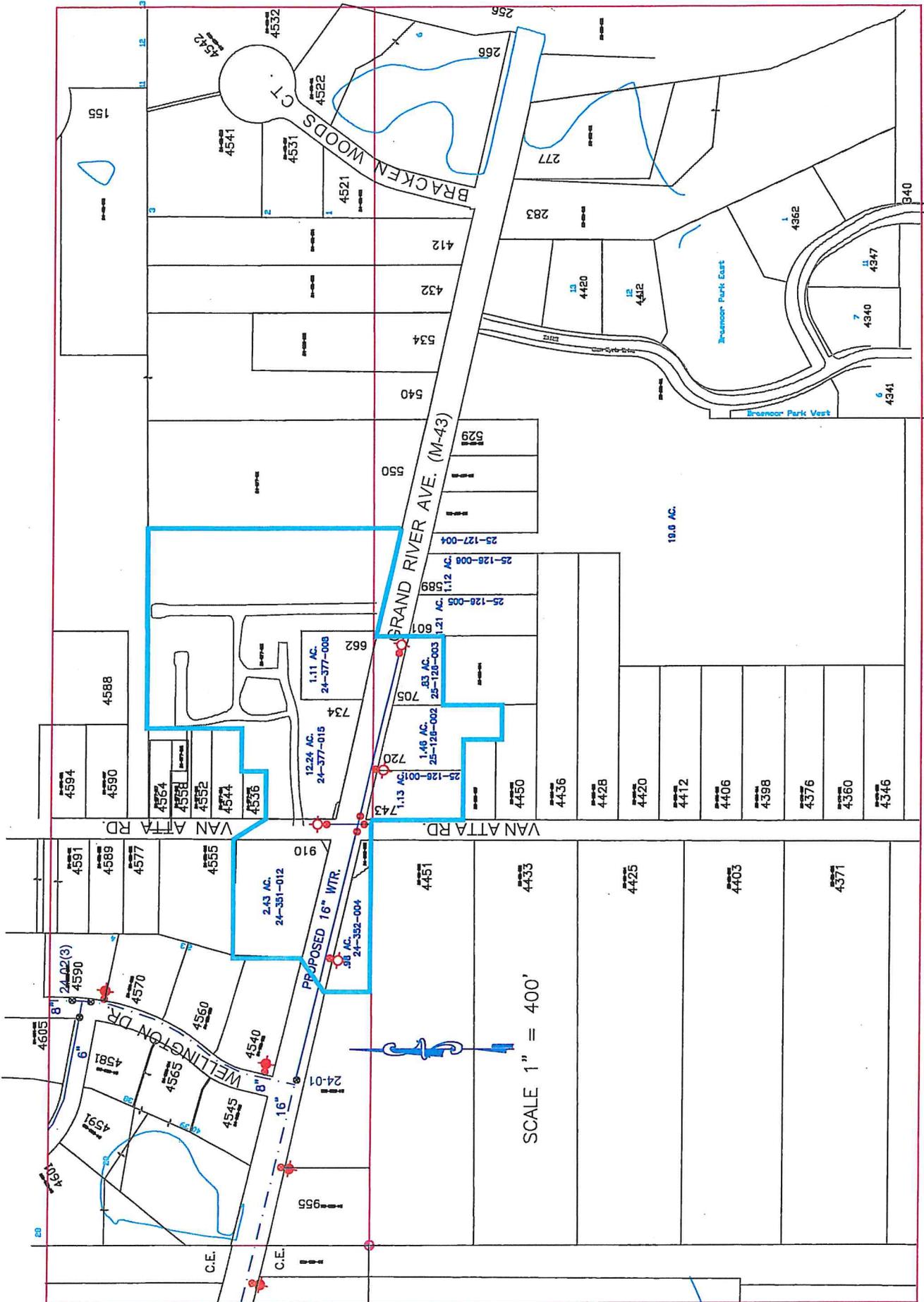
PARCEL

33-02-02-24-377-015 734 GRAND RIVER AVE LANSING MOBILE HOMES LTD PTS \$165,585.73
 ACREAGE: 12.24 3000 TOWN CENTER, STE 540
 SOUTHFIELD MI 48075
LEGAL DESCRIPTION:
 (M 24-29-2, 24-31, 24-34) THAT PART OF E 1/2 OF SW 1/4 OF SEC 24 & E 1/2 OF NW 1/4 OF SEC 25 T4N R1W DESC AS: COM AT SW COR SEC 24 - S 89 DEG 40'39" E 1321.52 FT ALNG S SEC LN TO SW COR OF E 1/2 OF SW 1/4 - N 00 D 51'20" E 130.34 FT ALNG W LN OF E 1/2 OF SW 1/4 TO N LN OF M-43 & POB - N 00 DEG 51'20" E 205.57 FT - S 89 D 08'40" E 150 FT - N 00 D 51'20" E 80 FT - S 89 DEG 08'40" E 137 FT - N 00 DEG 51'20" E 300 FT - S 89 DEG 08'40" E 353 FT - N 89 DEG 21' E 330 FT - S 00 DEG 01'04" W PLL WITH NS 1/4 LN 815.48 FT TO N LN OF M-43 - N 76 DEG 27' W ALNG SD N LN 339.40 FT - N 00 DEG 01'04" E 247.17 FT - WEST 220 FT - S 00 D 01'04" W 194.15 FT TO N LN OF SD HWY - N 76 DEG 27' W 440.73 FT TO POB, EXC THAT PART LYING SWLY OF FOLLOWING DESC LN: COM AT SW COR OF SEC 24 - N 89 D 43' 23" E ALNG S SEC LN 1643.13 FT - N 77 D 00' 01" W ALNG HWY M-43 SURVEY C/L 302.1 FT - N 12 D 59' 59" E 50 FT TO NLY R/W LN OF SD HWY & POB - N 38 D 18' 24" W 15.61 FT TO E LN OF VAN ATTA RD - N 77D 00' 01" W 50 FT TO POB 12.239 A

33-02-02-25-126-001 743 GRAND RIVER AVE PIKE CREATIONS INC \$15,286.92
 ACREAGE: 1.13 850 MERLIN WAY
 DEXTER MI 48130
LEGAL DESCRIPTION:
 M24-32 BEG 33 FT E OF N 1/8 POST OF NW 1/4 OF SEC 25 - S 296 FT - E 165 FT - N 279.52 FT TO S'LY LINE OF US-16 HY - NW'LY ALONG HY 169.16 FT - S 20.8 FT TO BEG ON SW 1/4 OF SEC 24 & NW 1/4 OF SEC 25, T4N R1W.

33-02-02-25-126-002 PIKE CREATIONS INC \$19,751.24
 ACREAGE: 1.46 850 MERLIN WAY
 DEXTER MI 48130
LEGAL DESCRIPTION:
 M25-20 M25-20-7 COM AT 296 FT S & 198 FT E OF N 1/8 POST OF NW1/4 - E 99 FT - N 257.15 FT TO S LINE OF US-16 HY - N 77 DEG 16' W 101.49 FT - S 279.52 FT TO BEG. ON E 1/2 OF NW 1/4 OF SEC. 25, T4N R1W ALSO BEG 396 FT S & 297 FT E OF N 1/8 POST OF NW 1/4 - E 110 FT - N 332.30 FT TO S LINE OF US-16 HY - N 77 DEG 16' W ALONG HY 112.77 FT - S 357.15 FT TO BEG ON E 1/2 OF NW 1/4 OF SEC. 25, T4N R1W.

PARCEL	ADDRESS	OWNER	ESTIMATED ASSESSMENT	SIGNATURE(S) OF DEED HOLDER
33-02-02-25-126-003	693 GRAND RIVER AVE	MINOR CREATIONS INC	\$11,228.44	
ACREAGE: 0.83	693 GRAND RIVER AVE	OKEMOS MI 48864		
LEGAL DESCRIPTION:				
M25-20-2-1 N 165 FT OF PCL BEG 407 FT E OF W 1/8 LINE OF SEC. 25 & 528 FT S OF N SEC LINE OF SAID SEC - E 220 FT - N PLL WITH 1/8 LINE 414.59 FT TO S'LY LINE OF US-16 HWY - N 77 DEG 16' W 225.54 FT ALONG SAID S'LY LINE - S 464.3 FT TO BEG., ON NW 1/4 OF SEC. 25, T4N R1W.				



GRAND RIVER AVE. (M-43) WATER MAIN EXTENSION

FACT SHEET

2017 Grand River Avenue/Van Atta Water Main SPECIAL ASSESSMENT DISTRICT

The proposed special assessment district would pay for the extension of municipal water main system along Grand River Avenue from Wellington Drive to approximately 600 feet east of Van Atta Road. The proposed extension will require approvals from Township's planning Commission and Board.

Upon Township Board approval, the work would be done by Township contract after receiving competitive bids.

The estimated cost for the main system is \$273,000. The proposed district divides the cost of the main installation based on acreage. There are 7 properties within the district with benefits ranging from \$11,228 to \$165,585.

Final assessments would be based upon actual cost.

The assessment would probably be paid back over a period of 10 years at 5% interest.

In addition to the assessments, property owners will have to pay for connection and inspection fees to obtain a water permit. For a typical single family or small business, the connection fees will be \$2,540.

Installation of service lines from the Right Of Way or easement lines will be the responsibility of the property owner. In order to connect to the Township's water system, after the installation of the water main, the homeowner will need to contract with a licensed contractor to connect to the new system from the road Right of Way, and disconnect from the existing well.

We estimate the cost for the water service connection on average to be about \$2,500. The existing well will have to be disconnected before, or at the same time, the new water service is installed at the house. The cost of disconnecting the well is the property owner's responsibility.

PETITIONING PROCESS

GENERAL INFORMATION

Act 188, Public Acts of Michigan, 1954, as amended, provides for the making of certain public improvements by townships. This is the law by which you would proceed to create a special assessment district. The process is as follows (streetlighting process is not included).

1. A petition requesting the Township Board to construct an improvement in a specified area and to levy special assessments against benefiting properties would have to be submitted to the Township. The Department of Public Works & Engineering will supply the requesting party with the petition.
2. The petition must be signed by the record owner of the property (i.e. James A. West, Mary E. West). Signatures of both husband and wife are required even if a name does not appear on the roll. Land contract owners must also sign.
3. Valid signatures from the owners of more than 50% of the land area within the district are required for a valid petition for sewer, water, parks, etc. For roads, sidewalks, or pedestrian/bicycle pathways, valid signatures are required from owners of more than 50% of the frontage.
4. When the petition is determined to be valid, the Township Board may proceed to designate the district and to prepare construction plans and estimates of cost. (Resolution #1).
5. A public hearing on the petition, the improvement and the special assessment district would be held. All property owners would be notified by mail. (Resolution #2)
6. The project could proceed and construction would be contracted, if the Board approves the project after the hearing. (Resolution #3)
7. When construction is complete and final costs become known, a special assessment roll would be prepared and a second public hearing would be held to hear objections to the roll. All property owners would again be notified of the public hearing by mail. (Resolution #4)
8. Special assessments are paid separate from taxes. They are due July 1 following the Township Board meeting approving the final assessments. (Resolution #5)

The time from receipt of a signed petition to beginning of construction is usually from two to four months plus seasonal considerations.



To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Justin Quagliata, Assistant Planner

Date: February 14, 2019

Re: Rezoning #18160 (Giguere)

Giguere Homes has requested the rezoning of approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density). The site is located on the eastern portion of a 17.91 acre parcel on the north side of Robins Way. Only the 7.36 acres of the property is proposed for rezoning to RAAA. The remainder of the property, approximately 10.55 acres, would remain in the RR zoning district.

The applicant was previously denied a request to rezone the property from RR to RAA (Single Family-Low Density) in 2018 (REZ #18010). The applicant submitted a second request to rezone the property from RR (Rural Residential) to RA (Single Family-Medium Density), which was denied in October of 2018 (REZ #18080).

The eleven conditions offered by the applicant are as follows:

1. Limit current development of the site to a maximum of seven lots.
2. Limit future development of the site to a maximum of seven lots.
3. Establishment of a 50 foot wide natural preservation area along the south side of the parcel to be deeded to the homeowners association.
4. Establishment of a five foot wide tree buffer on the north side of the 50 foot wide natural preservation area on the south side of the parcel, including deed restrictions on Lots 6 & 7 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
5. Establishment of an 80 foot natural preservation area along the west side of the parcel to be deeded to the homeowners association.
6. Establishment of a 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring the preservation area remain undisturbed.
7. Establishment of a 10 foot wide tree buffer area on the south side of the 20 foot wide preservation area along the north side of the parcel, including deed restriction on Lots 3, 4, & 5 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
8. Establishment of deed restrictions for the homes in any new development on the property that meet or exceed those of the existing Sanctuary development.
9. Reservation of one seat on the architectural review board established in the deed restrictions for an elected representative from the existing Sanctuary Homeowners Association.
10. Limitation imposed on Giguere Homes to not seek a variance to encroach into the required wetland buffer on Lots 4, 5, and 6.

Rezoning #18060 (Giguere Homes)
Township Board (February 19, 2019)
Page 2

11. Restriction of construction hours to only between 8 a.m. to 6 p.m., Monday-Saturday.

In addition to the conditions offered by the applicant, the Planning Commission recommended approval of the request based on any development proposed on the property being subject to the conditions voluntarily offered by the applicant for Rezoning #18160.

The Planning Commission held the public hearing on the rezoning request at its December 17, 2018 meeting and voted 7-0 to recommend approval at the January 14, 2019 meeting, citing the following reasons for its decision:

- The subject site meets the minimum standard for lot area of the proposed RAAA (Single Family-Low Density) zoning district.
- The subject site is located in close proximity to an existing RAAA (Single Family-Low Density) zoning district to the east.
- In a letter dated November 28, 2018 the applicant offered voluntary conditions on the rezoning (previously listed).
- The proposed rezoning to RAAA (Single Family-Low Density) is consistent with the 2017 Future Land Use Map designation of R2-Residential 0.5 3.5 dwelling units per acre.
- Public water and sanitary sewer services are available to serve the site.

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

Township Board Options

The Township Board may approve or deny the proposed rezoning from RR (Rural Residential) to RAAA (Single Family-Low Density). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated December 13, 2018 and January 9, 2019 with attachments.
2. Resolution recommending approval dated January 14, 2019.
3. Planning Commission minutes dated December 17, 2018 (public hearing) and January 14, 2019 (decision).

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\REZ 18060 (Giguere Homes)\REZ 18060.tb1.doc





To: Planning Commission

From: Peter Menser, Principal Planner
Mackenzie Dean, Assistant Planner

Date: December 13, 2018

Re: Rezoning #18160 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family- Low Density) with conditions.

Giguere Homes has requested the rezoning of approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density). The site is located on the eastern end of a 17.91 acre parcel on the north side of Robins Way. Only the 7.36 acre portion of the property is proposed for rezoning to RAAA. The remainder of the property, approximately 10.55 acres, would remain in the RR zoning district. The subject site is located north of the Sanctuary subdivision (FP #04052), which was platted in 2004 and contains 48 single family lots. A Consumers Energy right-of-way is located north of the subject site.

The applicant submitted a letter offering to place eleven conditions on the rezoning, which includes the following:

1. Limit current development of the site to a maximum of seven lots.
2. Limit future development of the site to a maximum of seven lots.
3. Establishment of a 50 foot wide natural preservation area along the south side of the parcel to be deeded to the homeowners association.
4. Establishment of a five foot wide tree buffer on the north side of the 50 foot wide natural preservation area on the south side of the parcel, including deed restrictions on Lots 6 & 7 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
5. Establishment of an 80 foot natural preservation area along the west side of the parcel to be deeded to the homeowners association.
6. Establishment of a 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring the preservation area remain undisturbed.
7. Establishment of a 10 foot wide tree buffer area on the south side of the 20 foot wide preservation area along the north side of the parcel, including deed restriction on Lots 3, 4, & 5 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
8. Establishment of deed restrictions for the homes in any new development on the property that meet or exceed those of the existing Sanctuary development.
9. Reservation of one seat on the architectural review board established in the deed restrictions for an elected representative from the existing Sanctuary Homeowners Association.
10. Limitation imposed on Giguere Homes to not seek a variance to encroach into the required wetland buffer on Lots 5 & 6.

Rezoning #18160 (Giguere)
Planning Commission (December 17, 2018)
Page 2

11. Restriction of construction hours to only between 8 a.m. to 6 p.m., Monday-Saturday.

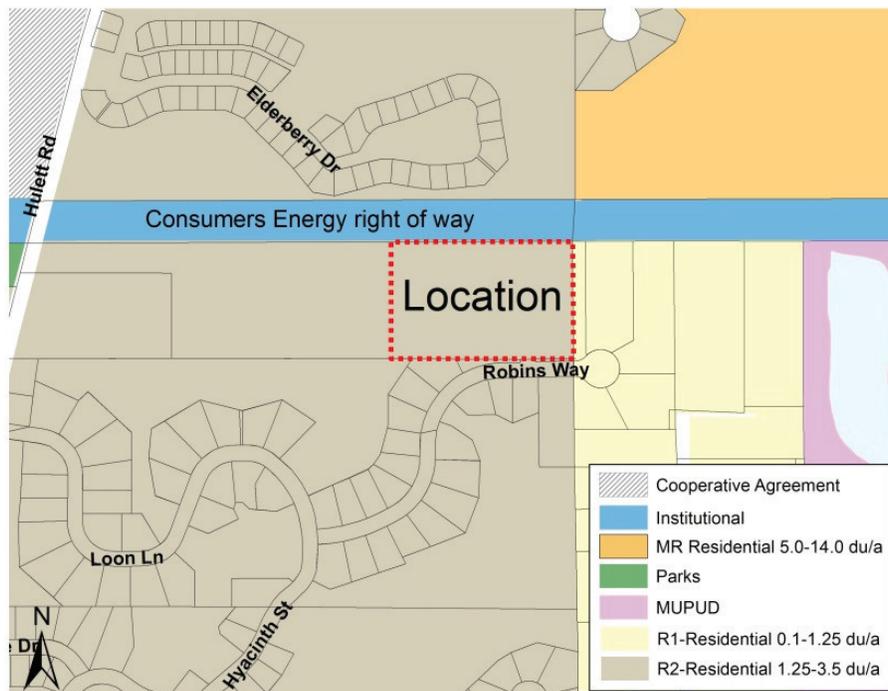
In a conditional rezoning the Planning Commission and Township Board have the option to choose whether or not to accept the conditions offered by the applicant. In this specific rezoning request some of the conditions offered by the applicant are either not applicable to the rezoning or not enforceable by the Township. Condition #1 can be applied to the rezoning; however Condition #2 may be redundant given the maximum number of lots established in Condition #1. Conditions 3, 4, 5, 6, 7, 8, 9, and 10 are appropriate to be included as deed restrictions when the property is proposed for development as a platted subdivision, but are not relevant to the rezoning. Condition #11 is unenforceable by the Township as there are currently rules in place limiting construction hours to between 7:00 a.m. and 7:00 p.m.

The applicant was previously denied a request to rezone the property from RR (Rural Residential) to RAA (Single Family-Low Density) in early 2018 (REZ #18010). The applicant submitted a second request to rezone the property from RR (Rural Residential) to RA (Single Family-Medium Density), which was denied in October of 2018 (REZ #18080).

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R2 Residential 0.5 – 3.5 dwelling units per acre category.

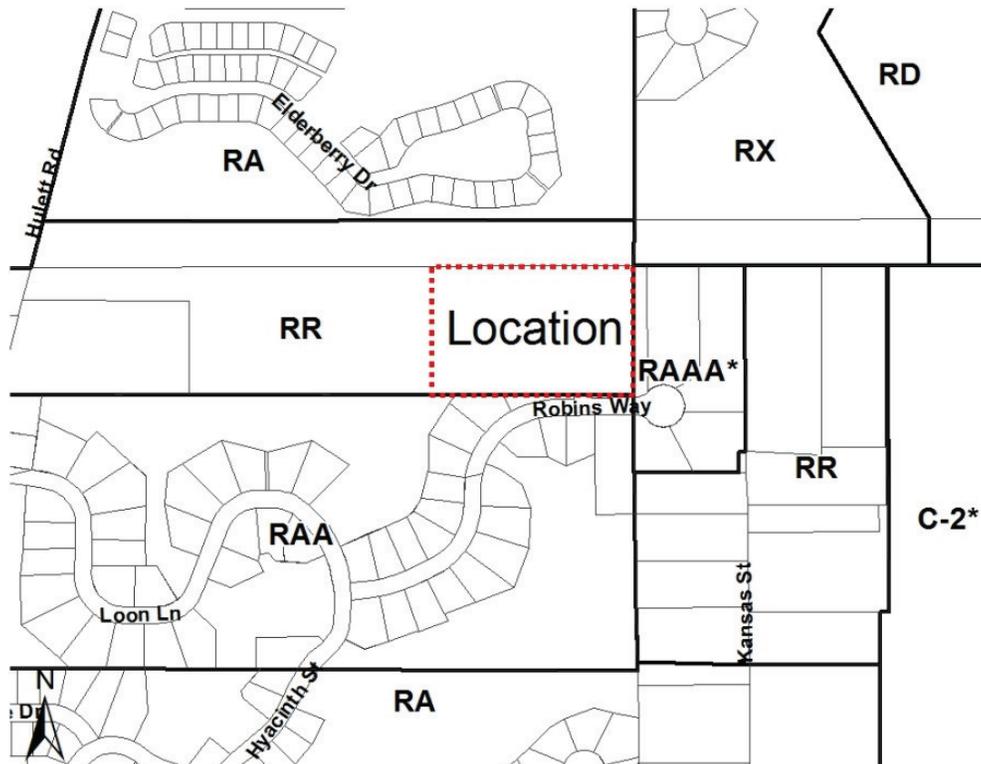
2017 FUTURE LAND USE MAP



Zoning

The subject site is located in the RR (Rural Residential) zoning district, which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. The requested RAAA zoning district requires a minimum 100 feet of lot width and 20,000 square feet of lot area.

ZONING MAP



Physical Features

The site contains a 2,116 square foot, two-story single family residence built in 1984 near the western end of the parcel with access on Hulett Road. The topography of the site slopes from 876 feet above mean sea level in the center of the parcel to a low point of 864 feet above mean sea level near the western edge of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

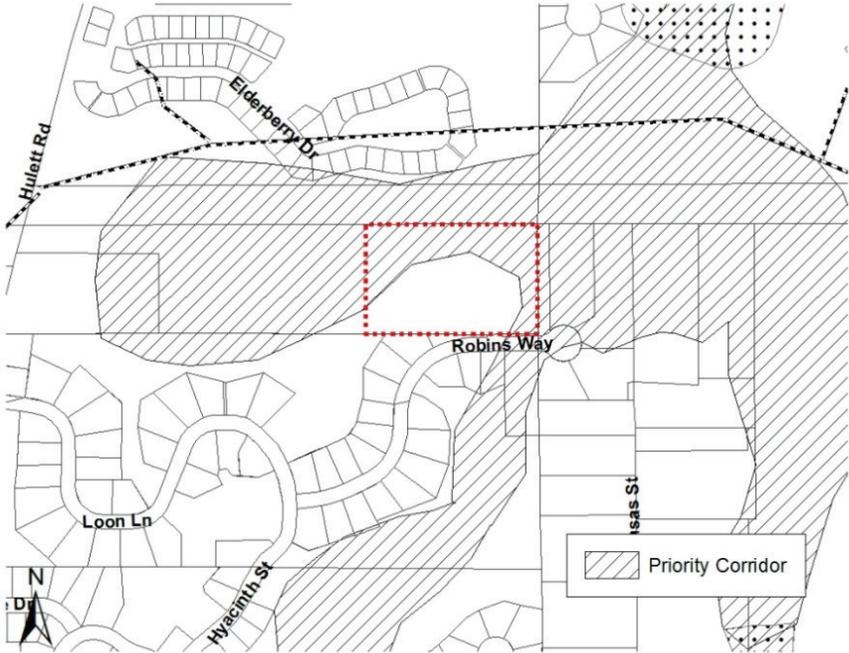
Wetlands

The Township Wetland Map depicts several wetlands on the site. A wetland delineation report has been prepared for the property, but the report will need to be verified by the Township wetland consultant prior to any application for development. Future development of the site will be required to comply with the wetland protection ordinance and water features setbacks as applicable.

WETLANDS MAP



GREENSPACE PLAN



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces.

Streets & Traffic

The site fronts on Robins Way. Robins Way is a two-lane road designated as a Local Street. Traffic counts are not available for Robins Way. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Hulett Road, between Jolly Road and Bennett Road, showed a total of 3,552 vehicles in a 24 hour period.

The table below compares estimates of future traffic volumes resulting from development of the subject property under both the existing RR zoning and proposed RAAA zoning using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition). For each zoning district the land use with the highest potential traffic volume is identified and compared. In this case the land use producing the highest potential traffic volumes for both the existing and proposed zoning districts are single family dwellings.

	Existing RR zoning (7 lots)	Proposed RAAA zoning (7 lots)	Change
Peak Hour trips	5.39 (a.m.) 7.14 (p.m.)	6.16 (a.m.) 8.16 (p.m.)	+0.77 +1.02
Weekday trips	66.99	76.56	+9.57

Traffic generation is calculated using the estimated maximum number of dwelling units that could be developed on the property under both the current and proposed zoning. Seven lots was used for estimating traffic under the proposed RAAA zoning.

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 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.

Staff Analysis

The applicant has requested the rezoning of approximately 7.36 acres of a 17.91 acre parcel from RR to RAAA with conditions. 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.



The applicant has offered conditions on the rezoning, which are detailed in the introductory paragraph of this staff report. As noted, the majority of the conditions are not applicable to the rezoning. The Planning Commission may choose to accept or reject any of the offered conditions. If approved, the rezoning and associated conditions would run with the land, so if the rezoning was approved and the property was sold the seven dwelling unit limit, or any other condition, would remain in place.

Planning Commission Options

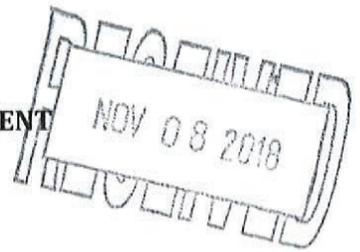
The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning application and supporting materials.
2. Letter from Jim Giguere detailing rezoning conditions dated November 28, 2018.
3. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18160 (Giguere)/REZ 18160.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 Giguere Homes
Address of applicant 6200 Pine Hollow Drive, Ste. 100, East Lansing, MI 48823
Telephone: Work 1-517-339-3600 Home _____
Fax 1-517-339-7201 Email d Elisabeth@giguerehomes.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.

****Please see attached purchase agreement that includes provisions for rezoning**

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Enger Surveying & Engineering
Address 805 N. Cedar, PO Box 87, Mason, MI 48854
Telephone: Work 1-517-676-6565 Home _____
Fax _____ Email ese@acd.net

C. Site address/location Portion of 3760 Hulett Road, Okemos, MI 48864, Adjacent to Robins Way
Legal description (Attach additional sheets if necessary) See attached
Parcel number 33-02-02-32-400-005 Site acreage 7.36

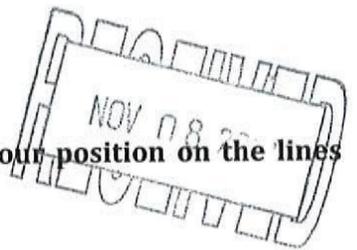
D. Current zoning RR Requested zoning RAAA

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:

- 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: The surrounding parcels which were previously zoned RR have since been rezoned to RA,RAA,RAAA & RX.
- 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: 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:

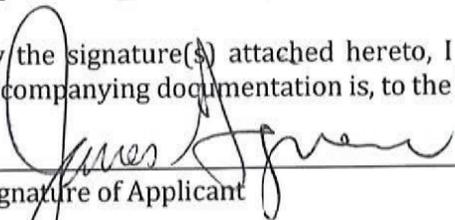
- 1) Requested rezoning is consistent with the Township's Master Plan, explain: Requested RAAA zoning is consistent with the R-2 designation for this parcel on the Future Land Use Map dated 9/22/17
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: Proposed average lot sizes will be larger than adjacent RAA development and homes will meet or exceed the deed restrictions of that development.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: The conditions included with this application will minimize the impact on both the environment and the adjacent developments.
- 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 existing infrastructure and public services are capable of supporting the proposed rezoning.
- 5) Requested rezoning addresses a proven community need, specifically: There is a need for new well built homes in Okemos and more specifically in proximity to Okemos High School.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: The proposed development requires limited new infrastructure and allows for perpetual preservation of environmentally sensitive areas
- 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: This project allows for better utilization of existing infrastructure and will require a limited amount of new infrastructure. The proposed project will result in significant tax and per pupil revenue for both the Township and School District

Part III

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

Yes No (Please check one)

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



Signature of Applicant

4/8/2018

Date

James Giguere

Type/Print Name

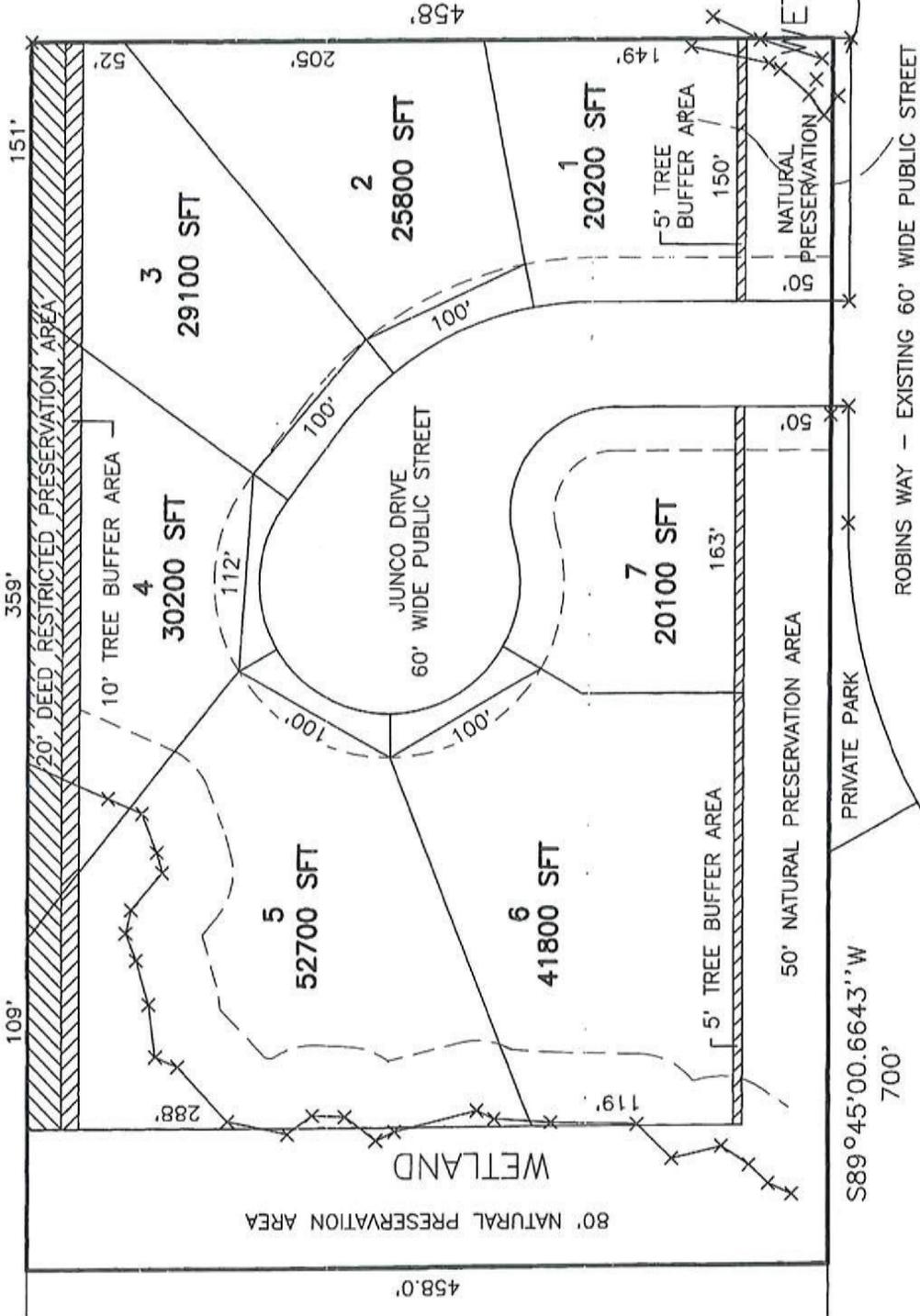
Fee: \$860.00

Received by/Date: Peter Merson 11-8-10

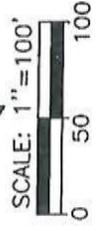
NOV 08 2018

ELECTRIC TRANSMISSION LINE

700'



NOTE
 WITHIN THE 10' AND 5'
 TREE BUFFER AREAS 12"
 AND LARGER DIAMETER
 TREES WILL NOT BE CUT



CURRENT ZONING = RR
 PROPOSED ZONING RAAA
 20000 SFT MIN
 100' MIN WIDTH

RAAA CONCEPT
 CONCEPT U

RECEIVED
NOV 08 2018



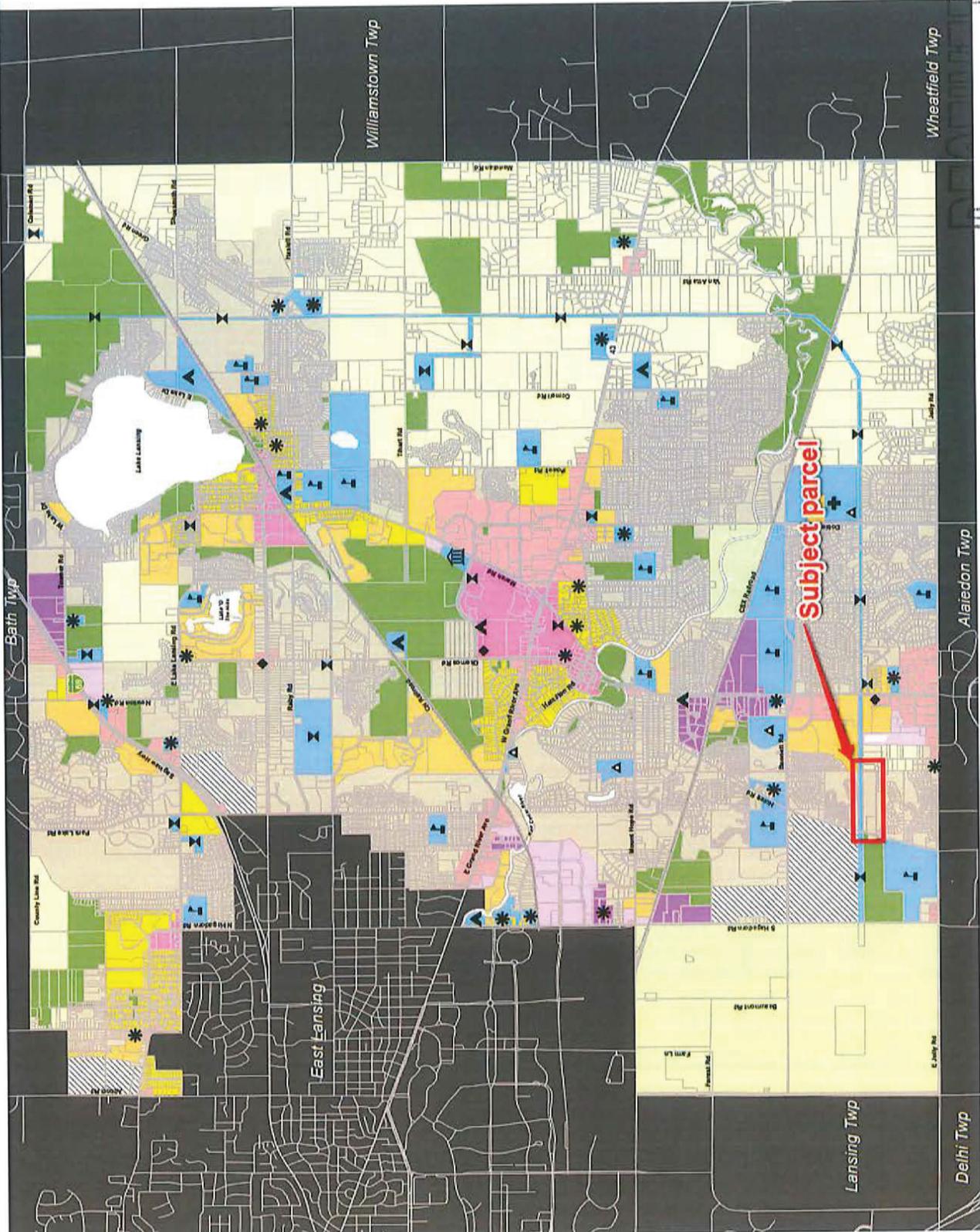
Future Land Use

Meridian Charter Township
Ingham County, Michigan

September 22, 2017

Legend

- AGRICULTURE/EDUCATIONAL
- R1-RESIDENTIAL 0.0-0.5 DU/A
- R2-RESIDENTIAL 0.5-3.5 DU/A**
- R3-RESIDENTIAL 1.25-3.5 DU/A with Bonus Density up to 5 DU
- MR-RESIDENTIAL 5.0-14.0 DU/A
- BUSINESS/TECHNOLOGY
- COMMERCIAL
- MUPUD
- MIXED USE CORE
- INSTITUTIONAL
- Cemetery
- County Medical Center
- Fire Station
- Meridian Township Municipal Cent
- Public
- Religious Institution
- School
- Utility
- PARKS/LAND PRESERVATION
- COOPERATIVE AGREEMENT
- WATER



NOV 08 2018

Zoning Plan

The Zoning Plan consists of the Future Land Use Map and the land use designations outlined in this chapter. It suggests the Township adopt the recommendations for revisions to the Zoning Ordinance and Zoning Map.

A Zoning Plan is required by the Michigan Planning and Zoning Enabling Acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, requires that the Master Plan prepared under that act shall serve as the basis for the community's Zoning Plan. The Michigan Zoning Enabling Act, PA 110 of 2006, as amended, requires a zoning plan to be prepared as the basis for the zoning ordinance. The Zoning Plan must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted (as described in Section 201 of the Michigan Zoning Enabling Act). This Zoning Plan consists of the Future Land Use Map, the land use designations outlined in this chapter, and the suggestions that the Township adopt the recommendations for revisions to the zoning ordinance and map.

The following table presents the Meridian Township Zoning districts that apply to each of this Plan's Future Land Use designations.

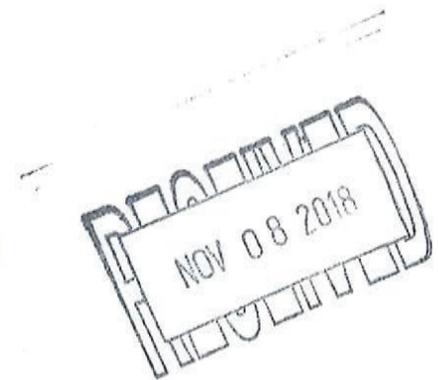
Table 1. Future Land Use and Zoning Map Correlation

Future Land Use Designation	Zoning Districts
R1 Residential	RR, RRR, AG, CV
R2 Residential	RRA, RAAA, RAA, RA
R3 Residential	RA, RB, RX
MR Residential	RX, RD, RDD, RC, RCC, RN, PRD, MP, PUD
Business/Technology	PO, RP, I
Commercial	C-1, C-2, C-3, PO, CR
Mixed Use Planned Unit Development	C-PUD, MUPUD
Mixed Use Core	C-PUD, PUD, MUPUD
Institutional	All Districts
Parks and Open Space	All Districts

Source: McKenna Associates 2016

Not all of the Master Plan's future land use categories will match up with the current location or regulations of the Zoning District to which they most closely correspond. Zoning Ordinance text amendments, map amendments, or new Zoning Districts will be necessary to implement the Future Land Use Plan. The key revisions of the Zoning Ordinance are discussed on the following page.

The Zoning Ordinance is the major tool available to local government to implement the land use mapping element of the Master Plan. The Meridian Township Future Land Use Map indicates residential growth areas of different densities and provides locations for commercial and industrial uses.





GREATER LANSING ASSOCIATION OF REALTORS® PURCHASE AGREEMENT



Offer Date: 10/4, 2018
 Selling Office: _____
 Selling Broker License # _____
 Selling REALTOR®: _____
 Selling REALTOR®'s Email Address: _____
 Selling REALTOR®'s Phone: _____
 Listing Office: _____
 Listing Broker License # _____
 Listing REALTOR®: _____
 Listing REALTOR®'s Email Address: _____
 Listing REALTOR®'s Phone: _____

Selling Broker # _____
 License # _____
 facsimile: _____
 Listing Broker # _____
 License # _____
 facsimile: _____

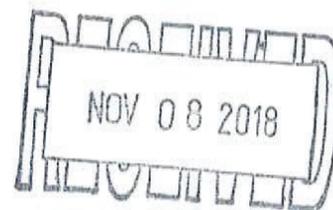
BUYER offers to purchase from SELLER the following:

1. **PROPERTY** situated in the City/Twp. of Meridian County of Ingham Michigan,
 located at: 7.36 acre parcel off Hulett Rd.
 and legally described as:
7.36 acre parcel A. This parcel of the southwest 1/4 of section 32. , T4N, R1W Meridian Township, Ingham County, Mi. See attached Exhibit A

MLS #(s) _____ Permanent Parcel #(s): 7.36 acre part of 33-02-02-32-400-005

Subject to any existing building and use restrictions, zoning ordinances, and easements, if any. The Property includes all buildings; GAS, OIL, AND MINERAL RIGHTS OWNED BY SELLER; all attached fixtures such as carpeting and linoleum; mirrors; complete lighting and fan fixtures; window treatment hardware/rods; window shades, curtains, and blinds; screens, storm windows and doors; stationary laundry tubs; heating and air conditioning equipment; water heater, water softener (unless rented), water pump and pressure tank; sump pump; satellite dish and controls; garage door opener and controls; attached work benches; all attached shelving; stationary outdoor grills; all support equipment for in-ground pools; detached storage buildings; fireplace doors and screens; built-in appliances; mail box; all plantings; underground sprinkling system, water pumps and timers; fences; awnings; basketball hoop; outdoor play equipment; fuel (unless metered) and fuel tanks (unless rented).

EXCEPTIONS OR ADDITIONS:
none



2. **PRICE:** The purchase price will be \$ 534,500.00
 (Five Hundred Thirty-Four Thousand Five Hundred Dollars)

3. **A. This offer**

- is NOT Contingent upon the Sale or Close of another property
- IS contingent upon the Sale and Close of _____
- IS contingent upon the Close of _____

B. OTHER PROVISIONS:

1) Subject to 120 day for plan approval by Meridian Township. Deposit then to be transferred to the seller upon plan approval and applied to the sale price. closing to be within 60 days of Meridian Township plan approval and approval of financing

BUYER'S initials [Signature] Date 10/4/2018 SELLER'S initials NLCG / CXXL Date 10/4/2018



GREATER LANSING ASSOCIATION OF REALTORS® PURCHASE AGREEMENT



7.36 acre parcel off Hulett Rd.

Meridian

Property Address

B. OTHER PROVISIONS CONTINUED:

2) Purchaser deposit \$5000 from time of acceptance for 120 days to do due diligence and seller agrees to give up to additional 30 days if required to do due diligence. If purchaser is satisfied, purchaser will move forward to township approval process. Closing will take place 60 days after rezoning to RAAA and development plan approval by Township. Purchaser will pay seller \$1000 per month for each month after the due diligence period. If the purchaser elects not to close on the property after due diligence period, initial \$5000 deposit will not refundable as well as the \$1000 monthly fee. When the purchaser closes on the property, all money paid to date will be credited to the purchaser
3) seller to respond to offer by 10/05/2018

4. **METHOD OF PAYMENT:** ALL MONIES MUST BE PAID IN U.S. FUNDS IN THE FORM OF CERTIFIED CHECK, CASHIER'S CHECK, OR BANK TRANSFER. The purchase will be completed by the following method:

CASH. The full purchase price upon delivery of a warranty deed

NEW MORTGAGE. The full purchase price upon delivery of a warranty deed. This Agreement is contingent on BUYER'S ability to obtain a _____ year mortgage in the amount of \$ _____ or _____ % of the sale price

BUYER will formally apply for loan within _____ business days after SELLER'S acceptance of this Agreement.

BUYER has formally applied for a mortgage loan and is conditionally preapproved.

If BUYER fails to deliver to SELLER acceptable evidence of formal loan approval for the above designated property on or before _____ SELLER may cancel this Agreement. Sale will be completed upon delivery of a warranty deed.

LAND CONTRACT (BUYER and SELLER to sign a Greater Lansing Association of REALTORS® Land Contract current version, or other form specified here: _____). BUYER will pay a \$ _____ down payment and monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ %, beginning _____ days after Closing; and in addition:

1/12 of SELLER'S estimate of annual real estate taxes and insurance will be paid by BUYER each month by: _____ add back _____ escrow;

OR

Real estate taxes and insurance will be paid by BUYER.

BUYER will pay the entire balance within _____ years after Closing.

MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT. Provided that mortgage or land contract is assumable by BUYER:

Delivery of Warranty deed subject to BUYER'S Formal Informal Assumption of existing mortgage

OR

Assignment of SELLER'S interest in land contract.

BUYER to pay the difference of approximately \$ _____ between purchase price and balance of mortgage/land contract and to assume responsibility for monthly payments of \$ _____ including interest at _____ % yearly, which is _____ fixed _____ variable. BUYER WILL REIMBURSE SELLER FOR ANY FUNDS HELD IN ESCROW.

5. SELLER CONCESSIONS:

SELLER agrees to pay up to _____ % of the purchase price or up to \$ _____ dollars at the closing to be used toward any of the following: BUYER'S closing costs, discount points, home warranty, or any other costs that conform with lender guidelines.

No SELLER Concessions requested.

BUYER'S initials _____

Date _____

SELLER'S initials _____

Date 10/9/2018



**GREATER LANSING ASSOCIATION OF REALTORS®
PURCHASE AGREEMENT**



7.36 acre parcel off Hulett Rd.

Meridian

Property Address

6. **PRORATED ITEMS:** Rents, association fees, insurance (if assigned) as well as interest on any existing land contract, mortgage, water and sewer bills or other lien assumed or to be paid by the BUYER, will be prorated to the date of Closing.

ADDITIONAL ITEMS:
none

7. **SPECIAL ASSESSMENTS:** All special assessments for the property that occur on or before the date of Closing, shall be paid by the SELLER, provided, however, that in the event a special assessment is payable in installments, current and future installments shall be

- paid by BUYER.
 paid in full by SELLER at closing;

EXCEPTIONS: none

8. **PROPERTY TAXES WILL BE TREATED AS IF THEY COVER THE CALENDAR YEAR** in which they are first billed. TAXES first billed in years prior to year of Closing will be paid by SELLER without proration. TAXES first billed in the year of Closing will be prorated using the tax bill amounts less any assessments included in the tax bills so that SELLER will pay taxes from the first of the year through the day prior to Closing date; and BUYER will pay taxes for the balance of the year, including the date of Closing. If any bill for Taxes is not issued as of the date of Closing, the then current taxable value and tax rate and any administrative fee will be substituted and prorated.

9. **A. INSPECTIONS:**

- This offer is contingent upon satisfactory inspection(s) of the property, including but not limited to:
 plumbing heating electrical structural pest radon other see paragraph 3B,
at BUYER'S expense, by licensed contractor(s) and/or inspector(s) of BUYER'S choice. If the property is damaged as a result of the inspection or testing, BUYER assumes responsibility to restore the property to its former condition or to compensate SELLER accordingly. BUYER has the right to terminate this Agreement if BUYER is not satisfied with the results of the inspections by giving SELLER written notice of termination within _____ business days after this Agreement is fully executed and earnest money deposit will be refunded in full. At any time within that _____ day period Buyer may request in writing that Seller make certain repairs or that Seller reduce the Purchase Price. Such request for repairs or reduction in purchase price does not terminate the contract, the Seller shall have three (3) days from receipt of such request to agree to make such repairs, reduce the purchase price or reject the addendum.
- BUYER acknowledges that it has been recommended that a licensed contractor(s) and/or inspector(s) of BUYER'S choice be retained to inspect the property. Contrary to Broker's recommendation, BUYER DOES NOT DESIRE TO OBTAIN AN INSPECTION OF THE PROPERTY.

BUYER IS NOT RELYING ON ANY REPRESENTATION OR STATEMENT MADE BY SELLER OR ANY REAL ESTATE SALESPERSON/BROKER REGARDING ANY ASPECT OF THE PROPERTY OR THIS SALE, EXCEPT AS MAY BE EXPRESSLY SET FORTH IN THIS AGREEMENT, A WRITTEN AMENDMENT TO THIS AGREEMENT OR ANY WRITTEN DISCLOSURE STATEMENT.

If BUYER fails to obtain any inspection(s) or fails to notify SELLER's agent, in writing, within the time frame specified that BUYER is dissatisfied with any inspection(s), and/or research and discovery of information pertinent to the property, this Agreement shall be binding without regard to said inspection(s).

B. WELL AND SEPTIC:

- This property requires mandatory Well and Septic Inspections. BUYER and SELLER acknowledge that SELLER is required to perform, and pay for a Point of Sale Mandatory Well and Septic inspections on the above named property.
- This property does not require mandatory Well and Septic Inspections.

This Offer: IS contingent on a satisfactory Well and Septic Inspection at BUYER'S expense, by licensed contractor(s) and/or inspector(s) of BUYER'S choice. If the property is damaged as a result of the inspection or testing, BUYER assumes responsibility to restore the property to its former condition or to compensate SELLER accordingly. BUYER has the right to terminate this Agreement if BUYER is not satisfied with the results of the inspections by giving SELLER written notice within _____ business days after this Agreement is fully executed.

is NOT contingent on a satisfactory Well and Septic Inspection

BUYER'S initials

[Handwritten signature]

Date

10/4/18

SELLER'S initials

[Handwritten initials]

Date

10/4/2018



**GREATER LANSING ASSOCIATION OF REALTORS®
PURCHASE AGREEMENT**



7.36 acre parcel off Hulett Rd.

Meridian

Property Address

C. LEAD PAINT DISCLOSURE/INSPECTION (For residential housing built prior to 1978 only):

BUYER acknowledges that prior to signing this Agreement, BUYER has received the HUD/EPA pamphlet *Protect Your Family From Lead in Your Home* and has received a copy of the *Lead-based Paint SELLERs Disclosure Form* completed by the SELLER on _____, the terms of which shall be part of this Agreement.

BUYER also agrees (check one below):

- BUYER shall have _____ days after the date of this Agreement to conduct an inspection of the property for the presence of lead-based paint and/or lead-base paint hazards. (Federal regulations require a 10-day period or other mutually agreed upon period of time.) If BUYER is not satisfied with the results of this inspection, upon notice from BUYER to SELLER within this period, this Agreement shall terminate and any deposit shall be refunded to BUYER.
- BUYER hereby waives his/her opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

10. CLOSING COSTS:

A. BUYER WILL PAY FOR transfer fees on mortgage assumptions; recording of deed and/or security instruments; attorney's opinion and/or services for BUYER; mortgage closing costs required by lender including mortgage title insurance, appraisal, title company closing fees, all inspections; rezoning; soil borings; franchise agreements; use permits; drain and /or other easements; rights-of-way; and stake or mortgage report survey (if mortgage survey is required for insurance, it will be at the BUYER'S expense).

EXCEPTIONS: none

B. SELLER shall provide, at SELLER's expense, to the BUYER an owners Title Insurance Policy

- With standard exceptions
- Without standard exceptions
- Enhanced/Extended Coverage

in the amount of the sale price; all costs required to convey clear title; title company closing fees if closing in cash, land contract, VA, or seller funded purchase money mortgage transaction; all transfer taxes on deed; preparation of deed, land contract, and security instruments; and other documents necessary to convey clear title.

EXCEPTIONS/ADDITIONS: none

BUYER retains the right to select the provider of mortgage title insurance. If different title agencies are issuing the owners and mortgage title policies SELLER agrees to pay any and all fees to the agency issuing the owners policy except for the actual cost of recording the deed. BUYER agrees to pay any and all fees to title agency issuing the mortgage policy.

11. PROPERTY INSURANCE: SELLER shall be responsible for fire and extended coverage insurance on the property until sale is closed.

12. CLOSING: Sale will be closed on **OR** before see 3 B, _____ unless amended by written addendum to this Agreement. If title defects exist, SELLER will have 30 days after receiving written notice to remedy the defects. After the 30 days, SELLER will refund the deposit in full termination of this Agreement if title defects have not been remedied.

13. POSSESSION: SELLER will give possession as follows:

At closing

SELLER to occupy the property; it will be vacated no later than _____ days after Closing. At Closing, SELLER will pay BUYER the total sum of \$ _____ based upon \$ _____ per day, as occupancy charge for the period from the Closing date through the agreed surrender date. Charges for unused days will be reimbursed to SELLER upon vacating. SELLER is responsible for utilities and any repairs of damage caused to the property by SELLER after Closing and before vacating. If tenants occupy the property, then:

- SELLER will cause the tenants to vacate the property before closing.
- BUYER will take the property subject to the rights of the tenants.

SELLER is responsible for removal of all rubbish, personal items, trash/debris, and property shall be broom swept/cleaned.

BUYER'S initials [Signature] Date 11/4/18 SELLER'S initials NIG [Signature] Date 10/4/2018



GREATER LANSING ASSOCIATION OF REALTORS®
PURCHASE AGREEMENT



7.36 acre parcel off Hulett Rd.

Meridian

Property Address

14. SELLER'S DISCLOSURE:

BUYER acknowledges that a SELLER's Disclosure Statement has been provided to BUYER.

SELLER shall provide BUYER with a SELLER's Disclosure Statement with SELLER's acceptance of this offer. Pursuant to the SELLER Disclosure Act, MCL 559.951, et seq., BUYER will have 72 hours after delivery of the disclosure statement to terminate this Agreement by delivery of a written notice to SELLER or SELLER's agent.

15. **RELEASE:** BUYER and SELLER acknowledge that neither Listing Broker nor Selling Broker, nor their respective agents, have made any representations concerning the condition of the property covered by this Agreement or the marketability of title, and BUYER and SELLER release the Listing Broker and Selling Broker and their respective agents, with respect to all claims arising out of or related to this Agreement, any addendums or counteroffers; all claims arising from any purported representations as to the physical and environmental condition of the property covered by this Agreement or the marketability of title; and all claims arising from any special assessments and/or utility bills which have been or may in the future be charged against the property covered by this Agreement and, in addition, agree to indemnify and hold harmless the Listing Broker and Selling Broker and their respective agents from any and all claims related to those matters.

16. **PROPERTY CONDITION:** BUYER has personally inspected the property and has reviewed the information contained in any written disclosure statement provided by SELLER and BUYER agrees to accept the property "AS IS" in its present condition. BUYER IS NOT RELYING ON ANY REPRESENTATION OR STATEMENT MADE BY SELLER OR ANY REAL ESTATE SALESPERSON/BROKER REGARDING ANY ASPECT OF THE PROPERTY OR THIS SALE OTHER THAN EXPRESS REPRESENTATIONS IN THIS AGREEMENT, ANY ADDENDUM(S) OR STATEMENTS CONTAINED IN ANY WRITTEN DISCLOSURE STATEMENT. BUYER ACKNOWLEDGES THAT ALL INFORMATION PROVIDED BY THE GREATER LANSING ASSOCIATION OF REALTORS® LINESIDE IS DEEMED ACCURATE BUT IS NOT GUARANTEED OR WARRANTED.

17. **FINAL WALK-THROUGH:** Buyer reserves right to walk through property within 48 hours prior to closing to confirm all terms of this Agreement have been met.

18. **PROFESSIONAL ADVICE:** Broker advises BUYER to seek legal, tax, environmental, and other appropriate professional advice relating to this transaction. Broker does not make any representations or warranties with respect to the advisability of, or the legal effect of this transaction.

BUYER acknowledges that it has been recommended that an attorney be retained to review the marketability of title and all Closing documents including the Greater Lansing Association of REALTORS® Closing Agreement form and to determine that the terms of this Agreement have been met.

Documents of transaction to be reviewed by:

Attorney Name: _____ to be named _____ Telephone # _____
Address: _____ Fax # _____

OR

BUYER acknowledges that, contrary to recommendation, BUYER DOES NOT DESIRE TO RETAIN AN ATTORNEY.

19. **SQUARE FOOTAGE:** Parties agree any square footage stated in the MLS are estimates only and should not be relied upon, but should be verified by the parties.

20. **EARNEST MONEY DEPOSIT:** BUYER'S DEPOSIT: \$ 5,000.00 showing BUYER'S good faith will be deposited in escrow or trust account of Midstate Title Co. (BROKER/TITLECOMPANY) under current regulations of the State of Michigan. This deposit will be applied as part of the purchase price. If this offer is not accepted, or title is not marketable, or insurable, or if the terms of purchase are contingent upon BUYER'S ability to obtain a new mortgage, or if sale is on land contract subject to its sale, or if there are any other contingencies in this Agreement which cannot be met, this deposit is to be refunded.

If BUYER or SELLER defaults, the other party may enforce this Agreement or may cancel it, and pursue his/her legal and/or equitable remedies. If the sale is not consummated, any release of the BUYER'S deposit will require a Mutual Release of this Agreement signed by all parties. If no mutual agreement can be negotiated, the person holding the deposit may, upon 30 days written notice to all parties, transfer the deposit by interpleader to a court of proper jurisdiction after deducting out-of-pocket costs and legal fees. Delivery to court will release the Brokers and the person holding the deposit from further liability concerning the deposit.

BUYER'S initials [Signature] Date 10/4/18 SELLER'S initials NLC [Signature] Date 10/4/2018



GREATER LANSING ASSOCIATION OF REALTORS® PURCHASE AGREEMENT



7.36 acre parcel off Hulett Rd.

Meridian

Property Address

21. **LIMITATION:** BUYER and SELLER agree that any and all claims or lawsuits which they may have against the Listing Broker and its Agents and/or Selling Broker and its Agents relating to their services must be filed no more than six (6) months after the date of closing of the transaction described in this Agreement. BUYER and SELLER waive any statute of limitations to the contrary.
22. **MEDIATION:** BUYER and SELLER agree that any dispute related to this Agreement shall be submitted to Mediation. This Mediation shall be according to the NATIONAL ASSOCIATION OF REALTORS® rules and procedures of the Home seller's/Homebuyer's Dispute Resolution System. If the parties cannot reach a binding agreement in Mediation, they have the right to use other legal remedies. BUYER acknowledges receipt of the brochure briefly describing the Mediation System.
23. **TIME IS OF THE ESSENCE.** Time is of the essence in this transaction. Failure to enforce a time deadline in one or more instances shall not constitute a waiver of that time deadline or other deadlines in the future.
24. **ASSIGNMENT:** BUYER will not assign this Agreement without the consent of SELLER.
25. **AGENCY DISCLOSURE:** THE UNDERSIGNED BUYER AND SELLER EACH ACKNOWLEDGE THAT THEY HAVE READ AND SIGNED *THE DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS*.

THE SELLING BROKER/SALESPERSON IS ACTING AS (check one):

- AGENT OF THE SELLER
 BUYER'S AGENT DUAL AGENT (with written, informed consent of both BUYER and SELLER)
 OTHER: purchaser is a licensed broker in the State of Michigan

26. **ELECTRONIC COMMUNICATION:** As an alternative to physical delivery, the parties agree that this Agreement, any amendment or modification of this Agreement and/or any written notice or communication in connection with this Agreement may be delivered to the SELLER in care of the Listing REALTOR® and the BUYER in care of the Selling REALTOR® using electronic mail or facsimile using the contact information set forth above. Any such communication shall be deemed delivered at the time it is sent or transmitted. SELLER represents and warrants that an electronic email address has been provided to Listing REALTOR® from which SELLER may receive electronic mail. BUYER represents and warrants that an electronic email address has been provided to Selling REALTOR® from which BUYER may receive electronic mail. The parties agree that the electronic signatures and initials shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the handwriting of each party.
27. **ENTIRE AGREEMENT:** This written Agreement and any written addenda to it contain the entire agreement of the parties with respect to the sale of the property and supersede all negotiations, understandings or offers. No oral representations or statements will be binding, and this Agreement may be modified or amended only in writing and signed by the BUYER and SELLER. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

28. **A. BUYER'S SIGNATURE:**

DATE: _____

X		X
BUYER (Signature)		BUYER (Signature)
X		X
Print Name		Print Name

BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT PAGES 1 THROUGH 8.

Received from above named BUYER earnest money deposit in the amount of \$ 5,000.00
 in the form of Personal Check # _____ Other _____
 Received By _____ (REALTOR®)

BUYER'S Address: _____

BUYER'S initials [Signature] Date 10/4/18 SELLER'S initials NLC Date 10/4/2018



GREATER LANSING ASSOCIATION OF REALTORS® PURCHASE AGREEMENT



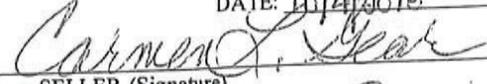
7.36 acre parcel off Hulett Rd.

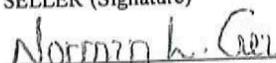
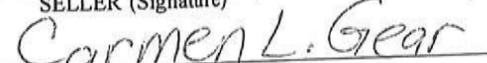
Meridian

Property Address

B. SELLER'S ACKNOWLEDGEMENT: SELLER'S SIGNATURE ACKNOWLEDGES RECEIPT OF PAGES 1 THROUGH 8

DATE: 10/4/2018

 _____ x  _____
 SELLER (Signature) SELLER (Signature)

 _____ x  _____
 Print Name Print Name

29. SELLER'S RESPONSE: The offer is

ACCEPTED AS WRITTEN

REJECTED

AMENDED AS FOLLOWS:

1 sale price to increase by \$10,000 if buyer is able to get 8 lots.

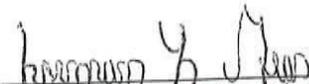
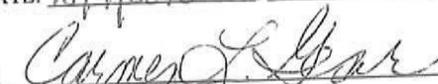
30. ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

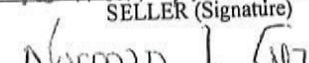
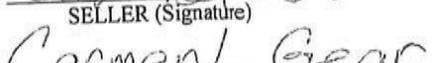
31. MULTIPLE OFFERS: BUYER'S ACCEPTANCE OF ANY COUNTER OFFER MADE BY SELLER WILL BE BINDING ON THE SELLER ONLY WHEN AND IF THE SELLER SIGNS BELOW ACCEPTING AND ACKNOWLEDGING RECEIPT BY SELLER OF THE BUYER'S ACCEPTANCE OF SELLER'S COUNTER OFFER. IF SELLER RECEIVES MULTIPLE OFFERS OR MULTIPLE ACCEPTANCES OF COUNTER OFFERS PRIOR TO THE WRITTEN ACCEPTANCE AND ACKNOWLEDGEMENT BY SELLER OF AN ACCEPTED COUNTER OFFER, SELLER WILL BE ENTITLED TO CHOOSE CONCLUSIVELY THE TRANSACTION BY WHICH SELLER WILL BE BOUND.

32. SELLER LIABILITY: SELLER UNDERSTANDS THAT CONSUMMATION OF THE SALE OR TRANSFER OF THE PROPERTY DESCRIBED IN THIS AGREEMENT WILL NOT RELIEVE SELLER OF ANY LIABILITY THAT SELLER MAY HAVE UNDER THE MORTGAGE(S) OR OTHER INDEBTEDNESS TO WHICH THE PROPERTY IS SUBJECT UNLESS OTHERWISE AGREED TO BY THE LENDER OR REQUIRED BY LAW OR REGULATION.

33. SELLER'S SIGNATURE:

DATE: 10/4/2018 _____ a.m. p.m.

 _____ x  _____
 SELLER (Signature) SELLER (Signature)

 _____ x  _____
 Print Name Print Name

BUYER'S initials  Date 10/4/18 SELLER'S initials NLG  Date 10/4/2018



GREATER LANSING ASSOCIATION OF REALTORS® PURCHASE AGREEMENT



7.36 acre parcel off Hulett Rd.

Meridian

Property Address

SELLER'S Address: _____

TELEPHONE: _____ (day) TELEPHONE: _____ (eve)

REALTOR®: _____ REALTOR'S® TELEPHONE: _____

SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT PAGES 1 THROUGH 8.

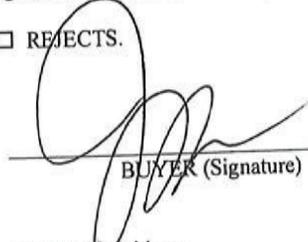
34. BUYER'S RECEIPT/RESPONSE:

If accepted by SELLER as written
 Receipt is acknowledged by BUYER of SELLER'S acceptance of BUYER'S offer.

If amended by SELLER
 Accepts SELLER'S counter offer. All other terms and conditions remain unchanged. BUYER acknowledges there will be a binding agreement between parties only when the SELLER signs paragraph 35 below.

REJECTS.

DATE: 10/4/18 a.m. p.m.


BUYER (Signature)

X _____ BUYER (Signature)

BUYER'S Address: _____

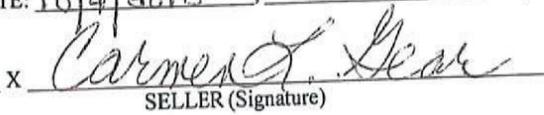
TELEPHONE: _____ (day) TELEPHONE: _____ (eve)

REALTOR®: _____ REALTOR'S® TELEPHONE: _____

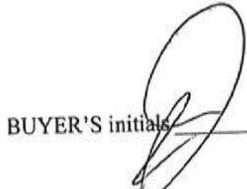
35. SELLER'S RECEIPT: SELLER accepts and acknowledges receipt of BUYER'S acceptance of counter offer.

DATE: 10/4/2018 a.m. p.m.


SELLER (Signature)

X 
SELLER (Signature)

DISCLAIMER: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section of the form is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or warranties made in connection with the form. ©Copyright Greater Lansing Association of REALTORS® (Rev. 3/89, 1/90, 11/90, 1/93, 2/94, 2/95, 2/96, 7/97, 10/97, 2/99, 5/00, 9/01, 2/03, 9/05, 11/06, 9/11, 10/12, 7/13, 1/14, 8/14, 10/15, 12/16)


BUYER'S initials _____

Date 10/4/18

SELLER'S initials ASLG

Date 10/4/2018

SKETCH/AREA TABLE ADDENDUM

Exhibit A

File No 33-02-02-32-400-005

Property Address 3760 HULETT

City OKEMOS

County INGHAM

State MI

Zip 48864

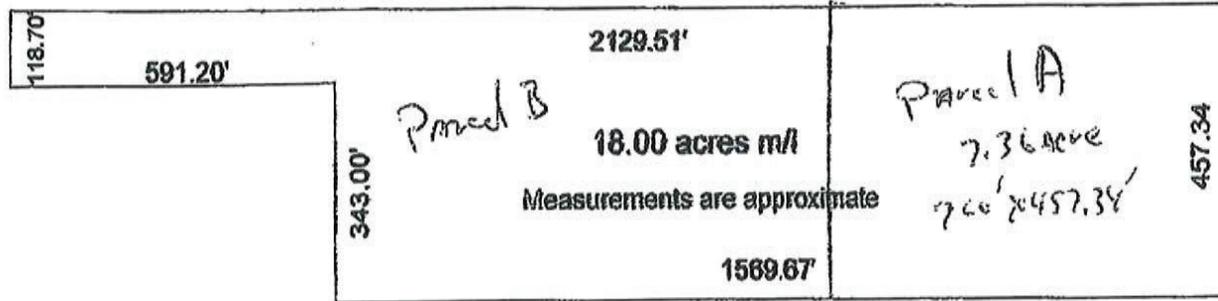
Borrower GEAR, NORMAN L & CARMEN L

Lender/Client 999

Appraiser Name

32-400-005

Hulett Road



Comments:

Scale: 1 = 300

01/4/18
5/25/18
NLG 6/5/2018



Mr. Peter Menser
Meridian Charter Township
Community Planning and Development
5151 Marsh Rd
Okemos MI 48864

November 28, 2018

Re: Robins Way RAAA Rezoning conditions

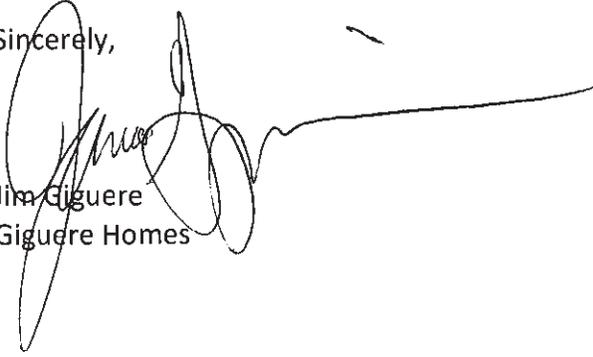
Mr. Menser,

The following conditions will be included in our RAAA rezoning application for the 7.36 acre parcel that is adjacent to Robins Way:

- Maximum number of (7) lots.
- If RAAA rezoning is approved, Giguere Homes will not attempt to increase number of lots beyond (7) in the future.
- Inclusion of a 50' Natural Preservation Area along the south side of the parcel. This area will be deeded to the Homeowners Association.
- Inclusion of a 5' Tree Buffer on the interior side of the 50' Natural Preservation Area that is located on the south side of the parcel. Lots 6 & 7 will have deed restrictions requiring preservation of any trees within this buffer that have a trunk diameter of greater than or equal to 12".
- Inclusion of an 80' Natural Preservation Area along the west side of the parcel. This area will be deeded to the Homeowners Association.
- Inclusion of a 20' Deed Restricted Preservation Area along the north side of the parcel. Lots 3, 4, & 5 will have deed restrictions requiring that this buffer area remain undisturbed.

- Inclusion of a 10' Tree Buffer Area on the interior side of the 20' Deed Restricted Preservation Area that is located on the north side of the parcel. Lots 3, 4, & 5 will have deed restrictions requiring preservation of any trees within this buffer that have a trunk diameter of greater than or equal to 12".
- Deed restrictions for homes in new development will meet or exceed RESTATED DECLARATION OF RESTRICTIONS FOR SANCTUARY SUBDIVISION, that was recorded on August 25, 2006 with the Ingham County Register of Deeds.
- One seat on the Architectural Review Board for the proposed development will be reserved for an elected representative from the existing Sanctuary Homeowners Association.
- Giguere Homes will not seek a variance for wetland buffer on lots 4, 5 & 6.
- Hours of land development activities will be restricted to 8am-6pm Monday-Saturday

Sincerely,


Jim Giguere
Giguere Homes

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: January 9, 2019

Re: **Rezoning #18160 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density) with conditions.**

The public hearing for Rezoning #18160 was held at the December 17, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning request at its next meeting.

As requested by the Planning Commission at its last meeting, the conditions offered by the applicant as part of the rezoning will be tied to any future development of the property.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to RAAA (Single Family-Low Density) with conditions is attached.

- **Move to adopt the attached resolution to recommend approval of Rezoning #18160.**

Attachment

1. Resolution to recommend approval.

RESOLUTION TO APPROVE RAAA

**Rezoning #18160
Giguere Homes
3760 Hulett Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of January, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Giguere Homes requested the rezoning of approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on December 17, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated December 13, 2018; and

WHEREAS, the subject site meets the minimum standard for lot area of the proposed RAAA (Single Family-Low Density) zoning district; and

WHEREAS, the subject site is located in close proximity to an existing RAAA (Single Family-Low Density) zoning district to the east; and

WHEREAS, in a letter dated November 28, 2018 the applicant offered voluntary conditions on the rezoning, including

1. Limit current development of the site to a maximum of seven lots.
2. Limit future development of the site to a maximum of seven lots.
3. Establishment of a 50 foot wide natural preservation area along the south side of the parcel to be deeded to the homeowners association.
4. Establishment of a five foot wide tree buffer on the north side of the 50 foot wide natural preservation area on the south side of the parcel, including deed restrictions on Lots 6 & 7 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
5. Establishment of an 80 foot natural preservation area along the west side of the parcel to be deeded to the homeowners association.
6. Establishment of a 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring the preservation area remain undisturbed.

**Resolution to Approve
Rezoning #18160 (Giguere Homes)
Page 2**

7. Establishment of a 10 foot wide tree buffer area on the south side of the 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
8. Establishment of deed restrictions for the homes in any new development on the property that meet or exceed those of the existing Sanctuary development.
9. Reservation of one seat on the architectural review board established in the deed restrictions for an elected representative from the existing Sanctuary Homeowners Association.
10. Limitation imposed on Giguere Homes to not seek a variance to encroach into the required wetland buffer on Lots 5 & 6.
11. Restriction of construction hours to only between 8 a.m. to 6 p.m., Monday-Saturday.

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

WHEREAS, public water and sanitary sewer services are available to serve the site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18160 to rezone approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density), subject to the conditions voluntarily offered by the applicant, which include the following:

1. Limit current development of the site to a maximum of seven lots.
2. Limit future development of the site to a maximum of seven lots.
3. Establishment of a 50 foot wide natural preservation area along the south side of the parcel to be deeded to the homeowners association.
4. Establishment of a five foot wide tree buffer on the north side of the 50 foot wide natural preservation area on the south side of the parcel, including deed restrictions on Lots 6 & 7 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
5. Establishment of an 80 foot natural preservation area along the west side of the parcel to be deeded to the homeowners association.
6. Establishment of a 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring the preservation area remain undisturbed.
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8. Establishment of deed restrictions for the homes in any new development on the property that meet or exceed those of the existing Sanctuary development.
9. Reservation of one seat on the architectural review board established in the deed restrictions for an elected representative from the existing Sanctuary Homeowners Association.
10. Limitation imposed on Giguere Homes to not seek a variance to encroach into the required wetland buffer on Lots 5 & 6.
11. Restriction of construction hours to only between 8 a.m. to 6 p.m., Monday-Saturday.

**Resolution to Approve
Rezoning #18160 (Giguere Homes)
Page 3**

BE IT FURTHER RESOLVED, in addition to the conditions offered by the applicant, the Planning Commission recommends approval of Rezoning #18160 to rezone approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density) subject to the following condition:

1. Any development proposed on the property shall be subject to the conditions voluntarily offered by the applicant for Rezoning #18160.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of January, 2019.

John Scott-Craig
Planning Commission Vice-Chair

RESOLUTION TO APPROVE RAAA

**Rezoning #18160
Giguere Homes
3760 Hulett Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of January, 2019, at 7:00 p.m., Local Time.

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

ABSENT: None

The following resolution was offered by Commissioner Premoe and supported by Commissioner Richards.

WHEREAS, Giguere Homes requested the rezoning of approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on December 17, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated December 13, 2018; and

WHEREAS, the subject site meets the minimum standard for lot area of the proposed RAAA (Single Family-Low Density) zoning district; and

WHEREAS, the subject site is located in close proximity to an existing RAAA (Single Family-Low Density) zoning district to the east; and

WHEREAS, in a letter dated November 28, 2018 the applicant offered voluntary conditions on the rezoning, including

1. Limit current development of the site to a maximum of seven lots.
2. Limit future development of the site to a maximum of seven lots.
3. Establishment of a 50 foot wide natural preservation area along the south side of the parcel to be deeded to the homeowners association.
4. Establishment of a five foot wide tree buffer on the north side of the 50 foot wide natural preservation area on the south side of the parcel, including deed restrictions on Lots 6 & 7 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
5. Establishment of an 80 foot natural preservation area along the west side of the parcel to be deeded to the homeowners association.
6. Establishment of a 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring the preservation area remain undisturbed.

**Resolution to Approve
Rezoning #18160 (Giguere Homes)
Page 2**

7. Establishment of a 10 foot wide tree buffer area on the south side of the 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
8. Establishment of deed restrictions for the homes in any new development on the property that meet or exceed those of the existing Sanctuary development.
9. Reservation of one seat on the architectural review board established in the deed restrictions for an elected representative from the existing Sanctuary Homeowners Association.
10. Limitation imposed on Giguere Homes to not seek a variance to encroach into the required wetland buffer on Lots 5 & 6.
11. Restriction of construction hours to only between 8 a.m. to 6 p.m., Monday-Saturday.

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

WHEREAS, public water and sanitary sewer services are available to serve the site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18160 to rezone approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density), subject to the conditions voluntarily offered by the applicant, which include the following:

1. Limit current development of the site to a maximum of seven lots.
2. Limit future development of the site to a maximum of seven lots.
3. Establishment of a 50 foot wide natural preservation area along the south side of the parcel to be deeded to the homeowners association.
4. Establishment of a five foot wide tree buffer on the north side of the 50 foot wide natural preservation area on the south side of the parcel, including deed restrictions on Lots 6 & 7 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
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10. Limitation imposed on Giguere Homes to not seek a variance to encroach into the required wetland buffer on Lots 5 & 6.
11. Restriction of construction hours to only between 8 a.m. to 6 p.m., Monday-Saturday.

**Resolution to Approve
Rezoning #18160 (Giguere Homes)
Page 3**

BE IT FURTHER RESOLVED, in addition to the conditions offered by the applicant, the Planning Commission recommends approval of Rezoning #18160 to rezone approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density) subject to the following condition:

1. Any development proposed on the property shall be subject to the conditions voluntarily offered by the applicant for Rezoning #18160.

ADOPTED: YEAS: Vice-Chair Scott-Craig, Secretary Premoe, Commissioners Trezise, Cordill, Richards, Shrewsbury, Lane

NAYS: None

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of January, 2019.

John Scott-Craig
Planning Commission Chair

- A. Jeanette Feintuch RE: Special Use Permit #18111
- B. Jibu & Ranjini John RE: Rezoning #18140
- C. Dylan Maxwell RE: Rezoning #18140
- D. Rajesh Nair RE: Rezoning #18140
- E. Jessi Adler RE: Special Use Permit #18081 & #18101
- F. Cecelia Kramer RE: Special Use Permit #18081 & #18101
- G. Joell Ackerman RE: Rezoning #18140
- H. James Weaver RE: Special Use Permit #18111
- I. Jeanette Feintuch RE: Special Use Permit #18111

6. Public Hearings

Chair Ianni opened the public hearing at 7:23 P.M.

- 
- A. Rezoning #18160 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density) with conditions.

Principal Planner Menser provided a brief summary of the proposal.

The applicant, James Giguere, 6253 Fedwick Court, introduced himself and said he was available to answer any questions.

Public Comments: None

Planning Commission Discussion:

Commissioner Premoe suggested that the zoning conditions should be noted in any future plat.

Vice-Chair Scott-Craig commented the current proposal is a result of many meetings between the community, developers and the Township. He also noted there is an existing pathway from Robins Way to Kansas Street and the Township does own a parcel on the east side of the subject site and there is a future potential for a pathway which would eventually connect the surrounding areas.

Commissioner Cordill stated the future potential for the pathway to be built on the east side to connect to the other area pathways in the area is a beneficial amenity to the area.

Commissioner Stivers noted Township Manager, Frank Walsh, led a Task Force to work through this difficult proposal by engaging involved parties so discussion could take place.

A straw poll indicated the Planning Commission would be in favor of recommending Rezoning #18160 to the Township Board and staff was asked to prepare a resolution recommending approval for the next meeting.

Chair Ianni closed the public hearing at 7:42 P.M.

7. Unfinished Business

- A. Special Use Permit #18111 (Fedewa Holdings), construct two multiple family apartment buildings with a total of 13 units at 1730 Chief Okemos Circle.

7. Unfinished Business

-  A. Rezoning #18160 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density) with conditions.

Principal Planner Menser provided a brief summary of the staff report. The applicant offered eleven voluntary conditions on the rezoning which are listed in the Resolution.

Motion by Commissioner Premoe to approve Rezoning #18160.
Supported by Commissioner Richards.

Planning Commission Discussion:

Commissioner Richards expressed appreciation to the developer and residents for coming together to discuss the issues and finding a resolution.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Richards, Shrewsbury, Lane, Cordill, Trezise and Scott-Craig

NAYS: NONE

MOTION CARRIED: 7-0

- B. Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building at 2875 Northwind Drive.

- C. Special Use Permit #18031 (Meridian Investment Group, LLC), construct group of buildings greater than 25,000 square feet in size at 2875 Northwind Drive.

Principal Planner Menser provided an update on both agenda items. The Planning Commission discussed the proposal last year during the June 11, 2018 meeting. The project was put on hold so the developer could obtain necessary permits from the Michigan Department of Environmental Quality. In addition, on December 12, 2018, the Zoning Board of Appeals approved a request for a variance to excavate in the floodway.

Ron Calhoun representing Meridian Investment Group, LLC, 2875 Northwind Drive, provided an update on the project since the June 11, 2018 Planning Commission Meeting. Mr. Calhoun indicated he would be available for questions.

Planning Commission Discussion:

Commissioner Trezise expressed concern at the meeting last year with regards to student parking during the school year and the potential of vehicles that could end up under water if flooding in the area took place and still is concerned with parking in the flood plain.

Vice-Chair Scott-Craig noted his concern with parking in the flood plain. There could be a threat to 83 of the 116 parking spaces should a major flood occur. The majority of parking would be by residents and many vehicles would be parked overnight which causes a safety and health hazard if there were to be a major flooding problem in the future. Vice-Chair Scott-Craig asked if a structure could be built that is above the flood plain so vehicles would be protected from the potential problem.



13.B

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Justin Quagliata, Assistant Planner

Date: February 13, 2019

Re: Rezoning #18150 (Township Board)

At its meeting on November 8, 2018 the Township Board initiated the rezoning of approximately four acres located at 5000 Okemos Road from RDD (Multiple Family) to C-3 (Commercial). The site is located on the southern end of a 28.49 acre parcel on the south side of Central Park Drive, east of Okemos Road. Only the four acre portion of the property is proposed for rezoning to C-3. The remainder of the property, approximately 24.49 acres, would remain in the RDD zoning district.

The Planning Commission held the public hearing on the rezoning request at its December 10, 2018 meeting and voted 9-0 to recommend approval at the December 17, 2018 meeting, citing the following reasons for its decision:

- The subject site meets or exceeds the minimum standards for lot area and lot width of the proposed C-3 (Commercial) zoning district.
- The proposed rezoning to C-3 (Commercial) is consistent with the 2017 Future Land Use Map designation of Mixed Use Core.
- The subject site is located adjacent to properties zoned C-3 (Commercial) to the east and south.
- Public water and sanitary sewer services are available to serve the site.

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

Township Board Options

The Township Board may approve or deny the proposed rezoning from RDD (Multiple Family) to C-3 (Commercial). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Rezoning #18150 (Township Board)
Township Board (February 19, 2019)
Page 2

Attachments

1. Staff memorandums dated December 5, 2018 and December 13, 2018 with attachments.
2. Resolution recommending approval dated December 17, 2018.
3. Planning Commission minutes dated December 10, 2018 (public hearing) and December 17, 2018 (decision).

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\REZ 18150 (Township Board)\REZ 18150.tb1.doc





To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: December 5, 2018

Re: Rezoning #18150 (Meridian Township), rezone approximately four acres located at 5000 Okemos Road from RDD (Multiple Family) to C-3 (Commercial).

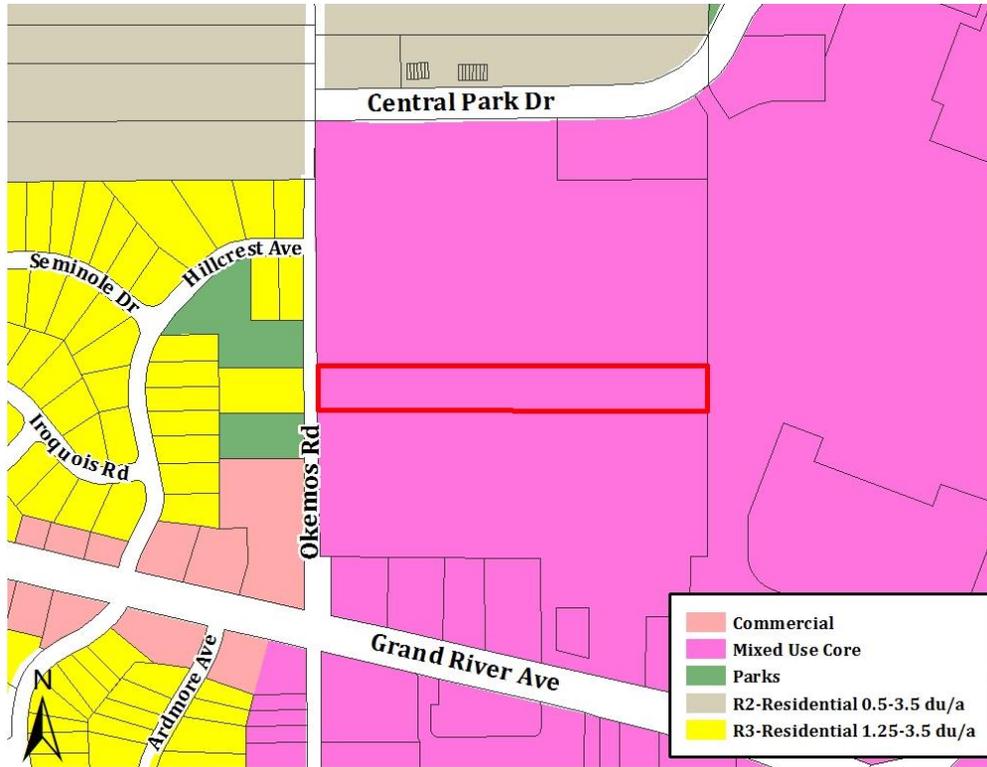
At its meeting on November 8, 2018 the Township Board initiated the rezoning of approximately four acres located at 5000 Okemos Road from RDD (Multiple Family) to C-3 (Commercial). The site is located on the southern end of a 28.50 acre parcel on the south side of Central Park Drive, east of Okemos Road. Only the four acre portion of the property is proposed for rezoning to C-3. The remainder of the property, approximately 24.50 acres, would remain in the RDD zoning district. A land division would be required to separate the portion of the property that is proposed for rezoning.

The rezoned property will be transferred to Meridian Mall and added to the Mall's Commercial Planned Unit Development (C-PUD) as part of a land swap, in which the Township will receive 2.52 acres of Mall property for the relocation of the Farmers' Market. The Board voted to authorize the Township Manager to complete the transaction at its meeting on November 8, 2018.

The zoning of Meridian Mall is C-3. For properties to be included in a C-PUD the ordinance requires the property to be zoned C-1, C-2, C-3 (Commercial) or CS (Community Service). The intent of transferring the four acres is to keep the Mall consistent with the C-PUD approved by the Township Board for open space. Rezoning the four acres to a commercial category would not change that requirement. If the rezoning is approved the next step would be to amend the Mall's C-PUD to include the four acres of transferred property and remove the 2.52 acre parcel for the Farmers' Market.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Mixed Use Core category.

FUTURE LAND USE MAP

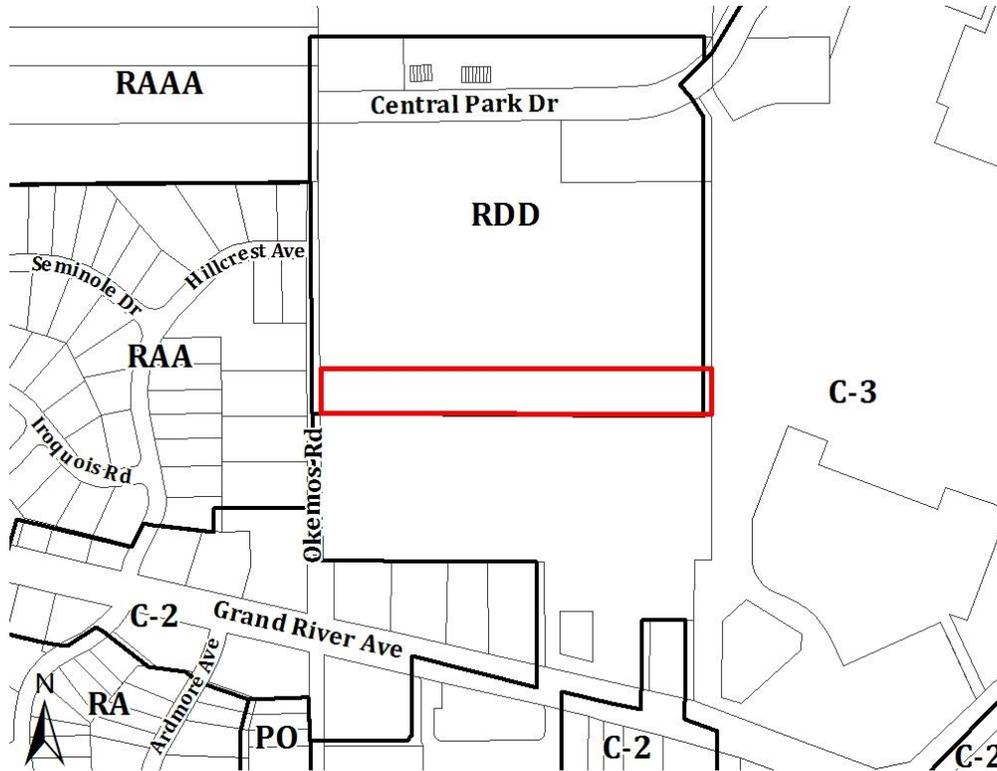


Zoning

The subject site is located in the RDD (Multiple Family, maximum five dwelling units per acre) zoning district, which requires a minimum of 65 feet of lot width for single-family or 100 feet of lot width for multiple-family, and 8,000 square feet of lot area for single-family or 11,000 square feet for duplexes. The requested C-3 zoning district requires a minimum of 100 feet of lot width and 10,000 square feet of lot area. With 129.53 feet of lot width on Okemos Road and four acres (174,240 square feet) of lot area, the site meets the minimum standards for both lot area and lot width of the existing RDD and the proposed C-3 zoning districts. The following table illustrates the lot width and lot area standards for the existing RDD and proposed C-3 zoning districts:

Zoning District	Lot Width (feet)	Lot Area (square feet)
RDD (Multiple Family)	65 for single family, 100 for multiple family	8,000 for single family, 11,000 for duplexes
C-3 (Commercial)	100	10,000

ZONING MAP



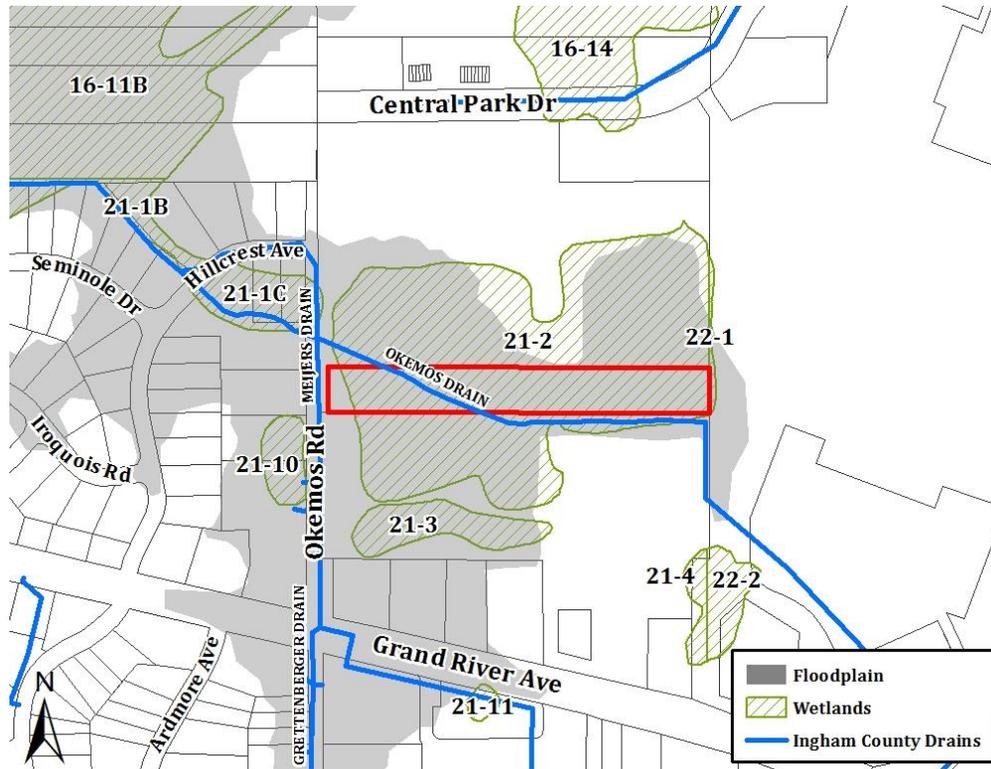
Physical Features

The site is currently undeveloped and is generally level, with elevations ranging from 833 feet above mean sea level near the northern end of the site and gradually rising to 841 feet above mean sea level near the south property line. Vegetation mainly consists of brush and trees. The site has no special designation on the Township Greenspace Plan. The Okemos Drain, an open (unenclosed) county drain, flows south to north through the southwest portion of the subject site.

Wetlands and Floodplain

The Township Wetland Map depicts Wetland #21-2 located on the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is located entirely in the floodplain.

WETLANDS AND FLOODPLAIN MAP



Streets & Traffic

The site fronts on Okemos Road, which is a four-lane road with curb and gutter classified as a Minor Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Okemos Road, between Grand River Avenue and Hillcrest Avenue, showed a total of 6,578 northbound vehicle trips and 6,078 southbound vehicle trips in a 24 hour period.

Utilities

Municipal water and sanitary sewer is available in the vicinity of the subject site.

Staff Analysis

The applicant has requested the rezoning of approximately four acres of a 28.50 acre parcel from RDD to C-3. 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.

**Rezoning #18150 (Meridian Township)
Planning Commission (December 10, 2018)
Page 5**

The Township Board in 2013 approved a C-PUD (C-PUD #13034) for Meridian Mall. The approved plan included an addition to the Mall for retailer Gordmans and the establishment of three future building sites adjacent to Central Park Drive. The Farmers' Market will be located in the area allocated for two of the three future building sites totaling 18,000 square feet in size (one, 10,000 square foot building and one, 8,000 square foot building). The relocation of the Farmers' Market to the Mall will impact the number of required parking spaces and the amount of permitted impervious surface coverage established by the C-PUD. The property transfer is intended to offset those impacts. A description of changes to the number of parking spaces and impervious surface coverage is explained below.

Parking

The parking requirement for retail shopping centers consisting of more than 600,000 square feet of gross leasable area is 5 spaces for every 1,000 square feet of gross leasable floor area. The C-PUD granted 4.54 parking spaces for every 1,000 square feet of gross leasable floor area or a total of 4,584 parking spaces. As proposed the Farmers' Market relocation would reduce Mall parking by 120 future parking spaces.

Impervious Surface

C-3 zoned sites are allowed 70 percent impervious surface coverage. The C-PUD granted coverage at 82.54 percent impervious and 17.46 percent pervious. The Mall property's impervious surface coverage when the Farmers' Market is relocated will be 82.95 percent, a 0.41 percent increase from the allowed impervious coverage granted by the C-PUD. To compensate for the loss of pervious area the Farmers' Market will occupy, four acres of Township property is being transferred to the Mall to keep the property consistent with the allowed impervious surface coverage. After the transfer, the Mall's impervious surface coverage would be 81.57 percent, 0.97 percent under the amount granted by the C-PUD.

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

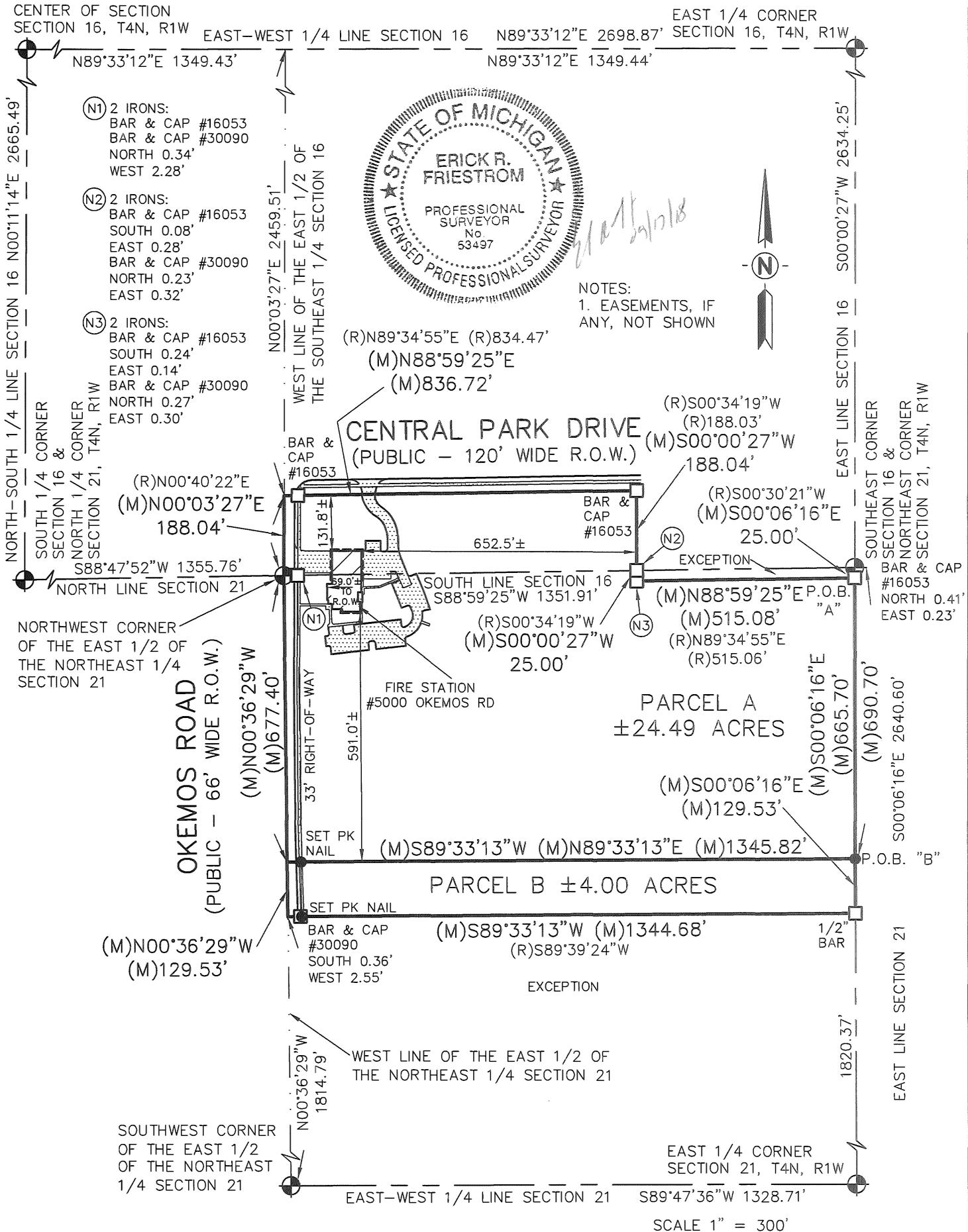
1. Township property survey prepared by Kebs, Inc., dated September 17, 2018 and received by the Township on September 28, 2018.
2. Mall property survey prepared by Kebs, Inc., dated April 5, 2018.
3. Rezoning criteria.
4. Location maps.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18150 (Meridian Township)\REZ 18150.pc1.docx

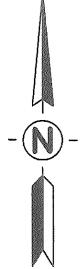


CERTIFIED BOUNDARY SURVEY

FOR: CHARTER TOWNSHIP OF MERIDIAN



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN



LEGEND

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x—x— = Fence
- ← 0.0'± = Denotes Distance to the Survey Line
- ▨ = Concrete, Asphalt, Deck & Porch

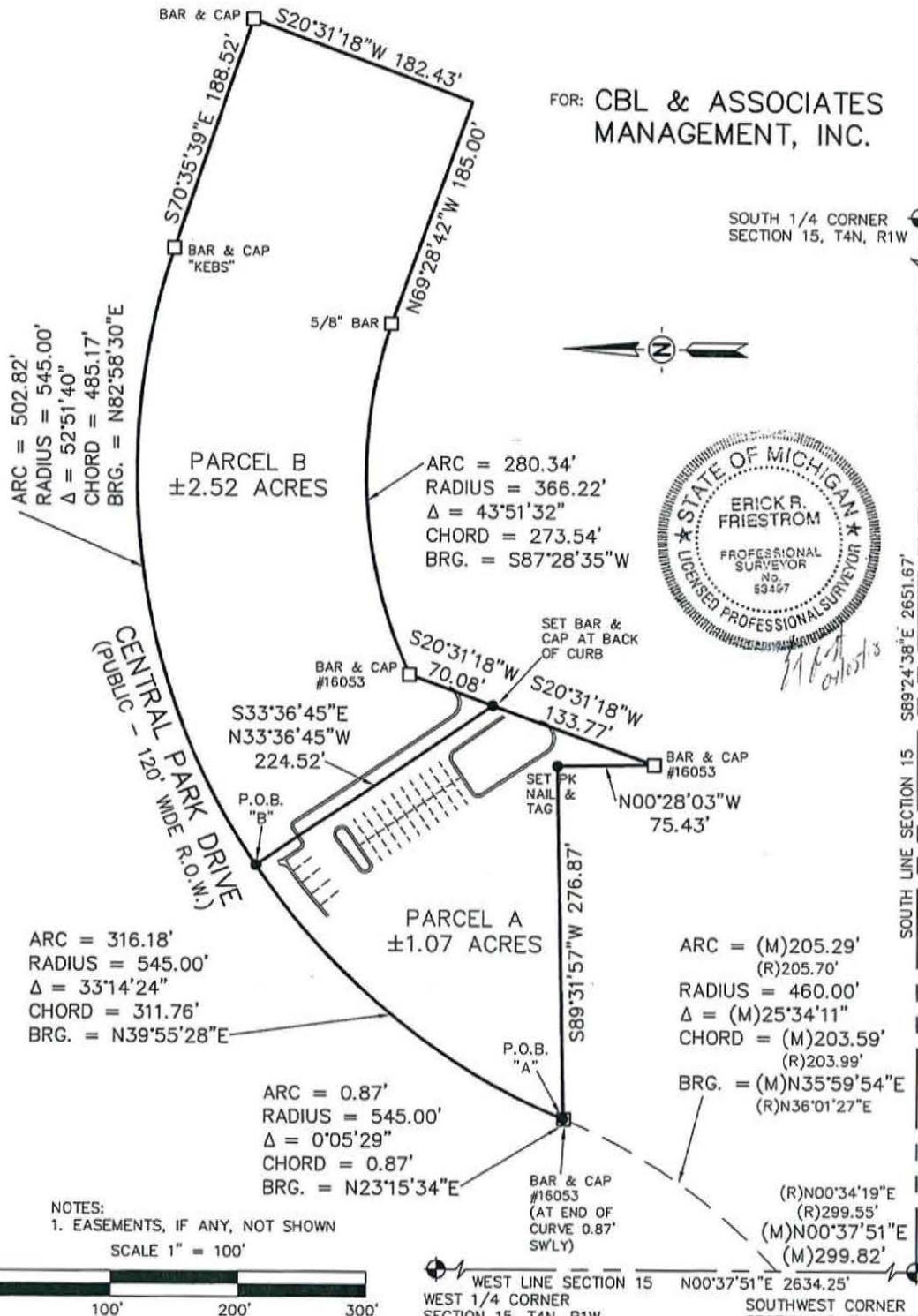
All Dimensions are in Feet and Decimals Thereof.

	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 SSF	SECTION 16&21, T4N, R1W
FIELD WORK BY NAW	JOB NUMBER:
SHEET 1 OF 4	94153.BND

CERTIFIED BOUNDARY SURVEY

FOR: CBL & ASSOCIATES
MANAGEMENT, INC.

SOUTH 1/4 CORNER
SECTION 15, T4N, R1W



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
SCALE 1" = 100'



LEGEND

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x-x- = Fence
- 0.0'± = Denotes Distance to the Survey Line

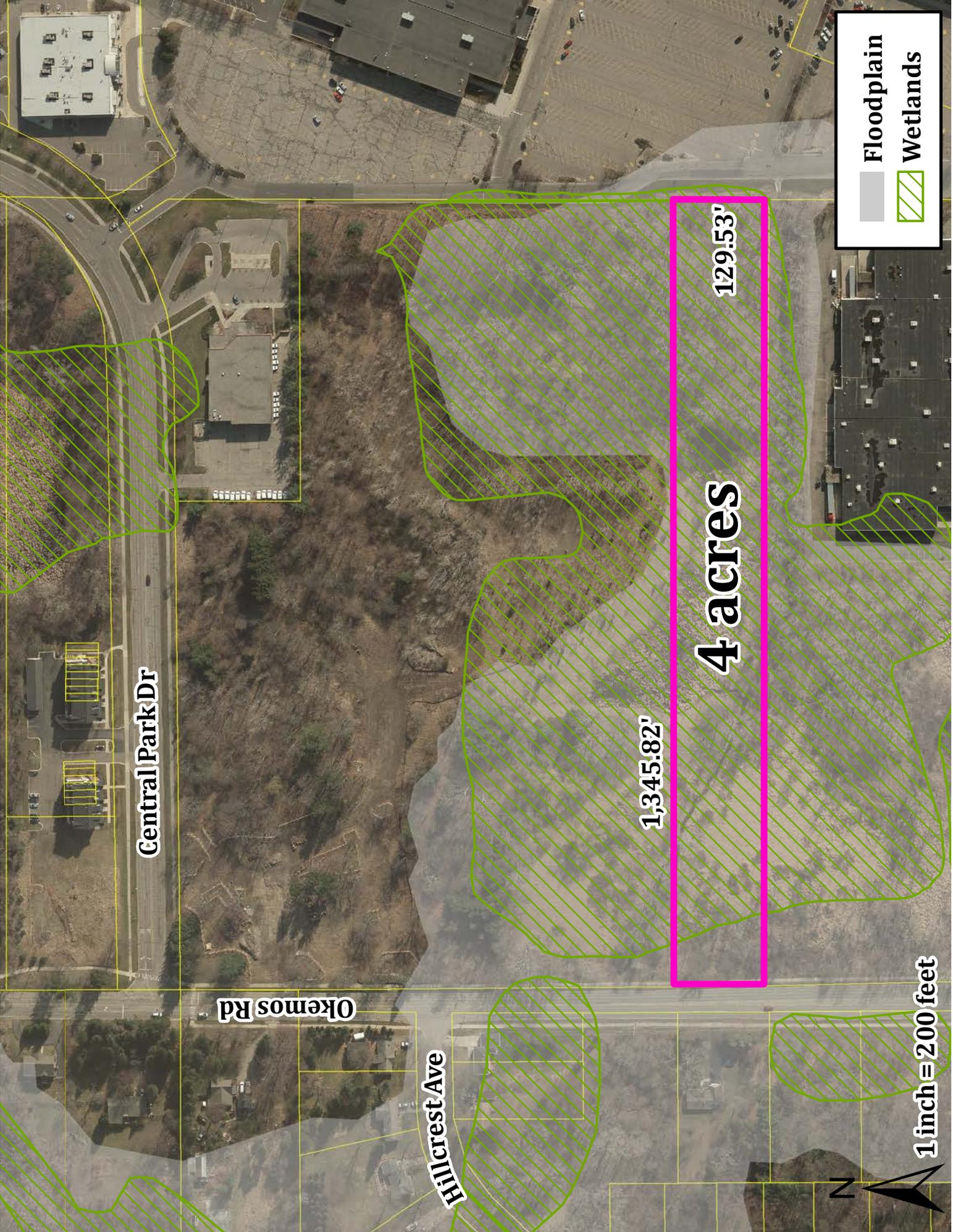
All Dimensions are in Feet and Decimals Thereof.
All Improvements Not Shown.

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 SSF	SECTION 15, T4N, R1W
FIELD WORK BY SL	JOB NUMBER:
SHEET 1 OF 3	92632.BND



Floodplain
[Grey square]

Wetlands
[Green hatched square]

Central Park Dr

Okemos Rd

Hillcrest Ave

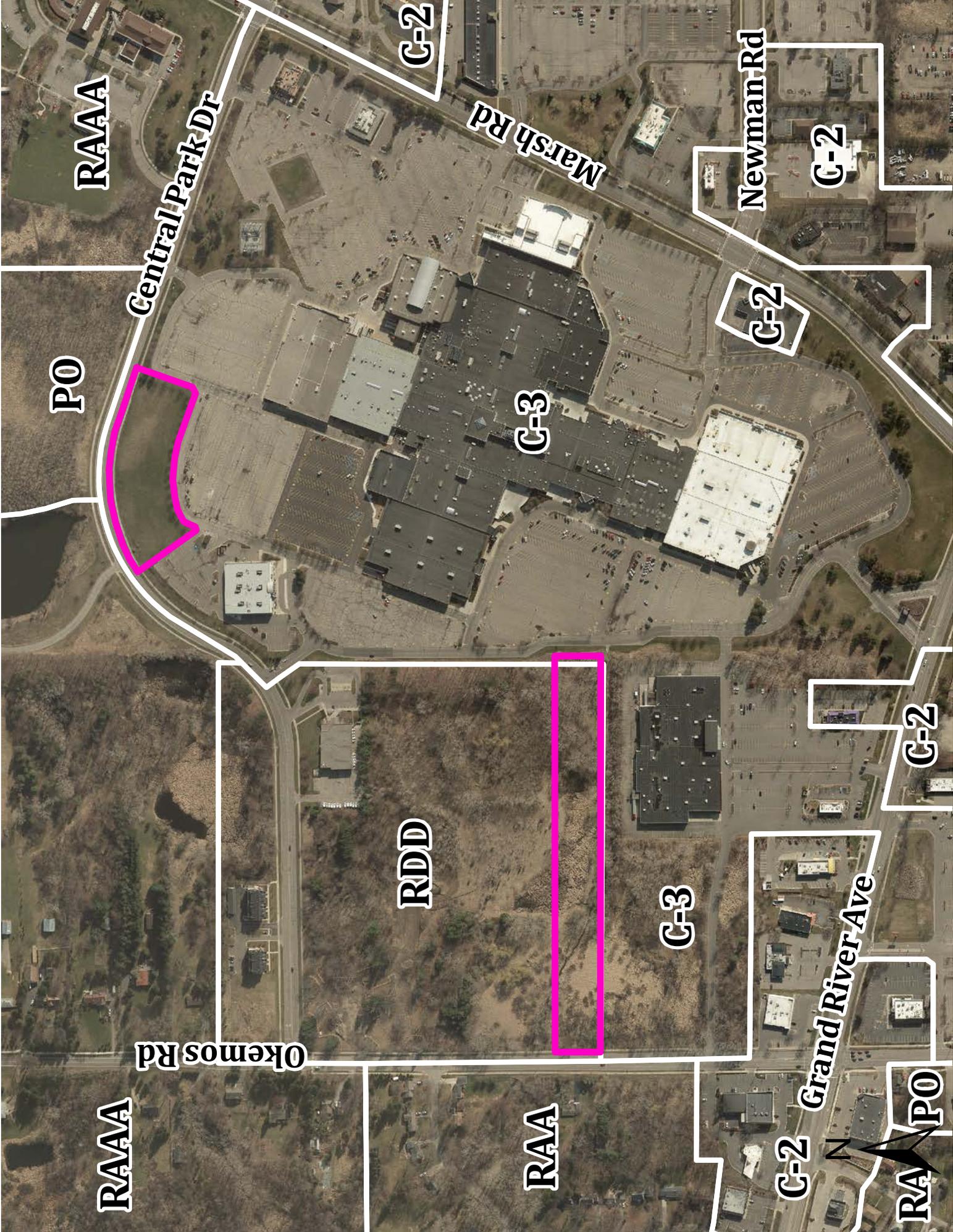
4 acres

1,345.82'

129.53'

1 inch = 200 feet





RAAAA

C-2

Newman Rd

C-2

Central Park Dr

C-2

PO

C-3

Marsh Rd

RDD

C-2

Okemos Rd

C-3

RAAAA

RAA

Grand River Ave

C-2

RA PO





To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: December 13, 2018

Re: Rezoning #18150 (Meridian Township), rezone approximately four acres located at 5000 Okemos Road from RDD (Multiple Family) to C-3 (Commercial).

The public hearing for Rezoning #18150 was held at the December 10, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning request at its next meeting.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to C-3 (Commercial) is attached.

- **Move to adopt the attached resolution to recommend approval of Rezoning #18150.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18150 (Meridian Township)\REZ 18150.pc2.doc

RESOLUTION TO APPROVE C-3

**Rezoning #18150
Meridian Township
5000 Okemos Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17th day of December, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board initiated the rezoning of approximately four acres located at 5000 Okemos Road from RDD (Multiple Family) to C-3 (Commercial); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on December 10, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated December 5, 2018; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed C-3 (Commercial) zoning district; and

WHEREAS, the proposed rezoning to C-3 (Commercial) is consistent with the 2017 Future Land Use Map designation of Mixed Use Core; and

WHEREAS, the subject site is located adjacent to properties zoned C-3 (Commercial) to the east and south; and

WHEREAS, public water and sanitary sewer services are available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18150 to rezone approximately four acres from RDD (Multiple Family) to C-3 (Commercial).

ADOPTED: YEAS: _____

NAYS: _____

RESOLUTION TO APPROVE C-3

**Rezoning #18150
Meridian Township
5000 Okemos Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17th day of December, 2018, at 7:00 p.m., Local Time.

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

ABSENT: None

The following resolution was offered by Commissioner Premoe and supported by Vice-Chair Scott-Craig.

WHEREAS, the Township Board initiated the rezoning of approximately four acres located at 5000 Okemos Road from RDD (Multiple Family) to C-3 (Commercial); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on December 10, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated December 5, 2018; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed C-3 (Commercial) zoning district; and

WHEREAS, the proposed rezoning to C-3 (Commercial) is consistent with the 2017 Future Land Use Map designation of Mixed Use Core; and

WHEREAS, the subject site is located adjacent to properties zoned C-3 (Commercial) to the east and south; and

WHEREAS, public water and sanitary sewer services are available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18150 to rezone approximately four acres from RDD (Multiple Family) to C-3 (Commercial).

ADOPTED: YEAS: Chair Ianni, Vice-Chair Scott-Craig, Secretary Premoe, Commissioners Shrewsbury, Trezise, Cordill, Lane, Stivers, Richards

NAYS: None

The potential benefits of rezoning to PO could be lower noise levels, and that the businesses would be closed during holidays, weekends and evenings. During these times, outdoor lighting of a future development might not be as much of a concern.

Commissioner Premoe asked Principal Planner Menser if residential property values would be lowered in the area if office space is added. Principal Planner Menser did not speak to property values.

Vice-Chair Scott-Craig commented on how busy Jolly Road is and how difficult it can be to exit the property. There are topographical issues on the site making it expensive to grade the property for development. Vice-Chair Scott-Craig claimed the abandoned house on the property could be dangerous. He further noted it could be possible to develop houses on the property and they would sell like the other new houses in the area. He claimed office use would also be appropriate as a transition between uses.

Commissioner Cordill stated a change in zoning to PO would create “spot” zoning and questioned if this is the appropriate direction to take. Principal Planner Menser stated he will address this matter in the next staff report.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Rezoning #18140 and staff was asked to prepare a resolution recommending approval for the next meeting.

Chair Ianni closed the public hearing at 8:35 P.M.



- B. Rezoning #18150 (Meridian Township), rezone the south four acres of Parcel I.D. #21-226-011 from RDD (Multiple Family) to C-3 (Commercial), located on the east side of Okemos Road, south of Central Park Drive.

Chair Ianni opened the public hearing at 8:36 P.M.

Principal Planner Menser provided a brief summary of the staff report and also acted on behalf of the Township to address questions.

Public Comments:

- A. Jean Wallick, 4989 Okemos Road, voiced concerns regarding Rezoning #18150.
- B. Jessi Adler, 1580 Hillside Drive, voiced concerns regarding Rezoning #18150 and asked if the land swap between Meridian Township and the Meridian Mall would be green space.

Commissioner Cordill asked Principal Planner Menser who could address the issues Ms. Jean Wallick had expressed. Principal Planner Menser stated the concerns would be shared with the Ingham Country Drain Commissioner’s Office and Meridian Township’s Engineering Department.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Rezoning #18150 and staff was asked to prepare a resolution recommending approval for the next meeting.

Chair Ianni closed the public hearing at 8:55 P.M.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Lane, Richards, Stivers, Premoe, Shrewsbury, Scott-Craig, and Ianni.

NAYS: Commissioner Cordill.

MOTION CARRIED: 8-1

- B. Rezoning #18140 (Thomas M. Hitch), rezone approximately 2.87 acres located at 2530 & 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office).

Principal Planner Menser mentioned there were no updates to the rezoning proposal other than a concern raised during the last meeting about "spot zoning." Planner Menser noted that his research showed this proposal would not be considered spot zoning as there are other areas nearby zoned Professional and Office.

The representative for the owner, Thomas Hitch, 601 Abbot Road, reviewed the proposal and provided property history. Mr. Hitch said he was available for questions.

The realtor for the owner, Jim Caster, 16102 Park Lake Road, was available for questions.

Motion by Commissioner Cordill to approve Rezoning #18140.

Supported by Commissioner Trezise.

Planning Commission Discussion:

Commissioner Cordill stated rezoning to Professional and Office would not be as intrusive as rezoning to commercial or multiple family and the least impactful of the options available. Commissioner Cordill also mentioned the property was on the market for eighteen months and there was no interest by developers to build additional single family houses.

Vice-Chair Scott-Craig encouraged communication between the homeowners and the Township Board to continue as the process moves forward.

Commissioner Stivers asked if the property may be considered as a possible Township park. Principal Planner Menser stated the applicant would need to approach the Township Parks and Recreation Department.

ROLL CALL VOTE:

YEAS: Commissioners Cordill, Trezise, Shrewsbury, Scott-Craig, Richards, Lane and Ianni.

NAYS: Commissioners Premoe and Stivers.

MOTION CARRIED: 7-2

The Planning Commission took a ten minute recess 8:37PM-8:45PM.

- 
- C. Rezoning #18150 (Meridian Township), rezone the south four acres of Parcel I.D. #21-226-011 from RDD (Multiple Family) to C-3 (Commercial), located on the east side of Okemos Road, south of Central Park Drive

Principal Planner Menser reviewed the proposal.

Motion by Commissioner Premoe to approve Rezoning #18150.
Supported by Vice-Chair Scott-Craig.

ROLL CALL VOTE:

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

NAYS: None.

MOTION CARRIED: 9-0

8. Other Business

- A. Mixed Use Planned Unit Development #18044 and Special Use Permit #18091 (Newton Pointe LLC) – Resolutions to recommend denial.

Principal Planner Menser reviewed the proposals and noted the motions to approve the MUPUD and SUP failed due to the lack of support at the Planning Commission meeting on December 10, 2018. Principal Planner Menser stated it was important to document the concerns expressed previously for the public record. The information would also assist the Township Board during future meetings with the applicant when they submit revisions for the Mixed Use Planned Unit Development #18044 and Special Use Permit #18091.

Motion by Commissioner Shrewsbury to approve the resolution to deny the MUPUD.
Supported by Vice-Chair Scott-Craig.

VOICE VOTE:

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

NAYS: None.

MOTION CARRIED: 9-0

- B. Resolution of Appreciation – Dante Ianni

Vice-Chair Scott-Craig made a motion to approve the Resolution of Appreciation for Dante Ianni.
Supported by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

- C. Resolution of Appreciation – Emily Stivers

Commissioner Cordill made a motion to approve the Resolution of Appreciation for Emily Stivers.
Supported by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.



13.D

To: Township Board

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

Date: February 14, 2019

Re: Village of Okemos Concept Plan

True North Development has submitted a concept plan to develop approximately four acres on the northwest and southwest corners of Okemos Road and Hamilton Road using the mixed use planned unit development (MUPUD) ordinance. The submitted conceptual site plan depicts a project with a mix of commercial and residential space. The project narrative notes there may be up to 200 dwelling units. In addition to MUPUD approval, a special use permit (SUP) would be required for any building or group of buildings over 25,000 square feet in size.

The mixed use planned unit development (MUPUD) ordinance includes a provision for an applicant to submit a concept plan for concurrent review by the Planning Commission and Township Board. The review provides an opportunity to offer comments and suggestions on the project design prior to a MUPUD application. The review is informal; therefore a public hearing and associated noticing are not required. The Planning Commission will review the concept plan at its meeting on February 25, 2019.

The MUPUD process requires public hearings with both the Planning Commission and Township Board. The Planning Commission makes a recommendation on the project with the Township Board having final approval.

Attachments

1. Project narrative submitted by the developer received by the Township on January 28, 2019.
2. Conceptual site plan dated January 28, 2019 and received by the Township on January 28, 2019.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\CONCEPT PLANS\2019\Village of Okemos concept plan\Village of Okemos MUPUD concept plan.tb1.docx



THE VILLAGE OF
OKEMOS

**MERIDIAN TOWNSHIP MIXED USE PLANNED UNIT DEVELOPMENT
PREAPPLICATION INFORMATION AND CONCEPT PLAN**

REQUEST TO INITIATE CONCEPT PLAN REVIEW

True North Development requests a Concept Plan Review by the Meridian Township Director of Community Planning and Development for a potential mixed use planned unit development, currently being referred to as The Village of Okemos, on the Northwest and Southwest corners of Okemos Road and Hamilton Road in Okemos, Michigan.

The goal of partnering with the township in preapplication collaboration and a concept plan review is to acquaint the Planning Commission and Township Board with the proposed project; to receive township guidance regarding the proposed development's compatibility with the purpose, intent and standards of township ordinances; and to streamline the process and feasibility of bringing the project to fruition for downtown Okemos.

CONTACT:

Will Randle, True North Development
517-580-2550
will@truenorthdevco.com



THE VILLAGE OF OKEMOS

MERIDIAN TOWNSHIP MIXED USE PLANNED UNIT DEVELOPMENT PREAPPLICATION INFORMATION AND CONCEPT PLAN

SUMMARY OF THE PROJECT

- A mixed use development, currently being referred to as The Village of Okemos, is under development and feasibility assessment for the Northwest and Southwest corners of Okemos Road and Hamilton Road, commonly known as downtown Okemos or the 4 Corners, selected because of its immense potential for a multi-phase project that would allow for true community transformation in one of the developers' hometowns.
- The Village of Okemos has been designed by a team of the nation's best planning, architecture, engineering, landscape, community engagement, traffic and community experts to ensure it is a national model for redevelopment. The team's goal is to reinvigorate a historic hamlet that now has only one remaining historic structure, rebuilding it into a thriving village with a walkable downtown, and establishing it as a true commercial and cultural center for Meridian Township.
- At each step in the process, The Village of Okemos team has partnered with Meridian Township to understand and incorporate the township's health and safety goals for walkability, pedestrian orientation and high-quality, durable building materials; to increase the township's prosperity goals and citizen welfare by increasing property values which will support necessary public services; and to enhance diversity goals with new types of residential uses in a close-knit community design, per the township's Master Plan.
- Perhaps even more importantly, the development team - led by local developer Will Randle - is proposing a \$100+ million investment into this blighted and much-neglected key area of downtown Okemos by transforming it into a vibrant, walkable, beautiful community asset filled with businesses and housing options requested by the local community. The proposed project is a mixed use multi-story community with public and private parking centered around a small downtown with restaurants and small boutique shops.
- Community engagement is essential to the success of the development. Already, the development team has participated in a 4 Corners Alliance meeting with more than 100 attendees, convened an advisory committee of residents and building owners which meets regularly, and has scheduled and hosted meetings with the Cedar Bend Heights and Indian Hills neighborhoods. Community engagement will continue to remain a consistent and ongoing priority to ensure the development truly reflects the Meridian Township community, including additional community feedback surrounding the project name, design and desired businesses.
- Current concepts for the development propose primarily four-story L-shaped structures, one each on the Northwest and Southwest corners of Okemos and Hamilton roads. The building designs are an elegant take on the historic structures commonly found in Michigan's early 20th-century village downtowns, leveraging varied roof lines, abundant windows, and different building materials such as wood, brick and stone. In response to community feedback, the original idea of five-story buildings was reduced to four stories with a handful of fifth-story penthouses with terraces. Additionally, the plan now includes three-story buildings nearing the neighborhoods to ease the height transition, per neighbor feedback.
- The proposed development is currently designed to include first- and potentially second-floor restaurant, retail and service space, to be filled based on a comprehensive market analysis of what the location can support, paired with community feedback and requests. Douglas J has committed to moving its salon into the Village of Okemos project and will be able to stay and grow in Meridian Township for the foreseeable future if the project proceeds.
- The residential component of the project also has been refined based on community feedback. The currently proposed residential component includes up to 200 luxury residential units. Housing options include one, two and three bedroom flats, as well as two-story townhouses with a variety of unique features ranging from balconies to outdoor terraces.



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SUMMARY OF THE PROJECT (CONTINUED)

- Perhaps most significant about the project is the opportunity to address significant environmental concerns and costs that have been a driving factor behind the failure of previously proposed developments. There is extensive environmental contamination from previous businesses in the area. The township is working with the Michigan Department of Environmental Quality to secure funds for clean-up, but it will not cover the full cost. The recently passed Meridian Township Downtown Development Authority TIF Plan is another key tool in providing the necessary funding to develop the site. Through the partnership and collaboration with the township and state, as well as the scale of the proposed development, it is expected the environmental contamination can finally be addressed through this project.
- It is expected parking for the development will be provided underground and through surface lots behind the structures. It is possible there will be street parking along Hamilton Road. A traffic study has been conducted to ensure changes to parking don't negatively impact residents and visitors.
- Award-winning planner Robert Gibbs of Gibbs Planning Group is a member of the development team. He and his team were engaged in the successful revitalizations of Northville and Birmingham, Michigan, and feel downtown Okemos is well-poised for success with the right development - this development. Gibbs' team has designed a historically inspired streetscape and boulevard plan for the Village of Okemos to increase walkability while calming traffic and charming visitors.

WHAT COULD THIS PROPOSAL MEAN FOR MERIDIAN TOWNSHIP?

- As a result of The Village of Okemos project, township officials state the township will be able to attract additional development, investment and projects to reverse the decline in taxable commercial and residential property values in the DDA District and provide opportunities and amenities for residents.
- "This is going to be a wonderful place to live. This is going to bring value to the township as a center of community. This will bring activity again to our downtown." - Will Randle, True North Development

FOR ADDITIONAL INFORMATION AND INQUIRIES, CONTACT:

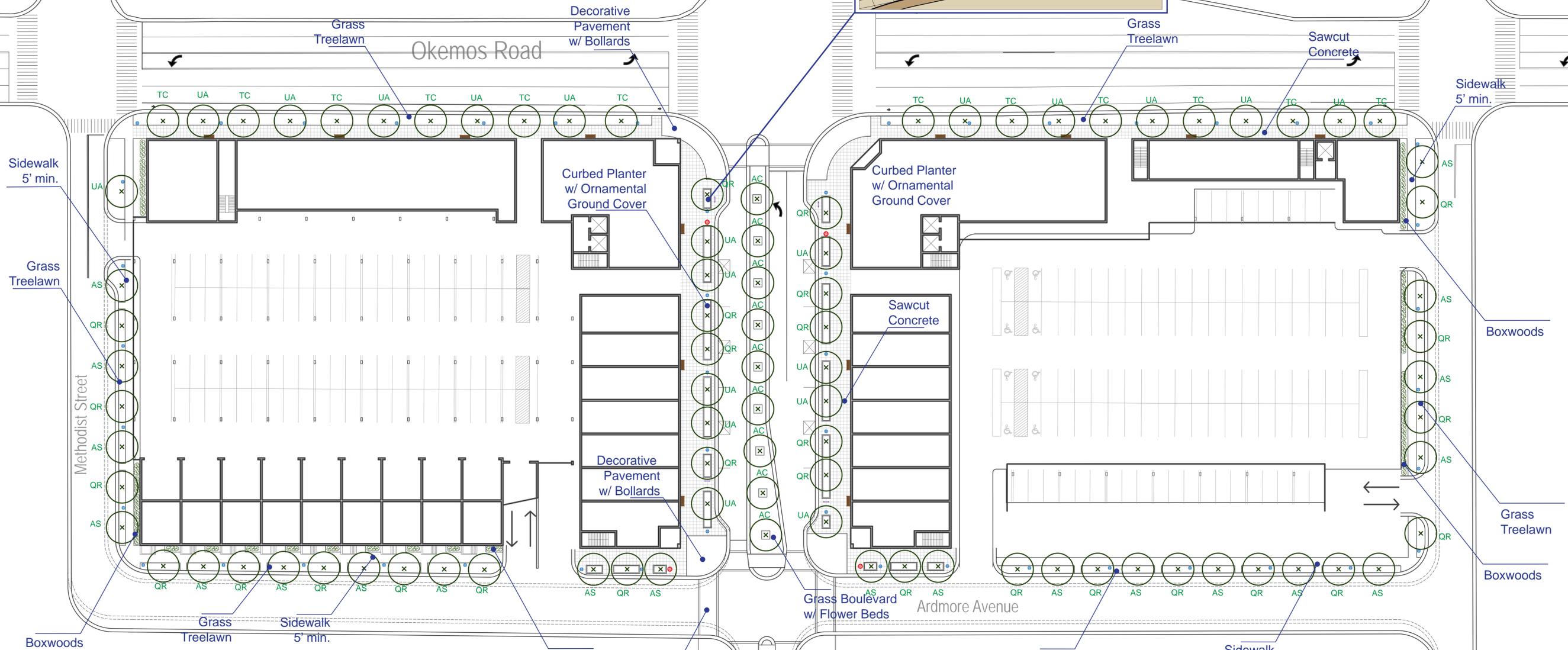
Will Randle, True North Development
517-580-2550
will@truenorthdevco.com

Site Design Plan
Village of Okemos
 Meridian Township, Michigan
 23 January 2019



Architect:
 Presley Architecture
 Landscape Architect:
 Gibbs Planning Group

TYPICAL ISOMETRIC VIEW

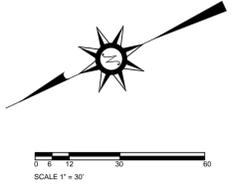
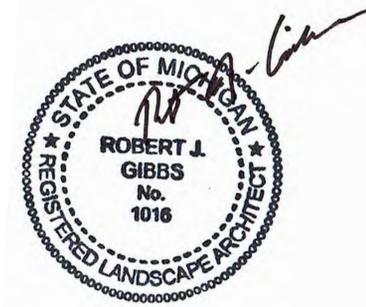


DESIGNATION	COMMON NAME	SCIENTIFIC NAME	PAGE QUANTITY
AS	Sugar Maple	Acer saccharum 'Bonfire'	21
AC	Horsechestnut	Aesculus x carnea "Briotii"	9
QR	Red Oak	Quercus rubra 'Aurea'	28
TC	Littleleaf Linden	Tilia Cordata 'Erecta'	12
UA	American Elm	Ulmus americana 'Augustine'	20
Bs	Boxwood	Buxus Sempervirens 'Northern Find'	126

Notes:

KEY

- STREET LIGHT
- TRASH RECEPTACLE
- BIKE RACK
- BENCH



Site Design Detail
Village of Okemos
 Meridian Township, Michigan
 23 January 2019



Architect:
 Presley Architecture
 Landscape Architect:
 Gibbs Planning Group

6" Curbed Planter
 w/ Ornamental
 Ground Cover

2' x 2'
 Sawcut
 Concrete

Decorative
 Pavement
 w/ Bollards

Decorative
 Pavement
 w/ 1' Concrete
 Border

Okemos Road

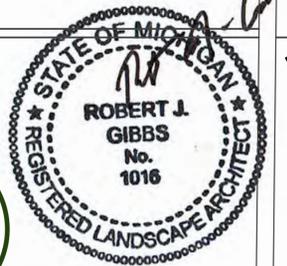
Ardmore Avenue

Hamilton Road

KEY

- STREET LIGHT
- TRASH RECEPTACLE
- BIKE RACK
- BENCH

Decorative
 Pavement
 w/ Bollards



SITE FURNISHINGS



Spring City Richmond w. Newburyport Pole



Canterbury Designs Rook Bollard



Kingsley Bate Hyde Park Bench



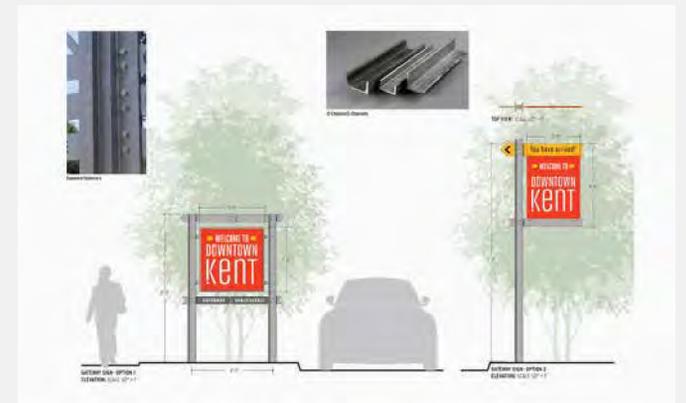
Canterbury Designs
 Charleston Receptacle



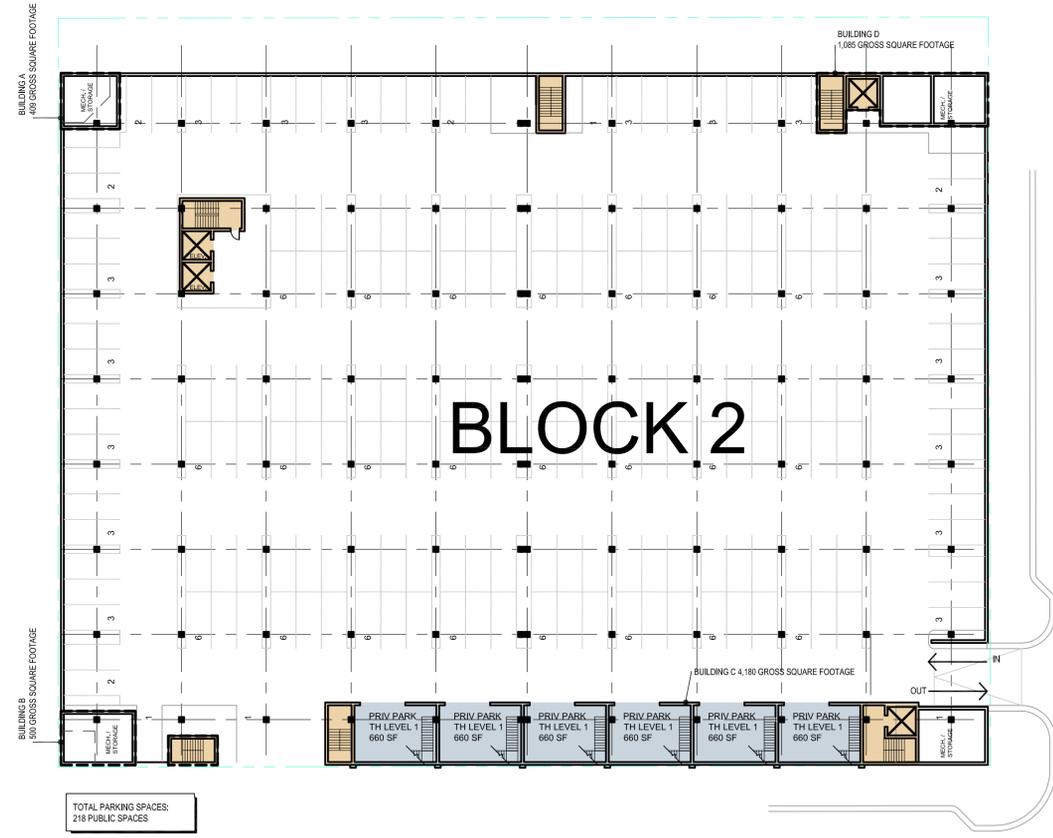
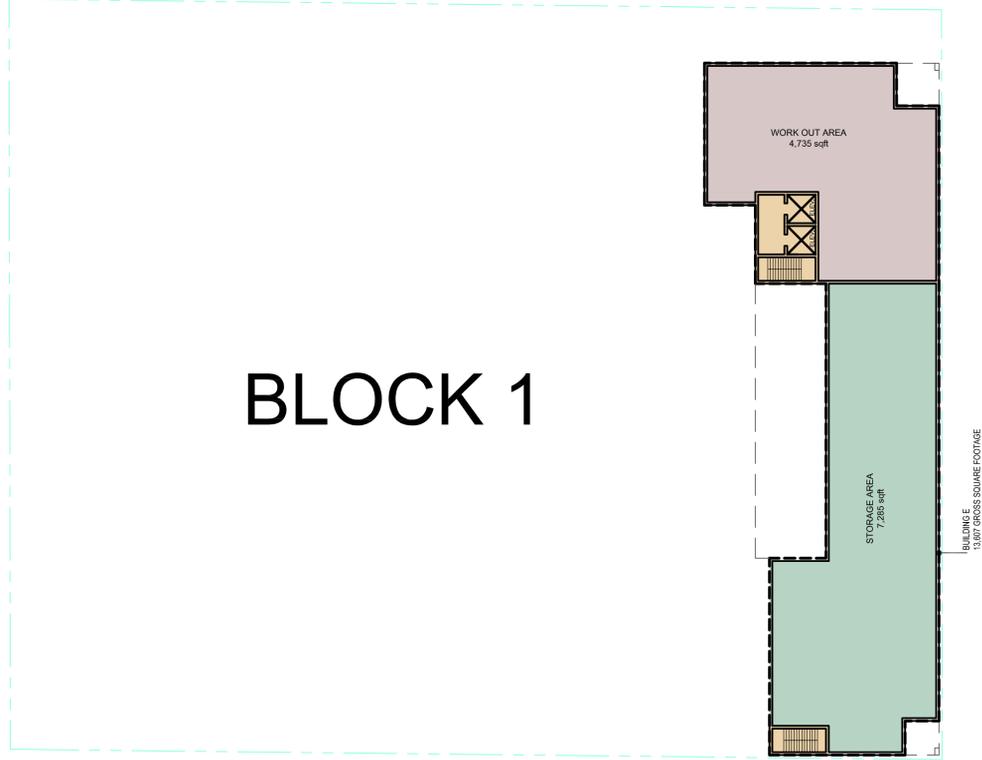
Bollard Bike Rack



Verdin Post Clock



Wayfinding



FLOOR PLAN:
LOWER FLOOR (BELOW GRADE LEVEL)
1
A101 1" = 30'-0"

ISSUED PLAN SCHEME F

NO.	DATE	BY	DESCRIPTION
1	1-26-2019	MM/2/19	ISSUED FOR PERMIT
2			
3			
4			
5			
6			
7			
8			
9			
10			

NOT FOR CONSTRUCTION



METHODIST

BLOCK 1

TOTAL PARKING SPACES:
88 PUBLIC SPACES
18 PRIVATE GARAGES

UNIT COUNTS - BUILDING F:		UNIT COUNT	PARKING REQS.
FLOOR	UNIT TYPE		PRIVATE GARAGE 12
1/2	TOWNHOUSE	6	

ARDMORE

BLOCK 2

TOTAL PARKING SPACES:
113 PUBLIC SPACES

UNIT COUNTS - BUILDING C:		UNIT COUNT	PARKING REQS.
FLOOR	UNIT TYPE		PRIVATE GARAGE
2/2	TOWNHOUSE	6	

ARDMORE

FLOOR PLAN:
FIRST FLOOR (GROUND LEVEL)
1
A102 1" = 30'-0"

ISSUED: 1-26-2019

NO.	DATE	BY	DESCRIPTION
1	1-26-2019	GP	ISSUED FOR PERMIT

PLAN SCHEME



FLOOR PLAN:
SECOND FLOOR
1
A103 1" = 30'-0"

ISSUED: PLAN SCHEME F

NO.	DATE	BY	DESCRIPTION
1	1-26-2019	MMZ/VR	DRAWN, CHECKED

NOT FOR CONSTRUCTION



FLOOR PLAN:
THIRD FLOOR
1
A104 1" = 30'-0"

ISSUED

NO.	DATE	DESCRIPTION
1	1-26-2019	ISSUED FOR PERMIT

PLAN SCHEME F

NOT FOR CONSTRUCTION

PROJECT: Village of Orion, LLC
2002 Arroyo Creek Road
Orion, MI 48362

PROJECT: Village of Orion, LLC
Blocks 1 and 2
Corner of Main and Cleary Roads
Orion, MI 48362

FLOOR PLAN:
THIRD AND FOURTH
FLOORS

BHEET TITLE

UNIT DISTRIBUTION CHART													
	SF	UNITS	TOTAL NET SF	UNIT %	A	B	C	D	E	F	G	TOTAL UNIT SQFT%	
1-BEDROOM 91 UNITS = 46.9%	660	14	9240	0.071429				14				0.052510	
	671	15	10065	0.076531			10			5		0.057199	
	675	2	1350	0.010204	2							0.007672	
	693	36	8316	0.183673			18			18		0.047259	
	715	16	11440	0.081633	16							0.065013	
	745	2	1490	0.010204					2			0.008468	
	805	2	1610	0.010204					2			0.009149	
	830	2	1660	0.010204					2			0.009434	
	888 +Juliette	4	3552	0.020408		2				2			0.020186
	900	4	3600	0.020408						4			0.020458
	924	13	12012	0.066327							13		0.068263
	2-BEDROOM 70 UNITS = 36%	945	5	4725	0.025510	3					2		0.028952
970		10	9700	0.051020		2				8		0.055124	
975		4	3900	0.020408	2					2		0.022163	
985		2	1970	0.010204					2			0.011195	
990		4	3960	0.020408				4				0.022504	
1,000 +Nook		4	4000	0.020408		4						0.022732	
1,057		4	4228	0.020408		2				2		0.024027	
1,057 +Balcony		16	16912	0.081633		8				8			0.096109
1,102		4	4408	0.020408		2				2			0.025050
1,186 +Terrace		1	1186	0.005102						1			0.006740
1,342 +Garage		5	6710	0.025510			5						0.038132
TOWNHOUSE 33 UNITS = 17%		1,415 +Terrace	1	1415	0.005102						1		0.008041
	1,566 +Terrace	1	1566	0.005102						1		0.008899	
	1,615 +Terrace	2	3230	0.010204			1			1		0.018356	
	1,666 +Terrace	2	3332	0.010204		1				1		0.018935	
	1,679 +Terrace	1	1678	0.005102						1		0.009536	
	1,710 +Terrace	1	1710	0.005102						1		0.009718	
	1,789	10	17890	0.051020			5			5		0.101667	
	1,911 +Terrace	2	3822	0.010204		1				1		0.021720	
	2,157 +Terrace	2	4314	0.010204		1				1		0.024516	
	2,195 +Garage	5	10975	0.025510						5		0.062370	
		196	175966	100.00	23	24	38	20	41	33	17		1.000000

GROSS SQUARE FOOT CALCULATIONS										
FLOOR	BUILDING								TOTAL	
	A	B	C	D	E	F	G			
BASEMENT	409	500	4180	1085	14410	-	-	-	20584	
1	9200	9424	4180	4830	15149	11285	9965	64033		
2	11575	9889	9500	7500	16317	11285	11025	77091		
3	11575	9889	9500	7500	16317	-	11025	65806		
4	11575	9667	9500	4965	16317	-	8863	60887		
ROOF DECK	-	-	-	2508	-	-	2100	4608		
LOFT	-	3481	7490	-	7210	-	-	18181		
TOTAL	44334	42850	44350	28388	85720	22570	42978	290606		

UNIT COUNTS - BUILDING A:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
2	APARTMENT	1	1.5
3	APARTMENT	11	12
4	APARTMENT	11	12

UNIT COUNTS - BUILDING B:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
2	APARTMENT	8	12
3	APARTMENT	8	12
4	APARTMENT	8	14

UNIT COUNTS - BUILDING C:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
BASEMENT	TOWNHOUSE	-	-
1	TOWNHOUSE	5	SELF PARK
2	APARTMENT	11	11
3	TH / APT	11	11
4	TH / APT	11	16
5	TOWNHOUSE	-	-

UNIT COUNTS - BUILDING D:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
2	APARTMENT	8	9.5
3	APARTMENT	8	9.5
4	APARTMENT	4	4

UNIT COUNTS - BUILDING E:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
2	APARTMENT	13	18
3	APARTMENT	13	18
4	APARTMENT	13	24

UNIT COUNTS - BUILDING F:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
1	TOWNHOUSE	5	SELF PARK
2	TH / APT	6	6
3	APARTMENT	11	11
4	TH / APT	11	16
5	TOWNHOUSE	-	-

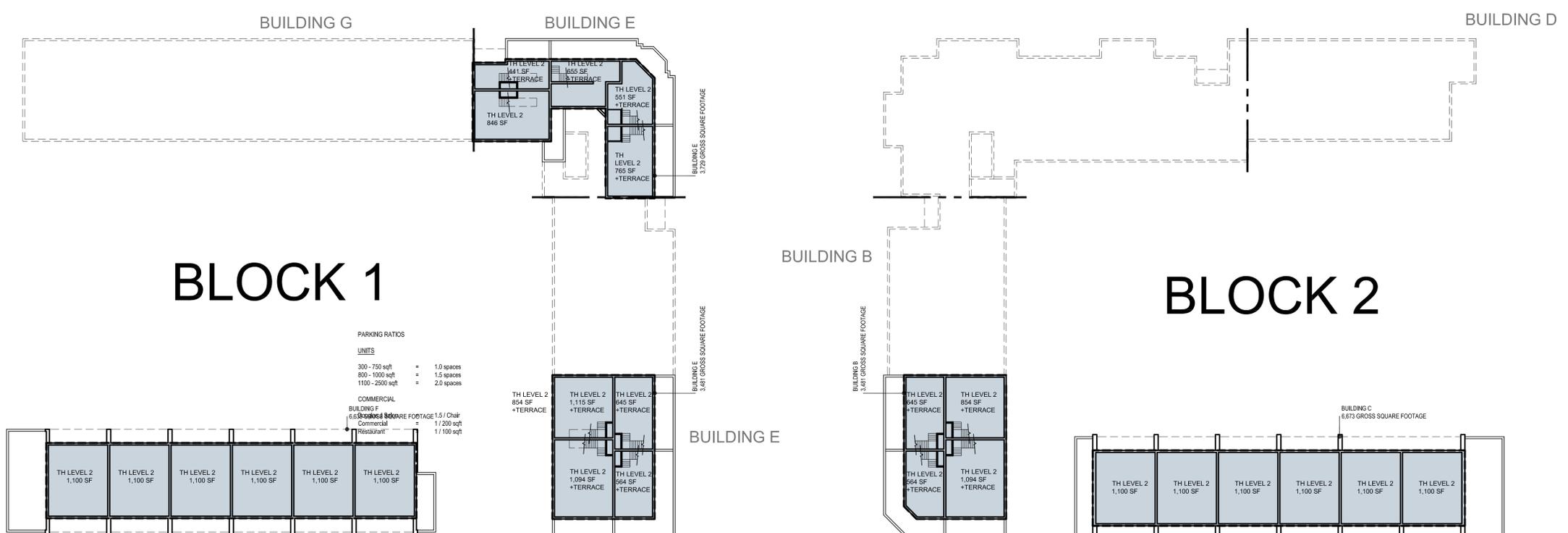
UNIT COUNTS - BUILDING G:			
FLOOR	UNIT TYPE	UNIT COUNT	PARKING REQS.
3	APARTMENT	10	15
4	APARTMENT	7	10.5

TOTAL UNIT COUNTS		
BUILDING	UNIT COUNT	PARKING REQS.
A	23	25.5
B	24	38
C	38	38
D	20	23
E	39	60
F	33	33
G	17	29.5
TOTALS:	142	187.5

PARKING CALCULATIONS		
BUILDING	PARKING REQS.	PARKING PROVIDED
A	25.5	-
B	38	-
C	38	-
D	60	-
E	39	-
F	33	-
G	29.5	-
RESIDENTIAL:	205	
COMMERCIAL:		
RETAIL:	245	
DOUGLAS J	114	
TOTALS:	589	516
	ON STREET PARKING	47
		563

= 0 SPACE DEFICIT
 *INCLUDING PRIVATE GARAGES IN C & F
 **NOT INCLUDING PRIVATE GARAGES IN BUILDING B OR E

PARKING RATIOS	
UNITS	
300 - 750 sqft	= 1.0 spaces
800 - 1000 sqft	= 1.5 spaces
1100 - 2500 sqft	= 2.0 spaces
COMMERCIAL	
Douglas J Salon	= 1.5 / Chair
Commercial	= 1 / 200 sqft
Restaurant	= 1 / 100 sqft



PRESLEY ARCHITECTURE
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 P. 248.348.1124 F. 248.348.9300 E. gregpresley@comcast.net
 ARCHITECTS
 114 RAYSON STREET SUITE 202 NORTHVILLE, MI 48167
 PHONE: 248.349.2708 FAX: 248.349.2522
 ISSUED: 1-26-2019
 DRAWN: CHOCED
 PROJECT: VILLAGE OF CHESTER, LLC
 2082 JURY CREEK ROAD CHESTER, MI
 COURSE OF PAVIMENT AND DRIVEWAY ROADS CHESTER, MI
 SHEET TITLE: FLOOR PLAN: FIFTH LEVEL (PENTHOUSE)
 PROJECT # 1837
 A106



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M
 ARCHITECTS
 114 RAYSON STREET SUITE 3C
 NORTHVILLE, MICHIGAN 48167
 PHONE 248.349.2708
 FAX 248.349.2522

DATE: 1-25-2019
 DRAWN: CROSBY
 CHECKED: []
 APPROVED: []
 PROJECT: PLAN SCHEME F

1 QUART

PROJECT
 PERSPECTIVE VIEW
 NORTHEAST - OKEMOS/
 HAMILTON

PROJECT # 18.07

