



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
July 22, 2019 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. July 8, 2019 Regular Meeting
5. COMMUNICATIONS – listed on separate page
6. PUBLIC HEARINGS
 - A. Special Use Permit #19111 (Woodward Limited Dividend Housing Association), develop 49 unit apartment complex with four buildings on north side of Sirhal Drive, west of Greycliff Drive.
 - B. Special Use Permit #19121 (Woodward Limited Dividend Housing Association), construct group of buildings greater than 25,000 square feet in size on north side of Sirhal Drive, west of Greycliff Drive.
7. UNFINISHED BUSINESS
 - A. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).
 - B. Special Use Permit #19061 (Meridian Township Parks Department), work in floodplain to construct pedestrian/bicycle pathway on north side of Central Park Drive, west of Marsh Road.
 - C. Wetland Use Permit #19-02 (Meridian Township Parks Department), fill in regulated wetland to construct pedestrian/bicycle pathway on north side of Central Park Drive, west of Marsh Road.
8. OTHER BUSINESS
 - A. None.
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
10. PROJECT UPDATES
 - A. New Applications - None
 - B. Site Plans Received - None
 - C. Site Plans Approved
 1. Site Plan Review #19-09 (Meridian Township Parks), establish Market Place on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: ALISANDE SHREWSBURY

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
July 22, 2019 7:00 pm

TENTATIVE PLANNING COMMISSION AGENDA
August 12, 2019

1. PUBLIC HEARINGS
 - A. Special Use Permit #19101 (LaFontaine Chrysler, Dodge, Jeep, & Ram of Okemos), construct 24,902 square foot new car dealership at 1510 Grand River Avenue.
 - B. Preliminary Plat #19012 (Giguere Homes), establish Sanctuary 3 seven lot subdivision located on the north side of Robins Way, east of Hulett Road.
 - C. Special Use Permit #19-74011 (Michigan Montessori), appeal of approved special use permit to add 0.50 acre parcel to Montessori Radmoor School property at 2745 Mt. Hope Road.

2. UNFINISHED BUSINESS
 - A. Special Use Permit #19111 (Woodward Limited Dividend Housing Association), develop 49 unit apartment complex with four buildings on north side of Sirhal Drive, west of Greencliff Drive.
 - B. Special Use Permit #19121 (Woodward Limited Dividend Housing Association), construct group of buildings greater than 25,000 square feet in size on north side of Sirhal Drive, west of Greencliff Drive.

3. OTHER BUSINESS
 - A. None.

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

July 8, 2019

5151 Marsh Road, Okemos, MI 48864-1198

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

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

ABSENT: Commissioner Richards

STAFF: Principal Planner Peter Menser.

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:02 P.M.

2. Public Remarks

- A. Patrick Murphy, 2589 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- B. Jan Casey, 2677 LaForet Circle, spoke in opposition to Rezoning #19060.
- C. Jim Galligan, 4367 Aztec Way, spoke in opposition to Rezoning #19060.
- D. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #19060.
- E. Larry McCurdy, 2710 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- F. Carla Galligan, 4367 Aztec Way, spoke in opposition to Rezoning #19060.
- G. JK Mir, 4289 Shadow Ridge, spoke in opposition to Rezoning #19060.
- H. Eric Torng, 4138 Benca Way, spoke in opposition to Rezoning #19060.
- I. Joy Wahawisan, 4155 Benham Way, spoke in opposition to Rezoning #19060.
- J. Dan McCole, 4137 Benham Way, spoke in opposition to Rezoning #19060.
- K. Steve Thomas, 2372 Sower Boulevard, spoke in opposition to Rezoning #19060.
- L. Christina Salem, 2688 LaForet Circle, spoke in opposition to Rezoning #19060.
- M. Erika Butler, 4279 Shadow Ridge, spoke in opposition to Rezoning #19060.
- N. Wei Li, 2565 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- O. Meagan Nedlo, 4368 Aztec Way, spoke in opposition to Rezoning #19060.
- P. Karen Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #19060.
- Q. Katie Porter, 2585 Solar Way, spoke in opposition to Rezoning #19060.

3. Approval of Agenda

Commissioner Premoe moved to approve the agenda as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. June 24, 2019 Regular Meeting

Commissioner Cordill moved to approve the minutes as written.

Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted the communications listed in the meeting packet and that hard copies of the communications received after the meeting packet was sent out were assembled and distributed to the Planning Commission at their places on the dais prior to the meeting.

6. Public Hearings

- A. Special Use Permit #19061 (Meridian Township Parks Department), work in floodplain to construct pedestrian/bicycle pathway on north side of Central Park Drive, west of Marsh Road.
- B. Wetland Use Permit #19-02 (Meridian Township Parks Department), fill in regulated wetland to construct pedestrian/bicycle pathway on north side of Central Park Drive, west of Marsh Road.

Chair Scott-Craig opened the public hearing at 7:43 P.M.

Principal Planner Menser provided a summary of both requests and noted there are different aspects of the same project.

LuAnn Maisner, Director of Parks and Receptions, provided additional information on the requests and explained the additions would allow for greater accessibility between the parks. Director Maisner said was available to answer questions.

Don Heck, Engineer, with Wolverine Engineers and Surveyors Inc. introduced himself and said he was available to answer questions.

Public Comments: None

Planning Commission Discussion:

- The extent of fill (63 cubic yards) needed for the bridge between the Farmers Market and Historical Village due to the depth and slope of the ditch.
- The cost for the pathway portion with the overlook and historical pond dock is \$500,000, which is 50% funded by a grant. The cost to build the restrooms in the Historical Village and to pave the foot path is \$300,000, which is also 50% funded by a grant. The grant was applied for in 2017 through the Michigan Natural Resources Trust Fund.
- Most of the proposed project is below the flood plain level and is not above the 100 year Flood Plain unlike the current path being constructed along Okemos Road.
- The wetland mitigation and restoration will be monitored for five years after installation to verify the presence of wetland vegetation and hydrology.

- The proposed pathway will be maintained during the winter months.

A straw poll indicated the Planning Commission would be in favor of approving special Use Permit #19061 and Wetland Use Permit #19-02 subject to approval of an EGLE permit and the conditions recommended by the Township's wetland consultant.

Chair Scott-Craig closed the public hearing at 8:11 p.m.

7. Unfinished Business

- A. Special Use Permit #19-99021 (Williams Volkswagen, Inc.), amend special use permit for new car dealership for building addition at 2186 Jolly Road.

Principal Planner Menser noted that responses to the special use permit criteria were received from the applicant's engineer and placed at each Commissioner's seat at the dais before the meeting. He also noted the bicycle parking area was now depicted on the site plans.

Motion by Commissioner Trezise to approve Special Use Permit #19-99021.
Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 7-0

- B. Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at Jolly Road.

Motion by Commissioner Trezise to recommend approval of Special Use Permit #19041.
Supported by Commissioner Lane.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Lane, Cordill, Premoe, Shrewsbury, Hendrickson and Chair Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- C. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

Principal Planner Menser provided an update since the last meeting. He also noted the President of the Okemos Board of Education submitted feedback on the proposal and a July 2019 Traffic Study has recently been received since the last Planning Commission meeting.

Planning Commission Discussion:

- The applicant still has not updated the application and has not explained the reasons why the current zoning is not appropriate or why the current requested zoning is more appropriate.

- The current and proposed zoning are both consistent with the Master Plan and Future Use Land Map.
- The updated Traffic Study report does not address the impact of nearby intersections (Hulett and Bennett Road and Bennett and Hagadorn Road).
- The environmental impact, wetland issues, and drainage issues will all be addressed at a later time when the development plans are submitted.
- The developer has not convinced the Planning Commission that the current zoning is not appropriate.
- The developer was not in attendance to address concerns.
- When a development is proposed further traffic studies will be submitted.

A straw poll indicated the Planning Commission would not be in favor of recommending approval of Rezoning #19060 as currently submitted and staff will prepare a resolution to recommend denial at the next meeting.

8. Other Business - None

9. Reports and Announcements

A. Township Board updates.

Principal Planner Menser provided an update from the Township Board's recent agendas.

Chair Scott-Craig noted an interesting article on tiny houses in the recent City Pulse paper.

Commissioner Premoe noted an upcoming joint work session meeting with the Environmental Commission and the Land Preservation Advisory Board on July 10, 2019 at 7:00 P.M.

10. Project Updates

Chair Scott-Craig noted that Site Plan Review #19-06 (LaFontaine Automotive Group), a request to construct a new car dealership at 1448 Grand River Avenue was recently approved by the Director of Community Planning and Development.

11. Public Remarks

A. Lynne Page, 3912 Raleigh Drive, spoke with concern to Rezoning #19060.

12. Adjournment

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Cordill.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 9:05 P.M.

Respectfully Submitted,
Debbie Budzynski, Recording Secretary

Communications Received

Meridian Township Planning Commission – Monday, July 22, 2019

1. Xin Liu RE: Rezoning #19060
2. Dan McCole & Jill Stephenson-McCole RE: Rezoning #19060
3. Carla Galligan RE: Rezoning #19060
4. Phillip Weichman RE: Rezoning #19060
5. John Ley RE: Rezoning #19060
6. Yingxin Zhou RE: Rezoning #19060
7. Teri Thornburg RE: Rezoning #19060
8. Steve Thomas RE: Rezoning #19060
9. Patrick Murphy RE: Rezoning #19060
10. Yingxin Zhou RE: Rezoning #19060

Peter Menser

From: xin liu <xinliu.co@gmail.com>
Sent: Friday, July 05, 2019 12:40 PM
To: Planning Commision (DG)
Subject: no REZONING 19060

Hi Peter

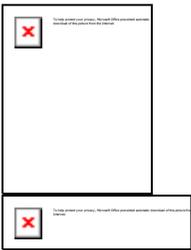
my name is Xin Liu, and I am a resident in Champion wood 2536 Kevern Way.
Both my husband and I have come to so many times of Township meetings about the rezoning proposals. Once again, our family do not like rezoning, we do not like any rezoning proposal, it does not matter RA or RAA. The builder may build the new houses with the current zoning and any rezoning proposal is not welcome.

See you at Monday's meeting

--

Have a good day!

Xin Liu



300 West Lake Lansing Rd.
East Lansing, MI, 48823
Cell: 517-292-4069
<http://www.xinliu.remax-michigan.com/>

Drs. Dan McCole and Jill Stephenson-McCole
4137 Benham Way
Okemos, Michigan. 48864

July 5, 2019

Meridian Township Planning Commission
5151 Marsh Road
Okemos MI 48864

Planning Commissioners:

We are writing to you once again in strong opposition of the rezoning request #19060 (Bennett Road Holding LLC). Below we state again the four main reasons for our opposition, however, we would also add, a simple question: Why should the existing zoning be changed? I have read the township master plan and there doesn't seem to be anything therein, to suggest the existing zoning is inappropriate or unreasonable, nor has anyone suggested there is. The application form, as explained below, also does not make a case as to why the existing zoning is unreasonable. The developers have requested that the zoning be changed in order to increase the density of the property which is within their right to ask, but is a request to change justification for a change? If requests alone are reason to make a change, I'd ask you to consider the many Meridian township residents who have asked you not to change the existing zoning. Other than to improve the financial situation of the developers (at the expense of many residents), I simply cannot understand how one could justify making any change to the existing zoning.

- 1) *Insufficient justification.* The application for rezoning requires an applicant to justify the reasons the current zoning is "unreasonable" and provide reasons why the application is appropriate. As is well articulated in the letter provided by the Champion Woods POA, the applicant failed to provide even a single example of how the current zoning is "unreasonable," and was misleading in its stated reasons why rezoning is appropriate. If reasonability of current zoning is an important consideration in rezoning decisions, the commission would not be justified in approving ANY change to the current zoning based on the original or revised applications. If reasonability is not important in these decisions, why does it play such a prominent role in the application?
- 2) *Increased Traffic on Sophiea Parkway.* The applicants have provided a revised traffic study with their re-submitted application. As mentioned at the October meeting, that study does not address the increased traffic on Sophiea Parkway, which will connect the Champion Woods Subdivision with the future development. If the commission decides to endorse any change in zoning, there will be an increase in traffic on Sophiea, particularly at school drop-off and pick-up times. Bennet Woods Elementary School only allows right hand turns into its entrance, so cars from the new development would likely make a loop by driving down Sophiea, to Hulett, to Bennett, in order to make a right hand turn into the school. As currently zoned, the properties would yield approximately 174 lots. The requested zoning would yield 345 lots, nearly twice as

many. As you know, increased traffic would likely lead to a decrease in the home values in Champion Woods.

- 3) Drainage. The properties in question have wetlands, floodways, and areas of floodway fringe. Any development in this area will impact the drainage and could impact the amount of dry land on the various lots. As you heard during the October meeting, many homeowners in the areas adjacent with Champion Woods saw a dramatic increase in water on and near their properties, in many cases decreasing the amount of usable dry land. These changes seem to have been unanticipated during the planning process of the Champion Woods, demonstrating that planning processes do not accurately forecast changes in drainage and water retention. It seems likely that another development on an area with significant water will likely have unintended impacts on existing properties, which like increased traffic, would impact our property values.
- 4) Natural Environment. The first two goals of the 2017 township master plan are to preserve natural areas and neighborhoods. The above concerns address the latter, however, we are also concerned with the impact on the natural environment of the proposed property. In 2010, Meridian township purchased land adjacent to the proposed properties (from one of the applicants of the current rezoning request). According to the public record for the discussions leading up to this purchase, township leaders felt that this area was a worthy enough environmental asset to justify spending \$1.3 million dollars of tax revenue to preserve. It appears that the notion that this entire area is a unique environmental condition has not changed in the last ten years, as at last week's township Environmental Commission meeting, the properties proposed for rezoning were identified as "environmentally sensitive." In issues of development, natural areas almost always lose. They have no hope of winning battles. Rather, their best hope is to pull off a tie. Any decision to change the current zoning would be a loss to this "environmentally sensitive" area. As referees in this match, the commission has the ability to ensure a tie. We hope you will.
- 5) Inconsistency with the Adjacent Properties. This issue was also addressed at the October meeting and the revised application has not addressed it. The requested rezoning would be denser than all of the residential areas to which it is adjacent.

Although the applicants have stated a number of times that a change in zoning will offer them greater flexibility in developing this land, the fact is there is only one reason they are requesting a change: to increase the revenue they can squeeze from their land. Perhaps if we owned the land, we would try to do the same. But we do not. Rather, like most of our neighbors, we own one small piece of land on which sits our house. This land and our house represent the most major investment we have ever made. We are betting that this investment will pay off for us, not only by providing a safe place for us to raise our family while we own it, but as a retirement vehicle and college fund when we ultimately become empty nesters and downsize. Many things out of our control and the commission's could negatively impact our investment, but the commission does have the power to diminish our investment and that of our neighbors.

This issue before you is not whether or not houses will be built on this property. There will be, and the property owners around the land in question always knew (or should have known) there would be. Instead, your decision is to either maintain the existing path toward development of up to 174 new lots, or help the developers double the density of the land to

maximize their profit. There is nothing wrong with developers trying to increase their investment, but please understand that a decision to maximize their investment will come at the expense of ours and our neighbors. As stewards of the public trust, you are our representatives in this issue. We hope you will represent us well.

Sincerely,

Dr. Dan McCole, Ph.D. and Dr. Jill Stephenson-McCole, M.D.

Peter Menser

From: Carla Galligan <carlagalligan@gmail.com> on behalf of Carla Galligan <carlagall@comcast.net>
Sent: Sunday, July 07, 2019 7:32 AM
To: Planning Commision (DG)
Subject: REZONING # 19060 THESE PICTURES TELL THE STORY OF BUILDING ON WETLANDS AND RESULTS FOR HERON CREEK.

Please review these pictures. This is what happened to Heron Creek after Champion Woods was built. This address is 4259 Shadow Ridge. The pictures are real! Same lot. !!!!!



After champion Woods initial construction



Prairie/wetland view from lot purchase 2003.

4259 Shadow Ridge



Water retention
aggravated by
Champion Woods
Construction ...no
drainage to West
Wetlands under
"FireRoad" connecting
Creekstone to
Champion Wood.s.

Agnes
Sent from my iphone

Peter Menser

From: Phillip Weichman <zeakel@aol.com>
Sent: Sunday, July 07, 2019 2:26 PM
To: Planning Commision (DG)
Subject: Mayberry rezoning request

Dear Commission Members,

I would like to voice my opposition to Mayberry Homes request to rezoning the 96.74 acres bounded by Hagadorn, Bennett and Hulett roads from RAAA and RR to RAA. It is my understanding that this would increase the maximum number of homes that could be built from 176 to 253. More dense zoning is not consistent with the neighboring developments. It also would dramatically increase the traffic flow and generally detract from the quality of life in this part of Meridian Township.

I am a 40 year resident of Meridian Township and currently reside in Bennett Villiage Condo's which is right down Bennett road from this proposed development. We can hardly get out on Bennett road now at certain times of day, I can imagine what it will be like with the addition of this new development.

Thank you,
Phillip Weichman
2419 Turning Leaf
Okemos, Mi 48864
517-349-5421

Sent from my iPad

Peter Menser

From: John Ley <jley@relevantacademy.org>
Sent: Sunday, July 07, 2019 6:04 PM
To: Peter Menser
Subject: Rezoning #19060 (Bennett Road Holding LLC)

Dear Commisioners,

I am writing this letter concerning the Rezoning #19060 (Bennett Road Holding LLC). There have been several meetings regarding this issue about changing the number of houses that could be built on this land. At every meeting many individuals from the surrounding area spoken articulately about the negative effects that would occur if this property was rezoned. Some of the issues covered included harmful ecological effects, increased traffic on roadways, decreased property values and dangers to neighborhood children, etc.... Please listen to the concerned citziens who do not want this property rezoned. I hope, like many others, the Commission will hear our concerns and act in the best interest of its residents.

Thank You,

John Ley

2601 Creekstone Trail

Okemos, MI 48864

Peter Menser

From: Yingxin Zhou <zhou0824@gmail.com>
Sent: Monday, July 08, 2019 5:55 AM
To: Peter Menser; Planning Commission (DG)
Subject: Rezoning request # 19060- School Enrollment

Dear Planning Commission:

A letter from the president of Board of Education from Okemos Public Schools was included in the July 8, 2019 planning commission meeting packet. I don't believe school enrollment should be a major factor for decision making on a rezoning request. The reason is because a zoning decision is permanent and stays with land and thus factors to be considered associated with a rezoning request should also be long-term and specific to the land. Such factors include wetlands, floodplain, greenspace plan and traffic study that have been included in staff analysis for each rezoning request.

The school enrollment number has not been a main criteria for the rezoning requests in Meridian Township. The number fluctuates over the years. If we approve an up-zoning request simply due to a letter provided by the Okemos Public Schools, what if the school enrollment significantly increases in the following years and puts the quality of education at risk? Are we going to ask landowners to down-zone (rezone from high density to low density) the lands?

Therefore school enrollment should not be a main factor for zoning decisions. It is not specific to the land. I didn't see it in other rezoning requests submitted to the Planning Commission.

Actually 176 units could be possibly built under the existing zoning for the parcels associated with request #19060. The development will increase school enrollment and already benefit the school district based on the reasoning from the letter submitted the president of Okemos public school on June 25, 2019. Why do we necessarily need an up-zoning and build 250 units to place unnecessary burden on our schools?

The parcels can be developed as currently zoned. More dense zoning will negatively impact the natural environment, increase traffic congestion, and detract from the quality of life for all Meridian Township residents. Please deny rezoning request #19060.

Sincerely,

Yingxin Zhou

Peter Menser

From: Teri Thornburg <thornburg913@hotmail.com>
Sent: Monday, July 08, 2019 12:01 PM
To: Planning Commision (DG)
Subject: Mayberry Rezoning

I live in Bennett Village off Bennett Road east of the traffic circle. I am definitely NOT in favor of the rezoning requested for the Mayberry development, primarily because of the increased traffic which will be created not only across Okemos, but more specifically along Bennett Road which serves as a conduit to the schools. Sidewalks are very limited on the north side of Bennett, so in order to walk for exercise, I need to cross Bennett. During the school year or before and after work, that becomes problematic because of the traffic. It will only become more so with increased cars.

I understand development, and I live in a small project developed in the early 2000's. This, however, sounds like bait and switch. Their project has already been zoned and can be developed as it stands. Please don't allow Mayberry to build *more* houses for their bottom line.

PLEASE, PLEASE VOTE NO ON THE REZONING OF THE MAYBERRY PROJECT!

Thank you.

Teri Thornburg
4044 Highland Terrace
Okemos, MI

Peter Menser

From: Steve Thomas <stevet16@att.net>
Sent: Monday, July 08, 2019 12:26 PM
To: Planning Commision (DG)
Subject: Mayberry Rezoning Request #19060

To the Honorable Members of the Meridian Township Planning Commission,

I am writing in regard to Mayberry Rezoning Request #19060. This is a request to increase the zoned housing density on about 83 acres of land northward of Bennett Road and westward of Hulett Road.

Based on the already high density of people in the area (currently with more than enough traffic, crowding, and noise) and the limited amount of open space and natural land remaining, I request that you *deny* this rezoning request. As this request is similar to two prior requests on the same group of properties, I am disappointed that the Developers do not seem to be incorporating numerous public comments and concerns into their subdivision planning.

Furthermore, with so little natural forest land remaining on our landscape, I hope that any final subdivision plan foregoes destruction of the forested knoll in the northeast property corner. This appears to be the best remaining remnant of the original forests that covered this part of the Township, and it ought to remain as an intact forest.

Thank you for your public service and your consideration.

Sincerely,

Steve Thomas

2372 Sower Blvd, Okemos

Patrick Murphy
2589 Sophiea Parkway
Okemos, MI 48864
Patrickjohnmurphy1@gmail.com

July 8, 2019

Charter Township of Meridian, Planning Commission
c/o Peter Menser, Principal Planner
5151 Marsh Road,
Okemos, MI 58864

Dear Members of the Planning Commission and Mr. Menser:

I would like to express my opposition to the amended rezoning proposal (# 19060) submitted by Bennet Road Holding LLC (Mayberry Homes). The breadth of discourse to this point has united neighbors in civic engagement, and has helped all of us to learn more about one another as people, institutions, and businesses. Our conversations and research has taught us all more about zoning laws, drainage, wetlands, traffic patterns, local flora and fauna, as well as the history of our neighborhoods. But at the end of the day, the scope of the question is quite narrow. The application for rezoning is about what is written in the application itself. To that point, Mayberry homes has had almost a year to establish a clear and concise rationale that the current zoning is unreasonable, and to present why the proposed zoning is more appropriate. Their inability to do that within the guidelines of the rezoning application is telling.

Per the goals stated at the June 10th meeting by Mayberry Homes representatives, the developer maintains an admirable desire to build homes at a variety of price points from the 300s and up in order to accommodate a spectrum of families. Indeed, the Mayberry homes mission statement indicates a belief “that with success comes a social responsibility to our team, our clients, and our community,” as well as a belief “that profit is a result of excellent performance.” Fortunately, the current zoning allows Mayberry the opportunity to achieve all of these goals right now.

Our environment, our communities, and the safety of our children playing in the front yard or walking to school are simply too important to risk with the irrevocable action of rezoning in order to build 78 more homes on this sensitive land. I ask you to reject the proposal.

Respectfully Yours,

Patrick Murphy, Ed.S.

Peter Menser

From: Yingxin Zhou <zhou0824@gmail.com>
Sent: Thursday, July 18, 2019 10:30 PM
To: Peter Menser; Planning Commission (DG)
Subject: Rezoning application #19060 Bennett Road Holding LLC

Dear Planning Commission Chair, Vice Chair, Secretary, Commissioners, and Mr. Menser,

Please vote NO on rezoning request #19060 at the July 22, 2019 meeting.

Thank you very much again for your time and consideration on this important matter.

Respectfully,
Yingxin Zhou



To: Planning Commission

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

Date: July 19, 2019

Re: Special Use Permit #19111 (Woodward Limited Dividend Housing Association), construct a 49-unit townhouse and apartment complex comprised of four buildings totaling 53,353 square feet on the north 4.37 acres of an undeveloped parcel identified as Parcel Number 17-377-031.

Woodward Limited Dividend Housing Association has requested a special use permit to construct a 49-unit townhouse and apartment complex comprised of four buildings totaling approximately 53,353 square feet in size on the north 4.37 acres of Parcel Number 17-377-031. The project site is zoned RC (Multiple Family, maximum 14 units per acre) and located east of Sirhal Drive, north of Whole Foods, and west of Greycliff Drive. In addition to the special use permit for the multiple family housing development, a special use permit is required to construct a group of buildings greater than 25,000 square feet in gross floor area (SUP #19121). The special use permits are being processed concurrently.

The following table summarizes the number and type of unit located within each building:

	Building size (sq. ft.)	No. of units	1 bedroom/ 1 bathroom	2 bedroom/ 1.5 bathroom	3 bedroom/ 2 bathroom
Building A-1	16,230	16	8 (686 sq. ft./unit)	8 (894 sq. ft./unit)	0
Building B-2	13,374	12	0	10 (1,020 sq. ft./unit)	2 (1,176 sq. ft./unit)
Building B-3	13,374	12	0	10 (1,020 sq. ft./unit)	2 (1,176 sq. ft./unit)
Building C-4	10,255	9	0	6 (1,020 sq. ft./unit)	3 (2, 1,176 sq. ft. units & 1, 1,155 sq. ft. unit)

Each building would be two-stories in height and not contain basements. All townhouse units would have a patio in the rear. A 120 square foot maintenance shed would be located north of Building C-4 at the northwest portion of the site.

**Special Use Permit #19111 (Woodward Limited Dividend Housing Association)
Planning Commission (July 22, 2019)
Page 2**

In June 2019 the project site was rezoned (Rezoning #19010) to RC with conditions voluntarily offered by the applicant, which included the following:

- The property will only be developed as an affordable housing development using Michigan State Housing and Development Authority (MSHDA) programs and resources.
- The development will not exceed two stories in height.
- Sirhal Drive will be extended to create one hundred feet of public road frontage and be dedicated to the appropriate public utility.
- The remainder parcel created by the land division will be combined with an adjacent parcel to the west so the division of the property does not create an island parcel.
- The number of units will not exceed 49 allowing for one ingress and egress.

LOCATION MAP

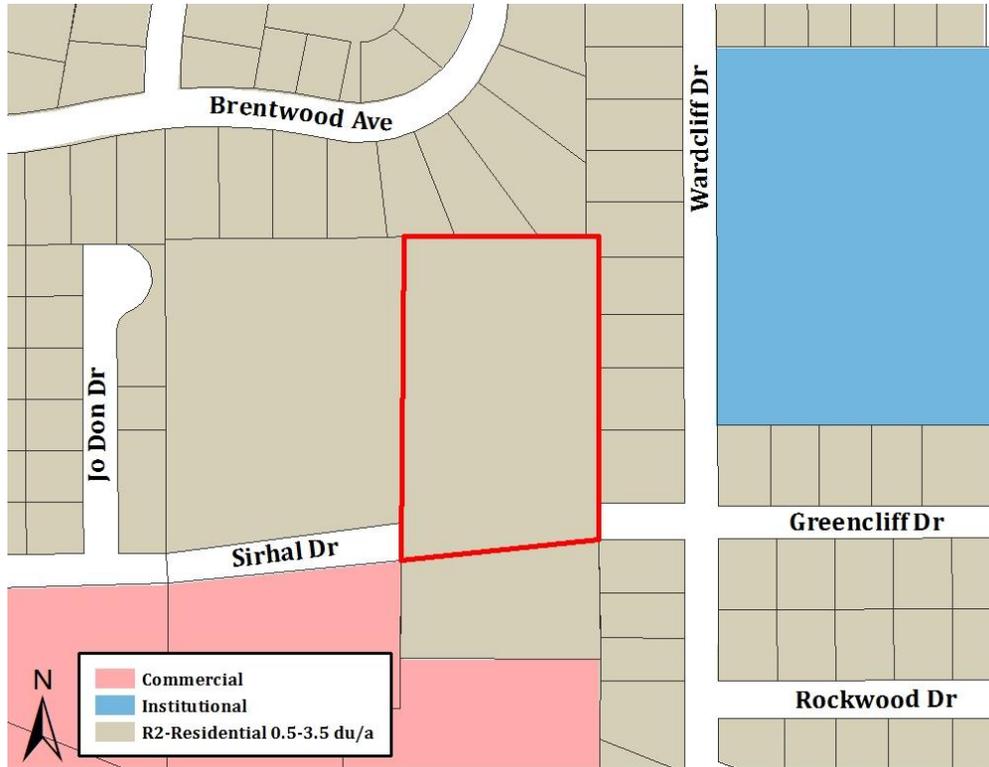


Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject site in the R2-Residential 0.5 – 3.5 dwelling units per acre category. The applicant is proposing 49 units; with density of 11.21 dwelling units per acre the project is consistent with the maximum permitted for the 4.37 acre site.



FUTURE LAND USE MAP

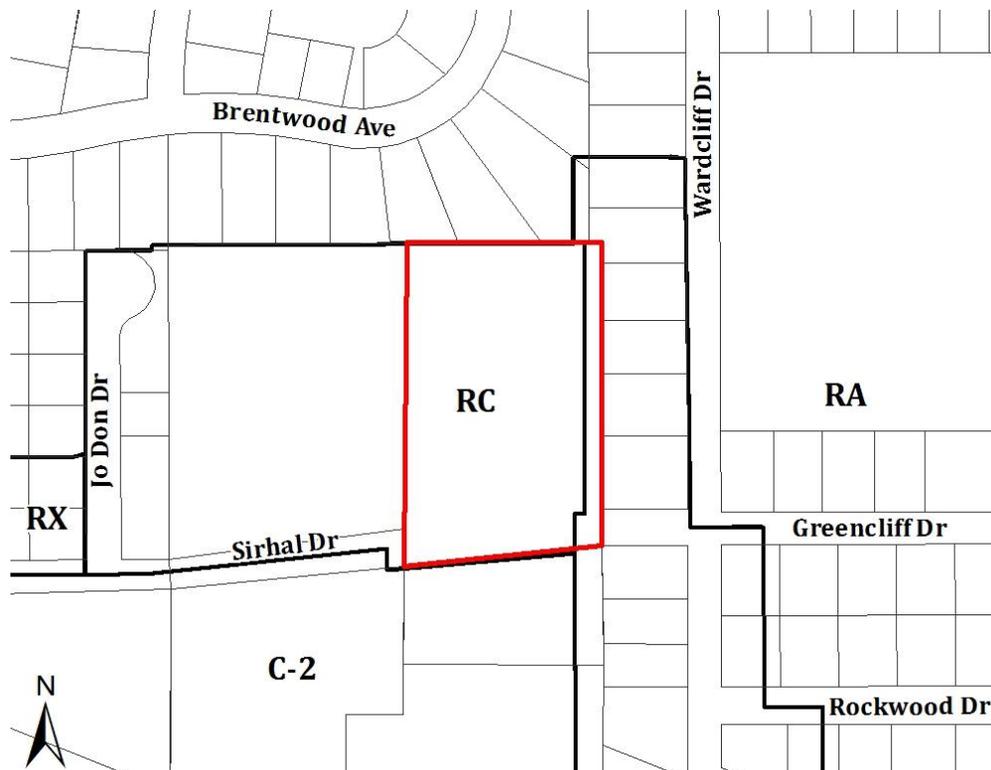


Zoning

The subject site is zoned RC (Multiple Family, maximum 14 units per acre). The applicant will be required to dedicate an additional 50 feet of right-of-way at the east end of Sirhal Drive to the Ingham County Road Department to meet the minimum lot width requirement of 100 feet. There is not a minimum lot area requirement for multiple family residential developments containing three or more units in the RC district. The following table illustrates the minimum lot width and lot area requirements for the RC zoning district.

Zoning District	Lot Width (feet)	Lot Area (square feet)
RC (Multiple Family)	100	11,000 for two families, no minimum for multiple family

ZONING MAP



Physical Features

The site was formerly occupied by Mobile Home Manor and is currently undeveloped. The topography is generally level, with elevations ranging from 842 feet above mean sea level near the northeastern corner of the property and gradually rising to 848 feet above mean sea level at the southern portion of the site. Vegetation mainly consists of overgrown brush. The applicant submitted a tree survey which depicts trees greater than 12 inches in diameter on the property.

The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on or near the site. The site has no special designation on the Township Greenspace Plan.

Streets and Traffic

The site fronts on Sirhal Drive and stubbed Greencliff Drive unimproved right-of-way. Both streets are two-lane roads designated as Local Streets on the Street Setbacks and Service Drives Map in the zoning ordinance. Sirhal Drive has curb and gutter east of Jo Don Drive. Greencliff Drive was platted as part of the Eastwood Acres subdivision (1954). The Ingham County Road Department (ICRD) does not have traffic count information for Sirhal Drive or Greencliff Drive.

**Special Use Permit #19111 (Woodward Limited Dividend Housing Association)
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The applicant submitted a trip generation analysis which estimates future vehicle trips that could be generated by the proposed development. The Institute of Transportation Engineers (ITE) trip generation rates for Multifamily Housing Low-Rise (Land Use Code 220) were selected to represent the proposed development. The following table summarizes findings from the submitted trip generation analysis.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Multifamily Housing (Low-Rise), Code 220	53 Units	6	20	26	21	13	34	360

A traffic assessment is required for new special uses which could generate between 50 and 99 directional trips during morning and afternoon peak hours of traffic. A traffic impact study is required for new special uses which would generate over 100 directional trips during morning and afternoon peak hours of traffic, or over 750 trips on an average day. An average day is the average 24-hour total of all vehicle trips counted to and from a study site from Monday through Friday. Based on the projected traffic volumes neither a traffic assessment nor traffic impact study is required.

CATA bus service is available approximately three-tenths mile south of the site, along Grand River Avenue west of Whole Foods. Route 1 travels to Meridian Mall, Meijer, the Michigan State University campus, and Downtown Lansing.

Public Utilities

Municipal water and sanitary sewer are available to serve the subject site. The location and capacity of utilities will be reviewed in detail during site plan review if the special use permit is approved.

Staff Analysis

The applicant is requesting a special use permit to construct a 49-unit townhouse and apartment complex comprised of four buildings. All multiple family housing projects with more than two units must receive special use permit approval from the Planning Commission. Special use permits for multiple family housing are evaluated using the nine general special use permit criteria listed in Section 86-126 of the zoning ordinance and specific standards for multiple family projects found in Section 86-376.

The RC zoning district allows a maximum density of 14 dwelling units per acre. The applicant is proposing 49 units; with density of 11.21 dwelling units per acre, the project is consistent with the maximum permitted for the 4.37 acre site. Compliance with design standards listed in Section 86-376(g) of the zoning ordinance are shown on the following chart.



Design Objective	Standard	Proposed
Minimum lot width	100 feet	100 feet (with 50 foot Sirhal Drive right-of-way extension)
Maximum building coverage	35%	15.72%
Minimum open space	35%	50.31%
Front yard setback	25 feet	25 feet
Side yard setback	25 feet	80 feet (east) & 25 feet (west)
Rear yard setback	40 feet	110 feet
Distance from a single-family zoning district boundary	50 feet	110 feet (north) & 80 feet (east)
Minimum distance between buildings (when widest dimensions face each other)	60 feet	Bldgs. B-2 & B-3: 55 feet Bldgs. B-3 & C-4: 90 feet
Minimum distance between buildings (when narrowest dimensions face widest dimension)	40 feet	Bldg. A-1 & Bldgs. B-2/B-3: 105 feet
Maximum building height	35 feet	26 feet
Maximum building dimension	200 feet	Bldg. A-1: 182 feet in length Bldg. B-2: 237 feet in length Bldg. B-3: 237 feet in length Bldg. C-4: 205 feet in length

Variances

Zoning Ordinance Section 86-376(f)(1) states the minimum distance between two-story buildings whose widest dimensions face each other is 60 feet. The submitted site plan shows Buildings B-2 and B-3 separated by 55 feet, therefore a five foot variance is required from the Zoning Board of Appeals.

Zoning Ordinance Section 86-376(4)(f)(7)(i) states no entrance to a multiple-family structure containing three or more units shall be located closer to any street, access road, driveway, or parking area than 25 feet. The submitted site plan depicts entrances of Building A-1 located 20 feet from the parking area, entrances of Buildings B-2 and B-3 located 12 feet from the parking area, and entrances of Building C-4 located 10 feet from the parking area, therefore a five foot variance for Building A-1, a 13 foot variance for Buildings B-2 and B-3, and a 15 foot variance for Building C-4 is required from the Zoning Board of Appeals.

Zoning Ordinance Section 86-376(4)(f)(7)(ii) states no multiple-family structure containing three or more units shall be located closer to any street, access road, driveway, or parking area than 20 feet. The submitted site plan depicts the wall of Building C-4 located 15 feet from the parking area and the walls of Buildings B-2 and B-3 located 17 feet from the parking area, therefore a three foot variance for Buildings B-2 and B-3 and a five foot variance for Building C-4 is required from the Zoning Board of Appeals.

Zoning Ordinance Section 86-376(4)(f)(7)(iii) states no single building or connected building may exceed 200 feet in any one dimension, and that all buildings shall be arranged to permit emergency vehicle access, by some practical means, to all sides. The submitted site plan indicates Buildings B-2 and B-3 are 237 feet in length and Building C-4 is 205 feet in length, therefore a 37 foot variance for Buildings B-2 and B-3 and a five foot variance for Building C-4 is required from the Zoning Board of Appeals.

Parking

Zoning Ordinance Section 86-755 states two parking spaces must be provided for each dwelling unit, plus expansion capacity of 25 percent. With 49 units proposed and 1,418 square feet of community/office space 130 parking spaces are required (98 parking spaces for the residential units, seven parking spaces for the community/office space, and 25 parking spaces for the 25 percent expansion capacity). The expansion capacity parking is not required to be built at this time. The applicant must demonstrate the ability to construct the additional parking, in conformance with the zoning ordinance, should the need for more parking arise in the future.

One bicycle parking space must be provided for every ten motor vehicle parking spaces required. With 105 parking spaces required to serve the development (not including expansion capacity parking), 11 bicycle parking spaces are required (six bike racks). The submitted site plan indicates 16 bicycle parking spaces are proposed. The ordinance allows the number of required motor vehicle parking spaces on the site to be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site, up to a maximum of 10 percent of the total number of required motor vehicle parking spaces. Using this formula the required number of motor vehicle parking spaces can be reduced by eight spaces. With the allowed reduction granted for bicycle parking, the total required motor vehicle parking is reduced to 97 spaces and 99 are provided.

Zoning Ordinance Section 86-756(10) states where a parking area with a capacity of 50 or more vehicles, or its associated internal access or service drives, adjoins a residential district, a landscaped buffer, at least 40 feet wide, must be provided between the parking area and the adjoining property and a vertical screen must be erected consisting of a masonry wall, plant materials, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than four feet in height. The parking area along the east property line and the expansion parking area is located 20 feet from the RX (One and Two Family Residential) zoning district, therefore a 20 foot variance is required from the Zoning Board of Appeals.

Zoning Ordinance Section 86-756(14) states where a parking area or its associated internal access or service drives adjoins any nonresidential district, a landscaped buffer, at least 15 feet wide, must be provided between the parking area and the property line and a vertical screen must be erected consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height. The submitted site plan shows the parking area along the south property line is located five feet from the C-2 (Commercial) zoning district, therefore a five foot variance is required from the Zoning Board of Appeals.

**Special Use Permit #19111 (Woodward Limited Dividend Housing Association)
Planning Commission (July 22, 2019)
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The following list summarizes the required variances:

- Five foot variance for the setback between Buildings B-2 and B-3
- Five foot variance for the setback between entrances to Building A-1 and the parking area
- 13 foot variance for the setback between entrances to Buildings B-2 and B-3 and the parking area
- 15 foot variance for the setback between entrances to Building C-4 and the parking area
- Three foot variance for the setback between the wall of Buildings B-2 and B-3 and the parking area
- Five foot variance for the setback between the wall of Building C-4 and the parking area
- 37 foot variance for the maximum dimension of Buildings B-2 and B-3
- Five foot variance for the maximum dimension of Building C-4
- 20 foot variance for the parking setback from an adjacent residential zoning district
- Five foot variance for the parking setback from an adjacent nonresidential zoning district

The submitted building elevations indicate fiber cement siding is the primary building material with accents of brick veneer surrounding entrance doors. Asphalt shingles would cover the roof.

If the project is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review before work on the project can begin. Site Plan Review is a detailed staff-level analysis of the project which includes reviews of storm water, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office and Road Department.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special use permit application dated June 22, 2019 and received by the Township on June 25, 2019.
2. Trip generation analysis prepared by Bergmann Associates dated April 1, 2019 and received by the Township on June 25, 2019.
3. Square footage calculations dated June 12, 2019 and received by the Township on July 18, 2019.
4. Site plans prepared by PCI Design Group, Inc. dated July 15, 2019 and received by the Township on July 18, 2019.
5. Building elevations and floor plans prepared by PCI Design Group, Inc. dated June 25, 2019 and received by the Township on July 11, 2019.
6. Topographic and tree survey prepared by Monument Engineering Group Associates, Inc. dated July 15, 2019 and received by the Township on July 15, 2019.

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

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SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Woodward Limited Dividend Housing Assoc % Frank Figara
 Address of Applicant 500 S Front Street 10th Floor Columbus Ohio 43215
 Telephone - Work 614-396-3204 Home 614-406-2931 Fax _____ Email f.figara@woda.com
 Interest in property (circle one): Owner Tenant Option Other woda group.com
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number East of 2790 Sigval Di East Lansing 48823
 Legal description (please attach if necessary) ATTACHED Parcel ID: 17-377-031
 Current zoning RC - multi family
 Use for which permit is requested / project name _____
 Corresponding ordinance number _____
- C. Developer (if different than applicant) Woda Cooper Companies % Frank Figara
 Address 500 S Front 10th Floor Columbus Oh 43215
 Telephone - Work 614-396-3204 Home 614-406-2931 Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name PCT Design
 Address 500 S Front Suite 975 Columbus O 43215
 Telephone - Work 614-396-5265 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 4.3 Acres Net _____
- F. Explain the project and development phases:
- G. Total number of:
 Existing: structures 0 bedrooms - offices - parking spaces - carports - garages -
 Proposed: structures 4 bedrooms 97 offices 1 parking spaces 104 carports 0 garages 0
- H. Square footage: existing buildings 0 proposed buildings 4
 Usable Floor area: existing buildings 0 proposed buildings 47,371
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: 2 Full time employees when constructed 8-5-M-F
- J. Existing Recreation: Type NONE Acreage _____
 Proposed Recreation: Type GREEN SPACE / hot lot / gazebo Acreage _____
 Existing Open Space: Type ALL Acreage 4.3 Acres
 Proposed Open Space: Type 49% - OPEN GREEN SPACE Acreage 2.0 ±

K. If Multiple Housing:

Total acres of property	<u>4.3</u>		
Acres in floodplain	<u>0</u>	Percent of total	<u>0</u>
Acres in wetland (not in floodplain)	<u>0</u>	Percent of total	<u>0</u>
Total dwelling units	<u>49</u>		

Dwelling unit mix:

Number of single family detached:	for Rent	<u>-</u>	Condo	<u>-</u>
Number of duplexes:	for Rent	<u>-</u>	Condo	<u>-</u>
Number of townhouses:	for Rent	<u>49</u>	Condo	<u>-</u>
Number of garden style apartments:	for Rent	<u>-</u>	Condo	<u>-</u>
Number of other dwellings:	for Rent	<u>-</u>	Condo	<u>-</u>

L. The following support materials must be submitted with the application: - Attached

1. Nonrefundable Fee. - Check # 1078
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

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]
Signature of Applicant

6-22-2019
Date

FRANK TUGATE
Type/Print Name

Fee: \$540

Received by/Date: [Signature] 6-25-19

L Support Materials and Part II

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- 1) Provided
- 2) Provided
- 3) Provided
- 4) Provided
- 5) Provided
- 6) Traffic Study dated April, from: Monument Engineering
 - a) Traffic Assessment required for 50 to 99 peak directional trips
Attached memo only shows 26 AM and 34 PM trips
 - b) A traffic impact study will be required
 - 1) 100 directional trips or over 750 per day

Note: Traffic Site Generation shows 53 units shows a lower peak trips than single family.

7) Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:

- a) Provided is an Inventory of natural features to be retained, removed or modified.

This is the redevelopment of a closed trailer park, containing the existing roads/ curbs trailer pads, underground utilities and other construction materials from the Whole Food development will be removed. Along the 3 current residential property lines the existing trees over 12 inches in the 25-foot set back will be maintained as long as they are quality healthy trees as determined by a professional. It appears a lot of these trees have been compromised and are lesser desirable species as urban trees. Along the southern property line are very few trees. Again, any trees determined desirable not in the way of construction will be preserved. Some species recognized on the property include mulberry, locust, maple, cottonwood, spruce, green ash, walnut and Siberian Elm. Generally, the trees are in poor condition and mostly located in the 25 foot set back. There are a few pockets of trees in the center of the property. Two maps provided one winter one summer.

The site has no floodways, flood plains, wetlands, water bodies identified groundwater vulnerable areas no slopes, ravines and vegetative cover to sustain significant or endangered wildlife. The site is basically flat with a low grade from North to south.

Being a LEED Green developer, attention will be paid to recycling the existing material protecting the trees and design/ build energy efficient buildings. The landscaping will utilize native species for them to be sustained naturally. Calculations from the architect measuring hard surfaces show 49.8% of the property will be soft surface/ green space.

- b) Currently the site has concrete roads, trailer pads, curbs, sidewalks and construction debris along with the underground utilities. The site has few natural features that will be

impacted. The benefit will be removing all the waste, concrete, dead trees and repurpose waste material.

c) To mitigate any negative impacts, Woda Construction will be on site to supervisor contractors and will have identified natural features, and create a grading plan, marking desirable trees to protect them.

M) Specific information asked by the Director.

N) In addition, for zoning district RC the following is required:

1) USGS contours are provided, since the site is so flat the proposed contours will be similar. USGS map attached.

2) The adopted township water and sewer standards will be met. Included is a letter from township Engineer stating there is both adequate sewer and water capacity to the site.

3) Ten copies of a report defining the scope of the project:

4) Attached seven copies of the project plan 24 X 36.

O) Not applicable

P) Not applicable

Q) Not applicable

R) In addition to the above requirements the Townships of Ordinances, Article VI should be reviewed since the total development buildings are over 25,000 square feet. The Planning commission will review the development and will make recommendations to the Township Board for their consideration. The developments total building square footage is 53,294 square foot including stairs and storage areas. The square footage of the living area is 47,371 square feet.

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Part II

Applications for Special Land Uses will be reviewed with the standard stated below:

1. Project is consistent with the intent and purpose of this chapter:

The use of this development creates a special use in that it is over 25,000 sq. feet the development is 53,294 square feet. Because of zoning conditions set forth: height will be only two stories with a single entrance from Sirhal and conditioned to 49 units. The design will not have negative on adjacent land, affect the health, safety and general welfare of the community. The development is below the allowable 14 units per acre and the traffic will be minimally impacted.

2. Project is consistent with applicable land use policies contained in the Townships Master Plan.

The general architectural standards that are encouraged in the master plan we will incorporate many of these and others in our designs. Exterior finishes include brick, stone cementitious siding and other natural materials. Our architects will use primary natural colors with accent colors and roof slope and shingle color to meet the plan.

The master plan has seven goals as we outlined in the rezoning and this development will meet these criteria being a LEED Green Development

- a. *Preserve and Strengthen residential neighborhoods:* Creating a cluster development, removing blight, in a walkable area creating housing diversity with a middle range of density.
- b. *Preserve Open Space:* The design is to cluster the units towards the front allowing a natural buffer/ greenspace and distance to the existing homes.
- c. *Enhance The viability of Township Business:* The resident make-up of work force housing to create employee for the local's businesses while being a public transportation and a walkable alternative along the Grand River business corridor.
- d. *Maintain and Expand a Diverse Park System:* Our development will provide outdoor space gazebo grilling areas tot lot and residential community garden and encourage the residents by our manager to utilize parks and other amenities such as the farmers market.
- e. *Maintain Essential Public Services:* Attract families with school age students to benefit the closed school. Be walkable/ utilize the public transportation and as an energy efficient development not tax the public As a LEED green developer all appliances are Energy Efficient/ design to silver or higher.
- f. *Provide and support an Efficient safe Environmental Multi-modal Transportation:* Provide a covered bike rack, promote public transportation, and walkability (Note this site has a high walkability score)

- g. *Promote Efficient Sustainable Growth Practices:* This will be a LEED Green Development, is an Ideal infill redevelopment recycling existing material located on the site. (Concrete and trees) Discuss tax incentives for LEED certified or equivalent developments.
- h. *Community Profile; Demographics:* Walkable Communities, suited for growing families, housing diversity and moving forward the Township is aware of a need for Work force housing.

3. Project is designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will change the essential character of the same area.

As we have moved through the process in the last year, our townhome design with one, two- and three-bedroom units, conditioned at 2 story will be a harmonious transition from the multi-story apartment building first proposed with the existing 3 story senior development to the west and the existing commercial properties along Grand River Blvd. again over 49 % of the site will be soft surface or greenspace will create a harmonious appearance. Two story townhome design along the southern border the density will be away from the existing residential more towards the commercial uses (Wholefoods).

4. Project will not adversely affect or be hazardous to existing neighboring uses.

The development will not adversely affect the area. In our meetings with the neighbors the main concern has been traffic and we have addressed this by reducing the number of units to 49, being a townhome design not exceeding two stories, allowing one entrance on Sirhal.

5. Project will not be detrimental to the economic welfare of surrounding properties or the community.

The development will provide needed work force diversity and a benefit to local business. The property is within 1/10 of a mile to a bus stop and is walkable to many businesses along Grand River Blvd. The development is a proposed 12.5 million investment replacing an abandoned trailer park with concrete waste, dead trees misc. construction waste. As a LEED green development, will have less impact on public services.

6. Project is adequately served by public facilities such as existing roads, schools, storm water drainage, public safety, public transportation and public recreation or that persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service. Attached is a review letter from the city utilities department. The property has

an eight-inch sewer line and a 8 inch water line. At the rear of the property is the Proctor storm sewer.

7. Project is adequately served by public sanitation facilities is so designed. There will be no on-site water or sewage system.

The area is served by local water and sewer to the property.

8. Project will not involve uses activities processes materials and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare\by reason of excessive production of traffic noise smoke or fumes, glare or odors.

The development will not create any detrimental or adverse conditions. A major concern is traffic, to the Warwick residential neighborhood. Conditions will allow one entrance on to Sirhal, with no through traffic to Greencliff. Traffic memo shows low traffic at peak times are less than single family homes. This area has a high walk score,1/10 mile to public transportation, expensive public parking rates close to campus and being close to commercial amenities has the potential to reduce congestion.

9. Project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including but not limited t o prime agricultural soils water recharge areas lakes, rivers, streams, major forests wetlands and wildlife areas

The development is not impacting any of the above-mentioned features and isn't in a flood plain or have any wetlands. Development of the site will clean up concrete, construction debris, underground utilities and dead trees left over from the trailer park and construction of Whole foods.

Part III

Signature line

Special Use Permit Application Attachment

A) Site Plan

- a. thorough n. provided on 24 X 36 drawings.

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JUN 25 2019

N-3 Report on the Intent and Scope of the Woodward

The Woodward is located east of 2840 East Grand River Avenue in Meridian Twp. The development will be a 49-unit new construction town home design. The Woodward will be a 12.5 million redevelopment investment of an underutilized and under-taxed blighted former trailer park. We are proposing safe, secure, new construction, energy efficient workforce residential living meaning residents will be less likely to leave the area and enjoy the many conveniences of this walkable area. Woodward will be a general occupancy development for singles, seniors and families with children and it is obvious the community's concern for the future of their children. Providing newly constructed, safe, housing for the city's children in the near-term underscores leadership's commitment to the families/children of Meridian Twp. Workforce families need quality housing that elevates their esteem, stabilizes their families plus stimulates a more comfortable and productive lifestyle. Woda Management & Real Estate will manage the Woodward. Woda Management & Real Estate manages over 12,000 units, across 300 properties with a 97% occupancy rate. Woda Management & Real Estate oversight is three levels: District, Regional, and Local Management along with the same for property maintenance. The Woodward will generate 2 full time employees for management. Property reserves of \$203,000 and will assure quality maintenance with replacement reserves of \$15,900 per annum to sustain the property long-term. Woda will hire locally from the community, utilize apprentice programs, and will hire both local skilled and unskilled workers. In a 2016 construction development in NW Michigan (72-unit, new construction), 32 out of 37 suppliers and sub-contractors were sourced locally or regionally.

The Woodward will be four (4) building community that will feature a total of forty-nine (49) units and ninety-seven (97) bedrooms.

Dimensions of the structures

Building A-1: 182 feet by 58 feet

Building B-2: 237 feet by 29 feet

Building B-3: 237 feet by 29 feet

Building C: 205 feet by 26 feet

The property has three unique building plans. Building A-1 is along the south property line has 8- 2bedroom units and 8- 1 bedroom units with a community space an office for all residents to utilize. The space will also contain a laundry facility and outside tot lot. Building plan B-2 and B-3. Will have 10-2-bedroom units and 2- 3-bedroom units each. The last building type C-4 will have 6- 2bedroom units and 3- 3 bedroom units.

The property has a total of 104 parking spaces, slightly exceeding the required amount of spaces. included will be 16 handicap accessible parking spaces designed for car and van accessible design. The typical parking space is 10 x 20, the typical HDC parking space is 15 x 20 and the van accessible spaces are 18 x 20.

In total there is 52,538 SF of parking and drive area.

The buildings will be constructed using the slab on grade technique with wood framing. The exterior will be faced with a modern, yet timeless facade with a brick veneer base and mix of fiber cement siding. Energy star rated windows and fiberglass insulated doors will provide sustainable benefits to the units. 30-year architectural style anti-fungal shingles will be placed on all the roofs. Overall, these buildings will provide a healthy, quality living for the residents providing a long-term sense of community.



To: Mr. Frank Fugate
Woda Cooper Companies, Inc.

Re: The Woodward Multi-Family-Meridian Twp, MI
Trip Generation Study

From: Timothy J. Likens, PE, PTOE
Transportation Engineer

Date: April 1, 2019

RECEIVED
JUN 25 2019

In August, 2018 Bergmann provided a memorandum to outline the traffic generation potential for the proposed Woodward multi-family residential development in Meridian Township, Ingham County, Michigan. The project site is located on the north side of Grand River Avenue, directly north of Whole Foods and was previously occupied by the Mobile Home Manor trailer park. The proposed development plans currently include construction of a new two-story, 53-unit multi-family residential development with site access provided via connection to Sirhal Drive and emergency only connection to Greencliff Drive.

Bergmann received input from the Township Planning Department regarding the scope of the original traffic evaluation. Subsequently, the Township requested additional information as outlined in a March 7, 2019 email from the Planning Department to Woda Cooper. The current requirements principally include the following, which are addressed in this memorandum:

- Comparison of trip generation for the existing versus proposed zoning maximum densities; and
- Potential impacts on the adjacent residential streets, specifically considering cut-thru traffic to/from Park Lake Road.

The subject site is approximately 4.6 acres, and is currently zoned RX (Duplex). Under existing zoning, maximum density allowed is 2 units per lot, with a minimum lot size of 11,000 SF, resulting in a maximum density of 36 units for this site. The proposed zoning is RC, allowing for up to 14 units per acre, or a maximum density of 64 units for this site. The site was also formerly occupied by a mobile home park. Aerial imagery from 2005 shows that the density included approximately 50 lots and mobile home trailers on this site.

The potential number of peak hour and daily vehicle trips generated by this site were forecast based on the rates and equations published by the Institute of Transportation Engineers in *Trip Generation, 10th Edition*. The Planning Department has noted some discrepancy in their review of previous trip generation calculations. Although these discrepancies are presumed to be minor based on the size and potential density on the subject parcel, Bergmann cautions against reference to previous versions of *Trip Generation*. According to the current *10th Edition*, "In prior editions [of the manual] multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns within the ITE database." Accordingly, the data have been reorganized and should not be compared directly between editions.

ITE publishes average trip generation rates for a wide variety of land uses, as well as regression equations for some. For all of the residential land uses evaluated for this study, the regression equation was determined to be most appropriate based on ITE methodologies outlined in the *ITE Trip Generation Manual*. For Multi-Family Housing, "Low-Rise" (Land Use #220) and "Mid-Rise" (Land Use #221) are most appropriate to the proposed development and relative RC zoning. For the existing RX zoning, there is not an ITE land use that exactly fits two-unit duplexes; whereas the Single Family (Land Use #210) and



multi-family land use categories both have similarities and differences to duplexes. Therefore, both were referenced. The former site use is described by Mobile Home Park (Land Use #240).

The site trip generation forecast is summarized in Table 1. As shown in the upper section, the original study referenced 4-story development (mid-rise); whereas the current proposal is for 2-story development (low-rise). Examination of the trip generation data indicate that low-rise uses are actually forecast to generate slightly conservative forecasts; therefore, the low-rise use was referenced for the comparison of existing versus proposed zoning.

Typically, traffic studies are completed based on the peak hour of adjacent street traffic, when the potential interaction between development ingress / egress and existing adjacent street traffic is greatest. In some instances, the peak hour of the generator is of particular interest, where the use would generate more intense volumes during a time period when adjacent street traffic is below peak. Examples include schools and industrial facilities with shift changes. For residential uses, the peak hour of the generator is typically consistent with the peak hour of adjacent street traffic, associated with normal commuting patterns to/from home and work. For this study, the Township has indicated that the most conservative estimates should be referenced. In this case, the calculated forecasts show no significant difference between the peak hour of the generator and the peak hour of adjacent street traffic.

Table 1: Site Trip Generation

Condition	Land Use	ITE			Average Daily	AM Peak Hour			PM Peak Hour		
		Code	Amount	Units		In	Out	Total	In	Out	Total
Original Study (4-story)	Multi-Family Housing - Mid Rise	221	64	Dwellings	347	6	16	22	18	11	29
Compare (2-story)	Multi-Family Housing - Low Rise	220	64	Dwellings	443	7	24	31	25	15	40

Zoning	Land Use	ITE			Average Daily	AM Peak Hour			PM Peak Hour		
		Code	Amount	Units		In	Out	Total	In	Out	Total
Existing RX Zoning (Max Density)	Duplex	220	36	Dwellings	231	4	14	18	15	9	24
Existing RX Zoning (Max Density)	Single Family	210	36	Dwellings	406	8	22	30	24	14	38
Existing RX Zoning (Former Use)	Mobile Home Park	240	50	Dwellings	434	6	26	32	19	12	31
Proposed RC (Development)	Multi-Family Housing - Low Rise	220	53	Dwellings	360	6	20	26	21	13	34
Proposed RC (Max Density)	Multi-Family Housing - Low Rise	220	64	Dwellings	443	7	24	31	25	15	40
Peak Hour of Generator	Multi-Family Housing - Low Rise	220	64	Dwellings	443	10	27	37	26	18	44

According to Township Ordinance and *Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities*, the forecast number of site-generated vehicle trips does not meet the thresholds to require traffic impact analysis or further study, under any of the above scenarios. Site trip generation potential of the site under the existing and proposed zoning classifications is similar. Furthermore, the former occupancy of this site exhibits a slightly higher trip daily generation potential than the maximum allowable density under the proposed zoning and respective development. These results indicate that the proposed project would not fundamentally increase the trip generation characteristics of this site.

Regarding potential increases in adjacent street and neighborhood traffic, the forecast volume of traffic for this site on a daily and peak hour basis is consistent with the trip generation characteristics of the surrounding neighborhoods and land uses. Peak hour directional traffic volumes with this development would be relative to approximately 1 vehicle every 3 minutes, and less during off-peak hours. There is no



compelling evidence from this study that would indicate discernable difference in the volume of traffic on the local road network would materialize as a result of this project.

Although the trip generation potential of this site is not significant, concern has been raised regarding the potential impacts of traffic cutting through the adjacent neighborhoods, particularly to the east. A direct connection of Sirhal Drive and Greencliff Drive would provide an alternate route between Grand River Avenue and Park Lake Road. This route is circuitous and professional experience indicates that vehicle delays and queues on the arterial system would have to be significant to cause cut-through overflow into the local road network. Notwithstanding, a direct connection is not proposed; whereas the connection will pass around a building and through a parking lot within the site. Furthermore, the fire department is amenable to emergency access only to Greencliff Drive. Therefore, traffic will not be able to pass through these neighborhoods between Grand River Avenue and Park Lake Road. There will be no changes to the connectivity with the adjacent road network as compared to existing conditions.

Please direct any questions regarding this memorandum to Bergmann.

Attached: Zoning Map / Density Calculations
 2005 Aerial Imagery

SQUARE FOOTAGE CALCULATIONS

PROJECT: The Woodward
 LOCATION: Meridian Twp.
 DATE: 7/12/2019

UNIT AREA CALCULATIONS

UNIT TYPE	STORAGE	DECK/BALCONY	COVER PORCH	GARAGE	GROUND FLOOR UNIT LIVING AREA	TOTAL UNIT LIVING AREA ALL FLOORS	UNIT AREA INCLUDING STORAGE & PORCH
1 BR UNIT	11	0	0	0	686	686	697.00
1 BR HC UNIT	11	0	0	0	686	686	697.00
2 BR UNIT	11	0	0	0	894	894	905.00
2 BRHC UNIT	11	0	0	0	894	894	905.00
2BRTH UNIT	12	0	60	0	510	1020	1,032.00
3BRTH UNIT	12	0	39	0	690	1176	1,188.00
3BR HC UNIT	12	0	82	0	1155	1155	1,167.00
		0					0.00
		0					0.00

* NOTE: AREAS ABOVE DO NOT INCLUDE ANY FACE BRICK

COMMUNITY BUILDING/COMMON AREA CALCULATIONS

COMMUNITY SPACE & STAIR AREA	EXERCISE, LIBRARY, LAUNDRY	ENTRY	OFFICE & SUPPORT AREAS	RESTROOMS	PORCH	MECHANICAL & MAINTENANCE	COMMERCIAL AREA
1418						204	1418
428						40	428
						GROSS AREA OF COMMUNITY BUILDING =	
						1,622.00	
						GROSS AREA OF EACH STAIR & BREEZWAY FLOOR =	
						468	

INDIVIDUAL APARTMENT BUILDING AREAS

BUILDING TYPE	# OF BLDGS IN PROJECT	1BR-UNIT	1BRHC UNIT	2BR-UNIT	2BRHC UNIT	2BRTH UNIT	3BRTH UNIT	3BRHC UNIT	STAIR AREA	COMM. BLDG	TOTAL PROJECT LIVABLE AREA	TOTAL PROJECT BLDG AREA	TENANT STORAGE	COVER PORCH
BLDG A-1	1	6	2	5	3	0	0	0	4	1	12,640.00	16,230.00	176.00	284.00
BLDG B	2	0	0	0	0	10	2	0	0		25,104.00	26,748.00	288.00	1,356.00
BLDG C	1	0	0	0	0	6	2	1	1		9,627.00	10,255.00	108.00	520.00
MAINTENANCE BLDG											0.00	120.00	0.00	0.00
											0.00	0.00	0.00	0.00
											0.00	0.00	0.00	0.00
											0.00	0.00	0.00	0.00
											0.00	0.00	0.00	0.00
TOTAL	4	6	2	5	3	26	6	1	4	1	47,371.00		572.00	2,160.00
TOTAL PROJECT NET RENTABLE - STORAGE - PORCH AREA =												572.00	2,160.00	
TOTAL PROJECT GROSS BUILDING AREA =												53,353.00	2,160.00	

THE WOODWARD

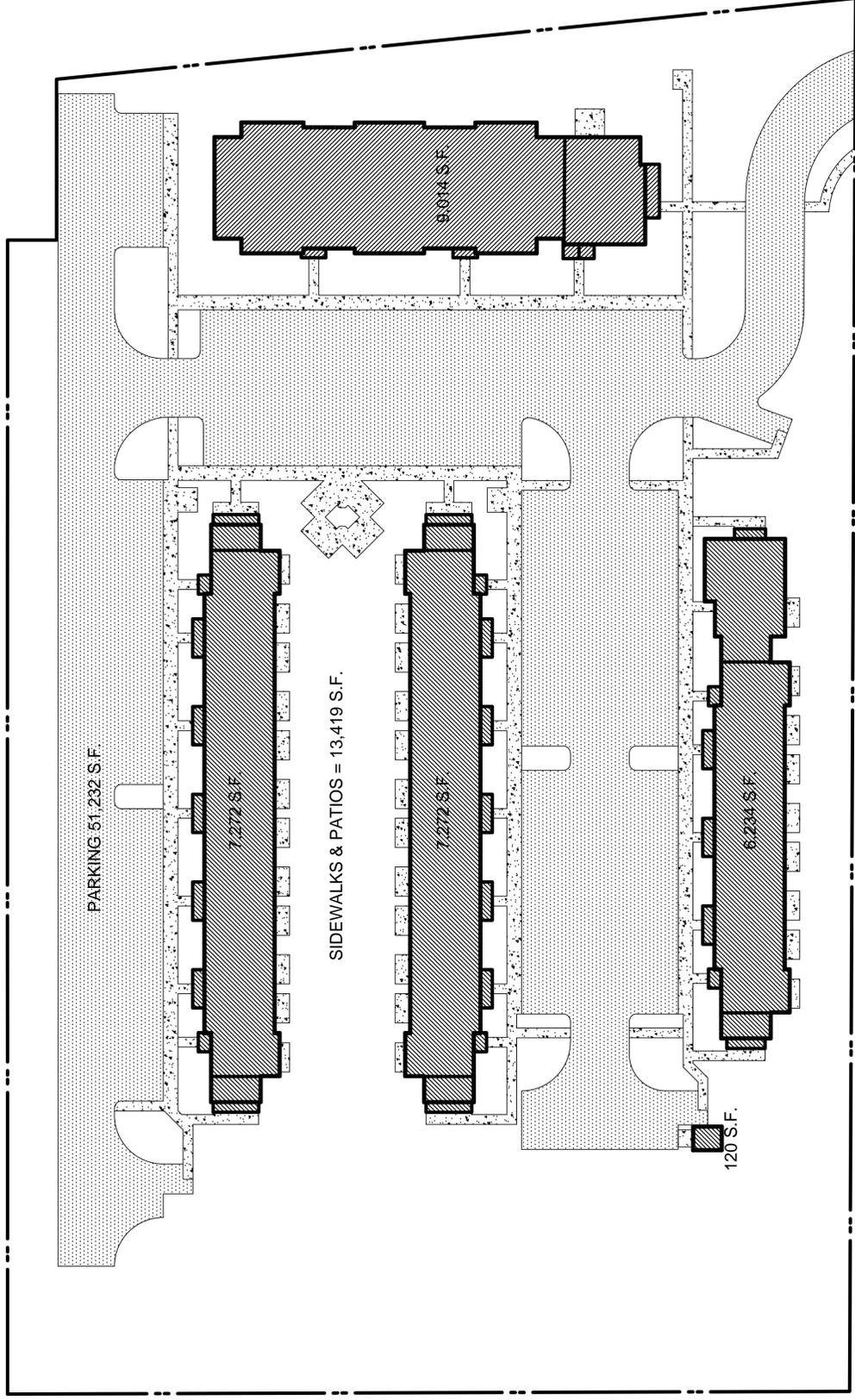
MERIDIAN TWP., MICHIGAN

DEVELOPER
WODA COOPER COMPANIES, INC.

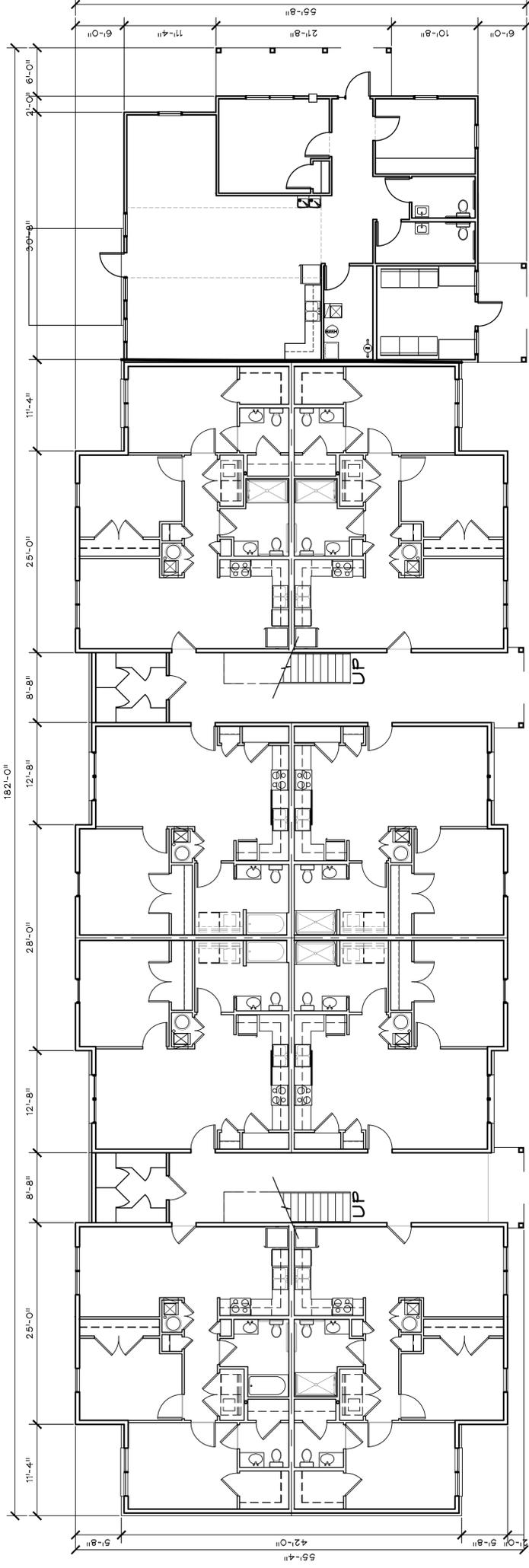
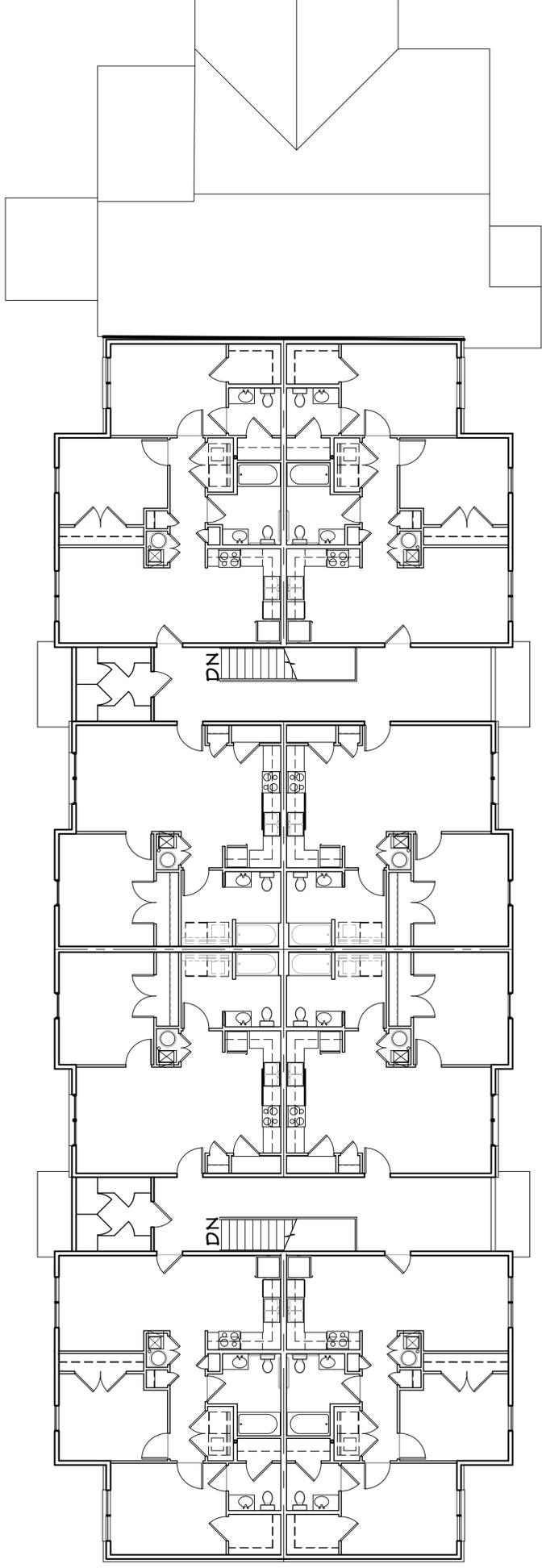
OWNER
**THE WOODWARD
LIMITED DIVIDEND HOUSING ASSOCIATION
LIMITED PARTNERSHIP**

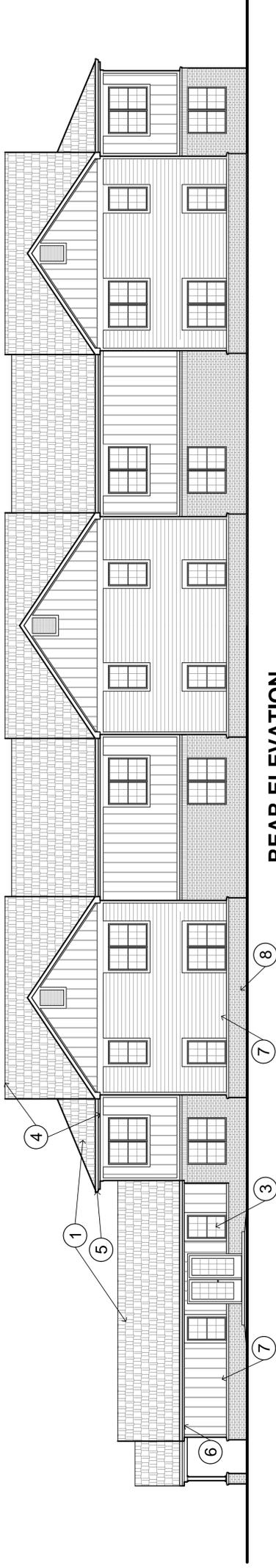
ARCHITECT
PCI DESIGN GROUP, INC.

LOCATION MAP		PROJECT DATA																																																									
 <p>SITE</p> <p>GROSS BUILDING SITE COVERAGE: 29,912 SF TOTAL SITE AREA: 190,296 SF SITE DENSITY: 11.22 UNITS/ACRE PERCENT OF BUILDING COVERAGE: 15.72%</p>		BUILDINGS - RESIDENTIAL UNIT DATA <table border="1"> <thead> <tr> <th>BLDG</th> <th>1BRHC</th> <th>2BRHC</th> <th>2BR</th> <th>3BRHC</th> <th>3BR</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>3</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>3</td> </tr> <tr> <td>B1</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>B2</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>B3</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>B4</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>C1</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>TOTAL</td> <td>3</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>3</td> </tr> </tbody> </table>		BLDG	1BRHC	2BRHC	2BR	3BRHC	3BR	TOTAL	A1	3	0	0	0	0	3	B1	0	0	0	0	0	0	B2	0	0	0	0	0	0	B3	0	0	0	0	0	0	B4	0	0	0	0	0	0	C1	0	0	0	0	0	0	TOTAL	3	0	0	0	0	3
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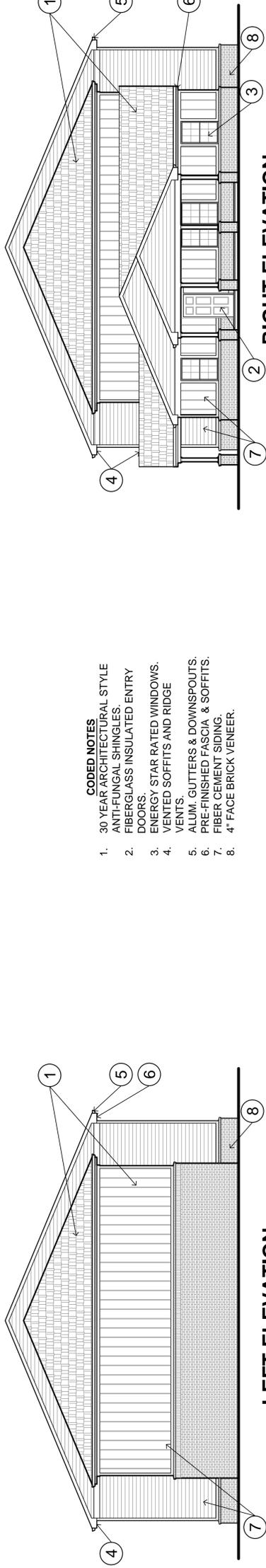
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ALLOWABLE BUILDING COVERAGE = 35%			
OPEN SPACE CALCULATIONS			
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PERCENT OF IMPERVIOUS COVERAGE			49.69%
OPEN SPACE CALCULATIONS			
		% REQUIRED	% PROVIDED
MIN. OPEN SPACE		35%	50.31%





REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT ELEVATION

SCALE 1/8" = 1'-0"

- CODED NOTES**
1. 30 YEAR ARCHITECTURAL STYLE ANTI-FUNGAL SHINGLES.
 2. FIBERGLASS INSULATED ENTRY DOORS.
 3. ENERGY STAR RATED WINDOWS.
 4. VENTED SOFFITS AND RIDGE VENTS.
 5. ALUM. GUTTERS & DOWNSPOUTS.
 6. PRE-FINISHED FASCIA & SOFFITS.
 7. FIBER CEMENT SIDING.
 8. 4" FACE BRICK VENEER.

RIGHT ELEVATION

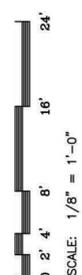
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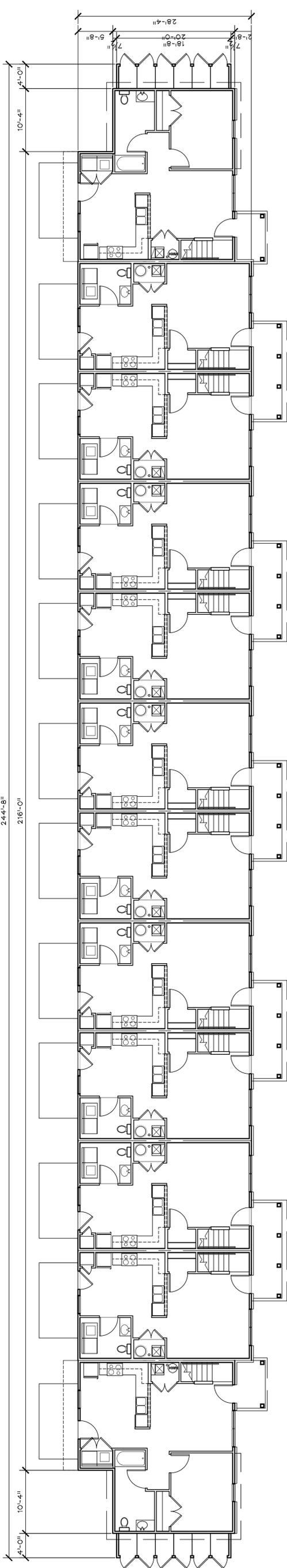
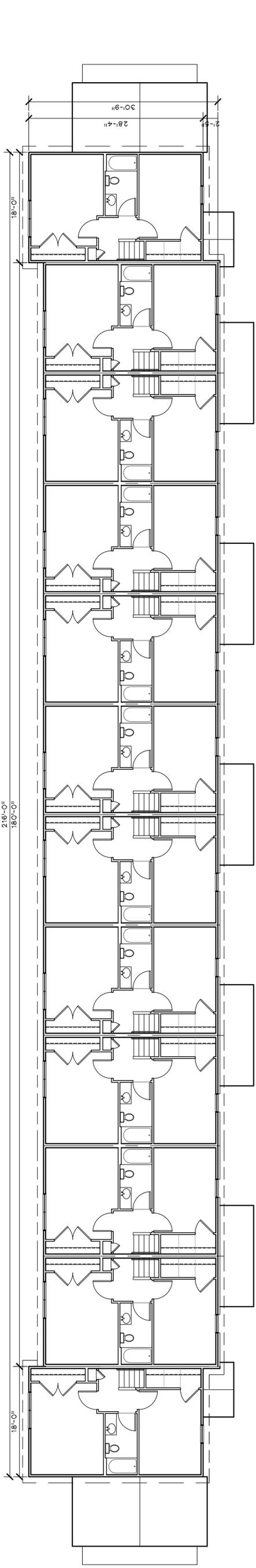
FRONT ELEVATION

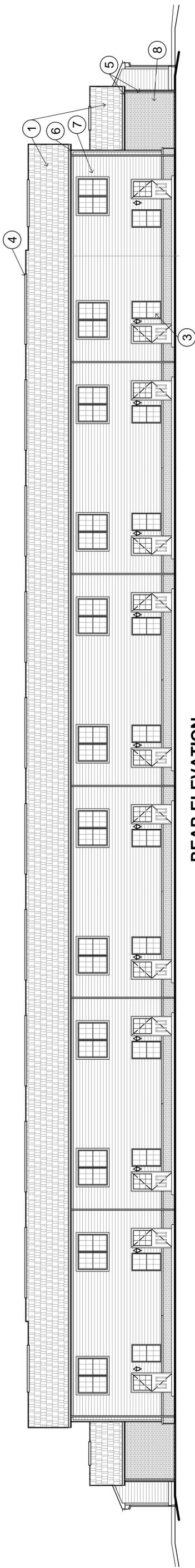
SCALE 1/8" = 1'-0"





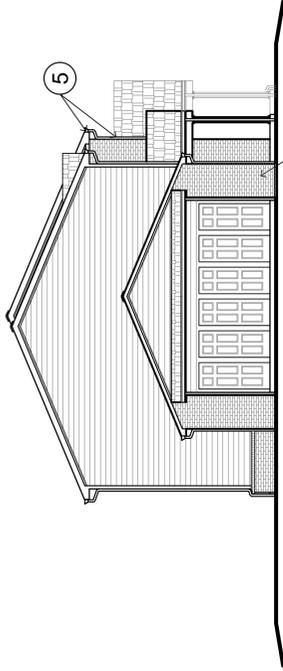
SCALE: 1/8" = 1'-0"





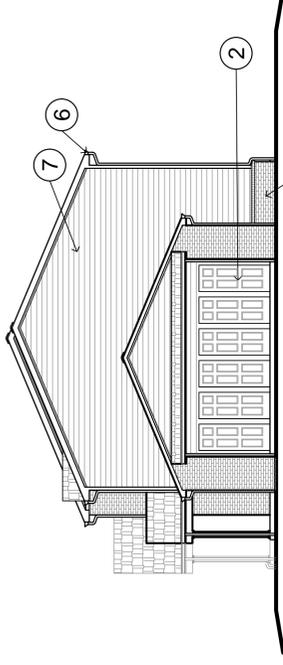
REAR ELEVATION

SCALE 1/8" = 1'-0



LEFT ELEVATION

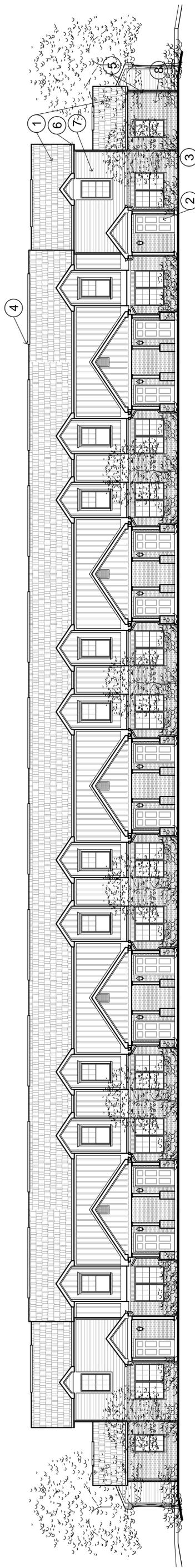
SCALE 1/8" = 1'-0



RIGHT ELEVATION

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- CODED NOTES**
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 8. 4" FACE BRICK VENEER.



FRONT ELEVATION

SCALE 1/8" = 1'-0



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

SHEET

A4

DATE

06-25-19

PROJECT NAME

THE WOODWARD
SIRHAL & GREENCLIFF DRIVES
MERIDIAN TWP., MI

PROJECT TYPE

BUILDING B ELEVATIONS

ARCHITECT

A FAMILY COMMUNITY

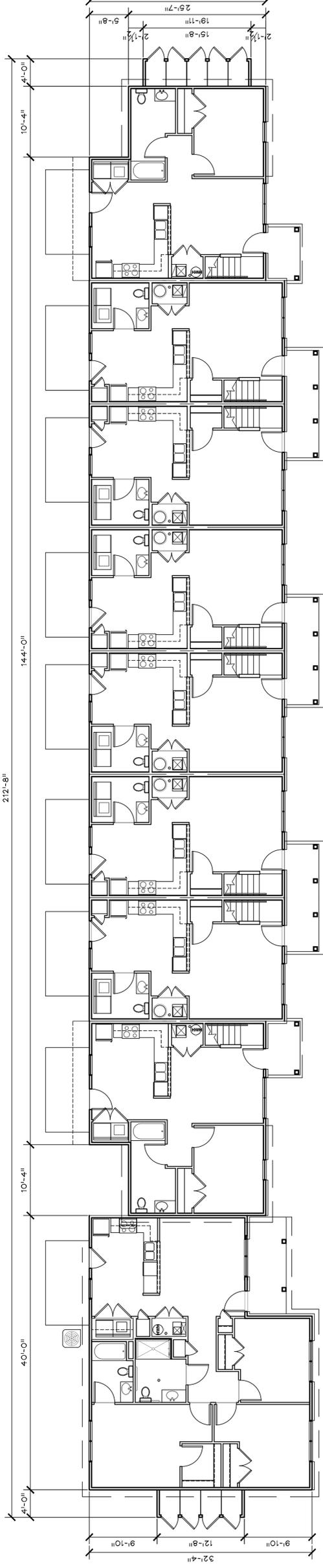
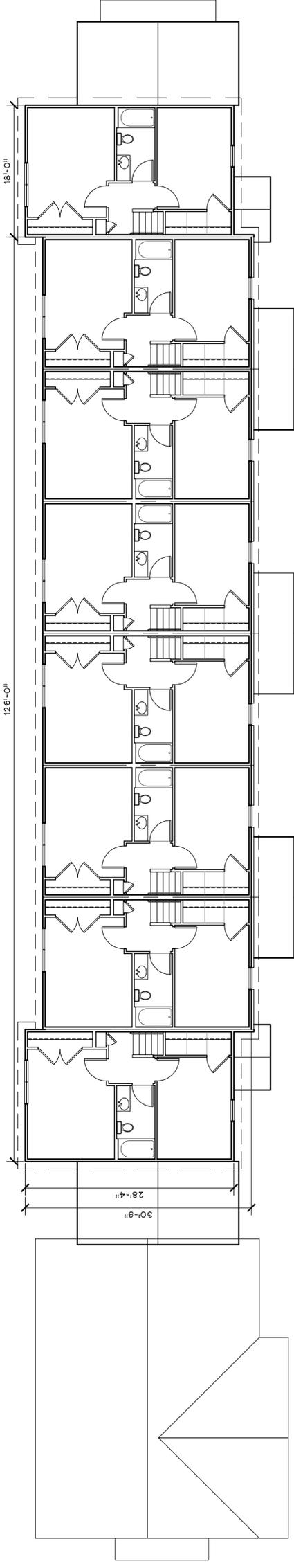
ARCHITECT OF RECORD

WODA COOPER COMPANIES, INC.
500 SOUTH FRONT STREET, SUITE 875
COLUMBUS, OHIO 43215

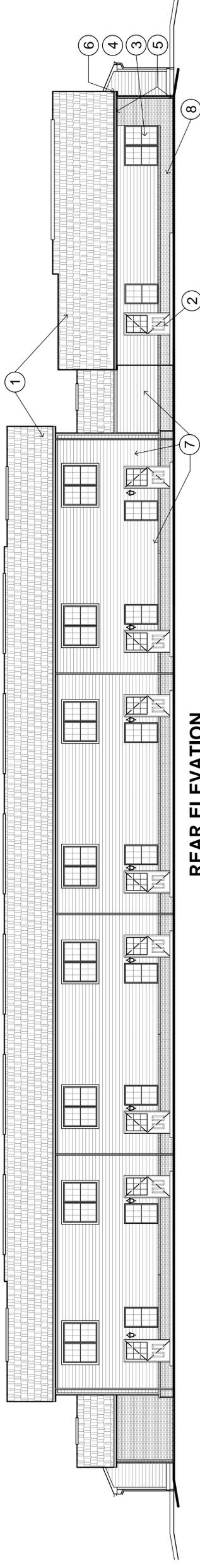
ARCHITECT OF RECORD

PCI DESIGN GROUP, INC.
500 SOUTH FRONT STREET, SUITE 875
COLUMBUS, OHIO 43215

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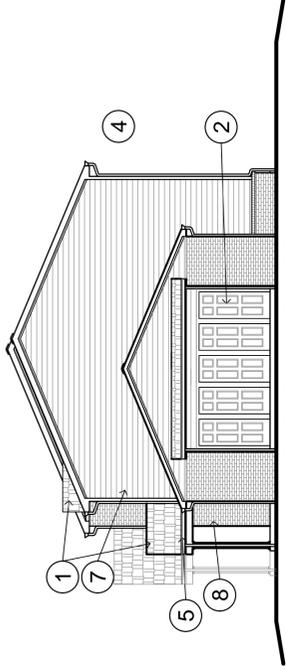


SCALE: 1/8" = 1'-0"



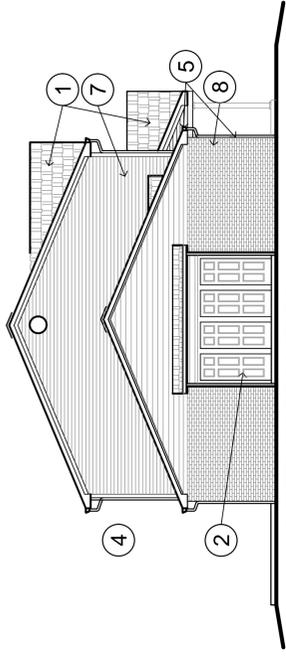
REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"



LEFT ELEVATION

SCALE 1/8" = 1'-0"

- CODED NOTES**
1. 30 YEAR ARCHITECTURAL STYLE ANTI-FUNGAL SHINGLES.
 2. FIBERGLASS INSULATED ENTRY DOORS.
 3. ENERGY STAR RATED WINDOWS.
 4. VENTED SOFFITS AND RIDGE VENTS.
 5. ALUM. GUTTERS & DOWNSPOUTS.
 6. PRE-FINISHED FASCIA & SOFFITS.
 7. FIBER CEMENT SIDING.
 8. 4" FACE BRICK VENEER.

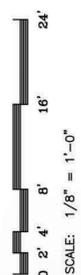


FRONT ELEVATION

SCALE 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



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To: Planning Commission

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

Date: July 19, 2019

Re: Special Use Permit #19121 (Woodward Limited Dividend Housing Association), construct a group of buildings greater than 25,000 square feet in size on an undeveloped parcel identified as Parcel Number 17-377-031.

Woodward Limited Dividend Housing Association has requested a special use permit to construct a group of buildings greater than 25,000 square feet in size on the north 4.37 acres of Parcel Number 17-377-031. The subject site is zoned RC (Multiple Family, maximum 14 units per acre) and located east of Sirhal Drive, north of Whole Foods, and west of Greencliff Drive. The proposed project is a 49-unit townhouse and apartment complex comprised of four buildings totaling 53,353 square feet in size.

In addition to the special use permit request to construct the multiple family housing development (SUP #19111), a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area (SUP #19121). The special use permits are being processed concurrently. This staff report focuses on the special use permit for construction of a group of buildings greater than 25,000 square feet in gross floor area. The staff report for SUP #19111 should be referenced for a more complete overview of the project.

The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet requires a special use permit due to the significant impact such development may have upon adjacent property owners, neighborhoods, and public infrastructure. The Code of Ordinances requires the special use permit to ensure public utilities, roads, and other infrastructure systems are or will be adequate to support the proposed development.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. The Planning Commission makes a recommendation on the SUP request and the Township Board has final approval.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Attachment

1. Special use permit application.

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

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JUN 25 2019

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Woodward Limited Dividend Housing Assoc % Frank Fugate
 Address of Applicant 500 S Front Street 10th Floor Columbus Ohio 43215
 Telephone - Work 614-396-3204 Home 614-406-2931 Fax _____ Email f.fugate@wodn.com
 Interest in property (circle one): Owner Tenant Option Other wodn group. com
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number East of 2790 Sigval Di East Lansing 48823
 Legal description (please attach if necessary) ATTACHED Parcel ID: 17-377-031
 Current zoning RC- multi family
 Use for which permit is requested / project name _____
 Corresponding ordinance number _____
- C. Developer (if different than applicant) Woodward Companies % Frank Fugate
 Address 500 S Front 10th floor Columbus Oh. 43215
 Telephone - Work 614-396-3204 Home 614-406-2931 Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name PCT DESIGN
 Address 500 S Front Suite 975 Columbus O. 43215
 Telephone - Work 614-396-5265 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 4.3 Acres Net _____
- F. Explain the project and development phases:
- G. Total number of:
 Existing: structures 0 bedrooms - offices - parking spaces - carports - garages -
 Proposed: structures 4 bedrooms 97 offices 1 parking spaces 104 carports 0 garages 0
- H. Square footage: existing buildings 0 proposed buildings 4
 Usable Floor area: existing buildings 0 proposed buildings 47,371
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: 2 Full time employees when constructed 8-5-M-F
- J. Existing Recreation: Type NONE Acreage _____
 Proposed Recreation: Type GREEN SPACE / lot / lot / GALLEY Acreage _____
 Existing Open Space: Type ALL Acreage 4.3 Acres
 Proposed Open Space: Type 49% - OPEN GREEN SPACE Acreage 2.0 ±

K. If Multiple Housing:

Total acres of property	<u>4.3</u>		
Acres in floodplain	<u>0</u>	Percent of total	<u>0</u>
Acres in wetland (not in floodplain)	<u>0</u>	Percent of total	<u>0</u>
Total dwelling units	<u>49</u>		

Dwelling unit mix:

Number of single family detached:	for Rent	<u>-</u>	Condo	<u>-</u>
Number of duplexes:	for Rent	<u>-</u>	Condo	<u>-</u>
Number of townhouses:	for Rent	<u>49</u>	Condo	<u>-</u>
Number of garden style apartments:	for Rent	<u>-</u>	Condo	<u>-</u>
Number of other dwellings:	for Rent	<u>-</u>	Condo	<u>-</u>

L. The following support materials must be submitted with the application: - Attached

1. Nonrefundable Fee. - Check # 1078
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

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]
Signature of Applicant

6-22-2019
Date

FRANK HUGATE
Type/Print Name

Fee: \$540

Received by/Date: [Signature] 6-25-19

L Support Materials and Part II

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JUN 25 2019

- 1) Provided
- 2) Provided
- 3) Provided
- 4) Provided
- 5) Provided
- 6) Traffic Study dated April, from: Monument Engineering
 - a) Traffic Assessment required for 50 to 99 peak directional trips
Attached memo only shows 26 AM and 34 PM trips
 - b) A traffic impact study will be required
 - 1) 100 directional trips or over 750 per day

Note: Traffic Site Generation shows 53 units shows a lower peak trips than single family.

7) Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:

- a) Provided is an Inventory of natural features to be retained, removed or modified.

This is the redevelopment of a closed trailer park, containing the existing roads/ curbs trailer pads, underground utilities and other construction materials from the Whole Food development will be removed. Along the 3 current residential property lines the existing trees over 12 inches in the 25-foot set back will be maintained as long as they are quality healthy trees as determined by a professional. It appears a lot of these trees have been compromised and are lesser desirable species as urban trees. Along the southern property line are very few trees. Again, any trees determined desirable not in the way of construction will be preserved. Some species recognized on the property include mulberry, locust, maple, cottonwood, spruce, green ash, walnut and Siberian Elm. Generally, the trees are in poor condition and mostly located in the 25 foot set back. There are a few pockets of trees in the center of the property. Two maps provided one winter one summer.

The site has no floodways, flood plains, wetlands, water bodies identified groundwater vulnerable areas no slopes, ravines and vegetative cover to sustain significant or endangered wildlife. The site is basically flat with a low grade from North to south.

Being a LEED Green developer, attention will be paid to recycling the existing material protecting the trees and design/ build energy efficient buildings. The landscaping will utilize native species for them to be sustained naturally. Calculations from the architect measuring hard surfaces show 49.8% of the property will be soft surface/ green space.

- b) Currently the site has concrete roads, trailer pads, curbs, sidewalks and construction debris along with the underground utilities. The site has few natural features that will be

impacted. The benefit will be removing all the waste, concrete, dead trees and repurpose waste material.

c) To mitigate any negative impacts, Woda Construction will be on site to supervisor contractors and will have identified natural features, and create a grading plan, marking desirable trees to protect them.

M) Specific information asked by the Director.

N) In addition, for zoning district RC the following is required:

1) USGS contours are provided, since the site is so flat the proposed contours will be similar. USGS map attached.

2) The adopted township water and sewer standards will be met. Included is a letter from township Engineer stating there is both adequate sewer and water capacity to the site.

3) Ten copies of a report defining the scope of the project:

4) Attached seven copies of the project plan 24 X 36.

O) Not applicable

P) Not applicable

Q) Not applicable

R) In addition to the above requirements the Townships of Ordinances, Article VI should be reviewed since the total development buildings are over 25,000 square feet. The Planning commission will review the development and will make recommendations to the Township Board for their consideration. The developments total building square footage is 53,294 square foot including stairs and storage areas. The square footage of the living area is 47,371 square feet.

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JUN 25 2019

Part II

Applications for Special Land Uses will be reviewed with the standard stated below:

1. Project is consistent with the intent and purpose of this chapter:

The use of this development creates a special use in that it is over 25,000 sq. feet the development is 53,294 square feet. Because of zoning conditions set forth: height will be only two stories with a single entrance from Sirhal and conditioned to 49 units. The design will not have negative on adjacent land, affect the health, safety and general welfare of the community. The development is below the allowable 14 units per acre and the traffic will be minimally impacted.

2. Project is consistent with applicable land use policies contained in the Townships Master Plan.

The general architectural standards that are encouraged in the master plan we will incorporated many of these and others in our designs. Exterior finishes include brick, stone cementitious siding and other natural materials. Our architects will use primary natural colors with accent colors and roof slope and shingle color to meet the plan.

The master plan has seven goals as we outlined in the rezoning and this development will meet these criteria being a LEED Green Development

- a. *Preserve and Strengthen residential neighborhoods:* Creating a cluster development, removing blight, in a walkable area creating housing diversity with a middle range of density.
- b. *Preserve Open Space:* The design is to cluster the units towards the front allowing a natural buffer/ greenspace and distance to the existing homes.
- c. *Enhance The viability of Township Business:* The resident make-up of work force housing to create employee for the local's businesses while being a public transportation and a walkable alternative along the Grand River business corridor.
- d. *Maintain and Expand a Diverse Park System:* Our development will provide outdoor space gazebo grilling areas tot lot and residential community garden and encourage the residents by our manager to utilize parks and other amenities such as the farmers market.
- e. *Maintain Essential Public Services:* Attract families with school age students to benefit the closed school. Be walkable/ utilize the public transportation and as an energy efficient development not tax the public As a LEED green developer all appliances are Energy Efficient/ design to silver or higher.
- f. *Provide and support an Efficient safe Environmental Multi-modal Transportation:* Provide a covered bike rack, promote public transportation, and walkability (Note this site has a high walkability score)

- g. *Promote Efficient Sustainable Growth Practices:* This will be a LEED Green Development, is an Ideal infill redevelopment recycling existing material located on the site. (Concrete and trees) Discuss tax incentives for LEED certified or equivalent developments.
- h. *Community Profile; Demographics:* Walkable Communities, suited for growing families, housing diversity and moving forward the Township is aware of a need for Work force housing.

3. Project is designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will change the essential character of the same area.

As we have moved through the process in the last year, our townhome design with one, two- and three-bedroom units, conditioned at 2 story will be a harmonious transition from the multi-story apartment building first proposed with the existing 3 story senior development to the west and the existing commercial properties along Grand River Blvd. again over 49 % of the site will be soft surface or greenspace will create a harmonious appearance. Two story townhome design along the southern border the density will be away from the existing residential more towards the commercial uses (Wholefoods).

4. Project will not adversely affect or be hazardous to existing neighboring uses.

The development will not adversely affect the area. In our meetings with the neighbors the main concern has been traffic and we have addressed this by reducing the number of units to 49, being a townhome design not exceeding two stories, allowing one entrance on Sirhal.

5. Project will not be detrimental to the economic welfare of surrounding properties or the community.

The development will provide needed work force diversity and a benefit to local business. The property is within 1/10 of a mile to a bus stop and is walkable to many businesses along Grand River Blvd. The development is a proposed 12.5 million investment replacing an abandoned trailer park with concrete waste, dead trees misc. construction waste. As a LEED green development, will have less impact on public services.

6. Project is adequately served by public facilities such as existing roads, schools, storm water drainage, public safety, public transportation and public recreation or that persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service. Attached is a review letter from the city utilities department. The property has

an eight-inch sewer line and a 8 inch water line. At the rear of the property is the Proctor storm sewer.

7. Project is adequately served by public sanitation facilities is so designed. There will be no on-site water or sewage system.

The area is served by local water and sewer to the property.

8. Project will not involve uses activities processes materials and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare\by reason of excessive production of traffic noise smoke or fumes, glare or odors.

The development will not create any detrimental or adverse conditions. A major concern is traffic, to the Warwick residential neighborhood. Conditions will allow one entrance on to Sirhal, with no through traffic to Greycliff. Traffic memo shows low traffic at peak times are less than single family homes. This area has a high walk score,1/10 mile to public transportation, expensive public parking rates close to campus and being close to commercial amenities has the potential to reduce congestion.

9. Project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including but not limited t o prime agricultural soils water recharge areas lakes, rivers, streams, major forests wetlands and wildlife areas

The development is not impacting any of the above-mentioned features and isn't in a flood plain or have any wetlands. Development of the site will clean up concrete, construction debris, underground utilities and dead trees left over from the trailer park and construction of Whole foods.

Part III

Signature line

Special Use Permit Application Attachment

- A) Site Plan
 - a. thorough n. provided on 24 X 36 drawings.

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JUN 25 2019

N-3 Report on the Intent and Scope of the Woodward

The Woodward is located east of 2840 East Grand River Avenue in Meridian Twp. The development will be a 49-unit new construction town home design. The Woodward will be a 12.5 million redevelopment investment of an underutilized and under-taxed blighted former trailer park. We are proposing safe, secure, new construction, energy efficient workforce residential living meaning residents will be less likely to leave the area and enjoy the many conveniences of this walkable area. Woodward will be a general occupancy development for singles, seniors and families with children and it is obvious the community's concern for the future of their children. Providing newly constructed, safe, housing for the city's children in the near-term underscores leadership's commitment to the families/children of Meridian Twp. Workforce families need quality housing that elevates their esteem, stabilizes their families plus stimulates a more comfortable and productive lifestyle. Woda Management & Real Estate will manage the Woodward. Woda Management & Real Estate manages over 12,000 units, across 300 properties with a 97% occupancy rate. Woda Management & Real Estate oversight is three levels: District, Regional, and Local Management along with the same for property maintenance. The Woodward will generate 2 full time employees for management. Property reserves of \$203,000 and will assure quality maintenance with replacement reserves of \$15,900 per annum to sustain the property long-term. Woda will hire locally from the community, utilize apprentice programs, and will hire both local skilled and unskilled workers. In a 2016 construction development in NW Michigan (72-unit, new construction), 32 out of 37 suppliers and sub-contractors were sourced locally or regionally.

The Woodward will be four (4) building community that will feature a total of forty-nine (49) units and ninety-seven (97) bedrooms.

Dimensions of the structures

Building A-1: 182 feet by 58 feet

Building B-2: 237 feet by 29 feet

Building B-3: 237 feet by 29 feet

Building C: 205 feet by 26 feet

The property has three unique building plans. Building A-1 is along the south property line has 8- 2bedroom units and 8- 1 bedroom units with a community space an office for all residents to utilize. The space will also contain a laundry facility and outside tot lot. Building plan B-2 and B-3. Will have 10-2-bedroom units and 2- 3-bedroom units each. The last building type C-4 will have 6- 2bedroom units and 3- 3 bedroom units.

The property has a total of 104 parking spaces, slightly exceeding the required amount of spaces. included will be 16 handicap accessible parking spaces designed for car and van accessible design. The typical parking space is 10 x 20, the typical HDC parking space is 15 x 20 and the van accessible spaces are 18 x 20.

In total there is 52,538 SF of parking and drive area.

The buildings will be constructed using the slab on grade technique with wood framing. The exterior will be faced with a modern, yet timeless facade with a brick veneer base and mix of fiber cement siding. Energy star rated windows and fiberglass insulated doors will provide sustainable benefits to the units. 30-year architectural style anti-fungal shingles will be placed on all the roofs. Overall, these buildings will provide a healthy, quality living for the residents providing a long-term sense of community.



To: Planning Commission

From: Peter Menser, Principal Planner

Date: July 17, 2019

Re: Rezoning #19060 (Bennett Road Holding, LLC), rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

The Planning Commission last discussed Rezoning #19060 at its last meeting on July 8, 2019. At the meeting the Planning Commission directed staff to provide a resolution to recommend denial of the proposed rezoning to the Township Board for consideration at its next meeting on July 22, 2019. The Township Board will discuss the rezoning at its meeting on August 8, 2019.

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 denial is provided.

- **Move to adopt the resolution recommending denial of Rezoning #19060.**

Attachment

1. Resolution to recommend denial.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19060 (Bennett Road Holding LLC)\REZ 19060.pc4.docx

RESOLUTION TO RECOMMEND DENIAL

**Rezoning #19060
Bennett Road, west of Hulett Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 22nd day of July, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Bennett Road Holding LLC requested the rezoning of 83 acres located on the north side of Bennett Road, west of Hulett Road, from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density); and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on June 10, 2019 and has reviewed the staff materials provided under cover memorandums dated June 6, 2019 June 21, 2019, and July 2, 2019; and

WHEREAS, the current RR (Rural Residential) and RAAA (Single Family-Low Density) zoning of the subject property is consistent with the R2 Residential (0.5-3.5 dwelling units per acre) Future Land Use Map designation in the 2017 Master Plan; and

WHEREAS, the applicant has not adequately demonstrated a community need for additional residential units on the subject property beyond what is allowed under the current RR (Rural Residential) and RAAA (Single Family-Low Density) zoning; and

WHEREAS, the subject property could be developed as currently zoned.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #19060 to rezone approximately 83 acres located on the north side of Bennett Road, west of Hulett Road, from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

ADOPTED: YEAS: _____

NAYS: _____



To: Planning Commission

From: Peter Menser, Principal Planner

Date: July 18, 2019

Re: Special Use Permit #19061 (Meridian Township), work in the floodplain of the Mud Lake Drain to construct pedestrian/bicycle trail on the north side of Central Park Drive, west of Marsh Road.

The Planning Commission held the public hearing on Special Use Permit #19061 at its meeting on July 8, 2019. At the meeting the Planning Commission directed staff to provide a resolution to approve the request at its next meeting on July 22, 2019.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the project conditioned on approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) is provided.

- **Move to adopt the resolution approving Special Use Permit #19061 with conditions.**

Attachment

1. Resolution to approve.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19061 (Meridian Twp Park Dept)\SUP 19061.pc2.docx

RESOLUTION TO APPROVE

**Special Use Permit #19061
(Meridian Township)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 22nd day of July, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Meridian Township Parks Department has requested special use permit approval to grade and place fill in the 100 year floodplain (floodway fringe and floodway) of the Mud Lake Drain to construct a pedestrian/bicycle pathway on the north side of Central Park Drive, west of Marsh Road; and

WHEREAS, the proposed work in the 100-year floodplain requires a special use permit pursuant to Section 86-436 of the Conservancy District of the Code of Ordinances; and

WHEREAS, the applicant proposes to place 86 cubic yards of soil in the floodplain and excavate 230 cubic yards from the floodplain, exceeding the 1:1 cut/fill ratio required by Section 86-436 of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on July 8, 2019 and has reviewed staff material forwarded under a cover memorandum dated July 2, 2019; and

WHEREAS, the proposed work in the 100-year floodplain is be consistent with the requirements and standards outlined in Section 86-436(n), the Conservancy District, for the granting of a special use permit in the floodplain; and

WHEREAS, the proposed 174 cubic yards of net excavation in the floodplain for the pathway will improve the overall impoundment capacity of the floodplain; and

WHEREAS, the proposed work in the floodplain will not be adverse or damaging to the public health, safety, or welfare of the community.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #19061, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Wolverine Engineers & Surveyors, Inc. dated June 25, 2019 and received by the Township on June 27, 2019.
2. Approval is subject to the project receiving approval of a permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

**Resolution to Approve
SUP #19061 (Meridian Township)
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3. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Drain Commissioner and the Township, as applicable.
4. Approval is subject to approval of Wetland Use Permit #19-02, unless the project is revised to avoid impacts to a regulated wetland.
5. Any future modifications or expansions to the work in the floodplain shall require an amendment to Special Use Permit #19061.
6. Site plan review approval is required to construct the pathway. The final site plan shall be subject to the approval of the Director of Community Planning and Development.
7. Grading plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
8. The applicant shall implement appropriate soil erosion and sedimentation control measures during construction to ensure there are no negative impacts due to soil erosion.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township 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 22nd day of July, 2019.

John Scott-Craig
Planning Commission Chair



To: Planning Commission

From: Peter Menser, Principal Planner

Date: July 18, 2019

Re: Wetland Use Permit #19-02 (Meridian Township Parks Department), fill portions of a regulated wetland to construct pedestrian/bicycle trail on the north side of Central Park Drive, west of Marsh Road.

The Planning Commission held the public hearing on Wetland Use Permit #19-02 at its meeting on July 8, 2019. Since the public hearing the Environmental Commission has reviewed the project and recommended approval of the wetland use permit, subject to the conditions recommended by the Township's wetland consultant, approval of a Michigan Department of Environment, Great Lakes, and Energy (EGLE) permit, installation of appropriate educational signage, and the applicant providing additional information on the alternatives considered for the project. Staff has included the conditions recommended by the Township's wetland consultant and EGLE permit in the attached resolution. The provision of educational signage will be considered by the Meridian Township Parks and Recreation Department but was not included as a condition of the wetland use permit approval.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the wetland use permit. A resolution to approve the permit with conditions is provided.

- **Move to adopt the resolution approving Wetland Use Permit #19-02 with conditions.**

Attachment

1. Resolution to approve with conditions.

G:\Community Planning & Development\Planning\WETLAND USE PERMITS (WUP)\2019\WUP 19-02 (Meridian Township Parks Dept)\WUP 19-02.pc2.docx

RESOLUTION TO APPROVE

**Wetland Use Permit #19-02
(Meridian Township)**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 22nd day of July, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Meridian Township Parks and Recreation Department has requested a wetland use permit to fill approximately 1,830 square feet of wetland area at 1990 Central Park Drive and 5151 Marsh Road to facilitate construction of a pedestrian/bicycle pathway; and

WHEREAS, the Township Wetland Protection Ordinance, Section 22-151, requires a wetland use permit for the proposed activity impacting a regulated wetland; and

WHEREAS, the Planning Commission held a public hearing and discussed the wetland use permit at its meeting on July 8, 2019; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated July 2, 2019; and

WHEREAS, the Township’s Environmental Commission and the Township Environmental Consultant recommended approval of the wetland use permit with conditions; and

WHEREAS, the proposed pathway is designed to minimize impacts to the wetland; and

WHEREAS, the applicant is providing the required wetland mitigation that exceeds the required ratio of 1.5 to 1 to account for the impacted wetland; and

WHEREAS, the project meets the 11 general criteria for considering wetland use permits established in Section 22-157(2) of the Code of Ordinances; and

WHEREAS, construction of the wetland mitigation will provide groundwater recharge, water storage and improvement to water quality.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Wetland Use Permit #19-02 to fill approximately 1,830 square feet of wetland area at 1990 Central Park Drive and 5151 Marsh Road, subject to the following conditions:

**Resolution to Approve
Wetland Use Permit #19-02 (Meridian Township)**

Page 2

1. Approval is based on the wetland application prepared by Meridian Township Parks and Recreation Director LuAnn Maisner received by the Township on June 25, 2019.
2. Approval is in accordance with the site plan prepared by Wolverine Engineers & Surveyors, Inc. dated June 25, 2019 and received by the Township on June 27, 2019.
3. Approval is subject to the submittal of a wetland mitigation plan, including a grading plan, planting plan, construction methods and timing, a species list of the native, wetland seed mixture (including scientific and common names), and seeding rates. The wetland mitigation plan is subject to the review and approval of the Director of Community Planning and Development.
4. Approval is subject to the submittal of a wetland restoration plan for the temporary wetland impact areas adjacent to the pond's fishing deck and the wetland boardwalk, including the proposed wetland seed mixture, seeding rate, seeding schedule, and seedbed preparation. The wetland restoration plan is subject to the review and approval of the Director of Community Planning and Development.
5. Approval of the wetland use permit is conditioned on approval of a permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the project.
6. The applicant shall obtain all necessary permits, licenses and approvals from the Ingham County Drain Commissioner's office and the Township prior to any work taking place. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning & Development.
7. The applicant shall construct a mitigation wetland on the north shore of the site's pond, as indicated on Sheet No. C3.0 of the project plans. The mitigation wetland must be at least 2,745 square feet in size to compensate for filled wetland at a ratio of 1.5:1 and shall consist of emergent wetland.
8. The applicant shall implement appropriate erosion and sedimentation control measures during construction to ensure there are no impacts to the wetland mitigation area as a result of eroding soil.
9. Prior to construction, erosion control fencing shall be installed to prevent sedimentation from infiltrating into the wetlands. The erosion control fencing shall be maintained throughout the duration of the project and shall be removed after construction is completed and the area is stabilized.
10. The applicant shall periodically inspect the subject site during the first year after construction to identify and correct any erosion issues.
11. No fill or excess soil or other material shall be placed in any wetland or surface water area not specifically authorized by this permit, its plans and specifications.

