



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
May 14, 2018 7PM



1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. April 23, 2018 Regular Meeting
 - B. April 30, 2018 Work Session
5. COMMUNICATIONS
 - A. Pamela Fraker RE: Rezoning #18050
 - B. Laura Smale RE: Rezoning #18050
 - C. Thomas F. Kearney RE: Rezoning #18040
 - D. James D. Salehia RE: Rezoning #18050
 - E. Habib & Joan Salehi RE: Rezoning #18050
 - F. Rhonda Bueche RE: Rezoning #18050
 - G. Kristine Zayko RE: Rezoning #18040
 - H. Amy Clark RE: Rezoning #18040
 - I. Sean Zielinski RE: Rezoning #18040
 - J. Jennifer Joseph Lewandowski RE: Rezoning #18040
 - K. Dave Card RE: Rezoning #18050
 - L. Cecelia Kramer RE: Rezoning #18050
 - M. Harmes RE: Rezoning #18050
 - N. Submitted article
 - O. Mark Clouse RE: Rezoning #18050
 - P. Larry & Mary Byra RE: Rezoning #18040
 - Q. Michelle M. Brya RE: Rezoning #18040
 - R. John & Megan Block RE: Rezoning #18040
 - S. Matthew & Kristine Zayko RE: Rezoning #18040
 - T. Jennifer & Dustan Budd RE: Rezoning #18040
 - U. Thomas & Marilyn Allor RE: Rezoning #18040
 - V. Pritoj & Magan Gill RE: Rezoning #18040
 - W. Catherine & Chris Cleveland RE: Rezoning #18040
 - X. Amy Clark RE: Rezoning #18040
 - Y. Jennifer Budd RE: Rezoning #18040 (Petition)
 - Z. Philip & Brenda Rose RE: Rezoning #18040
 - AA. Neil & Janet Isaacs RE: Rezoning #18040
 - BB. Sean & Stacy Liddick RE: Rezoning #18040
 - CC. Jianrong Wang RE: Rezoning #18040
 - DD. Ruth Powell RE: Rezoning #18050
 - EE. Mary & Randall Lovejoy RE: Rezoning #18040

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

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

Providing a safe and welcoming, sustainable, prime community.



Planning Commission Agenda

May 14, 2018

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6. PUBLIC HEARINGS
 - A. Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to add outdoor recreation activities as uses ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment by special use permit in the C-2 (Commercial) zoning district.
 - B. Rezoning #18070 (M78 Insite Venture LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).

7. UNFINISHED BUSINESS
 - A. Rezoning #18040 (Whiddon), rezone approximately 1.12 acres located at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).
 - B. Rezoning #18050 (Eyde), rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

8. OTHER BUSINESS
 - A. Form-based code work session.

9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

10. PROJECT UPDATES
 - A. New Applications - NONE
 - B. Site Plans Received - NONE
 - C. Site Plans Approved
 1. Site Plan Review #18-82-4 (Carlin), addition of vestibule to office building at 1841 Newman Road.

11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: JOHN SCOTT-CRAIG

TENTATIVE PLANNING COMMISSION AGENDA

May 21, 2018

1. PUBLIC HEARINGS - NONE
2. UNFINISHED BUSINESS
 - A. Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to add outdoor recreation activities as uses ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment by special use permit in the C-2 (Commercial) zoning district.
 - B. Rezoning #18070 (M78 Insite Venture LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).
3. OTHER BUSINESS
 - A. Future Land Use Map categories.
 - B. Zoning districts.
 - B. Application requirements.

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

DRAFT

April 23, 2018

5151 Marsh Road, Okemos, MI 48864-1198

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

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

ABSENT: None

STAFF: Director of Community Planning and Development Mark Kieselbach, Principal Planner Peter Menser, Assistant Planner Justin Quigliata, Chief Engineer Younes Ishraidi

1. Call meeting to order

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

2. Public Remarks

Mr. Roland Harmes, 5120 Cornell Road, spoke in opposition to rezoning #18050.

Mr. Brad Brogren, 5004 Cornell Road, spoke in opposition to rezoning #18050.

Mr. Neil Bowlby, 6020 Beechwood, spoke in opposition to rezoning #18050.

Mr. John Kauffman, 5040 Cornell Road, spoke in opposition to rezoning #18050.

Ms. Ruth Powell, 5001 Cornell Road, spoke in opposition to rezoning #18050.

Ms. Cecelia Kramer, 4560 Oakwood, spoke in opposition to rezoning #18050.

Mr. Leonard Provencher, 5824 Buena Parkway, spoke in opposition to rezoning #18050.

Mr. Tom Voice, 5160 Cornell Road, spoke in opposition to rezoning #18050.

3. Approval of Agenda

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

Supported by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. March 26, 2018 Regular Minutes

Commissioner Premoe moved to approve the minutes as written.

Supported by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

5. Communications

A. Brad Garmon RE: #18030

B. Brad and Linda Brogren RE: Rezoning #18050

C. Pritoj Gill RE: Rezoning #18040

- D. Thomas C. Voice, RE: Rezoning #18050
- E. John and Jean Kaufmann RE: Rezoning #18050
- F. Roland Harmes RE: Rezoning #18050

Principal Planner Menser noted 8 additional communications were received after the meeting packet was completed. They will be available in the next meeting packet.

6. Public hearings

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

Chair Ianni opened the public hearing at 7:23 p.m.

Principal Planner Menser outlined the rezoning for discussion.

Darcie Whiddon, 385 Highwood Place, spoke representing the applicant. She stated they desired to change the zoning so they could provide an affordable housing option in Haslett that would be close to the bus line and parks. The project they envisioned would be townhomes for active retirees, students and single professionals.

Ms. Jennifer Budd, 2112 Isaac Lane, spoke in opposition to rezoning #18040.

Ms. Kathryn Cleveland, 6025 Marietta, spoke in opposition to rezoning #18040.

Mr. Shawn Liddick, 2128 Isaac Lane, spoke in opposition to rezoning #18040.

Mr. Steve Clark, 2110 Isaac Lane, spoke in opposition to rezoning #18040.

Commissioner Richards asked what designation was provided for this parcel in the Master Plan.

Principal Planner Menser stated the Master Plan designated the parcel as R1, which is a low density residential category.

Commissioner Richards if other options had been explored for developing the property as there is not a buffer between this parcel and the single family homes to the north. He also commented Lake Lansing Road is a high traffic road and getting in and out of the driveway could be difficult.

Vice-Chair Scott-Craig stated everything south of Lake Lansing Road is very diverse, including Multi Family and a Church. He commented the proposed zoning would not be too out of place. He stated the amount of traffic could be a difficulty.

Commissioner Stivers asked if the applicant had considered building a duplex rather than townhomes.

Commissioner Cordill commented the applicant could propose conditions on the rezoning that could address the concerns of the neighbors, like a cap on the number or units proposed or on the height of the building.

Commissioner Trezise asked staff if the rezoning was approved how many duplexes could be developed by right.

Principal Planner Menser replied one duplex would be allowed but he would have to find out the details of how many could possibly be built.

Commissioner Richards commented with the buildable portion of the lot at approximately 8500 square feet townhomes would yield the most units so height would also be a concern.

Principal Planner Menser commented the maximum height is 35 feet or about 2.5 stories.

Commissioner Cordill asked if the elevation of the parcels to the north had been taken into consideration, would they be even with the parcel in question.

Chair Ianni asked if the property is viable as a single family home and if the previous home was recently occupied.

The applicant replied they had purchased the property in 2017 after it had been foreclosed on in December of 2016 and that prior to that it was occupied.

A straw poll indicated the Planning Commissioners would not be in favor of the rezoning and asked staff to prepare a resolution to deny for the next meeting.

Chair Ianni closed the public hearing at 8:21 p.m.

Chair Ianni called a short recess until 8:30 p.m.

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

Chair Ianni opened the public hearing at 8:30 p.m.

Principal Planner Menser outlined the rezoning for discussion.

Mr. Mark Clouse spoke representing the applicant. He stated Township water and sewer were available directly across Cornell Road from the parcel proposed for rezoning.

Mr. Neil Bowlby, 6020 Beechwood spoke in opposition to Rezoning #18050.

Vice-Chair Scott-Craig commented there is a reason for the urban services boundary which is to discourage dense development outside of where all Township services can effectively function to serve all of the citizens.

Chair Ianni stated the Master Plan is to be used as a guide for future development not as a rule.

Commissioner Premoe stated that once the boundary is crossed it ceases to have much meaning.

Commissioner Cordill commented the urban services boundary was decided on by the community as a whole and should be respected as such.

A straw poll indicated the Planning Commission would not be in favor of Rezoning #18050 and asked the staff to prepare resolution to deny for the next meeting.

Mr. Clouse asked the Planning Commission to recognize the discrepancy between what they require and what the Master Plan calls for and stated the parcel in question is in the Mud Lake overlay district which means it is exempt from the urban services boundary.

Chair Ianni closed the public hearing at 9:08 p.m.

7. UNFINISHED BUSINESS-NONE

8. OTHER BUSINESS

A. Accessory Dwelling Units.

Principal Planner Menser stated there does not seem to be a demonstrated need from the community to move forward with drafting language for an ordinance allowing accessory dwelling units. He said it seems to be too much change for the community's well established neighborhoods and he recommended revisiting the topic in 6 months.

Commissioner Richards moved to table further discussion on the matter.
Supported by Commissioner Premoe.

Commissioner Premoe made a friendly amendment to revisit the topic in 6 months.
The friendly amendment was accepted by Commissioner Richards.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIES: 9-0.

B. Form-based code work session

Principal Planner Menser stated a work session was set with the consultants for shaping the avenue on April 30th at 6:00 p.m. He said dinner would be provided and members of the Township Board, Economic Development Committee, Corridor Improvement Authority and others were invited to attend.

9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

Commissioner Premoe stated he attended the most recent meeting of the Environmental Commission and there was a presentation at that meeting about the environmental danger of non-asphalt drive way sealant products and their grave danger to public health. He suggested the Planning Commission take initiative to recommend the Township Board ban this substance.

10. PROJECT UPDATES

- A. New Applications - None
- B. Site Plan Received
 - 1. Site Plan Review #18-16-10 (Oliver Hatcher), revision of approved site plan for new Marriott Courtyard hotel at 3545 Meridian Crossing Drive.
 - 2. Site Plan Review #18-82-4 (Carlin), addition of vestibule to office building at 1841 Newman Road.
- C. Site Plans Approved
 - 1. Site Plan Review #18-05 (Cook), installation of new entrance ramp at 1574 Haslett Road.
 - 2. Site Plan Review #17-02 (Portnoy & Tu), revision to approved site plan for new dentist office at 2476 Jolly Road.
 - 3. Site Plan Review #18-06 (Good Eats Diva), installation of outdoor seating area at 1561 Haslett Road.

11. PUBLIC REMARKS

Mr. Shawn Liddick spoke in opposition to Rezoning #18040.

Mr. Steve Clark spoke in opposition to Rezoning #18040.

12. ADJOURNMENT

Commissioner Lane moved to adjourn the meeting.

Supported by Vice-Chair Scott-Craig.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 9:38 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

**April 30, 2018
5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Room, 517-853-4560**

PRESENT: Commissioners Lane, Richards, Ianni, Premoe, Scott-Craig, Stivers, Trezise, Cordill, Shrewsbury
ABSENT: None
STAFF: Director of Community Planning and Development Mark Kieselbach, Principal Planner Peter Menser, Assistant Planner Justin Quagliata, Assistant Planner Keith Chapman, Economic Development Director Chris Buck
OTHER: Supervisor Ronald Styka, Clerk Brett Dreyfus, Trustee Patricia Jackson, Trustee Phil Deschaine, Victor Dover, Amy Groves, Brad Strader, CATA CEO Brad Funkhouser, CATA Planner Janet Arcuicci, EDC Member Kimberly Thompson, EDC Member Eric Foster, EDC Member Brenda Chapman, CIA Member Bruce Peffers

1. Call meeting to order

Chair Ianni called the work session to order at approximately 6:13 p.m.

2. Approval of agenda

Commissioner Trezise moved to approve the agenda.
Supported by Vice-Chair Scott-Craig.
VOICE VOTE: Motion carried unanimously.

3. Presentation/Discussion

A. Form-based code draft ordinance review

- Principal Planner Menser provided an overview of the Shaping the Avenue project. He stated the work session is an opportunity for the Planning Commission and all that are in attendance to ask questions and receive answers from the consultants of the Shaping the Avenue team.
- A team of consultants presented to the Planning Commission regarding the Shaping the Avenue initiative. Shaping the Avenue is an effort to draft and adopt form based code along Grand River Avenue and in downtown Okemos. The consultants provided an overview of the project, conducted a section-by-section review of the draft form based code, and answered questions. Topics of discussion included:
 - What is form-based code
 - What is the difference between form-based code and conventional zoning
 - Purpose and intent of form-based code
 - Administration of form-based code

- Regulating plans, building form and public realm standards
- Architectural and parking standards

4. Public remarks

5. Adjournment

Vice-Chair Scott-Craig moved to adjourn the meeting.

Supported by Commissioner Trezise.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the work session at approximately 8:48 P.M.

Respectfully Submitted,

Justin Quagliata

Peter Menser

From: Fraker, Pamela <fraker@msu.edu>
Sent: Friday, April 20, 2018 4:15 PM
To: Peter Menser
Subject: No rezoning of rural lands.

I want to maintain the beauty of CORNELL road and the residual rural areas of Meridian. The residual rural land should not be used to enhance the coffers of the Eydes. Indeed I resent their repeated attempts to change rural lands designations and hook up to — surprise — a sewer system near their undeveloped properties. It's an old , tiresome scheme.

Sent from my iPad
Pam Fraker
University Distinguished Professor
National Academy of Sciences
Dept of Biochemistry
Building 603
Michigan State University
E. Lansing ,Mi 48824
Phone - email for phone

Peter Menser

From: smalelaura@gmail.com on behalf of Laura Smale <smale@msu.edu>
Sent: Sunday, April 22, 2018 8:17 AM
To: Peter Menser
Subject: Eydes

Dear Mr. Menser-

I have just learned of plans by Eydes for development of a single family housing complex on Cornell Rd. and would like to register my objection. This would have a profoundly negative impact on Okemos and Williamston. Furtherore, Eydes has a history of being dishonest about its plans in a manner that advances their financial goals at the expense of residents in the area.

Best wishes,
Laura Smale

--

Laura Smale
Professor
Psychology Department
Michigan State University
East Lansing, MI 48824

e-mail: smale@msu.edu
phone: 517-432-1632
Fax: 517-432-2744

Mr. Peter Menser
Principal Planner
Meridian Township

RE: Rezoning #18040 (2112 Lake Lansing Road)

Dear Mr. Menser:

We are not in favor of this rezoning request for the following reasons:

- We have lived here for four years, and as we drive around Meridian Township we cannot help noticing the vast number of apartment and other multifamily units in the area. There are enough already.
- Traffic at this intersection (Lake Lansing and Okemos Roads) is heavy at rush hour(s) and getting worse throughout the day. It is difficult to safely exit our subdivision at these busy times. A Multiple Family zoning designation would add more traffic to this area.
- Finally, the lot in question is 1.12 acres. A multifamily dwelling would leave little green space on the property and would present an eyesore to neighboring residents.

Sincerely,

Thomas F. Kearney
Mary L. Kearney
2160 Fresno Lane

Peter Menser

From: James D. Salehi <james.d.salehi@gmail.com>
Sent: Monday, April 23, 2018 8:27 AM
To: Peter Menser
Subject: Public Comment on Rezoning #18050 (Daniel Eyde)

Dear Mr. Menser,

I am opposed to the rezoning of the roughly 10 acres at 5080 Cornell Road to a higher density residential, as requested in Rezoning #18050 (Daniel Eyde).

The current zoning of the property is appropriate. Justification for rezoning is not adequately made.

Furthermore, the request is at odds with the Township's Future Land Use Map governing long-term plans for the property and surrounding area. It is important that the Planning Commission and Township Board act in accordance with this component of the recently-revised Master Plan.

Thank you.

James D. Salehi
5205 Greenfield Pkwy, East Lansing, MI 48823

Peter Menser

From: habib salehi <salehiha@yahoo.com>
Sent: Monday, April 23, 2018 9:57 AM
To: Peter Menser
Subject: Rezoning request by Daniel Eyde

Dear Mr. Menser,

We strongly oppose the rezoning request from RR to RAA at 5080 Cornell Rd as requested by Daniel Eyde.

We need open spaces and low density housing for environmental reasons: clean air and water regeneration and to maintain the character of the township.

This development will cost the citizens money for extended services: police and fire, sewer, water, and other infrastructure.

Denser development only benefits the developers - not citizen who ultimately pay the cost.

In addition, more importantly the rezoning is not consistent with the Future Use Map of the 2017 Township Master Plan.

Sincerely,

Habib and Joan Salehi
4531 Oakwood Drive
Okemos, MI 48864

Peter Menser

From: Rhonda Bueche <rbueche@comcast.net>
Sent: Monday, April 23, 2018 12:26 PM
To: Brett Dreyfus; Peter Menser
Subject: D. Eyde Rezoning Request for #5080 Cornell Rd.; Legal notice #18050

Dear Mr. Dreyfus and Mr. Menser,

This is to request that you vote “ No” to the Rezoning of this property and encourage the other Rezoning, Development and Township Boards to do the same.

This request does not meet the standards set forth by Meridian Township for the Future Land Use Map 2017 for development. This request is inaccurate in it’s description of established sewer lines.

This request is misleading to state that the requested development would not impact the environment. Current Township zoning assignments were made purposefully with much time, consideration and financial investment.

Thank you for your stewardship.

Rhonda Bueche

Peter Menser

From: Kristine Zayko <kzayko@yahoo.com>
Sent: Monday, April 23, 2018 1:55 PM
To: Peter Menser
Subject: Rezoning #18040 (Cynthia Whiddon)

Dear Mr. Menser:

I write to express my concern with the request to rezone 2112 Lake Lansing Road from RA to RC. I will not be able to personally attend the Planning Commission's regular meeting this evening and request that you accept these comments regarding the potential rezoning.

My family lives on Isaac Lane, which is immediately adjacent to the property in question. Permitting multiple family dwellings on the property causes me concern for several reasons. Apartment buildings and other forms of multiple family dwellings inherently come with an increase in noise, trash, traffic, and other disruptions. This will have an adverse impact on both the property values of the homes along Isaac Lane, as well as the quality of life for the residents along Isaac Lane. I believe there is adequate rental inventory in the area, including across Lake Lansing Road. There is no need to rezone and insert a multiple family building right into the midst of single family homes. I also believe the increase in vehicular traffic in and out of that property would pose a danger given the already congested area of the Okemos Road, Lake Lansing intersection.

Finally, the owner of this property purchased the property knowing this was zoned for single family. Although I am sure she would appreciate being able to develop the property, it should not be done to the detriment of those home owners whose property is immediately adjacent to this parcel and whose property values will decline if an apartment building or other multiple family building is erected next door.

Thank you,
Kristine Zayko

Peter Menser

From: Amy Clark <clarkstam@hotmail.com>
Sent: Monday, April 23, 2018 4:12 PM
To: Peter Menser
Subject: Fwd: Rezoning 18040

Sent from my iPhone

Begin forwarded message:

From: clarkstam@hotmail.com
Date: April 23, 2018 at 4:11:13 PM EDT
To: steveclark2244@gmail.com
Subject: Rezoning 18040

I'm writing to express my concerns regarding the rezoning of this property. I am strongly against this property being changed to a multi family zoning. Due to family obligations, I am unable to attend the meeting tonight.

When we purchased this property we bought our home in a single family zone. This was a attribute that attracted us to this area. I am concerned with rezoning because of increased traffic flow and even possibly over throw parking occurring in our subdivision. Many children play in this subdivision. Increased traffic flow is a danger to them.

I am also concerned about the small size of this property. Increasing the zoning will divide the green space and land among more families. Outdoor noise may become an issue from an increase in the amount of people residing in the area. The population ratio of land to people will increase, and this was not the original intention of this property. It was planned for single family occupancy and every other property near this piece is single family occupancy.

I am also concerned with the size and appearance of a multi family zoning unit. A multi family building very well may be taller. The physical structure size of the building will take away from the green space that is so important and attractive to this community.

I am also concerned with a substantial decrease in my property value. A multi family unit so close to single family homes might make it challenging to attract home buyers to this area.

Please consider this concerns when addressing the zoning of this unit.

Thank you
Amy Clark
Resident in Lake Lansing estates
5172811740

Sent from my iPhone

Peter Menser

From: sean zielinski <zielinski.sean@gmail.com>
Sent: Friday, April 27, 2018 3:16 PM
To: Peter Menser
Subject: Re-Zoning at 2112 Lake Lansing Rd

Dear Peter Menser and Planning commission,

Today I am writing you as a concerned citizen that would be affected by re zoning this parcel off of Lake Lansing. On Monday April 23rd at the first meeting regarding this situation there were many points made as well as many questions left unanswered. After further thought and conversation with fellow neighbors in the Sierra Ridge neighborhood I would like to just express some concerns.

- There is traffic concerns by putting another driveway right at the corner of Okemos and Lake Lansing. There usually is a back up turning left from Okemos onto Lake Lansing West as well as Lake Lansing onto Okemos south.

- Board members mentioned that it is still close to the RC housing where Land O the Lakes. This is true however that is its own community. If there were town homes built or rentals they would by geographical default be part of our community. I am sure they would use our neighborhood as if it were theirs.

- We pay yearly dues to be part of this community - where we know each other - mingle with one another and create a safe atmosphere to raise children. With town homes/rentals going in right on our street - that leads to turnover of tenants, people that do not have a vested interest in the neighborhood, its cleanliness, and safety.

- Many of us moved into this neighborhood knowing the current zoning situation and paid a premium to do so. Discussions with realtors have informed some of us that property values would decrease with rentals going in and we will have some more info on that at the next meeting.

- Town homes with two car garages would be very tall and intrusive. They would stick out in that location and would tower over the adjacent homes. The city planner mentioned that they could be 35 ft tall and that is measured from the ground which could be re-graded to a higher level also.

- There has been some discussion into the adjacent properties to this 2112 lot. One of the reasons the current owner may have requested zoning for 14 units is due to the adjacent property on Lake Lansing rd. There is also another house that could be purchased and the land developed. Also the lots directly behind 2112 Lake Lansing have been in discussion with possibility of purchase.

-There has been some hearsay conversation between the current owner and current residents regarding this lot - to the affect that the property off of Isaac Ln is in her thought process already.

- The board members and city planner discussed set backs several times at the meeting but with additional property the number of units could really get much higher.

- We understand that it would be nice to have a new structure on this lot but it is zoned for single family housing and I really feel it should remain how it was planned to be.

Thank you for reading my email

Sean Zielinski

Peter Menser

From: Jennifer Joseph Lewandowski <jlewandowski317@hotmail.com>
Sent: Friday, April 27, 2018 10:03 PM
To: Peter Menser
Subject: zoning on Lake Lansing Road by Sierra Ridge

Dear Mr Menser,

I am a resident of Sierra Ridge subdivision (6035 Sleepy Hollow Lane) and I have serious concerns about the proposed rezoning of the property that adjoins our subdivision and that of East Lansing Estates. This property cannot support the amount of proposed development and should be kept a single family property. There are several reasons for this that will affect the surrounding sub. First of all, there is already increased traffic through the area, with the addition of Costco and the play field on the corner of Newton. I personally have been in a traffic accident there, waiting to turn onto Lake Lansing Road from Okemos and was hit by oncoming turning traffic. This cost me over a thousand dollars. In the five years I have owned my house, you can clearly see the drastic increase in traffic. Next, this property is on a higher elevation and looks down into East Lansing Estates. This property has not been maintained in the year it has been owned by the proposed developer, and is very unsightly. There used to be trees, etc, that provided a barrier, but many of those have been removed or just cut and left in a scattered and unkempt manner. In short, I am solidly against the proposed rezoning, and ask that you and the board vote against this.

Thank you for your time,
Jennifer Joseph Lewandowski D.O.

RECEIVED

APR 23 2018

22 April 2018

Meridian Twp Planning Commission

RE: Cornell Rd rezoning

Why is property on the east side of the township even under consideration for higher density zoning?

Meridian is already over-crowded. The roads (many of which are almost undrivable) are congested. If people want to live elbow to elbow, Lansing and East Lansing offer housing opportunities for them.

After growing up in the college town of East Lansing I moved out here to not be in the high population area it had become and which too much of Meridian now is.

I often enjoy biking Cornell to visit friends to the south. It is already uncomfortable with no accommodation for non-motorized use. Roads are becoming constantly more dangerous with distracted drivers. Higher density housing will make it even more dangerous.



Dave Card
6045 E lake Dr
Haslett

Peter Menser, Planner
Meridian Township Planning Commissioners
Meridian Township
5151 Marsh Road
Okemos, MI 48864

April 23, 2018

RECEIVED
APR 23 2018

RE: Rezoning Application #18050

Dear Mr. Menser and Planning Commissioners:

It is with some distress that I appeal to the Commissioners to reject the request to rezone the Daniel Eyde 10-acre parcel at 5080 Cornell Road from RR to RAA. There is no justifiable reason to grant this request.

Once again, the Urban Service Boundary that protects the rural sanctity of the eastern portion of the Meridian Township, is being asked to be compromised just to increase the profits of a developer. The Township originally established the USB to retain a rural atmosphere for those who desire a more rural lifestyle or setting. While keeping the more densely populated developments in the western portion of the township, the USB offers a variety of lifestyles to those living within the township's borders. To jam an essentially small subdivision in the midst of this rural bucolic atmosphere ruins the ideals of the rural lifestyle and makes mock of the whole urban planning process and recently renewed Comprehensive Development Plan.

While one might misconstrue the responses given by Mr. Eyde to the rezoning application questions, please make no mistake, the parcel does not have sewer installed ON it, but it is certainly within striking distance. The question is should sewer be allowed to be extended across Cornell Road to service this property. How fortunate for Mr. Eyde that sewer has been brought to a location directly across the road from this parcel at the cost of all the members of the Georgetown Sewage District. Should he decide to develop his 10 acres to even the full complement of houses RR zoning allows, he will need to have a shared or public for them. The parcel could not sustain 5 wells along with 5 separate septic systems not to mention having water and sewer for an RAA level development. This density of development desired by the applicant could, in fact, have a very detrimental effect for the other nearby parcels on their private water and sewer systems. You owe that security to the other parcel owners who are neighbors to this parcel.

I would urge the Commissioners to think this through before making a decision to increase the zoning on this parcel. But in the end, it needs to be rejected.

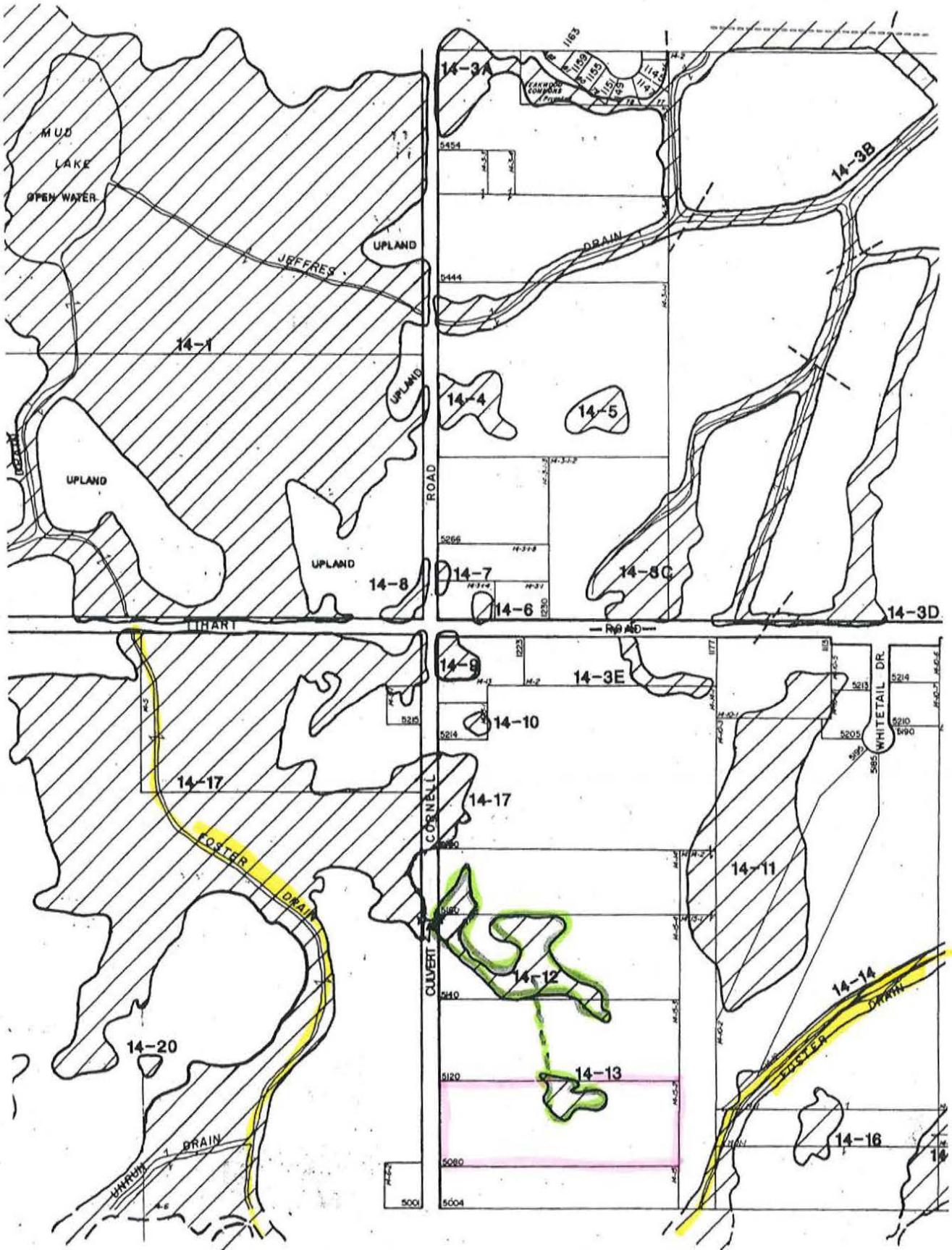
Sincerely,



Cecelia Kramer

RECEIVED

APR 23 2018



what higher.

From 1994 to the present,

Meridian decision reasserts people's role in land-use issues

Court of Appeals recognized that communities have right to control their environment

In Michigan, the power to control community growth and character is held by residents themselves. That authority is protected by the right to take decisions directly to voters through a referendum.

In the recent decision regarding a Meridian Township rezoning referendum, the Michigan Court of Appeals upheld this important power.

It is a significant decision that deserves more attention, particularly in Michigan, where out-of-control sprawl continues to push new housing and commercial developments into sensitive natural habitats and farmland at an average rate that exceeds population growth eight times over, and up to 27 times over in some fast-growing areas.

Michigan's land-use decisions are too often made under duress. They are forced on locals by promises of big money or threats of big court costs with attorneys hired to push these projects against community wishes waiting in the wings. According to estimates provided by the Michigan Municipal Risk Management Association,

nearly 400 of these kinds of cases have been brought against communities over the last 10 years, at a cost to those municipalities exceeding \$15 million.

What was at stake in the Meridian Township case was the right of voters to protect their communities against this onslaught.

As in many of these cases, the Meridian Township issue arose when a court challenge was brought against the township by developers. After the township board agreed to rezone some property east of the Meridian Mall to commercial use, residents challenged the rezoning in 1998 through a referendum, saying they wanted more single-family housing in the area.

Rebuffed in its attempt to get the rezoning, the developer sued the township and the lower court overturned the people's vote. Part of the court's decision was an assessment that the desire for a more walkable development in this core commercial area was a pipe dream.

The Appeals Court majority has now rightly reversed that decision, giving support to the reasonable idea that residents, not courts or developers, get to make that decision, and should be allowed to overturn through referendum zoning decisions by their local units of government where there is "room for legitimate difference of opinion and a valid debate. The voters, through the referendum, have resolved the issue and we must defer to their judgment."

This idea has not changed since earlier court



LSU file photo

Final call: A Michigan Court of Appeals ruling rebuffed a developer's attempt to overturn a referendum in Meridian Township on zoning for a plot of land near the Meridian Mall (shown upper left).

decisions, such as in 1957 when the courts told us, "Our laws have wisely committed to the people of a community themselves the determination of their municipal destiny. ... The people of the community ... and not the courts govern its growth and its life."

The decision by the Michigan Court of Appeals in favor of Meridian Township reasserts that the final say about land use lies with the residents and taxpayers, who can vote directly on decisions they don't like. It affirms that the power to control these important land use decisions does not belong to the developer who designs the project, or the builders who construct them, or even to the officials and boards elected to represent residents.

It belongs to you.

RECEIVED

APR 23 2018

RECEIVED

APR 23 2018

GEORGETOWN SANITARY SEWER INTERCEPTOR BENEFIT CHARGE
& REIMBURSEMENT

RESOLUTION

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, August 20, 2013, at 6:00 p.m.

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra,
Wilson

ABSENT: None

The following resolution was offered by Treasurer Brixie and supported by Trustee Scales.

WHEREAS, Section 78-154 of the Code of Ordinances of the Charter Township of Meridian provides for establishment by resolution of a benefit charge to be paid by the owner of premises to be connected to Township sanitary sewers when the premises to be connected has not been specially assessed for the construction of said sanitary sewer; and,

WHEREAS, the Eyde Company upsized the sanitary sewer interceptor to and through Phases 1 & 2 of the Georgetown subdivision to serve additional areas beyond the Georgetown subdivision; and,

WHEREAS, on July 7, 2009, the Township Board adopted a Georgetown Sanitary Interceptor Benefit Charge & Reimbursement Resolution approving a payback to the Eyde Company of \$347,767.10, with a 5% annual increase, giving a 2013 value of \$389,499.15, for the upsized sanitary sewer constructed with Phases 1 & 2 of the Georgetown subdivision, to be paid from funds received as properties upstream of the Georgetown subdivision connect to the sewer; and,

WHEREAS, the Eyde Company proposes to upsize the sanitary sewer through Phases 3 & 4 of the Georgetown subdivision to serve additional areas beyond the Georgetown subdivision, as shown on the attached map, at an estimated additional cost of \$270,600; and,

WHEREAS, the sanitary sewer interceptor to serve the Georgetown subdivision and properties beyond this subdivision that has been constructed by the Eyde Company and that the Eyde Company proposes to construct would extend from approximately 1,325 feet west of Powell Road easterly to Chargal Lane; and,

WHEREAS, the Department of Public Works & Engineering has determined the area that could be serviced by this sanitary sewer interceptor, and determined the cost of construction of the interceptor, thus determining the amount of reimbursement to the Eyde Company.

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

1. The Georgetown sanitary sewer interceptor service area, exclusive of the Georgetown subdivision, has been determined to include 1,213 residential equivalent units (REU).
2. The Georgetown sanitary sewer interceptor cost of construction to be reimbursed to the Eyde Company for upsizing Phases 1 and 2 shall be set at \$347,767.10 and for upsizing Phases 1 through 4 shall be set at \$659,799.15.
3. Therefore, if Phases 3 and 4 are not upsized, the benefit charge for connection to a sanitary sewer within the Georgetown sanitary sewer interceptor service area is hereby established at \$286.70 per REU, plus 5% flat rate (\$14.34) annual increase, and if Phases 3 and 4 are upsized, the benefit charge is hereby established at \$543.94 per REU, plus 3% flat rate (\$16.32) annual increase beginning in 2014.

8.20.13

* H E

GEORGETOWN SANITARY SEWER INTERCEPTOR BENEFIT CHARGE
& REIMBURSEMENT RESOLUTION
August 20, 2013
Page 2

4. The Georgetown sanitary sewer interceptor benefit charge established herein shall have immediate effect.
5. The Georgetown sanitary sewer interceptor benefit charge will be collected by the Township for a period of fifteen years from July 7, 2009.
6. The Georgetown sanitary sewer interceptor benefit charge will be paid as follows:

All existing and future developments and all existing and future single and multi-family homes shall pay the Georgetown sanitary sewer interceptor benefit charge when obtaining their sewer permit.
7. The Georgetown sanitary sewer interceptor benefit charge will be reimbursed as follows:
 - A. The reimbursement period will be for a total of 15 years from July 7, 2009.
 - B. The Township shall pay the reimbursement to the Eyde Company in quarterly installments, each installment to be equal to the Georgetown sanitary sewer interceptor benefit charge collected by the Township each calendar quarter from the Georgetown sanitary sewer interceptor service area (see attached map).

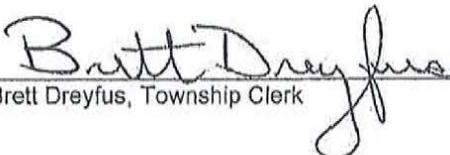
AND, BE IT FURTHER RESOLVED, by the Township Board of the Charter Township of Meridian, Ingham County, Michigan, as follows:

The Georgetown Sanitary Interceptor Benefit Charge & Reimbursement Resolution adopted by the Township Board July 7, 2009, approving a payback to the Eyde Company of \$347,767.10 is hereby rescinded.

ADOPTED: YEAS: Trustees Scales, Styka, Wilson, Supervisor LeGoff, Treasurer Brixie
NAYS: Trustee Veenstra, Clerk Dreyfus

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 the proceedings taken by the Township Board at a regular meeting held on Tuesday, August 20, 2013.


Brett Dreyfus, Township Clerk

**GEORGETOWN SANITARY SEWER INTERCEPTOR BENEFIT CHARGE
& REIMBURSEMENT**

RESOLUTION

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, July 7, 2009, at 6:00 p.m.

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus, LeGoff,
Ochberg, Veenstra

ABSENT: None

The following resolution was offered by Treasurer Brixie and supported by Clerk Helmbrecht.

WHEREAS, Section 78-154 of the Code of Ordinances of the Charter Township of Meridian provides for establishment by resolution of a benefit charge to be paid by the owner of premises to be connected to Township sanitary sewers when the premises to be connected has not been specially assessed for the construction of said sanitary sewer; and,

WHEREAS, Eyde Company was requested by Meridian Township Department of Public Works & Engineering to upsize the sanitary sewer interceptor for the Georgetown subdivision to serve additional areas beyond the Georgetown subdivision, as shown on the attached map; and,

WHEREAS, on May 19, 2009 and on June 16, 2009, the Township Board evaluated the request by the Eyde Company to be reimbursed for the portion of sanitary sewer interceptor costs that were incurred by them beyond the needs of the Georgetown subdivision; and,

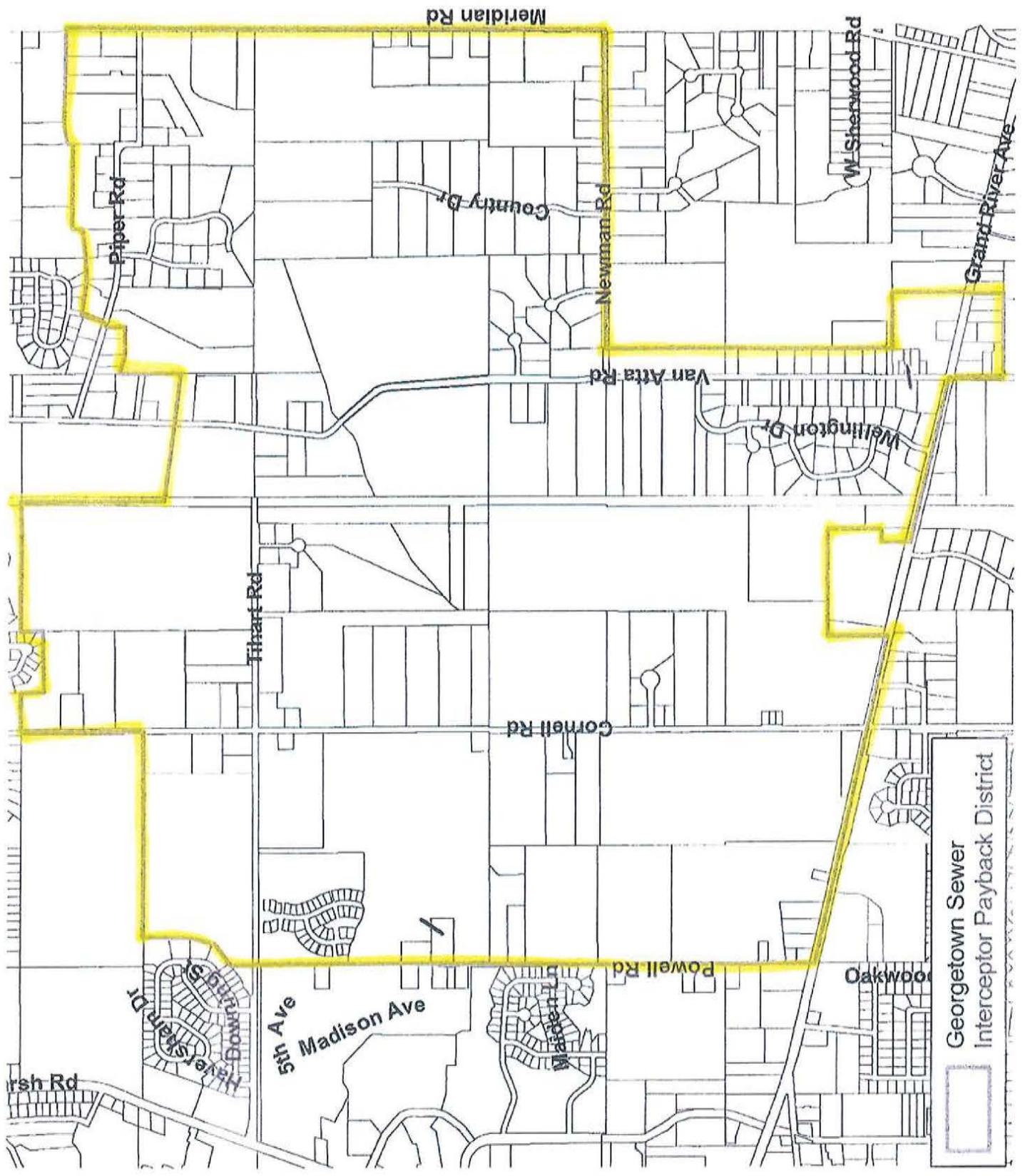
WHEREAS, the sanitary sewer interceptor to serve the Georgetown subdivision and properties beyond this subdivision has been constructed by the Eyde Company from approximately 1,325 feet west of Powell Road to approximately 155 feet south of the intersection of Twinging Drive and Giesboro Lane; and,

WHEREAS, the Department of Public Works & Engineering has determined the area that can be serviced by this sanitary sewer interceptor, and determined the cost of construction of the interceptor, thus determining the amount of reimbursement to the Eyde Company.

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

1. The Georgetown sanitary sewer Interceptor service area, exclusive of the Georgetown subdivision, has been determined to include 1,213 residential equivalent units (REU).
2. The Georgetown sanitary sewer interceptor cost of construction to be reimbursed to the Eyde Company shall be set at \$347,767.10.
3. Therefore, the Benefit Charge for connection to a sanitary sewer within the Georgetown sanitary sewer interceptor service area is hereby established at \$286.70 per REU, plus 5% flat rate (\$14.34) annual increase. This benefit charge is for the above described sanitary sewer interceptor only and is in addition to any benefit charge for the construction of additional sanitary sewer mains or interceptors.
4. The Georgetown Sanitary Sewer Interceptor Benefit Charge established herein shall have immediate effect.

7.7.09.
#10 E



McCLELLAND & ANDERSON, L.L.P.

ATTORNEYS AT LAW

GREGORY L. McCLELLAND
GAIL A. ANDERSON
DAVID E. PIERSON
MELISSA A. HAGEN
JARED A. ROBERTS

1305 SOUTH WASHINGTON AVENUE, SUITE 102
LANSING, MICHIGAN 48910
TELEPHONE: (517) 482-4890
FACSIMILE: (517) 482-4875
www.malansing.com

BERNARDO A. BALLESTEROS
DONALD A. WINNINGHAM
BRIAN F. WESTRIN

October 28, 2011

Meridian Township Board
5151 Marsh Road
Okemos, MI 48864-1198

Re: Opposition to Proposed Urban Service Boundary

Ladies and Gentlemen:

I am writing on behalf of the Eyde Company to state again their strong opposition to the continued consideration of imposing an urban service boundary in Meridian Township. Despite efforts like this one to manipulate sewer capacity and availability to stop development and productive use of property, Meridian Township has long planned and paid for a sewer system designed and built to serve the entire Township. It has been paid for with taxpayer and property owners' funds and should continue to be available throughout the Township.

In the early 1990s, to prevent development of over 200 acres of Eyde Company property, Township officials claimed that sewer capacity was not available. We were required to bring an action in the Ingham County Circuit Court. Engineering studies showed, and Judge Houk in his opinion and order agreed, that the system did have sufficient capacity and could not be used as a pretext to block development.

Efforts have been made off and on through the 1990s and the last ten years to again manipulate sewer availability by adopting planning goals that would prevent use of the sanitary sewer system outside of already developed areas. Nonetheless, the Township has continued to use taxpayer money and funds from property owners to pay for the Township-wide system. In fact, in 2009, the entire current Township Board, with the exception of Trustee Veenstra, approved the creation of a sewer district extending all the way east to Meridian Road on the Township's eastern boundary and the upsizing of the sanitary sewer interceptor for the Georgetown Subdivision to serve that area. The additional capacity needed for the sewer interceptor to serve that area was paid for by the Eyde Company, at a

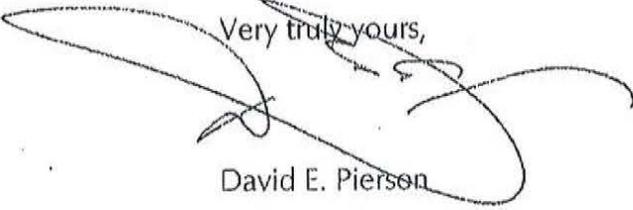
cost of \$347,767.10, to be repaid in the future from benefit charges within that interceptor area when existing and future developments use the sewer. The proposed urban service boundary would simply cut that off, reversing that resolution, and leaving the Eyde Company with the bill. There is no defensible reason to do that.

In responding to opposition to the policy, Planning Commissioners explained that the urban service boundary policy is simply a "planning tool" and would not really be used to stop the development or use of property. If that is the case, it should certainly not be adopted.

The planning of the Township-wide sewer system was based on concerns for public health and the environment. On-site wastewater treatment systems have traditionally and notoriously not been maintained and create both health and environmental issues. The soils throughout the Township (in fact, throughout Ingham County) make those problems worse.

The Township Board should not endorse this policy. Meridian Township, unlike some other townships, planned for the future by adopting a Township-wide system. That planning and investment should not be taken away to prevent property owners from using their property.

Very truly yours,



David E. Pierson

DEP/cko

McCLELLAND & ANDERSON, L.L.P.
ATTORNEYS AT LAW

GREGORY L. MCCLELLAND
GAIL A. ANDERSON
DAVID E. PIERSON
MELISSA A. HAGEN
JARED A. ROBERTS

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FACSIMILE: (517) 482-4875
www.malansing.com

BERNARDO A. BALLESTEROS

July 13, 2017

Meridian Township Board
5151 Marsh Road
Okemos, MI 48864-1198

Re: Opposition to Proposed Urban Service Boundary

Ladies and Gentlemen:

I am writing again on behalf of the Eyde Company both to restate their strong opposition to the Urban Services District imposed in the current 2017 Master Plan draft and to object to the misleading manner in which it is presented. As drafted, the plan appears intended to ensure that the Township's promise to pay back the Eyde Company for sewer capacity built at the Township's behest will not be kept.

The largest investment that will be frustrated is the one made by the Township's taxpayers and property owners whose funds have been used to plan and pay for a sewer system designed and built to serve the entire Township. That system should remain open to the entire Township. The investment, over many years, was based on concerns for public health and the environment that are still valid. On-site wastewater treatment systems create both health and environmental issues.

The master plan future land use map as proposed by the Planning Commission is seriously misleading and also appears intended to frustrate the promise to pay back the Eyde Company for the investment it made in the Township sewer system. The plan includes a large map showing most of the eastern third of the Township outside the Urban Services District (USD). The text (page 35) explains that "the urban service boundary limits the extent of water and sewer service in the Township." In other places throughout the plan, the text states that no water and sewer service should be extended to locations outside the USD. Both the map and text clearly announce to anyone looking to develop, build, or move to that area of the Township that public sewer is not available. That is not true, as is only noted in the small print on page 36. The Township Board asked the Eyde Company to provide capacity to serve that area at its own expense and to be paid back over time. The

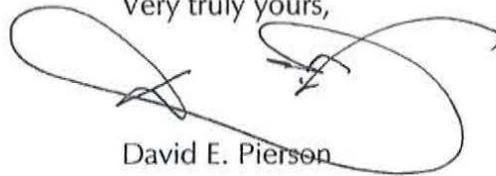
July 13, 2017

Page 2

Georgetown payback district covers almost all of the area on the north side of Grand River Avenue outside of the USD. In short, it is exempt from the limitation. By leaving the payback district off the map, however, the Township actively discourages any payment of the amount owed to the Eyde Company.

Even putting aside the policy reasons against the USD, the Township Board should not permit its use to violate the Township's promise to pay the debt it asked the Eyde Company to incur. Under the Michigan Planning Act, the Township Board can and should take action to review and revise those provisions in the Master Plan.

Very truly yours,

A handwritten signature in black ink, appearing to read "David E. Pierson", written over a large, loopy flourish that extends across the signature line.

David E. Pierson

DEP/cko

6029 Sleepy Hollow Lane
East Lansing, MI 48823
April 27, 2018

RECEIVED
MAY 02 2018

Mr. Peter Menser, Principal Planner
5151 Marsh Road
Okemos, MI 48864

Dear Sir,

We are residents of the Sierra Ridge Subdivision. We are strongly opposed to the rezoning of the property located at 2112 Lake Lansing road from RA (Single Family-Medium Density) to RC (Multiple Family) for the following reasons:

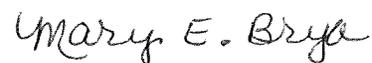
1. The proposed property is contiguous to two vacant lots. One of the lots is located in Lake Lansing Estates which is directly connected to Sierra Ridge Subdivision, a subdivision with homes valued in excess of \$400,000. It is believed that the two lots are owned by Eyde who allegedly has contacted the owner of the property located at 2112 Lake Lansing Road for the purpose of purchasing that property. If that were to happen, Eyde could seek rezoning of his two lots and use all of the property for multiple family apartments. This would devalue the adjoining homes significantly, including the homes located in the Sierra Ridge Subdivision. As a result, the Township would lose property tax revenue from those devalued homes.
2. The rezoning of the property would be contrary to the township's master plan which has the goal of preserving and strengthening residential neighborhoods. What is the purpose of a master plan for the Township if property adjacent to residential neighborhoods can be rezoned long after the residential subdivisions are developed and homes are constructed? While multiple family apartments are located on Okemos Road, they are some distance away, located on the opposite side of Lake Lansing Road and not connected with Sierra Ridge Subdivision.
3. We purchased our home in 2013. Since Okemos Road has been repaved and Costco has opened, the amount of vehicular traffic on Lake Lansing Road has increased significantly. If the property located at 2112 Lake Lansing Road is rezoned to Multiple Family that will add to the number of vehicles using Lake Lansing Road. This will create a hazardous situation for families with children living in the proposed apartments.
4. The property at 2112 Lake Lansing Road is located at the intersection of Lake Lansing Road and Okemos Road. Rezoning the property may necessitate the adding of a traffic light at that intersection to handle the additional traffic and to enable those living in the proposed apartments the ability to enter and exit, with at least some costs paid by the Township.

We implore you to do the right thing for the Township and the residents of Meridian Township and deny the rezoning request. Thank you for your consideration of our objections.

Sincerely,



Larry F. Brya, Retired Assistant Attorney General



Mary E. Brya, Retired Teacher

CC: Ronald J. Styka, Township Supervisor

Michelle M. Brya, *Esq.*
2188 Sacramento Way
East Lansing, MI 48823

RECEIVED
MAY 02 2018

April 28, 2018

Mr. Peter Menser
Meridian Township Principal Planner
5151 Marsh Road
Okemos, MI 48864

Dear Mr. Menser:

This letter is to request that you deny Ms. Whiddon's rezoning request from RA to RC.

I moved into the Sierra Ridge Subdivision in 2013. Prior to deciding to build in this subdivision, I performed extensive research on the available subdivisions within the East Lansing/Okemos area. In particular, I sought a subdivision that was not adjacent to apartments, condominiums or property that was zoned RC (multiple family). I was pleased that Sierra Ridge met my expectations.

The property values in Sierra Ridge are significant. Most of the homes are well in excess of \$400,000. If Ms. Whiddon is permitted to re-zone her property, she has indicated she will construct multiple family dwellings, which could include up to 14 units per acre of property. In addition, it is believed she may sell her property to Eyde Company who owns two adjacent lots, which could result in the construction of even more apartments. This type of construction will significantly decrease the value of the homes within the subdivision, not to mention that such a construction will be unsightly, when compared to existing homes. To allow re-zoning to construct multiple family dwellings after the homeowners in the subdivision built their homes with the understanding that this property was zoned residential is unacceptable.

Ms. Whiddon has owned the property since March 2017 and has not maintained it. She should not be permitted to now request it to be rezoned, likely resulting an increase in property value to her, at the detriment of the owners within the subdivision.

Please reject Ms. Whiddon's re-zoning request. Thank you for your consideration.

Sincerely,



Michelle M. Brya
Attorney at Law

May 6, 2018

Dear Members of the Meridian Township Planning Commission:

We are writing to express our sincere opposition to the proposed rezoning of 2112 Lake Lansing Road. Our family owns 2104 Isaac Lane in the Lake Lansing Estate subdivision. We built our home in 2015 and prior to selecting the neighborhood, we spent a fair amount of time researching and learning about the township. We were drawn to the quiet neighborhood and abundance of wooded areas.

We are deeply concerned about the proposed rezoning for a number of reasons. This rezoning is in opposition to the Meridian Township Master Plan we viewed in 2015 and the most recent version we've seen drafted in 2017. According to those plans, the north side of Lake Lansing is to remain single-family homes. Rezoning this small area would be inconsistent with the Master Plan.

Another concern of ours is the amount of traffic that this proposed development would bring in and around our neighborhood. Though we were unable to attend the April meeting, we watched a recording. During that meeting, the gentleman presenting the proposal cited a 2010 Ingham County traffic study; as we all know, the amount of traffic in this area has significantly increased with the building of Meijer in 2014, the completion of paving Newton Road, and the most recent opening of Costco. Furthermore, in 2010, the Sierra Ridge and Lake Lansing Estate subdivisions were merely in their infancy. Any time our family leaves the subdivision, we are stuck waiting for traffic to clear before turning onto Lake Lansing Rd. To use this outdated traffic study to justify a rezoning for a multi-family development is simply misguided.

In addition to the traffic situation, we are obviously concerned about property values. We bought in this area knowing it was a vibrant and desirable place to live and raise a family. In the short time that the rezoning of 2112 Lake Lansing Rd. has been proposed, we have already heard that families are hesitant to move into our neighborhood and know that our neighbors have lost a sale of their home after the buyers heard about the potential rezoning. We are concerned personally for the potential financial implications to the value of our property. It would seem the township should also be concerned with the potential of many residential properties in the area losing value, as that would adversely affect property taxes.

We are opposed to the proposed rezoning of 2112 Lake Lansing Rd, and we ask the Meridian Township Planning Commission to vote to maintain the current RA zoning of the property.

Sincerely,

John Block and Meghan Block
2104 Isaac Lane

May 6, 2018

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

RECEIVED

MAY 07 2018

Re: Rezoning #18040 (Cynthia Whiddon)

Dear Mr. Menser:

We currently reside on Isaac Lane with our two children. We have lived in Meridian Township for over 20 years and one of the reasons we chose this community is the township's longstanding commitment to preserving the natural environment and protecting residential and green spaces. We are gravely concerned that the potential rezoning of the parcel at 2112 Lake Lansing Road will have significant adverse impacts on our neighborhood. Not only will it decrease our property values, but placing a multi-family building immediately adjacent to single-family homes will lead to increased noise, traffic, and trash. Rezoning the property to RC would permit up to 14 dwelling units on the parcel, potentially housing more than 50 residents, all immediately adjacent to a quiet, residential street.

Importantly, all of the other multi-family housing in the immediate vicinity is across Lake Lansing Road, separated from our neighborhood by trees and green spaces. Indeed, the large lot occupied by the local church provides a significant buffer from the residential area, as does the large grassy space between Lake Lansing Road and Lake of the Hills condos. Rezoning this parcel will place the first multi-family building on a residential lot that has held a single home for over 100 years.

If you will not heed the voices of the residents of Isaac Lane, all of whom are strongly opposed to this rezoning, I hope you will adhere to the Township's own values and principles outlined in the 2017 Master Plan.

The Master Plan states:

The central planning goal for these past several decades has been to maintain and improve the quality of life for Township residents, particularly the quality of residential life, schools and other public services, and the rich and diverse natural environment. This Plan is intended to preserve these aspects on which residents place such great value.

The number one goal articulated in the Master Plan is to preserve and strengthen residential neighborhoods. The first strategy under that goal is to "maintain a community of desirable, attractive residential neighborhoods." Rezoning this parcel is directly contrary to this goal and will cause harm to a desirable and attractive residential

neighborhood. It is also contrary to the recommendation contained within the plan to consolidate the multiple family residential districts, not expand them.

Rezoning this parcel will also place a multi-family dwelling, with its related parking area, in close proximity to wetlands. The environmental impact of that rezoning will be far more significant than construction of one or two single family homes.

Please do not rezone this parcel to RC at the expense of the current homeowners living next door. The only people this rezoning benefits are developers seeking to turn a tidy profit by putting up rental housing. The residents of Isaac Lane chose this neighborhood because of its character. We have seen the problems that plague Bath Township and other localities where apartment complexes filled with transient, short-term residents are placed next to quiet, desirable neighborhoods. This rezoning does not benefit the township, it does not benefit the residents of existing neighborhoods, and it does not conform to the goals of the Master Plan.

To Quote the Plan:

“The fundamental statement of community values, the personal values, the values relating to government and the vision for the future provide the foundation upon which subsequent policy decisions in this Plan rests.”

Please honor the values and goals articulated in the Master Plan and deny this rezoning request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Matthew Zayko Kristine Zayko". The signature is written in dark ink and is positioned above the printed names of the signatories.

Matthew and Kristine Zayko
2116 Isaac Lane

RECEIVED

MAY 07 2018

May 6, 2018

Dear Mr. Menser,

We are writing this letter in regards to the rezoning of 2112 Lake Lansing Rd from an RA single family-medium density zone to a RC multi-family zone. We are greatly opposed to this rezoning.

We live at 2122 Isaac Lane, and are part of the Lake Lansing Estates subdivision, which is located just north of 2112 Lake Lansing Rd. If you were to visit both the lot in question and the beautiful subdivision which we reside, you would see just how much these properties can effect each other in either positive or negative ways.

We purchased our home in 2012 when our children were 4 1/2 and 1 1/2 years old. We decided it was the perfect fit for our family and a great place to raise our children based on the look and feel of the single family homes and neighborhoods that encompass it, the safe family friendly atmosphere that it possesses, and the beautiful green spaces that surround it.

Rezoning 2112 Lake Lansing Rd would change the entire feel of Lake Lansing Estates and would also affect our neighbors in Sierra Ridge. Firstly it goes against the master plan which states: the first goal is to preserve and strengthen residential neighborhoods. It would simply be spot zoning. I understand that some believe that it is not a problem because of multi-family dwellings *way down* Okemos Rd and Lake Lansing Road. I do not believe it is being properly taken into account just how far we are from those multi-family homes. None of the multi-family dwellings are on our side of Lake Lansing Rd. There is an abundance of green space that surrounds us and separates us from them, not to mention a road and rather large church lot that also acts as a large separator between our area and the multi-family dwellings on Okemos Rd. If you were to rezone and allow for up to 14 family dwellings to exist at 2112 Lake Lansing Rd then we would practically have the atmosphere of mutli-family homes in our front yard and for others, their backyard. It would dramatically change the safety levels that we as parents have for our children playing within the neighborhood. Not only would it affect everything that we have mentioned but it will negatively affect our property values. There are 2 homes currently for sale in Lake Lansing Estates. We know for fact, that even the thought that this property at 2112 Lake Lansing Rd could be rezoned for up to 14 family dwellings has already turned potential buyers away. Now just imagine how it will affect us if it were rezoned. One person will get a personal gain out of this while the 15 homes in Lake Lansing Estates and the over 50 homes in Sierra Ridge suffer for it.

Traffic on Lake Lansing Road is very busy and the intersection of Okemos Rd and Lake Lansing Rd frequently has traffic accidents with its current traffic flows. The property of 2112 Lake Lansing Rd would make an even bigger mess of the intersection if there were more families going in and out of a driveway on that property, let alone 14 families. A traffic count from 2010 that was taken by the Ingham County Road Department was brought up to support that traffic would not be affected by this rezoning. I think it is safe to say that is quite outdated. Traffic has dramatically increased since 2010. Lake Lansing Estates has doubled since then and so has Sierra Ridge, not to mention the Costco that went in down the road that has definitely added to the increased traffic flows.

The current owner of 2112 Lake Lansing Rd bought this property in a foreclosure knowing that it was zoned as a RA and we believe it should stay that way. She claims that she only wants to build 4 or 5 townhomes on this lot. If that is truly the case, then she should be trying to zone it accordingly. The RDD zone permits a maximum of five dwelling units per acre, we question why she is not pursuing that. Perhaps because that is not the real intention. If she were to get the rezoning that she is after, then she could do whatever she wants regardless of what she says. As you know, her words are not a binding contract. In the year and a half that she has owned the property very little has been done with it, certainly nothing to improve it. Five days a week I walk to and from our children's school bus stop. During this walk, as well as from my front door step, I can see 2112 Lake Lansing Rd. It is unkempt and covered in wood debris, a broken down play structure, an overturned wheel barrel and widows laid askew along the back of the house. If the lot were rezoned to an RC we cringe at what that could possibly look like, given the track record of how much TLC we have already been put into this property over the last year and a half.

Thank you for your time,

The strongly opposed Budd Family



Jennifer and Dustan Budd



TO: Peter Menser, Principal Planner and Planning Commission Members

FROM: Thomas and Marilyn Allor, Residents (2098 Isaac Lane)

RE: Rezoning of 2112 Lake Lansing Rd.

DATE: May 3, 2018

We are opposed to the rezoning (#18040) of 2112 Lake Lansing Road from Single Family (RA) to Multiple Family (RC) for the following reasons:

The residents of Sierra Ridge and Lake Lansing subdivisions purchased their homes or lots on which they built their homes with the understanding they were going to live in an area of single family home zoning.

Now there is a request to multiple family zone a piece of property adjacent to these single family zoned subdivisions. Spot zoning is usually done to serve a useful purpose to neighboring residents. In the case of rezoning 2112 Lake Lansing Road, none of the Sierra Ridge or Lake Lansing residents feel this proposed multiple family zoning of adjacent property to our subdivisions is useful. In fact, we are opposed as it could make it difficult to sell our single family homes, devalue our property, create additional traffic, create an eyesore for which there is not enough space to provide a sufficient buffer and add additional noise to the area.

As a council member, would you want this to happen to you?

From a safety perspective, building a multiple family complex at the above mentioned address will only add to the existing traffic in that area as well as be a burden to the residents of the proposed multiple family complex who will find it difficult to turn onto Lake Lansing Road.

- A. At certain times of the day, there is a problem turning right or left from Okemos Road onto Lake Lansing Road due to traffic which has been steadily increasing.
- B. Lake Lansing Road has a dip in elevation just East of Okemos Road at the proposed rezoning address which makes it difficult to see oncoming traffic.
- C. Also, there is a problem turning right or left out of Sierra Ridge subdivision onto Lake Lansing Road due to the traffic.
- D. Should someone choose to route traffic from the proposed rezoning area into Sierra Ridge subdivision instead of Lake Lansing Road, it would be a burden on residents of the subdivision due to the facts that the subdivision was designed for single family home traffic and it would increase risk for children who play in the area.

RECEIVED
MAY 07 2018

Peter Menser

From: PRITIJ GILL <pritojgill@sbcglobal.net>
Sent: Monday, May 07, 2018 7:50 PM
To: Peter Menser; Catherine Cleveland
Subject: Opposition to rezoning of lot 2112 Lake Lansing Rd

I am writing to oppose the rezoning of the lot at 2112 Lake Lansing Road from Single Family to Multiple Family. I had also earlier communicated my intent to oppose it by email. After watching the feed of the board meeting and the property owner response, I feel more strongly now that rezoning would be a wrong and disastrous decision for the community as a whole.

- The Planning Commission was using it's "most recent" traffic counts from 2010 taken by the Ingham County Road Department - These traffic counts are outdated and nowhere reflect the traffic pattern of the area.

- The zoning request of RC would allow upto 14 units per acre which is absolutely against the Township Masterplan which states "The first goal is to preserve and strengthen Residential neighborhoods".

-Currently the property being discussed is RA which is how Lake Lansing Estates is also zoned. Sierra Ridge Estates is zoned RAA.

- The elevation of the property is above both Lake Lansing Estates and Sierra Ridge Estates. AT one point a berm was mentioned. No berm exists between the above said property and the Residential Neighborhood.

- This property owner purchased the lot knowing it was zoned Single Family at the time of purchase as did all homeowners of Lake Lansing Estates and Sierra Ridge Estates when they invested in their properties. We would like to preserve this environment. This purchase of the above said property after foreclosure was purely "Speculative". The owner had no intention of keeping the zoning and was well aware that it is a investment risk based on speculation of change in Zoning. However all the homeowners North of the property invested in "Homes" to live, based on the character of the neighborhood. I respectfully state that this is a gross, negligent attempt to change the character of the surrounding Community

- The property owner has had this property since March 2017 and has not kept the property in a condition which reflects the community.

- Lake Lansing and Okemos is a busy intersection. Township may have to look at putting a Traffic Signal in the future. Multiple family dwelling would create a hindrance as the property is right on the intersection.

-Property values will most likely decrease in our subdivisions with a Multi-family zoned lot attached to our subs, losing the appeal and draw of the single family homes. There already has been pending house sale which did not go through when the potential buyer found about the rezoning effort.

I hope the Board considers all the facts and unanimously votes against the rezoning effort.

Thank You

Sincerely

Pritoj Gill & Magan Gill

Catherine and Chris Cleveland
6025 Marietta Way
East Lansing, MI 48823

May 8, 2018

Mr. Peter Menser
Meridian Township Principal Planner
5151 Marsh Rd.
Okemos, MI 48864

We are writing to voice our concerns and opposition of Rezoning #18040 at 2112 Lake Lansing Road. Please share this letter with all who will be making any decisions regarding this request.

We built our home in Sierra Ridge Estates and moved into our home in 2006. One of the main reasons we chose this subdivision was based on location and surrounding properties. All attached land is, either, single family dwelling, parks or wetlands. We chose not to live in the many subdivisions available in East Lansing because many of the subdivisions we liked had apartment/multi-family zoned properties attached.

Rezoning this specific lot would go against the Master Plan of this area and would also appear as a situation of spot-zoning. The property owner bought this lot with full knowledge that it was zoned for single family homes. This individual lot should not be rezoned to RC allowing up to 14 residences per acre for the benefit of one property owner and at the detriment of the 50 current homeowners (40+ homes yet to be built in phases III and IV) in Sierra Ridge Estates in addition to the 15 homeowners in Lake Lansing Estates. The property owner indicated at the public hearing she would be putting in "something nice;" however, she has owned the property for over a year and there has been trash (including an old sofa), downed play house, and downed trees scattered around the property. It has not been maintained in a sightly manner. The property owner also indicated she planned on "5-to-6 townhomes." If that is the case, then she should request RDD or RD, not RC. Regardless, we are opposed to any and all rezoning of that property. It should remain single family to coincide with the master plan and what all the surrounding properties have chosen to invest in.

Additionally, anything more than a single family home on that property adds many concerns, including but not limited to:

- Increased traffic: traffic has already increased drastically at the Okemos Rd, Lake Lansing Rd. intersection with the addition of Costco. The 2010 traffic analysis referred to at the Public Hearing is definitely outdated. Putting up to 14 additional residences right at that intersection would pose many dangerous situations.

- Many children ride bikes and play with each other outside in the two current subdivisions. The safe secure feeling that the current homeowners/parents have would decline if multi-family (most likely transient) housing goes in.
- Demand and property values in the two subdivisions will fall. This has already been proven by only the potential of the rezoning. Sales have been lost.

Please strongly consider these concerns while making your decision regarding 2112 Lake Lansing Rd. and deny any zoning other than RA – Single Family. Thank you for your time and considerations.

Sincerely,

Catherine and Chris Cleveland
6025 Marietta Way

To: Meridian Township Zoning Commission

Date: 05/03/2018

RE: Rezoning 18040

I am writing this letter to state concerns that I have regarding the zoning of parcel 18040. My husband and I own a home in Lake Lansing Estates, which is adjacent to this property. We will be directly impacted by the rezoning of this parcel.

When we purchased our home, we researched areas, subdivisions and considered many different houses and locations. We selected our current home because it is in a subdivision that consists of single family homes. Lake Lansing Estates is adjacent to and surrounded by all single family homes. A single family home community consists of individuals who are financially invested through home ownership and committed to the community for a long period of time. My husband and I are raising our family in this community, and we support community events and attend many activities in Meridian Township. I am invested in this community and Meridian Township, and I am eager to volunteer and help in the community. Single family ownership is important to this community. Rezoning this property would take away from single family ownership, replacing it with a different demographic group. The demographic group residing in multifamily homes would consist of renters, whom are not financially invested in the community through home ownership, and whom are not invested in the community for long periods of time. Meridian Township needs to maintain single family zones to support and maintain the size of this valued population of invested residents in the community.

Changing the zoning on parcel 18040 to multi-family housing would be introducing this one zoning area, a particular spot, into an area of all single family housing. This changes the environment, and impacts the surrounding community. Multifamily zoning, and I believe in this case up to 14 different units, would dramatically change the community. The number of people residing on this small parcel of land could conservatively be 28 (if 2 people reside in each unit) or even 112 (if four people reside in each unit). The noise level from this many people would be considerably greater than the noise level that would result from a single family residing on the property. This property would have a lot of people residing on it, all of which would create noise. I am concerned about noise levels from automobiles starting, car door slamming, voices and people outside talking, children playing outside, and garbage dumpsters being emptied to name just a few sources of noise. I am concerned that the main area of outdoor green space for this proposed population would be adjacent to our subdivision, and essentially in the backyard of several homes in our subdivision. This outdoor space, if they even develop a space, would be very close to our homes and we would hear conversations, voices, and noises from the residents of this property. I am also concerned with the increased amount of traffic that this would bring to Lake Lansing Road. If each unit had occupants with two cars, this would be an increase of 28 cars in the area.

Rezoning this property would change the appearance of the lot. A single family home would have more green space, beautiful trees and plants, and less building structure and less parking/paved areas. The single family home that currently occupies the land, blends in with the surrounding homes and adjacent

properties. Lake Lansing Road consists of very nice single family homes from Saginaw to Marsh Road. Every single property on this stretch of road (on the north side and on the majority of the south side) consists of single family homes. Enabling a multifamily zone in this area would change the appearance of the property. A multifamily building would stand out and not 'fit' or blend in with the surrounding areas. It would look out of place in the area. The township has created man-made barriers for each property zoning area. In this case Lake Lansing Road is the separating barrier, and all properties north of Lake Lansing road are single family zoning. South of Lake Lansing road does have multi-family zoning, however this area is clearly separated by Lake Lansing Road. There is also another separation from multi-family zoning created by a Church on the corner of Lake Lansing Road and Okemos Road (east of Okemos Rd). The multifamily zoning area and properties can't be seen from our subdivision.

Multifamily housing is more noticeable because of the size of the building. It is not as attractive and placing this type of structure in a single family zone will allow a different building structure to exist, one that is not similar and comparable to what is adjacent to the property. During family walks and when we look out the front windows of our house, my family would look at the back of a large building, a paved parking lot, cars, and trash dumpsters instead of looking at the back of a single family home, grass, and trees. This property appears to sit higher in elevation than some of the surrounding properties. This would make the height of the building appear even larger when compared to the surrounding home heights. Residents in this community are going to look at the back of this huge building, instead of looking at trees and skyline.

Numerous children play freely in the existing community. We reside on a street that has few houses and fortunately very little car traffic. The introduction of multifamily houses in this area is a concern. I am concerned with the parking for this proposed structure. I feel that overflow parking from tenants and guests will occur on our residential street and in our community or subdivision. The introduction of more cars and traffic in the area is a danger for children who are playing. I am also concerned with introducing a transient population into this community. A fluctuating population being so close to children playing is not desirable.

The owner of the property purchased this home and was aware of the current zoning at the time of purchase. I am confused as to why this property needs to be rezoned? The only party benefiting from the rezoning is the property owner, who stands to make money off of the rezoning. The rezoning of this property will negatively affect many more residents and Meridian Township community members. In my opinion the property should remain single family zoning, which was intended in the original development plans for the community and township. The zoning area should remain single family zoning and spot zoning should not be introduced into this area. The decrease in home value in the surrounding area and subdivision will result in less revenue being collected from taxes.

With appreciation,

Amy Clark
2110 Isaac Lane
Resident of Lake Lansing Estates

May 9, 2018

Mr. Menser

Enclosed is a copy of a petition opposing the rezoning of 2112 Lake Lansing Rd from an RA (single family) to an RC (multiple family) by the residents of Lake Lansing Estates subdivision. The original will be brought and presented at the meeting on May 14 by one of Lake Lansing Estate residents.

Regards,


Jennifer Budd

Resident of Lake Lansing Estates

RECEIVED

MAY 09 2018

Petition to keep 2112 Lake Lansing Road from being rezoned from RA (Single Family - Medium Density) to RC (Multiple Family)

Petition summary and background	This petition will be submitted to Peter Menser, Meridian Township Principal Planner by residents of the Lake Lansing Estates subdivision.
Action petitioned for	We, the undersigned, are concerned citizens who urge the Township Zoning Commission to vote No on rezoning 2112 Lake Lansing Road from RA to RC.

Printed Name	Signature	Address	Comment	Date
Stacy Liddick		2025 Isaac Ln	HAPPY APPROVED TO REZONE	5/6/18
Sean Liddick		2128 Isaac Ln	Strongly opposed to rezoning	5/6/18
Dustin Budd		2122 Isaac Lane	Also submitted letter opposing the rezoning.	5-5-18
Mont Parks		2116 Isaac Lane	Disappointed to see same family left.	5/6/18
Kristine Zayko		2116 Isaac Lane	Strongly opposed to the rezoning	5/6/18
Stere Clark		2116 Isaac Ln	Strongly opposed to rezoning	5-6-18
Amy Clark		2110 Isaac Ln	OPPOSED!	5/6
Jake Block		2109 Isaac Ln.	Strongly oppose to rezoning	5/6/18
Meghan Block		2104 Isaac Lane	Strongly opposed to rezoning	5/6/18
Thomas Allor		2098 ISAAC LN.	UNSUBMITTED LETTER OPPOSING REZONING	5/6/18
Marilyn Allor		2098 Isaac Lane	Submitted letter opposing rezoning.	5/6/18

Printed Name	Signature	Address	Comment	Date
Jenny Parrott		2080 Tamm Lane	Strongly Opposed	5/7/18
Anthony Thorne		2121 Isaac Ln	Strongly Opposed	5/8/18
Leah Thorne		211 Isaac Ln	Strongly Opposed	5/8/18
April Isaac		2085 Tamm Ln	Strongly Opposed	5/6/18
John Isaac		2015 Isaac Ln	Strongly Opposed	5/6/18
Randy Lovgren		2091 Isaac Lane	Strongly opposed	5/6/18
Mary Lovgren		2091 Isaac Lane	Strongly opposed	5/6/18
Timothy Takemoy		2077 Isaac Lane	Strongly opposed	5/6/18
Anne Takemoy		2091 Isaac Lane	Strongly opposed	5/6/18
SPENCER SILER		2103 Tamm Lane	Strongly opposed	5/7/18
SHARONIE SOLA		2105 Isaac Lane	Strongly opposed Submitted letter	5/6/18
Robert Logan		2107 Isaac Lane B	OPPOSED	5/7/18
DAVID BEGAN		2107 Isaac Ln	opposed	5/7/18
XIAOBO PAVIA WU		2105 Isaac Ln	OPPOSED	5/6/18

Peter Menser

From: Rose Family <rose1628@att.net>
Sent: Wednesday, May 09, 2018 3:10 PM
To: Peter Menser
Subject: Rezoning #18040

Dear Mr. Menser,

We are writing to express our opposition to the request from Cynthia E. Whiddon to rezone the 1.12 acres at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).

The information presented at the Planning Commission's meeting on April 23, 2018 indicated that the rezoning would result in one parcel on the north side of Lake Lansing Road zoned RC in an area zoned RA.

This "spot zoning" would result in a single parcel which is different in character than all of its adjacent neighbors. The result of this change would be potentially harmful to the property values of the adjacent properties.

The area zoned RC on the south side of Lake Lansing Road should not have any bearing on this decision as it is not adjacent to the property in question. The change in zoning would create an isolated parcel of RC zoning on the north side of Lake Lansing Road. Everyone in question (the property owner requesting the zoning change as well as all of the homeowners of Lake Lansing Estates and Sierra Ridge Estates) invested in this area knowing it was zoned Single Family. The expectations of the current homeowners that their neighborhood would remain as it was zoned when they purchased their homes should not be ignored.

Please consider our opposition to rezoning #18040 when the Planning Committee makes its decision on this issue.

Sincerely,

Philip and Brenda Rose
6106 Fresno Lane
East Lansing, MI. 48823

Peter Menser

From: Neil Isaacs <neildisaacs@gmail.com>
Sent: Wednesday, May 09, 2018 8:44 PM
To: Peter Menser
Subject: Against the ReZoning of 2112 Lake Lansing Road

Dear Mr. Menser,

I am strongly against the rezoning of 2112 Lake Landing Road from RA to RC. My reasons are as follows.

I do not want a person who owns all student housing to develop housing a project within 600 of my home.

People who want to purchase single family homes in neighborhoods like Lake Lansing Estates do Not want to live next to or adjacent to multi family housing of 14 dwellings per acre. People who would live in these dwellings would be renters and renters are transascient. Since they do not own the property they have no incentive to keep the place up. My neighbors and I, when we decide to move will have a much more difficult time selling our homes. In fact one of our neighbors who has their home up for sale had a sale fall through. As soon as the potential buyer heard 2112 Lake Lansing Rd. had a possibility of being rezoned from RA to RC they decided not to purchase the home. Also my home in Lake Lansing Estates will lose value. If all of the homes in Lake Lansing Estates (and Sierra Ridge next door) drop in value the Township will lose on out some income. This entire situation is what I would call spot zoning.

The first goal of the Township's Master Plan is to preserve and strengthen residential neighborhoods. How does this rezoning strengthen my neighborhood?

The RC category says up to 14 dwellings per acre. That is what I, my neighbors, the Zoning Commission and yourself must understand. Anything less is not looking at this issue correctly.

At the first Zoning Commission meeting last month one commissioner said that since Lake Lansing Estates is right next to Lake of the Hills, this rezoning is no big deal. I am afraid that member of the Zoning Board did not look at the geography that carefully. There is a pond and a nice little forest that acts as a buffer between Lake Lansing Estates and Lake of the Hills. Having a lot zoned as RC next my subdivision (which is zoned RA) is a big difference. My family and I are strongly opposed to this rezoning as we do not want to live next to a zoned lot for 14 dwellings per acre.

This rezoning will affect the families of both Lake Lansing Estates and Sierra Ridge. By denying the rezoning only two individuals will be affected and those individuals do not even live close to the Lake Lansing Estates and Sierra Ridge subdivisions. Please remember, "government is of the people, by the people and for the people".

Thank you.

Neil D. Isaacs & Janet G. Isaacs
2085 Isaac Lane
East Lansing, MI 48823
(home) 517-347-3170
(cell) 517-331-0936
neildisaacs@gmail.com

Sean Liddick and Stacy Liddick
2128 Isaac Ln
East Lansing, MI 48823
5/9/2018

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

Dear Mr. Menser:

I am Sean Liddick and I reside at 2128 Isaac Ln, East Lansing in Lake Lansing Estates. With this letter my wife, Stacy Liddick, and I would like to register our strenuous objection to the rezoning proposal #18040 (Whiddon) to rezone approximately 1.12 acres at 2112 Lake Lansing Rd from RA (single family medium density) to RC (multiple family). The rezone request is for a small zone, appears to substantially benefit a single parcel and a single landowner, and is inconsistent with the Township Master Plan which would suggest that rezoning may qualify as a spot zone. Further, denying the rezoning request would not preclude the beneficial use of the property as a single family site which is consistent with its use for the past 100 years and the Townships' Master Plan. Lastly, the current property owner purchased the site as a single family property. Further reasons against the rezoning request are provided below.

There is no compelling reason why the current zoning is unacceptable – The property owner was asked to explain why the present zoning is inconsistent with the Township's Master Plan in the rezoning application. The property owner states that the reason the present zoning is inconsistent is because it is located on the heavily traveled roads of Lake Lansing and Okemos Road. However, *the present zoning is wholly consistent with the Township Master Plan.*

The property owner also suggests that the reason for the rezone request is to provide upscale rental housing. It is extraordinarily difficult to gauge the actual need for these types of home. Within a range of approximately 1 mile there are approximately 80 empty apartments available for rent.

There is no compelling reason why the proposed zoning is acceptable – It is suggested that the property would act as a buffer to the residential area to the north (Sierra Ridge and Lake Lansing Estates) but no indication why the current zone does not provide the same buffer. There is also

Mr. Menser

5/9/2018

Page 2

absolutely no discussion of what additional buffer the proposed rezone would provide that is not already provided by the property if it remains in its current zoning category

The impact on Township services is unknown – It is acknowledged that the sewer and water servicing the property would not be appropriate for the proposed rezoning request but no indication of what is required was provided.

Traffic has not been considered appropriately – In the rezoning request from Cynthia Whiddon traffic statistics from 2010 were used. These traffic counts are a dramatic underestimation of the traffic counts in that area today. The Sierra Ridge and Lake Lansing Estates have grown substantially since 2010 when only a small number of houses existed and were occupied. Further, the new Costco recently built along Park Lake has increased traffic along Lake Lansing Road. The property under consideration is located at a “T” intersection with Okemos Rd and during the morning and evening commutes traffic is backed up onto Okemos Road waiting to turn east or west.

Proposed rezone is inconsistent with the character of surrounding neighborhoods - Families entering the adjoining Sierra Ridge and Lake Lansing Estates subdivisions purchased their respective properties based on the characteristics of the neighborhood which is a collection of single family homes. Even the property suggested to be rezoned is a single family residence and has been for over a hundred years.

In conclusion, Stacy and I reiterate our strongest objection to the rezoning request and urge that these items be considered in discussions regarding the rezone.

Sincerely,

Sean and Stacy Liddick

Peter Menser
Principal Planner
5151 Marsh Road, Okemos, MI 48864

Dear Mr. Menser,

I am writing to you to express my opposition to the rezoning of the lot, 2112 Lake Lansing Road. I am currently a resident in Sierra Ridge Estates (2079 Isaac Ln.) and would really like to preserve our current residential neighborhoods.

I am really surprised by the rezoning request for 2112 Lake Lansing Rd. since it may substantially disturb our current residential community. My family have serious concerns about it, due to the following reasons:

1. The safety may become an issue if this property becomes a Multi-family zone because the residence may become much more dynamic and have a high rate of changing. Since the property is so close to Sierra Ridge Estates, it will be uncomfortable for us, especially considering that many children play freely in the neighborhoods. We really appreciate the current peaceful environment and would like to preserve the current state.
2. My property value will most likely decrease due to the Multi-family zoned lot attached to our subs. With a Multi-family lot nearby, my property will lose the appeal. When I bought my house, it was clear that this lot is a single-family zone. The rezoning of this lot is definitely out of our expectation and affects our property severely.
3. The rezoning goes against the Master Plan which states that the first goal is to preserve and strengthen residential neighborhoods. Although there are some Multi-family dwellings further down Lake Lansing Rd. and Okemos Rd., they are not as close to our neighborhood as this particular lot. The impact to a neighborhood is definitely positively correlated with distance. Since this lot is immediately adjacent to our property, it does have a big disruptive impact on our residential neighborhood.
4. The rezoning of this lot to a Multi-family zone will definitely increase the traffic at the intersection of Okemos Rd. and Lake Lansing Rd, which will also have a negative impact on our neighborhood.

Based on these reasons, my family really oppose the rezoning of the lot to a Multi-family zone. And we really appreciate your consideration of our concerns. If you need any additional information from me to facilitate your consideration, please feel free to contact me and I would like to explain in more details.



Jianrong Wang
2079 Isaac Ln., East Lansing, MI 48824
404-313-9026, wang.jianrong03@gmail.com

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Friday, May 11, 2018 7:40 AM
To: Peter Menser
Subject: Email contact from Meridian Township, MI

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Ruth Powell
Site Visitor Email: ruthpwl4@gmail.com

Dear Peter and the planning commission,

On behalf of Greeta Powell, 87 years old and a 58 year resident at 5001 Cornell Rd, and myself, Ruth Powell, we would like to reaffirm our opposition concerning the rezoning proposal # 18050 (Eyde). During the years at this location, we have enjoyed the rural aspect along with the accessibility to walk down Cornell Rd with limited traffic. However, in recent years, this has changed dramatically and the frequency of vehicles going from Grand River to Haslett Rd has increased greatly. With the rezoning, the traffic will increase, no matter how Eyde plans to develop this property. Another concern that has already been expressed is the runoff of water in this proposed rezoning. Across the street, we are adjacent to the new, not yet constructed area of Georgetown. Already, with the clearing of the field in preparation for construction, our property has had some water runoff. We affirm all of our neighbors statements of concern that have been expressed.

Thank you for your consideration.

Respectfully submitted,
Ruth Powell

To: Peter Menser

From: Mary and Randall Lovejoy
2091 Isaac Lane, East Lansing, MI

Date: May 7, 2018

Re: Rezoning #18040 (Whiddon), 2112 Lake Lansing Road, from RA (Single Family-Medium Density) to RC (Multiple Family)

Good Morning,

We are writing today to **strongly oppose** the rezoning of above mentioned property. Our main concerns regarding the rezoning are:

1. Loss of Family Friendly Neighborhood
2. Loss of Property Values
3. Increase of Traffic and Noise
4. Loss of Green Space

We were just recently made aware of the possible rezoning and would like to share our concerns in more detail regarding the rezoning.

According to the Meridian Township Website, the purpose of the RA district is to achieve the same character, stability, and sound residential environment as intended for the one-family rural residential district (RR) and one-family low density residential district (RAA). The RDD, RD, RC, and RCC districts are intended to accommodate multiple-family residential uses at a higher density than any single-family district, but at no lower standards of quality. **We strongly believe that Rezoning the above-mentioned property would result in lower standards of quality for Lake Lansing Estates and Sierra Ridge.**

Loss of Family Friendly – When we started our search for a new home, we had many options to build in the Haslett area. We were drawn to Lake Lansing Estates for the Family Friendly environment. Each day as you turn the corner you see several children out in the yards playing. The parents in the neighborhood feel safe letting their children ride around and play as they know that we are all watching over their "children." There is a feeling of safety within a community. With rental properties, you have a high turnover rate and you don't get to know your neighbor. There is no stability.

Traffic/Noise – The volume of traffic on both Lake Lansing Road and Newton Road have increased significantly lately. Lake Lansing with the development of Costco and Newton with the recent pavement of the road. The traffic study they referred to is from 2010. I can guarantee that the study is way off base in regard to traffic. We need our children to be safe and adding multiple house units will create more traffic in the area. It will definitely create more noise and our peaceful community will be no more.

RECEIVED

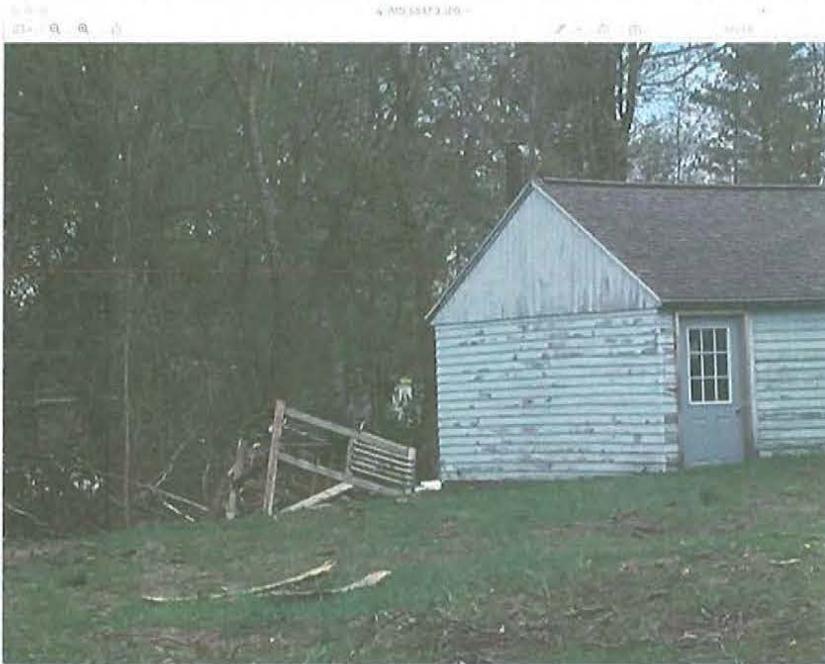
MAY 10 2018

Loss of Property Values: We are concerned that the property value of our home will decrease value if a multi-family unit complex is allowed to be integrated into a single-family neighborhood. We came from a neighborhood that the houses were considered site condominiums and the back corner of the neighborhood housed 12 condominiums. Our property values decreased the moment the condos were built. These condos were single family homes (not rental properties). The impact of having rental properties built on a property that is zoned for single family dwelling will be detrimental to our home value.

The aesthetics of the home on the property in question recently purchased by Ms. Whiddon, have not been maintained since the purchase of the property. Many trees have been cut down and debris has been left. This look alone brings down the property value of the home and effects those around the home.
(see attached pictures).

Loss of Green Space - We would like to maintain the natural habitat and greenspace that are so highly valued in Meridian Township. This is one of the reasons that drew us to the neighborhood and specifically our lot choice.









To: Planning Commission

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

Date: May 8, 2018

Re: **Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to allow outdoor recreation, by special use permit, in the C-2 (Commercial) zoning district when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment.**

At its meeting on March 20, 2018 the Township Board voted to initiate a zoning amendment allowing outdoor recreation activities in the C-2 (Commercial) zoning district by special use permit. Specifically, the proposed zoning amendment would allow outdoor recreation, such as, but not limited to, batting cages and court games (such as basketball and volleyball) by special use permit in the C-2 zoning district when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment.

Outdoor uses, unless specifically permitted, are currently prohibited in commercial zoning districts. The proposed zoning amendment would allow specific outdoor recreation activities (batting cages and court games) by special use permit only when the activities are ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment. Bowling alleys and indoor recreation facilities are allowed in the CR (Commercial Recreation) zoning district by special use permit and the C-2 and C-3 (Commercial) zoning districts by right. Health and physical fitness establishments are allowed in the C-1, C-2, and C-3 (Commercial) districts by right.

A draft ordinance incorporating the proposed changes to the C-2 ordinance is attached. Proposed changes are noted in bold uppercase letters. The Township Attorney has reviewed the draft language and indicated no issues with the amendment as proposed.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

Attachments

1. Draft ordinance language dated May 14, 2018.
2. Letter from the Meridian Economic Development Corporation dated March 1, 2018

Chapter 86: Zoning

Article IV: District Regulations

Division III: Commercial, Retail, and Business Districts C-1, C-2, and C-3

Section 86-404 C-2 Commercial District

- (a) Purpose and intent. – *Remains as written.*
- (b) Standards applying to all C-2 commercial uses. – *Remains as written.*
- (c) Uses permitted by right. – *Remains as written.*
- (d) Permitted conditional uses. – *Remains as written.*
- (e) Uses permitted by special use permit:
 - (1) – (16) – *Remain as written.*

(17) OUTDOOR RECREATION, SUCH AS, BUT NOT LIMITED TO, BATTING CAGES AND COURT GAMES, SUCH AS BASKETBALL AND VOLLEYBALL, WHEN ANCILLARY TO A BOWLING ALLEY, INDOOR RECREATION FACILITY, OR HEALTH AND PHYSICAL FITNESS ESTABLISHMENT.

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2018\Outdoor Recreation C2\C2 outdoor recreation PH 5-14-18.doc

To: Meridian Township Board and Meridian Township Planning Commission
From: Meridian Township Economic Development Corporation
Date: March 1, 2018
Re: Proposed Changes for C-2 Commercial Zoning District

Good Afternoon,

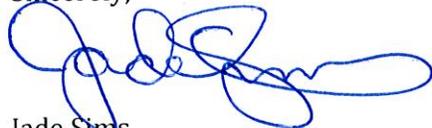
At our March 1, 2018 meeting, the Economic Development Corporation passed the following motion:

MOTION BY MEMBER MURSHAK FOR THE EDC TO DRAFT A LETTER SUPPORTING A ZONING AMENDMENT IN C-2 DESIGNATED AREAS TO ALLOW FOR OUTDOOR ACTIVITIES VIA SPECIAL USE PERMIT. SUPPORTED BY MEMBER CONWAY. MOTION PASSES 7-0.

At the request of an established and successful business owner currently operating within a C-2 district, we submit this revision for your review. As new entertainment options become available, the EDC feels it is proactive to allow for consideration of special use permits in cases that allow for businesses to thrive and community members to benefit without harmful effects upon other stakeholders.

It is important to listen to the requests of our business partners and revise our ordinance language, as reasonable, to ensure their success and ultimately the success of the Township. The EDC appreciates your consideration!

Sincerely,



Jade Sims
Chair, Meridian Township Economic Development Corporation
jsims@msu.edu



To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

Date: May 10, 2018

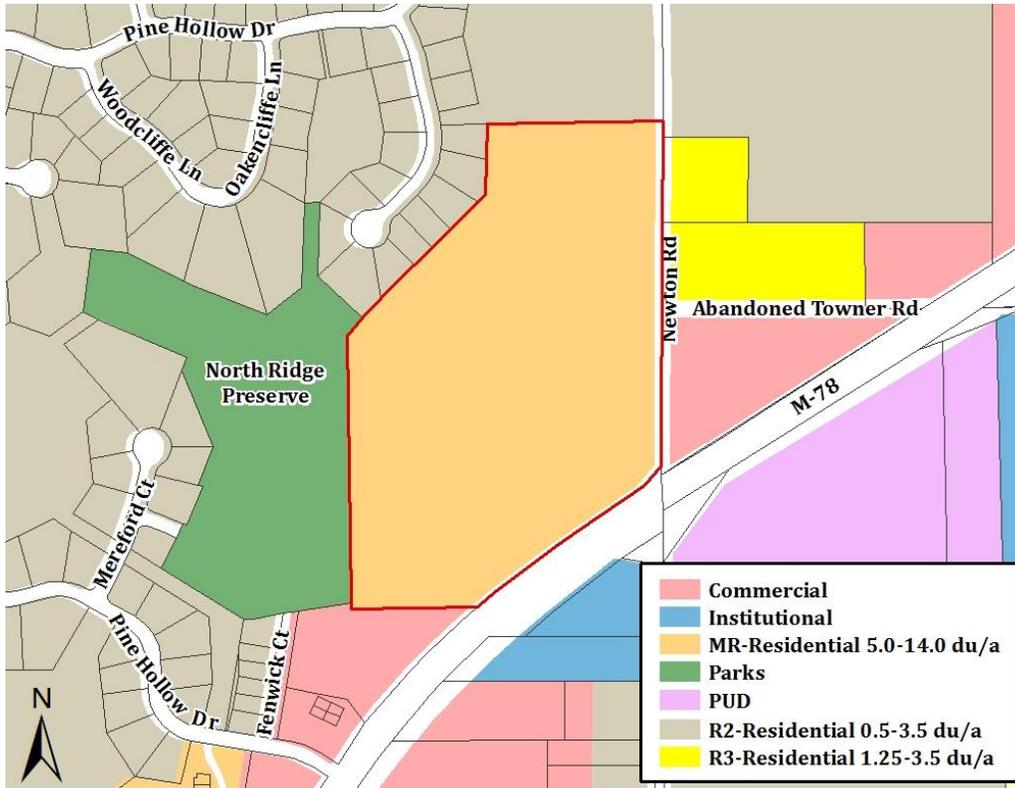
Re: Rezoning #18070 (M78 Insite Venture, LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).

M78 Insite Venture, LLC has requested the rezoning of approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial). The site is located at the northwest corner of Saginaw Highway (B.R. 69/M-78) and Newton Road. The property has approximately 870 feet of frontage on Saginaw Highway and 1,336 feet of frontage on Newton Road.

The site was rezoned to CR (Commercial Recreation) from RR (Rural Residential) in 1968. Shortly after the rezoning, a drive-in movie theater was built on the property. In 1991 approximately 13 acres of the site was rezoned from CR to CS (Community Service) to allow the construction of a twelve screen indoor movie theater. The CS portion of the property was rezoned to C-2 in 2001 when the Township changed its commercial zoning districts. In 2004 the entire site was rezoned to RD (Multiple Family). The site has been vacant since 2002 when the movie theater closed.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the MR Residential 5.0 – 14.0 dwelling units per acre (du/a) category.

2017 FUTURE LAND USE MAP

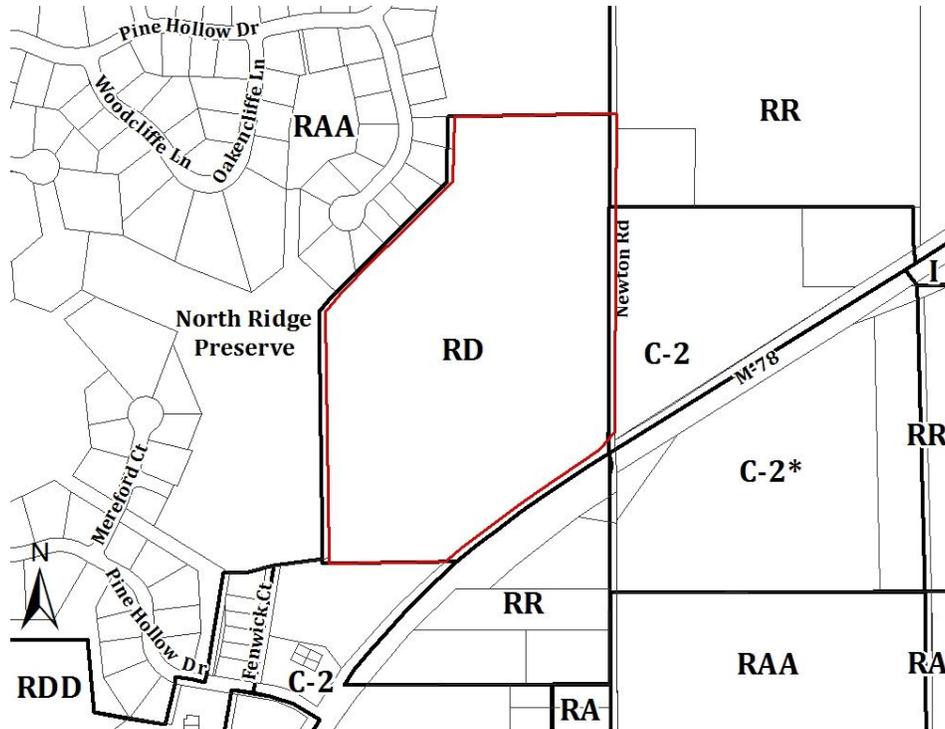


Zoning

The subject site is located in the RD (Multiple Family) zoning district, which requires a minimum of 100 feet of lot width but has no minimum requirement for lot area. The requested C-2 zoning district requires a minimum 100 feet of lot width and 4,000 square feet of lot area. With 870 feet of lot width on Saginaw Highway, 1,336 feet of lot width on Newton Road, and 41.04 acres (1,787,702 square feet) of lot area, the site meets the minimum standards for both lot area and lot width of the current RD and proposed C-2 zoning districts. The following table illustrates the minimum lot width and lot area requirements for the existing RD and proposed C-2 zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RD	None	100 ft.
C-2	4,000 sq. ft.	100 ft.

ZONING MAP



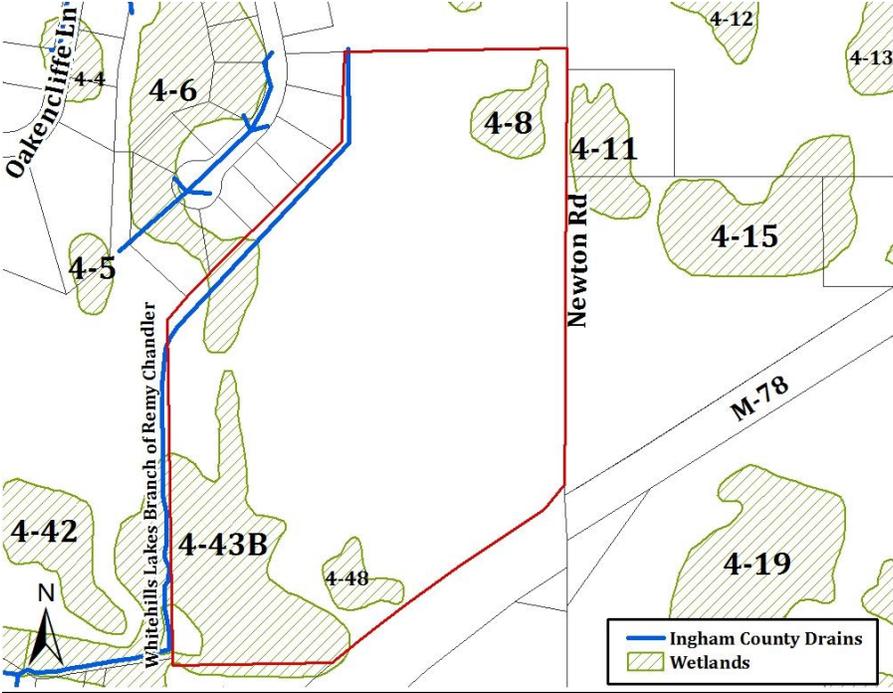
Physical Features

The subject site consists of paved parking lots and associated access drives. The topography of the site slopes from 873 feet above mean sea level near the northwest corner of the site to a low point of 864 feet above mean sea level near the southwest corner of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain. The Whitehills Lakes Branch of the Remy Chandler Intercounty Drain is located along the western edge of the subject site. The 25 acre North Ridge land preserve is located to the west of the subject property.

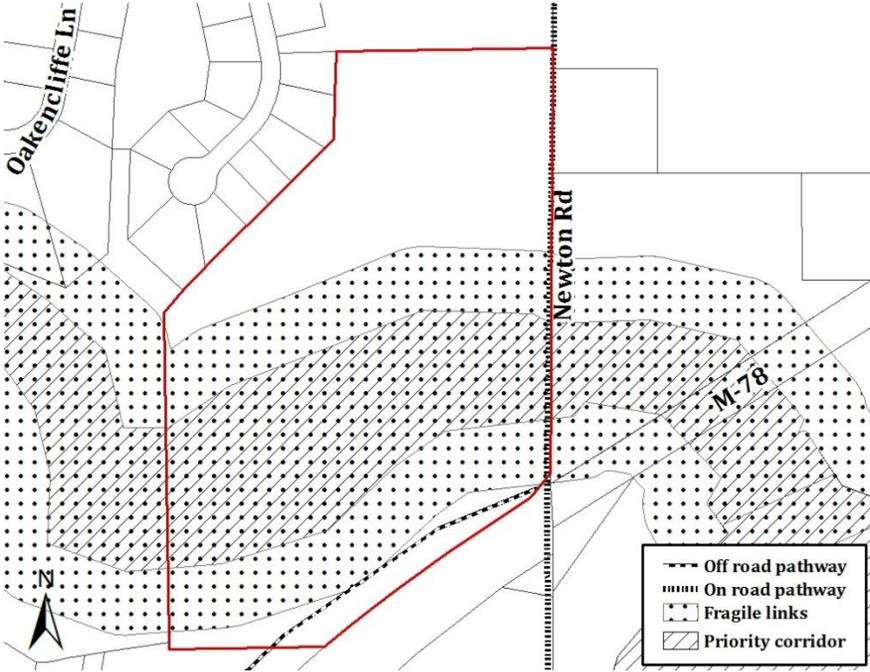
Wetlands

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

WETLANDS MAP



GREENSPACE PLAN



The Township Greenspace Plan shows a Fragile Link and Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces. A Fragile Link is an area where a PCC is exceptionally narrow or fragmented.

Streets & Traffic

The site fronts on both Saginaw Highway and Newton Road. There is currently no access to the property from Saginaw Highway, which is a four-lane divided highway designated as a Principal Arterial. Access to the site is from Newton Road, which is a two-lane road identified as a local road. The most recent (2008) traffic count information from the Ingham County Road Department (ICRD) for Newton Road, between Saginaw Highway and the abandoned portion of Towner Road, showed a total of 1,734 vehicles in a 24 hour period. The most recent (2016) traffic count information from the Michigan Department of Transportation (MDOT) for Saginaw Highway, between Lake Lansing Road and the Ingham/Clinton County line, showed a total of 16,570 vehicles in a 24 hour period.

The Pedestrian and Bicycle Pathway Map shows a proposed pathway along Saginaw Highway. There is an existing pathway on the west side of Newton Road that runs the length of the site. Future development of the subject site will require the installation of pathway along the Saginaw Highway property frontage.

The applicant submitted a traffic assessment comparing potential traffic generation resulting from development of the property under the existing RD zoning and proposed rezoning to C-2. The assessment compares traffic generation from a multifamily housing (low rise) development with 328 dwelling units under the current RD zoning and compares it to trip generation from the construction of a 357,540 square foot shopping center. The following table summarizes findings from the submitted traffic assessment.

	Current RD zoning (multiple family housing)	Proposed C-2 zoning (shopping center)	Change
Peak Hour trips	147 (a.m.) 170 (p.m.)	336 (a.m.) 1,395 (p.m.)	+189 +1,225
Weekday trips	2,439	14,298	+11,859

Utilities

Municipal water and sanitary sewer are available in the vicinity of the subject site and would have to be extended to serve the subject site. The 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 an approximate 41.04 acre parcel from RD to C-2. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached). A development project for the subject site has not yet been proposed, nor has detail been provided on the future use of the property.

The RD zoning district (Section 86-376) permits a maximum of eight dwelling units per acre. Two-family dwellings are permitted by right and multiple-family housing developments consisting of three or more living units per structure are allowed by special use permit. The C-2 zoning district (Section 86-404) permits a variety of business and service activities. If the subject site is rezoned to C-2 and a project is proposed that consists of residential units and commercial space it would require the approval of a mixed use planned unit development (MUPUD). A building or group of buildings greater than 25,000 square feet in size would require special use permit approval.

The proposed C-2 zoning will match the zoning of properties to the east, southeast, and southwest of the subject site. Recent rezonings in the area include 5.23 acres from RR (Rural Residential) to C-2 located on the east side of Saginaw Highway, northeast of Lake Lansing Road (REZ #14030), and five acres from PO (Professional and Office), RD, and RA (Single Family-Medium Density) to C-2 at 2267 Saginaw Highway (REZ #16040).

Recent and current development in the area includes the construction of Costco (East Lansing) and Meijer (Bath Township), the approval of Whitehills Lakes South, a residential subdivision with 34 lots, and continued build-out of Sierra Ridge, a residential subdivision with 99 lots. In January 2018 the Planning Commission reviewed a mixed use planned unit development (MUPUD) concept plan submitted by DTN proposing 217 residential units and 13,780 square feet of commercial space for the property located at the southeast corner of Newton Road and Saginaw Highway. Additionally, New Hope Church has submitted a site plan review application for the construction of a 29,070 square foot church facility located at the northeast corner of Saginaw Highway and Newton Road, east of the subject property.

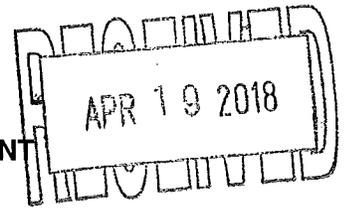
Planning Commission Options

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

Attachments

1. Application and supporting materials.
2. Rezoning criteria.

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 M78 Insite Venture, LLC
Address of applicant 246 E. Saginaw Street, E.L. MI 48823
Telephone: Work 517-281-5800 Home _____
Fax _____ Email Jerome@APICOMMERCIAL.COM

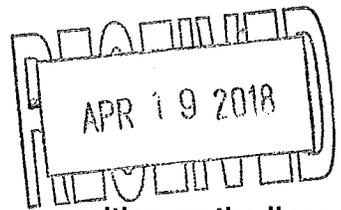
If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Jerome Aboud
Address _____
Telephone: Work _____ Home _____
Fax _____ Email _____

C. Site address/location 6365 Newton Road
Legal description (Attach additional sheets if necessary) _____
Parcel number 33-02-02-04-100-003 Site acreage 41.04

D. Current zoning RD Requested zoning C2

- 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: _____
- 2) The conditions of the surrounding area have changed in the following respects: cosco / Meyer - increase commercial
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: yes
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: NA
- 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: current zoning was a result of a specific use (DRIVE IN theater) and a rezoning by a proposed buyer that never purchased
- 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: Northeast & Southeast corners are both C2
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: NO - Not according to our consultants
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: SEE Attached Traffic Study.
- 5) Requested rezoning addresses a proven community need, specifically: Housing - affordable and Retail services
- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____

Part III

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

Yes No (Please check one)

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

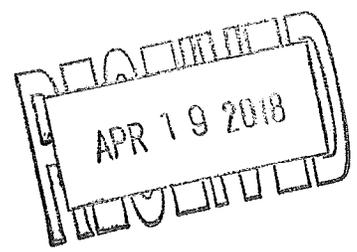
Jerome Alrod, member
Signature of Applicant

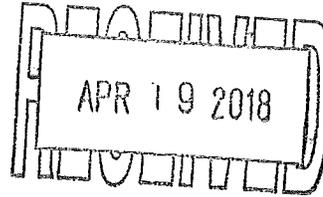
3-19-2018
Date

Jerome ABOOD
Type/Print Name

Fee: \$2340

Received by/Date: Peter Mewer 4-19-18





TRAFFIC ASSESSMENT

For the

Proposed Rezoning of

**41.04 Acres on Saginaw Highway
And Newton Road**

Meridian Charter Township, Ingham County, MI

February, 2018

Prepared by:

**Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881
517/627-6028 FAX: 517/627-6040

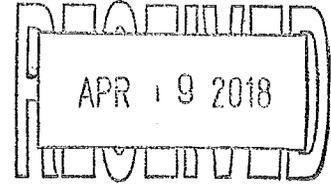
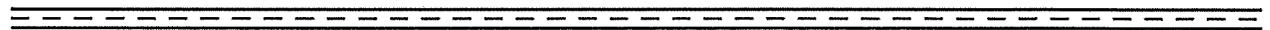


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PROJECT DESCRIPTION

The purpose of this study is to determine the difference between the potential traffic generated by the existing zoning, and the future traffic generated by the proposed new zoning. This rezoning request is on a parcel of land located at the northwest corner of Saginaw Highway and Newton Road in Meridian Charter Township, Ingham County, Michigan.

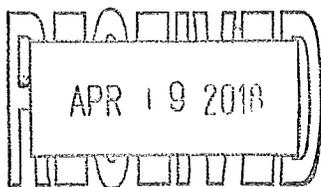
The parcel is the location of the old M-78 drive-in and consists of 41.04 acres currently zoned Multi-Family Residential (RD). The rezoning request is proposed to be rezoned Commercial (C-2) zoning.

For comparison purposes, the trip generation for the existing zoning was based on the most appropriate trip generator allowed under the Multi-Family Residential (RD) zoning. The trip generation for the future zoning was determined by the most appropriate trip generator use allowed under the proposed Commercial (C-2) zoning category with a special use permit (SUP). As the acreage on this site is large for a single use with a footprint of 25,000 square feet as allowed by right under the C-2 zoning, for the purposes of this study it was assumed that the developer would need to apply to the Meridian Township Planning Commission for a special use permit (SUP) in order to construct additional buildings.

The traffic analysis consists of the following items:

- Comparison of vehicle trips being generated with the existing zoning, Multi-Family Residential (RD) versus the requested new zoning, Commercial (C-2) with a SUP.
- Discussion of any potential sight distance issues.

This study was conducted in accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, and the Meridian Charter Township Zoning Ordinance.



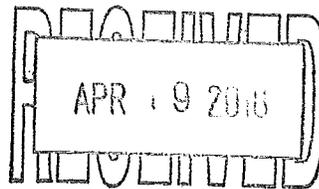
EXISTING CONDITIONS

Saginaw Highway is a northeast to southwest highway at the proposed site, and is a four-lane paved roadway with a grass boulevard and with paved shoulders. There is a concrete sidewalk along the north side which stops short of the proposed site. Saginaw Highway is under the jurisdiction of the Michigan Department of Transportation (MDOT). The posted speed limit is posted 55 MPH.

Newton Road is a paved two (2) lane roadway with a paved shoulder and a sidewalk on the west side. Newton Road is under the jurisdiction of the Ingham County Department of Roads. The roadway is posted 45 MPH. Newton Road is posted for "NO TRUCKS".

LAND USE

The project site was the old M-78 drive-in theater. Surrounding land uses consist of residential to the north and west, a church and commercial south of Saginaw Highway, and residential and commercial to the east.



TRAFFIC GENERATION

Trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). To determine the land use that would generate the maximum number of vehicle trips under each zoning category, the Meridian Charter Township zoning guidelines were utilized.

The property which is currently zoned Multi-Family Residential (RD) consists of a total of 41.04 acres. Using Meridian Charter Township guidelines of a maximum of 8 dwelling units per acre, the maximum number of dwelling units that could be built are 328 units for the approximately 41 acre parcel zoned RD.

The ITE trip generation rates for Multifamily Housing (Low-Rise), Land Use Code 220, were selected as representing the 328 units of RD zoning. The ITE description of Multifamily Housing (Low-Rise) is as follows:

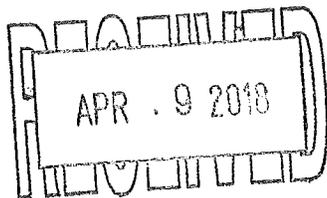
Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors).

The Meridian Charter Township guideline for the maximum building footprint for Commercial (C-2) zoning is a 5 to 1 ratio, or 20% of the total acreage. The proposed new zoning for Commercial (C-2) is for a total of 41.04 acres, which is equivalent to 1,787,702 square feet. Using the 20% guideline, the maximum total building footprint for the site would be 357,540 square feet.

Shopping Center (ITE Code 820) was selected to represent the proposed new zoning category, Commercial (C-2), for trip generation of the maximum building size of 357,540 square feet. The ITE description of Shopping Center is as follows:

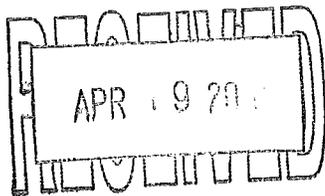
A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

The comparison of trip generation between the existing zoning and the proposed zoning is summarized in **Table 1**.



**Table 1
Comparison Between
Existing and Proposed Zoning**

	Existing Zoning (RD)	Proposed Zoning (C-2)	Difference in Zoning
ITE Code	Multifamily Housing (Low-Rise) (220)	Shopping Center (820)	
Size	328 Units	357,540 sq. ft.	
AM Peak Hour Trips	147	336	+189
In	34	208	+174
Out	113	128	+15
PM Peak Hour Trips	170	1,395	+1,225
In	107	670	+563
Out	63	725	+662
Weekday Daily Trips	2,439	14,298	+11,859



FINDINGS

The total trips generated by rezoning the 41.04 acres of Multi-Family Residential (RD) to Commercial (C-2) zoning, with a special use permit, is expected to increase the total trips from this property. It is projected that the volumes will increase by 189 trips during the AM peak hour, 1,225 trips during the PM peak hour, and 11,859 vehicle trips during a weekday.

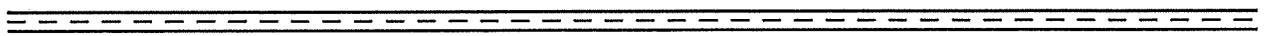
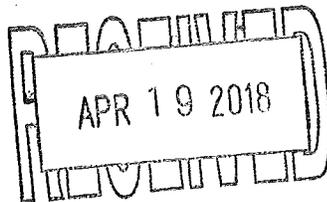
SIGHT DISTANCE

There does not appear to be any sight distance issues with the property on Saginaw Highway or Newton Road; however, as the driveway locations have yet to be determined, the sight distance should be reviewed again when the driveway locations are identified.

CONCLUSIONS

A summary of the findings of this study are listed as follows:

- The traffic volumes generated by the proposed rezoning category, Commercial (C-2), using the maximum building footprint, compared to the trips generated by the existing Multi-Family Residential (RD), are expected to increase the total trips from this property.



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: May 10, 2018

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

The public hearing for Rezoning #18040 was held at the April 23, 2018 regular meeting. Since the last meeting the applicant submitted a letter offering to condition the rezoning on limiting future development of the site to a maximum of eight dwelling units. The rezoning and associated condition would run with the land, so if the rezoning was approved and the property was sold the eight dwelling unit limit would remain in place.

At the public hearing the Planning Commission had questions about the maximum number of duplexes that could be constructed on a RC (Multiple Family) zoned parcel. While the ordinance does not place a specific limit on the number of duplexes, or any other structures, on a RC zoned parcel, other provisions of the ordinance such as the maximum density (14 units per acre), minimum distance between buildings (25 feet), setbacks from single family residential zoning districts (50 feet), building and parking setbacks, lot coverage (35 percent), and open space requirements (35 percent) will effectively establish limits on the number of buildings.

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 denial of the proposed rezoning to RC (Multiple Family) is provided.

- **Move to adopt the attached resolution to recommend denial of Rezoning #18040.**

Attachments

1. Resolution to recommend denial.
2. Letter from applicant dated May 7, 2018 and received by the Township on May 9, 2018.
3. Sample exterior concepts provided by applicant received by the Township on May 9, 2018.

RESOLUTION TO DENY

**Rezoning #18040
Whiddon
2112 Lake Lansing 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 May, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Cynthia Whiddon requested the rezoning of approximately 1.12 acres at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on April 23, 2018; and

WHEREAS, the Planning Commission reviewed the staff material provided under cover memorandum dated April 20, 2018; and

WHEREAS, in a letter dated May 9, 2018 the applicant offered a condition limiting residential density on the property to no more eight dwelling units; and

WHEREAS, the proposed rezoning to RC (Multiple Family) is inconsistent with the 2017 Future Land Use Map designation of R1 Residential 0.0-0.5 dwelling units per acre for the subject property; and

WHEREAS, the current RA (Single Family-Medium Density) zoning of the subject property is consistent with the single family zoning of adjacent properties to the west, north, and east of the site; and

WHEREAS, the subject site could be developed as currently zoned in the RA (Single Family-Medium Density) category.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #18040 to rezone approximately 1.12 acres at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).

**Resolution to Deny
Rezoning #18040 (Whiddon)
Page 2**

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 May, 2018.

Dante Ianni
Planning Commission Chair

CYNTHIA E. WHIDDON
1710 FOXCROFT ROAD
EAST LANSING, MI 48823
(517) 927-7805

RECEIVED
MAY 09 2018

May 7, 2018

Meridian Township
Planning Commission

Re: 2112 Lake Lansing Rd, Haslett, MI 48840

Dear Members of the Meridian Township Planning Commission:

I am writing in regard to the property located at 2112 Lake Lansing Rd and the request for re-zoning, which was first addressed during the public hearing on Monday, April 23, 2018.

Currently, the property is zoned RA and I have submitted a request to have the property re-zoned to a RC. Per the Letter to the Planning Commission from Principal Planner Peter Menser, "RC district allows two family (duplex) dwellings by right and multiple family developments up to 14 dwelling units per acre by special use permit." Based on the formula to calculate *potential* density on a given property, as set forth by Principal Planner Menser, 2112 Lake Lansing Rd would only be able to support a maximum of 13 dwelling units if the requested re-zoning were approved as submitted. These calculations do not take into consideration all factors that may otherwise limit the allowable dwelling unit, such as setbacks and lot coverage.

In light of the above factors and taking into consideration potential setbacks and lot coverage as well as reiterating my statements during the first public hearing, I would like to note that I am not seeking the maximum number of dwelling units. Rather, I would like to submit an amended request in which the zoning of 2112 Lake Lansing Rd be limited to a maximum of eight (8) dwelling units.

I thank you in advance for your time and consideration.

Sincerely,

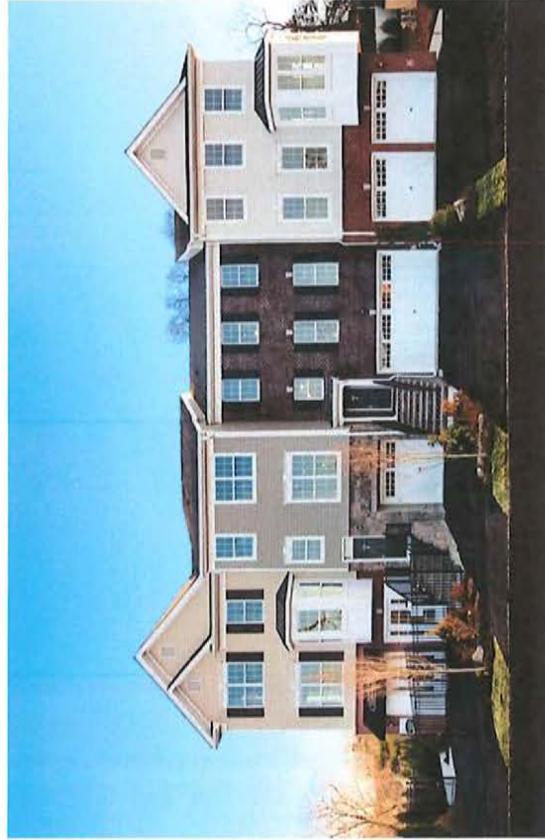
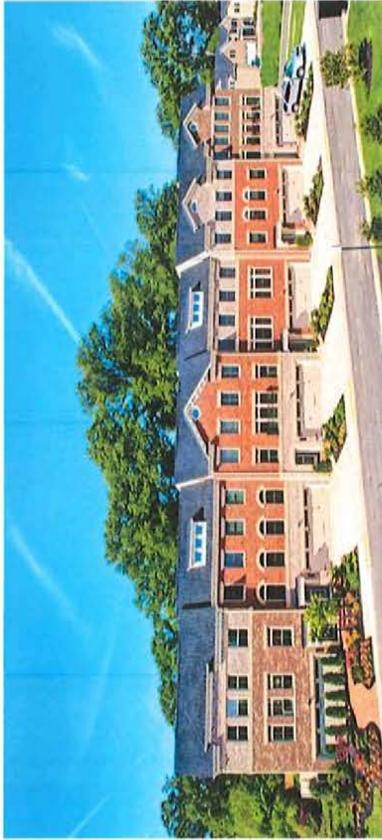


Cynthia E. Whiddon

RECEIVED

MAY 09 2018

2112 Lake Lansing Rd – Sample Exteriors





To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

Date: May 10, 2018

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

The public hearing for Rezoning #18050 was held at the April 23, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend denial of the rezoning request at the next meeting.

In response to questions at the public hearing, staff has provided a map (attached) which depicts the location of the four phases of the Georgetown subdivision in relation to the property proposed for rezoning.

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 denial of the proposed rezoning to RAA (Single Family-Low Density) is provided.

- **Move to adopt the attached resolution to recommend denial of Rezoning #18050.**

Attachments

1. Resolution to recommend denial.
2. Georgetown subdivision map.

RESOLUTION TO DENY

**Rezoning #18050
Eyde
5080 Cornell 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 May, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Daniel Eyde requested the rezoning of approximately 10.01 acres at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on April 23, 2018; and

WHEREAS, the Planning Commission reviewed the staff material provided under cover memorandum dated April 19, 2018; and

WHEREAS, the proposed rezoning to RAA (Single Family-Low Density) is inconsistent with the 2017 Future Land Use Map designation of R1 Residential 0.0-0.5 dwelling units per acre for the subject property; and

WHEREAS, the current RR (Rural Residential) zoning of the subject property is consistent with the RR (Rural Residential) zoning to the north, east, and south of the site; and

WHEREAS, the subject site could be developed as currently zoned in the RR (Rural Residential) category.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #18050 to rezone approximately 10.01 acres at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

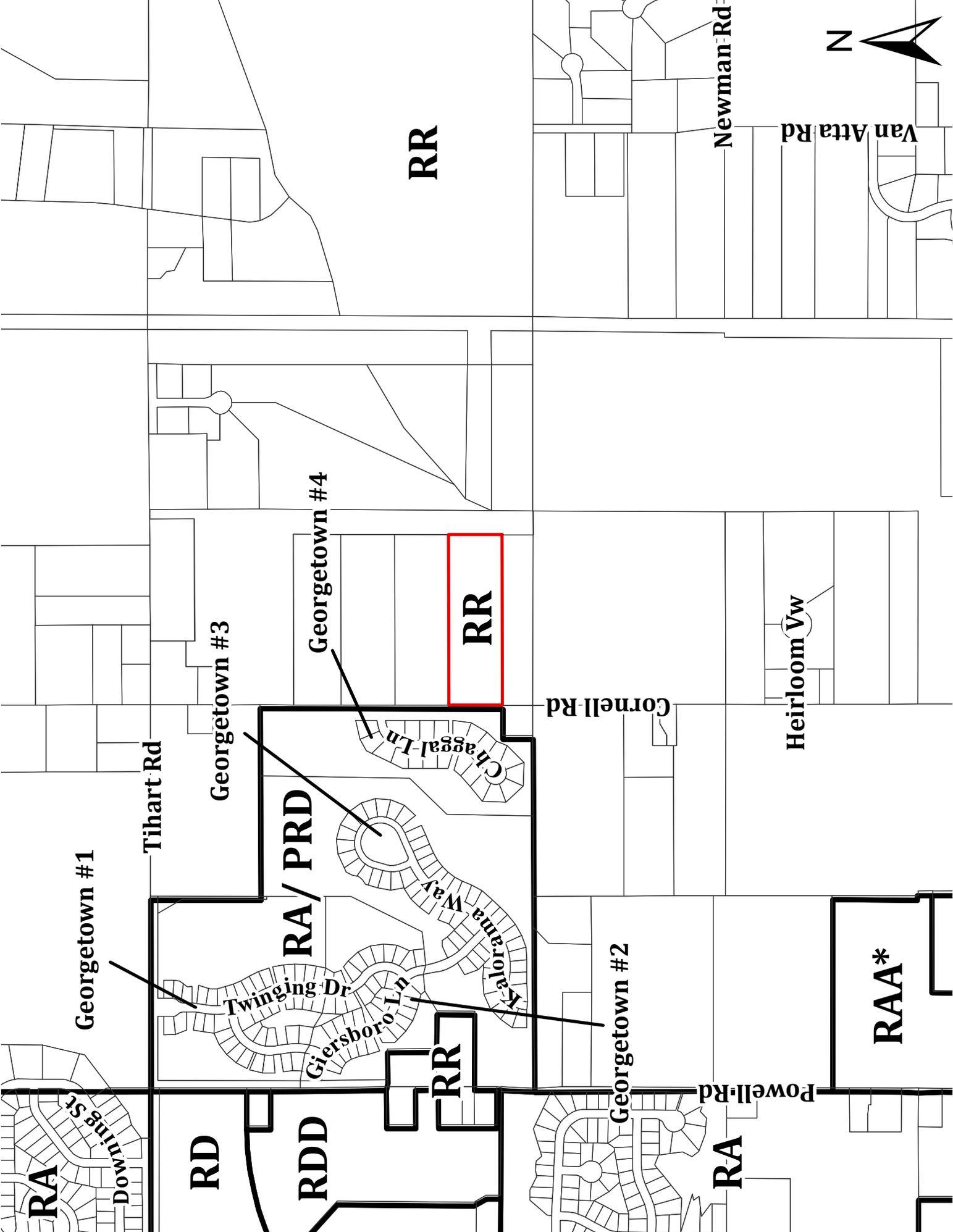
) ss

COUNTY OF INGHAM)

Resolution to Deny
Rezoning #18050 (Eyde)
Page 2

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 May, 2018.

Dante Ianni
Planning Commission Chair



RR

Newman Rd

Van Atta Rd

Georgetown #3

Georgetown #4

RR

Heirloom Vw

Cornell Rd

Georgetown #1

Tihart Rd

RA/PRD

Chaggaal Ln

Twinging Dr

Giersboro Ln

Kalorna Way

Georgetown #2

RAA*

Powell Rd

RD

RDD

RR

RA

RA

Downing St