



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
July 20, 2021 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. Haslett Robotics Teams-Steve Sneed

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Bills
 - C. Ratification of Full-Time Paramedic/Firefighter Appointment

10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)
 - A. Pathway Master Plan Update
 - B. Paramedic School Sponsorship
 - C. 2nd Quarter Budget Amendments

13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial)
 - B. Rezoning #21030 (New China of Michigan), a request to rezone a 0.42 acre parcel at 5114 Jo Don Drive from RC, Multiple Family Residential (maximum 14 dwelling units per acre) to RCC, Multiple Family Residential (maximum 34 dwelling units per acre).
 - C. SmartZone Local Development Finance Authority
 - D. Mixed Use Planned Unit Development Ordinance Update

14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.





9A

**CONSENT AGENDA
BOARD COMMUNICATIONS
JULY 20, 2021**

STATE OF MICHIGAN
OFFICE OF THE INGHAM COUNTY DRAIN COMMISSIONER



In the Matter of:
Okemos Consolidated Drain

NOTICE OF MEETING OF BOARD OF DETERMINATION

NOTICE IS HEREBY GIVEN to you as a person liable for an assessment that the Board of Determination, composed of Paulette Hatchett, John Leonard, Cheryl Risner, and Dennis Williams (Alternate), will meet on **Thursday, July 29, 2021 at 1:00 p.m. at the Meridian Township Hall, 5151 Marsh Road, Okemos, MI 48864** to hear all interested persons and evidence and to determine whether it is necessary and conducive to the public health, convenience or welfare to consolidate the following Drains and Drainage Districts, all of which are located and established within Meridian Charter Township, Ingham County, Michigan:

- Grettenberger Drain and Grettenberger Drain Drainage District
- Meijers Drain and Meijers Drain Drainage District

Said drainage districts once consolidated to be known collectively as the Okemos Consolidated Drain Drainage District, and the Drain to be known as the Okemos Consolidated Drain, as prayed for in the petition dated June 1, 2021 filed with the Ingham County Drain Commissioner, in accordance with Section 441 of 1956 PA 40, as amended.

And further, the Board of Determination is to determine whether the maintenance and improvement prayed for in the Petition dated June 1, 2021, to clean out, relocate, widen, deepen, straighten, tile, extend, provide structures, add lands not within the existing drainage districts, add branches and relief drains, relocate along a highway, add structures and mechanical devices that will properly purify or improve the flow of the drain to be known and designated as the Okemos Consolidated Drain are necessary and conducive to the public health, convenience or welfare of Meridian Charter Township, County of Ingham, State of Michigan, in accordance with Sections 72 and 191 of Act No. 40, PA 1956, as amended.

Information regarding this meeting may be obtained from the Ingham County Drain Commissioner. Persons with disabilities needing accommodations for effective participation in the meeting should contact the Ingham County Drain Commissioner at the number noted below (voice) or through the Michigan Relay Center at 711 (TTY) at least 24 hours in advance of the meeting to request mobility, visual, hearing or other assistance. Minutes of the meeting will be on file in the following office: Ingham County Drain Commissioner's Office, 707 Buhl Avenue, Mason, Michigan 48854.

YOU ARE FURTHER NOTIFIED that persons aggrieved by the decisions of the Board of Determination may seek judicial review in the Circuit Court for the County of Ingham within ten (10) days of the determination. If the actions prayed for in the Petition are determined to be necessary and conducive to the public health, convenience or welfare, a special assessment may be levied against properties that benefit from the project. A landowner of or party of interest to property to be assessed, or their agent, may appear in person to comment on the necessity of the project.

Dated: June 24, 2021


Patrick E. Lindemann, Ingham County Drain Commissioner
Phone: (517)676-8395

From: [Mariane Setyabudi](#)
To: [Board](#)
Subject: Sparrow Health System - Special Use Permit opposition
Date: Friday, July 9, 2021 9:20:17 PM

Dear Meridian Township Board,

I am writing to express my intense opposition to the Sparrow Health System request for a Special Use Permit for a medical office building with an emergency clinic on Jolly Road and Kansas Street.

I have lived in Meridian Township since 2012. We specifically chose this community to live in and have always enjoyed being a part of this community. My family has lived in The Meadows subdivision directly adjacent to the land the Sparrow Health System has identified for their building/clinic. As we have watched this area and the surrounding neighborhoods along Hulett Road blossom and grow with families and children, we have been very content living here. Throughout these years, I have appreciated Meridian Township's declaration – from the township website –

"We have plenty of reasons why you will find that we are A Prime Community.

A destination for raising families, Meridian Township's vision is to achieve and maintain a sustainable and welcoming community with the highest quality of life for our residents.

This encompasses protecting our natural environment and our health and safety, and enhancing our prosperity, cultural heritage, diversity and recreational opportunities.

We offer an array of quiet neighborhoods and an abundance of natural beauty with four seasons of outdoor activities."

I urge the township to stay committed to and uphold its vision, and to recognize that the proposed Special Use Permit puts this vision in jeopardy. As a long-time resident of the township, this proposed new building will not uphold its vision for my family and many other Meridian Township families who have settled in the quiet neighborhoods of this Prime Community with a sense of safety and satisfaction.

Here are the reasons why we opposed the proposal:

1. Constant visit that resulted in traffic congestions that leads to accidents and traffic noises

As a resident intensely familiar with the day-to-day operations of the area, it is clear that our health and safety will be compromised with the approval of this proposed project as we have unique traffic issues in the area. As you are aware, Jolly Road is a 45-mph throughway that was recently reduced to one lane going eastbound and already experiences congestion at certain times of day with the current traffic patterns. Add to that the presence of newly licensed and inexperienced teenage drivers driving to and from Okemos High School, who live in nearby neighborhoods and frequently travel this way. It will be no surprise when traffic crashes occur with the insertion of additional traffic in the area from those traveling in crisis to a healthcare setting for emergency care.

Further, the main entrance/exit to and from The Meadows subdivision onto Jolly Road has no light and is already frequently very difficult to get across. Again, this would become even more difficult and dangerous for all drivers trying to squeeze in a more congested area. Moreover, the intersection of Jolly and Okemos Roads is extremely busy, and traffic often backs up with current traffic patterns. Again, individuals and families drawn to the area in crisis and in need of emergency care will be in a rush to bring their family and friends to an emergency clinic, creating the potential for safety hazards that I don't even want to imagine. For these and many other reasons, the likelihood for an extreme amount of increased traffic is enough to concern me.

I noticed that the traffic study was done in April 2021. While this is reflecting of "no shutdown traffic", this is not a reflection of typical traffic as we are still in a pandemic.

2. Building an ER will result in objectionable sights and noises

In addition to these health and safety concerns, I am also concerned about the noise from an emergency clinic which threatens our quiet neighborhoods. This is something the township declares to be of value in its vision statement. Ambulances, vehicles and an influx of people on property directly behind a line of houses in my subdivision is not what homeowners signed on for when purchasing homes in this community as that land has always been occupied by residential homes. There was no reason for residents to anticipate that would no longer be the case. This change would infuriate many homeowners and create havoc in our community. There are so many reasons to say no to this request and to maintain our safe, quiet community.

An ER building have to be equipped with different physical resources that results in objectionable sights and noises for the community. As a healthcare professional who worked in a hospital previously, I know firsthand there are loud noises from the fans/compressors needed to properly ventilate a medical facility. This will increase the noises in the community and the township will not hold its vision as "quiet neighborhood" anymore. Not to mention all the siren noises that will come with when the facility is up and running.

While I appreciate access to urgent medical care, is there any data that suggest that we do not have enough access for urgent medical care? When I look on the map, there is a new hospital and emergency center located 4.3 miles and 7.6 miles. There are four urgent care clinics in Meridian Township, as well as a plethora of health care offices and facilities to provide high quality medical care to township residents. At the end of the day, I don't believe that this type of medical facility is needed in this area.

Meridian Township should take this all into consideration and either select a land plot away from where its residents live for Sparrow to build on or should simply reject their request altogether. This is an easy solution, and it is the residents who make the community prosper, not the health care facilities. I urge the township board to stay committed and steadfast in upholding the vision of Meridian Township and to display its value for the health, safety and satisfaction of tax-paying residents who wish to live in a community committed to those values. Please take the time to demonstrate your commitment to us.

Mariane Wolfe

2668 Coreopsis Dr

From: [Candice Carrasco](#)
To: meridian-mi@enotify.visioninternet.com; Board
Subject: Sparrow Health System Special Use Permit - Jolly and Kansas Roads
Date: Sunday, July 11, 2021 9:15:21 PM

Dear Meridian Township Planning Commission,

I am writing today to express my concern regarding the request from Sparrow Health System for a special use permit for land at Jolly and Kansas Roads which would be used to establish outpatient medical offices as well as a freestanding emergency department.

As a homeowner in The Meadows neighborhood, I feel the emergency department portion of this project would negatively impact quality of life to Meridian Township residents along Jolly Road, residents in my neighborhood and residents in other neighborhoods long Hulett Road who frequently travel the area for access to schools, workplaces and community businesses. I appreciate access to quality medical care in outpatient settings and have no concerns with the establishment of primary care/specialist medical offices as these types of offices serve non-emergency patients in crisis but it is the freestanding emergency room component of this project/request which is of specific concern.

My concerns with the freestanding emergency department stem from the realities that it will increase noise, traffic and create safety issues for residents who will be unnecessarily exposed to the realities of an emergency department. Further, our community is gaining access to emergency medical care within 5 miles with the opening of McLaren Hospital in 2022 and therefore this freestanding emergency department would not be filling a gap in services for township residents. The risks presented by a freestanding emergency department in very close proximity to residential areas is simply too great in my opinion and I urge the board to hear these concerns from area residents. I have appreciated living in a community committed to health, safety, diversity and pleasant/quiet neighborhoods. Please consider the negative impact to these community assets which the commission is charged with protecting in decision making processes and show your commitment to upholding our community values.

Thank you,

Candice Carrasco

2610 Coreopsis Drive

From: Derek Perry <perry@meridian.mi.us>
Date: July 12, 2021 at 4:50:06 PM EDT
To:
Cc: Frank Walsh <walsh@meridian.mi.us>
Subject: Gossard Avenue- road condition

Good afternoon Erin:

Thank you for emailing your road concerns to the Township.

I drove Gossard Avenue today, and sent an email to the Ingham County Road Department requesting that the potholes be patched as soon as they can get it scheduled.

Gossard Avenue is identified for resurfacing as part of our 10-year local road program. We are working as fast as we can to get the 147 miles of local roads to an overall "good" condition, but it will take several years as our program is only in year two, and we have many road miles in poor condition throughout the Township.

As soon as we have scheduled Gossard Avenue for work, we will contact you and your neighbors. Until then, we will continue to work with the Ingham County Road Department to keep them patched.

Please let me know if you have any additional questions or concerns.

Respectfully,



Derek N. Perry Deputy Township
Manager
Director of Public Works & Engineering
perry@meridian.mi.us
W 517.853.4440 | F 517.853.4099
5151 Marsh Road | Okemos, MI 48864

From: Erin Crowe

Date: July 9, 2021 at 6:56:14 AM EDT

To: Board <Board@meridian.mi.us>

Subject: **Road Conditions on Gossard Ave**

Dear Meridian Township Board Members,

I am writing to you in regards to the unsafe road conditions on Gossard Ave in East Lansing. There are currently multiple, very large pot holes that prevent safe travel on our road. Cars must choose to drive through the pot holes, damaging their vehicles, or avoid them by driving on to the property of other homeowners. Children are unable to ride their bikes safely, as we also do not have sidewalks on our street. I invite all of you to travel down Gossard to asses the frustrating conditions we must navigate daily. On behalf of the many residents and families living on our street, we ask for a timely and thorough repair and resurfacing of Gossard Ave.

Yours sincerely,

*Erin and Rob Crowe
6336 Gossard Ave*

Patrick E. Lindemann

Ingham County Drain Commissioner

PO Box 220
707 Buhl Avenue
Mason, MI 48854-0220

Phone: (517) 676-8395

Fax: (517) 676-8364

<http://dr.ingham.org>



Carla Florence Clos
Deputy Drain Commissioner

Paul C. Pratt
Deputy Drain Commissioner

Angie Cosman
Chief of Engineering and Inspection

Sheldon Lewis
Administrative Assistant

July 6, 2021

To: Meridian Charter Township Planning Commission and
Meridian Charter Township Board

From: Angie Cosman, Drain Engineer

Re: Castle Rock Development
Meridian Charter Township - NW ¼ of Section 29
Conceptual Review; ICDC #21158



On June 8, 2021, the Drain Commissioner's Office received a schematic layout of the proposed development listed above for a conceptual review. The project site is in Meridian Charter Township (NW ¼ of Section 29) at 4360 & 4366 Hagadorn Road. The site is located entirely on parcels ID #33-02-02-29-151-002 & 003. The parcel sizes are approximately 1.80 acres and 0.62 acres, respectively. The new development involves the construction of a 6,000-square-foot retail development with related parking lot and site improvements with some floodplain encroachment.

This conceptual review is offered as a courtesy to Meridian Charter Township only. It should not be construed by the project owner, developer or others as formal submission to the Ingham County Drain Commissioner for site plan or drainage review. A detailed review will be conducted when the plans are submitted for an official Site Plan and Drainage Review. Our conceptual review comments include the following:

1. A positive public outlet is required, so an outlet will need to be confirmed and detailed properly on the plans. The Herron Creek County Drain is located east of the property, on a neighboring property, which could serve as a positive public outlet if easements across the neighboring property were acquired.
2. The discharge to the wetland as shown on the schematic plans referenced herein is conditional on review by EGLE and Meridian Charter Township for the necessity of a permit. Prior to discharge to the wetlands and Herron Creek Drain, either a letter is submitted to the Drain Office from EGLE and Meridian Charter Township indicating that no permit is needed, or an issued permit is submitted.
3. The proposed development will have an underground storage system for detention. Drainage Plans for this development must meet the current Rules

- of the Ingham County Drain Commissioner, as amended, including storage and treatment requirements (using Atlas 14 intensities) for:
- a. First 1.0 inch of rainfall from the entire development and storage for 24 hours,
 - b. 2-year/24-hour storm event, and
 - c. 100-year/24-hour storm event.
4. The site is in a Phase II of the Clean Water Act area and the stormwater discharge must be held to adequate pretreatment standards to protect the receiving waters.
 5. Plans shall include Low Impact Design elements to comply with the Rules of the Ingham County Drain Commissioner, as amended. The current site layout has no identifiable LID design elements. Preserving trees or adding new ones could meet requirements for LID.
 6. If the storm drainage system on the site is going to remain private, then a Maintenance Agreement with the drainage district will be required and must be signed and recorded.
 7. Approval from the Drain Commissioner's Office requires that the plans be submitted and the appropriate fees be paid for Site Plan and Drainage Review.

If you have any questions, please do not hesitate to contact me. It is an honor and a privilege to serve you and the other businesses, citizens and municipalities of Ingham County.

Respectfully yours,



Angie Cosman
Ingham County Drain Engineer

cc: Kurt Krahulik, DC Engineering
Younes Ishraidi, Meridian Charter Township
Derek Perry, Meridian Charter Township
Tim Schmitt, Meridian Charter Township

EAST LANSING – MERIDIAN WATER AND SEWER AUTHORITY
2470 BURCHAM DRIVE – EAST LANSING, MICHIGAN 48823
PHONE: 517-337-7535 – FAX 517-337-7240

Agenda

East Lansing-Meridian Water and Sewer Authority

July 21, 2021

12:00 P.M.

BOARD OF TRUSTEES

DEREK PERRY
Chair

SCOTT HOUSE
Vice-Chair

CHUCK PETERSON
Secretary

BRADLEY BROGREN
Trustee

JIM CLELAND
Trustee

JIM ECKLUND
Trustee

•

JILL FELDPAUSCH
Treasurer

•

CLYDE DUGAN
Operator/Manager

1. Roll call.
2. Approval of minutes of the June 17, 2021 meeting.
A. Motion to approve.
3. Communications.
4. Public Comments.
5. Treasurer's Report.
6. Election of Officers (Chair, Vice-Chair, Secretary, Treasurer).
A. Motion (1) to elect the slate of officers nominated.
(Officers switch at the August meeting).
7. Annual Water Usage Report for fiscal 2020/21.
A. Motion to Adopt.
8. Authority Highlights.
9. Resolution 2021-7-1 Notice of Intent to Issue Revenue Bonds.
10. Long Term Planning update.
11. Manager's Report.
A. Expenditure list (Motion to acknowledge).
12. Other Business.
13. Adjournment.

AN INVITATION

Please join us!

Date: Wednesday, July 21, 2021
Time: 12:00 noon Business Meeting
Location: Water Conditioning Plant
Address: 2470 Burcham Dr.
East Lansing, 48823

This is your invitation to the

Annual Business

Meeting

Extended by the Trustees

of the

**East Lansing -
Meridian Water &
Sewer Authority**

Lunch will be available at 11:30 a.m.

**RSVP (517) 337-7535, ask for Clyde
or e-mail cdugan@elmwsa.com**

Please indicate any special requests

LUNCH PROVIDED WILL INCLUDE;

SUBS, SALADS, SOFT DRINKS, TEA, COFFEE,

& great tasting **ICE WATER!**

(Please indicate any special meal requests when you call us.)

THE BOARD OF TRUSTEES AND STAFF OF THE EAST LANSING – MERIDIAN WATER & SEWER AUTHORITY CORDIALLY INVITE YOU TO ATTEND THIS

ANNUAL BUSINESS MEETING

AS ALWAYS, GUESTS AND THE PUBLIC ARE ALSO VERY WELCOME

Please take this opportunity to become more familiar with the services offered by the Authority, in providing you with a safe, abundant, and pleasing water supply that enhances the quality of life for all our citizens.

Note: Due to COVID 19 restrictions, unvaccinated persons will need to wear a mask.

A TOUR OF THE FACILITIES WILL BE AVAILABLE FOLLOWING THE MEETING

Clyde Dugan, Manager

cdugan@elmwsa.com

(517) 337-7535 Ext. 1

Thankyou on behalf of the Trustees and staff of the Water Authority.

Capital Area Transportation Authority
Public Meeting Notice
Proposed Fixed-Route Service Changes
Effective Aug. 30, 2021

The Capital Area Transportation Authority will host a series of public meetings to present proposed fixed-route service changes effective Aug. 30, 2021. The following routes are included in the proposal:

Route 18.....Capital City Crosstown

New route, connecting South Lansing to East Lansing/MSU, by way of Grand River/Michigan, Harrison, Forest and Mt. Hope. This route will serve MSU campus, the Capital Area Multimodal Gateway, the new McLaren Hospital, Cole Academy, and all current and new bus stops along the route.

Route 20.....South Harrison – Jolly – Dunkel

Established route with a minor change in routing along Collins Road between Forest Road and Jolly Road.

Details of proposed changes will be available online after June 22 at cata.org/Fall2021updates. Representatives from CATA will be present at the open-forum public meetings listed below. There is no formal presentation planned, which will allow CATA staff to meet and interact with attendees on an individual basis, while maintaining safe distancing. Public comment is welcome. The same service information will be available at each meeting, allowing area residents to attend any session of their choosing.

Date	Municipality	Facility	Address	Time
• Mon. July 19	Lansing, East Lansing & Lansing Township	Former Sears Building in Frandor Shopping Center	3131 E. Michigan Ave., Lansing	6 – 7:30 p.m.
• Tues. July 20	Meridian Township	Central Fire Department	5000 Okemos Road, Okemos	6 – 7:30 p.m.
• Thurs. July 22	Delhi Charter Township	Community Services Center	2074 Aurelius Road, Holt	6 – 7:30 p.m.

All facilities are served by CATA fixed routes and Spec-Tran for the duration of each meeting. Spec-Tran rides must be reserved by 5 p.m. the evening before the session you plan to attend. If you require special accommodations, please contact CATA Customer Service at 517-394-1000 with your request. CATA will make every attempt to provide reasonable accommodations requested by Friday, July 16, 2021.

If you are unable to attend a meeting but would like to provide input, visit cata.org/Fall2021updates, email your comments to marketing@cata.org or write us as at the following address:

Fall 2021 Service Changes Feedback
 Capital Area Transportation Authority
 Attn: Marketing Department
 4615 Tranter Street, Lansing, MI 48910

You may also call our hotline at 517-999-2549 between 6 p.m. and 7:30 p.m. during scheduled meetings, and a CATA Representative will document your feedback. Calls will not be monitored when meetings are not in session. All comments must be received by 7:30 p.m. July 22, 2021. Follow us at facebook.com/rideCATA and twitter.com/rideCATA for the latest information.





9. B

To: Board Members
From: Miriam Mattison, Finance Director
Date: July 15, 2021
Re: Board Bills

Charter Township of Meridian
Board Meeting
7/20/2021

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

COMMON CASH	\$	430,274.05
PUBLIC WORKS	\$	317,015.65
TRUST & AGENCY	\$	382.91
TOTAL CHECKS:	\$	747,672.61
CREDIT CARD TRANSACTIONS 07/07/2021 to 07/14/2021	\$	22,804.79
TOTAL PURCHASES:	\$	<u>770,477.40</u>
ACH PAYMENTS	\$	<u>205,661.09</u>

07/15/2021 11:04 AM
 User: GRAHAM
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 07/20/2021 - 07/20/2021
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
1. AIRGAS GREAT LAKES	MEDICAL OXYGEN ORDER #1101387822	106.76	
	MEDICAL OXYGEN	568.01	
	MEDICAL OXYGEN	83.03	
	TOTAL	757.80	
2. ALLGRAPHICS CORP	T-SHIRTS FOR SPORTIES FOR SHORTIES	1,750.00	
3. AMERICAN RENTALS	06/21/2021 THRU 07/21/2021 PORTAPOTTY AT TRANSFER	60.00	
4. AT & T	LEGACY TELEPHONE NUMBER - 517.349.1200	33.53	
5. AT & T	SWITCHED ETHERNET DATA SERVICE - THB - FS91	1,067.42	
6. AT & T	517 347-1710 201 4 - MAY 2 TO JUNE 1, 2021	192.04	
	HVAC @THB - JUNE 2 TO JULY 1 2021	398.57	
	PSB FAX 517 347-4285 924 0 - APRIL 2 TO JULY 1, 20	1,388.92	
	HVAC 517 347-6021 654 8 - MAY 2 TO JUNE 1 2021	434.16	
	TEL FOR HVAC 517 347-6021 654 8 - JUNE 2 TO JULY 1	418.31	
	PSB FAX 517 347 6826 173 5 - APRIL 2 TO JULY 1, 20	1,370.83	
	DS-1 TO FIRE#92 - 517 R01-1631 985 2	543.33	
	517 R01-5602 016 2 - MAY 2 TO JUNE 1, 2021	583.33	
	DS-1 TO COEL - 517 R01-5602 016 2	583.33	
	TOTAL	5,912.82	
7. AT & T MOBILITY	JUNE 5 TO JULY 4, 2021 - 517.332.6526	76.50	
	DISPATCH NON-EMERGENCY - JULY 5 TO AUG 4 2021	76.42	
	TOTAL	152.92	
8. AXON ENTERPRISE, INC	100 - TASER X2 25 FT. LIVE SMART CARTIDGES	4,154.00	
9. BOARD OF WATER & LIGHT	06/01/2021 TO 07/01/2021 STREETLIGHT SERVICE	600.30	
10. BRIGGS MECHANICAL	CANCELLED 50% REFUND	70.00	
11. BSN SPORTS	YOUTH/ADULT BASEBALL AND SOFTBALL PANTS -- WILLIAM	1,847.00	
12. BULL ENTERPRISES	JANITORIAL SERVICES JUNE 2021	8,477.00	
13. CARLSON APPRAISAL CO	REMAINING BALANCE FOR APPRAISAL - OKEMOS RD	475.00	
14. CINTAS CORPORATION #725	MECHANICS UNIFORMS - 06/02/2021	48.35	
	MECHANICS UNIFORMS - 06/09/21	48.35	
	MECHANICS UNIFORMS - 06/16/2021	48.35	
	MECHANICS UNIFORMS - 06/23/2021	48.35	
	MECHANICS UNIFORMS - 06/30/2021	48.35	
	TOTAL	241.75	
15. CITY OF EAST LANSING	2021 2ND QTR MEP REVENUE	50,675.83	
	SHARED ASSESSOR SERVICES JUNE 2021	6,949.80	
	TOTAL	57,625.63	
16. COMCAST	COMCAST TV + INET - JULY 1 2021 TO JULY 31 2021	368.58	
	COMCAST HNC - JUNE 29 2021 TO JULY 28 2021	193.23	
	JUNE 29 201 TO JULY 28 2021 - FRANCHISE DROP PD	24.03	
	COMCAST FIRE 91 - JUNE 16 2021 TO JULY 15 2021	143.35	
	JUNE 20 2021 TO JULY 19 2021 - FD 'FREE' DROP	8.01	
	SCADA INET JUNE 19 2021 TO JULY 18 2021	128.35	
	TOTAL	865.55	
17. CONSUMERS ENERGY	RESTORE UTLITY SERVICE - THOMPSON	976.82	105388

07/15/2021 11:04 AM
User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 07/20/2021 - 07/20/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GF

Vendor Name	Description	Amount	Check #
18. CORBIN DESIGN	PROF SERVICES FOR JUNE 2021	210.00	
19. DBI	OFFICE SUPPLIES - M. PRINZ	17.64	
	OFFICE SUPPLIES - ENGINEERING	131.60	
	OFFICE SUPPLIES	20.04	
	OFFICE SUPPLIES 07/13/2021	29.99	
	OFFICE SUPPLIES 07/13/2021	66.73	
	TOTAL	266.00	
20. DELL MARKETING LP	DELL SERVER 10GB ORDER #919506138	3,920.55	
21. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES THROUGH JUNE 30 2021	162.00	
	LEGAL FEES THROUGH JUNE 30 2021	5,776.25	
	LEGAL FEES THROUGH JUNE 30 2021	1,637.00	
	LEGAL FEES THROUGH JUNE 30 2021	22.00	
	LEGAL FEES THROUGH JUNE 30 2021	38.00	
	LEGAL FEES THROUGH JUNE 30 2021	1,216.00	
	LEGAL FEES THROUGH JUNE 30 2021	737.00	
	LEGAL FEES THROUGH JUNE 30 2021	57.00	
	LEGAL FEES THROUGH JUNE 30 2021	303.00	
	LEGAL FEES THROUGH JUNE 30 2021	190.00	
	LEGAL FEES THROUGH JUNE 30 2021	4,610.50	
	LEGAL FEES THROUGH JUNE 30 2021	44.00	
	LEGAL FEES THROUGH JUNE 30 2021	44.00	
	LEGAL FEES THROUGH JUNE 30 2021	633.50	
	LEGAL FEES THROUGH JUNE 30 2021	809.00	
	LEGAL FEES THROUGH JUNE 30 2021	531.50	
	LEGAL FEES THROUGH JUNE 30 2021	219.50	
	LEGAL FEES THROUGH JUNE 30 2021	396.00	
	LEGAL FEES THROUGH JUNE 30 2021	421.50	
	LEGAL FEES THROUGH JUNE 30 2021	3,538.39	
	LEGAL FEES THROUGH JUNE 30 2021	198.19	
	LEGAL FEES THROUGH JUNE 30 2021	896.98	
	LEGAL FEES THROUGH JUNE 30 2021	135.13	
	LEGAL FEES THROUGH JUNE 30 2021	113.25	
	LEGAL FEES THROUGH JUNE 30 2021	226.50	
	LEGAL FEES THROUGH JUNE 30 2021	141.56	
	TOTAL	23,097.75	
22. FIRST COMMUNICATIONS	ANALOG TELEPHONE LINES # 3142216	1,447.99	
	ANALOG TELEPHONE LINES #3142216 - JULY 2021	1,447.79	
	TOTAL	2,895.78	
23. GALLAGHER BENEFIT SERVICES, INC	JULY 2021 MONTHLY HEALTHCARE CONSULTING FEE	2,723.53	
24. GRAYLING FILLER PRODUCTIONS INC	3 MEN & A TENOR MARKETPLACE PERF 08.25.2021	1,000.00	
25. HALT FIRE INC	JOB #ED501	63.85	
	REPAIR PARTS FIRE EQUIP JOB #EC255	296.98	
	REPAIR PARTS FIRE EQUIP JOB #EC255	536.74	
	ORDER #0092830 - JOB #ED502	623.00	
	TOTAL	1,520.57	

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Vendor Name	Description	Amount	Check #
26. HAMMOND FARMS	MULCH - CENTRAL PAV & PARKING GARDEN BEDS	57.00	
	MULCH - MARSHALL PARK GARDEN BEDS	85.50	
	MULCH - CENTRAL PAV GARDEN BEDS	57.00	
	MULCH - CENTRAL PAV GARDEN BEDS	57.00	
	MULCH - HARTRICK PARK GARDEN BEDS	57.00	
	MULCH HARTRICK PARK GARDEN BEDS	85.50	
	MULCH - TOWNER RD PARK GARDEN BEDS	85.50	
	MULCH TOWNER RD PARK GARDEN BEDS	85.50	
	MULCH TOWNER RD PARK GARDEN BEDS	85.50	
	MULCH TOWNER RD GARDEN BEDS	85.50	
	MULCH TOWNER RD GARDEN BEDS	28.50	
	MULCH TOWN HALL GARDEN BEDS	142.50	
	TOTAL	912.00	
27. HASLETT PUBLIC SCHOOLS	MAINTENANCE REIMBURSEMENT FOR 2ND QTR 2021	4,434.39	
28. INTERNATIONAL CONTROLS & EQUIP	SMALL DOG PARK KEY FOBS	717.30	
	LARGE DOG PARK KEY FOBS	695.00	
	TOTAL	1,412.30	
29. JAMES GRUETT	SUMMER CONCERT SERIES 07.28.2021	300.00	
	SUMMER CONCERT SERIES 08.11.2021	300.00	
	TOTAL	600.00	
30. JOHN HECKAMAN	MILEAGE REIMBURSEMENT	15.68	
31. JOSEPH D WRIGHT	MARKETPLACE SUMMER CONCERT PERF 07.21.2021	150.00	
32. KIM K. WADAGA	REFUND AMBULANCE FEE 02/13/19	815.00	
33. KMI ROAD MAINTENANCE	2021 CONCRETE REPAIR PROGRAM	19,271.00	
	2021 CONCRETE REPAIR PROGRAM	1,000.00	
	TOTAL	20,271.00	
34. LANSING UNIFORM COMPANY	LT C JOHNSON - UNIFORM ITEMS	485.55	
	T. MILLEROV - UNIFORM ITEMS	577.10	
	UNIFORM STOCK	39.00	
	TOTAL	1,101.65	
35. LARGE COMPANY INC	MUNICIPAL BLDG - PATCH & PAINT TOWNHALL ROOM	1,746.00	
36. LUKE LANDSCAPE COMPANY	JUNE 2021 MOWING INVOICE	435.00	
	JUNE 2021 MOWING INVOICE	75.00	
	TOTAL	510.00	
37. MARK'S LOCK SHOP, INC.	TREASURES OFFICE - RECOM SAFE	155.00	
38. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CHECKING 07/16/2021	370.23	
39. MERIDIAN TOWNSHIP RETAINAGE	2021 CONCRETE REPAIR PROGRAM	2,515.75	
40. MERRILL FORD	FORD PARTS - UNIT #66	154.50	
41. MICH MUNICIPAL TREASURERS ASSN	06/02/21 TRAINING - JEOPARDY ASSESSMENT	49.00	
42. MICHIGAN ASSOC OF MUNICIPAL CLERKS	MEMBERSHIP FOR DEPUTY CLERK R. FAUST	66.00	
43. MID MICHIGAN EMERGENCY EQUIPMENT	POLICE INTERCEPTORS UPFITTING UNIT #685	9,717.24	
44. NICHOLAS SHANK	BLDG PERMIT DENIED 80% REFUND (\$1716) TO THE HOME0	1,716.00	

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45. PIONEER MFG.CO/PIONEER ATHLETICS	SMALL SOCCER NETS & BASE ANCHORS	720.00	
46. PITNEY BOWES	INK FOR POSTAGE MACHINE	739.47	
47. POWELL ROAD HOLDING, LLC	POWELL ROAD PAVING SAD REIMB	221,269.01	
48. PRINT MAKERS SERVICE INC	KIP COPIER SERVICE CONTRACT & METER CHARGES	60.59	
49. PROGRESSIVE AE	PROF SERVICES THROUGH JUNE 25 2021	2,232.17	
50. QUALITY TIRE INC	FLEET TIRES 06/11/21	53.00	
51. RICHARD G VONTERSCH	MUNICIPAL BLDG LANDSCAPE PLANT REPL PROJ	4,700.00	
52. ROWERDINK AUTOMOTIVE PARTS	FLEET REPAIR PARTS UNIT #152	11.04	
	FLEET REPAIR PARTS MEDIC 92 UNIT 663	188.00	
	FLEET REPAIR PARTS CREDIT BATTERY CORES/ASM	(203.56)	
	FLEET REPAIR PARTS UNIT #8	28.74	
	FLEET REPAIR PARTS UNIT #8	62.93	
	FLEET REPAIR PARTS UNIT #130	184.44	
	FLEET REPAIR PARTS UNIT #125	37.00	
	FLEET REPAIR PARTS UNIT #48	42.42	
	VALVE ASM RETURN UNIT #48	(27.71)	
	FLEET REPAIR PARTS - UNIT #48	116.00	
	FLEET REPAIR PARTS BC CAR UNIT #132	59.78	
	FLEET REPAIR PARTS UNIT #48	56.87	
	FLEET REPAIR PARTS UNIT #125	110.46	
	FLEET REPAIR PARTS UNIT #117	264.44	
	FLEET REPAIR PARTS UNIT #48	217.38	
	FLEET REPAIR PARTS UNIT #124	99.80	
	FLEET REPAIR PARTS STOCK	179.88	
	FLEET REPAIR PARTS UNIT #71	182.22	
	TOTAL	1,610.13	
53. SCARLETT EXCAVATING	FINAL PMT FOR SAD #54	6,500.00	
54. SCHAEFFER'S SPECIALIZED LUBRICANTS	ENGINE OIL FOR MOTOR POOL MAINTENANCE	2,819.30	
55. SHROYERS TOWING INC	FIRE DEPARTMENT TOW - UNIT 138 - ENGINE 93	450.00	
56. SPARROW OCCUPATIONAL	06/21 TO 06/28/2021 PRE-EMPLOYMENT & FITNESS FOR D	950.00	
	06/30/2021 PRE-EMPLOYMENT & FITNESS FOR DUTY PHYSI	200.00	
	TOTAL	1,150.00	
57. SPARTAN DISTRIBUTORS	ORDER #10887235 TORO MOWER REPAIR PARTS	563.37	
	ORDER #10887775 TORO MOWER REPAIR PARTS	18.29	
	TOTAL	581.66	
58. T MOBILE	05/21/21 TO 06/20/21 - 517.980.0920	29.96	
59. TDS	TELEPHONE & PRI - 291E-CFF7-3646	1,632.68	
60. THOMAS J. FOSTER	MARKETPLACE PERFORMANCE 08.04.2021	300.00	
61. TOP HAT CRICKET FARM	07/07/21 ANIMAL FOOD PURCHASE HNC	31.93	
62. TRITERRA	EGLE GRANT QTRLY RPT - HAMILTON RD - PROF SERVICES	570.00	
63. USA TODAY NETWORK	LEGAL ADVERTISEMENTS ACCT #155614	700.00	
64. VARIPRO BENEFIT ADMINISTRATORS	AUG 2021 RETIREE HARTFORD MEDICARE SUPPLEMENTAL CO	13,252.40	
65. VERIZON CONNECT	VEHICLE DATA UPLINK - MERI07 - 06/01/21 TO 06/30/2	1,359.96	

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Vendor Name	Description	Amount	Check #
66. VITAC CORPORATION	FEB 2021 ENTERPRISE TELECONF CAPTIONING SERV	1,942.50	
67. WASTE MANAGEMENT	07/01/21- 07/31/21 ANIMAL CARCASS REMOVAL DUMPSTER	155.83	
TOTAL - ALL VENDORS		430,274.05	

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Vendor Name	Description	Amount	Check #
1. CARL SCHLEGEL INC	TKT 1042809 & 11049533 - SAND	958.50	
2. CITY OF EAST LANSING	ELMWSA OPERATING & INTERCONNECT & DEBT SHARING JU	295,293.75	
3. CUMMINS INC	MEADOWS LIFT STATION FULL PM	262.52	
	PORTABLES GENERATORS FULL PM	549.67	
	PORTABLES GENERATOR FULL PM	416.17	
	PORTABLES GENERATORS FULL PM	416.17	
	CENTRAL MAIN LIFT STATION FULL PM	449.69	
	CHAMPION WOODS LIFT STATION FULL PM	373.77	
	MAIN LIFT STATION FULL PM	449.69	
	TOTAL	2,917.68	
4. GALLAGHER BENEFIT SERVICES, INC	JULY 2021 MONTHLY HEALTHCARE CONSULTING FEE	526.47	
5. IDC CORPORATION	LIFT STATION MAINT HIGH SCHOOL 05/24/21 & MAIN LIF	443.50	
	CENTRAL LIFT STATION REPAIRS	3,820.00	
	TOTAL	4,263.50	
6. KMI ROAD MAINTENANCE	2021 CONCRETE REPAIR PROGRAM	3,370.75	
	2021 CONCRETE REPAIR PROGRAM	8,616.50	
	TOTAL	11,987.25	
7. MERIDIAN TOWNSHIP RETAINAGE	2021 CONCRETE REPAIR PROGRAM	1,068.50	
TOTAL - ALL VENDORS		317,015.65	

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Vendor Name	Description	Amount	Check #
1. BOSTON NATIONAL TITLE AGENCY, LLC	PROP TAX OVRPMT - JONATHAN IRVIN	245.71	
2. DAMON ATLEE	OVRPMT PROP TAXES	7.49	
3. JOHN & FRANCES KANEENE	OVRPMT PROP TAXES - BRIARCLIFF	129.71	
TOTAL - ALL VENDORS		382.91	

Credit Card Report 6/10/2021-7/6/2021

Posting Date	Merchant Name	Amount	Name
2021/06/10	AMZN MKTP US*2X5SC4PU0 AM	\$54.95	KRISTI SCHAEDING
2021/06/10	HASLETT ANIMAL HOSPITA	\$61.59	KRISTI SCHAEDING
2021/06/10	GORDON ELECTRIC SUPPLY IN	\$214.25	JANE GREENWAY
2021/06/10	THE HOME DEPOT #2725	\$134.00	JANE GREENWAY
2021/06/10	MI SECTION AWWA	\$400.00	DEREK PERRY
2021/06/11	DAVIS & STANTON	\$196.00	KYLE ROYSTON
2021/06/11	AMZN MKTP US*2X4TJ10G2	\$528.89	STEPHEN GEBES
2021/06/11	CMS COMMUNICATIONS INC	\$250.00	STEPHEN GEBES
2021/06/11	THE HOME DEPOT #2723	\$174.00	JANE GREENWAY
2021/06/14	THE HOME DEPOT #2723	\$62.91	KYLE FOGG
2021/06/14	HOLIDAY INN EXP-SAGINAW	\$283.05	ANDREW MCCREADY
2021/06/14	AMZN MKTP US*2X44B5PP2 AM	\$13.99	KRISTI SCHAEDING
2021/06/14	THE HOME DEPOT #2723	\$13.98	MIKE ELLIS
2021/06/14	THE HOME DEPOT #2723	\$57.94	TAVIS MILLEROV
2021/06/14	THE HOME DEPOT #2723	\$129.81	DAN PALACIOS
2021/06/14	OFFICEMAX/OFFICEDEPT#3379	\$78.87	MICHAEL DEVLIN
2021/06/14	AVERY PRODUCTS CORPORATIO	\$84.00	MICHELLE PRINZ
2021/06/14	HOBBY LOBBY #360	\$99.05	CATHERINE ADAMS
2021/06/14	SOLDANS FEEDS & PET S	\$92.96	CATHERINE ADAMS
2021/06/14	AMZN MKTP US*2X9V47PJ2	\$193.82	CATHERINE ADAMS
2021/06/14	MEIJER # 025	\$37.64	CATHERINE ADAMS
2021/06/14	MEIJER # 025	\$175.49	CATHERINE ADAMS
2021/06/14	THE HOME DEPOT 2723	\$416.20	CATHERINE ADAMS
2021/06/14	DISCOUNTSCH 8006272829	\$416.38	CATHERINE ADAMS
2021/06/15	MCDONALD'S F21854	\$21.14	JANE GREENWAY
2021/06/15	BIG CEDAR CAMPGROUND LLC	\$24.00	JANE GREENWAY
2021/06/15	COSTCO WHSE#1277	\$59.94	MICHAEL DEVLIN
2021/06/15	AMAZON.COM*216D44E11 AMZN	\$18.16	MICHELLE PRINZ
2021/06/16	AMAZON.COM*2174Q6E01	\$9.48	LUANN MAISNER
2021/06/16	ADVANCED TURF SOLUTIONS,	\$976.60	MICHAEL DEVLIN
2021/06/16	THE HOME DEPOT #2723	(\$26.24)	WILLIAM PRIESE
2021/06/16	THE HOME DEPOT #2723	(\$15.97)	WILLIAM PRIESE
2021/06/16	THE HOME DEPOT #2723	\$21.47	WILLIAM PRIESE
2021/06/16	THE HOME DEPOT #2723	\$15.97	WILLIAM PRIESE
2021/06/16	THE HOME DEPOT #2723	\$37.21	WILLIAM PRIESE
2021/06/16	SOLDANS FEEDS & PET S	\$2.99	CATHERINE ADAMS
2021/06/16	WAL-MART #2866	\$140.00	CATHERINE ADAMS
2021/06/16	THE HOME DEPOT #2723	\$9.74	CATHERINE ADAMS
2021/06/17	MEIJER # 025	\$25.14	KYLE ROYSTON
2021/06/17	MEIJER # 025	\$7.96	KYLE ROYSTON
2021/06/17	COVERT SCOUTING	\$32.99	BART CRANE
2021/06/17	MEIJER # 025	\$13.12	JANE GREENWAY
2021/06/17	THE HOME DEPOT #2723	\$104.86	JANE GREENWAY
2021/06/17	THE HOME DEPOT #2723	\$22.75	DAVID LESTER
2021/06/17	AMZN MKTP US*2X1J75WW0	\$34.98	CATHERINE ADAMS
2021/06/18	HITCHES AND MORE INC	\$71.00	JIM HANSEN
2021/06/18	DENNY'S CYCLING & FITNES	\$49.99	KYLE ROYSTON
2021/06/18	AMAZON.COM*2X3H31YA2	\$277.15	STEPHEN GEBES
2021/06/18	MEIJER # 025	\$112.77	JANE GREENWAY
2021/06/18	THE HOME DEPOT #2723	\$160.52	JANE GREENWAY
2021/06/18	THE HOME DEPOT #2723	\$69.42	JANE GREENWAY
2021/06/18	THE HOME DEPOT #2723	\$63.84	DAVID LESTER

2021/06/18	CANVA* 03089-23754554	\$179.87	LUANN MAISNER
2021/06/18	HUTSON INC	\$245.96	CATHERINE ADAMS
2021/06/18	PELLETS INC	\$101.50	CATHERINE ADAMS
2021/06/21	SUNBELT RENTALS #315	\$128.39	LAWRENCE BOBB
2021/06/21	THE HOME DEPOT #2723	\$148.90	LAWRENCE BOBB
2021/06/21	JACK DOHENY COMPANIES	\$177.41	ROBERT STACY
2021/06/21	3986 ALL-PHASE	\$109.59	ROBERT STACY
2021/06/21	WESCO - # 3255	\$27.76	TYLER KENNELL
2021/06/21	WESCO - # 3255	\$63.84	TYLER KENNELL
2021/06/21	THE HOME DEPOT #2723	\$15.28	KYLE ROYSTON
2021/06/21	THE HOME DEPOT #2723	(\$62.91)	KYLE FOGG
2021/06/21	HOLIDAY INN EXP-SAGINAW	\$426.24	ANDREW MCCREADY
2021/06/21	ZOOM.US 888-799-9666	\$514.85	STEPHEN GEBES
2021/06/21	AMZN MKTP US*217YZ8C72	\$44.99	STEPHEN GEBES
2021/06/21	SP * PESTICIDE TRAININ	\$22.95	LUANN MAISNER
2021/06/21	METROINSTITUTE CPPA	\$165.00	LUANN MAISNER
2021/06/21	THE HOME DEPOT 2723	\$99.00	KEN PLAGA
2021/06/21	WESCO - # 3255	\$183.04	KEITH HEWITT
2021/06/21	AMAZON.COM*216O275M1	\$19.78	MICHELLE PRINZ
2021/06/22	MUNICIPAL SUPPLY COMPAN	\$341.50	CHAD HOUCK
2021/06/22	AC&E RENTALS INC	\$28.30	CHAD HOUCK
2021/06/22	ELECTRICAL TERMINAL SERVI	\$213.12	TODD FRANK
2021/06/22	AMZN MKTP US*218TK80M0	\$149.99	MICHELLE PRINZ
2021/06/22	AMAZON.COM*218E70221	\$55.98	MICHELLE PRINZ
2021/06/23	WWW.INTAPOL.COM	\$318.98	KYLE ROYSTON
2021/06/23	FORESIGHT GROUP INC	\$20.00	KYLE ROYSTON
2021/06/23	TITAN CYCLE CUSTOMS LLC	\$368.95	KYLE ROYSTON
2021/06/23	DOMINO'S 1206	\$20.71	ANDREW MCCREADY
2021/06/23	WESCO - # 3255	\$36.00	KEITH HEWITT
2021/06/23	SOLDANS FEEDS & PET S	\$7.96	CATHERINE ADAMS
2021/06/23	AMZN MKTP US*217D22GI0	\$18.48	CATHERINE ADAMS
2021/06/24	THE HOME DEPOT #2723	\$175.98	LAWRENCE BOBB
2021/06/24	THE HOME DEPOT #2723	\$20.32	LAWRENCE BOBB
2021/06/24	FORESIGHT GROUP INC	\$149.55	LUANN MAISNER
2021/06/24	THE HOME DEPOT #2723	\$50.46	LUANN MAISNER
2021/06/24	LANSINGSTATE JOURNAL	\$9.99	MICHELLE PRINZ
2021/06/24	FELD FIRE	\$312.22	WILLIAM PRIESE
2021/06/24	NUTRON NAMEPLATE INC	\$100.00	CATHERINE ADAMS
2021/06/24	AMZN MKTP US*215YD0IQ1	\$124.67	CATHERINE ADAMS
2021/06/25	THE HOME DEPOT #2723	\$34.69	LAWRENCE BOBB
2021/06/25	THE HOME DEPOT #2723	\$38.44	TYLER KENNELL
2021/06/25	FASTENAL COMPANY 01MILA1	\$16.27	CHAD HOUCK
2021/06/25	HOBBY LOBBY #360	\$5.98	KYLE ROYSTON
2021/06/25	AMERICAN CYCLE & FIT	\$192.96	KYLE ROYSTON
2021/06/25	THE HOME DEPOT #2723	\$28.34	KYLE ROYSTON
2021/06/25	PAS*PASSPT LANSING PR	\$1.87	BART CRANE
2021/06/25	HOLIDAY INN EXP-SAGINAW	(\$15.30)	ANDREW MCCREADY
2021/06/25	HOLIDAY INN EXP-SAGINAW	(\$23.04)	ANDREW MCCREADY
2021/06/25	JIMMY JOHNS - 90055	\$38.16	ANDREW MCCREADY
2021/06/25	COMCAST	\$317.62	ANDREA SMILEY
2021/06/25	MI PERMIT LIC PLAN REV	\$225.00	JOHN HECKAMAN
2021/06/25	MI PERMIT LIC PLAN REV	\$225.00	JOHN HECKAMAN
2021/06/25	OFFICEMAX/OFFICEDEPT#3379	\$149.99	LUANN MAISNER
2021/06/25	WAL-MART #2866	\$19.80	LUANN MAISNER
2021/06/25	AMZN MKTP US*218SV18K0 AM	\$166.79	LUANN MAISNER

2021/06/25	AMZN MKTP US*215FH2YO1	\$215.90	LUANN MAISNER
2021/06/25	JACKSON FIELD TICKETS	\$1,890.00	MICHELLE PRINZ
2021/06/25	ADOBE ACROPRO SUBS	\$15.89	DENISE GREEN
2021/06/25	FROGGY'S FOG	\$773.47	WILLIAM PRIESE
2021/06/25	JONES & BARTLETT LEARNING	\$104.89	WILLIAM PRIESE
2021/06/25	MEIJER # 025	\$26.69	CATHERINE ADAMS
2021/06/28	THE HOME DEPOT #2723	\$8.47	LAWRENCE BOBB
2021/06/28	THE HOME DEPOT #2723	\$3.54	KYLE ROYSTON
2021/06/28	PAS*PASSPT LANSING PR	\$1.87	BART CRANE
2021/06/28	MEIJER # 025	\$48.98	KRISTI SCHAEDING
2021/06/28	AMZN MKTP US*290VY1NZ1	\$128.81	KRISTI SCHAEDING
2021/06/28	USA BLUE BOOK	\$115.08	ROBERT MACKENZIE
2021/06/28	AMZN MKTP US*298DS33Q1 AM	\$12.95	LUANN MAISNER
2021/06/28	AMZN MKTP US*210416K80	\$55.96	LUANN MAISNER
2021/06/28	AMZN MKTP US*212Z48UV0	\$73.59	LUANN MAISNER
2021/06/28	THE HOME DEPOT #2723	\$209.00	LUANN MAISNER
2021/06/28	ADOBE ACROPRO SUBS	\$14.99	DEREK PERRY
2021/06/28	COSTCO WHSE#1277	\$47.96	MICHAEL DEVLIN
2021/06/28	AMZN MKTP US*297ZM24H1	\$20.97	MICHELLE PRINZ
2021/06/29	HASLETT TRUE VALUE HARDW	\$3.79	JIM HANSEN
2021/06/29	HAMMOND FARMSLANDSCAPE SU	\$228.00	TYLER KENNEL
2021/06/29	HAMMOND FARMSLANDSCAPE SU	\$143.00	CHAD HOUCK
2021/06/29	FILMFREEWAY.COM	\$150.00	SAMANTHA DIEHL
2021/06/29	PELICAN NEST	\$21.00	KEN PLAGA
2021/06/29	HAMMOND FARMSLANDSCAPE SU	\$228.00	KEITH HEWITT
2021/06/29	MSU BAKERS ONLINE	\$60.00	MICHELLE PRINZ
2021/06/29	MSU BAKERS ONLINE	\$18.00	MICHELLE PRINZ
2021/06/30	TRACTOR SUPPLY #1149	\$46.98	LAWRENCE BOBB
2021/06/30	HASLETT TRUE VALUE HARDW	\$11.98	ROBERT STACY
2021/06/30	HAMMOND FARMSLANDSCAPE SU	\$182.85	KYLE FOGG
2021/06/30	CDW GOVT #G228464	\$640.00	KRISTEN COLE
2021/06/30	ELECTRICAL TERMINAL SERVI	\$249.76	TODD FRANK
2021/06/30	THE HOME DEPOT #2723	\$9.95	DAVID LESTER
2021/06/30	BUILDASIGN.COM	\$182.06	LUANN MAISNER
2021/06/30	PELICAN NEST	\$23.27	KEN PLAGA
2021/06/30	MIDWEST POWER EQUIPMENT	\$35.00	KEITH HEWITT
2021/06/30	AMZN MKTP US*299ZG61E1	\$15.98	MICHELLE PRINZ
2021/06/30	SIGNARAMA OF LANSING	\$54.81	MICHELLE PRINZ
2021/06/30	STATE OF MI EMS	\$25.00	WILLIAM PRIESE
2021/06/30	SOLDANS FEEDS & PET S	\$10.74	CATHERINE ADAMS
2021/07/01	THE HOME DEPOT #2723	\$38.84	LAWRENCE BOBB
2021/07/01	THE HOME DEPOT #2723	\$11.37	ROBERT STACY
2021/07/01	PAYPAL *NATIONALASS	\$400.00	ANDREW MCCREADY
2021/07/01	OPENTIMECLOCK	\$25.00	KRISTEN COLE
2021/07/01	KIMBALL MIDWEST PAYEEZY	\$62.00	TODD FRANK
2021/07/01	ELECTRICAL TERMINAL SERVI	\$42.88	TODD FRANK
2021/07/01	ELECTRICAL TERMINAL SERVI	\$160.12	TODD FRANK
2021/07/01	AMZN MKTP US*2977W5G31	\$167.00	ROBERT MACKENZIE
2021/07/01	MARATHON PETRO201335	\$44.50	KEN PLAGA
2021/07/01	TST* BELLAIRE BAR AND TAP	\$22.87	KEN PLAGA
2021/07/01	FACEBK D34AZ3K692	\$40.18	MICHAEL DEVLIN
2021/07/01	HONEY BKD HAM&CAFE-O	\$191.60	MICHELLE PRINZ
2021/07/01	AMZN MKTP US*294P89F30	\$77.03	MICHELLE PRINZ
2021/07/02	THE HOME DEPOT #2723	\$194.80	LAWRENCE BOBB
2021/07/02	SIGNARAMA OF LANSING	\$20.00	DEBBIE BUDZYNSKI

2021/07/02	BESTBUYCOM806470566178	\$24.99	SAMANTHA DIEHL
2021/07/02	NATIONAL ASSOC FOR INTER	\$75.00	ALLISON GOODMAN
2021/07/02	BURGER KING #4892	\$8.67	KEN PLAGA
2021/07/02	AMZN MKTP US*298U14ZQ0	\$14.56	MICHELLE PRINZ
2021/07/02	JONES & BARTLETT LEARNING	\$91.46	WILLIAM PRIESE
2021/07/05	THE HOME DEPOT #2723	\$126.24	RUDY GONZALES
2021/07/05	EIG*CONSTANTCONTACT.COM	\$936.00	ANDREA SMILEY
2021/07/05	AMAZON.COM*296KC5ZA2	\$272.16	ROBERT MACKENZIE
2021/07/05	BUILDASIGN.COM	(\$10.31)	LUANN MAISNER
2021/07/05	DOLLAR TREE	\$6.00	MICHELLE PRINZ
2021/07/05	AMAZON.COM*292MW3NQ0	\$187.22	MICHELLE PRINZ
2021/07/06	AMZN MKTP US*292OM73Y2 AM	\$343.44	SAMANTHA DIEHL
2021/07/06	AMZN MKTP US*295E962T1 AM	\$54.07	MICHELLE PRINZ

Total	\$22,804.79
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ACH Transactions

Date	Payee	Amount	Purpose
7/2/2021	Delta Dental	\$ 14,277.79	Employee Dental Insurance
7/7/2021	Blue Care Network	\$ 19,865.26	Employee Health Insurance
7/7/2021	Invoice Cloud	\$ 1,025.80	Utility Transaction Fees
7/8/2021	Health Equity	\$ 97,300.00	Employee Health Savings Contribution
7/9/2021	Consumers	\$ 586.51	Utilities
7/12/2021	Consumers	\$ 54,411.27	Utilities
7/12/2021	Invoice Cloud	\$ 1,459.69	Utility Transaction Fees
7/14/2021	Blue Care Network	\$ 16,734.77	Employee Health Insurance
	Total ACH Payments	<u><u>\$ 205,661.09</u></u>	



To: Board Members
From: Michael Hamel, Fire Chief
Date: July 15, 2021
Re: Ratification of New Paramedic/Firefighter Appointment

Benjamin Haviland, from East Lansing, graduated from the Paramedic Program at Lansing Community College in 2021. He began working for Lansing Mason Ambulance as an EMT in August 2018 and has worked for Mercy Ambulance since November 2019. He is licensed at the Paramedic level for the State of Michigan and holds Fire Fighter I & II certification. In addition, he is certified in Wildland Firefighter and Fire Behavior. He has served in the military for the past 10 years and is currently in the U.S. Army Reserves.

Move to authorize the Fire Department to appoint Benjamin Haviland to Full-Time Paramedic/Firefighter.



12. A.

To: Township Board Members
**From: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering**
Date: July 16, 2021
Re: Pathway Master Plan Update

The Meridian Township Pathway system was started in 1974, and currently encompasses over 70 miles of pathway and 36 miles of paved shoulders. The program is funded by a dedicated pathway millage consistently approved by the voters of the Township. The current millage (0.3308) approved in 2016, annually provides approximately \$600,000 to maintain, leverage grant funding and construct new pathways throughout the community as identified in the Pathway Master Plan.

Our most recent update to the Pathway Master Plan was in 2016, and we aspire to have a review and affirmation every five (5) years to keep it current and reflective of the needs of the community. To accomplish this review, we present the existing plan to various Boards and Commissions to solicit input from the membership and the community at-large, and ultimately have the Township Board formally adopt the vetted Master Plan update. The process also involves a formal Public Hearing, which was held on July 13, 2021, to receive additional comments on the plan.

The update has two parts, and includes a recommended 5-year priority plan identified by the Department of Public Works (DPW) and a list of additions recommended for inclusion in the revised plan. These recommendations originate from a variety of sources including the public.

The attached priority list provides the DPW team with a short-term annual working plan, and the recommended additions provide for future long-range forecasting of the plan as a whole.

For your reference, the first three years of the 2021-2025 Priority List are tied to grant funding obligations, but for years 2024-2025, the goal is to develop a plan that works to eliminate the historical gaps in the pathway network. As you review the Master Plan, the 2024-2025 gap projects (year-priority) have been identified on the map in *red* with a location arrow.

The ten (10) recommended new routes are identified on the map in *yellow* and have a corresponding number for identification. These include 1. Green Road Extension, 2. Carlton Road connector, 3. Towner Road connector, 4. Hillbrook Park connector, 5. Consumers Energy – Haslett to Grand River connector, 6. Consumers Energy - Grand River to Legg Park connector, 7. Sturk Land Preserve connector, 8. Delta Dental Middle School connector, 9. Lodges Loop, and 10. Raby connector.

Recommended motion: Move to adopt the Pathway Master Plan 2021 Update as presented.

2021-2025 Pathway Master Plan Priority List

2021

Priority	Project Description	Section	Street	Side	From	To
1	MSU- LL (Ph 1)	20	Trail along Red Cedar River	North	Hagadorn	Grand River/Park Lake
2	RRFB	12, 15	At Haslett west of Van Atta, and Central Park Drive by new Farmer's Market	Both		
3	MSU- LL (Ph 2)	16	Trail within Campus Hills apt & Rysberg preserve	N/A	Grand River	Okemos
4	MSU- LL (Ph 2b)	16	Okemos	N/A	Gaylord C Smith	Old Interurban
5	MSU- LL (Ph 3 Connector)	10	Shaw Street	East side south of Lake Dr, west side north of Lake Dr.	Haslett	Lake Lansing Road
6	Misc. pathway Repairs	Township - wide				

2022

Priority	Project Description	Section	Street	Side	From	To
1	MSU- LL (Ph 1)	20	Trail along Red Cedar River	North	Hagadorn	Grand River/Park Lake
2	East Lansing Norther Tier Connector	6	Towar	West	Lake Lansing Rd.	East Lansing City limits
3	MSU- LL (Ph 3)	1, 2, 11	Along CE ROW	Northwestern side of CNRR	Marsh/Interurban	County Parks/Green Road
4	Misc. pathway Repairs	Township - wide				

2023

Priority	Project Description	Section	Street	Side	From	To
1	MSU- LL (Ph 3)	1, 2, 11	Along CE ROW	Northwestern side of CNRR	Marsh/Interurban	County Parks /Green Road
2	Misc. pathway Repairs	Township - wide				

2024

Priority	Project Description	Section	Street	Side	From	To
1	System Gap	9	Okemos	West	Raby Road	Existing pathway
2	System Gap	3	Marsh	East	W Reynolds	South of Mack
3	System Gap	12	Haslett	North	East of Crooked Creek	West of Copper Creek Way
4	Misc. pathway Repairs	Township - wide				

2025

Priority	Project Description	Section	Street	Side	From	To
1	System Gap	5	Park Lake	East	Lake Lansing Rd	Pine Hollow
2	Misc. pathway Repairs	Township - wide				

CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Deborah Guthrie
Phil Deschaine
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Courtney Wisinski
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

May 27, 2021

Meridian Township
ATTN: Meridian Township Board
5151 Marsh Road
Okemos, MI 48864

Re: Pathway Master Plan

Dear Township Board,

The Transportation Commission at its meeting on May 20, 2021 voted unanimously to support the updates to the Pathway Master Plan as recommended by Deputy Manager Perry. The Transportation Commission stressed the importance of connecting the links in the pathway system to better serve the community.

Please contact me if you have any questions regarding this matter at 517-853-4506 or by email at kieselbach@meridian.mi.us.

Sincerely,

A handwritten signature in blue ink that reads "Mark Kieselbach". The signature is fluid and cursive.

Mark Kieselbach
Director of Community Planning & Development

cc: Frank Walsh, Township Manager
Derek Perry, Deputy Township Manager



To: Board Members
From: Michael R. Hamel, Fire Chief
Date: July 15, 2021
Re: Paramedic School Sponsorship

The Fire Department would like to sponsor a firefighter/EMT through a 16-month paramedic program at Ascension Genesys Hospital in Grand Blanc, Michigan. This course consists of 970 hours of educational instruction and practical experience:

- Classroom learning (450 hours)
- Ambulance third rides (256 hours)
- Hospital clinical (264 hours)

The selected individual would receive fully paid tuition and an hourly salary to attend training. The cost to Meridian Township to sponsor an individual would be \$14,702.

- Cost of the course - \$4650
- 450 hours classroom - \$5850
- 256 hours ambulance third rides
 - 200 hours at Meridian - \$0
 - 56 hours at other departments - \$770
- 264 hours hospital clinical - \$3432

The individual would be required to sign an Educational Program Agreement which includes a commitment of three years post-course employment (minimum) to the Fire Department. If for any reason the individual leaves the department prior to completing three years of employment, he/she would be required to repay the Township for the cost of the course. If the individual drops out or fails the course, he/she would be required to repay the Township for the cost of the course.

The following motion is proposed for Board consideration:

MOVE TO APPROVE THE SPONSORSHIP OF A FIREFIGHTER/EMT TO ATTEND A 16-MONTH PARAMEDIC PROGRAM AT ASCENSION GENESYS HOSPITAL.



To: Board Members
From: Miriam Mattison, Finance Director
Date: July 16, 2021
Re: 2021 2nd Quarter Budget Amendment Request

The 2nd quarter 2021 Amended Budget is attached. It reflects the recommended Budget amendments that are detailed in exhibit A. These amendments result from revenue and expenditures that were unknown during the original budget process.

Amendments to the 2021 General Fund include revenue increases for CARES grant funds for the First Responders Hazard Pay Premiums Program, Metro Act Fees, and Local Revenue Sharing Agreement totaling \$970,000. Expenditure requests are from Township Board salaries, administrative claims, May election cost, accounting single audit, Treasurer temporary staffing, Police ammunition, COVID workstations, and Meridian Redevelopment Small Business Grants totaling \$622,800.

The projected Fund Balance for the General Fund is computed as follows:

Fund Balance at 12/31/20 per audit	\$10,263,785
Original Budgeted Use of Fund Balance 2021	(967,875)
1 st Qtr. budget amendments	<u>(391,310)</u>
2 nd Qtr. Budget amendments	347,200
Projected Use of Fund Balance	<u>(\$1,011,985)</u>
Projected Fund Balance at 12/31/21	<u>\$9,251,800</u>
Fund Balance/Average Monthly Expenditures	<u>4.81</u>

Amendments to the Special Funds consists of requests from Tax Incremental Revolving Fund (TIRF) for the Powell Road Special Assessment District previously approved by the Board for use of \$142,000. The Community Needs Fund for use of fund of \$24,600.

The following motion is proposed:

MOVE TO APPROVE THE 2nd QUARTER 2021 BUDGET AMENDMENTS WITH AN INCREASE IN BUDGETED FUND BALANCE FOR THE GENERAL FUND IN THE AUDITED AMOUNT OF \$347,200 WHICH PROJECTS A USE OF FUND BALANCE OF \$1,011,985. BASED ON 2020 RESULTS, THE PROJECTED FUND BALANCE AT DECEMBER 31, 2021 WILL BE \$9,251,800 (THIS DOES NOT ACCOUNT FOR THE ANTICIPATED AMERICAN RESCUE PLAN FUNDING IN THE AMOUNT OF \$4.5 MILLION).

Attachment:

1. 2nd Qtr. 2021 Budget Amendment Financial Information

Second Quarter Budget Amendments
2021 Budget
Charter Township of Meridian

Department	Amount	Explanation	Account
GENERAL FUND			
Revenue			
Other Federal Grants	\$915,000.00	CARES Grant - FRHPPP	101-000.000-528.000
Metro Act Fees	\$11,000.00	Higher than anticipated	101-000.000-576.200
Local Revenue Sharing Agreement	<u>\$44,000.00</u>	Higher than anticipated	101-000.000-576.500
	<u>\$970,000.00</u>		
Expenditures			
General Government			
Township Board - Salaries	2,650.00	Higher than anticipated	101-100.101-701.000
Township Board - FICA	250.00	Higher than anticipated	101-100.101-714.000
Administrative Services - Claims Reimbursement	20,000.00	Higher than anticipated	101.170.173-806-000
Administrative Services - Contractual Services	10,000.00	Higher than anticipated	101.170.173-820-000
Elections - Salaries Temp.	5,000.00	Higher than anticipated	101-170.191-701.080
Elections - Salaries May Elections	19,200.00	Unbudgeted Item - Will be reimbursed	101-170.191-701.120
Elections - Supplies May Election	2,000.00	Higher than anticipated - Will be reimbursed	101-170.191-728.001
Elections - Contractual Services	2,000.00	Higher than anticipated	101-170.191-820.000
Elections - Computer Services/Supplies	1,500.00	Higher than anticipated	101-170.191-826.000
Accounting - Audit	7,000.00	Higher than anticipated - Single Audit & Assets	101-170.201-807.000
IT- Contractual Services	-20,000.00	Lower than anticipated	101-170.230-820.000
IT - Professional Service	20,000.00	Higher than anticipated	101-170.230-821.000
IT - Existing Software License Agreements	15,000.00	Higher than anticipated - Microsoft Licensing Agreements	101-170.230-826.030
IT - Data Connections	-7,500.00	Moved to Capital Outlay - Mobil Data Unit	101-170.230.826.020
Treasurer - Salaries- Temp	10,000.00	Unbudgeted Item	101-170.253-701.080
Treasurer - Overtime	5,000.00	Higher than anticipated	101-170.253-406.000
Police - Ammunition	6,500.00	Carryover	101-300.301-739.000
Meridian Redevelopment - Community Promotions	486,700.00	Unbudgeted Item - Small Business Grants	101-728-500-880.000
Parks & Recreation Admin - Overtime	2,100.00	Higher than anticipated - Deer Cull	101-750.753-706.000
Parks & Recreation Admin - Recreation Program Exp.	-2,100.00	Lower than anticipated - Deer Cull	101-750.753-882.500
Capital Outlay - Hardware	30,000.00	Unbudgeted - COVID Workstations	101-900.901-980.020
Capital Outlay - Mobil Data Units	7,500.00	Higher than anticipated	101-900.901-980.070
Total General Government	622,800.00		
Total Expenditures for General Fund	<u>622,800.00</u>		
Net to (from) Fund Balance	<u><u>\$347,200.00</u></u>		

SPECIAL REVENUE FUNDS

Park Restricted/Designated

Revenue - Market Vendor	7,500.00	Higher than anticipated	211-000.000-667.035
Expenditures - Park Dev.	7,500.00	Unbudgeted - Shade Screens and Benches	211.000.000-975.000
Net from Fund Balance	<u><u>\$0.00</u></u>		

TIRF

Revenue			
Interest - Special Assessments	15,000.00	Higher than anticipated	246-000.000-665.040
Special Assessments	48,000.00	Higher than anticipated	246-000.000-672.000
Total Revenue	<u><u>\$63,000.00</u></u>		

Expenditures

* Construction/Improvements	205,000.00	Unbudgeted - Powell Road SAD	246-000.000-974.000
Total Expenditures	<u><u>\$205,000.00</u></u>		
Net from Fund Balance	<u><u>-\$142,000.00</u></u>		

Community Needs Fund

Revenue			
Donations - Deschaine Memorial Fund	6,400.00	Unbudgeted	250-000.000-675.077
Total Revenue	<u><u>\$6,400.00</u></u>		

Expenditures

Emergency Fund	30,000.00	Higher than anticipated	250-000.000-956.070
Redi-Ride	1,000.00	Higher than anticipated	250-000.000-956.075
Total Expenditures	<u><u>\$31,000.00</u></u>		
Net from Fund Balance	<u><u>-\$24,600.00</u></u>		

* Previously approved by the Township Board



To: Township Board

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

Date: July 14, 2021

Re: Rezoning #21050 (M&J Management, LLC) – 1999 Saginaw Highway

Rezoning #21050 is a request to rezone approximately five acres of land at 1999 Saginaw Highway from C-2, Commercial, to I, Industrial. The Planning Commission held a public hearing on the rezoning at its meeting on May 24, 2021. They further reviewed the request and voted to recommend approval at their June 14, 2021 meeting, citing the following reasons for its decision:

- The property is surrounded on three sides by industrial zoning and is not adjacent to any residential zoning.
- The proposed I, Industrial zoning is consistent with Meridian Township’s Master Plan for Land Use.
- Public water and sewer are available at the site for potential development.
- The subject property exceeds the minimum standards for a lot zoned I, Industrial.

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

Township Board Options

The Township Board may approve or deny the proposed rezoning from C-2, Commercial, to I, Industrial. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated May 21, 2021 and June 9, 2021 with attachments.
2. Planning Commission resolution recommending approval dated June 14, 2021.
3. Planning Commission minutes dated May 24, 2021 (discussion) and June 14, 2021 (decision).





To: Planning Commission

From: Mark Kieselbach, Director of Community Development & Planning

Keith Chapman, Assistant Planner

Date: May 21, 2021

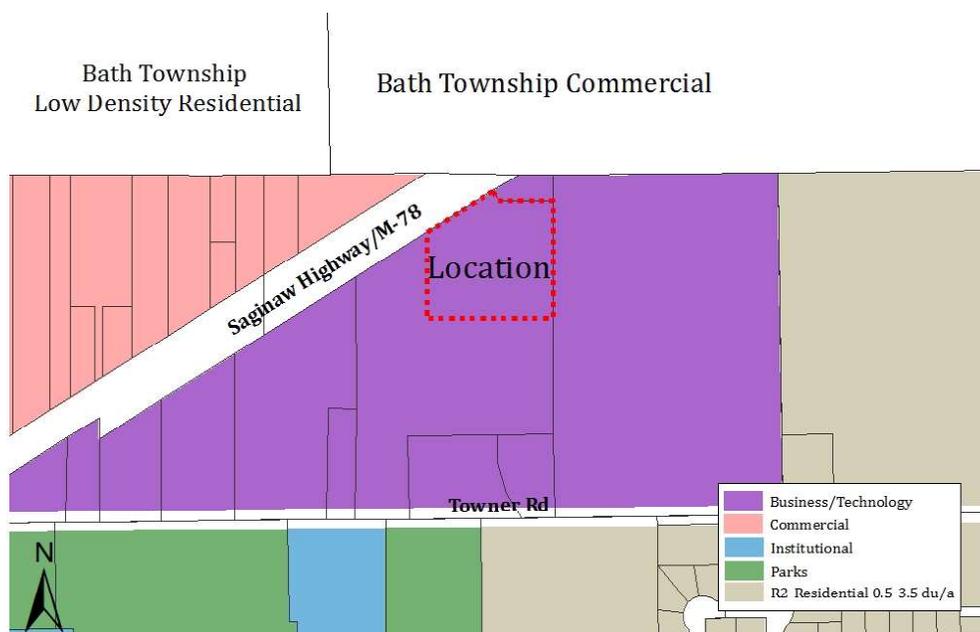
Re: Rezoning #21050 (M & J Management LLC), rezone approximately five acres located at 1999 East Saginaw Highway from C-2 (Commercial) to I (Industrial).

M & J Management LLC has requested the rezoning of approximately five acres located at 1999 East Saginaw Highway from C-2 (Commercial) to I (Industrial). The site is located on a five acre parcel on the south side of Saginaw Highway.

A land division (CR #18063) was approved in 2018 to create the five acre parcel from a larger 15 acre parcel owned and occupied by The Meridian Company. The adjacent 10.65 acre parcel will remain in the Industrial zoning district. A wireless communications tower (SUP #00151) was constructed on the property near the southeast corner of the lot in 2001. In 2018 the applicant rezoned (REZ #18090) the property from I (Industrial) to C-2 (Commercial).

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

2017 FUTURE LAND USE MAP

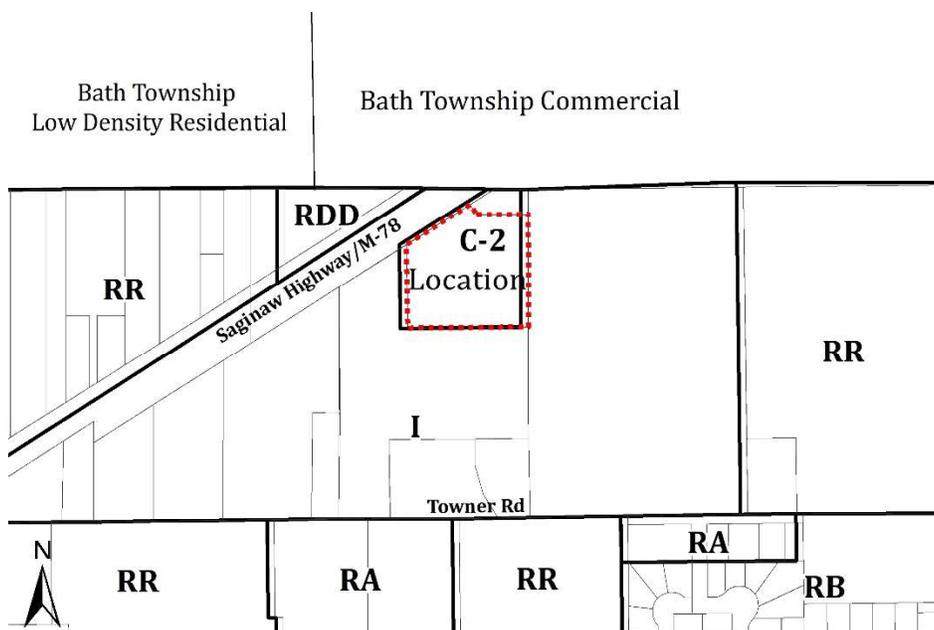


Zoning

The subject site is located in the C-2 zoning district, which requires a minimum 100 feet of lot width and 4,000 square feet of lot area. The requested I (Industrial) zoning district requires a minimum of 100 feet of lot width and one acre of lot area. With 252.74 feet of lot width on Saginaw Highway and five acres (217,800 square feet) of lot area, the site meets the minimum standards for both lot area and lot width of the proposed I zoning district. The following table illustrates the lot width and lot area standards for the existing C-2 and proposed I zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
I	One Acre	100 ft.
C-2	4,000 sq. ft.	100 ft.

ZONING MAP



Physical Features

The site contains a 250 foot tall wireless communication tower and associated equipment that was constructed in 2001 near the southeast corner of the parcel. The topography of the site slopes from 870 feet above mean sea level in the northeast corner of the parcel to a high point of 874 feet above mean sea level near the southwest corner of the site. The Klinger Intercounty Drain is located on the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

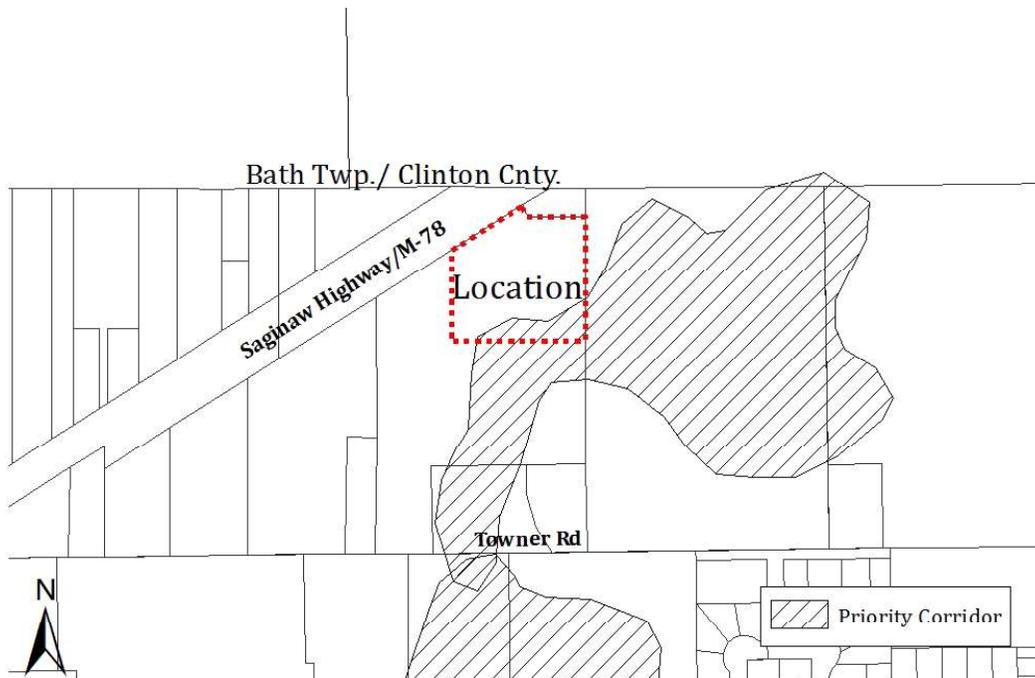
Wetlands

The Township Wetland Map depicts 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 Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces.

Streets & Traffic

The site fronts on Saginaw Highway (M-78). Saginaw Highway is a four-lane divided highway designated as a Principal Arterial. The Township’s Pedestrian/Bicycle Master Plan shows a seven foot wide paved pathway along the Saginaw Highway frontage of the parcel is proposed. The most recent (2019) traffic count information from the Michigan Department of Transportation (MDOT) for Saginaw Highway showed a total of 12,771 vehicles in a 24 hour period.

The information below compares traffic generation between the existing C-2 zoning district and proposed I zoning district. It estimates future traffic by using data from the highest potential traffic generator in each zoning district, which in this case is an 87,120 square foot light industrial facility for the I district and a 43,560 square foot supermarket for the C-2 district.

	Existing C-2 zoning	Proposed I zoning	Change
Peak Hour trips	166 (a.m.) 410 (p.m.)	61 (a.m.) 55 (p.m.)	-105 -208
Weekday trips	4,617	432	-4,185

The existing C-2 zoning factors in pass-by trips for the p.m. peak hour. Pass-by trips are trips that are already present in the current traffic stream and have a different ultimate destination. These trips are already passing by and do not add new traffic to the adjoining street system. The total pass-by number of trips for the p.m. peak is 147. That number was subtracted from the p.m. peak hour trips.

The applicant has provided a traffic assessment for the subject site. A traffic assessment is required when the trips from the highest potential traffic generator in the requested zoning district would generate more than 100 additional directional trips during a peak hour than the highest potential traffic generator permitted under the current zoning. In this case, the rezoning does not generate greater than 100 peak hour trips so a traffic assessment is not required.

Utilities

The site is not currently served by any water or sewer/septic services. Municipal water and sanitary sewer 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 a five acre parcel from C-2 to I. 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).

The purpose of the I zoning district (Section 86-435) is to encourage within it the development of light manufacturing, processing, storage, and office establishments wholly compatible with adjacent residential areas. Uses permitted by right in the I district include: any production, processing, cleaning, testing, repair, storage, and distribution of materials, goods, or foodstuffs; contractor's establishments; instructional centers for business, trade, music, art, dance, martial arts, or other places of instruction; and accessory uses clearly appurtenant to the main use of the lot and customary to and commonly associated with the main use.

The purpose of the C-2 zoning district (Section 86-404) is to accommodate commercial and business service activities that serve the community. The C-2 district permits a variety of business and service activities by right and by special use permit.

The Business/Technology category of the 2017 Future Land Use Map is intended to serve the community's need for research facilities, light industrial opportunities, or corporate campuses. The Business/Technology future land use designation correlates with the PO (Professional and Office), RP (Research Park), and I (Industrial) zoning districts.

Future development will be impacted by the Klinger Intercounty Drain located on the subject site. Any proposed development will have to meet the Township's water features setback of 50 feet from the top of bank for open county drains.

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.
2. Traffic assessment, prepared by Progressive AE dated April 15, 2021.
3. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2021\21050 (M & J Management)\REZ 21050.pc1.doc



**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 M&J Management LLC
Address of applicant 1999 East Saginaw Street East Lansing, Michigan 48823
Telephone: Work 517-339-6300 Home 517-339-3383
Fax 517-339-6485 Email _____

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 James E Martin Phillipich
Address 1999 East Saginaw Street East Lansing, Michigan 48823
Telephone: Work Same Home Same
Fax Same Email jim@the-meridianadvantage.net

C. Site address/location 1999 East Saginaw Street, East Lansing, Michigan 48823
Legal description (Attach additional sheets if necessary) see attached
Parcel number see attached Site acreage 5

D. Current zoning C-2 Requested zoning Industrial

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: _____

- 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: _____

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

James E. Phillipich
Signature of Applicant

March 8, 2021
Date

James E. Phillipich
Type/Print Name

Fee: \$ 900⁰⁰

Received by/Date: _____

CHARTER TOWNSHIP OF MERIDIAN 2020 WINTER TAX

Bill # 00433

This tax is due : 02/16/2021 by 5:00 p.m.

Postmarks not accepted.

This tax is due in our office by 5:00 p.m. Feb. 16, 2021. Our office at 5151 Marsh Rd. is open 8am to 5pm M-F and our curbside payment dropbox is available 24 hours, 7 days. 1% interest added to winter payments received after Feb 16th. March 1st additional charges apply. Postmarks not accepted. Allow 7 days for mailed payments.

Treasurer's Office:
517-853-4140
Website for tax & assessing information:
www.meridian.mi.us

Property Information

School District: HASLETT PUBLIC SCHOOL 33060

Property Assessed To:
 M & J MANAGEMENT LLC

Prop Address: M-78 HWY
 EAST LANSING, MI 48823

Property # 33-02-02-03-102-013

Legal Description:
 (M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 393.45 FT - N00D48'16"W 300 FT - N89D25'21"E 550 FT TO W LN OF E 50 A OF N 1/2 OF NW 1/4 - N00D48'16"W ALNG SD W LN 444.83 FT TO POB - S8 *BALANCE OF DESCRIPTION ON FILE*

Operating Fiscal Years

The taxes on bill will be used for governmental operations for the following fiscal years. This does NOT affect when the tax is due or its amount.

County: 01-01-21 - 12-31-21
 Township: 01-01-21 - 12-31-21
 School: 07-01-20 - 06-30-21
 State: 10-01-20 - 09-30-21

Tax Detail

Taxable Value:	\$	59,191
State Equalized Value:	\$	61,600
Primary Residence %:		0.0000

P.R.E. Exemption Has Reduced This Bill By: 0.00

<u>DESCRIPTION</u>	<u>MILLAGE</u>	<u>AMOUNT(\$)</u>
Haslett Non-Home	9.00000	532.71
Haslett Debt	4.16500	246.53
Haslett Bldg/Sit	0.99500	58.89
Meridian Oper	4.15780	246.10
Rec/Srs/Hum Serv	0.14830	8.77
Meridian Bikepht	0.33080	19.58
Meridian Fire	0.63390	37.52
Meridian Parks	0.65970	39.04
Meridian Police	0.60160	35.60
Cata/Meridian	0.19780	11.70
Land Preserve	0.10000	5.91
Road Impr Debt	1.94290	115.00
Firestation Debt	0.20000	11.83
Police and Fire	1.47710	87.43
Cata/Regular	2.99760	177.43
Cadl-Library	1.55670	92.14
Ingham County	5.11650	302.85
Airport Auth	0.69900	41.37
Lansing Com Coll	3.77770	223.60

Total Tax	38.75740	2,294.00
Administration Fee		22.94
Total Winter Amount Due: \$		2,316.94

Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges.

A copy of your tax bill has been forwarded to the mortgage co. or escrow agent listed below:

CORELOGIC TAX SERVICE

Property # 33-02-02-03-102-013

CHARTER TOWNSHIP OF MERIDIAN 2020 WINTER TAX

Bill # 00432

This tax is due : 02/16/2021 by 5:00 p.m.

Postmarks not accepted.

This tax is due in our office by 5:00 p.m. Feb. 16, 2021. Our office at 5151 Marsh Rd. is open 8am to 5pm M-F and our curbside payment dropbox is available 24 hours, 7 days. 1% interest added to winter payments received after Feb 16th. March 1st additional charges apply. Postmarks not accepted. Allow 7 days for mailed payments.

Treasurer's Office:

517-853-4140

Website for tax & assessing information:

www.meridian.mi.us

Property Information

School District: HASLETT PUBLIC SCHOOL 33060

Property Assessed To:

M & J MANAGEMENT LLC

Prop Address: 1999 M-78 HWY
EAST LANSING, MI 48823

Property # 33-02-02-03-102-012

Legal Description:

(M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 213.32 FT TO POB - N01D03'17"W 986.13 FT TO EASTBOUND C/L OF HWY M-78 - N57D29'13"E ALNG SD C/L 306.26 FT - S01D03'17"E 403.28 FT *BALANCE OF DESCRIPTION ON FILE*

Operating Fiscal Years

The taxes on bill will be used for governmental operations for the following fiscal years. This does NOT affect when the tax is due or its amount.

County: 01-01-21 - 12-31-21
Township: 01-01-21 - 12-31-21
School: 07-01-20 - 06-30-21
State: 10-01-20 - 09-30-21

Tax Detail

Taxable Value: \$ 563,886
State Equalized Value: \$ 623,900
Primary Residence %: 0.0000

P.R.E. Exemption Has Reduced This Bill By: 0.00

<u>DESCRIPTION</u>	<u>MILLAGE</u>	<u>AMOUNT(\$)</u>
Haslett Non-Home	9.00000	5,074.97
Haslett Debt	4.16500	2,348.58
Haslett Bldg/Sit	0.99500	561.06
Meridian Oper	4.15780	2,344.52
Rec/Srs/Hum Serv	0.14830	83.62
Meridian Bikepth	0.33080	186.53
Meridian Fire	0.63390	357.44
Meridian Parks	0.65970	371.99
Meridian Police	0.60160	339.23
Cata/Meridian	0.19780	111.53
Land Preserve	0.10000	56.38
Road Impr Debt	1.94290	1,095.57
Firestation Debt	0.20000	112.77
Police and Fire	1.47710	832.91
Cata/Regular	2.99760	1,690.30
Cadl-Library	1.55670	877.80
Ingham County	5.11650	2,885.12
Airport Auth	0.69900	394.15
Lansing Com Coll	3.77770	2,130.19

Total Tax 38.75740 21,854.66

Administration Fee 218.54

Total Winter Amount Due: \$ 22,073.20

Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges.

A copy of your tax bill has been forwarded to the mortgage co. or escrow agent listed below:

CORELOGIC TAX SERVICE

Property # 33-02-02-03-102-012

**CHARTER TOWNSHIP OF MERIDIAN 2020 SUMMER TAX
PHIL DESCHAIINE, TREASURER**

Bill #: 00433

This tax is due by: 09/14/2020 by 5:00 p.m.

Postmarks not accepted.

This tax is due in our office by 5 pm, September 14, 2020. Our office at 5151 Marsh Rd is open 9am to 4pm M-F and our curbside payment dropbox is open 24 hrs. 1% interest will be added Sept. 15th and each following first of the month beginning Oct. 1. Allow 7 days for mailed payments.

Postmarks not accepted.

Treasurer's Office:

517-853-4140

Website for tax & assessing information:

www.meridian.mi.us

Property Information

School: HASLETT PUBLIC SCHOOLS 33060

Property Assessed To:

M & J MANAGEMENT LLC

Prop Address:

M-78 HWY
EAST LANSING, MI 48823

Property #

33-02-02-03-102-013

Legal Description:

(M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 393.45 FT - N00D48'16"W 300 FT - N89D25'21"E 550 FT TO W LN OF E 50 A OF N 1/2 OF NW 1/4 - N

BALANCE OF DESCRIPTION ON FILE

Operating Fiscal Years

The taxes on bill will be used for governmental operations for the following fiscal years. This does NOT affect when the tax is due or its amount.

County: 01-01-21 - 12-31-21
Twp: 01-01-21 - 12-31-21
School: 07-01-20 - 06-30-21
State: 10-01-20 - 09-30-21

Tax Detail

Taxable Value: 59,191
State Equalized Value: 61,600
PRE / MBT %: 0.0000

P.R.E. Exemption Has Reduced This Bill By: 0.00

<u>DESCRIPTION</u>	<u>MILLAGE</u>	<u>AMOUNT(\$)</u>
State Educ Tax	6.00000	355.14
Haslett Non-Home	9.00000	532.71
Haslett Debt	4.16500	246.53
Haslett Bldg/Sit	0.99490	58.88
Ingham Intermed	6.23840	369.25
Ingham County	6.79440	402.16

Total Tax 33.19270 1,964.67

Administration Fee 19.64

Total Summer 2020 Amount Due: \$ 1,984.31

Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.

A copy of your tax bill has been forwarded to the mortgage co. or escrow agent listed below:

CORELOGIC TAX SERVICE

Property # 33-02-02-03-102-013

**CHARTER TOWNSHIP OF MERIDIAN 2020 SUMMER TAX
PHIL DESCHAIINE, TREASURER**

Bill #: 00432

This tax is due by: 09/14/2020 by 5:00 p.m.

Postmarks not accepted.

This tax is due in our office by 5 pm, September 14, 2020. Our office at 5151 Marsh Rd is open 9am to 4pm M-F and our curbside payment dropbox is open 24 hrs. 1% interest will be added Sept. 15th and each following first of the month beginning Oct. 1. Allow 7 days for mailed payments.

Postmarks not accepted.

Treasurer's Office:

517-853-4140

Website for tax & assessing information:

www.meridian.mi.us

Property Information

School: HASLETT PUBLIC SCHOOLS 33060

Property Assessed To:

M & J MANAGEMENT LLC

Prop Address: 1999 M-78 HWY
EAST LANSING, MI 48823

Property # 33-02-02-03-102-012

Legal Description:

(M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 213.32 FT TO POB - N01D03'17"W 986.13 FT TO EASTBOUND C/L OF HWY M-78 - N57D29'13"E AL

BALANCE OF DESCRIPTION ON FILE

Operating Fiscal Years

The taxes on bill will be used for governmental operations for the following fiscal years. This does NOT affect when the tax is due or its amount.

County: 01-01-21 - 12-31-21
Twp: 01-01-21 - 12-31-21
School: 07-01-20 - 06-30-21
State: 10-01-20 - 09-30-21

Tax Detail

Taxable Value: 563,886
State Equalized Value: 623,900
PRE / MBT %: 0.0000

P.R.E. Exemption Has Reduced This Bill By: 0.00

DESCRIPTION	MILLAGE	AMOUNT(\$)
State Educ Tax	6.00000	3,383.31
Haslett Non-Home	9.00000	5,074.97
Haslett Debt	4.16500	2,348.58
Haslett Bldg/Sit	0.99490	561.01
Ingham Intermed	6.23840	3,517.74
Ingham County	6.79440	3,831.26

Total Tax 33.19270 18,716.87

Administration Fee 187.16

Total Summer 2020 Amount Due: \$ 18,904.03

Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.

A copy of your tax bill has been forwarded to the mortgage co. or escrow agent listed below:

CORELOGIC TAX SERVICE

Property # 33-02-02-03-102-012



April 15, 2021

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

Re: Rezoning Traffic Study — 1999 East Saginaw Street, East Lansing, Michigan

Mr. Peter Menser:

Progressive AE has been requested to complete a rezoning traffic study based on the *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*. This work includes comparing the maximum trips generated by the existing Commercial (C-2) District land use with the maximum trip generation for an Industrial (I) District land use. This request is for approximately 5 acres of land on the south side of the road located at 1999 East Saginaw Street, East Lansing, Michigan. The following sections outline the results of the trip generation comparison.

INTRODUCTION

M & J Management has requested to rezone approximately 5.0 acres of property to Industrial. This property was previously zoned Industrial until it was rezoned to Commercial in May of 2018. The property is located at 1999 East Saginaw Street, East Lansing, Michigan.

Access to the proposed development is expected to be provided by one (1) driveway, utilizing the current Meridian Plumbing driveway. East Saginaw Street is currently a divided boulevard along the property frontage, requiring the driveway to operate as right-in, right-out. All left turning vehicles will be required to utilize a nearby boulevard cross-over.

For the purposes of this rezoning request, a comparison of the maximum trips for the parcel under Commercial (C-2) zoning will be compared to the maximum trips for the parcel under Industrial (I) zoning.

The following traffic analysis will include:

1. Trip generation for the existing Commercial (C-2) District land use based on the maximum allowable buildable area.
2. Trip generation for the proposed Industrial (I) District land use based on the maximum allowable buildable area.
3. A comparison of projected traffic generated by the existing Commercial (C-2) zoning and the proposed Industrial (I) zoning.
4. Review of any potential sight distance concerns.

ROADWAY CHARACTERISTICS

East Saginaw Street is a four-lane divided boulevard with paved shoulders that is also Business Loop 69, under the jurisdiction of the Michigan Department of Transportation (MDOT). The posted speed limit is 55 miles per hour.

EXISTING TRAFFIC VOLUMES

East Saginaw Street in the project area averages 15,200 vehicles (7,150 eastbound and 8,050 westbound) per MDOT traffic counts from 2019. Due to COVID, 2020 traffic counts were not reported (<>20% less). Data was utilized from the Michigan Department of Transportation (MDOT) Transportation Data Management System (<https://mdot.public.ms2soft.com/tcds/tsearch.asp?loc=mdot>).

LAND USE

Meridian Plumbing is located on the northwest portion of the subject property with the remainder being vacant land. Zoning surrounding this property include:

- Industrial (I)
- Commercial (C-2)
- One-Family Rural Residential District (RR)
- One-Family Medium Density Residential District (RA)

TRIP GENERATION

For the existing zoning, Commercial (C-2), Meridian Charter Township zoning allows for a building to be sized based on a one-to-five (1:5) ratio of building to buildable area. Therefore, 20% of five acres equates to a buildable area of 1 acre (43,560 sf).

Trip Generation, 10th Edition, by the Institute of Transportation Engineers (ITE) was used to calculate the anticipated traffic that may be generated by the existing and proposed zoning. Trips are measured individually for inbound and outbound movements. Therefore, a visit to the site by an employee or visitor, for instance, generates two trips—one inbound and one outbound.

Based on the land use descriptions provided within the ITE Trip Generation Manual, the maximum trip generator for Commercial (C-2) zoning is projected to be Supermarket (ITE Code 850). This land use is described as:

A supermarket is a free-standing retail store selling a complete assortment of food, food preparation and wrapping materials, and household cleaning items. Supermarkets may also contain the following products and services: ATM's, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies, and video rental areas. Some facilities may be open 24 hours a day.

The proposed rezoning to Industrial (I), according to Meridian Charter Township zoning standards, would allow for a building to occupy approximately forty percent (40%) of the total buildable area. This equates to 2 acres (87,120 sf) of building.

Based on the land use descriptions provided with the ITE Trip Generation Manual, the maximum trip generator for Industrial (I) zoning is projected to be General Light Industrial (ITE Code 110). This land use is described as:

Light Industrial facilities are free-standing facilities devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing and assembly of data processing equipment.

Pass-by

Commercial properties often have significant amounts of trips generated that are classified as “pass-by” trips. Pass-by trips already exist in the traffic system and represent trips that ultimately have other destinations that are interrupted to visit the commercial property. Pass-by trips are already passing-by the commercial property and therefore do not add new trips to the traffic system. Pass-by trips will be subtracted from the trip generation for Commercial (C-2) zoning as the trips are already accounted for in the existing traffic system.

The ITE Trip Generation Handbook identifies the average afternoon peak hour pass-by trip percentage for “Shopping Center” to be thirty-six (36%) percent. No afternoon pass-by trip percentage is provided for general light industrial. Similarly, a morning peak hour pass-by trip percentage is not provided for shopping center or general light industrial.

Conversely, primary trips are made for the specific purpose of visiting the generator. These trips are new and do add traffic to the existing traffic system.

Trip Comparison

A comparison of the existing zoning compared to the proposed zoning is provided in Table 1. It is projected that the rezoning to Industrial (I) from the existing Commercial (C-2) zoning will generate significantly fewer trips on a typical weekday and during the typical weekday morning and afternoon peak hours.

The existing Commercial (C-2) zoning is projected to generate 166 vehicle trips in the morning peak hour, 410 trips in the afternoon peak hour (of which 147 trips are pass-by), and 4,617 vehicle trips daily.

The proposed Industrial (I) zoning is projected to generate 61 vehicle trips in the morning peak hour, 55 trips in the afternoon peak hour, and 432 vehicle trips daily.

The proposed Industrial (I) zoning is expected to generate 105 fewer trips in the morning peak hour, 208 fewer trips in the afternoon peak hour, and 4,185 fewer vehicle trips daily when compared to the existing Commercial (C-2) zoning.

Table 1: Trip Generation

Zoning	Size (sf)	AM Peak Hour			PM Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	Total
Existing								
Existing Commercial (C-2) ITE Code 850	43,560	100	66	166	209	201	410	4,617
Pass-by Trips								
Existing Commercial (C-2) ITE Code 850	43,560	-	-	-	75	72	147	-
<i>Total Primary Trips</i>		100	66	166	134	129	263	4,617
Proposed								
Proposed Industrial (I) ITE Code 110	87,120	54	7	61	7	48	55	432
Difference		-46	-59	-105	-127	-81	-208	-4,185

Source: ITE Trip Generation Manual, 10th Edition

SIGHT DISTANCE

A remote review of the existing driveway to the proposed rezoning property does not demonstrate any sight distance obstructions for vehicles entering or exiting.

CONCLUSION

The rezoning request from Commercial (C-2) to Industrial (I) has the potential to decrease trips compared to the current commercial zoning. A full traffic impact study may or may not be necessary depending on the actual planned use for the parcel and its specific trip generation characteristics.

- The proposed Industrial (I) zoning is expected to generate 105 fewer trips in the morning peak hour, 208 fewer trips in the afternoon peak hour, and 4,185 fewer vehicle trips daily when compared to the existing Commercial (C-2) zoning.

Please let us know if you or others have any questions regarding the above information.

Sincerely,



Christopher E. Zull PE
Practice Leader

CEZ/rmf
P:\91670001\03 WIP\C1 PRE DESIGN\Traffic Study\2021 04 14 East Lansing Rezoning Trip Gen Letter draft.docx

A. Reasons why the current zoning is unreasonable.

2. **The conditions of the surrounding area have changed in the following respects:**

- Very little, if anything, has changed along the eastern portion of the Saginaw corridor since our rezoning in 2018. The All-Grande Events business (the eastern-most address in Meridian Township) has relocated to Grand River Avenue in Okemos, and its former facility at 7080 East Saginaw Street is vacant.
- A dual-tenancy facility was constructed in 2018-19 at 2076 Towner Road. It houses Retractable Solutions and Great Lakes Office Interiors.
- The likelihood of commercial development of any REAL consequences essentially remains to the east in Bath Township. Existing businesses within what is referred to as Meridian's Industrial Triangle (Towner Road/Saginaw Street/Bath Township) remain intact with the perpetual For Sale signage usually to be found on one particular site. Redevelopment possibilities, perhaps. The rumors come and they go. There simply are no rumblings currently of any significant business activity along the eastern third of Meridian's Saginaw corridor.

Note: It has been concluded by the applicants that any measure of commercial development on parcel #33-02-02-03-102-013, i.e., restaurant, bar, professional office, small scale retail, etc., would have to have been initiated and funded by themselves. Saginaw Street's MDOT's designation as a four-lane divided highway, with its "no left in, no left out" ingress/egress handicap, essentially precludes any national restaurant chain such as Bob Evans, Cracker Barrel, etc., from considering locating along this corridor. In addition, the lingering effects of the COVID pandemic casts considerable doubt on the plausibility of any type of office development or strip retail.

B. Reasons why the requested zoning is appropriate.

1. Requested rezoning is consistent with the township's Master Plan.

- A retro-zoning back to industrial designation would appear to "seam" with the Business/Technology category of the township's 2017 Future Land Use Map. Ostensibly, this land use designation correlates with professional office (PO), research park (RP) and industrial (I). However, as now a 20 year+ enterprise within the corridor, this applicant would like to note that the absence of township-approved sanitary sewer, coupled, again, with the yet-to-be realized after-effects of the COVID scenario, make any office or otherwise research-park type development initiatives financially less than prudent in the next 3-5 years.

2. Requested rezoning is compatible with other existing proposed uses surrounding the site, specifically:

- The Meridian Company has been an on-going concern at that address since 2000. Our intentions, assuming favorable rezoning ruling, would be to construct a larger, multi-use facility. This applicant would then seek out long-term business tenants for its current facility. Said tenancy operations would be constrained within the parameters of use by right and/or special use as stipulated within the township's industrial zoning ordinance.

3. Requested rezoning would not result in significant adverse impacts on traffic circulation, education, water and sewer systems, recreation or other public services.
 - Traffic circulation. The 2019 MDOT reconfiguration of the Marsh Road and Saginaw Street intersection together with collateral improvements at both Newton and Towner Roads in Meridian Township precludes the possibility of adverse traffic effects.
 - Education. No nearby holdings of the Haslett School District. Expanded development of any type at the referenced site would increase tax revenue flows for not only the Haslett School District, but Ingham County and Meridian Township as well.
 - Water and sewer systems. Inter-township (Meridian and Bath) service agreement circa 2010 has resulted in the installation of Clinton County sanitary sewer service to 1999 East Saginaw Street. Finalized connection to Meridian Township municipal water system (Towner Road) completed in 2019, thus increasing annual revenue to said jurisdiction through tap and user fees.
 - Recreation.
 - Other public services. The parcel requesting “retro-zoning” falls under the jurisdiction of Meridian Township police, fire and EMS coverage and said rezoning would not change the demand for these services when compared to the current commercial zoning.

In closing, let it be noted that this applicant will subsequently be requesting special use permits for developments more than 25,000 square feet on both parcels #33-02-02-03-102-012 and for #33-02-02-03-102-013.

Keith Chapman

From: Amber Clark
Sent: Thursday, May 20, 2021 3:34 PM
To: Keith Chapman; Mark Kieselbach; Tim Schmitt
Subject: Rezoning 1999 Saginaw Highway from C-2 to Industrial

Hello Planning Commission members,

In April, my office presented information on the proposal for Meridian Township to be included in the "SmartZone", a Local Development Finance Authority created to support technology innovation in the Lansing region. Since I began this position in Economic Development, I am prioritizing my work around attraction, retention, and expansion of our local businesses. Our small business owners that operate in our Industrial zoned parcels have very little option regarding expansion into other Industrial zones in the township. It is a task I have set to create more options for our businesses to stay in our Township providing goods and services to our residents locally. These staple businesses like Meridian Company have supported the creation of jobs, committed to contracts for redevelopment projects, make direct investments in the community and support philanthropic community projects. It is imperative to business development that we provide options for expansion for our established businesses.

I have discussed what the rezoning of property could provide for the community with the property owner. Specifically, as an included parcel in the LDFA SmartZone for future expansion. The SmartZone historically can support upgrades in infrastructure, assist with job creation, site search selection and other tools that will assist in growth of our region. I fully support the rezoning request as coincides with the goals of the Economic Development department and supports overall growth in Meridian Township.

Your concurrence is appreciated

Amber Clark
Neighborhood and Economic Development Director
clark@meridian.mi.us
Office: 517.853.4568
5151 Marsh Road | Okemos, MI 488640
www.meridian.mi.us





To: Planning Commission

From: Timothy Schmitt, AICP, Director of Community Development & Planning

Date: June 9, 2021

Re: **Rezoning #21050 (M & J Management LLC)** - 1999 East Saginaw Highway from C-2, Commercial, to I, Industrial

The request under review is to rezone approximately five acres of land at 1999 East Saginaw from C-2, Commercial, to I, Industrial. The Planning Commission held a public hearing for Rezoning #21050 at its May 24, 2021 regular meeting. No major concerns were raised during the discussion of the request and the Planning Commission's straw poll indicated unanimous support.

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 to recommend approval of the request is attached to this memo.

Staff would offer the following motion for the Planning Commission to consider during their review of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend approval of Rezoning #21050 to rezone approximately five acres of land at 1999 East Saginaw Highway from C-2, Commercial, to I, Industrial, for the following reasons:

- The proposed rezoning would be consistent with the Future Land Use map, which calls for Business/Technology uses on the site, aligning with the Industrial zoning classification.

Attachments

1. Resolution recommending approval

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #21050
M&J Management, LLC**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom video conferencing application, in said Township on the 14th day of June, 2021 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, M&J Management, LLC requested to rezone approximately five acres of land at 1999 East Saginaw Highway, located on the south side of Saginaw Highway, northeast of Towner Road, from C-2, Commercial, to I, Industrial; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 24, 2021 and discussed the staff materials forwarded under cover memorandum dated May 21, 2021; and

WHEREAS, the subject property is surrounded on three sides by Industrial zoning and is not adjacent to any residentially zoned property; and

WHEREAS, the proposed rezoning to I, Industrial, is consistent with the Master Plan for Meridian Township, which calls for Business/Technology uses on the site; and

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

WHEREAS, the subject property meets or exceeds the minimum standards for lot area and lot width in the I, Industrial, zoning district.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #21050 to rezone approximately five acres of land at 1999 East Saginaw Highway, located on the south side of Saginaw Highway, northeast of Towner Road, from C-2, Commercial, to I, Industrial.

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of June, 2021.

Scott Hendrickson
Planning Commission Chair

5. COMMUNICATIONS

Chair Hendrickson noted one communication.

6. PUBLIC HEARINGS

- A. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial).

Chair Hendrickson opened the public hearing at 7:08 p.m.

Assistant Planner Chapman provided an overview of the rezoning request for approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial). A land division (CR #18063) was approved in 2018 to create the five acre parcel from a larger 15 acre parcel owned and occupied by The Meridian Company. The adjacent 10.65 acre parcel will remain in the Industrial zoning district. A wireless communications tower (SUP #00151) was constructed on the property near the southeast corner of the lot in 2001. In 2018, the applicant rezoned (REZ #18090) the property from I (Industrial) to C-2 (Commercial). The Future Land Use Map for this parcel designates it as business technology. The C-2 zoning district requires a minimum of 100 feet of lot width and 4,000 feet of lot area. The requested I zoning district requires a minimum of 100 feet of lot width and 1 acre of lot area. The Township Wetland Map depicts wetlands on the site. If development is proposed, a wetland delineation report will be required. The Klinger Drain is on the property. Any proposed development will have to meet the Township's water features setback of 50 feet from the top of bank for open county drains.

Jim Phillipich, for the applicant, stated the family business decided to do the rezoning in 2018 to Commercial based on the development of the Costco and hopes for future commercial development along the corridor. They have realized that commercial development along that eastern third of corridor is not occurring. The request of industrial zoning will also be in support of the Township SmartZone initiative.

Public Comments:

- A. Amber Clark, 1348 Bayshore Dr. Haslett, spoke in support to Rezoning #21050.

Planning Commission Discussion:

- Support of the rezoning request as it fits in with the Future Land Use Map for the Township.
- Discussion of the business technology category in the Master Plan.
- Discussion of the current zoning categories versus the Future Land Use Map categories. A flow chart would be helpful in the future.

Straw Poll:

All Commissioners state they could support the rezoning request as submitted.

Chair Hendrickson closed the public hearing at 7:30 p.m.

Chairman Hendrickson moved to adopt resolution Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive. Seconded by Commissioner Snyder.

ROLL CALL VOTE: YEAS: Commissioners Shrewsbury, Snyder, Chairman Hendrickson

NAYS: Commissioners McConnell, Richards, Blumer

ABSTAIN due to not being properly informed Commissioner Premoe

Motion fails: 3-3-1

B. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial).

Director Schmitt outlined Rezoning #21050.

Commission McConnell moved to adopt Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial). Seconded by Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0

C. Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances.

Director Schmitt outlined Zoning Amendment #21020.

Commissioner Richards move to approve Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances. Seconded by Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0



To: Township Board

From: Keith Chapman, Assistant Planner

Date: July 15, 2021

Re: Rezoning #21030 (New China of Michigan), rezone approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

Rezoning #21030 is a request to rezone approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre). The Planning Commission held a public hearing on the rezoning at its meeting on April 12, 2021 and discussed at the May 10, 2021 and May 24, 2021 meetings. The Planning Commission voted 3-3-1 at its meeting on June 14, 2021 for no decision. One Commissioner abstained on the vote due to not being properly informed on the request.

The applicant has offered the following condition to the rezoning request:

Upon approval of the Rezoning by the Township Board, the applicant will come back in thirty (30) days of the approval and request Rezoning of the North half of the Parcel from RCC (Multiple Family) to RB (Single Family, High Density).

Township Board Options

The Township Board may approve or deny the proposed rezoning from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated April 9, 2021, May 7, 2021, May 21, 2021 and June 11, 2021 with attachments.
2. Planning Commission minutes dated April 12, 2021, May 10, 2021, May 24, 2021, and June 14, 2021.
3. Communications

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2021\REZ 21030 (New China of Michigan)\REZ 21030\Rez 21030. Tb1.docx



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: April 9, 2021

Re: Rezoning #21030 (New China of Michigan), rezone approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

New China of Michigan has requested the rezoning of approximately 0.42 acres located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre). The site is located on the east side of Jo Don Drive, north of Sirhal Drive and is part of Lot 13 of Sirhal Subdivision. The property has 216 feet of frontage on Jo Don Drive and 84 feet of frontage on Sirhal Drive. The RCC district allows multiple family developments up to 34 dwelling units per acre by special use permit.

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

LOCATION MAP



2017 FUTURE LAND USE MAP

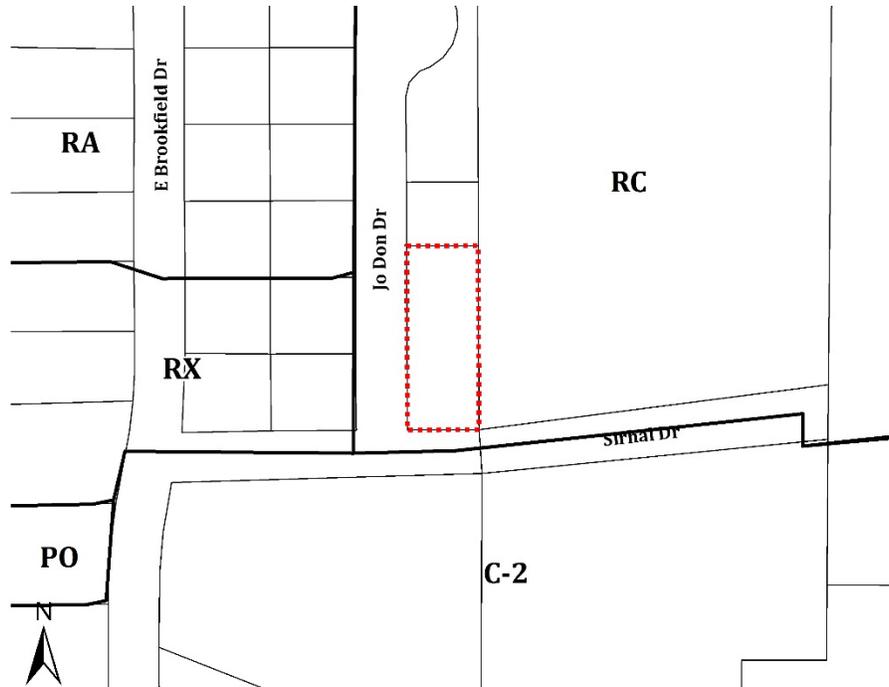


Zoning

The subject site is located in the RC (Multiple Family- maximum 14 dwelling units per acre) zoning district, which requires a minimum of 100 feet of lot width and no minimum requirement for lot area. The requested RCC zoning district requires a minimum 100 feet of lot width and no minimum requirement for lot area. With 216 feet of lot width on Jo Don Drive and 84 feet of lot width on Sirhal Drive and 0.42 acres (18,295.2 sq. ft.) of lot area the site meets the minimum standards for lot area but not lot width on Sirhal Drive lot width for both the current RC and proposed RCC zoning districts. The following table illustrates the existing lot width and lot area standards for the existing RC and proposed RCC zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RC	None	100 ft.
RCC	None	100 ft.

ZONING MAP



Physical Features

The site contains a 3,360 square foot, two-story with a garden level, six-unit apartment building built in 1963. The site is generally level, with elevations ranging from 852 feet above mean sea level near the north side of the parcel and gradually rising to 854 feet above mean sea level near Sirhal Drive. The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain present on or near the site. The site has no special designation on the Township Greenspace Plan.

Streets & Traffic

The site has frontage on Jo Don Drive and Sirhal Drive, which are classified as Local Streets on the Street Setbacks and Service Drives Map in the zoning ordinance. Sirhal Drive is a two-lane road with curb and gutter and Jo Don Drive is a two-lane road without curb and gutter. There are no available traffic counts for both Jo Don Drive and Sirhal Drive.

The applicant submitted a letter prepared by John M. McLaughlin P.E. dated March 15, 2021, which estimates future vehicle trips that could be generated by redevelopment of the property under the proposed RCC zoning. It states that the maximum number of dwelling units that would be able to be developed on the site is 14. However, the practicality of building restrictions for the site would only allow for six more units for a total of 12 units. With two cars each for the additional six units, there would be 12 cars that create additional directional trips during peak hour.

The Institute of Transportation Engineers (ITE 10th Edition) trip generation rates for multifamily housing (Land Use Code 221) were selected to represent the existing six unit apartment building as well as the proposed addition of six units. The following table summarizes the trips generated for the existing land use and proposed land use.

Land Use	ITE Use No.	Size	Week-day Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Existing Land Use									
Multifamily Housing (low-rise)	221	6 DU	44	2	2	4	2	2	4
Proposed Land Use									
Multifamily Housing (low-rise)	221	14 DU	102	4	4	8	5	5	10
Total Trips Increased by Proposed Land-Use			58	2	2	4	3	3	6

A traffic study is required for rezonings when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning. A peak hour of traffic is the hour of the highest volume of traffic entering and exiting the site during the a.m. or p.m. hours. Based on the projected traffic volumes a traffic study is not required.

Utilities

Municipal water and sanitary sewer 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 0.42 acre parcel from RC to RCC. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

The applicant stated that rezoning the property would allow for the development of the vacant northern portion of the site. Currently the 0.42 acre property is permitted under the RC zoning district to have 14 dwelling units per acre. Given the size of the property is less than an acre, it is only allowed five units on the property. The current building is six units and is nonconforming because it is over the allowed five units.

Rezoning #21030 (New China of Michigan)
Planning Commission (April 12, 2021)
Page 5

In order to develop any additional units on the site a rezoning to a higher density, in this case RCC is necessary. The RCC zoning district allows 34 dwelling units per acre. On the 0.42 acre site this would allow for 14 units to be developed. If rezoned to RCC, an additional eight units could be constructed along with the existing six unit building. The following table summarizes the difference in the density of the RC and RCC zoning districts:

Acreage	Zoning	Dwelling units per acre	Total # of units allowed
0.42	RC	14	5
0.42	RCC	34	14

The applicant previously submitted a land division application to split the parcel into two 108' x 84' (9,072 square foot) parcels. The land division was denied as the applicant could not demonstrate the resulting parcel could be built on or used in compliance with the Code of Ordinances and the land division did not meet the density requirement for 14 units per acre allowed in the RC zoning district.

A special use permit would be required to develop any additional buildings on site. There are provisions of the RCC zoning district that may impact future the development of the site:

- The RCC zoning district requires a 40 foot rear yard setback from the east property line.
- All buildings including accessory buildings cannot occupy more than 35% of the net area of land on the property.
- A minimum of 35% of the total land area exclusive of drives and parking areas must be set aside as open space.

Planning Commission Options

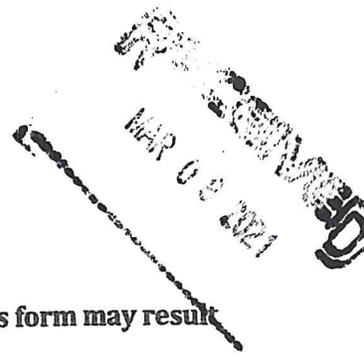
The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning application dated March 8, 2021 and received by the Township on March 8, 2021.
2. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2021\REZ 21030 (New China of Michigan)\REZ 21030.pc1.doc

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 New China of Michigan
Address of applicant 2078 East Old 78, East Lansing, MI 48823
Telephone: Work 517) 488-1270 Home _____
Fax _____ Email helenhuang088@gmail.com

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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person John M. McLaughlin P.E.
Address 4442 Congdon Dr Williamston MI 48895
Telephone: Work 517) 349-3584 Home _____
Fax _____ Email jmmcl@att.net

C. Site address/location 5114 Jo Don East Lansing, MI 48823
Legal description (Attach additional sheets if necessary) Attach copy of Deed
Parcel number 33-02-02-17-377 Site acreage 0.42 acres
- 003

D. Current zoning RC Requested zoning RCC

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

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

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

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

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: To Allow orderly housing development
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: would continue to be compatible with present surrounding use.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Additional housing would be in keeping with present use.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Impact would be minimal
- 5) Requested rezoning addresses a proven community need, specifically: There is a need for housing
- 6) Requested rezoning results in logical and orderly development in the Township, explain: The present area is devoted to housing. The change would allow additional housing
- 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: The present 1/2 lot is vacant and could be better used for housing.

Part III

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

Yes No (Please check one)

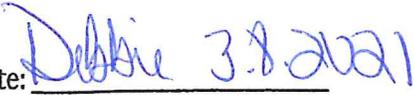
By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate


Signature of Applicant

03/8/2021
Date

Yong (Helen) Huang
Type/Print Name

Fee: 700

Received by/Date:  3.8.2021

John M. McLaughlin
4442 Congdon Dr,
Williamston, MI. 4889
Phone: (517) 349-3584
Email: jmmcl@att.net

Request for Rezoning at 5114 Jo Don Street. from RC to RCC.

With regards to Rezoning Application – Page 1, E3a. “Traffic Study”.

“Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the pike hour than the principal uses permitted under the current zoning.”

Rezoning 5114 Jo Don Street from RC to RCC would allow a maximum of fourteen Dwelling Units on this property.

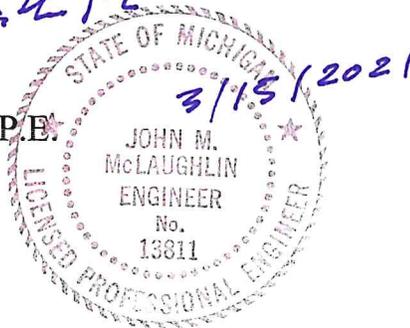
Six D.U. already exist on the property. Eight more would be allowed.

However, due to other building restrictions, only a maximum of six would be practical.

Six D.U. with two cars each = twelve cars could create a maximum of twelve additional directional trips during peak hours and would have very little impact on the present peak hour traffic in this neighborhood.

John M. McLaughlin P.E.

John M. McLaughlin P.E.



John M. McLaughlin
4442 Congdon Dr,
Williamston, Mi. 4889
Phone: (517) 349-3584
Email: jmmcl@att.net

Request for Rezoning at 5114 Jo Don Street. RC to RCC

The property at 5114 Jo Don Street is 216 foot frontage on Jo Don and 68 foot deep for a total of 18,144 sq ft. (See attached property map.)
The property is currently zoned RC – Multiply Family allowing 14 units per acre, requiring 3,137 sq ft per unit.

Sited on the south half of the property is a six unit apartment building with parking. The north half is undeveloped. The development of the south half was done in 1963 the north half to be developed later.
Present zoning, RC, for 6 units would require 18,642 sq ft.
Rezoning is requested to reduce the required square footage per unit to the RCC level at 1,279 sq ft per unit. For six units this would = 7,674 sq ft and would bring the existing building on half of the property into compliance while allowing the north half of the property to be developed.

These circumstances were not created by the present owners.

Strict interpretation of the present zoning; preclude the beneficial development of the property.

Granting this rezoning would allow development of the vacant portion of this parcel. Providing additional housing would be in the public interest and in the spirit of this ordinance. Developing the vacant land would secure public safety and provide substantial justice.

The surrounding parcels are already developed. Granting this rezoning would allow the vacant part of this parcel to be developed in a similar manor.

Granting this rezoning will be generally consistent with public interest and the purposes and intent of this Chapter.

End of comments.



2009-026127 Receipt # 52832
 06/23/2009 09:03 AM Stamp # 437654
 Ingham County, Michigan Real Estate Transfer Tax
 County Tax \$220.00
 State Tax \$1500.00

INGHAM COUNTY TREASURER'S CERTIFICATE
 I HEREBY CERTIFY that there are no TAX LIENS or TITLES
 held by the state or any individual against the within description, and
 all TAXES on same are paid for five years previous to the date of this
 instrument as appears by the records of this office except as stated.
 6-23-09 Eric Robertson, Ingham County Treasurer
 Sec. 135, Act 200, 1953 as amended

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That KEK Investment Limited Partnership, a Michigan limited partnership, n/k/a KEK Family Limited Partnership, a Michigan limited partnership whose address is c/o 2502 Lake Lansing Rd., Suite C Lansing, MI 48912 Convey(s) and Warrant(s) to New China of Michigan, Inc. whose address is 6250 S. Cedar St., Suite A, Lansing, MI 48911 the following described premises situated in the Township of Meridian, County of Ingham, and State of Michigan to-wit:

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

Commonly known as: 5114 Jo Don, East Lansing, MI 48823
 Tax Parcel # 33-20-02-17-377-003 *Correct parcel # 33-02-02-17-377-003*

for the full consideration of: Two Hundred Thousand and 00/100 Dollars (\$200,000.00)

subject to easement, use, building, and other restrictions of record, if any.

Dated: May 29, 2009 *2440 Sower Blvd., Okemos, MI 48864

Signed and Sealed:

KEK Investment Limited Partnership, a Michigan limited partnership, n/k/a KEK Family Limited Partnership, a Michigan limited partnership
 BY: KEK Associates, LLC, a Michigan limited liability company, General Partner
 BY: *Kirstin Perkins*
 Kirstin Perkins, Managing Member

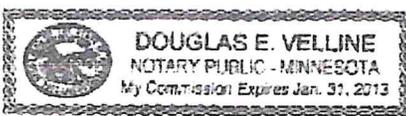
JUN 12 PM 12:00

STATE OF MINNESOTA)
 COUNTY OF *Hennepin*) ss

The foregoing instrument was acknowledged before me on May 28, 2009, by Kirstin Perkins, Managing Member of KEK Associates, LLC, a Michigan limited liability company, who is the General Partner of KEK Investment Limited Partnership, a Michigan limited partnership, n/k/a KEK Family Limited Partnership, a Michigan limited partnership.

Douglas E. Velline
 Print Name: _____
 Notary Public County, Minnesota
 Acting in County *Hennepin*
 My term expires: *1-31-2013*

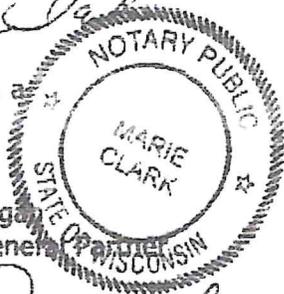
Douglas E. Velline



Signed and Sealed: Marie Clark

KEK Investment Limited Partnership, a Michigan limited partnership, n/k/a KEK Family Limited Partnership, a Michigan limited partnership

BY: KEK Associates, LLC, a Michigan Limited liability company, General Partner



Witnessed:

Vicky Bator
Ann Guler

BY: Katrina A. Rosculet
Katrina A. Rosculet, M.D., Managing Member

STATE OF WISCONSIN)
)ss
COUNTY OF Winnebago)

The foregoing instrument was acknowledged before me on May , 2009, by Katrina A. Rosculet, M.D., Managing Member of KEK Associates, LLC, a Michigan limited liability company, who is the General Partner of KEK Investment Limited Partnership, a Michigan limited partners, n/k/a KEK Family Limited Partnership, a Michigan limited partnership.

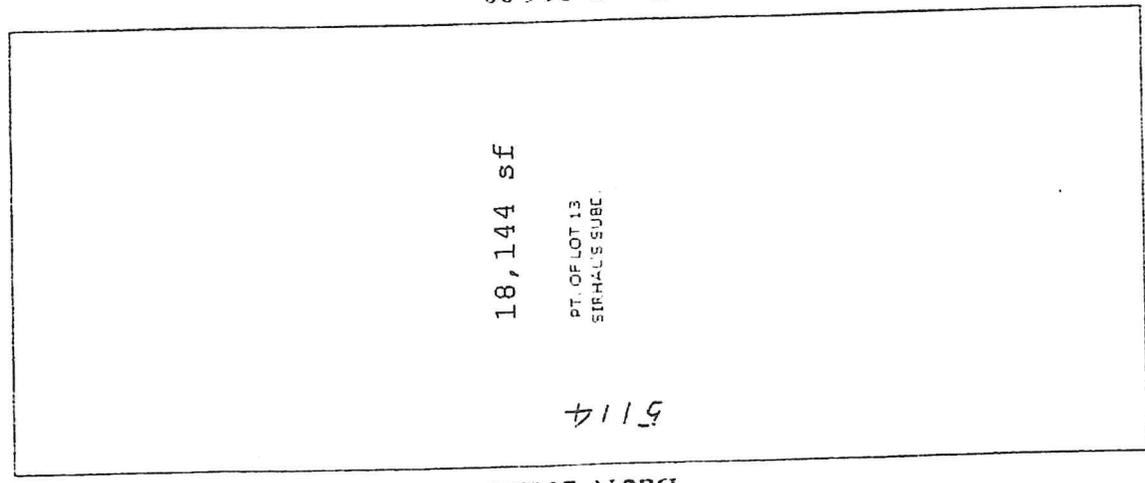
Marie Clark
Pint Name:
Notary Public Winnebago County, Wisconsin
Acting in Winnebago County
My term expires: 6-28-09

N



17-377-003

Due E 84.00



Due S 216.00

Due N 216.00

JO DON

18,144 sf

PT. OF LOT 13
SIRHAL'S SUBC.

5114

Due W 84.00

*** Information herein deemed reliable but not guaranteed***

E Brookfield Dr

E Brookfield Dr

Stratford Dr

Jo Pond Dr

Jo Pond Dr

Meridian Stratford
Place Apartments

Stratford Dr
Meridian



09 03 2020

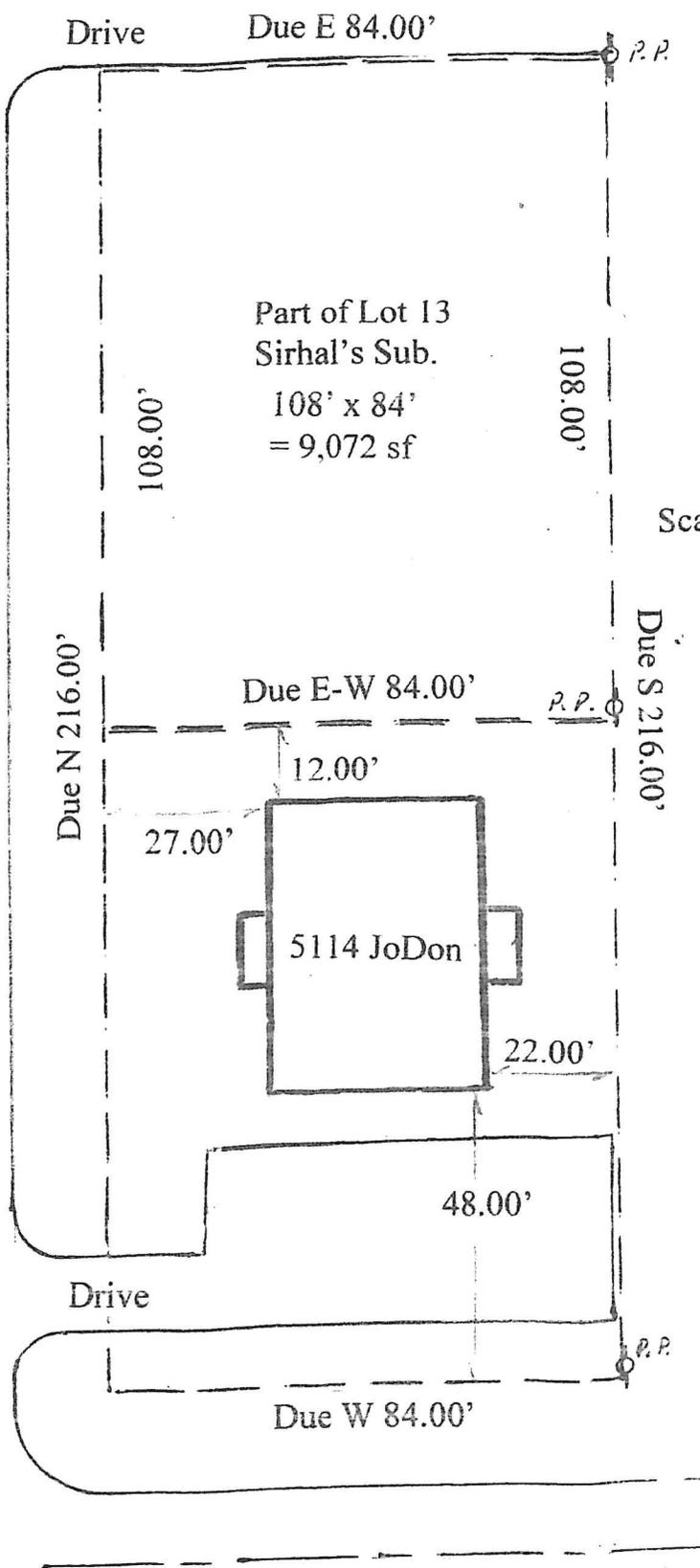


September 8, 2020

5130 JoDon
5122 JoDon

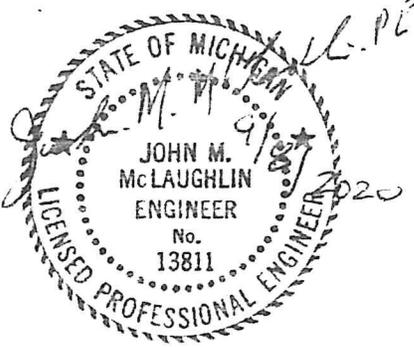
PROPOSED LAND DIVISION
The North 108 Feet
of the Following Parcel:-
Lot 13, except the North 324 Feet,
Sirhal Sub, part of the East 1/2
of the Southwest 1/4, Section 17,
T4N, R1W, Meridian Township.
Ingham County, Michigan.
As recorded in Liber 19 of Plats,
page 41.
Commonly known as,
5114 JoDon, East Lansing,
Michigan. 48823

Tax Parcel #33-02-02-17-377-003



Scale 1" = 30'

JO DON



F. H.

John M. McLaughlin
4442 Congdon Dr,
Williamston, MI. 4889
Phone: (517) 349-3584
Email: jmmcl@att.net

M.H. SIRHAL



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: May 7, 2021

Re: **Rezoning #21030 (New China of Michigan)**, rezone approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

The Planning Commission held a public hearing on Rezoning #21030 at its regular meeting on April 12, 2021. The meeting was held virtually using the Zoom web conferencing application. A straw poll taken at the end of the public hearing indicated the Planning Commission does not support the proposed rezoning of the property from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

The applicant has requested that a condition be added to the rezoning request. The following condition has been added:

Upon approval of the rezoning, the applicant will come back in the future and rezone the north half of the parcel to a residential zoning category.

A rezoning condition runs with the land and applies to the current owner and any future owner of the subject property. Township Board approval is needed to amend or remove a zoning condition.

If the Planning Commission recommends approval of the rezoning with the condition it may want to place a time period during which the condition applies to the property. The condition, if not satisfied within the time period specified, the property would revert back to its former zoning classification.

Planning Commission Options

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

Attachments

1. Rezoning condition offered by the applicant dated May 5, 2021 and received by the Township on May 5, 2021.

Keith Chapman

From: john mclaughlin <jmmcl@att.net>
Sent: Wednesday, May 05, 2021 11:27 AM
To: Keith Chapman; Helen Huang
Subject: Revised Condition for Rezoning

Keith Chapman
Please replace the previous conditions with the following.

Upon approval of the rezoning, the applicant will come back in the future and rezone the north half of the parcel to a residential zoning category.

John McLaughlin



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: May 21, 2021

Re: **Rezoning #21030 (New China of Michigan)**, rezone approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

The Planning Commission discussed Rezoning #21030 at its regular meeting on April 12, 2021. The meeting was held virtually using the Zoom web conferencing application. At the meeting the applicant provided a condition for the rezoning. A straw poll taken at the end of the discussion indicated the Planning Commission does not support the proposed rezoning of the property from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

The applicant has requested that a revised condition be added to the rezoning request. The following condition has been added:

Upon approval of the Rezoning by the Township Board, the applicant will come back in thirty (30) days of the approval and request Rezoning of the North Half of the parcel from RCC to RB (Single Family, High Density).

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. Revised rezoning condition offered by the applicant dated May 17, 2021 and received by the Township on May 17, 2021.

Keith Chapman

From: Helen Huang <helenhuang088@gmail.com>
Sent: Monday, May 17, 2021 2:56 PM
To: Keith Chapman
Subject: Fwd: Condition to rezoning

Thank you Keith

----- Forwarded message -----

From: **john mclaughlin** <jmmcl@att.net>
Date: Mon, May 17, 2021 at 2:44 PM
Subject: Condition to rezoning
To: Helen Huang <helenhuang088@gmail.com>

To the Zoning Committee Meridian Township Michigan.

The following condition is proposed as a requirement for the Rezoning of [5114 Jo Don Street, East Lansing Michigan](#)
From Zone RC to RCC.

Upon approval of the Rezoning by the Township Board, the applicant will come back in thirty (30) days of the approval and request Rezoning of the North Half of the parcel from RCC to RB Single Family High Density.



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: June 11, 2021

Re: Rezoning #21030 (New China of Michigan), rezone approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

The Planning Commission held a public hearing on April 12, 2021 and discussed Rezoning #21030 at its regular meeting on May 24, 2021. At the meeting the applicant provided a revised condition for the rezoning. A straw poll taken at the end of the discussion indicated the Planning Commission would be in support the proposed rezoning of the property from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre) with the condition offered by the applicant.

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 to recommend approval of the request is provided.

- **Move to adopt the resolution to recommend approval of Rezoning #21030 to rezone an approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre)with a condition.**

Attachments

1. Resolution recommending approval

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #21030
5114 Jo Don Drive**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 14th day of June, 2021, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, New China of Michigan requested the rezoning of approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre);and

WHEREAS, the applicant voluntarily offered the following condition on the rezoning: Upon approval of the Rezoning by the Township Board, the applicant will come back in thirty (30) days of the approval and request Rezoning of the North half of the Parcel from RCC (Multiple Family) to RB (Single Family, High Density); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on April 12, 2021 and discussed at the May 10, 2021, May 24, 2021 and June 14, 2021 meetings and reviewed staff material forwarded under cover a memorandums dated April 9, 2021, May 7, 2021, May 21, 2021, and June 11, 2021 ; and

WHEREAS, the proposed rezoning to RCC and the condition voluntarily offered by the applicant ensure future development of the site will be consistent with Goal 1 of the 2017 Master Plan to preserve and strengthen residential neighborhoods; and

WHEREAS, public water and sanitary sewer serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #21030 to rezone approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre) subject to the following condition voluntarily offered by the applicant:

- 1. Upon approval of the Rezoning by the Township Board, the applicant will come back in thirty (30) days of the approval and request Rezoning of the North half of the Parcel from RCC (Multiple Family) to RB (Single Family, High Density).

**Resolution to Recommend Approval
Rezoning #21030 (New China of Michigan)
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 June, 2021.

Scott Hendrickson
Planning Commission Chair

Commission Shrewsbury requested on page 3 then under the second bullet replace the word second with full.

Commissioner Trezise accepted all as a friendly amendments.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

Chair Hendrickson noted one communication.

6. PUBLIC HEARINGS

- A. Rezoning #21030 (New China of Michigan) rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

Chair Hendrickson opened the public hearing at 7:30 p.m.

Assistant Planner Chapman provided an overview of the rezoning request of 0.42 acre from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre). The location is at the northeast corner of Jo Don Dr. and Sirhol Dr. Both RC and RCC require 100 ft. of lot width. It meets the requirement with 216 ft. of lot width on Jo Don Dr, but it does not meet the requirement on Sirhol Dr. with 84 ft. of lot width.

John McLaughlin, engineer for the applicant, stated he believes the notice that the residents received of the maximum of 34 dwelling units was confusing because they did not realize that was per acre and the lot is only 0.42 acres and would only allow an additional 8 units on the north part since there are already 6 units on the parcel. The owners do not intend to create an apartment complex. The owners were approached by an individual who wished to purchase the northern part to build a house.

Public Comments:

- A. David Tate, 5117 Jo Don Dr., spoke in opposition to Rezoning #21030 earlier, but would not object if the applicant is planning to sell the property for the purposes of building a house.
- B. Mila Furry, 5133 Jo Don Dr., spoke in opposition to Rezoning #21030 earlier, but would not object if the applicant is planning to sell the property for the purposes of building a house.

Planning Commission Discussion:

- If the intent of this rezoning is to sell part of the property to build a single family house, that would not be an allowed use.
- The applicant stated she wishes to change the zoning, split the parcel and then change the zoning again.
- By ordinance, the applicant cannot split the parcel because it would become nonconforming.
- If the rezoning is approved, the owner has the right to put another apartment complex on the property.
- The applicant could not request a variance from the Zoning Board of Appeals (ZBA) for the

number of units as the ZBA cannot grant a use variance.

- The applicant could place a condition on the rezoning that it be used for single family or duplex but no more density is allowed on the site.
- If the rezoning was approved, the applicant could split the parcel as they are describing.
- One option may be for the land to be split and then sold to the Township as a pocket park since that is the way it is being used currently by the neighborhood. Adding a possible condition on the rezoning for open space.
- The property is going to have setback issues. The existing structure met the setback requirements from 1963 when it was built, but over time those requirements have changed.
- Discussion of the parcel at 5130, just north may also be nonconforming.
- Looking at the neighborhood, the lot sizes are small.
- The Planning Commission cannot make conditions on a zoning request. Those conditions need to be voluntary and made by the applicant.
- The applicant can work with the Planning Staff to work through their hopes for the site.
- If the rezoning was approved, the property would no longer be nonconforming.

Straw Poll:

All Commissioners state they could not support the rezoning request as submitted, but would be willing to look at an amended application for a single family or duplex development.

Chair Hendrickson closed the public hearing at 8:07 p.m.

7. **UNFINISHED BUSINESS** -None

8. **OTHER BUSINESS**

A. SmartZone

Director Clark provided the Planning Commission with a presentation on the SmartZone. The SmartZone is a Local Development Finance Authority (LDFA) that was developed in 2001 between the cities of Lansing and East Lansing. The Township was approached by LEAP as a potential community to join to SmartZone. The purpose of this authority is to connect the university and community with innovation, commercialization, good high tech jobs and entrepreneurship. The LDFA focuses in assisting entrepreneurs with their startups, particularly businesses that involve technology and research. A recent local success of the "SmartZone" is High Caliber Karting, which began in the Technology Innovation Center (TIC) in the City of East Lansing and now has a home in the Meridian Mall. We are proposing to add all of the parcels on Dawn Avenue and all the parcels on Towner Road to be included with the SmartZone LDFA. Right now it is proposed a 65% 35% split so that the funds that are communal can support development activities for all eligible properties. The TIF will be renewed with or without Meridian Township, with no negative impact to the LDFA. Should the Township Board approve to be include these parcels into the SmartZone, Meridian can withdraw at any time.

Planning Commission Discussion:

- How does each community get access to the shared funds?
- These funds are a development incentive.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Premoe, Richards, Blumer, and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 8-0

- C. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

Director Kieselbach stated the applicant provided the following condition to the rezoning:

Upon approval of the rezoning, the applicant will come back in the future and rezone the north half of the parcel to a residential zoning category.

Planning Commission Discussion:

- Discussion that the Planning Commission recommend a time limit for the condition that applies to the property. Suggestion of a 30 day time limit.
- Concern regarding the ambiguity of the condition as it relates to a future rezoning.
- The condition is non-specific.
- Both current and future zoning would be residential.
- Too many unknowns to support this at this time.

Straw Poll:

The proposed condition is too vague to support at this time.

8. OTHER BUSINESS

- A. Commission Review #21033 (Park Commission), Section 61 review for the acquisition for a 1.85 acre parcel at 5280 Okemos Road.

Assistant Planner Chapman reported this is a Section 61 review of the location, character, and extent for a 1.85 acre parcel recognized as 5280 Okemos Road (Parcel I.D.#16-200-011) for acquisition to the Township park system to construct an entrance to Nancy Moore Park and a trailhead for the pedestrian/bicycle pathway system. The property is located on the east side of Okemos Road, just south of the railroad tracks, and just west of Nancy Moore Park and the Service Center. The parcel has 228 feet of frontage on Okemos Road. Currently on the property, there is a 1,687 square foot, two story, single family home and a 576 square foot detached garage. The Park Commission received a grant from the Michigan Natural Resources Trust Fund for acquisition of property to the Township park system.

Planning Commission Discussion:

- No public hearing is required.
- The home on the property does not have a historic value. The plan is to remove the house and garage upon acquisition.
- The Section 61 review is to be sure the acquisition is consistent with the Master Plan.
- Discussion of the condition of the home. The home is in poor condition.

- B. Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances.

Chair Hendrickson opened the public hearing at 7:31 p.m.

Director Kieselbach reviewed highlights of the amendment. The Planning Commission has had a committee working on the amendment. The Mixed Use Planned Unit Development (MUPUD) was originally developed in the 2000s. It is an overlay district and allows for residential and non-residential uses to be mixed on a site. The amendment is an update based on development. The amenities section has been updated. At least one amenity will be required for each project. For every waiver that is requested, the applicant will need at least one amenity. For every density bonus requested, applicants will need at least four amenities. The amendment will allow for the process to be streamlined with one approval for both the MUPUD and the Special Use Permit (SUP).

Public Comments:

None.

Planning Commission Discussion:

- Congratulations on the hard work on the amendment.
- Add affordable housing unit to the definitions. There should already be state and federal laws to define for affordable housing unit.
- Page 7-f. uses may be mixed horizontal or vertical discussion. Eliminate mixed horizontal. Further discussion on the meaning of mixed horizontal use.
- Discussion about getting more specific on the horizontal development will not create flexibility in the ordinance.

Straw Poll:

All Commissioners state they could support the zoning amendment as submitted, but would be helpful to have the definition of affordable housing unit for the next meeting.

Chair Hendrickson closed the public hearing at 7:54 p.m.

7. **UNFINISHED BUSINESS** - None

8. **OTHER BUSINESS**

- A. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

Assistant Planner Chapman reported the Planning Commission discussed this at the April 12, 2021 meeting. At that meeting, the applicant provided a condition on the rezoning. The Planning Commission took a straw poll vote at that time and decided they would not support the rezoning based on that condition. Since that time, the applicant has submitted a revised condition to be added to the rezoning request. The condition now reads "Upon approval of the rezoning by the Township Board, the applicant will come back in 30 days of the approval and request rezoning of

the north half of the parcel from RCC to RB (single-family high density)". The single-family high density is a minimum lot with of 65 feet and 8,000 square feet lot area.

Planning Commission Discussion:

- The neighbors were supportive of a single family home versus an apartment building.
- If the condition is not met, then the zoning would revert back to its original zoning.
- The building on the south end of the parcel does not currently meet setback requirements.
- They could add one unit to the existing building and add a single family home on the northern portion of the property, if all ordinance requirements are met.
- Discussion of using the northern half of the property for a park as children are currently using the green space. Perhaps the Park Commission would look at that possibility.

Straw Poll:

All Commissioners state they could support the rezoning request as submitted with the updated condition. This item will be placed on the next Planning Commission agenda for action.

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Kieselbach provided a summary of the Township Board meeting held on May 18, 2021. At that meeting the Newton Place SUP one year extension was approved. Also, the Preliminary Plat for Sierra Ridge was granted a 2 year extension due to delays with COVID. The rezoning at Jolly Road and Kansas Road was discussed. Since the Planning Commission recommended denial of this rezoning, the Board has had meetings with the local neighborhood and the applicant has offered five conditions on the rezoning including 75 feet of the northern portion as a landscape buffer, moving driveways, build LEED certified building, and extend the public water main on Kansas Road for those residents. The Board was in favor of the rezoning with those conditions. It will be on the Board agenda for action on June 1, 2021. Joe's on Jolly did start demolition and ran into issues with the drain commission and those have been resolved, the building permit has been issued, hence development should be continuing on that site.

B. Liaison reports.

Commissioner Premoe and Chair Hendrickson thanked Mark Kielselbach for his 41 years of service to the Township and wish him the best of luck in retirement.

Commissioner Snyder attended the Transportation Commission meeting on Thursday, May 20, 2021. Discussed two railroad quiet zones. There was support for the quiet zones. Also, the Pathway Master Plan was recommended for approved.

Chair Hendrickson mentioned to Director Schmitt to review the goals of Planning Commission discussed at the January meeting. Now that the amendment to the MUPUD ordinance is complete, he would like to begin working with sub-committees on the sign ordinance amendment and the Future Land Use Map. The form based code pilot proposal will need to be reviewed by Director Schmitt and sent to the Township Board.

10. PROJECT UPDATES

- Commissioner Richards stated that the Planning Committee has done same day approval in the past.
- Commissioner Blumer stated that he did not object to approving the project tonight.

Commissioner Richards moved to suspend the Planning Commission Bylaw 6.4a to consider Special Use Permit #21041 the same night as the public hearing. Seconded By Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnel, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0

Commissioner Richards moved to approve Special Use Permit #21041 (Guthrie), landscape and grading improvements. Seconded by Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnel, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0

Chair Hendrickson closed the public hearing at 7:26 p.m.

7. UNFINISHED BUSINESS

- 
- A. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

Assistant Planner Chapman outlined Rezoning #21030 with amendments.

Planning Commission Discussion:

- Commissioner Richards stated that he wasn't sure about the proposition.
- Chairman Hendrickson spoke in support of the proposition.
- Director Schmitt clarified the definition of what split zoning is.
- Commissioner Blumer asked a clarifying question about the conditions of the rezoning. Director Schmitt answered that if the applicant hasn't applied to rezone the northern portion of the property that it would rezone back to its prior state.

Chairman Hendrickson moved to adopt resolution Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple

Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive. Seconded by Commissioner Snyder.

ROLL CALL VOTE: YEAS: Commissioners Shrewsbury, Snyder, Chairman Hendrickson

NAYS: Commissioners McConnel, Richards, Blumer

ABSTAIN due to not being properly informed Commissioner Premoe

Motion fails: 3-3-1

- B. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial).

Director Schmitt outlined Rezoning #21050.

Commission McConnel moved to adopt Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial). Seconded by Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnel, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0

- C. Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances.

Director Schmitt outlined Zoning Amendment #21020.

Commissioner Richards move to approve Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances. Seconded by Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnel, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0

8. OTHER BUSINESS

None

Keith Chapman

From: Bill Richardson <brich1228@sbcglobal.net>
Sent: Tuesday, April 06, 2021 3:07 PM
To: Keith Chapman
Subject: Rezoning #21030

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings,

This email is in opposition to the up zoning of 5114 Jo Don drive. I own a duple at 5133 and 5135 Jo Don drive and with the current occupancy and the limited road frontage on this block makes it difficult for parking. This up zoning would make the parking situation even more challenging.

I urge the zoning board rejects this current up zoning request.

Bill Richardson
5300 Chantilly Lane
Haslett, MI 48840



To: Board Members
From: Amber Clark, Neighborhoods & Economic Development Director
Date: July 13, 2021
Re: SmartZone Local Development Finance Authority

Meridian Township was approached by LEAP and members of the Lansing SmartZone in 2020 as a potential community to increase the financial strength of the SmartZone. Established April of 2001 and extended every five years since, the City of Lansing and City of East Lansing created the “SmartZone” district as the Local Development Finance Authority, a collaborative tax authority created to incentivize development in industrial zoned parcels of the communities. The purpose of this authority is to connect university and community with innovation, commercialization, good high tech jobs and entrepreneurship. The LDFA focuses in assisting entrepreneurs with their startups, particularly businesses that involve technology and research. A recent local success of the “SmartZone” is High Caliber Karting, which began in the Technology Innovation Center (TIC) in the City of East Lansing and now has a home in the Meridian Mall.

The regional partnership Meridian Township holds with MSU, City of Lansing, East Lansing, LEAP and MEDC made the potential of adding parcels in Meridian Township as the priority step to grow the “SmartZone”. SmartZone’s have proven to show great innovation in attracting talent and creating new technological advancements. We are proposing to add all of the parcels on Dawn Avenue and all the parcels on Towner Road to be included with the SmartZone LDFA.

Dawn Ave

Currently the local businesses here are Ellison Brewery, Consumers Energy, and MSU Van Kamp Incubator. Van Kamp has seen tremendous success in the past few years with lab occupancy at 100%. Current office space in Van Kamp is 50% a higher occupancy rate for office space during COVID. The decision to include the 10 parcels on Dawn Ave relate to the industrial zoned parcels, the typical business make up in the area and potential for development. Investments to these properties have started to see a small uptick in value, with one building making vast improvements to increase the taxable value to over six figures.

Towner Ave

The local businesses that are established in this portion of our community are mostly contractor based businesses like *Meridian Company*. When speaking with developers and property owners on Towner Road, there is a desire to make improvements that allow for more innovation at their business. Knowing of the potential in redevelopment, we propose adding the parcels on Towner road, zoned industrial to the SmartZone.



The SmartZone has great potential to create innovation, support underutilized properties, attract new business, and set our community apart in the growing industry of technology. Meridian Township has limited Industrial Zoned parcels which prohibits our ability to support our existing businesses in Industrial zones to expand. Michigan State University and our regional community are building momentum in collaborative development. Our participation in this Authority would give Meridian Township another incentivized development tool.

The proposed location is included within the Corridor Improvement Authority boundaries and should the Township Board approve the inclusion of Meridian into the LDFA those parcels would only be allowed tax capture for the LDFA. The SmartZone extension is the 90% capture and 10% as an intergovernmental agreement. It is the currently proposed split to provide communal fund assistance to support development activities for all eligible properties. There are no negative repercussions to Meridian Township should we elect to be removed from the LDFA at any time. The funds collected would still be allowed to be used for redevelopment.

Township Board options

The Township Board may elect to adopt a resolution with the intent to create and provide for the operation of the Lansing Regional SmartZone. The resolution of intent is only a declaration that a public hearing will be held to discuss the LDFA SmartZone and set the designated boundary, it does not commit the Township to acceptance into the LDFA. The Township board will hold a public hearing with notification sent to property taxpayers and to the governing body of each taxing jurisdiction that would be subject to capture should the authority become established. 60 days after the public hearing the Township board may adopt by majority vote a resolution establishing the authority and designating the boundaries of the authority and its powers

Proposed Motion:

- **The Township Board may move to approve the Resolution of intent to create and provide for the operation of the Lansing Regional “SmartZone” LDFA and set the date for a public hearing on August 17, 2021.”**

Examples of TIF success: Ann Arbor Spark SmartZone LDFA
Grand Rapids SmartZone LDFA

Attachments:

Draft Lansing Regional SmartZone TIP
LDFA Adoption Process
Resolution of Intent

RESOLUTION OF INTENT

Lansing Regional SmartZone Local
Development Finance Authority

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually at the Meridian Municipal Building, in said Township on the 18th day of May 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Meridian Township Board of Trustees at their May 18th , 2021 meeting approved a motion to adopt a resolution of intent to create and establish the Lansing Regional SmartZone Local Development Finance Authority on Dawn Ave and Towner Road in Meridian Township and begin the public notice process; and

WHEREAS, the Tax Increment Financing Act 57 (Public Act 57 of 2018) requires the governing body, by resolution, to set a date for a public hearing, and designate the boundary of the proposed "SmartZone" development area; and

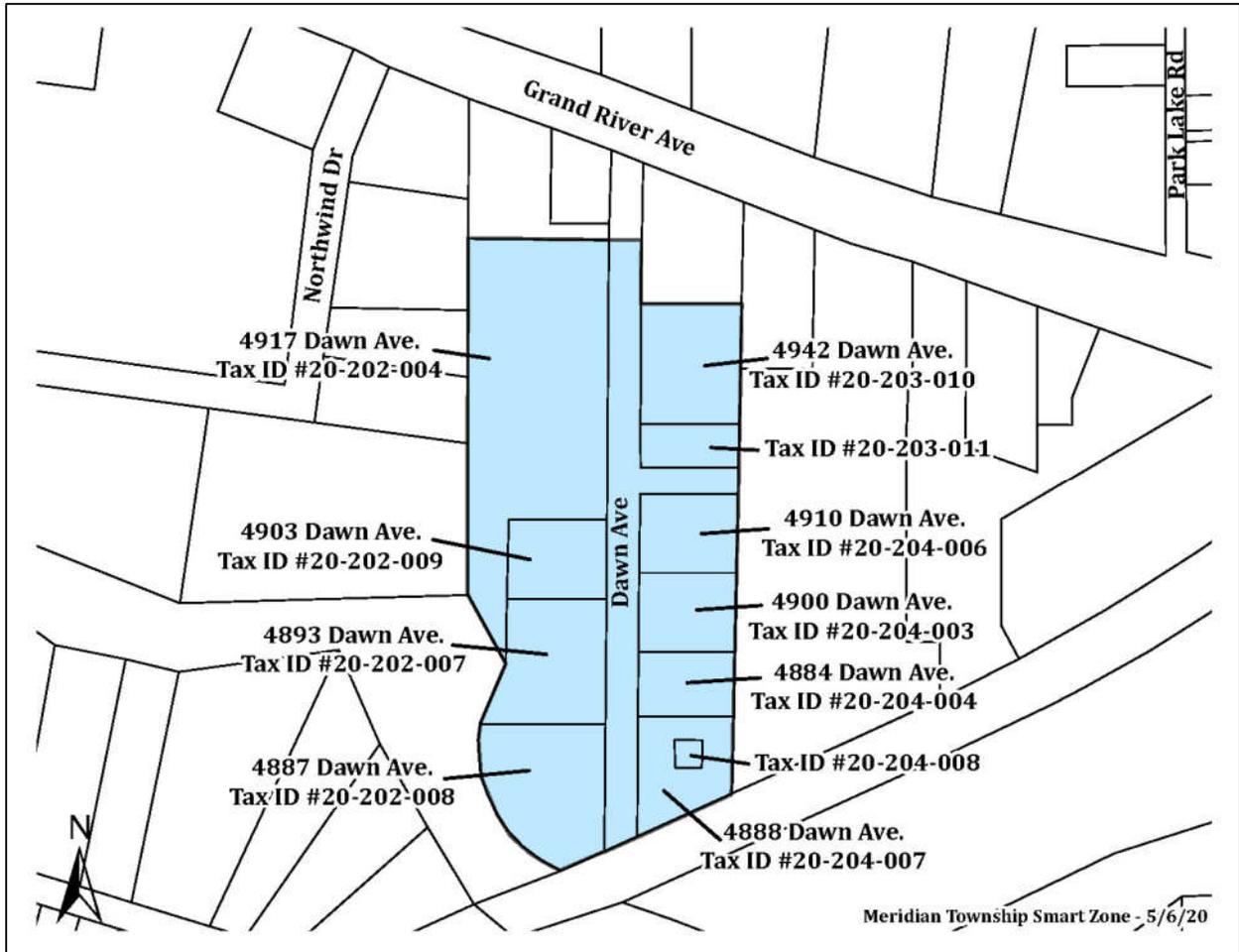
WHEREAS, the Township Board has determined the proposed development area as depicted on the attached maps (Exhibit A) and associated legal description (Exhibit B) meets the criteria set forth by MCL 57 of 2018 ; and

WHEREAS, for the purposes of complying with State Act 57 of 2018 the Township Board designates as the proposed development area the real property as depicted on the attached map (Exhibit A) and associated legal descriptions (Exhibit B) as the Local Development Finance Authority "SmartZone" in Meridian Township.

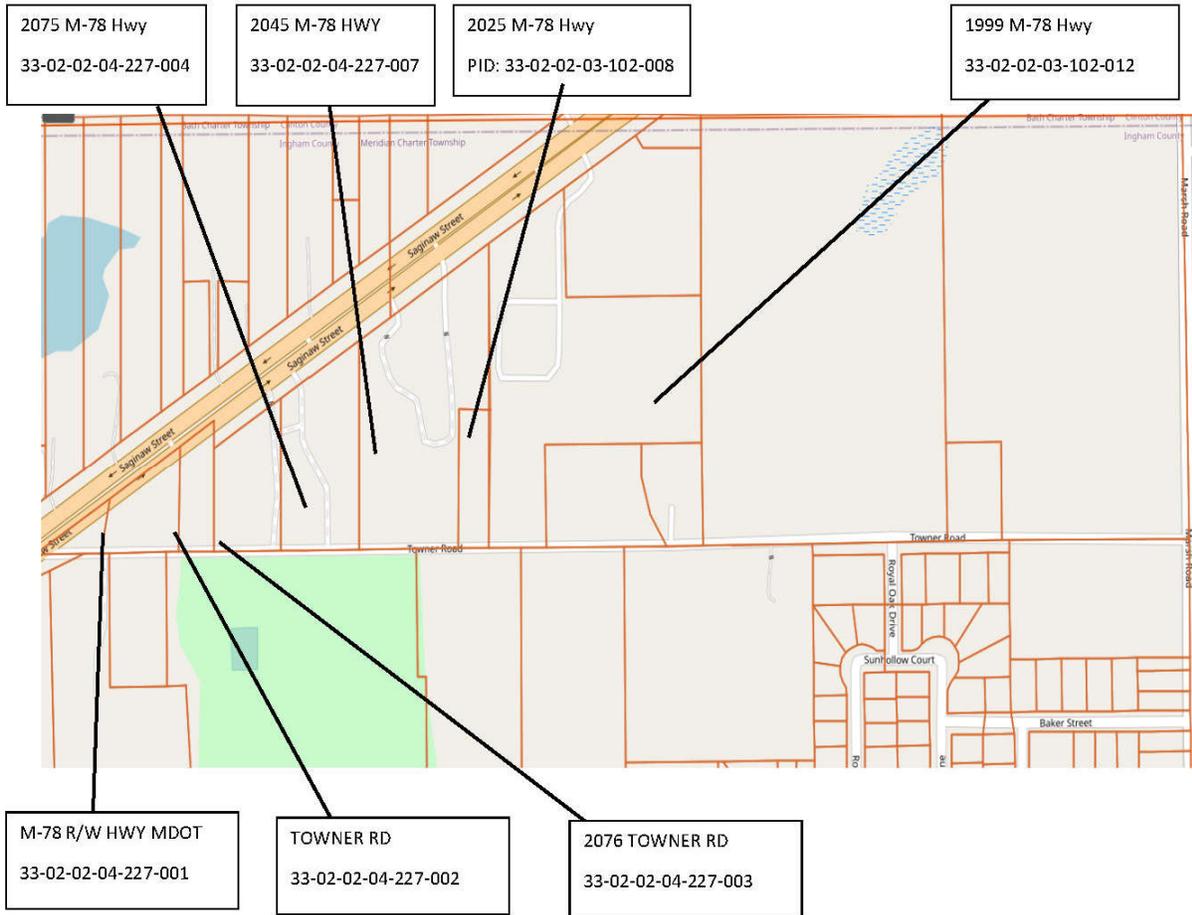
WHEREAS, a public hearing to discuss establishing a Local Development Finance Authority in Meridian Township and the associated parcels, must be held to meet the required noticing provisions/of State Act 57 of 2018; and

Meridian Township SmartZone Development Areas

Dawn Avenue Area



East Saginaw Highway (M-78) Area



Lansing Regional SmartZone

Tax Increment Financing and Development Plan

April 9, 2021 DRAFT





**PUBLIC SECTOR
CONSULTANTS**

Prepared by

Public Sector Consultants
www.publicsectorconsultants.com

Prepared for

Lansing Economic Area Partnership
<https://www.purelansing.com/>

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Introduction

The Lansing Regional SmartZone (LRSZ) is a dynamic and collaborative partnership between the Cities of Lansing and East Lansing (COL and COEL), Michigan State University (MSU), the MSU Foundation, Ingham County, and the Michigan Economic Development Corporation (MEDC). Its mission is to foster the creation and attraction of technology-based businesses and jobs within the zone.

The LRSZ was officially launched in 2006 after jurisdictional authorities adopted resolutions that created a joint Local Development Financing Authority (LDFA) and an authority district. Subsequently, a Tax Increment Financing (TIF) and Development Plan was adopted for the LRSZ, allowing the capture of TIF revenue in downtown East Lansing and the area in and around the University Corporate Research Park in the City of Lansing. The TIF plan allowed the LRSZ to capture this revenue for a 15-year period beginning in 2008 and concluding in 2021. The LRSZ has used this TIF capture revenue to creatively achieve its mission and become a powerful tool for stimulating the growth of the technology economy across the region and the state. It leverages this revenue stream to provide valuable lab space, incubation, networking, mentoring, coaching, and other business development services to innovative technology-based businesses and entrepreneurs in the area. These supports drive the attraction, creation, and expansion of life sciences, advanced manufacturing, information technology (IT), and other businesses inside the LRSZ.

With the TIF plan's initial phase coming to an end, the LDFA is seeking to extend its TIF revenue capture for an additional five years and add several parcels in Meridian Township under the rules and regulations established in Public Act 57 of 2018.

The COEL and COL managed the LRSZ from its creation through 2014, but the Lansing Economic Area Partnership (LEAP) has managed the LRSZ since 2015 with ongoing oversight by the two cities and the LDFA board. Since its creation, the LRSZ has remained in compliance with the MEDC by providing timely and complete reports to the appropriate agency. These reports provide detailed information about the revenue captured, expenditures, and other required financial records.

This document is a comprehensive analysis of the LRSZ performance to date, along with an updated business plan for future performance. It also includes the amended TIF and Development Plan.

- **Past performance report:** Detailed review of the LRSZ's business support, job creation and retention, research and commercialization, and investment performance, as well as a breakdown of the use and outcomes of state funds and TIF revenue.
- **Business plan:** A comprehensive strategy for long-term growth and self-sufficiency during the extension period that includes an analysis of the LRSZ's overall contribution to the region and state's technology-based economy and a plan for future regional collaboration and performance.
- **Budget:** A breakdown of how the LRSZ plans to use projected TIF revenues over the next five years if an extension is granted.

Past Performance Report

Introduction

This past performance report provides a detailed look at the growth and evolution of the LRSZ’s impact over the last 15 years from an economic development and financial perspective.

Technology-based Economic Development Performance

The LRSZ’s technology-based economic development performance can be categorized in the following areas:

- Business development and job creation
- Research and commercialization
- Investment

Business Development and Job Creation

As the leading technology business support entity in the region, the LRSZ has progressed toward its mission by providing a wide range of supports and services. Since its creation, the LRSZ has assisted 642 businesses and supported the location or expansion of 84 businesses. They have also supported the creation or retention of 1,264 jobs, which have an average annual salary of \$42,986. Exhibit 1 provides detail on how this performance breaks down by type.

EXHIBIT 1. Business Development and Job Creation

Type	Businesses Assisted	Businesses Located or Expanded	Jobs Created or Retained	Average Salary of Jobs Created or Retained
Technology	598	84	1,264	\$42,986
Nontechnology	44	0	0	N/A
Total	642	84	1,264	\$42,986

Source: PSC compiled and analyzed LRSZ reporting data.

Since its creation, the LRSZ has almost exclusively targeted technology-related businesses to maximize its impact on this sector. These high-technology companies provide good jobs that can attract and retain talent in the area. These firms are in growing and innovative industries that have made significant high-tech job impacts in the region and the state. Industries supported include:

- Biosciences
- Cloud services
- E-accounting services
- E-commerce
- Engineering
- Engineering arts (medical devices)
- Genetics testing
- Healthcare technology
- Homeland security
- Media arts
- Software development
- Web-based learning

During the first five years of the LRSZ, TIF capture revenues were limited and declining. The lack of property taxable value growth was negatively impacted by the Great Recession. Despite these challenges, LRSZ served 83 companies, supported the retention of 189 jobs, and created an additional 167 jobs. Given the massive job losses occurring across the state at the time, these modest gains were important to the region’s burgeoning technology sector and helped establish a foundation for future growth. The LRSZ’s early efforts, combined with regional and national economic recovery, started providing the zone with additional capacity to expand its programs and services.

Since then, the LRSZ has increased its programming and supports with additional TIF capture. During the last five years alone, the LRSZ has supported the creation of 85 companies across many different high-technology fields. These efforts were successful during years of relatively steady growth, and LRSZ services were even more important when the devastating economic impacts of the coronavirus (COVID-19) pandemic struck. As shown in Exhibit 2, the LRSZ served 39 different companies during the first six months of the pandemic.

EXHIBIT 2. Companies Served by Industry Type (March–October 2020)

Type	Companies Served
Advanced Agriculture	2
Advanced Information Technology	18
Advanced Manufacturing	6
Advanced Materials	2
Mobility	1
Life Sciences	10
Total	39

Source: PSC compiled and analyzed LRSZ reporting data.

These efforts were critical for supporting business development and job creation during this period, and the LRSZ focused on serving those hardest hit by the pandemic and subsequent economic crisis. Of the companies served during the first half of 2020, regardless of type, 82 percent were located in economically disadvantaged areas and 42 percent were minority-, women-, or veteran-owned businesses.

Both in times of economic crisis and growth, the LRSZ’s programs and services have driven business development and job creation and retention in the zone and supported the growth of the burgeoning high-technology sector in the region and across the state.

Research and Commercialization

In addition to creating jobs, LRSZ partners, which include higher-education institutions, economic development organizations, and municipalities, have focused on driving innovation through research and commercialization efforts. Strengthening collaborative partnerships has been central to this approach. For example, LEAP, the City of East Lansing, and the MSU Foundation have focused on enhancing their partnerships and deepening their program integrations over the last five years. By working together, these LRSZ partners have increased their capacity to build the next generation of technology entrepreneurs

through programs like Red Cedar Ventures and Spartan Innovations. These efforts are tailored to support on-campus researchers and entrepreneurs develop and commercialize innovative technology-based products.

These partners have also supported the creation and growth of the Technology Innovation Center (TIC), which provides entrepreneurs and new companies with collaborative workspace, programmatic support, and other critical resources that can help them grow their technology-based startups and early-stage companies. The TIC has graduated dozens of businesses and received multiple awards (TIC 2013). The LRSZ has used TIF revenue to expand and operate the TIC, which has been the primary driver of research and commercialization projects supported by the LRSZ.¹

EXHIBIT 3. Research and Commercialization Projects at the TIC (2008–2020)

Projects	Completed	Ongoing	Total
Research	31	10	41
Commercialization	105	22	127

Source: PSC compiled and analyzed LRSZ reporting data.

The LRSZ has also leveraged the TIC network to develop and coordinate a tech communication hub where members could share their ideas and articulate their needs. This hub has improved understanding and utilization of the Business Accelerator Fund (BAF), which provides businesses in the LRSZ with resources to secure support from specialists that can help them commercialize and grow their business.

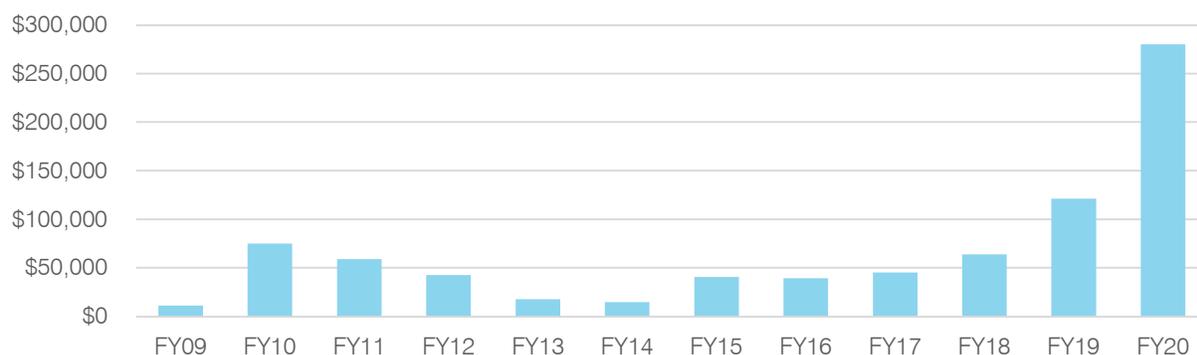
Through these partnerships and efficient stewardship of increasing TIF revenue, the LRSZ has expanded its capacity to support research and commercialization efforts in growing technology sectors across the region and the state.

Investment

TIF revenue capture, the primary funding source for the LRSZ, supports the LRSZ’s economic development, research, and commercialization efforts. As Exhibit 4 shows, TIF capture has increased significantly over the past five years. After many years of relatively limited property tax capture, the annual amount eclipsed \$100,000 in FY 2019. In FY 2020, revenue capture nearly tripled in one year, reaching \$280,000. These gains in assessed value have allowed the LRSZ to expand its services and support more technology companies and workers.

¹ While MSU Technologies, the university’s primary commercialization office, operates inside the borders of the LRSZ, their statistics were not included because they were not supported with LRSZ resources.

EXHIBIT 4. LRSZ Property Tax Capture, Fiscal Years 2008–2020



Source: City of East Lansing, Consolidated Annual Financial Reports, fiscal years 2009–2020

In addition to the TIF capture, the LRSZ has generated significant public and private investment within the zone through state and federal grants, angel and venture capital, loans, and revenue produced by new companies. As shown in Exhibit 5, more than \$53 million, including \$837,000 invested by owners of companies assisted by the LRSZ, has been invested. These funds have supported the growth of new companies and products, which in turn improve the local economy and provide funding for schools and other critical public services. As Exhibit 5 also shows, the LRSZ was able to generate over \$10.5 million in investment during the first six months of the COVID-19 pandemic, an important period when companies served by the LRSZ needed extra support.

EXHIBIT 5. Investment in the LRSZ by Type (2008–2020)

Investment Type	January 2008– March 2020	March 2020– October 2020	Total
Small Business Innovation Research (SBIR), Small Business Technology Transfer, and Other Federal Funding	\$11,600,760	\$525,000	\$12,125,760
MEDC Investments (grants, SBIR matches, etc.)	\$4,582,024	\$244,000	\$4,826,024
Venture Capital	\$8,595,000	\$3,615,000	\$12,210,000
Angel Funds	\$3,746,000	\$3,170,000	\$6,916,000
Bank Loan	\$2,035,000	\$10,000	\$2,045,000
Owner Investment	\$718,000	\$119,000	\$837,000
Other Total	\$8,085,180	\$113,000	\$8,198,180
New Sales	\$3,744,404	\$2,722,000	\$6,466,404
Total	\$43,106,368	\$10,518,000	\$53,624,368

Source: PSC compiled and analyzed LRSZ reporting data.

The strategic investment of TIF capture to support high-technology entrepreneurs and businesses has resulted in additional public and private investments in the sector, which have collectively strengthened the region’s overall economic development.

Financial Performance

The LRSZ’s economic development impacts were made possible through successful financial resource management. To explain the uses and outcomes of state funds and TIF capture, this section provides a detailed look at the revenues received, expenses paid by type, fund balances, and other obligations. LRSZ financial data for the LRSZ has been compiled from its inception through FY 2020.

LRSZ Financial Management and Data Gathering

Financial data was gathered from the COEL and LEAP. From FY 2007 to FY 2014, finances were managed by the COEL with oversight by the LDFA board. The COEL managed the finances during this time for two reasons. First, East Lansing was the only participating jurisdiction where tax increment financing revenue was generated. Second, the COEL was also solely funding and managing the TIC, the LRSZ’s primary initiative at the time. When LEAP took over management of the TIC in fiscal year 2015, the responsibility for financial management fell under LEAP’s purview with continued oversight by the LDFA board. To address the shift in financial reporting and the corresponding differences in reporting detail, the summary financial data has been split into two periods—2009 to 2014 and 2015 to 2019.

Fiscal Years 2009–2014

Exhibit 6 provides a summary of financial performance for fiscal years 2009 through 2014. Income during these years came primarily from property tax capture, state grants supporting TIC operations, and miscellaneous contributions. State grants were from the MEDC and supported TIC operations, while miscellaneous contributions included funding to support ancillary activities such as The Hatch, the student incubator. Expenses during this time primarily included professional staffing and operational expenses related to managing the TIC. The relatively low property tax capture required additional support from the City of East Lansing’s Downtown Development Authority (ELDDA) to support costs of the TIC, particularly buildout and lease expenses. The ELDDA spent \$415,000 for TIC construction, fully financed through ELDDA debt. These costs are not reflected in Exhibit 6 as they were solely ELDDA expenses and not an obligation of the LRSZ.

EXHIBIT 6. LRSZ Financial Performance, Fiscal Years 2009–2014

	FY09	FY10	FY11	FY12	FY13	FY14
Revenue						
Property Tax Capture	\$11,243	\$75,032	\$58,863	\$42,766	\$17,896	\$14,834
State Grants				\$48,011	\$70,000	\$70,000
Other	\$15	\$189	\$602	\$327	\$396	\$158
Miscellaneous	\$8,855	\$52,229	\$118,179	\$26,392	\$31,519	\$23,231
Total Revenue	\$20,113	\$127,450	\$177,644	\$117,496	\$119,811	\$108,223

	FY09	FY10	FY11	FY12	FY13	FY14
Expenses	\$20,045	\$118,577	\$90,554	\$140,818	\$130,144	\$116,909
Net Income	\$68	\$8,873	\$87,090	(\$23,322)	(\$10,333)	(\$8,686)
Fund Balance	\$68	\$8,941	\$96,031	\$72,709	\$62,376	\$53,690

Source: PSC compiled and analyzed LRSZ reporting data.

Fiscal Years 2015–2020

Exhibit 7 provides financial performance data from fiscal years 2015 to 2020. FY 2015 and 2016 include a greater level of financial activity compared to the preceding and subsequent years. This is the result of the transfer of the TIC management from the COEL to LEAP and the need to reflect this transfer on the LRSZ financial statements. This transfer of assets resulted in a much higher fund balance due to the capital contribution of the TIC and the associated rental income. Since the TIC’s physical assets were previously supported by the ELDDA, they were not reflected on prior years’ LRSZ financial data. There was a subsequent and corresponding decline in financial activity in 2017 when the TIC transitioned again from LEAP to the University Corporate Research Park (UCRP).

In fiscal year 2015 a substantial MEDC grant was awarded to cover the remaining debt service of \$644,000 (principal and interest) for the original TIC buildout. The debt itself was not on the LRSZ balance sheet, but relieved a significant financial obligation, allowing the ELDDA to direct resources to support LRSZ operations. Since 2017, income has been limited primarily to property tax capture, with that funding growing significantly due to the development of several large projects within the COEL portion of the tax capture district. Property tax capture through FY 2020 remains solely from the COEL since no growth in taxable value has occurred within the COL’s portion of the capture district.

Expenses from 2015 to 2020 were primarily focused on TIC operations and critical business support and development activities for companies within the LRSZ.

EXHIBIT 7. LRSZ Financial Performance, Fiscal Years 2015–2020

	FY15	FY16	FY17	FY18	FY19	FY20
Operating Revenues						
<i>Charges for Services:</i>						
Rental	\$305,379	\$346,026				
Other Tenant Fees	\$21,365	\$23,842				
Other	\$12	\$12	\$120			
Property Tax Capture		\$34,521	\$40,584	\$57,568	\$109,025	\$251,910
Total Operating Revenues	\$326,756	\$404,401	\$40,704	\$57,568	\$109,025	\$251,910
Operating Expenses						
Facilities	\$341,745	\$389,755				
Business Incubator	\$39,890	\$57,072	\$63,090	\$22,000	\$19,608	\$81,738
Contractual Services	\$28,600	\$29,991	\$11,010	\$8,820	\$9,124	\$13,968
Operations	\$9,771	\$7,671	\$31			

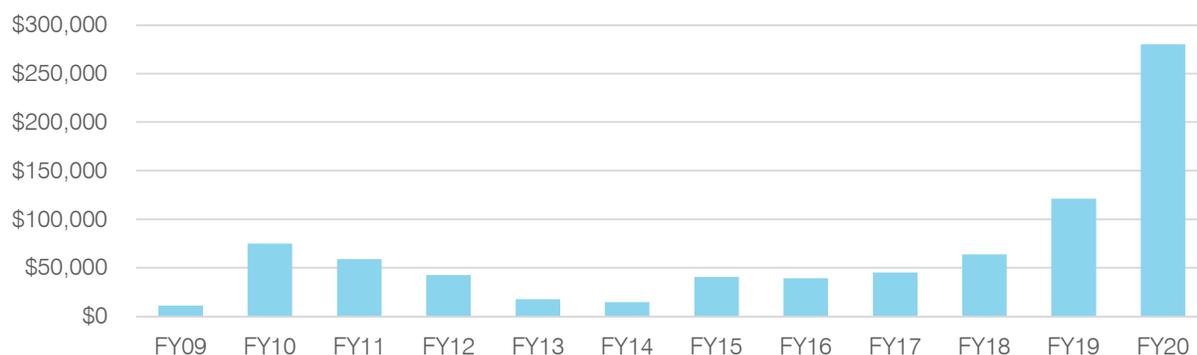
	FY15	FY16	FY17	FY18	FY19	FY20
Insurance	\$1,101	\$1,043	\$2,327	\$2,443	\$2,418	\$2,420
Depreciation	\$41,225	\$41,311				
Total Operating Expenses	\$462,332	\$526,843	\$76,458	\$33,263	\$31,150	\$98,127
Operating Gain or (Loss)	(\$135,576)	(\$122,442)	(\$35,754)	\$24,305	\$77,875	\$153,784
Nonoperating Revenues (Expenses)						
Grant Revenue	\$831,500	\$53,000				
Grant Expenses	(\$749,500)					
Sponsorships	\$74,500	\$20,000				
Contributions (Transfer of Operations)	\$53,373		(\$1,033,285)			
Property Tax Capture	\$42,404					
Total Nonoperating Revenues (Expenses)	\$252,277	\$73,000	(\$1,033,285)	\$0	\$0	\$0
Income or (Loss) Before Capital Contributions	\$116,701	(\$49,442)	(\$1,069,039)	\$24,305	\$77,875	\$153,784
Capital Contributions (Transfer of Operations)	\$1,110,845	\$4,976				
Change in Net Position	\$1,227,546	(\$44,466)	(\$1,069,039)	\$24,305	\$77,875	\$153,784
Fund Balance, Beginning of Year	\$0	\$1,227,546	\$1,183,080	\$114,041	\$138,346	\$216,221
Fund Balance, End of Year	\$1,227,546	\$1,183,080	\$114,041	\$138,346	\$216,221	\$370,005

Source: PSC compiled and analyzed LRSZ financial data.

Property Tax Capture

When the LRSZ was created, the LDFA and the Cities of Lansing and East Lansing expected TIF capture to serve as the primary funding resource for the LRSZ. The original LDFA TIF plan projected that the LRSZ would benefit from development within the two approved tax capture districts, one in the COEL and the other in the COL. However, development did not materialize as projected and TIF revenue was limited until recently. Exhibit 8 is a summary of the TIF revenue over the first 12 years of the LRSZ's operation.

EXHIBIT 8. LRSZ Property Tax Capture, Fiscal Years 2009–2020



Source: City of East Lansing, Consolidated Annual Financial Reports, fiscal years 2009–2020

Property tax capture was minimal until FY 2019, when it finally surpassed \$100,000. FY 2020’s revenue was nearly \$280,000, a more than fourfold increase from just two years earlier. The realization of this revenue in recent years is a significant turning point for the LRSZ. Annual revenue is now at a level that allows for greater entrepreneur and business support activities, and a five-year extension would allow the LRSZ to build on existing momentum and expand its reach.

Plan for Future Performance

The LRSZ is currently located in downtown East Lansing and in and around the University Corporate Research Park in the City of Lansing. As part of the application for a five-year TIF capture extension, the LRSZ is seeking to add several parcels in Meridian Township, which includes the VanCamp Incubator + Research Labs and parcels along the M-78 corridor. By leveraging these additional assets and building on the significant progress made during the last five years, the LRSZ can unlock additional growth and establish a sustainable path to long-term self-sufficiency.

To do this, the LRSZ’s business plan will focus its efforts on three key strategies over the next five years:

- **Driving growth in target parcels:** This plan identifies and describes the strategy for leveraging the value and utility of key parcels within the LRSZ where there is room for additional growth.
- **Fostering increased collaboration:** Building on previous collaborative efforts, this plan articulates a vision for deeper collaboration between the cities, local and regional economic development organizations, and higher education institutions and describes how these efforts will drive improved outcomes.
- **Ensuring sustainability and self-sufficiency:** With only an additional five years of TIF revenue capture available through this extension, this plan also provides a roadmap for how the LRSZ will develop a long-term and sustainable path for continued support for the region’s businesses, entrepreneurial ecosystem, and technology-based industries in service of future economic and community development gains.

By focusing on these three core components, the LRSZ will maximize the impact of an additional five years of TIF capture and position itself well to provide continued support for the region’s economic and high-tech industry growth moving forward.

Driving Growth in Target Parcels

Each of the three municipalities have plans for additional growth within their respective development areas.

- **City of Lansing—University Corporate Research Park:** The new \$500 million state-of-the-art McLaren hospital is currently under construction within the UCRP. While the hospital is not taxable, the investment by McLaren, partnership with MSU, and LEAP’s focus on MedTech development are all expected to drive ancillary medical industry growth. The LRSZ is likely to see increased taxable value as nearby parcels are developed, particularly within the UCRP.
- **City of East Lansing—Downtown Development Authority:** The ELDDA district has seen significant redevelopment in the past five years through projects including the Park District, Center City, and the Hub. While a number of these projects have utilized brownfield TIF and the LRSZ, there is the potential for additional development that would result in additional TIF revenue for the LDFA. The most immediate prospect is Michigan State University Federal Credit Union’s proposed seven-story retail and office building. Adjacent to this property are several targeted parcels along Evergreen Avenue that are currently under purchase option for a proposed eight-story office complex. Further development in the Cedar Village area east of Bogue Street offers potential as well.
- **Dawn Avenue and M-78 Corridor (Meridian Township):** The Dawn Avenue area includes the VanCamp Incubator + Research Labs and offers possible nearby redevelopment of underutilized parcels. The M-78 corridor includes a number of vacant lots with high redevelopment potential for commercial or industrial uses. These two areas are unique within the LRSZ, as most parcels are zoned as industrial and can allow certain types of development that are not allowable in commercially zoned districts.

Fostering Increased Collaboration

Another core component of the LRSZ’s business plan moving forward is to increase municipal and higher-education collaboration through a new interlocal agreement and enhanced program coordination.

Interlocal Agreement

If an extension is approved, then the participating municipalities (COL, COEL, and Meridian Township) plan to execute an interlocal agreement that would allow for increased resource sharing and deeper collaboration. Currently, TIF capture is only allowed to be used in the municipality where the revenue is generated. This policy ensures that tax revenues are used locally. While this has been beneficial over the last 15 years, it also creates a barrier to greater collaboration, which is necessary given that the LRSZ is a network of partners working to support the high-technology industry from a regional perspective. To balance the LRSZ’s intention to ensure most of the revenue is used locally, but also provide greater room for collaboration, a new local agreement will be signed by all municipalities that allows 10 percent of all TIF capture to enter a rising tide fund.² This new approach would keep 90 percent of TIF capture in the

² A fund that can be used for business support services and programming in any of the participating jurisdictions

community where it accrued, but it would also expand the reach and scope of services that can be provided throughout the region. This strategy is also seen as a first step to providing supports across the area, regardless of whether a business or entrepreneur is located within the boundaries of the zone.

Enhanced Program Coordination

The LRSZ has made tremendous strides in developing impactful relationships amongst its partners, particularly between the COEL, LEAP, and the MSU Foundation. If granted an extension, the LRSZ would build on these previous successes. For example, partners could expand their collaboration with MSU Foundation programs, such as Spartan Innovations and Red Cedar Ventures, which are a core part of the university's technology commercialization efforts. Over the last two years, many entrepreneurs have worked with Red Cedar Ventures and Spartan Innovations to secure early-stage capital investment and federal grants. With this funding secured, many of these entrepreneurs then need space and other key services to get their products to market and grow their business. At this point in the commercialization process, LEAP has begun to play a role providing site selection, technical assistance, and other supports.

These efforts would also be targeted in a way that encourages these emerging technology companies to stay in the region. With additional years of TIF revenue captures, the LRSZ would work to further integrate programming and services with the goal of providing a wider range of supports to companies as they grow. This would include attraction grants, which could amount up to \$50,000 per award. They would be given to new high-technology businesses that locate inside the zone once they reach the site selection stage. This would allow companies that have been built through the dedicated and impactful supports provided by LRSZ partners, such as LEAP and the wide range of entrepreneurial services offered through the MSU Foundation, to locate within the zone boundaries once they are ready to take the next step. These relatively small grants could make a major difference for these new companies and result in more capital investment and job creation. Also, as these businesses grow, so does the annual TIF capture, which, in turn, allows the LRSZ to support more businesses. This cycle will allow the region's high-technology sector to grow long into the future.

Ensuring Sustainability and Self-sufficiency

The third critical component of the LRSZ's business plan is the establishment of plans and programs to ensure that the zone is on a path to self-sufficiency and long-term success. To do this, the LRSZ will leverage LEAP's administrative capacity to execute the previously described business plan and effectively manage financial resources.

Administrative Capacity

Since 2015, LEAP has served as the leader of the LRSZ, and it would continue to do so if granted an additional five years of TIF capture. LEAP is the economic development organization serving the tri-county region, which includes Clinton, Eaton, and Ingham Counties. LEAP provides extensive support to entrepreneurs and works diligently to attract and retain businesses and talent within the Lansing area. These services are well aligned with the mission of the LRSZ, which is a major reason that the zone has been able to expand its reach and deepen its impact in the last five years.

From an organizational capacity standpoint, LEAP has sufficient administrative capacity to build on recent progress and implement the proposed business plan. This public-private partnership is staffed by over a dozen economic development experts who have demonstrated the organization's capacity to deliver high-quality services and manage the zone's financial performance over the last five years. If granted a

five-year extension, LEAP will play a leading role as the LRSZ transitions into a self-sufficient and sustainable operation.

Staff capacity at LEAP is further supplemented by economic development staff at the COEL and Meridian Township. In addition, the partnerships with MSU's Technology Innovation Center and the MSU Foundation provide additional capacity.

Transition to Self-sufficiency

If granted an extension, the LRSZ will explore multiple funding streams and leverage its fund balance to establish a long-term sustainability strategy.

- **Fundraising and grants:** While the majority of existing funds were generated through tax capture, the LRSZ is interested in pursuing business sponsorships, philanthropic donations, and other public grant funds to support its future efforts. The LRSZ can leverage its connections with corporate and philanthropic partners to provide additional resources to support its incubation and high-technology business support services, aligning partners' investment priorities with the needs of the LRSZ. Where appropriate, the LRSZ will also apply for state and federal grants to increase its capacity to foster business development and economic growth in the region. Efforts at fundraising will be closely coordinated with LEAP and the respective municipal partners to ensure alignment with their organizational priorities.
- **Incubator revenue:** To date, the LRSZ has not generated net income from its incubator services, but this could change in the next five years if granted an extension. The LRSZ will explore various funding and investment models that could generate revenue to supplement TIF capture, private and philanthropic donations, and public-sector grants.
- **Additional TIF capture:** The LRSZ will also consider additional opportunities to continue its tax revenue capture through potential opportunities for extensions and additions of parcels. This option would provide a stable base of revenue.

The exploration and pursuit of these opportunities offers the potential to diversify the funding sources for the LRSZ and inform the development of a more comprehensive plan for self-sufficiency if the LRSZ is granted an extension. The strategies proposed are consistent with research on the most common revenue sources for incubators and accelerators (GALI 2016). They also reflect the challenges in identifying and securing stable, long-term revenue sources.

Budget

Exhibit 9 provides detail on the LRSZ's projected budgets for the extension period. Revenue will primarily be from property tax capture with some expected revenue from sponsorships and other fundraising. In terms of expenses, funding will be focused on business incubator support and contractual services. There are currently no outstanding or projected obligations budgeted. The fund balance currently being carried by the LRSZ will be fully expended during the five proposed extension years.

EXHIBIT 9. Proposed Budget, Fiscal Years 2023–2027

	Proposed Extension Years				
	FY23	FY24	FY25	FY26	FY27
Operating Revenues					
Use of Fund Balance	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000
Property Tax Capture	\$482,754	\$491,590	\$500,554	\$509,649	\$518,877
Sponsorships and Fundraising	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total Operating Revenues	\$568,754	\$577,590	\$586,554	\$595,649	\$604,877
Operating Expenses					
Accelerator and Incubator Services	\$398,128	\$404,313	\$410,588	\$416,954	\$423,414
Attraction, Retention, and Marketing	\$113,751	\$115,518	\$117,311	\$119,130	\$120,975
LRSZ/LDFA Administration	\$56,875	\$57,759	\$58,655	\$59,565	\$60,488
Total Operating Expenses	\$568,754	\$577,590	\$586,554	\$595,649	\$604,877
Fund Balance	\$304,000	\$228,000	\$152,000	\$76,000	\$0

Source: PSC calculations

Tax Increment and Financing Plan

Section I: Introduction

The State of Michigan, through Public Act (PA) 248 of 2000, amended the Local Development Financing Act (PA 281 of 1986) to broaden the use of tax increment financing techniques authorized under state law for the development of businesses engaged in “high technology activities.” PA 281 was later recodified into the Recodified Tax Increment Financing Act (PA 57 of 2018). When using the phrase “the Act,” this report is specifically referring to the recodified PA 57 of 2018.

The amended Act allows for:

- The creation of a Local Development Finance Authority
- Designation of an Authority District as the area or areas within which the authority exercises its powers
- The use of property tax capture from eligible property to finance development of public facilities to support the development of eligible property for a period of 15 years
- An additional five years of property tax capture if the LDFA agrees to additional reporting requirements and includes regional collaboration

The Act specifies that a tax increment financing plan shall be created that provides for the use of tax increment revenues to finance public facilities for the following:

- Eligible property in the “Authority District” whose captured assessed value produces the tax increment revenues
- Property located in a “Certified Technology Park” (SmartZone)
- For areas within a SmartZone, tax increment revenue is captured from all properties and includes both local taxes and 50 percent of school taxes. School taxes can only be captured for a maximum of 15 years.

Section II: Lansing Regional SmartZone

On October 16, 2000, the Cities of Lansing and East Lansing (the “Cities”) in collaboration with local partners, submitted an application to the Michigan Economic Development Corporation (the “MEDC”) to establish the Lansing Regional SmartZone (the “LRSZ”). The local partners being the Lansing Regional Chamber of Commerce, the County of Ingham, Michigan State University, Lansing Community College, the Michigan State University Foundation, and the University Corporate Research Park.

On April 11, 2001, the MEDC announced its intent to designate the LRSZ subject to a development agreement between MEDC, Lansing, East Lansing, and a joint Local Development Finance Authority (the “LDFA”).

On May 2, 2005, and May 3, 2005, Lansing and East Lansing, respectively adopted a resolution creating a joint LDFA and Authority District. As a multiple-jurisdictional LDFA, approval by the County of Ingham of its creation was required. The resolution was approved on April 26, 2005. In 2021, the Cities and Meridian Township adopted new resolutions that expanded the district to include Meridian Township.

Also in accordance with Act 281 of 1986, as amended, the Cities and Township entered into an agreement governing the composition and appointment of members of the governing body of the LDFA (the “LDFA Board”). The area established as the authority district includes portions of downtown Lansing and East Lansing, land in and near the University Corporate Research Park, and multiple parcels along Dawn Avenue in Meridian Township.

On November 30, 2005, the Cities, LDFA, and MEDC entered into the Lansing Regional SmartZone Agreement designating the authority district as a Certified Technology Park and established the terms and conditions of this designation.

The LDFA Board has determined that the LRSZ plays an important role in supporting the development of high-tech businesses in the region and should continue to do so for the foreseeable future. In support of the LRSZ’s ongoing efforts, the LDFA Board has crafted this updated tax increment financing plan.

Section III: Tax Increment Financing Plan—Lansing Regional SmartZone

On December 5, 2006, the East Lansing City Council approved the Tax Increment Financing and Development Plan for the Lansing Regional SmartZone. On December 11, 2006, the Lansing City Council also approved the plan. The LDFA Board has determined that to achieve the purposes of the Act, an amended tax increment financing plan should be created for an additional five years and submitted to the Cities and Meridian Township for their approval.

A. Statement

The LRSZ is geographically located in downtown East Lansing and in and around the University Corporate Research Park in the City of Lansing. The LRSZ now also includes a portion of Meridian Township along Dawn Avenue and parcels along the M-78 corridor.

The Lansing Regional SmartZone’s mission is to foster the creation and attraction of technology-based businesses and jobs within the Lansing Regional SmartZone. The SmartZone partners are doing this by encouraging technology-based entrepreneurial activities, providing value to technology-based businesses and stakeholders, and focusing on wealth generation, including jobs, income, and investment.

To achieve the LRSZ’s mission, the Cities of Lansing and East Lansing, as well as Meridian Township, along with their SmartZone Partners are creating an innovative approach to the commercialization process. The SmartZone provides physical amenities such as incubator and wet lab space along with business accelerator services throughout the life cycle of technology-based businesses. The SmartZone will continue to leverage private investment and generate new jobs and income.

B. Estimate of the Captured Assessed Value

Table 1 sets forth estimates of captured assessed value and tax revenues for each year of the plan. Insofar as the LDFA Board views the improvements and activities described in the Development Plan as a major contributing factor to renewed growth in the SmartZone property values, the assumptions embodied in the projections are considered appropriate.

TABLE 1. Estimates of Taxable Value and Captured Assessed Values, 2022–2026

Tax Year	City of Lansing		City of East Lansing		Meridian Township		Totals	
	Taxable Value	Captured Value	Taxable Value	Captured Value	Taxable Value	Captured Value	Taxable Value	Captured Value
Base Value*	\$11,404,458		\$46,458,837		\$4,425,355			
2020 Actual	\$3,841,869	\$0	\$78,317,081	\$31,858,244	N/A	N/A	\$82,158,950	\$31,858,244
2021 Projection	\$3,880,288	\$0	\$78,727,159	\$32,268,322	N/A	N/A	\$82,607,447	\$32,268,322
2022 Estimate	\$3,919,091	\$0	\$79,514,431	\$33,055,594	\$4,469,609	\$44,254	\$87,903,130	\$33,099,848
2023 Estimate	\$3,958,281	\$0	\$80,309,575	\$33,850,738	\$4,559,000	\$133,645	\$88,826,856	\$33,984,383
2024 Estimate	\$3,997,864	\$0	\$81,112,671	\$34,653,834	\$4,650,179	\$224,824	\$89,760,714	\$34,878,658
2025 Estimate	\$4,037,843	\$0	\$81,923,797	\$35,464,960	\$4,743,182	\$317,827	\$90,704,822	\$35,782,787
2026 Estimate	\$4,078,221	\$0	\$82,743,035	\$36,284,198	\$4,838,046	\$412,691	\$91,659,302	\$36,696,889

* Base value for Lansing and East Lansing was established in 2007, Meridian Township base value presumed to be established in 2021.

C. Estimated Tax Increment Revenues

Based on the taxable value and captured value estimates in Table 1, tax revenue estimates for the LDFA were calculated using 2020 tax rates. Estimates are subject to change based on actual captured values and future changes in millage rates. Table 2 provides revenue for each jurisdiction’s respective parcels included within the plan and the overall total.

TABLE 2. Estimates of Tax Increment Revenues, 2022–2026

Tax Year	City of Lansing	City East of Lansing	Meridian Township	Totals
2022 Estimate	\$0	\$480,760	\$1,994	\$482,754
2023 Estimate	\$0	\$485,568	\$6,022	\$491,590
2024 Estimate	\$0	\$490,423	\$10,131	\$500,554
2025 Estimate	\$0	\$495,328	\$14,322	\$509,649
2026 Estimate	\$0	\$500,281	\$18,596	\$518,877
Totals	\$0	\$2,452,359	\$51,065	\$2,503,424
Millage Rates	56.1070	15.6192	45.0612	

Note: Columns may not total due to rounding.

D. Explanation of Tax Increment Procedure

LDFA tax increment financing is a mechanism whereby a development area is established within an Authority District. Tax increment revenues generated from property within the District are allocated to the Authority to finance development plans directly or to retire debt or other obligations incurred by the Authority to carry out its plans. Tax increment revenues are amounts determined by the application of local property tax millages levied by taxing units within the development area on captured assessed value within the development area. Captured assessed value is calculated as the difference between the yearly assessed value of property within the development area, and the initial assessed value of that property which is the assessed value of the property at the time of the establishment of the tax increment financing plan.

Tax increment financing authorizes the use of tax revenues derived from an increase in the assessed value of a specific development area to finance public improvements within that area. Some details of this process are presented here:

- The Authority must prepare a development plan and tax increment financing plan for a specific development area within the district. The development plan describes the location, character, and extent of the proposed development, and the tax increment financing plan outlines in detail how tax increments are to be spent and over what period of time they are to be spent.
- Upon adoption of a development plan and a tax increment financing plan by the Cities and Meridian Township, the assessed valuation of real and personal property at the last equalized tax roll is calculated. This is known as the Initial Assessed Value of the Development Area. Each of the taxing jurisdictions will continue to receive 90 percent of their respective share of taxes collected on the initial assessed value of property in the development area as long as the Tax Increment Financing Plan is in effect. The remaining 10 percent will be pooled and spent across the entire LRSZ as determined by approval of the LDFA Board.
- Development outlined in the Plan may be financed by the LDFA through a variety of funding mechanisms. For example, tax increment bonds may be sold to raise capital, tax increment revenue

may fund lease payments or other obligations, or annual tax increment revenues may be spent directly on public improvements in the development area as they are received. However, this plan does not anticipate any issuance of bonded indebtedness.

- New taxes, or tax increments, are derived from assessed value increases due to new development. The difference between the initial assessed value of real and personal property in the development area and the current assessed value is the captured assessed value. Tax increment revenues based on the captured assessed value may be used for development plans and related activities. In all cases, tax increment revenues are spent in accordance with the Tax Increment Financing Plan.
- The Plan includes personal property tax capture for the City of Lansing. The City of East Lansing and Meridian Township are excluding all personal property from capture. In addition, the City of Lansing and Meridian Township propose to capture all eligible taxes, while the City of East Lansing proposed to only capture the 50 percent of eligible school taxes due to the presence of other capture districts within the LRSZ.

As indicated above, taxing jurisdictions continue to collect property tax revenues based on the initial assessed value of property in the development area while the tax increment financing plan is in effect. The jurisdictions are asked to forego that portion of the revenues resulting from the captured assessed value generated in the area for the duration of the financing period.

When the development program described in the development plan has been completed in accordance with the tax increment financing plan, taxing units resume collecting property tax revenues based on the full value of property in the development area.

E. Amount of Indebtedness

The Authority on behalf of the City of Lansing, City of East Lansing, and Meridian Township will not incur any debt obligations during the duration of the plan.

F. Sources and Uses of Revenues

The sources and uses of funds for the plan are detailed in Table 3. Funding will be utilized for LRSZ administration; attraction, retention, and marketing efforts; and accelerator and incubator services.

TABLE 3. Sources and Uses of Funds

	Lansing Tax Increment Financing Revenue	East Lansing Tax Increment Financing Revenue	Meridian Township Increment Financing Revenue	Total
LRSZ/LDFA Admin. (10%)	\$0	\$245,236	\$5,107	\$250,342
Attraction, Retention, and Marketing (10%)	\$0	\$490,472	\$10,213	\$500,685
Accelerator and Incubator Services (80%)	\$0	\$1,716,651	\$35,746	\$1,752,397
Total	\$0	\$2,452,359	\$51,065	\$2,503,424

Note: Columns may not total due to rounding.

Tax increment revenues based on the annual captured assessed value will be fully utilized as necessary to fund activities detailed in Table 3. Excess funds not used for the foregoing purposes may be used for other purposes determined by resolution of the LDFA Board to further the development program as described in the Development Plan; excess funds not so used shall revert proportionately to the respective taxing bodies.

G. Costs of the Plan from Tax Increment Revenue

The total cost of the plan derived from tax increment revenue is estimated to be \$3,582,082. The amounts by category of expenditure are detailed in Table 3.

H. Duration of the Development Plan and Tax Increment Financing Plan

The development and tax increment financing plan is an extension of the original plan approved by the City of East Lansing on December 5, 2006, and the City of Lansing on December 11, 2006. The original plan was 15 years and expires December 31, 2021. This plan shall be for a period of five years starting on January 1, 2022, and ending on December 31, 2026.

I. Estimate of the Impact of Tax Increment Financing on Taxing Jurisdiction Revenue

Table 4 details the total amount of estimated tax capture for the duration of the plan extension. These figures were calculated for the applicable taxing jurisdiction within the City of East Lansing, City of Lansing, and Meridian Township. The table includes all the ad valorem millages in each taxing jurisdiction, excluding debt millages, which are not capturable. Categories classified as not applicable (N/A) are due to the respective jurisdictions not having that millage or option to not capture that millage.

TABLE 4. Tax Revenue Impact by Taxing Jurisdiction

Total Revenue	City of Lansing	City of East Lansing	Meridian Township
City and Township Tax Revenue			
Operating	\$0	N/A	\$4,712
Solid Waste	N/A	N/A	N/A
Library	N/A	N/A	N/A
Community Services	N/A	N/A	\$168
CATA Redi-Ride	N/A	N/A	\$224
Parks/Recreation	N/A	N/A	\$748
Police and Fire Protection	N/A	N/A	\$1,674
Debt (Fire Station)	N/A	N/A	\$227
Pathways	N/A	N/A	\$375
Land Preservation	N/A	N/A	\$113
Fire Protection	N/A	N/A	\$718
Police Protection	N/A	N/A	\$682

Total Revenue	City of Lansing	City of East Lansing	Meridian Township
County Tax Revenue			
Operating	\$0	N/A	\$7,700
Potter Park Zoo	\$0	N/A	\$464
Public Transit	\$0	N/A	\$679
Animal Control	\$0	N/A	\$272
Juvenile Justice	\$0	N/A	\$679
Elder Care	\$0	N/A	\$340
Health Services	\$0	N/A	\$713
Parks/Trails	\$0	N/A	\$566
Farmland Preservation	\$0	N/A	\$158
911 System	\$0	N/A	\$963
Jail/Justice	\$0	N/A	\$962
Other Jurisdictions Tax Revenue			
Capital Region Airport Authority	\$0	N/A	\$792
Capital Area District Library	\$0	N/A	\$1,764
Capital Area Transportation Authority	\$0	N/A	\$3,397
Lansing Community College	\$0	N/A	\$4,281
School Tax Revenue*			
State Education Tax	\$0	\$471,028	\$3,400
Intermediate School District	\$0	\$489,743	\$3,535
Local Schools			
Operating	\$0	\$1,413,083	\$10,199
Building and Site	\$0	\$78,505	\$559
Total Revenue	\$0	\$2,452,359	\$51,065

Note: Columns may not total due to rounding.

J. Legal Descriptions

Appendix A gives the legal description of the eligible property to which the tax increment financing plan applies or shall apply upon qualification as eligible property.

K. Jobs Created

The estimate of the number of jobs to be created because of implementation of the tax increment financing plan is 425.

L. Certified Technology Park (SmartZone) Boundaries

The boundaries of a certified technology park and identification of the real property within the certified technology park to be included in the tax increment financing plan for purposes of determining tax increment revenues are given in Appendix A (legal definitions of parcels) and Appendix B (maps of Lansing Regional SmartZone). The TIF plan will capture property taxes from real and personal property within:

1. An area bordered by Collins Road to the east, Dunkel Road to the south, I-496 to the west, and the City of Lansing boundary to the north and northeast.
2. An area as defined by the East Lansing Downtown Development Authority District per Ordinance 1106, with the exception of properties north of Grand River Avenue and east of Collingwood Drive. The East Lansing portion will exclude personal property taxes.
3. An area along Dawn Avenue that includes all parcels that front on Dawn Avenue and a second area along the south side of East Saginaw Street (M-78) that front East Saginaw Street and Towner Road. The Meridian Township portion will exclude personal property taxes.

Section IV: Development Plan

Development Projects

The LRSZ includes technology-based business development within each of the three areas of the SmartZone—Lansing, East Lansing, and Meridian Township. A key component to each of these three efforts is the significant role of Michigan State University, particularly leveraging the tools of the MSU Foundation and the MSU Innovation Center.

City of Lansing

The Lansing component has been historically centered around the University Corporate Research Park and MBI International, the LRSZ's original wet lab incubator. The \$600 million McLaren Greater Lansing Hospital will drive future development activities in this area that may include a multi-tenant medical services building occupied by a variety of for-profit, patient-facing specialty practice groups. Additionally, there are 18 acres of land directly adjacent to the new hospital that are currently owned by the MSU Foundation, providing the potential for MedTech startup companies and established life sciences companies that collaborate with MSU and McLaren.

City of East Lansing

The East Lansing SmartZone component will continue to be centered around the MSU Innovation Center, which is comprised of MSU's broad portfolio of innovation efforts. The MSU Innovation Center combines innovation, technology transfer, startup support, and a portfolio of dedicated business and community partnerships to bring cutting-edge ideas to the marketplace. The MSU Innovation Center includes the Technology Innovation Center (TIC), which offers 7,500 sq. ft. of shared office and coworking space for technology startups. Co-located with the TIC is the student-based incubator, the Hatch. Other groups within the MSU Innovation Center include MSU Technologies, which focuses on technology transfer through licensing intellectual property, as well as Business-CONNECT, which links companies with university resources to foster innovation. The MSU Foundation is also located within the MSU Innovation Center and includes its subsidiary organizations: Spartan Innovations, creating new businesses from

university research; Red Cedar Ventures, an early-stage venture investment fund; the Michigan Rise Pre-Seed III Fund, a statewide early-stage venture fund and the foundation's real estate arm; and UCRP, which owns and manages strategic assets that complement the university's commercialization efforts.

The TIC will continue to provide incubator space and business support services. Business support services will be contracted through existing service providers, including LRSZ partners MSU Foundation, LEAP, and the MSU Innovation Center. Business support services will include a renewed focus on retaining businesses developed in the TIC within the region to maximize local job creation and economic impact. Retention support will be provided in the form of soft-landing space. This will be affordable business space outside of the TIC but within the LRSZ boundaries to help businesses make the transition from incubation to self-sufficiency in the marketplace. In addition, enhanced business attraction activities will be developed and implemented to complement retention activities.

Meridian Township

As the newest component of the LRSZ, the Meridian Township focus is on the VanCamp Incubator + Research Labs. Formerly owned by a private entity, this 22,000 sq. ft. multitenant facility was acquired by the MSU Foundation and repurposed in 2019 as an incubator and wet lab facility. This incubator offers critical space that can support bio-science growth and development. The LRSZ will provide support to ongoing commercialization activities within the incubator.

The Meridian Township portion of the LRSZ will also include some light industrial properties along the M-78 corridor. These are properties that could support high-tech manufacturing and offer some redevelopment potential.

A. Property Description

See Appendix A for a list of the Lansing, East Lansing, and Meridian Township properties to which LRSZ's Plan applies in relation to the boundaries of the authority district and a legal description of each property.

B. Boundaries of Property Included

The Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as all real and personal property within an area bounded by Collins Road to the east, Dunkel Road to the south, I-496 to the west, and the City of Lansing boundary to the north and northeast.

The East Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as the area defined by the East Lansing Downtown Development Authority District per Ordinance 1106, with the exception of properties north of Grand River Avenue and east of Collingwood Drive.

The Meridian Township portion of the boundaries of the property to which the Development Plan applies can more generally be described as all the properties that front Dawn Avenue and parcels along the south side of East Saginaw Street (M-78) that front M-78 and Towner Road.

See Appendix B for a map of the development areas within the Cities and Meridian Township.

C. Description of Land Uses and Property Characteristics

City of Lansing: The Lansing portion in the development area primarily consists of the University Corporate Research Park, zoned for office and related commercial uses. This area is in proximity to the

Dunkel Road exit of US 127 and is accessed primarily via Collins Road and Forest Road. Land uses are predominantly low-density office, with the exception of the under-construction McLaren hospital.

City of East Lansing: East Lansing's portion of the development area consists of the core downtown area along Grand River Avenue, zoned for mixed-use commercial and residential. The other development area, commonly known as Cedar Village, is also zoned for mixed-use commercial and residential. These areas are primarily accessed by Grand River Avenue, Abbot Road, and Hagadorn Road. Land uses include a mix of low- and high-density residential and commercial uses. Commercial uses include both office and retail.

Meridian Township: The Meridian Township portion of the development area consists of the parcels along Dawn Avenue and some parcels along the M-78 corridor. Both areas are zoned for industrial uses. Dawn Avenue is accessed via Grand River Avenue, and M-78 serves as the primary access route for the parcels that adjoin it. Land uses in both areas include light industrial with adjoining office space.

D. Public Facilities to be Acquired

While no public facilities are expected to be acquired, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including the building, acquiring, and/or equipping of one or more business incubators within the Lansing Regional SmartZone as allowed by Public Act 57 of 2018 as amended.

E. Public Facilities Estimated Costs

While no public facilities are expected to be acquired or leased by the LRSZ, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project and for additional projects, including constructing additional public facilities as allowed by Public Act 57 of 2018 as amended.

F. Construction Schedule

The ongoing construction of McLaren hospital within the Lansing development area is scheduled to be completed in 2022. Several proposed projects in downtown East Lansing, including the Michigan State University Federal Credit Union office building and redevelopment of the Evergreen Avenue parcels, are projected for 2022 to 2024. There are no estimated timelines for construction projects within the Meridian Township development area.

G. Property Transactions

While no property is expected to be leased or purchased by the LRSZ, SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including the buying, selling, donating, exchanging, or leasing of property to or from the Cities of Lansing or East Lansing.

H. Zoning and Infrastructure Changes

The LRSZ is not requesting any zoning changes or planning to effectuate any infrastructure changes as part of this plan.

I. Public Facility Costs

The LRSZ has no planned public facility costs.

J. Public Facility Lease Entities

The LRSZ does not plan to own or lease any public facilities. However, the LRSZ does plan to support the operations and business support services of several incubators/accelerators operated by the MSU Foundation:

- East Lansing Technology Innovation Center
- VanCamp Incubator + Research Labs
- Michigan Biotechnology Institute

Spaces in these incubators will be leased to a wide range of high-tech businesses. The LRSZ will offer services to incubate, accelerate, and improve entrepreneurship, and leverage and link technology innovators and Michigan State University to the private sector to create the conditions for greater productivity, innovation, and job creation. The LRSZ does this by providing entrepreneurs with small- and medium-size spaces, including wet lab and other research amenities. Startup and existing small businesses will continue to have access to business support services to optimize opportunities for success.

K. Procedures for Leasing, Purchasing, or Conveying Public Facilities

The LRSZ is not planning to own, lease, purchase, or convey the use of any public facilities. However, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including constructing additional public facilities and/or a business incubator as allowed by Public Act 57 of 2018 as amended.

L. Estimate of Displaced Persons

There are no persons residing within the development area that will be displaced or have their properties acquired by the LRSZ.

M. Displaced Persons Relocation Plan

There is no planned relocation of residents.

N. Displaced Persons Relocation Costs

There are no expected costs to relocate residents.

O. Compliance with Act 227 of 1972

There is no planned relocation of residents.

Appendix A: Parcels and Legal Descriptions

City of Lansing

Tax ID Number	Legal Description
33-01-01-36-351-002	COM 37.62 FT W OF NE COR OF W 1/2 OF SW 1/4, TH S 89DEG 46MIN 59SCD W 445.10 FT, S 04DEG 39MIN 20SCD W 42.22 FT, S 40DEG 45MIN 47SCD E 210.65 FT, S 86DEG 09MIN 45SCD E 185.37 FT, N 47DEG 24MIN 45SCD E 174.71 FT, N 01DEG 31MIN 45SCD W 95.5 FT TO BEG; SEC
33-01-01-36-102-032	COM 1307.16 FT E & 825.06 FT N OF W 1/4 COR, TH W 969.42 FT TO E LINE HWY US-127, N 10DEG 12MIN 40SCD W 167.3 FT, N 00DEG 23MIN 21SCD E 493.42 FT ALONG SAID R/W, E 994.22 FT, S 657.81 FT TO BEG; SEC 36 T4N R2W
33-01-01-36-102-063	COM 1307.16 FT E & N 00DEG 07MIN 51 SCD W 371.75 FT FROM W 1/4 COR SEC 36, TH N 89DEG 26MIN 28SCD W 90.6 FT, N 00DEG 07MIN 51SCD W 40.99 FT, N 89DEG 26MIN 28SCD W 173.74 FT, S 53DEG 54MIN 26SCD W 328.97 FT TO E LINE US-127 R/W, TH N 43DEG 58MIN 12SCD W 4
33-01-01-36-102-092	COM INTN E-W LINE SEC 36 & E LINE US-127 R/W, TH ALONG R/W N 04DEG 59MIN 51SCD W 157.35 FT AND N 43DEG 58MIN 12SCD W 83.41 FT, N 53DEG 54MIN 26SCD E 328.97 FT, S 89DEG 26MIN 28SCD E 173.74 FT, S 00DEG 07MIN 15SCD E 40.99 FT, S 89DEG 26MIN 28SCD E 90.6 FT
33-01-01-36-102-002	NW 1/4 OF NW 1/4 E OF I-496 R/W SEC 36 T4N R2W
33-01-01-25-151-011	COM 660 FT E OF W 1/4 POST, TH N 165 FT, W 115.5 FT, S 165 FT, E 115.5 FT TO BEG; SEC 25 T4N R2W
33-01-01-25-151-002	PARTS SEC 25 & 26 COM W 1/4 POST SEC 25, TH W 345.49 FT TO E LINE US-127 R/W, N 500 FT, E 345.07 FT TO E LINE SEC 26, CONTINUING E 544.5 FT, S 29DEG 19MIN 06SCD W 314.9 FT TO BLDG COR, ALONG BLDG WALL 3 COURSES: S 14DEG 30MIN 41SCD W 76.04 FT, N 75DEG 29
33-01-01-25-151-023	PARTS NE 1/4 SEC 26 LYING E OF US-127 R/W EXC S 500 FT, ALSO PARTS NW 1/4 OF SW 1/4 SEC 25 LYING N OF N'LY LINE RELOCATED FOREST RD, ALSO SW1/4 OF NW 1/4 SEC 25 EXC PARTS LYING W'LY OF A LINE COM 544.5 FT E OF W 1/4 COR SEC 25, TH N 59.56 FT, N 75DEG 29
33-01-01-25-301-401	PARTS SE 1/4 SEC 26 & SW 1/4 SEC 25 LYING: E OF I-496 R/W, S'LY & W'LY OF C/L'S RELOCATED FOREST & COLLINS RDS; EXC ALLIANCE DR & TECHNOLOGY BLVD R/W'S, ALSO EXC LEASED LANDS; SEC 25 T4N R2W
33-01-01-25-301-022	COM 513.6 FT E OF W 1/4 COR, TH S 195.46 FT, SE'LY 162.45 FT ALONG 387 FT RADIUS CURVE TO LT CHORD BEARING S 11DEG 48MIN 51SCD E 161.26 FT, S 23DEG 50MIN 22SCD E 139.84 FT, SE'LY 214.41 FT ALONG 433 FT RADIUS CURVE TO RT CHORD BEARING S 9DEG 39MIN 13SCD
33-01-01-25-301-080	COM AT POINT ON W 1/8 LINE OF SEC 25 813.2 FT N OF S SEC LINE, TH W 213.78 FT, N 67DEG 49MIN 57SCD W 138.58 FT, N 44DEG 36MIN 34SCD W 350.85 FT TO S'LY LINE TECHNOLOGY BLVD, NE'LY 162.5 FT ALONG 367 FT RAD CURVE TO RT CHORD BEARING N 45DEG 38MIN 40SCD E 1
33-01-01-25-301-090	COM AT A POINT ON W 1/8 LINE OF SEC 25 127.87 FT N OF S SEC LINE, TH N 685.33 FT, W 213.78 FT, N 67DEG 49MIN 57SCD W 134.62 FT, S 157.77 FT, S 38DEG 11MIN 31SCD W 166.1 FT TO E'LY LINE TECHNOLOGY BLVD, S'LY ALONG R/W S 52DEG 03MIN 30SCD E 99.57 FT AND 43

Tax ID Number	Legal Description
33-01-01-25-301-801	BUILDING ON LEASED LAND COM AT POINT ON W 1/8 LINE OF SEC 25 813.2 FT N OF S SEC LINE, TH W 213.78 FT, N 67DEG 49MIN 57SCD W 138.58 FT, N 44DEG 36MIN 34SCD W 350.85 FT TO S'LY LINE TECHNOLOGY BLVD, NE'LY 162.5 FT ALONG 367 FT RAD CURVE TO RT CHORD BEARING N 45DEG 38MIN 40SCD E 161.18 FT, NE'LY 163.84 FT ALONG 292 FT RAD CURVE TO RT CHORD BEARING N 74DEG 18MIN 58SCD E 161.7 FT, E 237.72 FT, SE'LY 78.54 FT ALONG 50 FT RAD CURVE TO RT CHORD BEARING S 44DEG 36MIN 34SCD E 70.71 FT TO W LINE COLLINS RD, E 33 FT TO SAID 1/8 LINE, S 407.74 FT TO BEG; SEC 25 T4N R2W PARCEL CODE OF LAND: 33-01-01-25-301-080
33-01-01-25-301-802	BUILDING ON LEASED LAND COM AT A POINT ON W 1/8 LINE OF SEC 25 127.87 FT N OF S SEC LINE, TH N 685.33 FT, W 213.78 FT, N 67DEG 49MIN 57SCD W 134.62 FT, S 157.77 FT, S 38DEG 11MIN 31SCD W 166.1 FT TO E'LY LINE TECHNOLOGY BLVD, S'LY ALONG R/W S 52DEG 03MIN 30SCD E 99.57 FT AND 434.72 FT ALONG 383 FT RADIUS CURVE TO RT CHORD BEARING S 19DEG 33MIN 37SCD E 411.78 FT TO POINT DUE W OF BEG, E 221.14 FT TO BEG; SEC 25 T4N R2W PARCEL CODE OF LAND: 33-01-01-25-301-090

Note: These parcels reflect the original parcels at the time of adoption of the original LRSZ Tax Increment Financing and Development Plan. Any subsequent combinations or splits reflected in the addition of new parcels are not included herein but should be incorporated into calculations of taxable values, as necessary. Personal parcels within these real parcels should also be included.

City of East Lansing

Tax ID Number	Legal Description
33-20-01-13-226-001	THAT PART OF LOTS 17, 18, & 19 LYING N OF A LINE DRAWN DUE W FROM A PT 28 1/2 FT S OF NE COR OF LOT 17. OAKWOOD
33-20-01-13-227-004	E'LY 50 FT IN WIDTH OF LOT 2 & LOT 3 ENTIRE OAKWOOD
33-20-01-13-227-005	W 40 1/2 FT OF LOT 4 OAKWOOD, ALSO THE S 1/2 OF VACATED ALLEY.
33-20-01-13-227-006	LOT 5 ENTIRE & E 25 1/2 FT OF LOT 4 OAKWOOD, ALSO THE S1/2 OF VACATED ALLEY.
33-20-01-13-227-011	PART OF LOT 14-COM AT SE COR OF LOT 14-W'LY ALONG N LINE OF GD RIVER AVE 23 1/2 FT -N'LY AT RT ANGLES TO GD RIVER AVE 90 FT E'LY PLL TO GD RIVER AVE TO EVERGREEN AVE-S'LY ALONG EVERGREEN AVE. TO BEG OAKWOOD
33-20-01-13-227-012	PART OF LOT 14-COM. 23 1/2 FT. NW OF SE COR. OF LOT 14-NE AT RT ANG TO GD RIVER AVE 90 FT-NW PLL. TO GD. RIVER AVE. 21 1/2 FT- SW AT RT ANG TO GD RIVER AVE 90 FT SE ALONG N. LINE OF GR.RIVER AVE. 21 1/2 FT. TO BEG OAKWOOD
33-20-01-13-227-013	PART OF LOT 14-COM. 45 FT. NW OF SE COR OF LOT 14-NE AT RT ANG TO GD RIVER AVE 90 FT. NW PLL. TO GD. RIVER AVE. 21 1/2 FT - SW AT RT ANG TO GD RIVER AVE 90 FT SE ALONG N. LINE OF GD. RIVER AVE. 21 1/2 FT. TO BEG. OAKWOOD
33-20-01-13-227-016	PART OF LOT 13-COM. 109 1/2 FT NW OF SE COR OF LOT 14 -NE AT RT ANG TO SAID GRAND RIVER AVE. 90 FT-NW PLL TO GD RIVER AVE 22 1/2 FT-SW AT RT ANG TO SAID GRAND RIVER AVE 90 FT SE ALONG N.LINE OF GD RIVER AVE. TO BEG. OAKWOOD

Tax ID Number	Legal Description
33-20-01-13-227-017	COM AT THE SE COR OF LOT 14 OAKWOOD PART OF THE NE 1/4 OF SEC 13 CITY OF EAST LANSING TH W'LY PLL WITH GRAND RIVER AVE 66.5 FT TO POB TH CONT W'LY PLL WITH GRAND RIVER AVE 43 FT TH N'LY PLL WITH E LOT LN OF LOT 13 OAKWOOD 90 FT TH W'LY PLL WITH GRAND RIVER AVE 22.5FT TH N'LY PLL WITH W LOT LN OF LOT 13 OAKWOOD 75 FT TH E'LY PLL WITH GRAND RIVER AVE 63.822 FT TH S'LY ALONG THE W'LY LN OF EVERGREEN AVE TO A PT 92.75 FT N OF THE SE COR OF LOT 14 OAKWOOD TH W'LY PLL TO GRAND RIVER AVE 58.5 FT M OR L TH S'LY PLL WITH W'LY LOT LN OF LOT 14 OAKWOOD 90 FT TO POB
33-20-01-13-227-019	BEGINNING AT THE SW CORNER OF THE PLAT OF OAKWOOD AS RECORDED IN LIBER 2 OF PLATS, PAGE 33 INGHAM COUNTY RECORDS ALSO BEING THE SE CORNER OF COLLEGE HEIGHTS SUBDIVISION AS RECORDED IN LIBER 3 OF PLATS, PAGE 13, INGHAM COUNTY RECORDS, THENCE N70 ^ 00'00W ALONG THE S LINE OF COLLEGE HEIGHTS SUBDIVISION 158.00' TO THE SW CORNER OF LOT 1 OF SAID COLLEGE HEIGHTS SUBDIVISION; THENCE N12 ^ 11'00'E ALONG THE E LINE OF SAID LOT 1 90.00'; THENCE S82 ^ 30'53'E 130.59' TO THE E LINE OF SAID COLLEGE HEIGHTS SUBDIVISION
33-20-01-13-228-007	LOT 32 OAKWOOD
33-20-01-13-228-008	LOT 30 OAKWOOD
33-20-01-13-228-014	COM AT THE NW COR OF LOT 28 OF OAKWOOD SUBD TH E 100 FT TH S 45 FT TH W TO EVERGREEN AVE TH N'LY ALONG SAID AVE TO PLACE OF BEG SEC 13 T4NR2W
33-20-01-13-228-015	LOTS 26 AND 28 OAKWOOD SUB EXC COM AT NW COR OF LOT 28 TH E 100' TH S45' TH W TO EVERGREEN AVE, TH N'LY ALG SAID AVE TO POB SEC 13 T4N, R1W.
33-20-01-13-229-010	LOTS 27 & 29 OAKWOOD
33-20-01-13-230-001	N 44 FT OF LOT 23 & S 16 FT OF LOT 24 OAKWOOD
33-20-01-13-230-004	LOTS 21 AND 22, ALSO S 22' OF LOT 23 OAKWOOD
33-20-02-18-136-001	N.68 FT OF LOTS 1 & 2 & N 68 FT OF W . 6.7 FT OF LOT 3 RESUB OF LOTS 6 TO 29 IN- CLUSIVE OF ANGELL'S SUB OF LOT 80 AND PORTION OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-002	S 22 FT OF LOTS 1&2 & W 11.7 FT OF S 22 FT OF LOT 3 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-003	LOT 3 EXC N 68 FT OF W 6.7 FT & EXC S 22 FT OF W 11.7 FT RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELLS SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-004	LOTS 4 & 5 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-005	LOT 6 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-006	LOT 7 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-007	N 1/2 OF LOTS 8 & 9 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-008	S 1/2 OF LOTS 8 & 9 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE

Tax ID Number	Legal Description
33-20-02-18-136-010	BEG AT A PT 45 FT S OF NE COR OF LOT 5 W 105.9 FT S 45 FT E 105.9 FT N 45 FT TO BEG ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-011	BEG AT SE COR OF LOT 5, N 107.2 FT W 105.9 FT S 68.5 FT TO ALBERT AVE SE'LY 114 FT TO BEG ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-017	LOT 3 N 45 FT OF LOTS 4 AND 5, ALSO BEG 114 FT NW OF SE COR OF LOT 5, TH NW'LY 55 FT, TH N 94.9 FT TH E TO PT DIRECTLY N OF POB, TH S 113.5 FT TO POB, ANGELL'S SUB. OF LOT 80 AND PORTIONS OF LOT 78 AND 79 COLLEGE GROVE
33-20-02-18-136-018	N 38 FT OF LOT 1 AND N 38 FT OF W 20.5 OF LOT 2 ALSO E 59 FT OF LOT 2 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-137-002	W 1/2 OF LOT 30 & 32 COLLEGE GROVE
33-20-02-18-137-003	W 1/2 OF E 1/2 OF LOTS 30 & 32 COLLEGE GROVE
33-20-02-18-137-004	E 1/2 OF E 1/2 OF LOTS 30 & 32 COLLEGE GROVE
33-20-02-18-138-001	LOT 41 COLLEGE GROVE
33-20-02-18-138-002	LOT 39 COLLEGE GROVE
33-20-02-18-138-004	E 1/2 OF LOTS 31 & 33 COLLEGE GROVE
33-20-02-18-138-005	W 1/2 OF LOTS 31 & 33 COLLEGE GROVE
33-20-02-18-139-001	N 39 FT OF W 110.5 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-002	N 11 FT OF LOT 50 & S 27 FT OF W 110.5 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-003	E 38 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-004	LOT 50 EXC N 11 FT & S 16 1/2 FT COLLEGE GROVE
33-20-02-18-139-005	N 1/2 OF LOT 48 & S 16 1/2 FT OF LOT 50 COLLEGE GROVE
33-20-02-18-139-006	N 1/4 OF LOT 46 & S 1/2 OF LOT 48 COLLEGE GROVE
33-20-02-18-139-008	LOT 44 COLLEGE GROVE
33-20-02-18-139-013	LOT 42 EXC THE N 17' COLLEGE GROVE ALSO THE W 1/2 OF VACATED ALLEY, ALSO BEG AT THE SW COR OF SAID LOT 42 TH S 9.91', TH S40°54'30"W 19.64' ALONG THE E'LY LINE OF M.A.C. AVE TH E'LY 169.61' TO THE C.L. EXTENDED OF THE ALLEY LYING EAST OF LOT 42
33-20-02-18-152-001	LOT 17 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-002	LOT 18 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-003	LOT 19 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-004	LOT 20 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-005	LOT 21 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-006	LOT 22 AND 23 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE

Tax ID Number	Legal Description
33-20-02-18-154-001	LOT 43 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-002	W 46 FT OF LOT 45 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-003	E 28.8 FT OF LOT 45 AND W 11.2 FT OF LOT 47 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-004	E 46.1 FT OF W 57.3 FT OF LOT 47 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-005	E 17.5 FT OF LOT 47 AND W 28.6 FT OF LOT 49 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-006	E 46.1 FT OF LOT 49 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-162-001	W 96 FT OF LOT 2 COLLEGE GROVE
33-20-02-18-162-003	LOT 14 EXC S 53 FT 3 IN COLLEGE GROVE
33-20-02-18-162-004	N 33 FT 3 IN OF S 53 FT 3 IN OF LOT 14 COLLEGE GROVE
33-20-02-18-162-005	S 20 FT OF E 30 FT OF LOT 12 & S 20 FT OF LOT 14 COLLEGE GROVE
33-20-02-18-163-001	LOT 1 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-002	LOT 3 & W 1/2 OF LOT 5 EXC S 3 FT THEREOF COLLEGE GROVE
33-20-02-18-163-003	E 1/2 OF LOT 5 EXC S 3 FT & W 1/2 OF LOT 7 EXC E 3 IN OF W 1/2 OF LOT 7 & EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-004	E 1/2 OF LOT 7 EXC S 3 FT & E 3 IN OF W 1/2 OF LOT 7 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-005	LOT 9 & W 22 FT OF LOT 11 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-006	W 25 1/2 FT OF E 60 1/2 FT LOT 11 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-007	W 15 1/2 FT OF E 35 FT OF LOT 11 COLLEGE GROVE
33-20-02-18-163-009	E 64 1/2 FT OF N 26 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-163-010	COM 3 FT N OF SE COR OF LOT 13-N TO NE COR OF LOT-W 73 1/2 FT-S 69 FT-E 40 FT-S 60 FT-E'LY TO BEG EX E 64 1/2 FT OF N 26 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-163-011	E 19.5 FT OF LOT 11 EXC S 3 FT ALSO W 3.3 FT LOT 13 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-013	E 5.7 FT OF W 9 FT & E'LY 16.57 FT OF W'LY 25.57 FT OF S'LY 63 FT OF LOT 13 EXC S 3 FT THEREOF COLLEGE GROVE
33-20-02-18-163-014	THE E'LY 23.43 FT OF THE W'LY 49 FT OF THE S 63 FT EXC S 3 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-164-101	UNIT NUMBER 1 EAST LANSING CITY CENTER CONDOMINIUMS, ALSO THE SURFACE AREA OF LOT 18 EXCEPT THE WEST 31.54 FT AND THE WEST 21.79 FT OF LOT 20, PLAT OF COLLEGE GROVE, CITY OF EAST LANSING, INGHAM COUNTY MICHIGAN, ACCORDING TO THE RECORDED PLAT AS RECORDED IN LIBER 3 OF PLATS, PAGE 4, INGHAM COUNTY RECORDS TOGETHER WITH THE VERTICAL AREA ABOVE THE SURFACE AREA UP TO A HEIGHT OF FOURTEEN AND ONE HALF (14 1/2) FEET TO THE UNDERSIDE SURFACE OF THE MUNICIPAL PARKING STRUCTURE WHICH IS LOCATED ABOVE THE SURFACE AREA REFERED TO ABOVE.

Tax ID Number	Legal Description
33-20-02-18-164-102	UNIT #2 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-103	UNIT #3 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-104	UNIT #4 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-105	UNIT #5 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-106	UNIT #6 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-107	UNIT #7 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-108	UNIT #8 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-109	UNIT #9 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-110	UNIT #10 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-111	UNIT #11 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-112	UNIT #12 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-113	UNIT #13 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-114	UNIT #14 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-115	UNIT #15 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-116	UNIT #16 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-117	UNIT #17 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-118	UNIT #18 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-119	UNIT #19 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-120	UNIT #20 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-121	UNIT #21 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-122	UNIT #22 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-123	UNIT #23 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-124	UNIT #24 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-125	UNIT #25 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-126	UNIT #26 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-127	UNIT #27 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-128	UNIT #28 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-131	UNIT #31 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-132	UNIT #32 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-133	UNIT #33 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-134	UNIT #34 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-135	UNIT #35 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-136	UNIT #36 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-137	UNIT #37 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-138	UNIT #38 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-139	UNIT #39 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-140	UNIT #40 EAST LANSING CITY CENTER CONDOMINIUMS

Tax ID Number	Legal Description
33-20-02-18-164-141	UNIT #41 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-142	UNITS 29 AND 30 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-201	SUITE 1- 7,041 SQ FT RETAIL SPACE IN CITY CENTER RAMP
33-20-02-18-164-202	SUITE 2- 9,546 SQ FT RETAIL SPACE IN CITY CENTER RAMP
33-20-02-18-165-002	E 18 FT OF LOT 15 COLLEGE GROVE
33-20-02-18-165-004	LOT 19 EXC E 48 1/2 FT COLLEGE GROVE
33-20-02-18-165-005	E 48 1/2 FT OF LOT 19 ENTIRE LOTS 21 & 23 COLLEGE GROVE
33-20-02-18-165-006	THE W'LY 26 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-165-007	THE E'LY 24 FT OF THE W'LY 50 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-165-008	THE E'LY 32.5 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-166-003	W 31 FT OF LOT 39 AND E 8 FT OF LOT 37 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-004	LOT 39 EXC E 10 FT AND EXC W 31 FT ANGELL'S SUBD OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-005	E 10 FT OF LOT 39 AND ALL OF LOT 41 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-009	LOT 35, ALSO LOT 37 EXC E 8' ANGELL'S SUBD OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE.
33-20-02-18-166-100	SUITE A-5,000 SQ FT RETAIL SPACE IN ALBERT ST PARKING RAMP
33-20-02-18-166-101	SUITE B-CITY PORTION-3,900 SQ FT RETAIL SPACE IN ALBERT ST PARKING RAMP
33-20-02-18-167-003	LOT 14 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-004	LOT 13 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-009	LOTS 15 AND 16 ASSESSORS PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-010	LOT 9 THRU 12 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-168-001	LOT 1 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-168-008	PT OF LOTS 6 AND 8 AND ENTIRE LOT 7, ASSESSOR'S PLAT OF CHASE SUB, OF PT OF LOT 78 OF COLLEGE GROVE, CITY OF E LANS, ING CO, MI ACCORDING TO THE REC PLAT THEREOF, AS REC IN LIBER 12 OF PLATS, PG 2, ING CO REC, DESC AS: BEG AT THE SE COR OF LOT 6, TH N70 ^01'15W
33-20-02-18-168-009	BEG AT SE COR OF LOT 8, TH N70 ^01'15W 48.70' ALG THE N LN OF GRAND RIV AVE
33-20-02-18-168-010	LOT 2 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE EXC BEG AT SE COR OF LOT 2 ON GRAND RIVER AVE TH NW'LY 0.30' ON N LN OF GRAND RIVER AVE TH NE'LY 132.20' AND ALG AN EXTERIOR WALL LN OF AN EXISTING BLDG ON LOT 2 AND THE EXTENSION OF SD LN TO A POINT 0.37' NW'LY OF THE NE COR OF LOT 2; TH SE'LY 0.37' TO THE NE COR OF SD LOT 2, TH SW'LY 132.20' ON THE E LN OF LOT 2 TO POB.

Tax ID Number	Legal Description
33-20-02-18-168-011	THAT PART OF LOT 2 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 OF COLLEGE GROVE, CITY OF EAST LANSING, ING CO., MI DESC AS: BEG AT THE SE COR OF LOT 2 ON GRAND RIVER AVE, TH NW'LY 0.30' ON THE N LN OF GRAND RIVER AVE; TH NE'LY 132.20' AND ALG AN EXTERIOR WALL LN OF AN EXISTING BLDG ON LOT 2 AND THE EXTENSION OF SAID LN TO A POINT 0.37' NW'LY OF THE NE COR OF LOT 2; TH SE'LY 0.37' TO THE NE COR OF SD LOT 2; TH SW'LY 132.20' ON THE E LN OF LOT 2 TO THE POB. ALSO LOT 3 AND LOT 4 EXC THE E'LY 8.4' IN WIDTH THEREOF, ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE, CITY OF EAST LANSING, ING CO, MI.
33-20-02-18-168-012	LOT 4 EXC THE E'LY 8.4' IN WIDTH, ALSO LOT 5 ENTIRE, AND LOT 6 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE, EXC THAT PART OF LOT 6 DESC AS BEG AT SE COR OF LOT 6, TH N 70 ^ 01'15W 0.28'
33-20-02-18-169-001	LOT 42 & S 1 RD OF LOT 44 FIRST ADDITION TO FAIRVIEW
33-20-02-18-169-002	LOT 40 FIRST ADDITION TO FAIRVIEW
33-20-02-18-170-001	LOTS 1 & 2 FAIRVIEW
33-20-02-18-172-003	LOT 4 FAIRVIEW
33-20-02-18-172-004	LOT 5 FAIRVIEW
33-20-02-18-172-005	LOT 6 & 7 FAIRVIEW
33-20-02-18-172-007	N 50 FT OF LOT 3 FAIRVIEW
33-20-02-18-172-008	LOT 3 EXC N 50 FT FAIRVIEW
33-20-02-18-172-009	LOT 3 FAIRVIEW
33-20-02-18-405-006	N 65 FT OF E 22 FT OF LOT 28 ALSO N 65 FT OF LOT 29 FAIRVIEW
33-20-02-18-414-007	LOT 8 SUPERVISOR'S PLAT NO 5 OF MERIDIAN TOWNSHIP
33-20-02-18-414-018	LOT 4 COLLEGEDALE
33-20-02-18-415-008	LOT 60, 61 & 62 COLLEGEDALE
33-20-02-18-419-001	LOT 37 EXC N 18.37 FT & PART OF LOTS 38 & 39 BEG AT SW COR OF LOT 39-N ON W LINE OF LOT 39 114.3 FT-S 86 ^ 01' 25 E 102.51 FT-S 69 ^ 13' E 22 FT TO E'LY LINE OF LOT 38 AT PT 18.37 FT S OF NE COR THEREOF-S TO SE COR LOT 38-NW'LY TO BEG FAIRVIEW"
33-20-02-18-419-002	LOT 35 & 36 EXC N 12.70 FT OF LOT 35 MEASURED AT RIGHT ANGLES TO GRAND RIVER AVE EAST LANSING MI FAIRVIEW
33-20-02-18-419-801	BUILDING ON LEASED LAND LOT 37 EXC N 18.37 FT & PART OF LOTS 38 & 39 BEG AT SW COR OF LOT 39-N ON W LINE OF LOT 39 114.3 FT-S 86 ^ 01' 25 E 102.51 FT-S 69 ^ 13' E 22 FT TO E'LY LINE OF LOT 38 AT PT 18.37 FT S OF NE COR THEREOF-S TO SE COR LOT 38-NW'LY TO BEG FAIRVIEW. PARCEL NUMBER 33-02-18-419-001."
33-20-02-18-420-001	LOTS 1 & 3 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-004	S 50 FT OF LOT 7 (INCL THAT PT OF VACATED ALLEY ON THE S) ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-005	LOT 9 & N 41 FT OF LOT 11 (INCL THAT PT OF VACATED ALLEY TO THE N) ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-006	S 25 FT OF LOT 11 ENTIRE LOT 13 & N 1/2 OF LOT 15 ELMWOOD ADDITION TO FAIRVIEW

Tax ID Number	Legal Description
33-20-02-18-420-007	S 1/2 OF LOT 15 & N 49 1/2 FT OF LOT 17 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-008	LOT 19 & S 16 1/2 FT OF LOT 17 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-009	LOT 5 AND THE N 22 FT OF LOT 7 ELMWOOD ADDITION TO FAIRVIEW.
33-20-02-18-421-001	LOT 2 & N 33 FT OF LOT 4 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-002	S 2 RDS OF LOT 4 & LOT 6 ENTIRE ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-003	LOTS 8 & 10 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-004	LOT 12 ENTIRE & N 3 FT OF LOT 14 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-005	LOT 14 EXC N 3 FT & N 6 FT OF LOT 16 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-006	LOTS 16, 18 & 20 EXC N 6 FT OF LOT 16 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-422-003	LOTS 30 & 31 FAIRVIEW
33-20-02-18-422-004	LOT 32, ALSO LOTS 33 AND 34 EXC N 12.70 FT MEASURED AT RIGHT ANGLES TO GRAND RIVER AVE FAIRVIEW SUB.
33-20-02-18-423-001	LOT 1 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-002	LOT 2 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-003	LOT 3 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-004	LOT 4 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-005	LOT 5 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-006	LOT 6 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-007	LOT 7 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-008	LOT 8 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-009	LOTS 9-12 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-010	LOT 22 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-011	LOT 21 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-012	N 7 FT OF LOT 19 AND ALL OF LOT 20 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-013	LOT 19 EXC N 7 FT RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-014	LOT 18 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-015	LOT 17 RIVERDALE ADDITION TO FAIRVIEW
33-20-02-18-423-016	LOT 16 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-017	LOTS 13-15 AND N 15 FT OF W 145.5 FT OF E 183 FT OF OUTLOT A RIVERDALE ADD TO FAIRVIEW
33-20-02-18-424-001	LOTS 1, 2 AND 3 EXC S 15 FT OF EA LOT AND EXC N 18.37 FT OF EACH LOT ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-002	LOT 4 AND S 15 FT OF LOTS 1, 2 AND 3 ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-003	LOT 5 ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-004	LOT 6 EXC S .74 FT ASSESSOR'S PLAT OF CHERRY LAWN

Tax ID Number	Legal Description
33-20-02-18-424-005	S .74 FT OF LOT 6 AND ALL OF LOT 7 EXC BEG AT SE COR NW'LY ON LOT LINE 57.69 FT E 54.05 FT TO E LINE OF LOT 7 S 20.47 FT TO BEG ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-006	PART OF LOT 10 COM AT NW COR THEREOF-S 70 ^ 01' E ON N'LY LOT LINE 74.71 FT-S 89 ^ 12' W 69.85 FT TO E'LY LINE OF RIVER STREET-N 0 ^ 48' W 26.51 FT TO BEG EAST LAWN (THIS PARCEL OWNED WITH LAND ADJOINING IN CITY OF EAST LANSING) EAST LAWN
33-20-02-18-424-007	BEG 15 FT S OF NW COR OF LOT 11 OF EAST LAWN SUBD-N 60 FT-E 123.5 FT-S PLL WITH RIVER ST TO PT E OF BEG-W TO BEG EAST LAWN & PT OF ASSESSOR'S PLAT OF CHERRY LAWN (OCC AS ONE PARCEL) EAST LAWN
33-20-02-18-424-008	LOT 8, 9, 12, 13 & LOT 11 EXC N 15 FT EAST LAWN
33-20-02-18-424-009	W 31 FT OF LOT 4 EAST LAWN
33-20-02-18-424-010	LOT 3 & LOT 4 EXC W 31 FT EAST LAWN
33-20-02-18-424-011	LOT 5 & LOT 6 EXC S 54 FT EAST LAWN
33-20-02-18-424-012	N 11 FT OF LOT 7 & S 54 FT OF LOT 6 EAST LAWN
33-20-02-18-424-013	LOT 7 EXC N 11 FT EAST LAWN
33-20-02-18-425-001	LOT 21 ELMWOOD ADD TO FAIRVIEW AND W 145.5 FT OF OUTLOT A RIVERDALE ADD TO FAIRVIEW AND THAT PT OF SEC 18 LYING S OF ELMWOOD ADD TO FAIRVIEW N OF RED CEDAR RIVER E TO BOGUE ST AND W OF RIVERDALE ADD TO FAIRVIEW EXC WATERS EDGE DR (OWNED AND OCCUPIED AS ONE PARCEL) SEC 18 T4NR1W
33-20-02-18-425-002	LOT 1, 2 & 3 CANDY CARVER A REPLAT ON OUTLOT A" OF RIVERDALE ADD TO FAIRVIEW"
33-20-02-18-425-003	LOT 14 EAST LAWN
33-20-02-18-425-004	LOTS 15 & 16 EAST LAWN
33-20-02-18-426-001	LOTS 1 & 2 ALSO LOT 21 EAST LAWN
33-20-02-18-426-002	LOTS 17, 18, 19 & 20 EAST LAWN
33-20-02-18-426-003	LOT 75 SUPERVISORS PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-004	LOTS 76 & 77 SUPERVISORS PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-005	COM AT NW COR OF LOT 78 S'LY ALONG LOT LN TO CEDAR RIVER E'LY ALONG RIVER 57.5 FT N'LY TO A POINT IN A N LOT LN THAT IS 77.53 FT E'LY OF BEG W'LY BEG BEING PARTS OF LOTS 78 & 79 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-006	COM AT A POINT IN N LOT LN OF LOT 79 THAT IS 77.53 FT E'LY OF NW COR OF LOT 78 S'LY TO A POINT IN S LOT LN OF LOT 78 THAT IS 57.5 FT E'LY OF SW COR OF LOT 78 E'LY ALONG S LOT LN TO A POINT 33 FT E'LY OF SW COR OF LOT 80 N'LY TO N LOT LN OF LOT 81 AT A POINT 86 1/5 FT E'LY OF NW COR OF LOT 80 W'LY ALONG N LOT LN TO BEG BEING PART OF LOTS 78 79 80 & 81 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-007	W 1/2 OF FOLLOWING DESC PART OF LOTS 80 & 81 & 82 COM IN S'LY LN OF GRAND RIVER AVE AT A PT N 69 ^ 28' W 1003.2 FT FROM ITS INT WITH E LINE OF SEC 18 N 69 ^ 28' W 144.8 FT S 13 ^ 42' W 231 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 126 FT M/L N 19 ^ 16' E 221.7 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP

Tax ID Number	Legal Description
33-20-02-18-426-008	E 1/2 OF FOLLOWING DESC PART OF LOTS 80 81 & 82 COM IN S'LY LN OF GRAND RIVER AVE AT PT N 69 ^ 28' W 1003.2 FT FROM ITS INTERSECTION WITH E LN OF SEC 18 N 69 ^ 28' W 144.8 FT S 13 ^ 42' W 231 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 126 FT M/L N 19 ^ 16' E 221.7 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-009	LOT 83 ENTIRE & PARTS OF LOTS 81 82 & 84 COM ON S LN OF GRAND RIVER AVE AT PT N 69 ^ 28' W 852.6 FT FROM ITS INT WITH E LN OF SEC 18 N 69 ^ 28' W 150.6 FT S 19 ^ 16' W 221.7 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 162 FT M/L N 16 ^ 19' E 222.3 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-010	COM AT INT OF C/L OF M 43 & E LN OF SEC 18 N 69 ^ 28' W ON CENTER OF HWY 705.6 FT TO POB S 16 ^ 19' W 279.8 FT TO RED CEDAR RIVER NW'LY ON RIVER 138.8 FT N 16 ^ 19' E 255.8 FT TO C/L OF HWY S 69 ^ 28' E 135 FT TO POB SEC 18 T4NR1W PART OF SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-012	COM IN THE CENTER OF GRAND RIVER AVE AT PT 428.9 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S 6 ^ 45' W 289.0 FT TO N BANK OF RED CEDAR RIVER W ON N BANK OF RIVER 86.3 FT N 15 ^ 15' E 116.5 FT N 6 ^ 07' E 170 FT TO CENTER OF GRAND RIVER AVE SE'LY 70 FT TO BEG BEING PART OF LOTS 89, 90 & 91 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP EXC LAND TAKEN FOR US16 HWY
33-20-02-18-426-013	COM AT PT IN CENTER OF GRAND RIVER AVE 247.5 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S PLL WITH E SEC LN 290.3 FT TO N BANK OF RED CEDAR RIVER W'LY ALONG N BANK OF RIVER 213.7 FT N 6 ^ 45' E 289 FT TO CENTER OF GRAND RIVER AVE SE'LY 181.4 FT TO BEG EXC HY RIGHTS BEING PARTS OF LOTS 90 & 91 & ALL OF LOTS 92 & 93 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-014	LOTS 94 & 95 EXC E 53.5 FT OF LOT 95 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP

Note: These parcels reflect the original parcels at the time of adoption of the original LRSZ Tax Increment Financing and Development Plan. Any subsequent combinations or splits reflected in the addition of new parcels are not included herein but should be incorporated into calculations of taxable values, as necessary.

Meridian Township

Tax ID Number	Legal Description
33-02-02-03-102-008	M3-6-2 & M3-6-3 M4-19-3 M4-19-5-1 BEG @ A PT ON W LN SEC 3 @ A PT S 01 DEG 06'27"W 518.47 FT FROM NW COR SEC 3 -S 59 DEG 40'W ALG S'LY R/W LN M-78 281.3 FT -S 01 DEG 06'27"W 626.42 FT TO C/L TOWNER RD -S 88 DEG 37'E ON C/L 240 FT TO THE W LN OF SEC 3 -CON'T ALG C/L S 88 DEG 29'54"E 106.66 FT -N 01 DEG 06' 27"E 408.40 FT -S 88 DEG 29'54"E 106.66 FT -N 01 DEG 06'27"E 497.77 FT TO SL'Y R/W LN M-78 -S 59 DEG 40'W ALG R/W 250 FT TO POB SEC 3 & 4 T4NR1W 6.96 AC M/L

Tax ID Number	Legal Description
33-02-02-03-102-012	(M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 213.32 FT TO POB - N01D03'17"W 986.13 FT TO EASTBOUND C/L OF HWY M-78 - N57D29'13"E ALNG SD C/L 306.26 FT - S01D03'17"E 403.28 FT - N89D25'21"E 472.12 FT TO W LN OF E 50 A OF N 1/2 OF NW 1/4 - S00D48'16"E ALNG SD W LN 444.83 FT - S89D25'21"W 550 FT - S00D48'16"E 300 FT TO S LN OF N 1/2 OF NW 1/4 - S89D25'14"W ALNG SD S LN 180.12 FT TO POB (10.66 A) (SPLIT/COMBINED ON 01/18/2019 FROM 33-02-02-03-102-006)
33-02-02-04-227-001	M 4-19-2 BEG AT INTER OF CEN LINE OF TOWNER RD & CEN LINE OF E BOUND RDWY OF M-78 STATE HWY N 59 DEG 40' E ALONG SAID E BOUND RDWY CEN LINE 300 FT S 20 DEG 49' 40" W 165.83 FT TO CEN LINE OF TOWNER RD -W ALONG SAID CEN LINE TO BEG., ON NE FRL 1/4 OF FRL SEC 4, T4N R1W.
33-02-02-04-227-002	M4-19-6 COM. IN CEN. OF TOWNER RD. 180 FT E OF E 1/8 LINE OF SEC. 4 FOR A PT. OF BEG, TH. N 20 DEG 49'40"E 165.83 FT TO THE S'LY R/W LN OF M-78 HWY -N 59 DEG 40'E 291.29 FT ALNG SD R/W LINE OF M-78 HWY -S 1 DEG 23'W 310.80 FT TO CEN LINE OF TOWNER RD -W'LY ALNG CEN LN OF SD ROAD 270 FT M/L TO PT OB BEG SEC 4 T4NR1W 1.38 AC M/L
33-02-02-04-227-003	M 4-19-1 COM IN CENTER OF TOWNER ROAD AT PT 503 FT E OF ITS INT WITH E'LY LINE OF M-78 HY-E 126 FT-N 388.67 FT TO S'LY LINE OF M-78 HY SW'LY ALONG HY 148.12 FT- S 310.8 FT TO BEG ON NE FRL 1/4 OF SEC 4, T4N R1W.
33-02-02-04-227-004	M4-19-4 PT OF E 1/2 OF NE 1/4 LYING S OF M-78 HWY BEG AT PT LYING 524.6 FT W OF INT OF CEN LI OF TOWNER RD & E SEC LI OF SEC 4 W 233 FT N 1 DEG 23' E APPROX 300 FT TO S'LY LI OF M-78 HWY N 59 DEG 40' E ALG S'LY LI OF M-78 HWY APPROX 276.8 FT S TO PT OF BEG SEC 4 T4N R1W 2 A M/L.
33-02-02-04-227-007	M4-19-5 COM AT NE COR OF SEC. 4 - S 01 DEG 06' 27" W ALONG E LINE OF SEC. 4, 518.47 FT TO PT ON S'LY R/W LINE OF HWY M-78 - S 59 DEG 40' 00" W ALONG S'LY R/W OF HWY M-78, 281.30 FT TO PT. OF BEG - S 59 DEG 40' 00" W ALONG SAID R/W, 333.57 FT - S 01 DEG 06' 27" W 451.06 FT TO PT ON CEN LINE OF TOWNER RD - S 88 DEG 37' 00" E ALONG CEN LINE OF TOWNER RD 284.6 FT - N 01 DEG 06' 27" E PLL TO E LINE OF SEC 4, 626.42 FT TO PT OF BEG, SEC. 4, T4N R1W
33-02-02-20-202-004	MP 651-656 631-1 TO 633-1-1 LOTS 21-26 INCL. & ALSO COM. 30 FT. N OF NW COR. OF LOT 26, TH W 82.5 FT, TH. S 420 FT. TH. E 82.5 FT, TH. N TO BEG. & ALSO THE W 183.5 FT. OF NORMANDY ST. (NOW VACATED) & ALSO COM. 25 FT. N OF NW COR. OF LOT 21, W 82.5 FT. S TO RED CEDAR RIVER, SE'LY ALONG RIVER TO SW COR. OF LOT 18, N 364 FT. TO BEG. ALSO S 30 FT. OF LOTS 1, 2 & 3 CEDAR RIVER HOMES.
33-02-02-20-202-007	MP 648 LOT 18 & N 112 FT OF LOT 17 CEDAR RIVER HOMES.
33-02-02-20-202-008	MP 647 LOT 17 EXC N 112 FEET CEDAR RIVER HOMES.
33-02-02-20-202-009	MP 649 & 650 LOTS 19 & 20 CEDAR RIVER HOMES
33-02-02-20-203-010	LOT 7 EXC N 22 FT & LOTS 8 & 9 ENTIRE. CEDAR RIVER HOMES SEC 20 T4NR1W

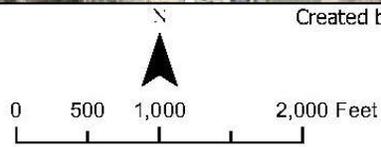
Tax ID Number	Legal Description
33-02-02-20-203-011	LOT 10 CEDAR RIVER HOMES. ALSO THE N 25 OF THE E 183.5 FT OF VACATED NORMANDY ST. R.O.W. SEC 20 T4NR1W.
33-02-02-20-204-003	MP 643 MP 644 LOTS 13 & 14 CEDAR RIVER HOMES
33-02-02-20-204-004	MP 645 LOT 15 CEDAR RIVER HOMES.
33-02-02-20-204-006	MP 641 & 642 LOTS 11 AND 12 CEDAR RIVER HOMES. ALSO THE SOUTH 25' OF THE E 183.5 FT OF VACATED NORMANDY ST. R.O.W.
33-02-02-20-204-007	(MP 646) LOT 16 CEDAR RIVER HOMES EXC COM AT NW COR OF SD LOT 16 - S00D 22'13"W 84.82 FT ALNG W LOT LN & E LN OF DAWN AVE - S89D 37'47"E 78.61 FT TO POB - N00D 22'13"E 20 FT - S89D 37'47"E 50 FT - S00D 22'13"W 50 FT - N89D 37'47"W 50 FT - N00D 22'13"E 30 FT TO POB SUBJ TO 12 T WIDE ESMT FOR INGRESS & EGRESS 31678 SQ FT (SPLIT/COMBINED ON 01/17/2018 FROM 33-02-02-20-204-005) (SPLIT ON 11/02/2020 WITH 33-02-02-20-204-008 INTO 33-02-02-20-204-009)
33-02-02-20-204-008	(MP 646) PART OF LOT 16 CEDAR RIVER HOMES DESC AS COM AT NW COR OF SD LOT 16 - S00D 22'13"W 84.82 FT ALNG W LOT LN & E LN OF DAWN AVE - S89D 37'47"E 78.61 FT TO POB - N00D 22'13"E 20 FT - S89D 37'47"E 50 FT - S00D 22'13"W 50 FT - N89D 37'47"W 50 FT - N00D 22'13"E 30 FT TO POB TOGETHER WITH 12 FT WIDE ESMT FOR INGRESS & EGRESS 2478 SQ FT (SPLIT/COMBINED ON 01/17/2018 FROM 33-02-02-20-204-005) (SPLIT ON 11/02/2020 WITH 33-02-02-20-204-007 INTO 33-02-02-20-204-009)
33-02-02-20-204-009	LOT 16 CEDAR RIVER HOMES (SPLIT/COMBINED ON 11/02/2020 FROM 33-02-02-20-204-007, 33-02-02-20-204-008)

Appendix B: Maps

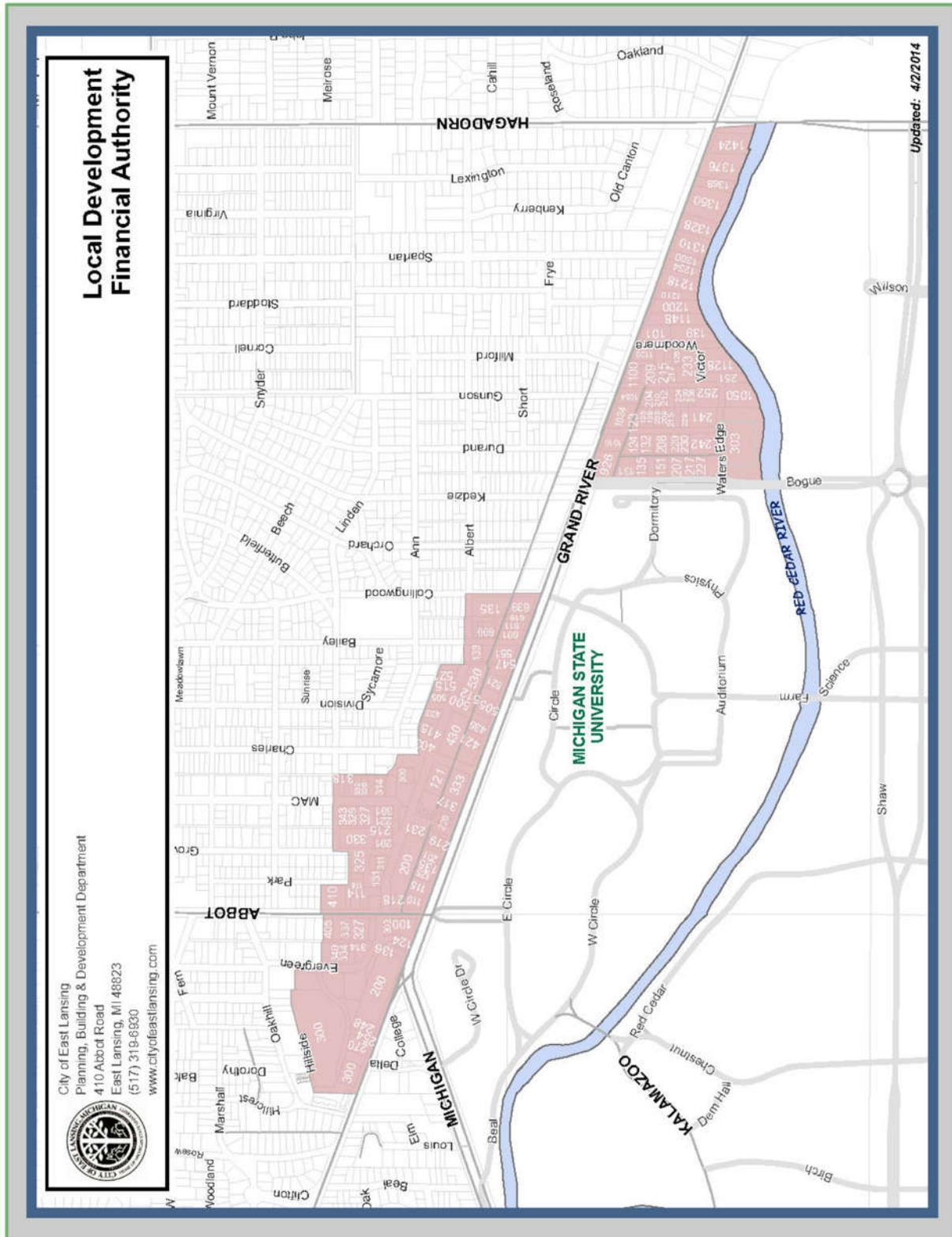
City of Lansing SmartZone Development Area



Created by: S. Quon 2-5-21 City of Lansing IT



City of East Lansing SmartZone Development Area



Meridian Township SmartZone Development Areas

Dawn Avenue Area



East Saginaw Highway (M-78) Area



References

East Lansing Technology Innovation Center (TIC). 2013. *2008–2013 Overview and Dashboard*. East Lansing: East Lansing Technology Innovation Center.

Global Accelerator Learning Initiative (GALI). 2016. “The Accelerator Landscape.” *GALI*. Accessed March 5, 2021. <https://www.galidata.org/accelerators/>



**PUBLIC SECTOR
CONSULTANTS**

230 N. Washington Square
Suite 300
Lansing, MI 48933



To: Township Board

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

Date: July 14, 2021

Re: Text Amendment #21020 – MUPUD Ordinance Updates

Text Amendment #21020 is an ordinance update initiated by the Planning Commission to update the standards for the Mixed Use Planned Unit Development ordinance. The Planning Commission has been discussing this update since September of 2020 and had a subcommittee work on the specific language. A final draft that the Planning Commission recommended for approval is attached to this memo, along with the extensive cover memos from Staff throughout the last nine months.

Overall, the changes are trying to address what were perceived as gaps in the current ordinance and the type of development that was being built and proposed under it. There are a number of changes, as outlined in the attached Staff memos, but the main changes are:

- Addition of the Meridian Mall property as an area that can be approved for a higher density and additional building height.
- Updating the amenities list and the requirement to receive waivers, along with more specifics related to amenities broadly.
- Tightening up the timing of when a project needs to start construction or request reapproval.
- Change to the major amendment requirements to address reductions in nonresidential space.

Staff memorandums outlining the analysis behind the Planning Commission’s review and minutes from their meetings when they discussed the matter are attached for the Board’s review.

Township Board Options

The Township Board may approve or deny the proposed text amendment to the Mixed Use Planned Unit Development ordinance. If the Board amends the proposal, the request may be referred back to the Planning Commission for further analysis and recommendation. A resolution will be provided at a future meeting.

Attachments

1. Draft MUPUD Ordinance as recommended by the Planning Commission
2. Map of the Meridian Mall MUPUD Area
3. Staff memorandums dated September 25, 2020 (PC), October 9, 2020(Committee), November 12, 2020(Committee), December 10, 2020(PC), February 4, 2021, March 19, 2021, April 9, 2021, May 21, 2021 and June 7, 2021
4. Planning Commission resolution recommending approval dated June 14, 2021.
5. Planning Commission minutes dated September 28, 2020(discussion), December 14, 2020(discussion), February 8, 2021(discussion), March 21, 2021(discussion), April 12, 2021(discussion), May 24, 2021(discussion), and June 14, 2021 (decision).
6. Michigan Zoning Enabling Act Excerpt

Chapter 86. Zoning

ARTICLE IV. District Regulations

DIVISION 4. Other Districts

Section 86-440. Mixed use planned unit development (MUPUD).

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

The intent of this section is two-fold.

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

(b) Definitions.

AMENITY

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

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

AFFORDABLE HOUSING

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

AWNING

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

BALCONY

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

CLOSE-KNIT COMMUNITY

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

HORTICULTURAL MAINTENANCE PLAN

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

IMPROVEMENT

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

MONUMENT SIGN

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

ORNAMENTAL

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

PEDESTRIAN ORIENTED DEVELOPMENT

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

REDEVELOPMENT

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

SIGN PROGRAM

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

SUBSTANTIAL IMPROVEMENT

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

WAIVER

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

(c) Permitted locations and uses.

(1) Locations.

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

(2) Uses.

- a. All uses permitted by right and by special use permit in the underlying zoning district or districts where a project includes more than one zoning district, provided that the purpose and intent of this section is incorporated within the total development plan.
- b. ~~Limited commercial~~ **Nonresidential** uses in an underlying PO zoning district.
 1. **All uses allowed in the C-1 (Commercial) and PO (Professional and Office) zoning district by right and by special use permit are permitted in a PO zoned mixed use PUD.** In addition to the uses permitted in the underlying PO zoning district, ~~only the following neighborhood-oriented commercial uses are allowed:~~
 - i. ~~Personal service establishments which perform services on the premises such as, but not limited to, barber or beauty shops, repair shops (jewelry, electronic, shoe, small appliances, etc.), pharmacies, tailor shops, laundries and dry cleaners, with the exception of dry cleaning plants.~~
 - ii. ~~Restaurants and cafes which serve food or beverages. This use shall not include bars and taverns.~~
 - iii. ~~Grocery stores.~~
 - iv. ~~Financial institutions.~~
 - v. ~~Retail merchandise establishments.~~
 - vi. ~~Outdoor seating areas for cafes and restaurants.~~
 2. ~~Commercial development shall not be located in any PO zoned mixed use PUD without approval by the Township Board of the location and general amount of commercial uses shown in the form of a site plan at the time of approval of the mixed use PUD. The request will be evaluated for consistency with the intent of the mixed use PUD ordinance and whether it is harmonious with adjacent sites. The Township Board may approve, approve with conditions, or deny a request in regards to the location and amount of any allowed commercial development in a PO zoned mixed use PUD.~~

- 2.3. If ~~the~~ **T**he Township Board approves the location and/or amount of commercial uses in a PO-zoned mixed use PUD, it may place conditions on the development in order to guarantee consistency with the purpose and intent of the mixed use PUD ordinance, which includes, but is not limited to, providing walkable, pedestrian-friendly communities and ensuring compatibility with surrounding residential neighborhoods on adjacent sites. Conditions may include, but are not limited to, the following subjects:
- i. Hours of operation.
 - ii. Total square footage allotted for the **nonresidential commercial** uses.
 - iii. Location, design, and orientation of specific **nonresidential commercial** uses which may locate within the development and their placement in relationship to neighboring uses.
 - iv. Proportion of the development which may be occupied by individual **nonresidential commercial** uses or by all **nonresidential commercial** uses.
 - v. Maximum noise levels emitted.
 - vi. Lighting levels, direction, and timing.
 - vii. Sufficiency of parking.
 - viii. Enhancement of walkability within the development and connectivity to surrounding uses.
 - ix. Landscaping and screening.
- c. Single- and multiple-family residential uses up to a density of 14 dwelling units per acre when developed in conjunction with the redevelopment of an existing building(s) for a use permitted by right or by special use permit in the underlying zoning district and on the same parcel of land. The density may be increased to 18 dwelling units per acre by offering four ~~or more~~ additional ~~unique and extraordinary~~ amenities acceptable to the Township.
- d. Single- and multiple-family residential uses up to a density of 10 dwelling units per acre when developed in conjunction with the development of an undeveloped site for a use permitted by right or by

special use permit in the underlying district and on the same parcel of land.

- e. For mixed-use PUDs within the Okemos Downtown shown on Map 1, ~~and~~ the Haslett Downtown shown on Map 2, **and the Meridian Mall property shown on Map 3**, the Township Board may in its sole discretion approve a higher density per acre of residential dwelling units and an increase in the height of a building based upon the proposed mixed-use PUD complying with the following performance criteria:
1. Architectural design and placement of building(s) on the parcel(s) will be consistent with the architectural standards set forth in the Master Plan, of current adoption, and are to include sustainability and environmental considerations, including, but not limited to, energy usage from renewable energy resources. Achieving Energy Star or LEED Silver standards or better is highly valued.
 2. The building height is no more than four stories above the finished grade. A fifth story may be allowed where there is a minimum of a ten-foot setback for such fifth story from the predominant first-floor facade elevation. Overall height from the finished grade to the top of the wall does not exceed 60 feet. Floor-to-ceiling height is at a minimum of 14 feet for first floor **nonresidential** ~~commercial~~ or office uses, and a minimum of nine feet for all residential and any upper floors, regardless of use.
 3. A parking plan that provides a unified design for any parking structures with the main building through the use of similar building materials, color, and architectural style.
 4. An innovative design including a number of different dwelling unit types, sizes, and floor plans are available within the mixed-use PUD.
 5. The mixed-use PUD provides common areas and/or amenities for residents and the general public, including, but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks, swimming pools, exercise rooms, storage rooms, lockers, and covered parking.
 6. The mixed-use PUD promotes nonmotorized and shared (public) transportation by providing convenient access to the public pedestrian/bicycle pathway system and public transportation systems as outlined in the Master Plan.

7. The mixed-use PUD provides opportunities for shared parking, accessways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.
 8. The mixed-use PUD generally provides **nonresidential commercial** and other nonresidential uses on the ground floor(s), and the development demonstrates a financially viable plan for sustainable **nonresidential commercial** and/or office space usage.
 9. The mixed-use PUD demonstrates how proposed higher density will not negatively impact the character, aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
 10. The mixed-use PUD considers any potential for increased traffic and provides solutions to address the traffic increases.
 11. The mixed-use PUD makes efforts to preserve and use existing structures or provides explanations to justify why such preservation and use is not possible.
- f. Uses may be mixed vertically and/or horizontally.
- g. The mixed use PUD approval shall serve as the special use permit review and approval for any use or other activity requiring special use permit approval in the underlying zoning district, provided the use or other activity requiring special use permit approval is identified before the Township Board approves the mixed use PUD. Any use subject to special use permit review proposed after a mixed use PUD approval must be processed pursuant to the special use permit requirements set forth in Chapter 86, Article II, Division 4 of the Code of Ordinances.**
- 1. The mixed use PUD approval shall serve as the special use permit for any project subject to § 86-658 of the Code of Ordinances; a separate special use permit shall not be required.**
 - 2. A mixed use PUD application to redevelop an existing use previously approved by special use permit shall act as the request to amend the existing special use permit.**

(d) Phasing. Mixed use planned unit developments may be phased provided each phase incorporates a use permitted in the underlying zoning district **and includes one or more amenities**. Phasing plans shall be evaluated for the proportionality of permitted use(s) to residential use(s). Phasing plans shall be submitted with the original mixed use PUD.

(e) Amenities.

(1) Requirements and guidelines.

- a. Every mixed use PUD shall incorporate **at least** one or more amenities.
- b. Every request for a density bonus shall incorporate **four** ~~one or more~~ amenities in addition to those required by subsection (e)(1)a.
- c. Waivers from zoning ordinance standards may be granted by the Township Board in exchange for amenities. **For every one waiver requested at least one amenity must be provided.**
- d. Amenities shall not be combined or counted more than once or counted toward any other requirement of the ordinance.
- e. ~~When multiple amenities are proposed, multiple criteria categories should be represented.~~
- f. Amenities shall be visible and/or accessible to the public from a fully improved street, and/or a benefit to the general public.
- g. One or more amenities must be provided in each project phase, if a phased development is proposed.**

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

- a. Type, value, and number of amenities shall be proportionate to the size and/or cost of the project **and the number of waivers requested.**
- b. ~~Variety of amenity categories represented.~~
- c. Support of goals expressed in this section, ~~the Township Board policy manual,~~ the master plan, or other applicable adopted plans.
- d. Consistency and compatibility with the intended use of the site.
- e. Continuity of design elements.

- f. Appropriate and harmonious with the surrounding area.
 - g. Potential to act as a catalyst for improvements to surrounding sites.
- (3) ~~Categories listing e~~ Examples of possible amenities. **The following list of amenities is weighted to recognize more substantial project features may fulfill the requirement for multiple amenities. Other amenities not listed below may be considered provided they meet the criteria established in Section 86-440(e)(4).**
- a. **Project features counting as three (3) amenities.**
 - 1. **Activities or technologies listed for Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council or certification criteria of organizations with similar goals; for example, American Society of Landscape Architects' (ASLA) Sustainable Sites Initiative (SITES) or Society of Environmentally Responsible Facilities (SERF).**
 - 2. **Multilevel parking decks or underground parking.**
 - 3. **A minimum of 20 percent of the total units within the development identified as affordable units.**
 - 4. **Project includes at least 25 percent of the total gross floor area of the building(s) identified for non-residential uses such as retail stores, restaurants, offices, or similar land uses.**
 - 5. **Vertical mixing of land uses for the entire project.**
 - 6. **Project includes unique, high-quality architecture and 75 percent of all facades are covered with natural materials such as brick or stone.**
 - 7. **Dedicated outdoor gathering space in the form of a central green, plaza, or square which is to function as a focal point for the non-residential portion of the mixed use PUD and serve as an area where social, civic or passive activities can take place. This area shall be at least 20% of the building footprint or 5,000 contiguous square feet (whichever is greater) and designed to serve as a visual and functional civic amenity for sitting, viewing, dining, or other similar outdoor activity.**

- b. Project features counting as two (2) amenities.**
 - 1. Any alternative energy system producing at least 50 percent of the energy consumed by the development.**
 - 2. Grey water recycling.**
 - 3. Green roof.**
 - 4. New enhanced public transit stops, when located on or adjacent to property proposed for mixed use PUD. New stop for location not currently served by public transit system, in coordination and with approval from local transit provider. The public transit stop shall include seating, shelter, and other elements approved by a local transit provided.**
 - 5. Public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years.**
 - 6. Interior individual bicycle lockers or a locker banks.**
 - 7. Shared parking where it can be determined that the peak requirements of the several occupancies occur at different times (daily, weekly or seasonally).**
 - 8. Installation of waterless urinals or other low-flow plumbing fixtures throughout project.**
 - 9. A mix of dwelling unit types (such as one, two, or three bedroom units) with no more than 50 percent of one type of dwelling unit provided in the development.**
 - 10. Public outdoor seating plazas adjacent to or visible and accessible from the street including, but not limited to, benches or other outdoor seating not associated with an outdoor cafe.**
- c. Project features counting as one (1) amenity. Only one amenity from this section shall be counted toward the total number of required amenities for a mixed use PUD.**
 - 1. Electric car charging stations. A minimum of five charging stations shall count as one amenity.**
 - 2. Green space exceeding the underlying permeable surface regulation.**

3. **Covered bicycle storage on site.**
4. **Combination of first floor awnings and upper floor balconies adjacent to a public street.**
5. **Street trees installed at a 50% higher density and one inch caliper larger than required by the Code of Ordinances.**
6. **Public recreation resources for active recreation or informal spontaneous recreation such as ball fields, tennis courts, swimming pools, pickle ball courts, or other similar activities. Resources shall be open and accessible to the general public.**
7. **Wireless access points available to the general public.**
8. **Bicycle repair station.**
9. **Sidewalk planters.**
10. **Dedicated parking for e-scooters or other alternative mobility options.**
11. **Decorative streetlights.**
12. **Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and similar features with seating for the public.**
13. **Enhancement of existing public transit stop, when located on or adjacent to property proposed for mixed use PUD. The enhancements shall include the provision of seating, shelter, and other elements approved by a local transit provider.**

a. ~~Conservation:~~

1. ~~Any alternative energy system.~~
2. ~~Grey water recycling.~~
3. ~~Green roofs.~~
4. ~~Electric car charging stations.~~
5. ~~Activities or technologies listed for Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green~~

~~Building Council or certification criteria of organizations with similar goals; for example, American Society of Landscape Architects' (ASLA) Sustainable Sites Initiative (SITES) or Society of Environmentally Responsible Facilities (SERF).~~

~~b. Environment:~~

- ~~1. Significantly increased pervious surfaces.~~
- ~~2. Rehabilitation of degraded sites.~~
- ~~3. Green space exceeding the underlying permeable surface regulation.~~
- ~~4. Rehabilitation of green space designated as links on the greenspace plan.~~
- ~~5. Street trees installed at a 20% higher density or one inch caliper larger than required by the Code of Ordinances.~~

~~c. Accessibility:~~

- ~~1. Transit stops. The addition or relocation of one or more transit stops when supported by a local transit provider.~~
- ~~2. Foot and bicycle pathways and sidewalks that connect with the Township's pedestrian/bicycle pathway system and routes identified in the Township's green space plan via a public right-of-way or public access easement.~~
- ~~3. Covered bicycle storage on site.~~

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

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

~~e. Social interaction:~~

- ~~1. Outdoor gathering spaces or outdoor eating spaces of 300 square feet or more.~~
- ~~2. Public outdoor seating plazas adjacent to or visible and accessible from the street including, but not limited to,~~

~~benches or other outdoor seating not associated with an outdoor cafe.~~

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

~~d. Site and building design:~~

~~1. Underground utilities.~~

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

~~3. Porches on any structure.~~

~~4. Multilevel or underground parking.~~

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

~~6. Innovative lighting.~~

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

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

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

~~10. Fountain.~~

(f) Design standards.

(1) General restrictions.

a. Except as noted elsewhere in this section, the yard, setback, lot size, type and size of dwelling unit, frontage requirements, and impervious surface regulations and restrictions are generally waived for the mixed use PUD, provided that the spirit and intent of this section, as defined in Subsection 86-440(a) above, are incorporated with the total development plan. The Planning Commission may recommend and the Township Board shall establish all requirements by means of the approval of the planned unit development.

- b. Maximum height in a mixed use PUD shall be no higher than 45 feet, **except for those mixed-use PUDs within Okemos Downtown as shown on Map 1, the Haslett Downtown shown on Map 2, and the Meridian Mall property shown on Map 3.** Exceptions provided in Section 86-591 shall apply.
 - c. Except as stated above, all requirements regarding floodways, floodplains and wetlands in the conservancy district shall apply to the mixed use PUD.
 - d. Metal and portable buildings shall be prohibited.
 - e. Residential uses shall be located as far as possible from railroad tracks.
- (2) Structure.
- a. Building materials generally. Materials ~~shall~~ **should** include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials, such as vinyl, aluminum, and other metal sidings ~~shall~~ **should** be avoided. All buildings shall be completed on all sides with acceptable finishing materials. Any element not specifically mentioned in this section shall otherwise conform to other provisions of the Code of Ordinances.
 - b. Architectural design. Diversity and variety in architecture is encouraged.
 - 1. Architectural design shall be consistent with pedestrian-oriented development.
 - 2. Property owners shall be encouraged to design and construct their building facades so that these improvements relate to and are sensitive to nearby historical features, blend with the facades of adjacent buildings and complement streetscape improvements in the area. Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the facade.
 - 3. Windows shall cover no less than 50% of nonresidential street level facades.
 - 4. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems shall be screened from street level view on all sides by an opaque structure or landscape material selected to complement the building.
 - 5. Railings, benches, trash receptacles and/or bicycle racks, if provided, shall be of commercial quality, and complement the

building design and style, subject to the approval of the Director of Community Planning and Development.

- (3) Parking.
 - a. Setbacks for parking areas from the public street, adjoining properties, and when adjacent to residentially zoned properties shall be established during the review process. Consideration should be given to preservation of existing residential neighborhoods and heritage trees.
 - b. The number of required off-street parking spaces shall comply with § 86-755 of the Code of Ordinances, which outlines the schedule of requirements for parking spaces. The Township Board may reduce the number of off-street parking spaces required for a development. The Township Board shall establish a reasonable number of required off-street parking spaces based on the characteristics associated with the property and availability of other sources of parking or the provision of amenities in lieu of parking.
 - c. Parking lots **shall only be permitted in** ~~are encouraged to be on the a side or in the rear~~ **yard of a building. In no case shall a parking lot extend beyond the front façade of a building.**
 - d. Bicycle parking shall be separated from automobile parking ~~in visible locations~~ **and meet the provisions of Section 86-760.**
- (4) Landscaping shall generally comply with the provisions of the Code of Ordinances. Landscaping **shall** ~~should~~ be designed to preserve existing significant natural features and to buffer service areas, parking, or dumpsters; a mix of evergreen and deciduous plants and trees are preferred with seasonal accent plantings to add to the visual appeal of the area. Native plant species are encouraged and a horticultural maintenance plan shall be required. Landscaping shall also comply with other applicable provisions of this section. Maintenance of landscaped areas shall be subject to Subsection 86-758(3) of the Code of Ordinances. Additional landscaping may be required in order to preserve and/or protect adjacent properties.
- (5) Lighting. All outdoor lighting associated with nonresidential and multiple family residential projects in a mixed use overlay area shall conform to Article VII in Chapter 38 of the Code of Ordinances and is subject to the approval of the Director of Community Planning and Development. Street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height.
- (6) Signs. Each applicant shall submit a sign program illustrating each proposed sign type, its size and location as part of the project's application materials. The size, number, and location of signs shall be submitted at the same time as

the mixed use PUD project. The Director of Community Planning and Development may be authorized to approve the entire sign program, or any part of the sign program, as part of the site plan review process.

- a. General guidelines.
 1. Signs **shall be** designed to enhance the pedestrian experience, reflect and complement the character of the building, and respect the overall character of the area in an attractive and functional manner ~~are preferred~~.
 2. Signs shall not cover or obscure architectural features of buildings ~~but should be located in logical signable which relate to the pattern of the facade~~.
 3. Signs shall be properly maintained.
 4. Signs or sign faces shall not be changed or installed without a new building permit and in accordance with an approved sign program.
- b. The following sign types are permitted in the mixed use PUD district. Except as indicated below, the number and size of signs shall be approved as part of the project's application for the mixed use PUD approval.
 1. Wall signs, defined as a sign mounted flat against, or painted on the wall of a building (not a window sign) with the exposed face of the sign in the plane parallel to the face of the wall.
 - i. Only one primary wall sign for each business with direct access to a public street shall be permitted.
 - ii. Identification signs are a type of wall sign that fit within an imaginary two square foot rectangle. One identification sign shall be permitted for the business name and/or logo and shall be located on the wall surface adjacent to a tenant's main entry. Restaurants may add an additional two square feet to the rectangle for a menu.
 - iii. Tenant directory signs are a type of wall sign used to identify businesses without direct frontage on a public street. The sign shall be located adjacent to the main entrance to the nonfrontage suites and shall not exceed six feet in height.

2. Canopy or awning signs, defined as a sign incorporated into a canopy or awning. The sign and/or logo on a canopy or awning shall not exceed 30% of the canopy nor shall it be internally lit.
 3. Projecting signs, defined as a sign attached to and projecting perpendicularly from a building wall, excluding canopy or awning signs. One projecting sign per business with direct access to a public street shall be permitted. Projecting signs shall fit within an imaginary six square foot rectangle except projecting signs located under a canopy or first floor eaves or overhang shall fit within an imaginary rectangle with a maximum area of four square feet. The lowest edge of a projecting sign shall be no lower than eight feet above the sidewalk elevation.
 4. Window signs, defined as a sign affixed to the interior or exterior of a window or placed behind a window pane so as to attract attention of persons outside the building. Window signs shall not exceed 40% of the window area, except opaque signs shall be limited to 10% of the window area. Etched glass and similar artistic designs shall not be considered opaque.
 5. Freestanding signs, defined as any sign supported wholly or in part by some structure other than the building housing the business to which the sign pertains, are generally not permitted in the mixed use PUD district. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way line with the resulting yard set aside for permanent public open space. In such case, the size, location and design of the sign shall be reviewed and approved as part of the overall sign program.
- (7) Sidewalks. Sidewalks shall be a minimum of five feet in width, except in two specific scenarios:
- a. When the sidewalk(s) is immediately adjacent to an outdoor seating cafe, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability, and
 - b. When the sidewalk(s) is immediately adjacent to an off-street parking area, where vehicles may overhang on the sidewalk, the sidewalk shall

be a minimum of seven feet in width to provide additional maneuverability.

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

~~(9) Noise levels. No noise exceeding 70 dB(A) shall be emitted, as measured from a property line.~~

(g) Procedure.

(1) **Pre-application meeting:** Each applicant shall confer with the **Director** ~~Department~~ of Community Planning and Development regarding the preparation of the mixed use PUD application **prior to submittal**. ~~The general proposal in the form of a conceptualized site plan shall be reviewed by the Director of Community Planning and Development in a preapplication conference prior to submission of the mixed use PUD application. The Director of Community Planning and Development shall furnish the applicant with requirements to the components of the mixed use PUD application.~~ It is not required that any person requesting a preapplication meeting ~~conference~~ be an owner of or holder of an equitable interest in the subject property.

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

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

a. Purpose.

1. To acquaint the Planning Commission and **/or** Township Board with the proposed project.

2. To provide guidance regarding the proposed design's compatibility with the purpose, intent and standards of the mixed use PUD ordinance.

3. To reduce the applicant's time and cost.

b. Submittal requirements.

1. A written request to initiate a concept plan review submitted to the Director of Community Planning and Development.
 2. A written summary of the project (amount and type of uses, basis for the design concept).
 3. A concept plan drawn to scale containing the following information:
 - i. Boundaries and acreage of the site.
 - ii. Zoning.
 - iii. Adjacent road network.
 - iv. General layout of buildings, interior access roads and unique design elements.
 - v. General location of known features affecting the site layout such as, but not limited to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers and streams, parkland, etc.
 4. **A list of the amenities proposed for the project, along with descriptions and locations of each.**
 - c. Review procedure.
 1. Upon receipt of a written request and other required data and information, the Director of Community Planning and Development shall review the concept plan.
 2. Within 30 days of the date of receiving a complete request the ~~d~~Director shall forward to the Planning Commission and/or Township Board the concept plan and accompanying data along with any written comments from the ~~d~~Director. The Planning Commission and/or Township Board shall ~~concurrently~~ review the concept plan and may offer comments or suggestions on the design. Comments or suggestions made during the review of the concept plan shall not be binding on the Township or the applicant.
- (4) Required data and information for a mixed use PUD.
- a. A complete application accompanied by the appropriate fee.

- b. A **site plan** map drawn to an engineer's scale of the total property involved, showing its location in the Township and its relation to adjacent property.
- ~~c. A site analysis indicating principal factors which influenced the design, including building elevations and/or architectural documents and plans.~~
- d. A schematic layout of the proposed storm sewer system.
- e. A document generally describing the proposed phasing program for the mixed use PUD, **including** of all dwelling units, ~~non~~**residential** units, recreation and other facilities, and open space improvements.
- f. A reproducible two-foot contour topographic map (~~i.e., sepi, mylar, etc.~~) drawn at the same scale as the site plan and showing the existing relief features on the site.
- g. A sign program.
- h. Natural features study for previously undeveloped properties. **The natural features study shall include a written description of the features to be retained, removed, or modified, and proposed measures to mitigate any negative impacts on the site and adjacent properties. Natural features to be addressed include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, water features, identified groundwater vulnerable areas, slopes greater than 20%, ravines, and wildlife habitats, vegetative cover types with potential to sustain significant, or endangered wildlife.**
- i. Traffic study where the project will exceed ~~100~~ **50** vehicle trips during the peak hour of the adjacent roadway.
- j. Building elevations drawn to scale (in color).
- k. The developer shall provide the Township with copies of comments from other reviewing agencies, such as:
 - 1. The Ingham County Road **Department** ~~Commission~~.
 - 2. The Ingham County Drain Commissioner.
 - 3. Michigan Department of Transportation (if applicable).

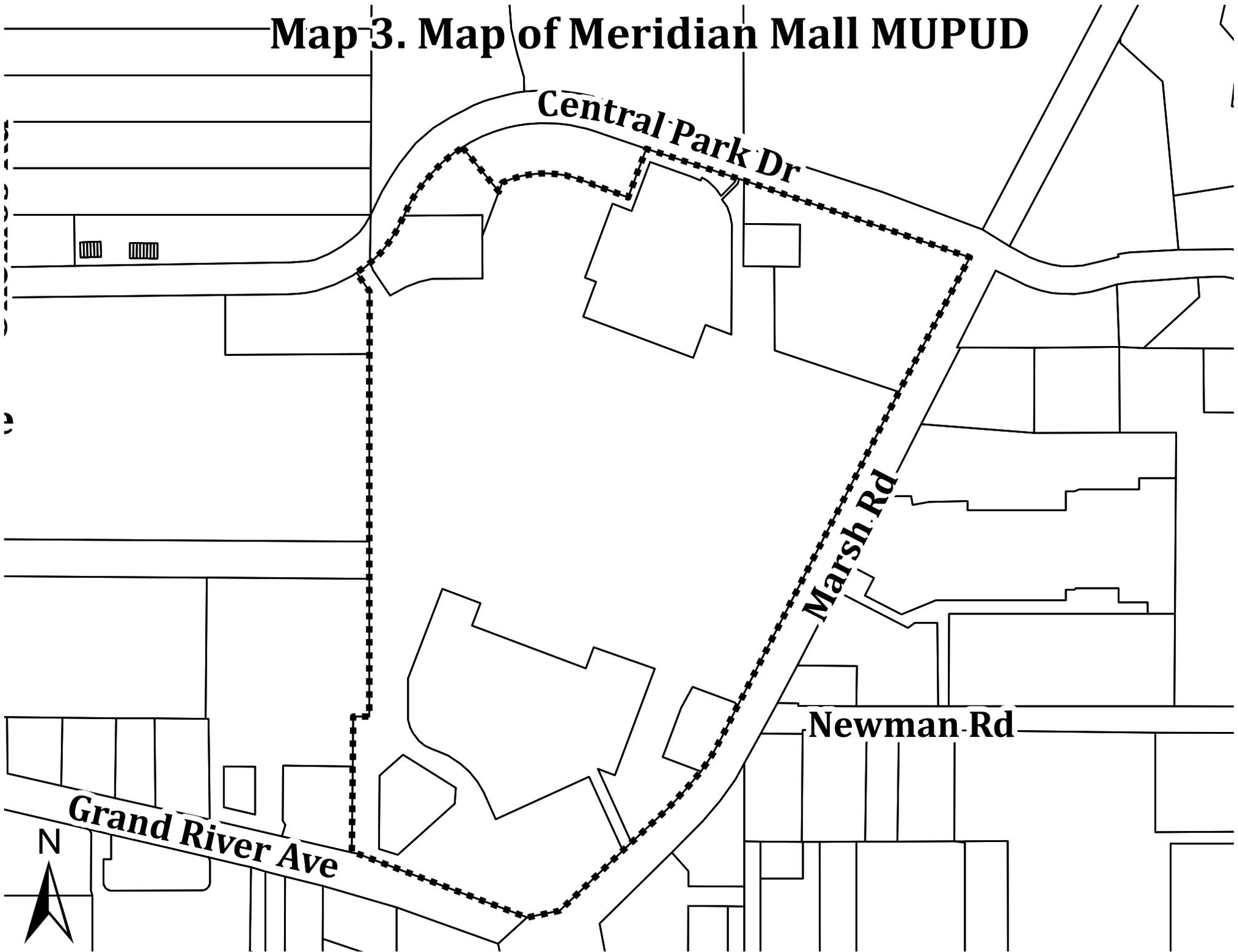
4. Michigan Department of **Environment, Great Lakes, and Energy** Environmental Quality (if applicable).
 5. ~~Township Environmental Commission (if applicable).~~
 6. Township Engineering Department.
 7. Township Fire Department.
 8. ~~The appropriate School Board (if applicable).~~
- l. The developer shall provide proof of property ownership, or a letter from the owner authorizing the request and proof of property ownership from the author of the letter.
 - m. A list of the amenities proposed for the project, along with descriptions and locations of each.**
 - n. A list of the waivers requested for the project, along with descriptions, dimensions, and locations of each, as well as justification or reasons why each waiver is being requested.**
- (5) Hearing. Upon submittal of a complete application, the Planning Commission shall hold a public hearing.
- a. Notice of public hearing. Notices shall comply with the provisions outlined in Subsection 86-65(b) of the Code of Ordinances.
- (6) Planning Commission decision. Following the public hearing, the Planning Commission will make a decision on whether to recommend approval of the request, recommend approval with conditions of the request, or recommend denial of the request, to the Township Board. The Planning Commission shall recommend approval, modification, or denial, to the Township Board, within ~~60~~**30** days of the date the planned unit development was placed on the commission's agenda ~~and shall within said 60 days, report its action to the Township Board.~~ The **30** ~~sixty~~-day period may be extended if the applicant consents.
- (7) Township Board decision. After receiving a recommendation from the Planning Commission, the Township Board shall conduct a public hearing which shall be preceded by notice as specified in the preceding subsection (e)(3). Following the public hearing, the Township Board shall make a determination to approve, modify, or deny the request. The Township Board shall approve, modify or deny the planned unit development within 30 days of the date the planned unit development was placed on the board's agenda. The **30** ~~thirty~~-day period may be extended if the applicant consents.

- (8) Site plan review. Upon approval by the Township Board of the mixed use PUD, the developer shall submit a complete application to the Department of Community Planning and Development for site plan review, as outlined in the Code of Ordinances. The site plan review process shall be subject to the standards outlined in Chapter 86 of the Code of Ordinances.
 - (9) Any condition imposed upon a mixed use PUD shall be part of the record and remain unchanged, unaltered, and not expanded upon, except with the mutual consent of the Township and the landowner. The Township shall maintain a record of conditions which are changed.
- (h) Effect of issuance.
- (1) Effective date. The effective date of an approved mixed use PUD shall be the date of the Township Board decision.
 - (2) When a mixed use PUD becomes void. If construction related to the mixed use PUD has not commenced within ~~four~~ **two** years after the effective date, approval shall be void, except one ~~two~~ **one**-year extension may be considered if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.
 - (3) Extension of a phased mixed use PUD. Once the first phase of a multi-phased mixed use PUD is under construction, the Township Board may grant a ~~two~~ **one**-year extension for future phases if a written request is submitted to the Department of Community Planning and Development prior to the current expiration date. Provided construction progresses on subsequent phases, the Township Board may grant additional ~~two~~ **one**-year extensions if a written request is submitted to the Department of Community Planning and Development prior to the most recent expiration date.
- (i) Amendments.
- (1) Generally. The property owner may apply for an amendment in writing to the Director of Community Planning and Development. The director shall make a determination as to whether a proposed amendment constitutes a major or minor amendment to the original planned unit development.
 - (2) Major amendments. A major amendment shall have a significant impact on the mixed use PUD and the conditions of its approval, which shall include, but not be limited to:
 - a. Building additions located outside a building envelope as shown on the approved mixed use PUD site plan.
 - b. Building additions that reduce any setback shown on the approved mixed use PUD site plan.

- c. ~~Building additions in excess of 2,000 square feet for buildings under 20,000 square feet in gross floor area or 10% of an existing building over 20,000 square feet in gross floor area.~~
 - d. Expansion of a use that results in an additional **25** ~~100~~ or more vehicle trip ends during the peak hours.
 - e. ~~Addition of land to the mixed use PUD equal to or more than 20,000 square feet for existing sites less than 40,000 square feet in area or two times the original site size for sites over 40,000 square feet.~~
 - f. Expansion of a use that ~~anticipates a 10% or greater increases~~ **in** required off-street parking.
 - g. Any addition to a legal nonconforming site.
 - h. Any addition of 50 or more residential dwelling units to the mixed use PUD.**
 - i. Any reduction in non-residential space in a building(s) by 25 percent of the usable floor area or greater.**
- (3) Minor amendments. All amendments not deemed to be major amendments by the Director of Community Planning and Development shall be considered a minor amendment.
- (4) Process to amend a mixed use PUD.
- a. Major amendments shall follow the same procedure set forth in this section for new applications, including, but not limited to, submitting an application and fee, **but review and a decision on the amendment shall be limited only to the Township Board.**
 - b. Minor amendments. The Director of Community Planning and Development shall initiate the following review process:
 - 1. Application. An application for an amendment to a mixed use PUD shall be submitted to the Director of Community Planning and Development.
 - 2. Fee. A fee shall be paid at the time of filing the application in the amount established in the schedule of fees adopted by the Township Board.
 - 3. Hearing. Upon submittal of a complete application, the Director of Community Planning and Development shall hold a public hearing.

- i. Notice of the public hearing. Notices shall comply with the provisions outlined in Subsection 86-65(b) of the Code of Ordinances.
 - ii. Director of Community Planning and Development decision. Following the public hearing and after adequate review and study of the application, the Director of Community Planning and Development shall make a decision to approve, approve with conditions or deny the minor amendment request within ~~6~~ 30 days of the public hearing date. The sixty-day period may be extended if the applicant consents.
4. Site plan review. Upon approval of a minor amendment by the Director of Community Planning and Development, the applicant shall submit a complete site plan review application to the Department of Community Planning and Development, as outlined in Chapter 86 of the Code of Ordinances.
5. Any condition imposed upon a minor amendment to a mixed use PUD by the Director of Community Planning and Development shall remain unchanged, unaltered, and not expanded upon, unless the change is reviewed and authorized by the Director of Community Planning and Development.
- c. Appeal. An aggrieved person may appeal the decision of the Director of Community Planning and Development to the Township Board in accordance with § 86-188.
- (j) Enforcement. The provisions of this article shall be enforced in the manner provided elsewhere in this Code of Ordinances. Any development that is not otherwise in conformance with these regulations shall not be approved.

Map 3. Map of Meridian Mall MUPUD





To: Planning Commission

From: Peter Menser, Principal Planner

Date: September 25, 2020

Re: Mixed Use Planned Unit Development (MUPUD) ordinance review

Updating the mixed use planned unit development (MUPUD) ordinance is listed as a Planning Commission goal for 2020 and has been identified as a Township Board goal several times over the years. Over its last few meetings members of the Planning Commission have discussed the MUPUD ordinance and attempted to identify issues with the current language and ideas for potential revisions. Surfacing from those conversations were several general topics, categorized below, which include comments submitted by Commissioners since the last meeting as well as ideas from Planning staff.

- Concept plan review
 - Possibility of Township Board review of concept plan and Planning Commission review of MUPUD
- Applicability
 - Consider only offering MUPUD for redevelopment projects, in PICA areas, or at the Meridian Mall property
- Amenities
 - Size of amenity as percentage of development or minimum square footage
 - Amenity serving general public vs. residents of development
 - Accessibility of amenity by general public
 - Identify different and additional types of project amenities
 - Current bar too low, amenities need to be above and beyond what is typically provided
 - Potential to divide amenity list into categories based on intended audience
 - Creation of “menu” amenity list from which developers can choose
- Design standards
 - Adequacy of currently required standards
 - Horizontal or vertical mixing of uses
 - Require higher quality building materials
- Procedures/length of process
 - Overall process takes too long
 - State Act requires whichever body holds the public hearing to make final decision
- Application requirements
 - Does the Planning Commission receive the materials needed to make an informed decision about a given project?
- Waivers
 - Waiver criteria too broad
 - Waivers are too easy to obtain

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- Density
 - Bonus density for greenfield developments may not serve Township interests
 - Limit density based on site constraints vs. specific number of dwelling units
 - Counting units vs. number of bedrooms
- Commercial component of project
 - Requirement of commercial may be unrealistic given marketplace
 - Possibility to eliminate requirement for non-residential space
 - Consider lifestyle uses rather than strictly retail or office
 - Establish minimum size for commercial component
 - Challenging to enforce lack on commercial space
 - Allowing existing commercial to count toward new MUPUD project
- Amendments
 - Current provisions allow significant project changes to fall under minor amendment
 - Major amendment process requires both Planning Commission and Township Board approval

In addition to its review of the MUPUD ordinance language, the Planning Commission may consider visiting the MUPUD projects that have been completed to date and consider if the ordinance has produced developments that meet its intent and the expectations of the community. The following is a list of MUPUD projects in the Township:

Hannah Farms: The entire 80+ acres, not including the shopping center where Pizza House and other businesses are located, is technically a MUPUD. This includes the student housing at Lodges 1 and 2, Hannah Lofts, and the office buildings in that area. East side of Hagadorn Road, north of Mt. Hope.

Times Square Apartment/Aldi: East side of Marsh Road, north of Central Park Drive. The project includes both the apartment building and Aldi grocery store.

Hamptons: SE corner of Mt. Hope Road and Hagadorn Road. This is the probably the best example of what was likely the intended product/vision of the MUPUD ordinance.

Mt. Hope Crossing/Waterbury: just across the street to the north of the Hamptons. Comprises an office building and apartments.

Red Cedar Flats: South side of Grand River Avenue at Northwind Drive.

Red Cedar Manor: South side of Grand River Avenue by the Red Cedar River off Northwind Drive.

Elevation/Okemos Pointe: 300+ apartments on north side of Jolly Road, west of Jolly Oak Road.

Russell project: Condominiums located on north side of Moore Street, east of Okemos Road. Originally slated to include 5,000 square feet of non-residential space and 12 residential units but the non-residential phase was never completed.

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Given the length and complexity of the MUPUD ordinance the Planning Commission may consider establishing a structured process to evaluate the current language, consider alternatives, and develop new provisions. One option would be to create a subcommittee, possibly one consisting of a cross-section of several boards and commissions, which could meet and report back to the Commission with findings and recommendations.

Once new MUPUD ordinance language is identified, the Planning Commission may initiate a zoning amendment and schedule a public hearing. The Planning Commission will review and provide a recommendation on the draft language, with the Township Board making a final decision.

Attachments

1. MUPUD ordinance (Section 86-440 of the Code of Ordinances).
2. Relevant section of Michigan Zoning Enabling Act (PA 110 of 2006) pertaining to planned unit developments.

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To: MUPUD Committee

From: Peter Menser, Principal Planner

Date: October 9, 2020

Re: Mixed Use Planned Unit Development (MUPUD) ordinance review

The Planning Commission last discussed the MUPUD ordinance at its meeting on September 28, 2020. At the meeting the Planning Commission established a committee consisting of Commissioners Cordill, Richards, and Premoe, as well as Neighborhood and Economic Development Director Clark and Principal Planner Menser, to discuss the ordinance and make recommendations on revisions. The Planning Commission requested the committee to report their recommendations at its regular meeting scheduled for December 14, 2020.

In a previous memorandum dated September 25, 2020 staff shared a list of general topics identified by Commissioners and staff that could be addressed in a future draft of the MUPUD ordinance. That list is shared again below, including additional comments raised at the September 28, 2020 Planning Commission meeting.

- Concept plan review
 - Possibility of Township Board review of concept plan and Planning Commission review of MUPUD
 - Authority to review concept plan could vary depending on the location of the proposed project and adjacent land uses *(added 9/28/20)*
- Applicability
 - Consider only offering MUPUD for redevelopment projects, in PICA areas, or at the Meridian Mall property
 - Allow MUPUD only in areas eligible for brownfield funding *(added 9/28/20)*
- Amenities
 - Size of amenity as percentage of development or minimum square footage
 - Amenity serving general public vs. residents of development
 - Accessibility of amenity by general public
 - Identify different and additional types of project amenities
 - Current bar too low, amenities need to be above and beyond what is typically provided
 - Potential to divide amenity list into categories based on intended audience
 - Creation of “menu” amenity list from which developers can choose
 - Amenities “menu” could differ based on project location *(added 9/28/20)*
 - Cost of amenity must be solely born by developer *(added 9/28/20)*
 - In addition to amenity “menu” include provision allowing other amenities as deemed appropriate to offer flexibility *(added 9/28/20)*
 - Look to Township Climate and Sustainability Plan for amenity ideas *(added 9/28/20)*
 - Term amenity needs proper definition, which could include that it be extraordinary, provide benefit to public, and reflect scale of project *(added 9/28/20)*

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- Design standards
 - Adequacy of currently required standards
 - Horizontal or vertical mixing of uses
 - Require higher quality building materials
- Procedures/length of process
 - Overall process takes too long
 - State Act requires whichever body holds the public hearing to make final decision
- Application requirements
 - Does the Planning Commission receive the materials needed to make an informed decision about a given project?
- Waivers
 - Waiver criteria too broad
 - Waivers are too easy to obtain
- Phasing *(added 9/28/20)*
 - Require concept plan for projects with more than one phase, no concept plan required for one phase projects
 - Each phase must include amenities
 - Require progress reports on phasing to enforce project requirements
- Density
 - Bonus density for greenfield developments may not serve Township interests
 - Limit density based on site constraints vs. specific number of dwelling units
 - Counting units vs. number of bedrooms
- Commercial component of project
 - Requirement of commercial may be unrealistic given marketplace
 - Possibility to eliminate requirement for non-residential space
 - Consider lifestyle uses rather than strictly retail or office
 - Establish minimum size for commercial component
 - Challenging to enforce lack on commercial space
 - Allowing existing commercial to count toward new MUPUD project
- Amendments
 - Current provisions allow significant project changes to fall under minor amendment
 - Major amendment process requires both Planning Commission and Township Board approval
 - Reduce the number of projects qualifying for minor amendments *(added 9/28/20)*
 - Reduce review process for major amendments *(added 9/28/20)*
 - Possibility for Planning Commission to handle major amendments without Board approval *(added 9/28/20)*
- Penalties/Enforcement *(added 9/28/20)*
 - How does Township enforce misrepresentation of project or deviation from approvals?

MUPUD ordinance
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Attachments

1. MUPUD ordinance (Section 86-440 of the Code of Ordinances).
2. Relevant section of Michigan Zoning Enabling Act (PA 110 of 2006) pertaining to planned unit developments.
3. Climate and Sustainability Plan.

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To: MUPUD Committee
From: Peter Menser, Principal Planner
Date: November 12, 2020
Re: Mixed Use Planned Unit Development (MUPUD) ordinance review

The Planning Commission last discussed the MUPUD ordinance at its meeting on September 28, 2020. At the meeting the Planning Commission established a sub-committee consisting of Commissioners Cordill, Richards, and Premoe, as well as Neighborhood and Economic Development Director Clark and Principal Planner Menser, to discuss the ordinance and make recommendations on revisions. The Planning Commission requested the sub-committee to report their recommendations at its regular meeting scheduled for December 14, 2020.

The sub-committee met on October 12, 2020 for an initial discussion and is scheduled to meet again on November 16, 2020. A draft of the ordinance incorporating sub-committee comments is underway but not yet complete.

In previous memorandums staff shared a list of general topics identified by Commissioners and staff that could be addressed in a future draft of the MUPUD ordinance. That list is shared again below, including comments raised at the September 28, 2020 Planning Commission meeting and the October 12, 2020 sub-committee meeting.

Concept plan review

- Possibility of Township Board review of concept plan and Planning Commission review of MUPUD
- Authority to review concept plan could vary depending on the location of the proposed project and adjacent land uses *(added 9/28/20)*
- Concept plan review required for phased projects *(added 10/12/20)*
- Concept plan required at Township Board level only *(added 10/12/20)*
- Send concept plan to Planning Commission as FYI only *(added 10/12/20)*
- Amenities need to be shown in concept plan *(added 10/12/20)*

Applicability

- Consider only offering MUPUD for redevelopment projects, in PICA areas, or at the Meridian Mall property
- Allow MUPUD only in areas eligible for brownfield funding *(added 9/28/20)*
- No MUPUD option for greenfield development *(added 10/12/20)*

Application requirements

- Does the Planning Commission receive the materials needed to make an informed decision about a given project?

Amenities

- Size of amenity as percentage of development or minimum square footage
- Amenity serving general public vs. residents of development
- Accessibility of amenity by general public
- Identify different and additional types of project amenities
- Current bar too low, amenities need to be above and beyond what is typically provided
- Potential to divide amenity list into categories based on intended audience
- Creation of “menu” amenity list from which developers can choose
- Amenities “menu” could differ based on project location *(added 9/28/20)*
- Cost of amenity must be solely born by developer *(added 9/28/20)*
- In addition to amenity “menu” include provision allowing other amenities as deemed appropriate to offer flexibility *(added 9/28/20)*
- Term amenity needs proper definition *(added 9/28/20)*
- Look to Township Climate and Sustainability Plan for amenity ideas *(added 9/28/20)*
- Working definitions of amenity:
 - #1: extraordinary, provide benefit to public, and reflect scale of project *(added 9/28/20)*
 - #2: feature that adds usable benefit to the General public. *(added 10/12/20)*
 - #3: feature that adds usable benefit to *both occupants and* general public above and beyond *(added 10/12/20)*
- Amenity needs to be measureable, verifiable, and sustained *(added 10/12/20)*
- At least one amenity will serve general public in obvious way *(added 10/12/20)*
- Consideration of off-site improvements to serve as amenity *(added 10/12/20)*
- Need to establish specific number or size, proportionate *(added 10/12/20)*
- Cost of amenity must be borne by developer *(added 10/12/20)*
- At least one amenity shall be provided in each phase of project *(added 10/12/20)*
- Any amenity needs to be proportional in scope to each phase *(added 10/12/20)*

Design standards

- Adequacy of currently required standards
- Horizontal or vertical mixing of uses
- Require higher quality building materials
- Change any “should” to “shall” regarding use of sheeting, cement board, etc. *(added 10/12/20)*
- Require standards for railings, benches, trash bins, etc. *(added 10/12/20)*
- Require parking lots be in side or rear of property *(added 10/12/20)*
- Require vertical mixing of land uses *(added 10/12/20)*

Procedures/length of process

- Overall process takes too long
- State Act requires whichever body holds the public hearing to make final decision
- Eliminate public hearing requirement with Planning Commission *(added 10/12/20)*
- Require decision same night for MUPUD? *(added 10/12/20)*

Waivers

- Waiver criteria too broad
- Waiver approval is too easy to obtain
- Waivers need to be tied to amenities provided, require list, add to application (*added 10/12/20*)
- Waivers and amenities should have one to one ratio (*added 10/12/20*)

Phasing (*added 9/28/20*)

- Require concept plan for projects with more than one phase, no concept plan required for one phase projects
- Each phase must include amenities
- Require progress reports on phasing to enforce project requirements

Density

- Bonus density for greenfield developments may not serve Township interests
- Limit density based on site constraints vs. specific number of dwelling units
- Counting units vs. number of bedrooms
- Eliminate density bonus for greenfield development proposals (*added 10/12/20*)
- Eliminate initial density bonuses for project type and amenities, instead look at bonuses for project elements such as one-bedroom units, size of units, mixing unit types, etc. (*added 10/12/20*)

Commercial component of project

- Requirement of commercial may be unrealistic given marketplace
- Possibility to eliminate requirement for non-residential space
- Consider lifestyle uses rather than strictly retail or office
- Establish minimum size for commercial component
- Challenging to enforce lack on commercial space
- Allowing existing commercial to count toward new MUPUD project
- Eliminate restrictions on PO zoned MUPUD commercial uses (*added 10/12/20*)
- Eliminate requirement for any separate SUP, similar to CPUD (*added 10/12/20*)
- Clarify commercial space is not for leasing office or fitness room (*added 10/12/20*)
- Establish specific amount such as 50% of first floor minimum (*added 10/12/20*)
- Allow use of existing commercial only if vertical construction proposed (*added 10/12/20*)

Amendments

- Current provisions allow significant project changes to fall under minor amendment
- Major amendment process requires both Planning Commission and Township Board approval
- Reduce the number of projects qualifying for minor amendments (*added 9/28/20*)
- Reduce review process for major amendments (*added 9/28/20*)
- Possibility for Planning Commission to handle major amendments without Board approval (*added 9/28/20*)

MUPUD ordinance
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Penalties/Enforcement (*added 9/28/20*)

- How does Township enforce misrepresentation of project or deviation from approvals?

Attachments

1. MUPUD ordinance (Section 86-440 of the Code of Ordinances).
2. Relevant section of Michigan Zoning Enabling Act (PA 110 of 2006) pertaining to planned unit developments.
3. Climate and Sustainability Plan.

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To: Planning Commission

From: Peter Menser, Principal Planner

Date: December 10, 2020

Re: Mixed Use Planned Unit Development (MUPUD) ordinance review

The Planning Commission last discussed the MUPUD ordinance at its meeting on September 28, 2020. At the meeting the Planning Commission established a sub-committee consisting of Commissioners Cordill, Richards, and Premoe, as well as Neighborhood and Economic Development Director Clark and Principal Planner Menser, to discuss the ordinance and make recommendations on revisions. The Planning Commission requested the sub-committee to report their recommendations at its regular meeting scheduled for December 14, 2020.

The MUPUD sub-committee met on October 12, 2020 and again on November 16, 2020 to discuss the ordinance and potential amendments. From those meetings a list of possible revisions was completed. A draft of the ordinance incorporating sub-committee comments is underway but not yet complete. Potential amendments to the ordinance as discussed by the sub-committee are as follows:

Concept plan review

- Possibility of Township Board review of concept plan and Planning Commission review of MUPUD.
- Authority to review concept plan could vary depending on the location of the proposed project and adjacent land uses *(added 9/28/20)*.
- Concept plan review required for phased projects *(added 10/12/20)*.
- Concept plan required at Township Board level only *(added 10/12/20)*.
- Send concept plan to Planning Commission as FYI only *(added 10/12/20)*.
- Amenities need to be shown in concept plan *(added 10/12/20)*.

Applicability

- Consider only offering MUPUD for redevelopment projects, in PICA areas, or at the Meridian Mall property.
- Allow MUPUD only in areas eligible for brownfield funding *(added 9/28/20)*.
- No MUPUD option allowed for greenfield development *(added 10/12/20)*.

Application requirements

- Does the Planning Commission receive the materials needed to make an informed decision about a given project?

Amenities

- Size of amenity should be defined percentage of development or minimum square footage.
- Amenity serving general public, residents of development, or both.
- Amenity must be accessible to general public.
- Need to identify different and additional types of project amenities.
- Current bar too low, amenities need to be above and beyond what is typically provided.
- Potential to divide amenity list into categories based on intended audience.
- Creation of “menu” amenity list from which developers can choose.
- Amenities “menu” could differ based on project location *(added 9/28/20)*.
- Cost of amenity must be solely born by developer *(added 9/28/20)*.
- In addition to amenity “menu” include provision allowing other amenities as deemed appropriate to offer flexibility *(added 9/28/20)*.
- Term amenity needs proper definition *(added 9/28/20)*
- Look to Township Climate and Sustainability Plan for amenity ideas *(added 9/28/20)*
- Working definition of amenity:
 - Extraordinary project feature that provides usable benefit to both the occupants of the development and general public and reflects scale of facility, building, or place *(added 11/16/20)*.
- Amenity needs to be measureable, verifiable, and sustained *(added 10/12/20)*.
- At least one amenity must serve general public in obvious way *(added 10/12/20)*.
- Consideration of off-site improvements to serve as amenity *(added 10/12/20)*.
- Need to establish specific number or size of amenity, which must be proportionate to overall size of project *(added 10/12/20)*.
- At least one amenity shall be provided in each phase of project *(added 10/12/20)*.
- Any amenity needs to be proportional in scope to each phase *(added 10/12/20)*.
- Concern with use of Township tax dollars for amenity *(added 11/16/20)*.

Design standards

- Change any “should” to “shall” regarding use of sheeting, cement board, etc. *(added 10/12/20)*.
- Require standards for railings, benches, trash bins, etc. *(added 10/12/20)*.
- Require parking lots to be located only in side or rear of property *(added 10/12/20)*.
- Require vertical mixing of land uses; prohibit horizontal mixing *(added 10/12/20)*.

Procedures/length of process

- Overall process takes too long.
- State Act requires whichever body holds the public hearing to make final decision.
- Eliminate public hearing requirement with Planning Commission *(added 10/12/20)*.
- Require decision same night for MUPUD if Planning Commission does review *(added 10/12/20)*.

Waivers

- Waiver criteria too broad and easy to obtain.
- Waivers need to be tied to amenities provided, require list and add to MUPUD application *(added 10/12/20)*.
- Waivers and amenities should have one to one ratio *(added 10/12/20)*.

Phasing *(added 9/28/20)*

- Require concept plan for projects with more than one phase, no concept plan required for one phase projects.
- Each phase must include amenities.
- Require progress reports on phasing to enforce project requirements.

Density

- Limit density based on site constraints vs. specific number of dwelling units i.e. eliminate density limits.
- Counting units vs. number of bedrooms.
- Eliminate density bonus for greenfield development proposals *(added 10/12/20)*.
- Eliminate initial density bonuses based on project type and amenities, instead look at bonuses for project elements such as one-bedroom units, size of units, mixing unit types, etc. *(added 10/12/20)*.
- Meridian Mall site should be added to areas allowing density and height bonuses *(added 11/16/20)*.

Commercial component of project

- Requirement of commercial may be unrealistic given market conditions and changing trends.
- Possibility to eliminate requirement for non-residential space.
- Establish minimum size for commercial component.
- Challenging to enforce lack on commercial space.
- Eliminate restrictions on PO zoned MUPUD commercial uses *(added 10/12/20)*.
- Eliminate requirement for any separate SUP, similar to CPUD ordinance *(added 10/12/20)*.
- Clarify commercial space is not for leasing office or fitness room *(added 10/12/20)*.
- Establish specific amount of commercial in project, such as 50% of first floor minimum *(added 10/12/20)*.
- Allow use of existing commercial only if vertical construction proposed *(added 10/12/20)*.
- Amendment to MUPUD required to reduce promised commercial space *(added 11/16/20)*.

Amendments

- Current provisions allow significant project changes to fall under minor amendment.
- Major amendment process requires both Planning Commission and Township Board approval.
- Reduce the number of projects qualifying for minor amendments *(added 9/28/20)*.
- Reduce review process for major amendments *(added 9/28/20)*.
- Possibility for Planning Commission to handle major amendments without Board approval *(added 9/28/20)*.

Penalties/Enforcement (*added 9/28/20*)

- How does Township enforce misrepresentation of project or deviation from approvals?

Attachments

1. MUPUD ordinance (Section 86-440 of the Code of Ordinances).
2. Relevant section of Michigan Zoning Enabling Act (PA 110 of 2006) pertaining to planned unit developments.
3. Climate and Sustainability Plan for amenity ideas.

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To: Planning Commission

From: Peter Menser, Principal Planner

Date: February 4, 2021

Re: Mixed Use Planned Unit Development (MUPUD) ordinance review

The Planning Commission last discussed the MUPUD ordinance at its meeting on December 14, 2020. At the meeting the MUPUD sub-committee reported their list of recommendations on revisions to the ordinance. Since that meeting staff has completed a draft ordinance incorporating many of the recommendations to date. Further discussion is still needed on the following concepts, which the Planning Commission may add to as deemed necessary:

Review Process: Removing or limiting the role of the Planning Commission and Township Board in the MUPUD process may impact the Township's ability to rigorously vet development proposals. How can we reduce the overall time of the process while still keeping both groups involved?

Commercial/Non-residential space: Further discussion is needed with regards to establishing minimum sizes for commercial/non-residential space, which may limit overall project and site flexibility.

Vertical/horizontal mix of uses: Several scenarios have been discussed, but it might be strategic to keep the ordinance as-is in order to remain open to a wider variety of projects.

Amenities – Outside of eliminating some of the more basic amenities in the existing ordinance language, more work is needed to develop ideas for a new “menu” of amenities.

The following is an update of the considerations explored by the sub-committee and the corresponding changes made to the ordinance.

Concept plan review

Considerations:

- Township Board review of concept plan and Planning Commission review of MUPUD.
- Authority to review concept plan could vary depending on the location of the proposed project and adjacent land uses (*added 9/28/20*).
- Concept plan review required for phased projects (*added 10/12/20*).
- Concept plan required at Township Board level only (*added 10/12/20*).
- Send concept plan to Planning Commission as FYI only (*added 10/12/20*).

Action taken:

- Amenities need to be shown in concept plan (*added 10/12/20*).
- Added and/or option for review of concept plan by either the Township Board or Planning Commission.

Applicability

Considerations:

- Consider only offering MUPUD for redevelopment projects, in PICA areas, or at the Meridian Mall property.
- Allow MUPUD only in areas eligible for brownfield funding (*added 9/28/20*).
- No MUPUD option allowed for greenfield development (*added 10/12/20*).

Action taken:

- Kept the current standards for applicability, but reduced the allowable density for MUPUD proposals on undeveloped sites as a deterrent.

Amenities

Considerations:

- Size of amenity should be defined percentage of development or minimum square footage.
- Amenity serving general public, residents of development, or both.
- Amenity must be accessible to general public.
- Need to identify different and additional types of project amenities.
- Current bar too low, amenities need to be above and beyond what is typically provided.
- Potential to divide amenity list into categories based on intended audience.
- Creation of “menu” amenity list from which developers can choose.
- Amenities “menu” could differ based on project location (*added 9/28/20*).
- Cost of amenity must be solely born by developer (*added 9/28/20*).
- In addition to amenity “menu” include provision allowing other amenities as deemed appropriate to offer flexibility (*added 9/28/20*).
- Look to Township Climate and Sustainability Plan for amenity ideas (*added 9/28/20*).
- Amenity needs to be measureable, verifiable, and sustained (*added 10/12/20*).
- At least one amenity must serve general public in obvious way (*added 10/12/20*).
- Consideration of off-site improvements to serve as amenity (*added 10/12/20*).
- Need to establish specific number or size of amenity, which must be proportionate to overall size of project (*added 10/12/20*).
- Any amenity needs to be proportional in scope to each phase (*added 10/12/20*).
- Concern with use of Township tax dollars for amenity (*added 11/16/20*).
- If public amenities are included in MUPUD project the maintenance of those amenities needs to be clarified (*Added 12/14/20*).

Action taken:

- Revised definition of amenity to match subcommittee suggestion.
- Added language requiring one or more amenities in each project phase.
- Eliminated several amenities that should be considered typical project requirements.
- Added requirement for submittal of list of amenities.

Design standards

Considerations:

- Require standards for railings, benches, trash bins, etc. *(added 10/12/20)*.
- Require vertical mixing of land uses; prohibit horizontal mixing *(added 10/12/20)*.

Action taken:

- Changed the term “should” to “shall” as it pertains to building materials.
- Require parking lots to be located only in side or rear of property *(added 10/12/20)*.

Procedures/length of process

Considerations:

- Overall process takes too long.
- State Act requires whichever body holds the public hearing to make final decision.
- Eliminate public hearing requirement with Planning Commission *(added 10/12/20)*.
- Require decision same night for MUPUD if Planning Commission does review *(added 10/12/20)*.

Action taken:

- Reduced the overall amount of allotted time the Planning Commission and Township Board have to make a decision on a MUPUD from 60 days to 30 days.

Waivers

Considerations:

- Waiver criteria too broad and easy to obtain.

Action taken:

- Established one to one ratio for waivers to amenities.
- Added requirement for submittal of list of waivers and justification for each.

Phasing *(added 9/28/20)*

Considerations:

- Require concept plan for projects with more than one phase, no concept plan required for one phase projects.
- Require progress reports on phasing to enforce project requirements.

Action taken:

- Added provision requiring each project phase to have one or more amenities.

Density

Considerations:

- Limit density based on site constraints vs. specific number of dwelling units aka eliminate density limits.
- Counting units vs. number of bedrooms.
- Determine density on a project-by-project basis (*added 12/14/20*).

Action taken:

- Raised maximum number of dwelling units per acre (du/a) from 14 to 20 for redevelopment projects.
- Added amenities to qualify for increased density from 18 up to to 25 du/a for redevelopment projects.
- Reduced the maximum number of dwelling units per acre for projects on undeveloped land from 10 to 5.
- Added the Meridian Mall to the areas allowing density and height bonuses.

Commercial component of project

Considerations:

- Requirement of commercial may be unrealistic given market conditions and changing trends.
- Possibility to eliminate requirement for non-residential space.
- Establish minimum size for commercial component.
- Challenging to enforce lack on commercial space.
- Clarify commercial space is not for leasing office or fitness room (*added 10/12/20*).
- Establish specific amount of commercial in project, such as 50% of first floor minimum (*added 10/12/20*).
- Allow use of existing commercial only if vertical construction proposed (*added 10/12/20*).

Action taken:

- Eliminated requirement for any separate SUP, similar to CPUD ordinance.
- Revised commercial uses in PO zoned project to allow those permitted in C-1 zoning.
- Added provision requiring major amendment when non-residential space in a building(s) is reduced by 25 percent of the usable floor area or greater.
- Removed references to commercial uses and replaced with non-residential.

Amendments

Considerations:

- Current provisions allow significant project changes to fall under minor amendment.
- Major amendment process requires both Planning Commission and Township Board approval.
- Possibility for Planning Commission to handle major amendments without Board approval *(added 9/28/20)*.
- Make amendment easier/faster process depending on the project *(added 12/14/20)*.

Action taken:

- Reduced the number of projects qualifying for minor amendments by amending the criteria.
- Revised major amendment process so they are only reviewed by Township Board.

Effect of issuance (added 2/4/21)

Action taken:

Reduced the approval period of MUPUD approval from four years to two years and reduced the length of an approved extension from two years to one year.

Attachments

1. Draft MUPUD ordinance dated December 14, 2020.

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To: Planning Commission

From: Peter Menser, Principal Planner

Date: March 18, 2021

Re: Mixed Use Planned Unit Development (MUPUD) ordinance review

The Planning Commission last discussed the MUPUD ordinance at its meeting on February 8, 2021. Since that time the MUPUD sub-committee met on February 16, 2021 to discuss the amenities section of the draft ordinance. Following that meeting staff updated the amenities section to reflect the ideas shared by the subcommittee and the Planning Commission as a whole, which mostly included dividing the list of amenities into weighted categories whereby each project feature is worth either one, two, or three amenities depending on its size, scale, and value (either financial or aesthetic or both).

After review of the general approach taken by staff at the March 18, 2021 Planning Commission meeting, staff is suggesting one more review by the MUPUD sub-committee prior to potential consideration of the initiation of a zoning amendment at the Planning Commission's next meeting April 12, 2021.

Attachment

1. Draft MUPUD ordinance dated March 18, 2021.

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2020\MUPUD 2020\MUPUD review.pc6 (3-22-21 PC).docx



To: Planning Commission

From: Peter Menser, Principal Planner

Date: April 9, 2021

Re: Mixed Use Planned Unit Development (MUPUD) ordinance review

The Planning Commission last discussed the MUPUD ordinance at its meeting on March 22, 2021. Since that time the MUPUD sub-committee met on April 5, 2021 to discuss the recent revisions to the amenities section of the draft ordinance. Following that meeting staff made the following updates to the amenities section:

- Reduced the amount of required non-residential uses from 50 percent to 25 percent in the three-amenity category.
- Increased the minimum size of the courtyard area to at least 20 percent of the building footprint or a minimum of 5,000 square feet.
- Divided the transit amenity into two different amenities; one under the one amenity category that is the enhancement of a current transit stop and one under the two amenity category that is the creation of a new enhanced transit stop on a property not currently served by public transit.
- Added a provision to the public recreation resources amenity (one amenity category) that requires the space to be open and accessible to the general public.
- Added a provision allowing only one amenity from the one amenity category to be counted toward the total number of required amenities for a mixed use PUD.

The following motion is provided to initiate an amendment to the zoning ordinance.

- **Move to initiate a zoning amendment to amend Section 86-440, the mixed use planned unit development ordinance, in accordance with the revisions proposed in the draft ordinance dated April 9, 2021.**

Attachment

1. Draft MUPUD ordinance dated April 9, 2021.

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2020\MUPUD 2020\MUPUD review.pc7 (4-12-21 PC).docx



To: Planning Commission

From: Mark Kieselbach, Director of Community Development & Planning
Keith Chapman, Assistant Planner

Date: May 21, 2021

Re: Zoning Amendment #21020 (Planning Commission), amendment to Section 86-440 Mixed Use Planned Unit Development (MUPUD) ordinance.

Since September 2020 the Planning Commission and the Planning Commission's MUPUD sub-committee have reviewed and discussed proposed changes to the MUPUD ordinance. The changes proposed for the zoning amendment include:

- Using the term “nonresidential” instead of commercial and office.
- Add a new definition for amenity.
- Allow all uses by right in the C-1 (Commercial) and PO (professional and Office) zoning districts as permitted uses in a PO zoned mixed use planned unit development.
- Add the Meridian Mall property as an area the Township Board can approve a higher density and an increase in building height.
- The mixed use planned unit development approval will serve as the special use permit approval for any use or other activity requiring special use permit approval in the underlying zoning district.
- Every mixed use planned unit development must incorporate at least one amenity.
- For every one waiver request at least one amenity must be provided.
- One or more amenities must be provided in each project phase.
- Amenities are weighted to recognize more substantial project features that may fulfill the requirement for multiple amenities.
- Reduce the amount of gross floor area for nonresidential uses from 50 percent to 25 percent in the three amenity category.
- Dedicated outdoor gathering space at 20 percent of the building footprint or 5,000 contiguous square feet in the three amenity category.
- Enhancement of a current transit stop or the creation of a new enhanced transit stop.
- Public recreation resources be open and accessible to the general public in the one amenity category.
- Only one amenity from the one amenity category can be counted towards the total number of required amenities.
- Parking can only be located in a side or rear yard and cannot extend beyond the front façade of the building.

Zoning Amendment #21020 (Township Board)
Planning Commission (May 24, 2021)
Page 2

- A natural features study shall include a written description of the features to be retained, removed, or modified, and proposed measures to mitigate any negative impacts on the site and adjacent properties. Natural features to be addressed include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, water features, identified groundwater vulnerable areas, slopes greater than 20%, ravines, and wildlife habitats, vegetative cover types with potential to sustain significant, or endangered wildlife.
- Construction related to the mixed use planned unit development must commence within two years after the effective date and only one, one year extension is allowed.

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. Proposed amendment dated April 9, 2021.
2. Map 3 Meridian Mall.



To: Planning Commission
From: Timothy R. Schmitt, *AICP*, Director Community Planning & Development
Date: June 7, 2021
Re: Zoning Amendment 21020 – Mixed Use Planning Unit Development Update

The Planning Commission has been working on a major overhaul of Section 86-440, Mixed Use Planned Unit Development (MUPUD), of the Zoning Ordinance since September of 2020. The ordinance has undergone a number of revisions and at the May 24th Planning Commission meeting, the Commission discussed a final change to include a definition of affordable housing. The MUPUD ordinance has an affordable housing amenity allowance in the newest draft, but no definition of affordable housing. It was agreed that, if possible, one should be added.

Defining affordable housing is a difficult task, as it varies widely from community to community. The Department of Housing and Urban Development defines affordable housing as:

“Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”

This is the broadest possible definition, not taking into account the local market, the type of housing, the funding program supporting the housing affordability, or any other factors. Many funding programs for affordable housing have a specific limit on the amount of money a homeowner can make, based on the Area Median Income (AMI). This varies based on location and number of family members in the household. To get some language regarding affordable housing in the proposed MUPUD ordinance, Staff would recommend the following definition, which is in the attached draft:

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

This addresses two of the main pieces of determining affordability: income and location. The 30% of gross income comes directly from the HUD definition for affordable housing. The 80% of AMI is from the definition of “low income” that HUD establishes for each Metropolitan Statistical Areas on an annual basis. Meridian Township falls into the Lansing/East Lansing MSA and for a family of four, 80% AMI is \$63,300 in income. This is a solid working definition that will be useful for potential affordable housing developers, as it is consistent with some funding programs and most housing non-profits that we would ask to help administer an affordable housing program are very familiar with these guidelines.

Planning Commission Options

The Planning Commission may recommend approval as written, may recommend approval of a revised ordinance, or recommend denial of the proposed zoning amendment. The attached resolution

MUPUD ordinance
Planning Commission (2/8/21)
Page 2

for approval has been drafted, based on the discussion at the May 24th meeting and the attached ordinance includes the affordable housing definition that was discussed earlier in this memo.

Attachment

1. Draft MUPUD ordinance dated June 7, 2021.
2. Map 3: Meridian Mall

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2020\MUPUD 2020\MUPUD review Cover Memo (6-14-21 PC Mtg).docx

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #21020
MUPUD Updates**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application, in said Township on the 14th day of June, 2021 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Planning Commission, at its meeting on September 28, 2020, began a review process of the Mixed Use Planned Unit Development (MUPUD) Ordinance, appointed a subcommittee to review the ordinance, which recommend updates; and

WHEREAS, the proposed zoning amendment would overhaul the MUPUD ordinance, with major changes including: adding the Meridian Mall property as an area that is eligible for additional density, clarification of the review process, and updating of the amenity list used to qualify for waivers and bonuses; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on May 24, 2021 and reviewed staff material forwarded under cover memorandums dated May 21, 2021 and June 7, 2021, along with extensive materials throughout the review of the ordinance by the subcommittee; and

WHEREAS, the proposed zoning amendment will provide for a more streamlined development process and additional public amenities for projects that do not meet the exact standards of the code, creating better quality developments.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #21020, to update the Mixed Use Planned Unit Development ordinance standards. The recommendation is in accordance with the revised draft ordinance language dated June 7, 2021.

ADOPTED: YEAS: _____

NAYS: _____

Zoning Amendment #21020 - MUPUD Updates

June 7, 2021

Page 2

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of June, 2021.

Scott Hendrickson
Planning Commission Chair

Motion by Commissioner McConnell to adopt the resolution approving Special Use Permit #20061.
Seconded by Commissioner Premoe.

Planning Commissioners Discussion:

- The applicant submitted photos of the parking provided on the property for the Planning Commission to review since concerns were raised at the previous meeting.
- The plans were reviewed by the Fire Department and there were no concerns regarding emergency access to the property.
- The residents do not drive and the vehicles normally on the property are staff vehicles.
- The communication included in the packet does not list who submitted the concerns regarding the proposed expansion of the Adult Foster Care Home. Principal Planner Menser stated he contacted the couple but did not hear back so their names were only listed on the Agenda 5A Communications portion of the document.
- The Adult Foster Care Home has been in operation and has had no problems. The increase in potentially four additional residents is not expected to impact the surrounding neighbors.
- Safety measures are taken when a couple of the residents want to walk off the property. Staff escorts them across Park Lake Road. Commissioner McConnell offered additional ideas for safety using flags and other possible signage and the applicant was receptive to the feedback provided.
- Under the ordinance, the site standards listed in the staff memo on page 5 are alterable based on the character and situation being reviewed and are not a “must meet” requirement.

ROLL CALL VOTE:

YAYS: Commissioner McConnell, Premoe, Cordill, Shrewsbury, Richards, Blumer, Trezise, and Chair Hendrickson.

NAYS: 0

MOTION CARRIED: 8-0

8. OTHER BUSINESS

A. Mixed Use Planned Unit Development (MUPUD) ordinance review.

Commissioner Premoe proposed a motion to move to appoint a five member subcommittee, including Principal Planner Menser and Neighborhood and Economic Development Director Amber Clark and three Planning Commission members to draft a revision of the MUPUD Ordinance for review by the Planning Commission by the first meeting of December.

Seconded by Commissioner Trezise.

ROLL CALL VOTE:

YAYS: Commissioner Premoe, Trezise, McConnell, Cordill, Shrewsbury, Richards, Blumer, and Chair Hendrickson.

NAYS: 0

MOTION CARRIED: 8-0

Commissioner Premoe moved to nominate three committee members to work on the subcommittee: Chair Hendrickson, Commissioner Cordill and Commissioner Richards.

Chair Hendrickson had to regretfully decline the nomination due to his workload currently as Chief Deputy Clerk of Ingham County.

Chair Hendrickson nominated Commissioner Premoe accepted the nomination as the third committee member.

Motion by Commission Premoe

Seconded by Commissioner McConnell

VOICE VOTE: Motion approved unanimously.

Principal Planner Menser reviewed the categorized and summarized notes from the past few meetings relating to the MUPUD ordinance review.

Planning Commission Discussion:

- Hot button topics are the Concept Plan and PO Zoning.
- The need to tighten up the timing of the process.
- MUPUD and Form Base Code are very different (process and vision)
- The subcommittee should do research and come up with a list or definition for amenities.
- The cost of the amenities should be borne by the developers.
- The Climate Sustainability Plan (thru the Environmental Commission) could serve as an expression of the kinds of things (amenities) to look for because they have already been approved by the Township Board.
- Amenities enhance the public perception.
- Underground utilities are a standard, not an amenity.
- Define the term amenity (what we want it to be) and then provide examples.
- Create a list of amenities and make scalable to the size of the specific proposed project.
- An amenity today could become a standard tomorrow.
- Multiple phase projects should have stricter requirements in each phase for amenities. They should be consistent and carry through each phase of the project.
- Penalties and enforceability requirements on projects.

Commissioner Premoe requested setting meeting times for the subcommittee and asked Principal Planner Menser to schedule once in October and once in November for the group.

Chair Hendrickson suggested cancelling the October 12, 2020 Planning Commission meeting because the tentative meeting agenda didn't have anything scheduled and the subcommittee could use the time to work on their project.

Commissioner Richards moved to cancel the October 12, 2020 regular Planning Commission meeting.

Seconded by Commissioner McConnell

VOICE VOTE: Motion approved unanimously.

Commissioner McConnell had a question about Special Use Permit #20051 for 1732 Hamilton Road, Vehicle Repair Shop. He wanted to know if there were any conditions placed on the SUP regarding inoperable vehicles being parked in the parking lot. The owner may not be in compliance. Principal Planner Menser will investigate it.

7. UNFINISHED BUSINESS

A. **Mixed Use Planned Unit Development (MUPUD) ordinance review.**

Principal Planner Menser provided a summary of the general ideas discussed by the sub-committee (consisting of Commissioners Cordill, Premoe and Richards as well as Neighborhood and Economic Development Director Clark and himself) during the past couple of months concerning the ordinance and recommendations for possible revisions. Possible amendments to the ordinance include: Concept plan review, Applicability, Application requirements, Amenities, Design standards, Procedures, Waivers, Phasing, Density, Commercial component of the project, Amendments and Penalties.

Planning Commission Discussion:

Concept plan-

- The timeline is helpful for developers
- Developers show the plan and get feedback before they proceed
- What effect does the time limit play in the process
- The role of the concept plan in the decision
- Whomever makes the final decision holds the hearing

Applicability-

- Where are MUPUD's allowed
- What limitations are already in the ordinance

Application-

- Follow through if the financing changes

Amenities-

- If public amenities are included in the project, the maintenance of those amenities should be clarified
- Then menu of amenities should be refined (quantified or categorized)
- Focus ordinance on public amenities
- Meet the goals of Meridian Township

Design standards-

- Change the wording from should to shall
- Define what is front (as in front yard, example: corner lot)
- Make clear requirements
- Tools for developers will provide positive results
- Look at occupancy rates for projects for horizontal verses vertical mixing

Procedures-

- The process takes too long 4-6 months
- Public comment is important and can impact decisions
- Could bylaws change or be suspended to move a project through the process faster. Offer a motion verses a resolution
- Could a change in procedure violate the open meetings act

- Possibility not to do a resolution for same night decision

Waivers-

- Enhance the application instead of changing the ordinance
- How are waivers impacting the project
- Use waivers as a negotiation technique
- Need to create a robust list of amenities first
- Amenity to waiver ratio, how to determine

Density-

- Add Meridian Mall
- Eliminate bonus for greenfield sites
- Determine on a project-by-project basis
- Limit density based on CATA or available parking
- Number of units verses Number of bedrooms

Commercial component-

- What is the minimum size and how is it measured
- Remove the “commercial” and designate as “nonresidential”
- Planning Commission does not see commercial change until it is too late

Amendments-

- What constitutes a change between minor and major amendment
- Make the amendment an easier/faster process depending on the project

Principal Planner Menser thanked everyone for the positive discussion and he will follow up on the comments as he continues to work on the draft of the ordinance and meet with the sub-committee.

8. OTHER BUSINESS

A. December 21, 2020 Planning Commission meeting.

Chair Hendrickson moved to cancel the Planning Commission meeting for December 21, 2020 after discussing the proposed agenda with Principal Planner Menser.

Commissioner Trezise moved to cancel the December 21, 2020 Planning Commission regular meeting.

Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

B. 2021 Meeting Schedule.

Principal Planner Menser provided a 2021 Meeting schedule for review.

Commissioner Premoe moved to accept the meeting schedule as printed.

Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

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

February 8, 2021

Meeting held virtually using the Zoom web conferencing application

7:00 P.M.

PRESENT: Commissioners McConnell, Hendrickson, Cordill, Shrewsbury, Premoe, Snyder, and Blumer

ABSENT: Commissioners Trezise, and Richards

STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, Information Technology Director Stephen Gebes, and Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Chair Hendrickson called the regular meeting to order at 7:00 P.M.

2. PUBLIC REMARKS – NONE

3. APPROVAL OF AGENDA

Commissioner Premoe moved to approve the agenda.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

A. January 11, 2020 Regular Meeting

Commissioner Shrewsbury moved to approve the minutes.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

A. Chair Hendrickson noted one communication item was received and included in the packet.

6. PUBLIC HEARINGS - NONE

7. UNFINISHED BUSINESS

A. **Mixed Use Planned Unit Development (MUPUD) ordinance review.**

Principal Planner Menser noted staff has included a first draft of the typed and editable format of the proposed revised Mixed Use Planned Unit Development ordinance in the meeting packet. The proposed revisions and changes are based on past meetings with the Planning Commission and the MUPUD sub-committee. Further discussion is needed on the following concepts: Review Process, Commercial/Non-residential space, Mix of Uses, and Amenities.

Principal Planner Menser mentioned the MUPUD sub-committee will meet on February 11, 2021 to follow up on tonight's group discussion.

Planning Commission Discussion:

- The Review Process is long but necessary and public input provides valuable feedback. The Planning Commission agreed to leave the review process as is.
- Define "mix of uses" and "non-residential" more clearly.
- If commercial space is not filled it could be offered for community/public use or for schools to utilize. For example: a local school art studio until the space is leased out.
- Principal Planner Menser noted the Township does not track commercial space.
- Create a list of amenities based on value, perhaps categorize in columns or use a point system.
- The Climate Sustainability Plan, Tri-County Regional Planning Commission, My Solar Story Group, and Drain Commissioners Office are good resources for gathering ideas to add to the list of amenities.
- Amenities mentioned during the meeting included: rain gardens, electrical vehicle charging stations, solar panels, water quality conservation efforts, and on-site recycling.
- Research amenities from other communities.
- Principal Planner Menser was asked if he could provide a listing of recent MUPUD projects and if those projects asked for additional waivers (relating to density and land uses) so the Planning Commission could evaluate if the waiver criteria is too broad and easy to obtain or should be adjusted.
- Five units per acre is the minimum for a multi-family district and 34 units per acre is the maximum; however, the RCC District has not been requested since the 1970's. (A couple examples are: Knob Hill and The Towar.)

8. OTHER BUSINESS - NONE

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Principal Planner Menser noted the Planning Commission meeting was cancelled on January 25, 2021 and provided a summary of the Township Board meetings held on January 19, 2021, January 26, 2021, February 2, 2021, and February 16th. He also noted the next Township Board meeting will be February 23, 2021.

B. Liaison reports.

- Commissioner Blumer apologized for missing the Downtown Development Authority meeting February 1, 2021 as he thought it was at 7:30 p.m. (and it is 7:30 a.m.)

VOICE VOTE: Motion approved unanimously.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Premoe, Blumer, Snyder and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 8-0

8. OTHER BUSINESS

A. MUPUD Ordinance

Principal Planner Menser referenced page 44 in the packet where updates include a list of weighted amenities. He suggested that the subcommittee meet one more time.

Planning Commission Discussion:

- High density bonus concern if they all come from category 1.
- On the 3 amenities list, number 1 is very expensive. LEAD qualified versus LEAD certified.
- Discussion on facades and encouraging reusable materials for flexibility.
- Standards for non-residential
- Agreement for one more additional subcommittee meeting and it will be on the Planning Commission agenda on April 12, 2021.

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Principal Planner Menser provided a summary of the Township Board meeting held on March 16, 2021 and noted there have been no advances in recreational marihuana. It will be discussed next at the Township Board meeting on April 13, 2021.

B. Liaison reports.

- Commissioner Premoe attended the Brownfield Redevelopment Authority meeting on March 18, 2021. There was an election of officers. The current officers were renewed.
- Commissioner Snyder attended the Transportation Commission meeting on March 18, 2021. They passed a resolution for grant funding for phase 3 of the MSU to Lake Lansing Pathway. Also, discussing Pathway Master Plan updates. Director Perry will be meeting with all commissions to discuss this topic.
- Commission Cordill attended the Corridor Improvement Authority meeting on January 27, 2021. The CIA authored a letter in support of Form Based Code.
- Chair Hendrickson provided an update on the one hearing from the March 10, 2021 Zoning Board of Appeals meeting.

The Planning Commission would like congratulate Director Kieselbach on his well-deserved upcoming retirement.

- It is time to renew the five year extension.
- What type of expenditures would the fund be used for? It would be within the SmartZone only. The money is used to attract businesses to come to the SmartZone.
- Would Meridian Township have a representative on the Board if we were to join? Yes, there would be representative.
- Where are the LDFA areas in East Lansing and Lansing? Can we compare the taxable values between the communities?
- If the parcels are included in the LDFA can they be included in other taxing authorities?
- Some tax capture information would be very helpful.

B. Mixed Use Planned Unit Development (MUPUD) Ordinance Review

Principal Planner Menser stated the sub-committee did meet on April 5, 2021 to discuss the updates to the amenities section. The updates are referenced on page 32 in the packet.

Commissioner Richards moved to initiate a zoning amendment to amend Section 86-440, the mixed use planned unit development ordinance, in accordance with the revisions proposed in the draft ordinance dated April 9, 2021.

Seconded by Commissioner Blumer.

Planning Commission Discussion:

- Good presentation and it should move forward for public comment.
- Agreement that the ordinance is ready for public comment.
- Discussion regarding public transit stops. Developer will have to work with CATA and possibly expect the developer to pay for additional stops.
- Discussion regarding the enhanced amenities available by CATA.
- Discussion regarding the reduced amount of required non-residential uses from 50 percent to 25 percent in the three amenity category. Consensus that this is a target.
- Reviewed page 8, section e, 1 (f)- Amenities shall be visible and/or accessible to the public from a fully improved street, and/or a benefit to the general public.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Richards, Blumer, Snyder and Chair Hendrickson.

MOTION CARRIED: 8-0

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Principal Planner Menser provided a summary of the Township Board meeting held on March 30, 2021 was a joint meeting between local governments and school districts. The Board is scheduled to meet on April 13, 2021. On the agenda, is the zoning amendment regarding motor vehicle sales. The Kansas Road and Jolly Road rezoning project has been moved to the May 6, 2021 Township Board meeting.

B. Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances.

Chair Hendrickson opened the public hearing at 7:31 p.m.

Director Kieselbach reviewed highlights of the amendment. The Planning Commission has had a committee working on the amendment. The Mixed Use Planned Unit Development (MUPUD) was originally developed in the 2000s. It is an overlay district and allows for residential and non-residential uses to be mixed on a site. The amendment is an update based on development. The amenities section has been updated. At least one amenity will be required for each project. For every waiver that is requested, the applicant will need at least one amenity. For every density bonus requested, applicants will need at least four amenities. The amendment will allow for the process to be streamlined with one approval for both the MUPUD and the Special Use Permit (SUP).

Public Comments:

None.

Planning Commission Discussion:

- Congratulations on the hard work on the amendment.
- Add affordable housing unit to the definitions. There should already be state and federal laws to define for affordable housing unit.
- Page 7-f. uses may be mixed horizontal or vertical discussion. Eliminate mixed horizontal. Further discussion on the meaning of mixed horizontal use.
- Discussion about getting more specific on the horizontal development will not create flexibility in the ordinance.

Straw Poll:

All Commissioners state they could support the zoning amendment as submitted, but would be helpful to have the definition of affordable housing unit for the next meeting.

Chair Hendrickson closed the public hearing at 7:54 p.m.

7. UNFINISHED BUSINESS - None

8. OTHER BUSINESS

- A. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

Assistant Planner Chapman reported the Planning Commission discussed this at the April 12, 2021 meeting. At that meeting, the applicant provided a condition on the rezoning. The Planning Commission took a straw poll vote at that time and decided they would not support the rezoning based on that condition. Since that time, the applicant has submitted a revised condition to be added to the rezoning request. The condition now reads "Upon approval of the rezoning by the Township Board, the applicant will come back in 30 days of the approval and request rezoning of

Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive. Seconded by Commissioner Snyder.

ROLL CALL VOTE: YEAS: Commissioners Shrewsbury, Snyder, Chairman Hendrickson

NAYS: Commissioners McConnel, Richards, Blumer

ABSTAIN due to not being properly informed Commissioner Premoe

Motion fails: 3-3-1

B. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial).

Director Schmitt outlined Rezoning #21050.

Commission McConnel moved to adopt Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial). Seconded by Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnel, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0

C. Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances.

Director Schmitt outlined Zoning Amendment #21020.

Commissioner Richards move to approve Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances. Seconded by Commissioner Blumer.

ROLL CALL VOTE: YEAS: Commissioners McConnel, Premoe, Shrewsbury, Richards, Blumer, Snyder, Chairman Hendrickson

NAYS: None

Motion carried: 7-0

8. OTHER BUSINESS

None

MICHIGAN ZONING ENABLING ACT (EXCERPT)
Act 110 of 2006

125.3503 Planned unit development.

Sec. 503. (1) As used in this section, "planned unit development" includes such terms as cluster zoning, planned development, community unit plan, and planned residential development and other terminology denoting zoning requirements designed to accomplish the objectives of the zoning ordinance through a land development project review process based on the application of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area.

(2) The legislative body may establish planned unit development requirements in a zoning ordinance that permit flexibility in the regulation of land development, encourage innovation in land use and variety in design, layout, and type of structures constructed, achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities, encourage useful open space, and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of this state. The review and approval of planned unit developments shall be by the zoning commission, an individual charged with administration of the zoning ordinance, or the legislative body, as specified in the zoning ordinance.

(3) Within a land development project designated as a planned unit development, regulations relating to the use of land, including, but not limited to, permitted uses, lot sizes, setbacks, height limits, required facilities, buffers, open space areas, and land use density, shall be determined in accordance with the planned unit development regulations specified in the zoning ordinance. The planned unit development regulations need not be uniform with regard to each type of land use if equitable procedures recognizing due process principles and avoiding arbitrary decisions are followed in making regulatory decisions. Unless explicitly prohibited by the planned unit development regulations, if requested by the landowner, a local unit of government may approve a planned unit development with open space that is not contiguous with the rest of the planned unit development.

(4) The planned unit development regulations established by the local unit of government shall specify all of the following:

(a) The body or official responsible for the review and approval of planned unit development requests.

(b) The conditions that create planned unit development eligibility, the participants in the review process, and the requirements and standards upon which applicants will be reviewed and approval granted.

(c) The procedures required for application, review, and approval.

(5) Following receipt of a request to approve a planned unit development, the body or official responsible for the review and approval shall hold at least 1 public hearing on the request. A zoning ordinance may provide for preapplication conferences before submission of a planned unit development request and the submission of preliminary site plans before the public hearing. Notification of the public hearing shall be given in the same manner as required under section 103.

(6) Within a reasonable time following the public hearing, the body or official responsible for approving planned unit developments shall meet for final consideration of the request and deny, approve, or approve with conditions the request. The body or official shall prepare a report stating its conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision.

(7) If amendment of a zoning ordinance is required by the planned unit development regulations of a zoning ordinance, the requirements of this act for amendment of a zoning ordinance shall be followed, except that the hearing and notice required by this section shall fulfill the public hearing and notice requirements of section 306.

(8) If the planned unit development regulations of a zoning ordinance do not require amendment of the zoning ordinance to authorize a planned unit development, the body or official responsible for review and approval shall approve, approve with conditions, or deny a request.

(9) Final approval may be granted on each phase of a multiphased planned unit development if each phase contains the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area.

(10) In establishing planned unit development requirements, a local unit of government may incorporate by reference other ordinances or statutes which regulate land development. The planned unit development regulations contained in zoning ordinances shall encourage complementary relationships between zoning regulations and other regulations affecting the development of land.

History: 2006, Act 110, Eff. July 1, 2006.