



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
May 9, 2022 7PM

1. CALL MEETING TO ORDER
 2. ROLL CALL
 3. PUBLIC REMARKS
 4. APPROVAL OF AGENDA
 5. APPROVAL OF MINUTES
 - A. April 25, 2022 Regular Meeting

 6. COMMUNICATIONS

 7. PUBLIC HEARINGS
 - A. PUD Decks – Text Amendment

 8. UNFINISHED BUSINESS
 - A. Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road – Bickford House Expansion
 - B. Special Use Permit #22-051 – 3830 & 3836 Okemos Road – Bickford House Expansion, structure greater than 25,000 square feet
 - C. Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village
 - D. Temporary Containers – Text Amendment
 - E. Bath Township Master Plan – Discussion
 - F. Zoning Board of Appeals Liaison – Appointment

 9. OTHER BUSINESS
 - A. Master Plan Request for Proposals

 10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.

 11. PROJECT UPDATES
 - A. New Applications
 - B. Site Plans Received
 - C. Site Plans Approved

 12. PUBLIC REMARKS

 13. ADJOURNMENT
-

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



TENTATIVE PLANNING COMMISSION AGENDA
May 23, 2022

1. PUBLIC HEARINGS
 - A. Township Signs – Text Amendment
2. UNFINISHED BUSINESS
 - A. Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village
 - B. Text Amendment 2022-08 – Update Traffic Study Standards
3. OTHER BUSINESS

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**April 25, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Richards, Premoe,
McConnell, Snyder**

ABSENT: Commissioner Shrewsbury

**STAFF: Director of Community Planning & Development Timothy Schmitt, Director of
Economic Development Clark, Senior Planner Brian Shorkey, Multimedia
Producer Samantha Diehl**

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:05 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all are present except for Commissioners Hendrickson and Cordill.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:05 pm.

Neil Bowlby, 6020 Beechwood Dr., Haslett, MI spoke about the Five Year Master Plan and “Residential Creep” in Township mixed-use projects.

Chair Blumer closed public remarks at 7:11 pm.

4. APPROVAL OF AGENDA

**Commissioner Cordill moved to approve the agenda.
Seconded by Vice-Chair Trezise.**

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. April 11, 2022 Regular Meeting

**Commissioner McConnell moved to approve the Minutes of the April 11th, 2022 Planning
Commission Regular Meeting as presented. Seconded by Commissioner Snyder.**

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Timothy Mowers RE: MUPUD 22-014

Chair Blumer noted a communication was hand delivered by Lynn Page just before the meeting.

7. PUBLIC HEARINGS

- A. Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road – Bickford House Expansion

Chair Blumer opened the Public Hearing at 7:12 pm.

Director Schmitt outlined Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road – Bickford House Expansion for Public Hearing.

Commissioner Premoe asked why this establishment would have no traffic impact.

Director Schmitt replied with only 16 memory care beds are being added and visitation will be minimal.

Commissioner McConnell asked about the Special Use Permit numbering system.

Director Schmitt explained the current numbering system is a holdover from his predecessor and he will be updating the system next year.

Applicants Representative, Richard Eby, 13112 W. 126th St., Overland Park, Kansas further outlined Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road, Bickford House Expansion for Public Hearing.

Vice-Chair Trezise asked how much of the hill to the north will be taken down.

Mr. Eby replied about half.

Applicant's engineer, Greg Petru 2116 Haslett Rd., Haslett, MI stated the parking lot will drain through a filtration area and into a detention area. He further stated he will try to save as many trees as he can along the north property line and the north east corner will be untouched.

Commissioner McConnell stated about 18 of the trees on the northern slope will be saved and asked about what percentage is that of the total trees.

Mr. Petru replied about half.

Commissioner McConnell asked if there is a plan to plant woody planting on the slope.

Mr. Petru replied they were willing to work with staff on that matter.

Commissioner McConnell stated he would like to see all native trees planted on the slope.

Chair Blumer asked about current staffing levels and how many new staff will be hired to accommodate the resident increase.

Director of Bickford House, A'Lynne Dukes, 2515 Victor Ave., Lansing, MI stated there are currently five staff members during 1st and 2nd shift and three during 3rd shift. She expects to add two staff members to 1st and 2nd shift.

Lynne Page, 3912 Rowley Dr., Okemos, MI spoke about the possible impact of this construction to the Briarwood Sub-Division.

Captain Rick Grillo, 3847 New Salem Ave., Okemos, MI spoke in support of the addition.

Chair Blumer asked Captain Grillo if this addition will have any impact on Meridian Township's emergency services.

Captain Grillo replied any impact would be minimal.

Commissioner Richards asked if a solid fence will be constructed on the east side of the property between residential properties and parking area.

Mr. Petru replied placing a fence anywhere but the very top of the hill wouldn't help.

Commissioner Richards suggested noise screening should be tested before approval and asked if the refuge container will remain where it currently is.

Director Schmitt replied the container is moving further away from the residential area.

Mr. Petru stated interlocking evergreens will be planted along the top of the slope.

Ms. Dukes stated on Thursday there are two deliveries for produce and trash is picked up twice weekly.

Commissioner Premoe asked what time of day deliveries are expected.

Ms. Dukes stated trash is picked up at 8 am. And food delivery is scheduled between 6-11 am on Thursdays.

Chair Blumer called for a straw poll.

STRAW POLL: YEAS: Vice-Chair Trezise, Commissioners Snyder, Richards, Cordill,
Premoe, McConnell, Chair Blumer

NAYS: NONE

Commissioners are generally in support of this Special Use Permit but would like to see the following conditions:

- Noise and odor regulation and screening
- Construction noise level screening
- Efforts to avoid erosion on the bank

Chair Blumer closed the Public Hearing at 8:02 pm.

- B. Special Use Permit #22-051 – 3830 & 3836 Okemos Road – Bickford House Expansion, structure greater than 25,000 square feet

Chair Blumer Opened the Public Hearing at 8:02 pm

Director Schmitt outlined Special Use Permit #22-051 – 3830 & 3836 Okemos Road – Bickford House Expansion, structure greater than 25,000 square feet for Public Hearing.

Chair Blumer called for a straw poll.

STRAW POLL: YEAS: Commissioners McConnell, Premoe, Cordill, Richards, Snyder, Vice-Chair Trezise, Chair Blumer

NAYS: NONE

Chair Blumer Closed the Public Hearing at 8:05 pm.

- C. Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village

Chair Blumer opened the Public Hearing at 8:05 pm.

Senior Planner Shorkey outlined Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village for Public Hearing.

Commissioner McConnell stated the applicant needs two more amenity points from tier one amenities, and asked if they use one tier two amenity instead.

Senior Planner Shorkey replied not for the building height, but if they lower building A1 by one foot the requirement goes away.

Applicant's representative Mike Bosgraaf, 873 S. Shore Dr., Holland, MI introduced the other applicants representatives and stated their roles in the project.

Applicant's representative Mike Corby, 840 Ottawa Ave., Grand Rapids, MI, further outlined Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village for Public Hearing and listed the amenities planned for including:

Tier 1

- Dog Park
- Trail Head

Tier 2

- Electric Car Charging Station
- Outdoor Public Seating Plaza with Wi-Fi
- 50% of units being one bedroom dwellings

Tier 3

- Greenspace
- Low Flow Plumbing Fixtures
- Wireless Access
- Decorative Lighting

Commissioner Cordill stated the drive through seems to defeat the idea of a pedestrian environment.

Mr. Corby stated they are trying to create loops and pathways to avoid pedestrians walking near large parking lots, but the section in G1 is not convenient and he is trying to work around it.

Commissioner Cordill asked if there will be an additional special use permit for the drive through within the MUPUD.

Director Schmitt replied there will not.

Commissioner Cordill stated a nice feature could be added to the round-about.

Mr. Corby stated they do plan on having something in the round about other than just grass.

Commissioner Cordill asked if there are plans to light the pickle ball courts.

Mr. Corby replied no.

Commissioner Cordill asked for elaboration on the dwellings.

Mr. Corby explained building A1 on Haslett Rd. will be stacked flats with a central corridor. The units on ground level will have front porches and their own entry points.

Mr. Bosgraff described the townhomes as two story units with one entrance, a back patio or porch, and a garage.

Mr. Corby explained the 12 and 24 unit buildings as having internal stairs and entrances for above ground units, while the ground units will have their own front doors.

Commissioner McConnell asked about an issue with pedestrian access to the community center from Haslett Rd.

Mr. Corby stated he could enhance the pedestrian access along Haslett Road.

Commissioner McConnell asked if there is any plan for outdoor seating at the retail restaurant on the south east corner.

Mr. Corby stated it's difficult to say at this point. Director Schmitt indicated that there was nothing that would prevent it if a user or tenant came along and wanted it.

Commissioner McConnell asked if the community center and pickle ball courts will be open to general public.

Mr. Corby replied the community center will be open to the general public, but the pickle ball courts will not.

Commissioner McConnell asked who will manage the dog park.

Mr. Bosgraff stated it's currently viewed as a public space, and the township will likely take over the Dog Park.

Commissioner Snyder asked about the placement of the playground.

Mr. Corby stated it's probably going to be placed by G1.

Commissioner Snyder asked about the townhomes becoming reconsidered for home ownership instead of rentals.

Mr. Bosgraff stated the townhomes are currently planned to be rentals.

Vice-Chair Trezise asked what structure will be built first.

Applicants Representative Chad Koster, 940 Floral Ave., Grand Rapids, MI stated demolition will start in summer. Underground construction of utilities and roads will begin in fall and winter of 2022 and continue into spring of 2023. Construction of buildings G1, A1, B3, B4, B5, and D4 will begin in spring of 2023.

Vice-Chair Trezise expressed concern with the possibility of commercial space becoming residential of the course of construction.

Commissioner Cordill asked about affordability of the residential areas.

Mr. Corby replied he is not planning for Michigan State Housing Development Authority affordability levels.

Commissioner Snyder asked for a ball park price point.

Mr. Bosgraff stated those numbers exist, however was not able to give a complete answer at this time.

Commissioner Premoe asked if there will be a continuing process of approval during construction to address possible project changes.

Director Schmitt stated if the changes would meet the definition of a major amendment under the Ordinance adopted then the project would be looked at again.

Neil Bowlby, 6020 Haslett Rd., spoke about the Haslett PICA zones and Haslett Village Project.

Director Clark spoke about her work in attracting businesses to the Village of Haslett Project.

Chair Blumer closed the Public Hearing at 9:27 pm.

8. UNFINISHED BUSINESS - NONE

9. OTHER BUSINESS

A. Bath Township Master Plan – Introduction

Director Schmitt outlined and discussed the Bath Township Master Plan with the Planning Commission.

B. Zoning Board of Appeals Liaison – Appointment

Director Schmitt outlined and discussed the Zoning Board of Appeals Liaison with the Planning Commission.

C. Municipal Signage – Text Amendment Introduction

Director Schmitt outlined and discussed the Municipal Signage Text Amendment with the Planning Commission.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported the Township Board has had initial discussion on six Ordinance Amendments and one rezoning request, 4 of them will be brought for introduction at the Tuesday April 26th meeting, and three more will be brought on the May 3rd meeting.

B. Liaison reports

Commissioner Premoe

- The Brownfield Redevelopment Authority have not met recently

Commissioner Snyder

- The Transportation Committee will be meeting in May

11. PROJECT UPDATES

A. New Applications

NONE

B. Site Plans Received

NONE

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 9:45 PM.

NONE

Chair Blumer closed Public Remarks at 9:45 PM.

13. ADJOURNMENT

Commissioner Cordill moved to Adjourn. Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 9:45 pm.



To: Members of the Planning Commission

**From: Keith Chapman
Assistant Planner**

Date: May 4, 2022

Re: Text Amendment 2022-10 – PUD Deck Encroachments

Over the past few decades staff has had many instances of property owners located within a Planned Unit Development (PUD) wanting to construct a deck only to find out that in order to do so they must amend the entire PUD. Our earlier PUDs were approved with the buildable envelope being the outline of the structure. This requires any addition to the structure because it is outside of the buildable envelope, to amend the PUD for reducing the amount of open space within the overall PUD. Modern PUD's require a larger buildable envelope where there is additional room for building additions to be added without needing to amend the PUD.

After review, Staff determined that if we allow a deck that is 10% of the total square footage of the house to encroach into the open space then it should eliminate most of our PUD amendment requests and substantially reduce the process burden on the homeowner.

The Planning Commission did not raise any concerns with this proposed amendment in their previous discussion during the April 11, 2022 meeting. Staff is able to **recommend approval** of the proposed amendment at this time.

After the public hearing on this matter, the Planning Commission will be asked to make a recommendation to the Township Board on the proposed ordinance. The Township Board will take final action on the ordinance after this recommendation is received. A recommendation to recommend approval is attached to this memo.

Attachments

1. Redlined version of Ordinance 2022-10 –PUD Deck Encroachment
2. Resolution to recommend approval

ORDINANCE NO. 2022-10

AN ORDINANCE TO AMEND SECTION 86-439, PLANNED UNIT DEVELOPMENT, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-439, Planned Unit Development, is hereby amended to read as follows:

(h) Amendments.

(1) Generally. Any person who has a property interest in the planned unit development may apply for an amendment in writing to the Director of Community Planning and Development. The director shall make a determination as to whether a proposed amendment constitutes a major or minor amendment to the original planned unit development.

(2) Major amendments. A major amendment shall be evidenced by having a significant impact on the permit and the conditions of its approval, which shall include, but not be limited to:

a. Building additions located outside a building envelope as shown on the approved planned unit development site plan, **except decks not to exceed 10% of the square footage of the principal structure.**

b. For approved planned unit developments without building envelopes, any addition that reduces the setback between buildings to a dimension less than the standard imposed in the approved planned unit development site plan.

c. The addition of land to the planned unit development for the purpose of increasing the number of residential units.

d. The addition or expansion of a nonresidential use in the planned unit development.

e. Expansion of a use that anticipates a 10% or greater increase in required off-street parking.

f. Any addition to a legal nonconforming site.

(3) Minor amendments. All projects not deemed to be a major amendment by the Director of Community Planning and Development shall be considered a minor amendment.

(4) Procedure for processing amendments to existing planned unit developments determined to be major amendments by the Director of Community Planning and Development. Major amendments to approved planned unit developments shall follow the same procedure set forth in this section for new planned unit development applications.

(5) Procedures for processing amendments to existing planned unit developments determined to be minor amendments by the Director of Community Planning and Development. Upon determination that the request is a minor amendment, the Director of Community Planning and Development shall initiate the following review process:

a. Application. An application for an amendment to a planned unit development shall be submitted to the Director of Community Planning and Development.

b. Fee. A fee shall be paid at the time of filing the application in the amount established in the schedule of fees adopted by the Township Board.

c. Public hearing. The application of an amended planned unit development shall be subject to the same notices and hearings and all other procedures required for the initial application as set forth in subsection (e)(4)a above; however, the term "Director of Community Planning and Development" shall be substituted for the term "Planning Commission."

d. Appeal. An aggrieved person may appeal the decision of the Director of Community Planning and Development to the Township Board, in accordance with § 86-188.

1 **Section 2.** Validity and Severability. The provisions of this Ordinance are severable and the
2 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
3 or effectiveness of the remainder of the Ordinance.
4

5 **Section 3.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
6 hereby repealed only to the extent necessary to give this Ordinance full force and
7 effect.
8

9 **Section 4.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
10 that were incurred, and proceedings that were begun, before its effective date.
11

12 **Section 5.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
13 or upon such later date as may be required under Section 402 of the Michigan Zoning
14 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
15 referendum.
16

17 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
18 **XXXXXXX**, 2022.
19

20
21 _____
22 Patrician Herring Jackson, Township Supervisor
23

24
25 _____
26 Deborah Guthrie, Township Clerk

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-10
PUD Deck Encroachments**

RESOLUTION

At the 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 9th day of May, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Section 86-439 of the current zoning ordinance requires decks to be built inside of a buildable envelope and not encroach into the approved PUD open space; and

WHEREAS, Staff has received requests in the past of homeowners wanting to construct a deck only to find out that in order to do so they must amend the entire PUD in order to reduce the amount of open space in the overall PUD; and

WHEREAS, after analyzing the situation, Staff is recommending allowing a deck to encroach into the open space that is 10% of the total square footage of the house.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-10, to update the PUD deck encroachments permitted throughout the Township.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 9th day of May, 2022.

Mark Blumer
Planning Commission Chair



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: May 4, 2022

Re: Special Use Permit #22-05011 (3830 & 3836 Okemos Rd.) - Bickford Place Assisted Living Facility

The Planning Commission held the public hearing for Special Use Permit #22-05011 at its meeting on April 25, 2022. At the meeting the Planning Commission agreed to consider a resolution to approve the special use permit request at its next meeting on May 9, 2022. Concern was raised regarding the previous variance (ZBA #05-09-14-1) approval for the property. That variance was granted to eliminate the required four-foot landscaping along 24 feet on the front of the building. The approval was conditioned on providing 192 square feet of landscaping on site in a location approved by the Director of Community Development and Planning. The approved site plan from 2005 shows the relocated 192 square feet along the north property line where the proposed parking lot is now located. Staff recommends a condition of approval be that the 192 square feet of landscaping from the ZBA case #05-09-14-1 must be shown on site subject to the location approval of the Director of Community Development and Planning.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. Staff **recommends approval** of the Special Use Permit to add a 9,488 square foot building addition to Bickford Place Assisted Living Facility, with the conditions listed in the resolution. A resolution to approve the request is provided.

- **Move to adopt the resolution approving Special Use Permit #22-05011, a request to add 9,488 square feet to the building at 3830 Okemos Road and incorporate the property at 3836 Okemos Road into the development.**

Attachment

1. Resolution to approve.
2. Submitted applicant materials.
3. April 25, 2022 meeting packet.

RESOLUTION TO APPROVE

**Special Use Permit #22-05011
Bickford Senior Living Facility
3830 & 3836 Okemos Road**

RESOLUTION

At the 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 9th day of May, 2022, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, JV Landlord-Lansing, LLC requested a major amendment to Special Use Permit #05011 to add a 9,488 square foot building addition to the existing 24,561 square foot building at 3830 & 3836 Okemos Road; and

WHEREAS, the subject site is 4.52 acres in size, zoned RA (Single Family, Medium Density), and is located at 3830 & 3836 Okemos Road; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #22-05011 at its meeting on April 25, 2022 and discussed on May 9, 2022, and has reviewed the staff material forwarded under cover memorandum dated April 19, 2022 and May 4, 2022; and

WHEREAS, the subject site is appropriately zoned RA (Single Family, Medium Density), where senior living facilities are allowed by special use permit as a nonresidential use in a residential zoning district; and

WHEREAS, the requested amendment is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, the request is consistent with the additional site location standards for nonresidential structures and uses in residential districts provided in Section 86-654(e) of the Code of Ordinances, given that the senior living facility is located at the western edge of the RA (Single Family, Medium Density) zoning district and access to the site is from a major street.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22-05011 subject to the following conditions:

1. Approval is granted in accordance with the site plan prepared by Kebs, Inc. dated January 1, 2022 and received by the Township on March 24, 2022.
2. The applicant shall obtain a soil erosion and sedimentation control (SESC) permit prior to any work taking place on the site.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new addition. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

**Resolution to Approve
SUP #22-05011 (3830 & 3836 Okemos Road)
Page 2**

4. The 192 square feet of landscaping from the Zoning Board of Appeals case #05-09-14-1 must be shown on site subject to the location approval of the Director of Community Development and Planning.

5. All original conditions of approval for SUP #05011 remain in full effect for the property.

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 of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 9th day of May, 2022.

Mark Blumer, Chair
Meridian Township Planning Commission



May 3, 2022

Meridian Township Planning Commission and Staff
5151 Marsh Road
Okemos, MI 48864

Dear Planning Commission Members and Staff

I am writing in reference to Bickford Senior Living's request for a Special Use Permit which would allow construction of a 16 unit addition to the existing assisted living residence located at 3830/3836 Okemos Road and presented to the Planning Commission on April 25th. During the public hearing we heard several concerns which were expressed by residents and board members. Bickford believes we may adequately address these concerns to everyone's satisfaction. Following this hearing Bickford met with several Briarwood residences including an on-site discussion and review of their concerns. It appears that residents do not object to the project but have concerns with screening, both vegetative and fencing, in the north-east corner of the site. To address these concerns Bickford plans to modify the existing site plan and include the following items.

- Identified diseased trees and remove diseased trees from site.
- Install additional trees in the North-east corner of the site to provide visual screening and assist in noise suppression. Final location, species, and number to be approved during site plan approval.
- New and replacement trees, noted in plans, will be modified to include more native species.
- Embankments will be stabilized by vegetation and native trees and shrubs.
- The wood fence located on the NE corner of the site will be removed if desired by the adjoining property owner. Bickford will plant additional trees, to serve as a visual barrier, near the property line of adjoining neighbors who wish that the fence remain in place, but the fence will be removed once it requires significant repair and vegetation begins to mature and provide screening.

Concerning the existing Bickford site, we believe that issues described by a member of the Briarwood homeowner's association are somewhat misleading and not currently relevant. First, the original and existing detention pond is functioning as designed and is inspected annually as required by Ingham County Drainage District to ensure compliance. Additionally, following the initial construction of the detention basin Bickford installed a vinyl fence to ensure safety and prevent pedestrians from stumbling into the basin. Secondly, the Briarwood subdivision sidewalk located between 3803 & 3813 New Salem Ave. which terminates east of the Bickford property is blocked by a dense line of pine trees which serves

as a pedestrian barricade to prevent accidental intrusion onto the Bickford property and embankment. On the west side of this sidewalk termination, and beyond the tree barrier, is an embankment with a design slope between 1' / 4' and 1' / 5', which is not extreme and classified as a recoverable slope.

In the past 14 years of operation Bickford has serving the needs of many of the frail elderly within the community and Bickford will continue to provide memory care for future residents while strive to be a good neighbor.

Sincerely



Richard Eby
Director of Development
Bickford Senior Living



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: April 19, 2022

Re: Special Use Permit #22-05011 (3830 & 3836 Okemos Rd.) - Bickford Place Assisted Living Facility

JV Landlord-Lansing, LLC has submitted a request to amend an existing special use permit (SUP) to construct a 9,488 square foot building addition at 3830 & 3839 Okemos Road. The entire site is 4.52 acres in size and zoned RA (Single Family, Medium Density).

The proposed major amendment includes a 9,488 square foot building addition to the existing 24,561 square foot building. Section 86-129(b)(1) states that additions to buildings in excess of 10% for buildings over 20,000 square feet in gross floor area is a major amendment.

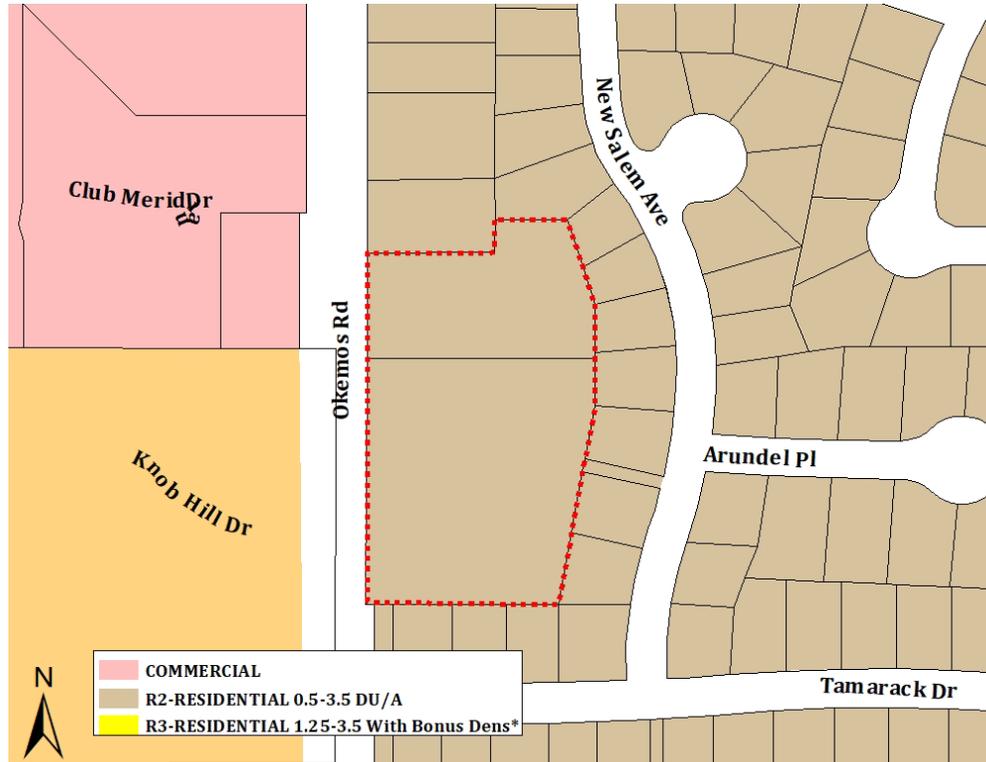
Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Institutions for human care which includes Homes for the aged, Senior living communities, among others may be permitted by special use permit. Bickford Place Assisted Living Facility received SUP approval from the Planning Commission in 2005 (SUP #05011). Site Plan approval (SPR #05-11) was issued on November 30, 2005. A wetland use permit was approved on November 4, 2005. On September 15, 2005, the Zoning Board of Appeals (ZBA #05-09-14-1) granted a variance authorizing the elimination of 96 square feet of perimeter landscaping between the parking area and the front of the building, with the condition that 192 square feet of landscaping be provided elsewhere on site.

The proposed one-story addition will contain 16 memory care units for residents who have significant memory issues. The existing one-story building contains 46 small apartment style units with a kitchenette consisting of a sink, refrigerator, and microwave.

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.

FUTURE LAND USE MAP



Zoning

The subject site is located in the RA (Single Family, Medium Density) zoning district, which requires a minimum of 80 feet of lot width and 10,000 square feet of lot area. With 558.41 feet of lot width on Okemos Road and 4.52 acres in lot area, the site meets the minimum requirements of the RA zoning district.

Section 86-654(f)(1)(a) requires a minimum lot area of two acres for nonresidential uses and structures in residential zoning districts. The site is 4.52 acres in size. There is not a maximum lot area standard for nonresidential uses in residential districts.

ZONING MAP



Physical Features

The property addressed as 3830 Okemos Road is developed with a senior living facility and associated parking area and landscaping. A single-family house built in 1869 and a detached garage occupy 3836 Okemos Road. The applicant has indicated their intention to demolish the house in and plan to utilize the garage for storage.

According to the Township Wetland Map and the Flood Insurance Rate Map, no wetlands or floodplain exist on the subject site.

Streets and Traffic

Access to the subject site is provided from Okemos Road, which is classified as a Principal Arterial on the Street Setbacks and Service Drives map in the zoning ordinance. Okemos Road at this location is four lanes with a center turn lane and a seven-foot-wide pathway on both sides of the street.

The applicant submitted a traffic assessment which estimates future vehicle trips that could be generated by the proposed development. The Institute of Transportation Engineers (ITE) trip generation rates for a Senior Living Center (Land Use Code 254) were selected to represent the proposed development. The manual only includes traffic counts for AM Peak Hour and PM Peak

Hour and a weekday total. The following table summarizes findings from the submitted trip generation analysis based on 16 proposed beds.

| Description | AM Peak Hour | | | PM Peak Hour | | | Weekday |
|--------------------------------|--------------|-----|-------|--------------|-----|-------|---------|
| | In | Out | Total | In | Out | Total | |
| Senior Living Center, Code 254 | 2 | 1 | 2 | 1 | 2 | 4 | 43 |

A traffic assessment is required for new special uses or an 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. A peak hour of traffic is the hour of the highest volume of traffic entering and exiting the site during a.m. or p.m. hours. Based on the limited amount of traffic resulting from the Senior Living Center addition, a traffic assessment is not required for this project.

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 major amendment. The applicant has proposed to add a 9,488 square foot building addition to the existing 24,561 square foot building. As the senior living center was developed under a special use permit, an amendment to the SUP is required to add anything over 10% in square feet to the existing building.

The Code of Ordinances states that additions to buildings in excess of 10% for buildings over 20,000 square feet in gross floor area is a major amendment. Major amendments to a SUP are considered by the Planning Commission.

Following is a staff response to the nine special use permit review criteria:

1. *The project is consistent with the intent and purposes of this Chapter.*

In recognition that some nonresidential uses may be useful to the occupants of residential areas and of the community, the stated purpose of allowing certain nonresidential structures and uses in residential zoning districts is to accommodate institutional types of nonresidential functions found to be reasonably harmonious and compatible with residential functions. Institutional types of uses include publicly or privately owned facilities providing recreational, educational, religious, governmental, and other services to the community.

Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Institutions for human care which includes Homes for the aged, Senior living communities, among others may be permitted by special use permit. Bickford Place Assisted Living Facility received SUP approval from the Planning Commission in 2005 (SUP #05011).

2. *The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.*

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. Senior living centers may be permitted by special use permit as a nonresidential use in a residential zoning district.

- 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.*

Allowing the building addition of land would not change the essential character of the area. Based on submitted architectural plans the building will have the same appearance as the existing structure.

- 4. The project will not adversely affect or be hazardous to existing neighboring uses.*

The Senior living center addition will not adversely impact neighboring properties.

- 5. The project will not be detrimental to the economic welfare of surrounding properties or the community.*

There is no evidence to indicate being located adjacent to a Senior living center correlates to a reduction in property value. The property fronts on a principal arterial street.

- 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.*

Alterations to the existing road network are not needed to facilitate the addition to the Senior living center site. Any alterations to the storm drainage system needs approval by the Ingham County Drain Commissioner. CATA bus service is available and Route 22/23 travels to Meridian Mall, Meijer, and the Michigan State University campus.

- 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 stormwater are proposed, they shall be properly designed and capable of handling the long-term needs of the proposed project.*

The site is served by municipal water and sanitary sewer. Improvements to the public utility systems are not necessary to facilitate the addition to the site.

- 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.*

The Senior living center intends to continue to use the property as a Senior living center. The proposed addition will feature the same activities, processes, and materials that are already existing.

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.*

The building addition to the Senior living center will not adversely impact natural resources of the Township.

The site location standards for nonresidential structures and uses in residential districts provided in Section 86-654(e) were also utilized with the special use permit review criteria to evaluate the building addition.

1. *Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.*

Bickford Senior Living Center is located at the western edge of the RA zoning district. Okemos Road borders the entire length of the west property line.

2. *All means shall be utilized to face any permitted nonresidential use on a major street.*

The building faces Okemos Road, which is designated Principal Arterial by the Street Setbacks and Service Drives map.

3. *Motor vehicle entrance and exit should be made on a major street or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.*

Access to the site is provided from a single driveway on Okemos Road.

4. *Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.*

Okemos Road is located along the west edge of the property and natural vegetation is located on the south and east side of the site. The submitted Landscape plan shows additional tree screening added to the existing trees along the north and east property lines.

5. *Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.*

Public water and sanitary sewer serve the subject site.

Staff would **recommend approval** of the proposed Special Use Permit amendment to allow a 9,488 square foot building addition to the existing 24,561 square foot building.

Planning Commission Options

Special Use Permit #22-051 (3830 & 3836 Okemos Rd.)
Planning Commission (April 25, 2022)
Page 7

The Planning Commission may approve, approve with conditions, or deny the proposed special use permit. A resolution to approve the request with conditions is attached for consideration.

Attachments

1. Special use permit amendment application and materials dated March 18, 2022 and received by the Township on March 24, 2022.
2. Resolution to approve

RESOLUTION TO APPROVE

**Special Use Permit #22-05011
Bickford Senior Living Facility
3830 & 3836 Okemos Road**

RESOLUTION

At the 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 25th day of April, 2022, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, JV Landlord-Lansing, LLC requested a major amendment to Special Use Permit #05011 to add a 9,488 square foot building addition to the existing 24,561 square foot building at 3830 & 3836 Okemos Road; and

WHEREAS, the subject site, a 4.52 acres in size and zoned RA (Single Family, Medium Density), is located at 3830 & 3836 Okemos Road; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #22-05011 at its meeting on April 25, 2022, and has reviewed the staff material forwarded under cover memorandum dated April 19, 2022; and

WHEREAS, the subject site is appropriately zoned RA (Single Family, Medium Density), where Senior living facilities are allowed by special use permit as a nonresidential use in a residential zoning district; and

WHEREAS, the requested amendment is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, the request is consistent with the additional site location standards for nonresidential structures and uses in residential districts provided in Section 86-654(e) of the Code of Ordinances, given that the senior living facility is located at the western edge of the RA (Single Family, Medium Density) zoning district and access to the site is from a major street.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22-05011 subject to the following conditions:

1. Approval is granted in accordance with the site plan prepared by Kebs, Inc. dated January 1, 2022 and received by the Township on March 24, 2022.
2. The applicant shall obtain a soil erosion and sedimentation control (SESC) permit prior to any work taking place on the site.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new addition. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

**Resolution to Approve
SUP #22-05011 (3830 & 3836 Okemos Road)
Page 2**

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 of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 25th day of April, 2022.

Mark Blumer, Chair
Meridian Township Planning Commission

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

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 JV LANDLORD - LANSING, LLC
 Address of Applicant 13795 S. MURLEN RD., OLATHE KS 66062
 Telephone - Work 913-254-2225 Home SAME Fax N/A Email RICHARD.EBY
 Interest in property (circle one): Owner Tenant Option Other @BICKFORDSENIOR LIVING CO
 (Please attach a list of all persons with an ownership interest in the property.)
SEE ATTACHED OWNER LIST - (2 PROPERTIES)
- B. Site address / location / parcel number 3830 & 383C OKEMOS Rd. / OKEMOS / 33-02-02-33-251 (E-036)
 Legal description (please attach if necessary) SEE PLANS
 Current zoning RA
 Use for which permit is requested / project name 86-368(C)(8) - BUILDING USE FOR ASSISTED LIVING
 Corresponding ordinance number 86-658(A) - BUILDING OVER 25,000 SF
- C. Developer (if different than applicant) EBY REALTY GROUP, LLC
 Address 13795 S. MURLEN, OLATHE, KS 66062
 Telephone - Work (913) 254-2225 Home SAME Fax N/A
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name GREG PETRY - KEBS INC.
 Address 2116 HASLETT ROAD, HASLETT, MI 48840
 Telephone - Work (517) 339-1014 Home (517) 819-5338 Fax (517) 339-8047
- E. Acreage of all parcels in the project: Gross 4.52 Net 4.52
- F. Explain the project and development phases: SEE ATTACHED
- G. Total number of:
 Existing: structures 1 bedrooms 46 ^{UNITS} offices parking spaces 26 carports 0 garages 0
 Proposed: structures 1 bedrooms 16 offices parking spaces 34 carports 0 garages 0
- ADDITION
- H. Square footage: existing buildings 24,561 proposed buildings 9,488
 Usable Floor area: existing buildings proposed buildings 9,173
23,745
- 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: SEE ATTACHED
- J. Existing Recreation: Type INTERIOR COURTYARD Acreage 6,540 SF = 0.15A
 Proposed Recreation: Type INTERIOR COURTYARD Acreage 1,047 SF = 0.024A
 Existing Open Space: Type GREEN SPACE Acreage 1.338 AC
 Proposed Open Space: Type GREEN SPACE Acreage 1.21 AC

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

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

Richard Eby
Signature of Applicant

3/18/2022
Date

Richard Eby
Type/Print Name

Fee: _____

Received by/Date: _____

**Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)**

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

SUP RESPONSES BICKFORD OF LANSING

1. The project is consistent with the intent and purposes of the Township Ordinance. Section 86-368 (c) (8) allows for the development of an assisted living adult care facility as a special use. The original property was granted a Special Use for the use, this will just be an expansion to the existing building.
2. The project is consistent with current land use policies in the Township's comprehensive development plan. This property is zoned RA (residential) and currently has an assisted living facility on the larger parcel and an existing residence to the North. The use will remain consistent the existing facility.
3. The project is to be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the area and will not change the essential character of the area. The proposed project consists of a building addition to an existing facility. The project will be designed to match the look and character of the existing facility. The existing house and drives will be demolished and new landscape and green space will be provided in the areas not part of the building addition.
4. The project will not adversely affect or be hazardous to existing neighboring uses. The proposed project will be a similar use to the existing building and business and will not adversely affect the neighboring properties.
5. The project will not be detrimental to the economic welfare of surrounding properties. The proposed project will be an extension of the existing building and business and will not be detrimental to the surrounding properties.
6. The project is adequately served by public facilities. The proposed project will add stormwater management to provide required treatment/detention prior to discharging to the existing outlet for the Bickford House. Access to Okemos Road is already in place and fire/police shall have adequate access to the facility.
7. The project can be adequately served by public water and sewer facilities. Public sanitary and water mains are located on the property from the original construction. Water and sanitary sewer will be extended to serve the building addition.
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 general welfare from excessive production of traffic, noise, smoke, fumes, glare, or odors. The proposed project is a small extension of the existing property and use. Traffic use of the facility is very minimal and the only noise/glare would come from an occasional ambulance if needed to treat and/or transport any individuals.
9. The project will not directly or indirectly create adverse impacts on natural resources of the Township. The project will not adversely affect the resources on the property, which are mainly some existing trees. The project will have to remove some trees to construct the building and parking areas, but the landowners will try to keep as many of the existing trees on-site as possible. In addition, the new landscape plan will add many new trees to replace and enhance the surrounding area.

Ownership of parcels:

Parcel 33-02-02-33-251-036: David J Mathers
(Authorization letter included) 3836 Okemos Road
Okemos, MI 48864

Parcel 33-02-02-33-251-037: NHI Bickford RE LLC, Lansing Bickford Cottage, LLC.
13795 S. Mur-Len, Suite 301
Olathe, KS 66062

Part 1 -F - Explain the project and development phases

The existing owner and operator of the 46 unit assisted living residence locate at 3830 Okemos Rd, commonly referred to as “Bickford of Lansing”, has an unmet demand to provide specialized services for Bickford and Community residence who have significant memory issues. Therefore, the owner and operator of the existing Bickford residence proposed to expand their services by constructing and operating a 16 unit “Memory Care” addition to the existing facility but will require additional land. The additional land necessary for this development and located at 3826 Okemos Rd is under contract but contingent upon the future owner/operator receiving a Special Use Permit and Site Plan Approval from Meridian Township. Once a Special Use Permit and Site Plan Approval is received the land purchase will be closed and construction beginning.

Part 1 – I - Employees per shift for the Memory Care Addition

| <u>Shift</u> | <u>Number of full-time employees</u> |
|--------------|--------------------------------------|
| 7 am – 3 pm | 3 |
| 3 pm – 11 pm | 3 |
| 11 pm – 7 am | 2 |

Bickford of Okemos - Expansion

3826 Okemos Rd

Table 1

16units - Assisted Living

VEHICLE TRIP GENERATION SUMMARY

Source: Institute of Transportation Engineers

| | |
|-------------------------------------|------|
| ITE Code | 254 |
| Number of Beds | 16 |
| AM Peak Hour Trip Rate (per bed) | 0.14 |
| AM Peak Hour Vehicle Trips | 2 |
| In | 2 |
| Out | 1 |
| PM Peak Hour Trip Rate (per bed) | 0.22 |
| PM Peak Hour Vehicle Rate | 4 |
| In | 1 |
| Out | 2 |
| Weekday Daily Trip Rate | 2.66 |
| <u>Weekday</u> Daily Vehicle Trips | 43 |
| Saturday Daily Trip Rate | 2.2 |
| <u>Saturday</u> Daily Vehicle Trips | 35 |
| Sunday Daily Trip Rate | 2.44 |
| <u>Sunday</u> Daily Vehicle Trips | 39 |

Natural Features Summary – Bickford Place Building Addition

A. Introduction, Site Location and Project Description

KEBS INC. is working on a Special Use Permit application for a building addition to the Bickford Place Assisted Living Facility at 3830 Okemos Road. The Charter Township of Meridian requires that a Natural Features Assessment be provided with the application. The Natural Features study includes a description of the anticipated impacts on the natural features 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 project is located at 3830 Okemos Road within Meridian Township and Ingham County. The site is zoned RA and is adjacent to properties zoned RA to the East, North and South. There are some aerials attached in the appendix that show the property location in more detail.

The existing parcel is 3.01 acres and would be combined with the parcel to the North that is 1.51 acres. The parcel to the North has an existing residence and driveway/parking area, along with some other existing structures. The larger parcel is currently being used as an assisted living center. The applicant of the project has a purchase option on the property to the North and would like to expand the facility to include 16 units (memory care). The expansion is proposed along the North side of the building. In addition to the building expansion, the parking lot would be constructed to meet the minimum parking requirements for Meridian Township (minimum = as few spaces as are required). With the construction of the building addition and the parking lot, some of the natural resources on-site will have to be removed. However, the new site plan will add a significant amount of new trees. Included in the appendix is a survey of the existing parcels that shows the trees onsite, and which trees are proposed to remain.

B. Natural Features Inventory

The site was evaluated using a number of different materials and methods. A field survey and walkthrough was completed on the site in March 2022 and several maps and pertinent data were also studied for the site. In the following paragraphs we will review the items listed in the SUP application (Items B1-B8).

1. Wetlands

During the site visit, no existing wetlands were noticeably present on the site. There is an existing detention basin on the South side of the existing building. Further review was done looking at the Township wetland inventory map and an Ingham County quadrangle map.

2. Significant Trees

A topographical survey was provided for the site in September 2021 and all the trees (6"+) on the adjacent parcel to the North were located. There were also trees located within the existing Bickford Place site, however, the trees along the South line and the East line were shown as wooded areas. Since all of the proposed work is North of the facility we wanted to make sure these were all located to see which trees could be saved and which would have to be removed for construction. The SUP plans show which trees are proposed to be saved. It looks like quite a few trees in the NW corner and NE corners will be able to be saved.

3. Floodplains - Floodways

A survey was done for the property and it was determined that the entire parcel lies outside of any floodplains or floodways. The Township floodplain map and the Firm panel are included for reference in the appendix.

4. Waterbodies – Streams, Creeks, Drains, Lakes

The site does not include any permanent water bodies such as ponds, lakes or streams. The site generally slopes from the East property line to the West, towards Okemos Road. There is an existing detention basin which was installed during the original design. This pond outlets to the West side of Okemos Road.

5. *Groundwater Vulnerability*

The parcel was reviewed to determine if it is located in an area of groundwater vulnerability. The Meridian Township Groundwater Vulnerability map was reviewed to determine if the parcel was in a vulnerable area. From the map it appears this parcel does not lie within a groundwater vulnerable area.

6. *Site Topography, Existing Soils and Slopes*

The existing parcel could be considered gently sloped from the East property line to the West (toward Okemos Road). There is approximately 12'-15' of elevation difference from the East to West side. On-site construction will require some dirt movement to help balance the site and provide a buildable area for the addition and the parking area.

The existing soils on-site consist of UtB. UtB is defined as: (Urban land – Marlette Complex, 2-12% slopes). The existing soil map has been included.

7. *Vegetative Cover*

The existing parcel with the Bickford Place building has been developed and contains numerous types of plants, shrubs and trees. Along the entire South border and the East border with the existing neighborhood there were numerous trees planted to meet the original SUP application which required the trees to be put in. All of these trees will remain in place up to where the building addition is proposed. There is also a greenbelt located along the entire frontage of the parking area. The greenbelt will also remain and also be extended with proposed parking area expansion. On the parcel to the North there is an existing residence, driveways and other structures on the site. There are quite a few trees that are blended into the site, with most of them in the NW and NE corners. Several of the trees along the NW and NE portions of the site will be saved, however, there will be some that will need to be removed in order to provide storm water management and to expand the site to the North.

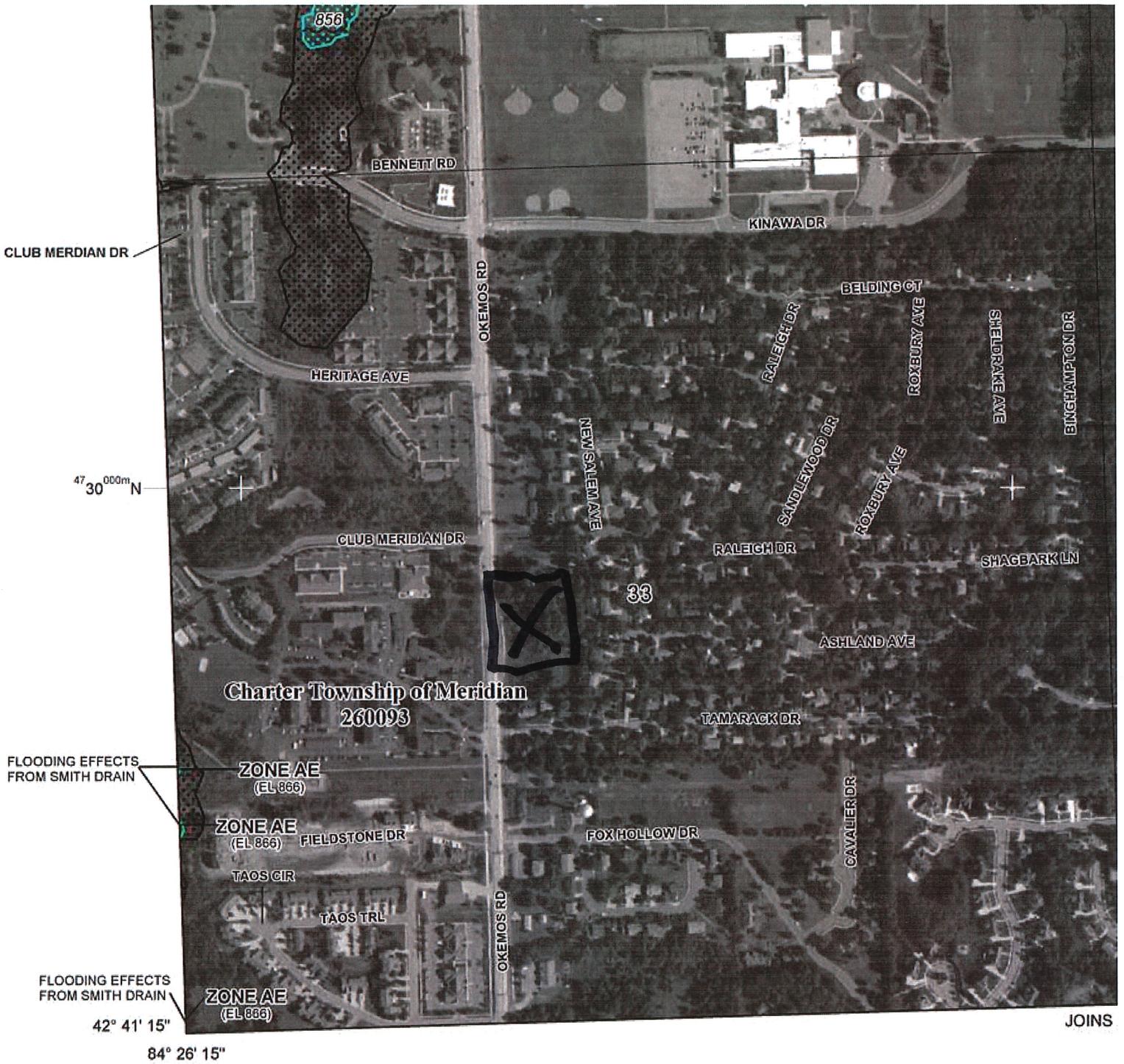
8. *Wildlife*

The site was walked and some evidence of wildlife was noted at the site. Chipmunks, squirrels and rabbits were noted as likely wildlife that may frequent the two parcels (4.52 acres). It is also highly likely that the site may be used by other common species that were not seen or evidenced, such as insects (e.g. honeybees, wasps, mosquitos, ants) , birds (e.g. robins, blue jays, chickadees) , snakes, frogs, opossum and others native to the area. These species are considered common and have a wide tolerance

when it comes to diet and habitat. It is unlikely that the existing habitat will be displaced much – if any due to the construction of the addition and parking area.

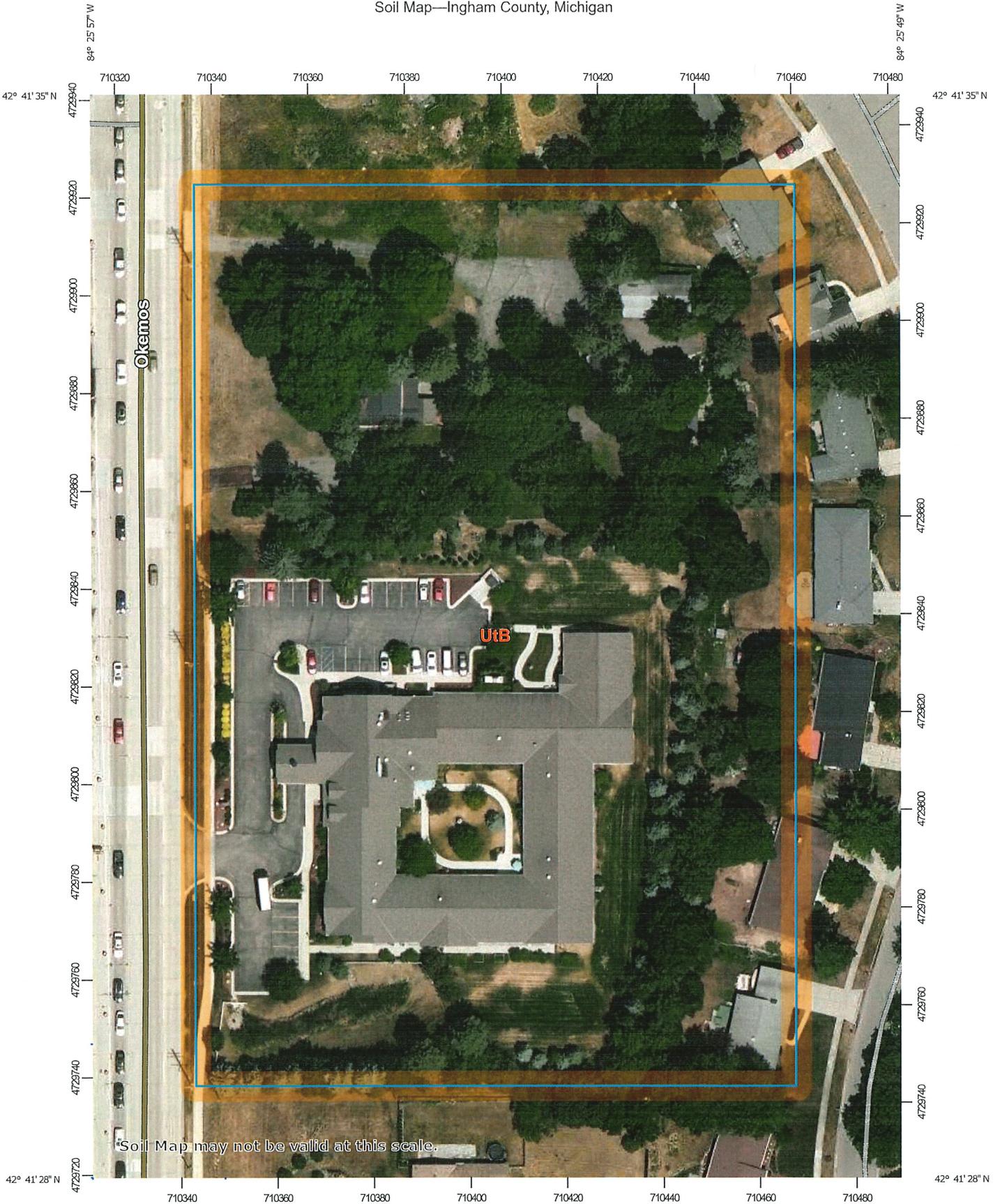
C. Conclusions and Recommendations

The selected parcel was reviewed to determine the existing vegetation and trees, existing wildlife, existing soils, existing waterbodies that may be present (wetlands, floodplains, etc.) and other pertinent features. It was determined that there were no waterbodies present on the site, including wetlands, floodplains, floodways, streams, ponds or lakes (just a detention pond). The site is sloped from the East to West and consists of Utb soils. There are evergreen and other tree buffers along the North, East and South property lines of the property. These tree lines have more than likely been planted as buffers and property line delineation, and would not all be considered native. They do provide healthy buffers to the surrounding area and will remain intact as much as possible with this development. The proposed plan will retain quite a bit of the existing vegetation and is also proposing to extend the tree buffer along the East and the greenbelt along Okemos Road. As a recommendation, the developer should try to save as many of the existing trees as possible along the North and East property line to continue to provide a natural buffer with those properties, and to provide additional trees in those areas to fill in existing gaps.



→ NO EXISTING FLOOD PLAIN

Soil Map—Ingham County, Michigan



Soil Map may not be valid at this scale.



Map Scale: 1:1,080 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ingham County, Michigan
 Survey Area Data: Version 19, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2018—Jul 18, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| UtB | Urban land-Marlette complex, 2 to 12 percent slopes | 5.7 | 100.0% |
| Totals for Area of Interest | | 5.7 | 100.0% |



— NO WETLANDS

EXHIBIT "A"

Situated in the Township of Meridian, County of Ingham, State of Michigan:

That part of the Northeast 1/4 of Section 33, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, commencing at the North 1/4 corner of Section 33 and running thence along the 1/4 line South 00 degrees 00 minutes 00 seconds West 1827.55 feet; thence North 90 degrees 00 minutes 00 seconds East 50.00 feet to the point of beginning on the Easterly right of way line of Okemos Road; thence continuing North 90 degrees 00 minutes 00 seconds East 359.80 feet to the Westerly line of Lot 40 of Briarwood, a subdivision recorded in Liber 26 of Plats, Page 10, Ingham County Records; thence along the Subdivision Boundary line the following three courses, South 00 degrees 00 minutes 00 seconds West 74.48 feet; thence South 10 degrees 25 minutes 34 seconds West 321.23 feet; thence South 90 degrees 00 minutes 00 seconds West 301.67 feet to said Easterly right of way line of Okemos Road; thence North 00 degrees 00 minutes 00 seconds East 390.41 feet to the point of beginning.

PP#: 33-02-02-33-251-037

Bickford Senior Living - Addition

Meridian Township, Ingham County

APPLICANT:
JV LANDLORD - LANSING, LLC
13795 S. MURLIN ROAD
OLATHE, KS 66062
PH: (913) 254-2225

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI 48840
PH: (517) 339-1014
FAX: (517) 339-8047

LANDOWNER:
NHI BICKFORD RE LLC
LANSING BICKFORD COTTAGE, LLC
13795 S. MURLIN ROAD, SUITE 301
OLATHE, KS 66062
PH: (913) 254-2225

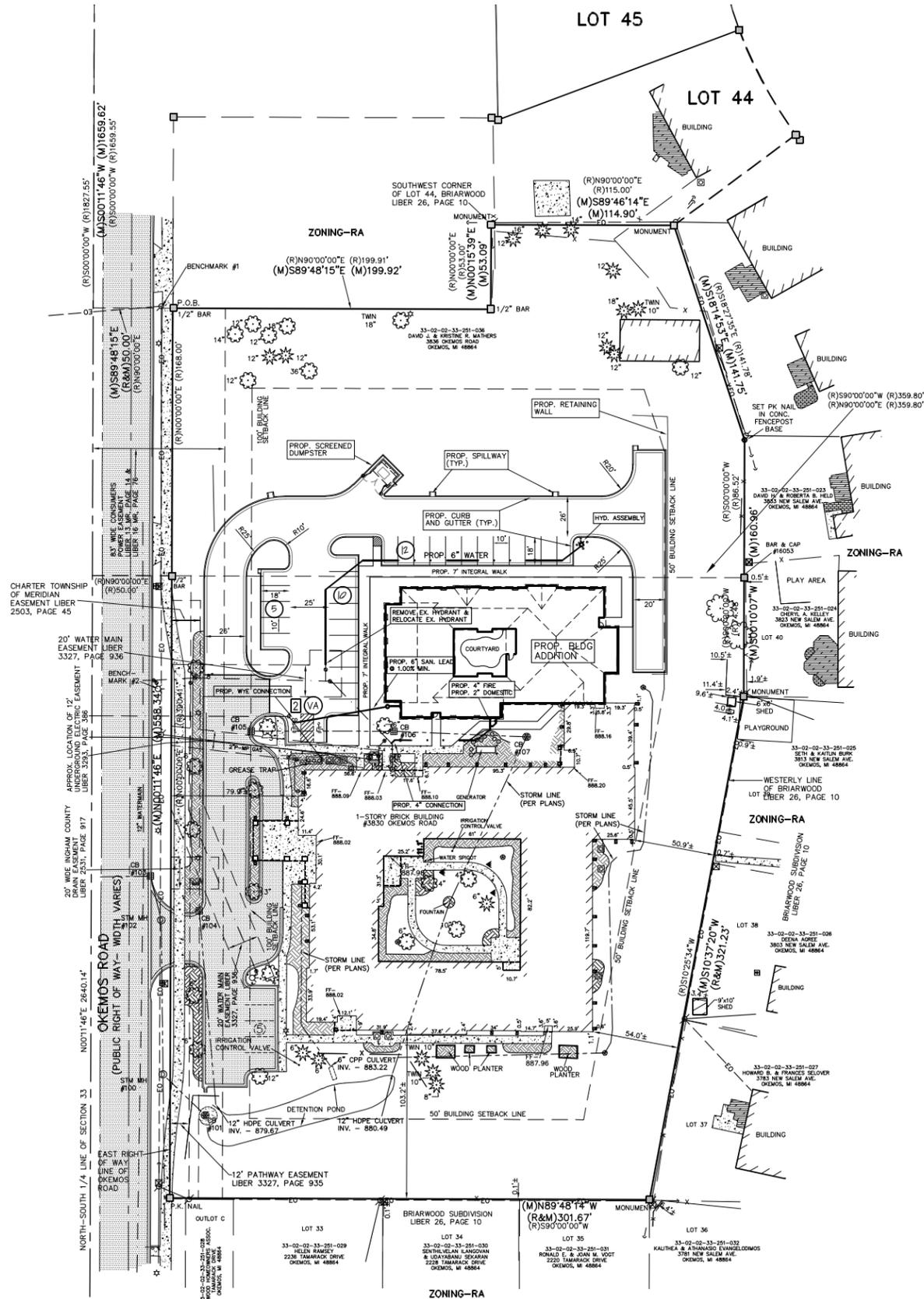
LANDOWNER:
DAVID MATHERS
3836 OKEMOS ROAD
OKEMOS, MI 48864

SEWER INVENTORIES

- STORM MANHOLE #100
RIM - 885.43
12" HDPE N - 877.73
8" HDPE SE - 879.10
12" HDPE S - 877.83
- CATCH BASIN #101
RIM - 883.10
8" HDPE NW - 879.54
- STORM MANHOLE #102
RIM - 882.62
12" RCP NW - 874.53
12" HDPE S - 874.88
- CATCH BASIN #103
RIM - 881.77
12" RCP SE - 874.49
18" RCP W - 874.32
- CATCH BASIN #104
RIM - 883.18
12" RCP SE - 879.65
- CATCH BASIN #105
RIM - 885.68
10" HDPE E - 881.92
- CATCH BASIN #106
RIM - 886.97
12" HDPE E - 881.39
10" HDPE W - INACCESSIBLE
PIPE RECESSED IN STRUCTURE
- CATCH BASIN #107
RIM - 887.46
6" PVC N - 882.86
12" PVC SW - 881.50
12" PVC W - 881.50
- CATCH BASIN #108
RIM - 886.50
6" PVC E - 883.18
6" PVC S - 883.18

- ### EX. LEGEND
- (M) = MEASURED DIMENSION
 - (R) = RECORDED DIMENSION
 - = SET 1/2" BAR WITH CAP UNLESS NOTED
 - = FOUND IRON AS NOTED
 - = DEED LINE
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = GRAVEL
 - = EXISTING CONTOUR ELEVATION
 - = SANITARY SEWER
 - = STORM SEWER
 - = EDGE OF WOODS
 - = METALNDS
 - = CONFEROUS TREE
 - = SIGN
 - = POST
 - = UTILITY POLE
 - = LIGHT POLE
 - = GUY POLE
 - = GUY WIRE
 - = UTILITY PEDESTAL
 - = HANDHOLE
 - = FIRE HYDRANT
 - = VALVE
 - = GAS METER
 - = CLEANOUT
 - = ELECTRIC METER
 - = SANITARY MANHOLE
 - = CATCH BASIN
 - = DOWN SPOUT
 - = TRANSFORMER

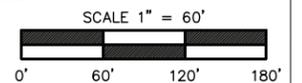
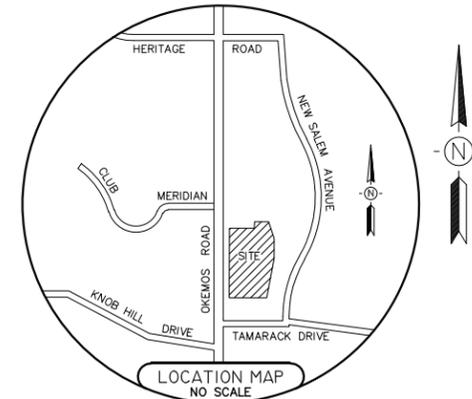
- ### LEGEND
- = PROPOSED WATER MAIN
 - = PROPOSED SANITARY SEWER
 - = PROPOSED STORM SEWER
 - = PROPOSED HYDRANT
 - = PROPOSED GATE VALVE
 - = PROPOSED SAN. M.H.
 - = PROPOSED STORM M.H.
 - = PROPOSED C.B.
 - = PROPOSED GRADES
 - = PROPOSED FIRST FLOOR ELEV.
 - = PROPOSED TOP OF CURB ELEV.
 - = PROPOSED TOP OF GROUND ELEV.
 - = PROPOSED TOP OF PAY'T ELEV.
 - = PROPOSED TOP OF WALK ELEV.
 - = DENOTES S.E.S.C. KEYING SYSTEM



BENCHMARKS

BENCHMARK #1 ELEV. = 880.54 (NAVD88)
600 NAIL, SOUTHEAST SIDE UTILITY POLE, 100' WEST AND 70' NORTH OF NORTHWEST CORNER OF HOUSE #3836 OKEMOS RD.

BENCHMARK #2 ELEV. = 882.21 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "A" IN "USA", FIRE HYDRANT, 50' NORTH AND 90' WEST OF NORTHWEST CORNER #3830 OKEMOS RD.



SITE DATA

USE: PROPOSED BUILDING ADDITION TO BICKFORD SENIOR LIVING FACILITY

TOTAL SITE AREA = 131,285 sf = 3.01 ACRES (EXISTING SITE) & 65,870 sf (PARCEL ADDITION) = 1.51 ACRES

TOTAL SITE AREA = 197,155 SF = 4.52 ACRES (TOTAL)

ZONING: RA (RESIDENTIAL)
ADJACENT ZONING: RA (RESIDENTIAL)

BUILDING SETBACKS
FRONT - 100 FEET FROM C/L OKEMOS ROAD
SIDES - 10 FEET
REAR - NOT LESS THAN 40 FEET (USE 50')

BUILDING/UNIT DATA
PROPOSED FLOOR AREA = 9,488 S.F.
EXISTING FLOOR AREA = ±24,561 S.F.
TOTAL FLOOR AREA = 9,488 + 24,561 = 34,049 SF
MAXIMUM BUILDING HEIGHT = 35 FT.
MAXIMUM LOT COVERAGE = 30%
MAX. LOT COVERAGE = 34,049 / 197,155 = 17.27%

PARKING

REQUIRED:
ASSISTED LIVING FACILITY:
1 SPACE FOR EACH 2 BEDS = 60/2
SPACES REQUIRED = 30

TOTAL REQUIRED = 30 SPACES (INCL. 2 B/F)
TOTAL PROVIDED = 34 SPACES

UTILITIES

WATER: CITY PUBLIC WATER MAIN
SANITARY: CITY PUBLIC SANITARY
STORM: ON-SITE DETENTION BASIN
ELECTRIC/GAS: EXTEND EXISTING UTILITIES TO PROP. BLDG.
TRASH: EX. DUMPSTER - TO BE RELOCATED

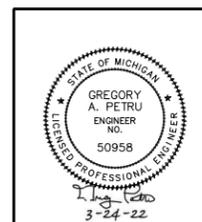
NOTES

- LOCATE UTILITIES PRIOR TO INSTALLATION (COORDINATE W/ ENGINEER)
- AS-BUILT UTILITY LOCATIONS & ELEVATIONS MUST BE DELIVERED TO THE CITY ENGINEER UPON COMPLETION OF THE PROJECT

- 1 DENOTES NUMBER OF B/F SPACES
- VA DENOTES VAN ACCESS B/F SPACES
- DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES

SHEET INDEX

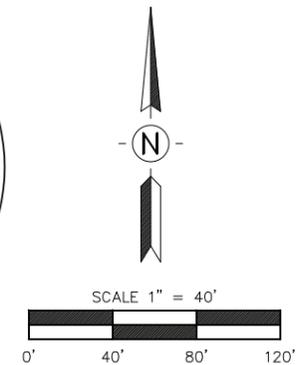
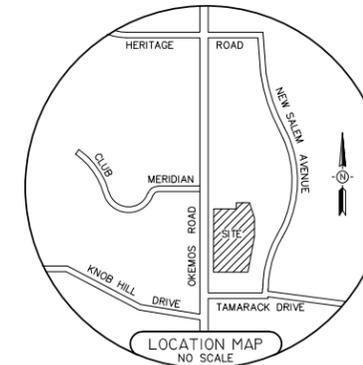
1. OVERALL SITE UTILITY & DIMENSION PLAN
2. EX. CONDITIONS-SURVEY PLAN
3. STORM & GRADING PLAN
4. LANDSCAPE PLAN
5. OPEN SPACE PLAN



| REVISIONS | | APPROVED BY: | |
|---|---------------------|---|--|
| 2-15-22 | OWNER SKETCH REVIEW | GAP | |
| 3-23-22 | S.U.P. SUBMITTAL | GAP | |
| KEBS, INC. KYES ENGINEERING 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800 | | Bickford Senior Living - Addition OVERALL SITE, UTILITY & DIMENSION PLAN | |
| SCALE: 1" = 60' | DESIGNER: GAP | APPROVED BY: GAP | |
| DATE: 1-1-22 | PROJECT MGR. GAP | JOB # 1 OF 5 | |
| AUTHORIZED BY: Bickford of Okemos | | JOB # E-98746 | |

EXISTING CONDITIONS-SURVEY PLAN

"3830 & 3836 OKEMOS ROAD, OKEMOS, MI 48864"



BENCHMARKS:

BENCHMARK #1 ELEV. = 880.54 (NAVD88)
60D NAIL, SOUTHEAST SIDE UTILITY POLE, 100' WEST
AND 70' NORTH OF NORTHWEST CORNER OF HOUSE
#3836 OKEMOS RD.

BENCHMARK #2 ELEV. = 882.21 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "A" IN "USA", FIRE
HYDRANT, 50' NORTH AND 90' WEST OF NORTHWEST
CORNER #3830 OKEMOS RD.

LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. NCS-1077329-NAS, dated May 05, 2021)

Land in the Township of Meridian, Ingham County, MI, described as follows: That part of the Northeast 1/4 of Section 33; Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, commencing at the North 1/4 corner of Section 33 and running thence along the 1/4 line South 00 degrees 00 minutes 00 seconds West 1659.55 feet; thence North 90 degrees 00 minutes 00 seconds East 50.00 feet to the point of beginning on the Easterly right of way line of Okemos Road; thence continuing North 90 degrees 00 minutes 00 seconds East 199.91 feet; thence North 00 degrees 00 minutes 00 seconds East 53.00 feet to the Southwest corner of Lot 44 of Briarwood, a subdivision recorded in Liber 26 of Plats, page 10, Ingham County Records; thence along the Subdivision boundary the following three courses, North 90 degrees 00 minutes 00 seconds East 115.00 feet; thence South 18 degrees 27 minutes 35 seconds East 141.78 feet; thence South 00 degrees 00 minutes 00 seconds West 86.52 feet; thence South 90 degrees 00 minutes 00 seconds West 359.80 feet to said Easterly right of way line of Okemos Road; thence North 00 degrees 00 minutes 00 seconds East 168.00 feet to the point of beginning.

(As provided by First American Title Insurance Company, Commitment No. NCS-1078414-NAS, dated May 5, 2021)

Land in the Township of Meridian, Ingham County, Michigan, described as follows: That part of the Northeast 1/4 of Section 33, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, commencing at the North 1/4 corner of Section 33 and running thence along the 1/4 line South 00 degrees 00 minutes 00 seconds West 1827.55 feet; thence North 90 degrees 00 minutes 00 seconds East 50.00 feet to the point of beginning on the Easterly right of way line of Okemos Road; thence continuing North 90 degrees 00 minutes 00 seconds East 359.80 feet to the Westerly line of Lot 44 of Briarwood, a subdivision recorded in Liber 26 of Plats, Page 10, Ingham County Records; thence along the Subdivision Boundary line the following three courses, South 00 degrees 00 minutes 00 seconds West 74.48 feet; thence South 10 degrees 25 minutes 34 seconds West 321.23 feet; thence South 90 degrees 00 minutes 00 seconds West 301.67 feet to said Easterly right of way line of Okemos Road; thence North 00 degrees 00 minutes 00 seconds East 390.41 feet to the point of beginning.

AS SURVEYED:

(The following legal description describes the same parcel of land as the provided description)

A parcel of land in Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 33; thence S00°11'46"W along the North-South 1/4 line of said Section 33 a distance of 1659.62 feet; thence S89°48'15"E 50.00 feet to the East right-of-way line of Okemos Road and the point of beginning of this description; thence S89°48'15"E 199.92 feet; thence N00°15'39"E 53.09 feet to the Southwest corner of Lot 44, Briarwood as recorded in Liber 26 of Plats, Page 10, Ingham County Records; thence along the Southerly, Westerly, and Northerly lines of said Briarwood the following five courses: S89°46'14"E 114.90 feet; S18°14'53"E 141.75 feet; S00°10'07"W 160.96 feet; S10°37'20"W 321.23 feet; and N89°48'14"W 301.67 feet to said East line of Okemos Road; thence N00°11'46"E along said East line 558.34 feet to the point of beginning; said parcel containing 4.52 acres more or less; said parcel subject to all easements and restrictions if any.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by First American Title Insurance Company, Commitment No. NCS-1077329-NAS, dated May 05, 2021)

Item 7: Consumers Power easement as recorded in Liber 16 MR, Page 76, Ingham County Records, said easement crosses said parcel and is shown hereon.

Item 8: Easement for Electric, Gas and Communication Lines as recorded in Liber 1127, Page 85, does not cross parcel, therefore not shown hereon.

Item 9: Meridian Charter Township easement as recorded in Liber 2503, Page 45, Ingham County Records, said easement crosses said parcel and is shown hereon.

Item 10: Ingham County drain easement as recorded in Liber 2531, Page 917, Ingham County Records, said easement crosses said parcel and is shown hereon.

(As provided by First American Title Insurance Company, Commitment No. NCS-1078414-NAS, dated May 5, 2021)

Item 7: Consumers Power easement as recorded in Liber 13 MR, Page 14, and Liber 16 MR, Page 76, Ingham County Records, said easement crosses said parcel and is shown hereon.

Item 8: Meridian Charter Township easement as recorded in Liber 2503, Page 45, Ingham County Records, said easement crosses said parcel and is shown hereon.

Item 9: Ingham County drain easement as recorded in Liber 2531, Page 917, Ingham County Records, said easement crosses said parcel and is shown hereon.

Item 10: Drainage Facilities Maintenance Agreement and the terms and conditions thereof as recorded in Liber 3267, Page 983, said terms are not plottable and therefore not shown hereon.

Item 11: Consumers Energy Company Easement for an underground electric line as recorded in Liber 3293, Page 386, location of said easement is based on the constructed location of underground electric lines the exact location of which are not known, the approximate location is shown hereon per the provided sketch.

Item 12: Grant of Easement to Meridian Charter Township for a pathway as recorded in Liber 3327, Page 935, said easement crosses said parcel and is shown hereon.

Item 13: Grant of Easement to Meridian Charter Township for watermain, as recorded in Liber 3327, Page 936, said easement appears to have an error in the description. Description appears to be missing the call from the point of commencement to the Northwest corner of the property. The easement is shown hereon in what it appears to be the intended location which uses the remainder of the legal description provided once the omitted calls from the point of commencement to the Northwest property corner are ignored. Said intended location matches physical locations of watermain on site; said location crosses parcel and is shown hereon.

Item 14: Easement as recorded in document 2021-006181; does not cross parcel, therefore not shown hereon.

Item 15: Easement as recorded in document 2021-006186; does not cross parcel, therefore not shown hereon.

Item 16: Easement as recorded in document 2021-006426; does not cross parcel, therefore not shown hereon.

Item 17: Easement as recorded in document 2021-006430; does not cross parcel, therefore not shown hereon.

Item 18: Easement as recorded in document 2021-006431; does not cross parcel, therefore not shown hereon.

P.O.C. & NORTH 1/4 CORNER SECTION 33, T4N, R1W

(R)S00°11'46"W (M)1659.62
(R)S00°00'00"W (R)1659.65

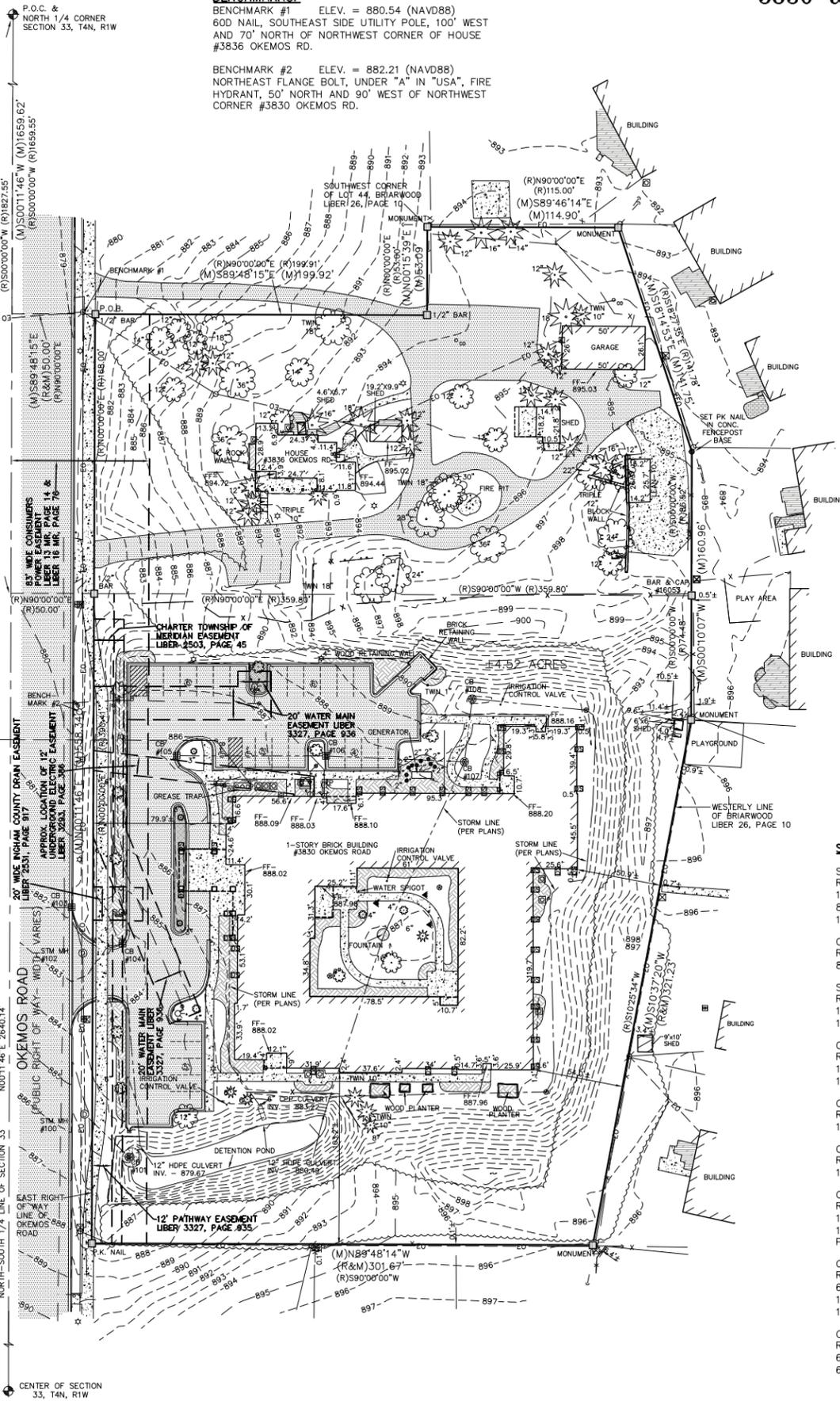
(M)S89°48'15"E (R)1659.62
(R)S00°00'00"W (R)1659.65

(R)S00°00'00"W (R)1659.62
(R)S00°00'00"W (R)1659.65

(M)S89°48'15"E (R)1659.62
(R)S00°00'00"W (R)1659.65

(M)S89°48'15"E (R)1659.62
(R)S00°00'00"W (R)1659.65

CENTER OF SECTION 33, T4N, R1W



SEWER INVENTORIES

STORM MANHOLE #100
RIM - 885.43
12" HDPE N - 877.73
8" HDPE SE - 879.10
12" HDPE S - 877.83

CATCH BASIN #101
RIM - 883.10
8" HDPE NW - 879.54

STORM MANHOLE #102
RIM - 882.62
12" RCP NW - 874.53
12" HDPE S - 874.88

CATCH BASIN #103
RIM - 881.77
12" RCP SE - 874.49
18" RCP W - 874.32

CATCH BASIN #104
RIM - 883.18
12" RCP SE - 879.65

CATCH BASIN #105
RIM - 885.68
10" HDPE E - 881.92

CATCH BASIN #106
RIM - 886.97
12" HDPE E - 881.39
10" HDPE W - INACCESSIBLE
PIPE RECESSED IN STRUCTURE

CATCH BASIN #107
RIM - 887.46
6" PVC N - 882.86
12" PVC SW - 881.50
12" PVC W - 881.50

CATCH BASIN #108
RIM - 886.50
6" PVC E - 883.18
12" PVC S - 883.18

LEGEND

- (M) = MEASURED DIMENSION
- (R) = RECORDED DIMENSION
- = SET 1/2" BAR WITH CAP UNLESS NOTED
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = A.D.A RAMP
- = ASPHALT
- = BRICK
- = CONCRETE
- = GRAVEL
- = LANDSCAPING
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- ⊙ = SANITARY MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊖ = ELECTRIC MANHOLE
- ⊗ = TELEPHONE MANHOLE
- ⊘ = CATCH BASIN
- ⊙ = LAWN BASIN
- ⊙ = GAS METER
- ⊙ = CLEANOUT
- ⊙ = ASPHALT
- ⊙ = DOWN SPOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = WATER METER
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT
- ⊙ = FLAG POLE
- ⊙ = LIGHT POLE
- ⊙ = UTILITY POLE
- ⊙ = GUY WIRE
- ⊙ = OVERHEAD PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = HANDHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GROUND LIGHT

ALTA/NSPS LAND TITLE SURVEY

TABLE "A" REQUIREMENTS:

Item 1: Shown on the survey map.

Item 2: Addresses of the surveyed property: 3830 & 3836 Okemos Road, Okemos, MI 48864.

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0158 D, dated August 16, 2011.

Item 4: ±4.52 Acres (197,154 square feet)

Item 5: Shown on the survey map. All elevations are North American Vertical Datum of 1988 (NAVD88).

Item 7a: Shown on the survey map.

Item 8: Shown on the survey map.

Item 9: Parking:
Regular Parking Spaces: 24
Disabled Parking Spaces: 2
Total on-site Parking Spaces: 26

CERTIFICATION:

To Bickford of Okemos; and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, and 9 of Table A thereof. The fieldwork was completed on August 25, 2021.

Erick R. Friestrom Date of Plat or Map:
Professional Surveyor No. 53497
erfriestrom@kebs.com

| REVISIONS | COMMENTS | KEBS, INC. ENGINEERING AND LAND SURVEYING | |
|------------|---------------|---|----------------------|
| 09/27/2021 | ORIGINAL | 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM | |
| 03/23/2022 | SUP SUBMITTAL | Marshall Office - Ph. 269-781-9800 | |
| | | DRAWN BY | SECTION 33, T4N, R1W |
| | | FIELD WORK BY | JOB NUMBER: |
| | | SHEET 2 OF 5 | 98746.ALT |

Bickford Senior Living - Addition

Meridian Township, Ingham County

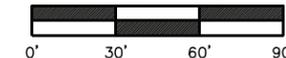
BENCHMARKS:

BENCHMARK #1 ELEV. = 880.54 (NAVD88)
600 NAIL, SOUTHEAST SIDE UTILITY POLE, 100' WEST AND 70' NORTH OF NORTHWEST CORNER OF HOUSE #3836 OKEMOS RD.

BENCHMARK #2 ELEV. = 882.21 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "A" IN "USA", FIRE HYDRANT, 50' NORTH AND 90' WEST OF NORTHWEST CORNER #3830 OKEMOS RD.



SCALE 1" = 30'



SEWER INVENTORIES

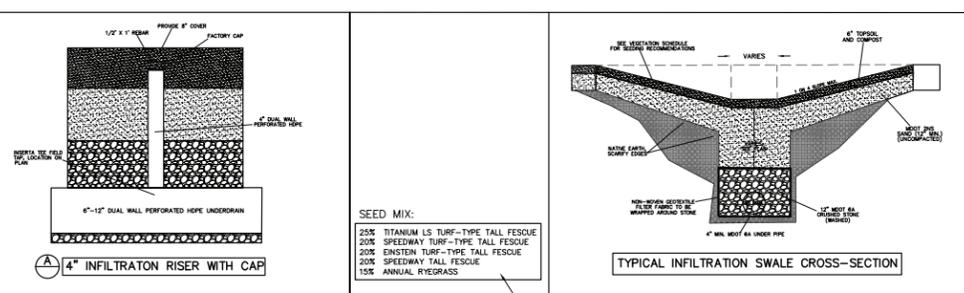
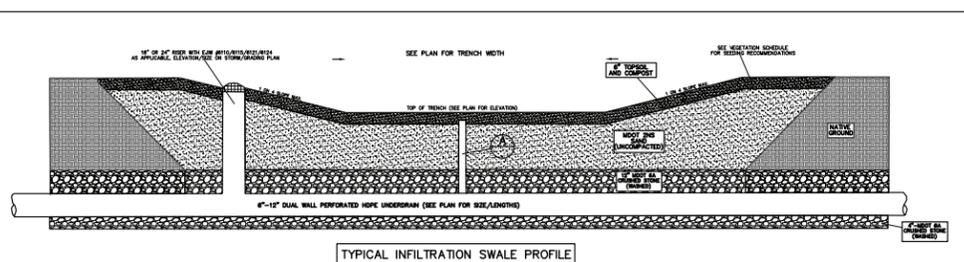
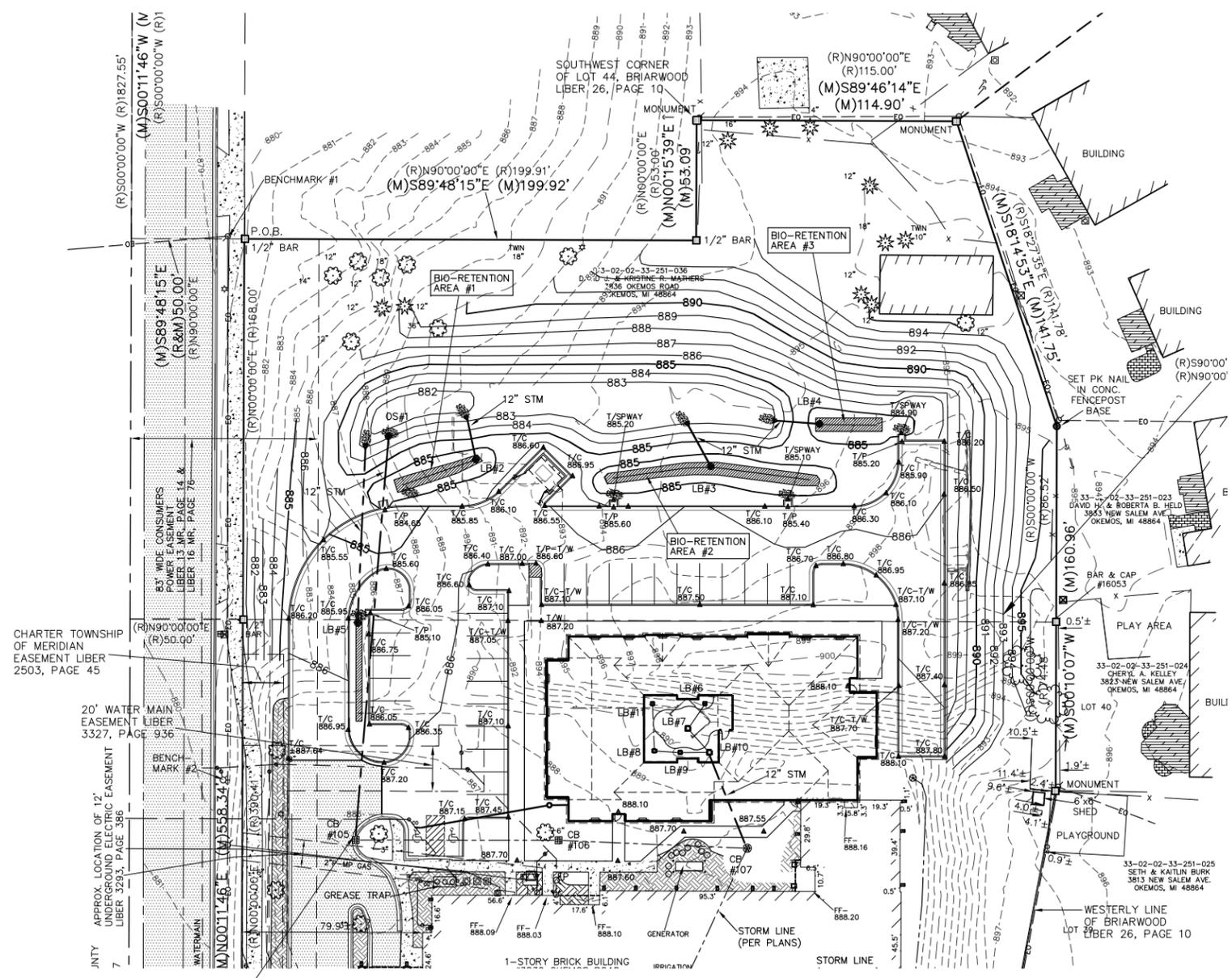
- STORM MANHOLE #100**
RIM - 885.43
12" HDPE N - 877.73
8" HDPE SE - 879.10
12" HDPE S - 877.83
- CATCH BASIN #101**
RIM - 883.10
8" HDPE NW - 879.54
- STORM MANHOLE #102**
RIM - 882.62
12" RCP NW - 874.53
12" HDPE S - 874.88
- CATCH BASIN #103**
RIM - 881.77
12" RCP SE - 874.49
18" RCP W - 874.32
- CATCH BASIN #104**
RIM - 883.18
12" RCP SE - 879.65
- CATCH BASIN #105**
RIM - 885.68
10" HDPE E - 881.92
- CATCH BASIN #106**
RIM - 886.97
12" HDPE E - 881.39
10" HDPE W - INACCESSIBLE
PIPE RECESSED IN STRUCTURE
- CATCH BASIN #107**
RIM - 887.46
6" PVC N - 882.86
12" PVC SW - 881.50
12" PVC W - 881.50
- CATCH BASIN #108**
RIM - 886.50
6" PVC E - 883.18
6" PVC S - 883.18

EX. LEGEND

- (M) = MEASURED DIMENSION
- (R) = RECORDED DIMENSION
- = SET 1/2" BAR WITH CAP UNLESS NOTED
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = EDGE OF WOODS
- = METALDS
- = CONIFEROUS TREE
- = SIGN
- = POST
- = UTILITY POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = HANDHOLE
- = FIRE HYDRANT
- = VALVE
- = GAS METER
- = CLEANOUT
- = ELECTRIC METER
- = SANITARY MANHOLE
- = CATCH BASIN
- = DOWN SPOUT
- = TRANSFORMER

LEGEND

- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER
- = PROPOSED STORM SEWER
- = PROPOSED HYDRANT
- = PROPOSED GATE VALVE
- = PROPOSED SAN. M.H.
- = PROPOSED STORM M.H.
- = PROPOSED C.B.
- = PROPOSED GRADES
- = PROPOSED FIRST FLOOR ELEV.
- = PROPOSED TOP OF CURB ELEV.
- = PROPOSED TOP OF GROUND ELEV.
- = PROPOSED TOP OF PAVT ELEV.
- = PROPOSED TOP OF WALK ELEV.
- = DENOTES S.E.S.C. KEYING SYSTEM



SEED MIX:
25% TITANIUM LS TURF-TYPE TALL FESCUE
20% SPEEDWAY TURF-TYPE TALL FESCUE
20% ENGLISH TURF-TYPE TALL FESCUE
20% SPEEDWAY TALL FESCUE
15% ANNUAL REGRASS

CONSTRUCTION NOTES:
1. TOPSOIL COMPOSITION: <5% CLAY, 5-30% SILT, 65-80% SAND, 4-6% ORGANIC
2. COMPOST TO BE BLENDED WITH TOPSOIL IN A RATION OF 1 TO 1 (50% EACH)
3. SEEDING TALL FESCUE (APPLY AT A MINIMUM RATE OF 435 LBS/ACRE)
4. INLET GRATES TO BE SCREWED TO THE HDPE RISER USING 2 STAINLESS STEEL SELF TAPPING SCREWS LOCATED 180 DEGREES APART



| | | |
|---|---|---|
| | REVISIONS 1-2-22 OWNER SKETCH REVIEW 3-23-22 S.U.P. PLAN SUBMITTAL | KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800 |
| | Bickford Senior Living - Addition STORM & GRADING PLAN | |
| SCALE: 1" = 30' DATE: 1-1-22 AUTHORIZED BY: Bickford of Okemos | DESIGNER: G.A.P. PROJECT MGR: G.A.P. JOB #: E-98746 | APPROVED BY: G.A.P. SHEET 3 OF 5 |

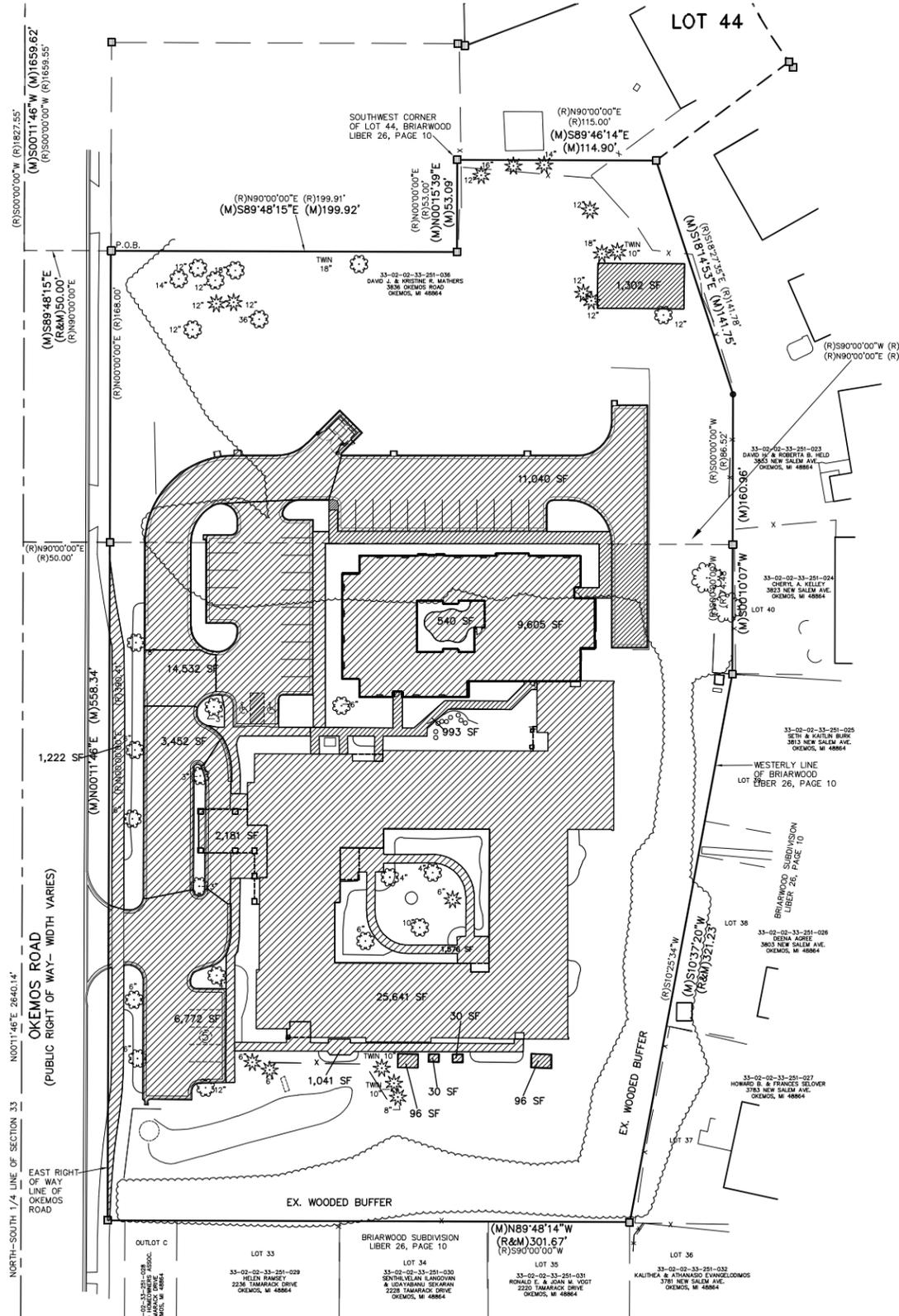
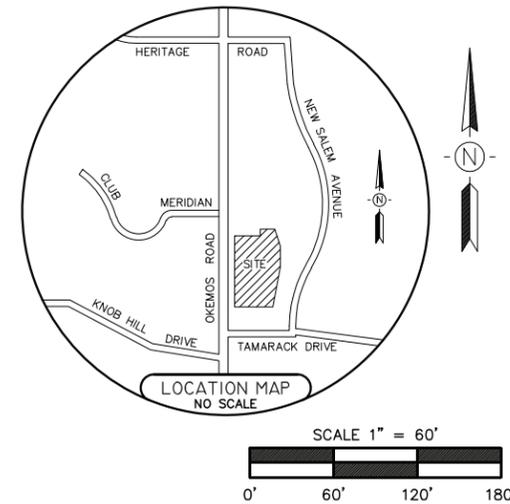
Bickford Senior Living - Addition

Meridian Township, Ingham County

BENCHMARKS:

BENCHMARK #1 ELEV. = 880.54 (NAVD88)
600 NAIL, SOUTHEAST SIDE UTILITY POLE, 100' WEST AND 70' NORTH OF NORTHWEST CORNER OF HOUSE #3836 OKEMOS RD.

BENCHMARK #2 ELEV. = 882.21 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "A" IN "USA", FIRE HYDRANT, 50' NORTH AND 90' WEST OF NORTHWEST CORNER #3836 OKEMOS RD.



SEWER INVENTORIES

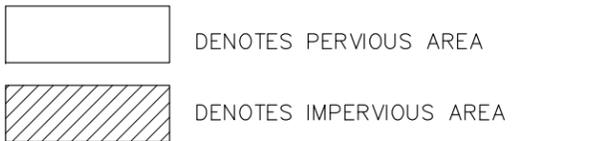
- STORM MANHOLE #100
RIM - 885.43
12" HDPE N - 877.73
8" HDPE SE - 879.10
12" HDPE S - 877.83
- CATCH BASIN #101
RIM - 883.10
8" HDPE NW - 879.54
- STORM MANHOLE #102
RIM - 882.62
12" RCP NW - 874.53
12" HDPE S - 874.88
- CATCH BASIN #103
RIM - 881.77
12" RCP SE - 874.49
18" RCP W - 874.32
- CATCH BASIN #104
RIM - 883.18
12" RCP SE - 879.65
- CATCH BASIN #105
RIM - 883.68
10" HDPE E - 881.92
- CATCH BASIN #106
RIM - 886.97
12" HDPE E - 881.39
10" HDPE W - INACCESSIBLE
PIPE RECESSED IN STRUCTURE
- CATCH BASIN #107
RIM - 887.46
6" PVC N - 882.86
12" PVC SW - 881.50
12" PVC W - 881.50
- CATCH BASIN #108
RIM - 886.50
6" PVC E - 883.18
6" PVC S - 883.18

SITE DATA

PROPOSED S.U.P.
TOTAL SITE AREA = 131,285 SF = 3.01 ACRES

EXISTING IMPERVIOUS AREA: 73,184 SF
EXISTING PERVIOUS AREA: 58,101 SF
EXISTING OPEN SPACE: 58,104 / 131,285 = 44.26%

OPEN SPACE CALCULATION:
PROPOSED IMPERVIOUS AREA: 78,573 SF
PROPOSED PERVIOUS AREA: 52,712 SF
PROPOSED OPEN SPACE: 52,712 / 131,285 = 40.15%



EX. LEGEND

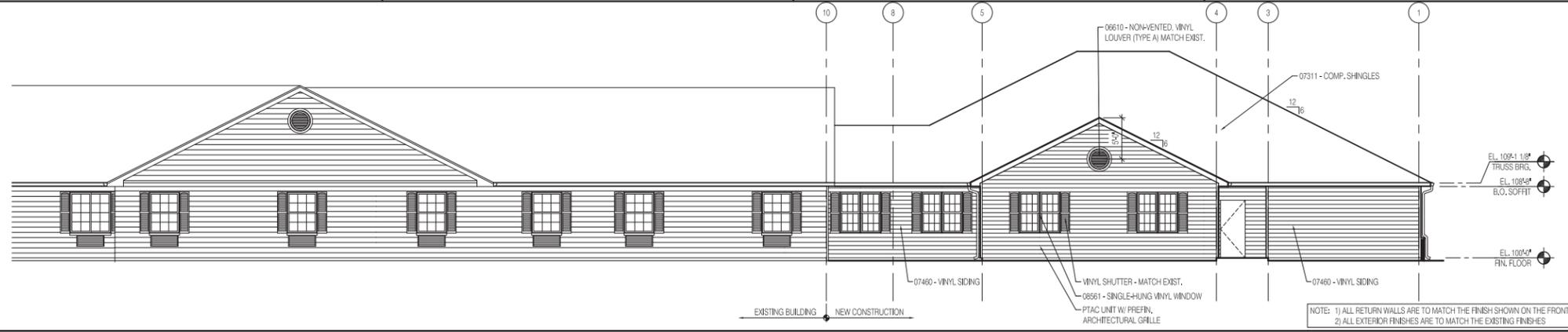
- (M) = MEASURED DIMENSION
- (R) = RECORDED DIMENSION
- = SET 1/2" BAR WITH CAP UNLESS NOTED
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = EDGE OF WOODS
- = WETLANDS
- = CONIFEROUS TREE
- = SIGN
- = POST
- = UTILITY POLE
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = HANDHOLE
- = FIRE HYDRANT
- = VALVE
- = GAS METER
- = CLEANOUT
- = ELECTRIC METER
- = SANITARY MANHOLE
- = CATCH BASIN
- = DOWN SPOUT
- = TRANSFORMER

LEGEND

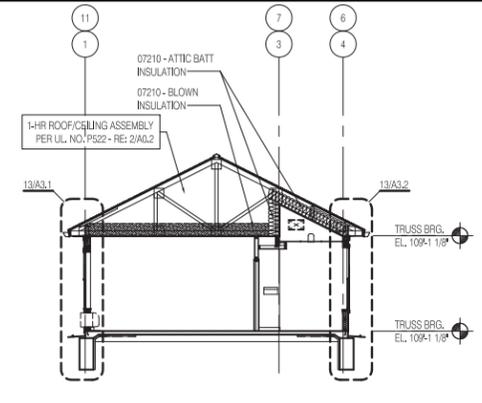
- = PROPOSED WATER MAIN
- = PROPOSED HYDRANT
- = PROPOSED GATE VALVE
- = PROPOSED GRADES
- = PROPOSED FIRST FLOOR ELEV.
- = PROPOSED TOP OF CURB ELEV.
- = PROPOSED TOP OF GROUND ELEV.
- = PROPOSED TOP OF PAVT ELEV.
- = PROPOSED TOP OF WALK ELEV.
- = DENOTES S.E.S.C. KEYING SYSTEM



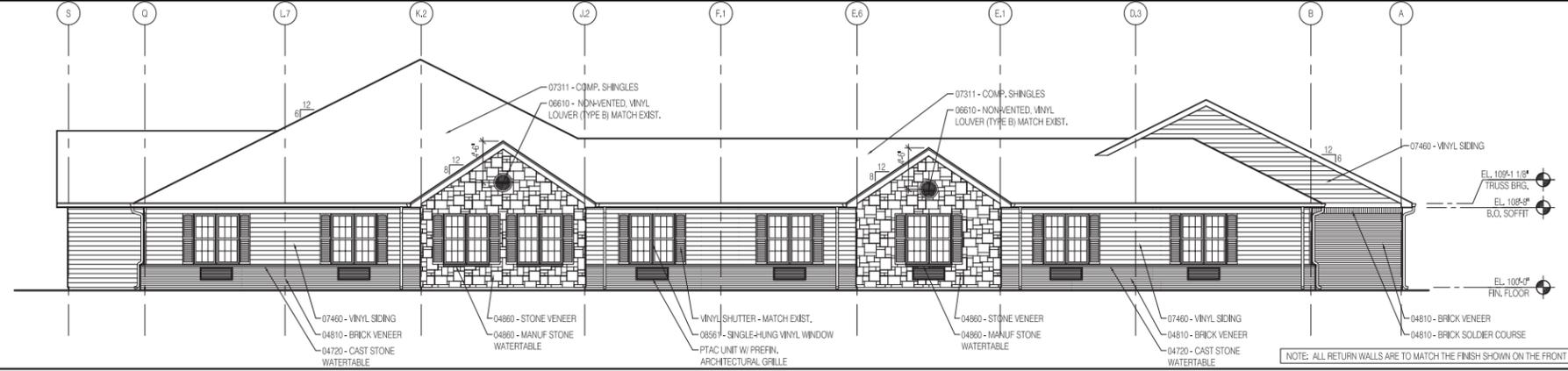
| | | |
|---|---|---|
| | REVISIONS 2-15-22 OWNER SKETCH REVIEW 3-23-22 S.U.P. SUBMITTAL | KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800 |
| | Bickford Senior Living - Addition OPEN SPACE PLAN | |
| SCALE: 1" = 60' DATE: 1-1-22 AUTHORIZED BY: Bickford of Okemos | DESIGNER: GAP PROJECT MGR. GAP APPROVED BY: GAP SHEET 5 OF 5 JOB #: E-98746 | SURVEY# |



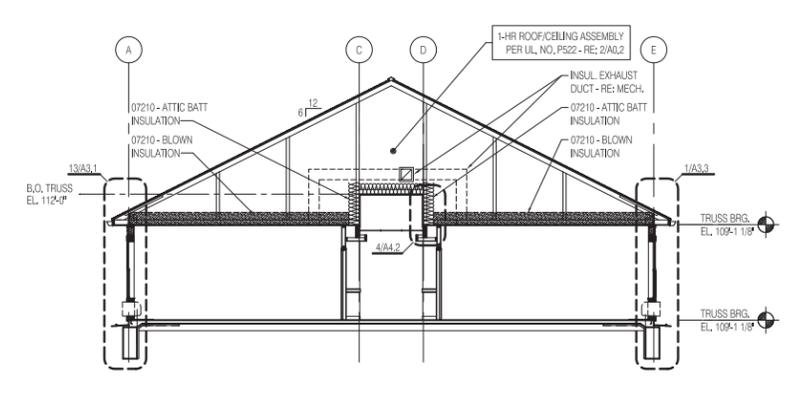
4 EAST ELEVATION
1/8" = 1'-0"
S/A1.1



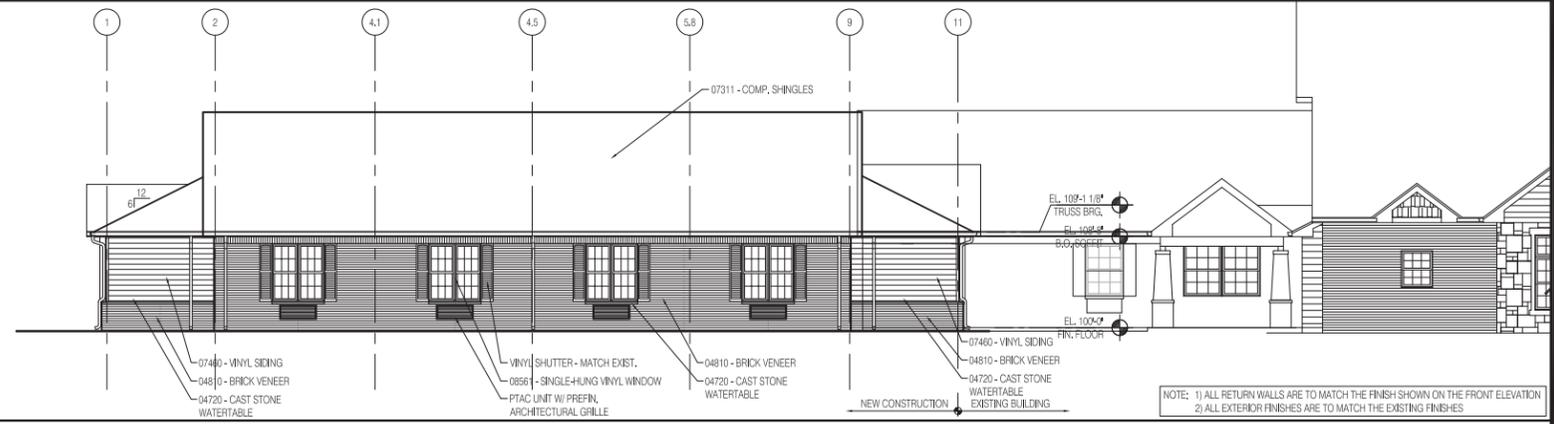
19 BUILDING SECTION
1/8" = 1'-0"
S/A1.1



3 NORTH ELEVATION
1/8" = 1'-0"
S/A1.1



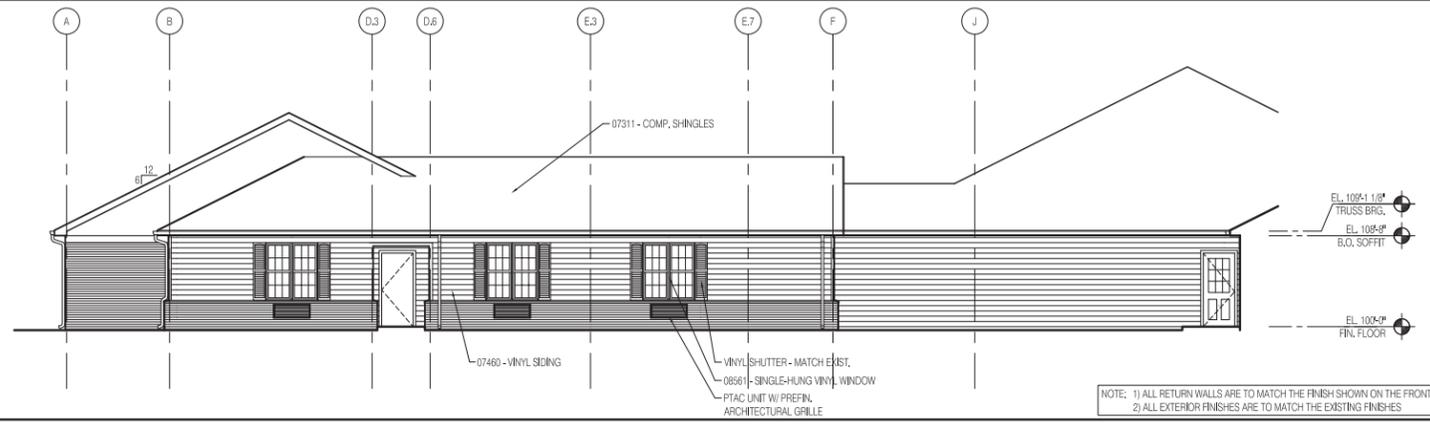
14 BUILDING SECTION
1/8" = 1'-0"
S/A1.1



2 WEST ELEVATION
1/8" = 1'-0"
S/A1.1

THE EXTERIOR FINISHES ARE TO MATCH THE EXISTING BUILDING. THE FOLLOWING MATERIALS AND COLORS ARE WHAT IS BEING PROVIDED ON A SIMILAR PROJECT THAT HAS SIMILAR FINISHES. PRIOR TO CONSTRUCTION, THESE MATERIAL COLORS WILL BE VERIFIED TO MATCH THE EXISTING BUILDING BEFORE ORDERING.

| | MANUFACTURER | DESCRIPTION | STYLE/MODEL | COLOR |
|------------------|--------------|---------------|--------------------|----------------|
| ASPHALT SHINGLES | TIMBERLINE | LANDMARK 30 | ARCHITECTURAL | HEATHER BLEND |
| FACIA/TRIM | NORANDEK | VINYL | D5 VENTED/SOLID | WHITE |
| VINYL SIDING | NORANDEK | NALRIGHT | DUTCH LAP | CREAM |
| BRICK | GLEN-SERY | MODULAR BRICK | CLAY | SUMMERSET |
| STONE | DUTCH STONE | MANUFACTURED | KENTUCKY LIMESTONE | KENTUCKY BLEND |



1 SOUTH ELEVATION
1/8" = 1'-0"
S/A1.1

13 EXTERIOR FINISH LEGEND

REVISION

| | | |
|---|-------------|-----------|
| △ | ADDENDUM #1 | 8/19/2021 |
| △ | | |
| △ | | |
| △ | | |

PROJECT NO: SL-2102
DATE: March 15, 2022

Exterior Elevations

A2.1

PRELIMINARY DEVELOPMENT



To: Planning Commission

From: Keith Chapman

Date: May 4, 2022

Re: Special Use Permit #22-051 – (3830 & 3836 Okemos Rd.) – Bickford Place Assisted Living Facility – Buildings over 25,000 square feet Special Use Permit

The Planning Commission held a public hearing on April 25, 2022, for Special Use Permit request #22-051, Bickford Place Assisted Living Facility’s proposal to build a new 9,488 square foot building addition to the existing 24,561 square foot building at 3830 & 3836 Okemos Road.

For the review of the Special Use Permit for buildings greater than 25,000 square feet, there were no major concerns raised. Staff has uncovered no major concerns with the proposed size of the building or how it fits into the overall development and therefore would **recommend approval** of the proposed building addition being added to the site. The Planning Commission is asked to make a recommendation, which will be forwarded to the Township Board for final review and decision.

Planning Commission Options

The Planning Commission may recommend approval, recommend approval with conditions, or recommend denial the special use permit. A resolution to recommend approval has been provided with this memorandum.

- **Move to adopt the resolution to recommend approval of Special Use Permit #22-051, to construct a building over 25,000 square feet in size.**

Attachments

1. Resolution for approval
2. April 25, 2022 Staff Report



RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #22-051
Bickford Senior Living Facility
3830 & 3836 Okemos Road**

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 9th day of May, 2022, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, JV Landlord-Lansing, LLC has submitted a request to construct a building greater than 25,000 square feet in size at 3830 & 3836 Okemos Road; and

WHEREAS, the proposed project is adding a 9,488 square foot building addition to the existing 24,561 square foot building; and

WHEREAS, a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on April 25, 2022 and discussed on May 9, 2022; and has reviewed staff material forwarded under cover memorandums dated April 20, 2022 and May 4, 2022; and

WHEREAS, the subject site is appropriately zoned RA (Single Family, Medium Density), which permits the construction of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #22-051 to construct a 9,488 square foot building addition to an existing 24,561 square foot building, resulting in a building larger than 25,000 square feet, at 3830 & 3836 Okemos Road, subject to the following conditions:

1. Approval is granted in general accordance with the Overall Special Use Plan by Kebs, Inc. dated January 1, 2022 and received by the Township on March 24, 2022.



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: April 20, 2022

Re: Special Use Permit #22-051 – (3830 & 3836 Okemos Rd.) – Bickford Place Assisted Living Facility – Buildings over 25,000 square feet Special Use Permit

JV Landlord-Lansing, LLC has requested a special use permit to construct a building greater than 25,000 square feet in size at 3830 & 3836 Okemos Rd. The subject site is zoned RA (Single Family, Medium Density). The proposed project will contain 16 memory care units for residents who have significant memory issues. The existing one-story building contains 46 small apartment style units with a kitchenette consisting of a sink, refrigerator, and microwave. In total the proposed project is comprised of one building totaling 34,049 square feet in size.

In addition to the special use permit request to construct 9,488 square foot building addition to the existing 24,561 square foot building (SUP #22-05011), a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area (SUP #22-051). The special use permits are being processed concurrently. This staff report focuses on the special use permit for construction of a building greater than 25,000 square feet in gross floor area. The staff report for SUP #22-05011 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.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. The Township Board makes a final decision on special use permit requests for buildings over 25,000 square feet. A draft resolution is attached for the Planning Commission's review.

Attachment

1. Draft resolution for approval
2. Special Use Plan by Kebs, Inc. dated January 1, 2022 and received by the Township on March 24, 2022



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: May 6, 2022

Re: Mixed Use Planned Unit Development #22014 (SP Holding Company),
construct Haslett Village mixed-use planned unit development at 1621 & 1655
Haslett Road.

Introduction

SP Holding Company (applicant) has submitted a mixed use planned unit development (MUPUD) proposal to redevelop the eastern half of the Haslett Village Square shopping center on Haslett and Marsh Roads. The project (Haslett Village) is located at 1621 & 1655 Haslett Road, is zoned C-2 (Commercial), and is proposed to be developed in six phases. The project area is approximately 19 acres. The Planning Commission held a public hearing for this application on April 25, 2022. Staff received updated materials on April 29, 2022.

The subject property currently contains a multi-tenant building and two stand alone buildings fronting on Haslett Road. The multi-tenant building is a mostly vacant 71,018 square foot building that currently contains two businesses, a Little Caesar's Pizza and The Fringe Hair Design. The 1,619 square foot former PNC Bank building is located at the northeast corner of the site and is proposed to be demolished with a new building built in its location. The other building, approximately 10,500 square feet, is a former video store that now houses Solid Rock Baptist Church. That building is proposed to be redeveloped with a drive-through and house the development's Community Center.

The proposal includes 290 residential units and 21,750 square feet of non-residential space. The 290 dwelling units are made up of 58 apartment units, 204 stacked flats, and 28 townhouses. The apartments are a mix of studios, one-bedroom units, and two-bedroom units. The stacked flats are a mix of one, two, and three-bedroom units. The townhouses are a mix of two-bedroom and three-bedroom units.

Because the project includes redevelopment of the one of the existing buildings, the residential density is allowed to be 14 dwelling units per acre. The proposed residential density is approximately 15.2 dwelling units per acre. The extra density is allowed if four extra amenities are provided.

Municipal water and sanitary sewer are available. If the project is approved, the location and capacity of utilities for the proposed development will be reviewed in detail by Public Works and Engineering staff during the site plan review process.

Staff Analysis

Staff has reviewed this application using the standards found in Sec. 86-440 – Mixed Use Planned Unit Development. When reviewing the proposal, the Planning Commission needs to consider the appropriateness of the requested waivers, the proposed amenities and related review criteria, and the

**Mixed Use Planned Unit Development #22014 (SP Holding Company)
Planning Commission (May 6, 2022)
Page 2**

MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances. The following is a summary of the project's consistency with the MUPUD ordinance standards:

1. Waivers and amenities

The applicant is requesting the following waivers for the Haslett Village project.

- Setback 1 – The applicant is requesting a 36.38-foot waiver from the 100-foot building setback from the center line of Haslett Road.
- Setback 2 – The applicant is requesting a 26.6-foot waiver from the 100-foot building setback from the center line of Marsh Road.
- Setback 3 – There is a requirement that buildings be 100 feet from any residentially zoned property. Property to the south is zoned RA – Residential. The requested waiver is 57 feet.
- Parking – 834 parking spaces are required for the project. The applicant is requesting a waiver of 352 parking spaces.
- Parking setback – Parking areas are required to be setback from a road right-of-way at least 20 feet. The applicant is requesting a 3.85-foot waiver.

There are three tiers of amenities. Tier One amenities count as three and, as noted before, at least one such amenity is required when at least four total amenities are requested. Tier Two amenities count as two amenities each. Tier Three amenities count once each, but only one amenity from this level count toward the total. Amenities proposed by the applicant are detailed below:

- Tier One
 - Community focused bundle, including a trailhead that is being deeded to the Township
- Tier Two
 - Electric car charging stations
 - Public outdoor seating area
 - Public recreation resource
- Tier Three
 - Green space
 - Low-flow plumbing fixtures
 - Wireless access points
 - Decorative lighting along streets and drives, and in parking areas

The number of required amenities is calculated as follows:

- The MUPUD ordinance requires that all proposals incorporate at least **one** amenity.
- Each requested waiver from the zoning ordinance requires an amenity on a one-for-one basis. Five waivers are requested, meaning that **five** more amenities are required.
- The request for the density bonus requires **four** more amenities.

As a result, the proposed MUPUD requires ten amenities, one of which must come from Tier One. Ten amenities have been provided and the amenity requirements for this project have been met.

It is possible that a new bus stop may be added to the site in the future, in coordination with the approved bus stop on the adjacent American Home Meridian site. The applicant is not counting this as an amenity. Staff is working to coordinate this with CATA, and if it is built, it will be handled during the site plan approval process.

2. Design standards

The project has been reviewed against the design standards found in Sec. 86-444(f).

Parking: Off-street parking in an MUPUD is required to comply with Sec. 86-755 in the Township Code of Ordinances. The applicant has correctly calculated that 834 parking spaces are required and has requested a waiver of 352 spaces.

3. Required data

The project has been reviewed against the standards found in Sec. 86-440(g)(4):

Traffic. The applicant has submitted a trip generation comparison prepared by Fishbeck. The comparison uses the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition) to classify and compare traffic generation from both the existing and proposed land uses.

The traffic generation concluded that the proposed development would result in an overall increase of 57 new trips in the a.m. peak hour and an overall decrease of 106 trips in the p.m. peak hour. Sec. 86-440(g)(4)(h) states that a traffic study is required where a project will exceed 250 vehicle trips during the peak hour of the adjacent roadway. As a result, no traffic study is required.

4. Performance Criteria

The project has been reviewed against the requirements of Sec. 86-440(c)(2)e, and Staff has the following comments:

Architectural design: The applicant has submitted a LEED Project Checklist scoresheet to describe the sustainability and environmental considerations that are included on the concept plan.

Drive-through: The project includes the installation of a drive-through on the redeveloped video store. The drive-through meets the standards as listed in Sec. 86-404(e)13.

5. Conclusion

The applicant has addressed all concerns that were brought up at the April 25th public hearing with the updated materials that were submitted on April 29th. Staff is satisfied with the proposed waiver requests and the proposed amenities offered and recommends that the Planning Commission recommend **approval** to the Township Board for the MUPUD application. A resolution for approval is attached.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. The Planning Commission is required to make a recommendation on the MUPUD within 30 days of the date of the public hearing.

Attachments

1. Resolution of approval.
2. Application and narrative.
3. Response letter dated April 25, 2022.
4. Concept plan prepared by Kebs, Inc. dated April 28, 2022.
5. Architectural and building elevations prepared by Integrated Architecture dated April 28, 2022.
6. Trip generation comparison prepared by Fishbeck dated April 27, 2022.
7. LEED Project Checklist scoresheet.

RESOLUTION TO RECOMMEND APPROVAL

**MUPUD #22014
1621 & 1625 Haslett 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 9th day of May, 2022, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, SP Holding Company has requested approval of a Mixed Use Planned Unit Development (MUPUD) on an approximately 19 acre site made up of two parcels located at 1621 & 1625 Haslett Road; and

WHEREAS, the proposed MUPUD includes the demolition of two existing buildings on the site, redevelopment of one building on the site, and construction of 20 new buildings with a total of 290 dwelling units and 21,750 square feet of non-residential space; and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its regular meeting on April 25, 2022 and at its regularly scheduled meeting of May 9, 2022; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for a MUPUD project; and

WHEREAS, the proposed MUPUD has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed MUPUD meets the minimum design standards as outlined in Section 86-440(f) of the Code of Ordinances; and

WHEREAS, the requested waivers for building setbacks, parking lot setbacks, and number of parking spaces are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and

WHEREAS, the number and type of amenities provided in the proposed MUPUD are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances; and

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

WHEREAS, the proposed MUPUD project is consistent with Objective B of Goal 1 of the 2017 Master Plan to ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity; and

**Resolution to Recommend Approval
MUPUD #22014 (SP Holding Company)**

WHEREAS, the proposed MUPUD project is consistent with Objective A of Goal 3 of the 2017 Master Plan to upgrade commercial areas by encouraging redevelopment of the downtown Haslett Village area; and

WHEREAS, the proposed MUPUD project is consistent with Objective B of Goal 3 of the 2017 Master Plan to develop the Township's mixed use core into a viable and vibrant district.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #22014, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated February 21, 2022 (revision date April 29, 2022) and received by the Township on April 29, 2022.
2. Approval is in accordance with the building elevations, conceptual building plans, conceptual landscape plan, photometric plan, signage locations, amenity list, and project material list prepared by Integrated Architecture dated April 25, 2022 and received by the Township on April 29, 2022.
3. The waivers requested for building setbacks, parking lot setbacks, number of parking spaces, and parking setback are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated February 21, 2022 (revision date April 29, 2022) and received by the Township on April 29, 2022.
4. The amenities proposed for the project are approved in accordance with the Amenities Plan prepared by Integrated Architecture dated April 25, 2022 and received by the Township on April 29, 2022.
5. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
6. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
7. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
8. All utility service distribution lines shall be installed underground.
9. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #22014.
10. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.

**Resolution to Recommend Approval
MUPUD #22014 (SP Holding Company)**

11. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
12. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
13. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
14. All pathways and sidewalks shall be designed and constructed in accordance with Township Engineering Design and Construction Standards. The design and location of the sidewalks and pathways shall be subject to the approval of the Director of Public Works and Engineering.
15. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

ADOPTED: YEAS: _____

 NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 9th day of May, 2022.

Mark Blumer
Planning Commission Chair

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

MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Mixed Use Planned Unit Development.

Part I

- A. Applicant SP HOLDING COMPANY LLC
Address of Applicant 148 S. RIVER ST., SUITE 100, HOLLAND, MI 49423
Telephone - Work (616) 437-7202 E-Mail SHAQ.KOSTER@PARAMOUNT Fax N/A
Interest in property (circle one): Owner Tenant Option R.P. COM Other
(Please attach a list of all persons with an ownership interest in the property.)
OWNERSHIP LETTER INCLUDED.
- B. Site address / location / parcel number 1621 & 1655 HASLETT RD / HASLETT / 33-02-02-10-401-005
Legal description (please attach if necessary) SEE PLANS
Current zoning C-2
Project name HASLETT VILLAGE
- C. Developer (if different than applicant) SAME
Address _____
Telephone: Work _____ E-Mail _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name GRUB PETRU - KESB INC
Address 2116 HASLETT RD, HASLETT, MI 48840
Telephone(s) (517) 339-1014 E-Mail GPETRU@KESB.COM Fax 517 339-8047
- E. Acreage of all parcels in the project: Gross 19.04 Net 19.04
- F. Proposed Uses and Site Amenities:
- Non-residential uses:
 - Type COMMUNITY CENTER / COMMERCIAL / RESTAURANT
 - Percent of project area 7.5%
 - Total square feet for non-residential uses 21,750 SF
 - Usable floor area 21,750 SF
 - Number of employees 16 FULL TIME / 45 PART TIME (BLOG. GI & HI)
 - Hours of operation 6AM-9PM (BLOG GI) 9AM-9PM (BLOG HI)
 - Residential Uses:
 - Percent of project area 92.5%
 - Total dwelling units 302
 - Dwelling unit mix:
 - Number of single family detached: for Rent _____ Condo _____
 - Number of duplexes: for Rent _____ Condo _____
 - Number of townhouses: for Rent 28 Condo _____
 - Number of garden style apartments: for Rent _____ Condo _____
 - Number of other dwellings: for Rent 274 Condo _____

3. Parking:
- a. Non-residential uses ± 130
- b. Residential uses ± 356
4. Proposed Amenities: Type LOW FLOW PLUMBING FIXTURES
 (General) Type GREEN SPACE
 Type WIRELESS ACCESS POINTS
 Type DECORATIVE LIGHTING
- Proposed Amenities: Type PUBLIC RECREATION RESOURCE
 (Density Bonus) Type PUBLIC OUTDOOR SEATING PLAZA
 Type ELECTRIC CAR CHARGING
 Type COMMUNITY-FOCUSED BUNDLE / DOG PARK, TRAIL HEAD, FOOD TRUCK COURT

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

1. Nonrefundable fee. - MAILED BY OWNER
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership. INCLUDED
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities. INCLUDED
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of plans for readability):
 - Total property, its location in the Township, its relationship to adjacent properties - 3 COPIES
 - Boundaries of subject property - 11 X 17 SETS
 - Location and dimensions of all existing and proposed structures - PDF SET + MATERIALS
 - Approximate location and distance of all structures within 100 feet of the subject property
 - Proposed means of vehicular and pedestrian ingress and egress to the subject property
 - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
 - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
 - Dimensions of setbacks from streets, property lines and between buildings on the site
 - Location of proposed amenities
 - Location and size of existing utilities including power lines and towers, both above and below ground
 - Amount and location and calculation of all impervious surfaces
 - Verified boundaries of all natural water features and required setback lines
6. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, 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.
9. Floor plans of proposed residential units.

- ~~10.~~ A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), 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.
- ~~11.~~ Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
- ~~12.~~ Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer. *met w/ YOUNES*
- ~~13.~~ A sign program illustrating size and location of each proposed sign type.
- ~~14.~~ A lighting plan (see Chapter 38, Article VII).
- ~~15.~~ Copies of comments from reviewing agencies such as, but not limited to, the following:
 - Ingham County Road Commission
 - Ingham County Drain Commission
 - Michigan Department of Transportation (if applicable)
 - Michigan Department of Environmental Quality (if applicable)
 - The appropriate school board (as applicable)

— PLANS SUBMITTED TO EACH

H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

Part II

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]

3/15/22

Signature of Applicant

Date

CHAD KOSTER

Type/Print Name

Fee: _____

Received by: _____

Date: _____

Pre-Application Meeting Held: _____
Date

Application Complete: _____
Date

By: _____
Staff

We are excited to present our concept for the redevelopment at Haslet Village. Our overall vision is to create a vibrant mixed-use development with an emphasis on desirable quality of life characteristics. These include walkability, activities, amenities, quality living units and a strong sense of community.

Site Concept

The site's land plan is to establish new corridors for vehicle and pedestrian movement that fosters safety and comfort with sidewalks, landscaping and architecture that relate well together.

These primary pathways knit together an interesting combination of retail community activities, hospitality, physical activity, and community amenities. Large areas of asphalt will give way to a well-choreographed neighborhood network of properly scaled buildings.

Our primary ingress/egress paths from Marsh and Haslett Roads will be in the same locations, and we have coordinated with the neighboring Pine Village Development to create an easily adapted reset to some of the site's current influences.

Our proximity to the current trail to the South allows us to plug into this community amenity. We are taking full advantage of this and are in fact, planning on a community accessed trail head from our property along with a dog park.

Our site's amenities are positioned throughout the neighborhood and include:

- Dog Park
- Trailhead with restroom
- Activity lawn/park
- Pickle ball courts
- Outdoor social space with open and covered terraces
- Outdoor pool and sundeck
- Food truck staging area with restrooms
- Robust network of sidewalks and paths

We are leaving the current natural area to the site's southwest for nature paths and green space.

The Haslett frontage will house our commercial uses, that includes a new development on the corner which better aligns its site relation to the current township's zoning and planning initiatives.

We are repurposing one of the existing buildings along Haslett Road to be our community social node with a community room, restrooms, a fitness and personal training studio, and a small restaurant with a drive-through. It will also be our staging area for events and social activities, include covered and open terraces with fire pits, an outdoor pool with sun deck, a playground, and hook-ups for food trucks.

Architecture

As described above Haslett Road will be our predominantly commercial frontage with a new building/development planned on the corner as a retail or restaurant with potential drive-through, the repurposed center building with retail/restaurant and amenities; and our four-story residential building (A1) to the west. Our leasing office and central lobby will be on the corner of this building to provide a welcoming and inviting component to this key point of entry.

The architecture (see exterior elevations and renderings) is a more contemporary, yet familiar look, with a freshness created by simple forms and some splashes of color. Our material palette has brick with some vinyl siding for the residential structures, properly scaled gables, and residential detailing. Porches on the street sides of the buildings will contribute to a more pleasant feel to our streetscapes. Buildings (H1) and (G1) are expected to be single story. Building (A1) is planned as four-stories to match the scale of the adjacent Pine Village structure.

The internal residential buildings will be a mix of (12) and (24) unit, three-story walkups, as well as some two-story townhouses positioned on the southern end of the property.

We have taken great care to work with the existing utility network that is present on the site and have aligned our primary east/west internal road to accommodate primary utilities. Our road network will be private drives, however not restricted access. The walking network and most of our amenities will be available to the broader community.

This has been a careful and thoughtful decision to bring new life and a vibrant new neighborhood to the township, as well as bring community amenities and establish another social node to Meridian township.

Proposed Phasing Program

| Phase | Begin | End | Description |
|--------------|--------------|--------------------|--|
| 1 | Summer 2022 | Fall 2022 | Demolition of all structures on the property |
| 2 | Fall 2022 | Winter/Spring 2023 | Underground construction: utilities, roads |
| 3 | Spring 2023 | Winter 2024 | Buildings: G1, A1, B3, B4, B5, D4 |
| 4 | Spring 2024 | Winter 2025 | Buildings: B1, B2, C1, D1, D2, D3, Pickleball courts, Activity Lawn, Dog park, Trailhead |
| 5 | Spring 2025 | Winter 2026 | Buildings: B6, B7, B8, C2, E1, E2 |
| 6 | Spring 2027 | Winter 2028 | Buildings F1, F2 |



29 April 2022

Meridian Township

Mr. Timothy R. Schmitt, AICP

Community Planning and Development Director
5151 Marsh Road
Okemos, MI 48864

RE: Haslett Village MUPUD

Dear Timothy,

Once again, thank you for your assistance and great dialogue from the Planning Commissioners this week. We are obviously excited about this tremendous opportunity and investment in the Township and pledge to make this the best it can be, and a great community project.

We are providing this supplemental package that addresses the comments from the public hearing, as well as the staff comments. Per our letter dated 21 April 2022, please notice some minor edits to our unit count and unit mix, as well as our listing of amenities. Some specific items addressed:

- ~ Added trash enclosure locations and details
- ~ Landscape detail at roundabout and canopy tree clarification
- ~ Our sustainability "Scorecard" showing the USGBC LEED strategies we plan to follow
- ~ Clarification on wall signage details
- ~ Location and detail of potential carport and garage locations
- ~ Building "A1" grade plan clarification
- ~ Sidewalk clarification between Buildings "H" and "I"
- ~ Locations of proposed bike parking
- ~ More detail on the community trailhead, dog park and bike repair area
- ~ Updated traffic impact statement
- ~ Engineering information from KEBS

Our premise on creating a vibrant, walkable community with a mix of commercial and residential amenities is reinforced and enhanced by the input received. This makes for an even higher level of excitement and enthusiasm toward this great contribution to Meridian Township and bringing back activity and life to this important corner.

As stated in the public hearing, Building "H" will be marketed for a retail or restaurant user as soon as all site entitlement approvals are garnered. Our expectation is that the attraction and excitement this plan will present, will encourage a potential user or users, to that site. It is our intention that development of this important corner will be part of our initial phase, although it will obviously be dependent on finding an appropriate use that contributes to our concept and contributes to the needs of the community.

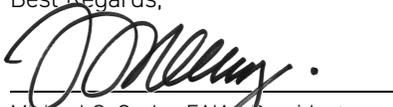
Building "I" (formerly Building "G1") is also planned to be a predominately community accessed building with restaurant and retail, as well as an event space available to the community. Only a small area of this building will be assigned for support for the residential amenity (restrooms, showers).

Our goal again, is to create a community gathering spot with the ability to also support food trucks and outdoor dining.

We are also looking forward to continued dialogue with you, staff, and commissioners at the May 9th meeting.

Tim, your guidance, and leadership through this process has been professional, helpful, prompt and thorough. Thank you, and please let us know if there is any further information needed.

Best Regards,



Michael C. Corby, FAIA - President

cc: Mike Bosgraaf – Lake Drive Group, LLC
Chad Koster – Lake Drive Group, LLC
Andrew Tjepkema – Integrated Architecture
Darrel DeHaan – Integrated Architecture
Greg Petru - KEBS

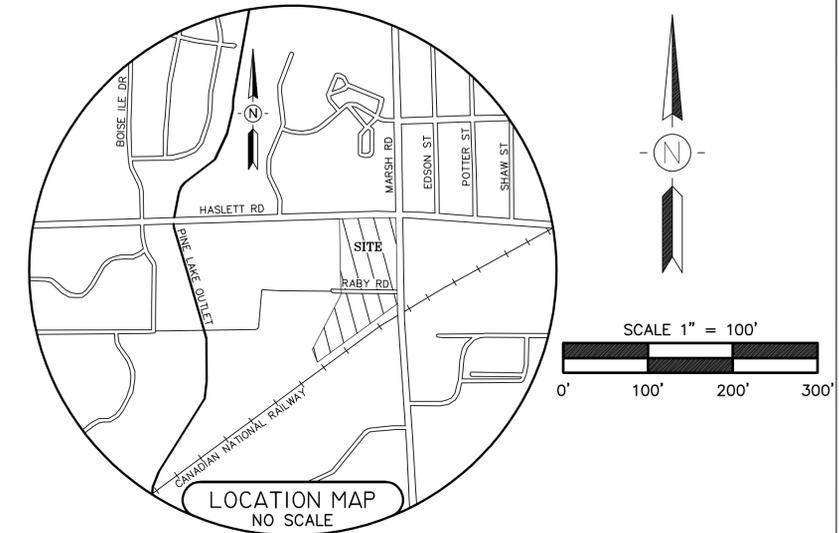
APPLICANT:
LAKE GROUP DRIVE, LLC
148 S. RIVER AVE., SUITE 100
HOLLAND, MI 49423
PH: (616) 667-3333

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI 48840
PH: (517) 339-1014

ARCHITECT:
INTEGRATED ARCHITECTURE
840 OTTAWA AVE. NW
GRAND RAPIDS, MI 49503
PH: (616) 559-4724

HASLETT VILLAGE

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SITE DATA
PROPOSED M.U.P.U.D.
TOTAL SITE AREA = 829,215 SF = 19.04 ACRES
EXISTING ZONING: C-2 (GENERAL COMMERCIAL)
ADJACENT ZONING: SEE PLAN

BUILDING SETBACKS
FRONT - 100' FROM C/L HASLETT/MARSH RD.
SIDES - 15'
REAR - 15' (100' FROM SOUTH LINE-RA ZONING)
HEIGHT - 45' MAX. = 45' PROPOSED - OK

BUILDING/UNIT DATA

APARTMENTS (A) = 48,000 G.S.F. = 58 UNITS
4 (STUDIO), 39 (1-BED), 15 (2-BEDROOM)

STACKED FLATS (B) = 9,020 G.S.F. EACH (2 BLDGS)
12 X 2 = 24 UNITS (ALL 1 BEDROOM)

STACKED FLATS (C) = 12,100 G.S.F. EACH (6 BLDGS)
12 X 6 = 72 UNITS (ALL 2 BEDROOM)

STACKED FLATS (D) = 10,370 G.S.F. EACH (3 BLDGS)
12 X 3 = 36 UNITS = 9 (1-BEDS), 18 (2-BEDS),
9 (3-BEDS)

STACKED FLATS (E) = 18,660 G.S.F. EACH (3 BLDGS.)
24 X 3 = 72 UNITS = 72 (1-BEDS)

TOWNHOUSE (F) = 10,800 G.S.F. EACH (2 BLDGS.)
6 X 2 = 12 UNITS = 8 (2-BEDS), 4 (3-BEDS)

TOWNHOUSE (G) = 14,600 G.S.F. EACH (2 BLDGS.)
8 X 2 = 16 UNITS = 12 (2-BEDS), 4 (3-BEDS)

TOTAL UNITS = 290
TOTAL G.S.F. = 274,800 G.S.F.

COMMERCIAL (G) = 7,750 G.S.F.

RETAIL (H) = 14,000 G.S.F.

PARKING

RESIDENTIAL (1-BED UNITS/STUDIO) = 148 UNITS @
REQUIRED 2 SPACES/UNIT PLUS EXPANSION
CAPACITY OF 25% = 370 SPACES

RESIDENTIAL (2+ BED UNITS) = 142 UNITS @ REQUIRED
2 SPACES/UNIT PLUS EXPANSION CAPACITY OF 25%
= 355 SPACES

COMMERCIAL/RETAIL = 21,750 SF @ 5 SPACE/1,000 SF
= 109 SPACES

TOTAL SPACES = 370 + 355 + 109 = 834 SPACES
TOTAL = 834 SPACES

PROVIDED: 10'X18' SPACES = 372
8'X22' SPACES = 76

PROVIDED @ TOWNHOMES = 34 (OUTSIDE)
TOTAL PROVIDED = 482 SPACES
OVERALL = 834 - 482 = 352 SPACE WAIVER NEEDED

BIKE PARKING
FOR BIKES, 1 BIKE PARKING IS REQUIRED FOR EACH 10
REQUIRED SPACES. FOR 834 SPACES, BIKE PARKING
REQUIRED IS 83. WITH GRANTED PARKING WAIVER THE
BIKE PARKING REQUIRED WOULD BE 48. BIKE PARKING
AREAS ARE SHOWN, RACKS WILL BE PROVIDED TO MEET
REQUIREMENT

AMENITIES (SEE ARCHITECTURAL FOR MORE DETAIL)

- COMMUNITY FOCUSED BUNDLE (DOG PARK, TRAILHEAD,
FOOD TRUCK COURT)
- ELECTRIC CAR CHARGING STATIONS
- PUBLIC OUTDOOR SEATING PLAZA
- PUBLIC RECREATION RESOURCE
- GREEN SPACE
- LOW-FLOW PLUMBING FIXTURES
- WIRELESS ACCESS POINTS
- DECORATIVE LIGHTING

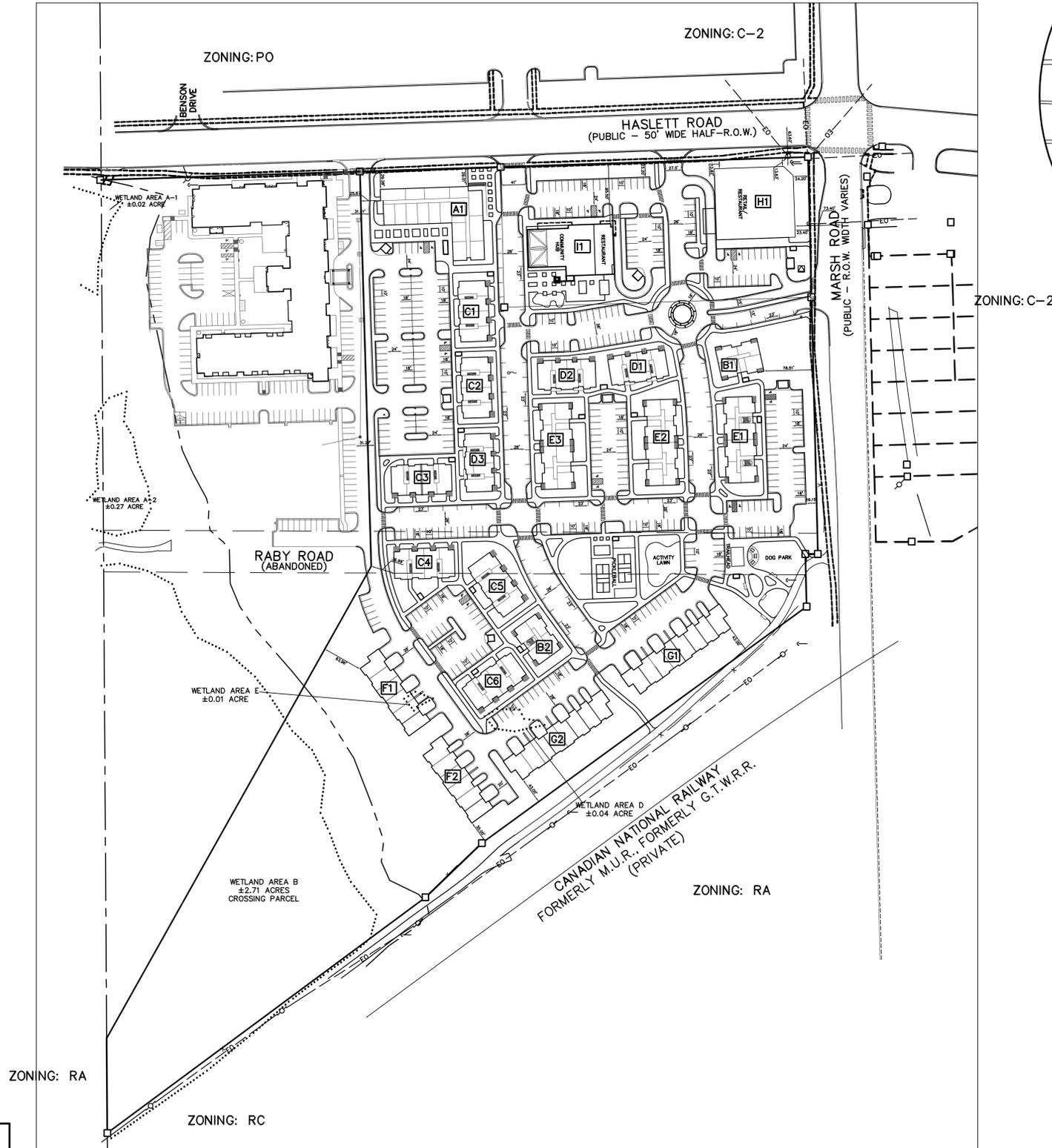
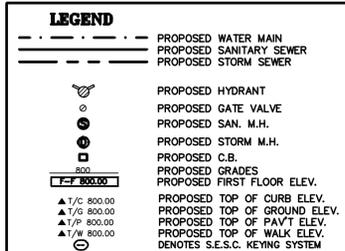
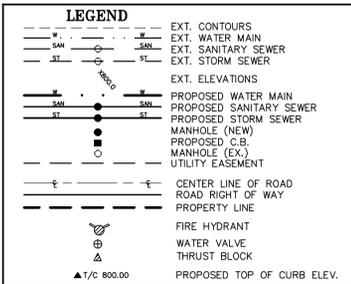
OPEN SPACE
(SEE OPEN SPACE PLAN, PAGE 6)

UTILITIES

WATER:
CITY PUBLIC WATER MAIN (TO BE EXTENDED)

SANITARY:
CITY PUBLIC SANITARY (TO BE EXTENDED)

STORM:
ON-SITE SEWER, WATER TREATMENT AND DETENTION



BENCHMARKS:

BENCHMARK #1 ELEV. = 862.07 (NAVD88)
CHISELED "A" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170'± EAST AND 90'± NORTH OF
NORTHWEST CORNER OF #1655 HASLETT ROAD.

BENCHMARK #4 ELEV. = 863.05 (NAVD88)
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18'± EAST
AND 80'± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.



LEGAL DESCRIPTION:
(SEE PAGE 2, EXISTING CONDITIONS/SURVEY PLAN)

ADDRESS, OWNER & TAX ID NUMBERS

1621 AND 1655 HASLETT ROAD, HASLETT, MI 48840
TAX ID#: 33-02-02-10-401-005 AND
33-02-02-10-401-006 AND
OWNER: LTG HASLETT, LLC

SHEET INDEX

- OVERALL SITE PLAN
- EXISTING CONDITIONS/SURVEY PLAN
- ENLARGED SITE AND DIMENSION PLAN
- UTILITY PLAN
- STORM & GRADING PLAN (NORTH)
- STORM & GRADING PLAN (SOUTH)
- OPEN SPACE PLAN

ATTACHMENTS:
ARCHITECTURAL PLANS, INCLUDING
AMENITIES PLAN

| | | |
|--|---|---|
| | REVISIONS 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION | KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800 |
| | HASLETT VILLAGE OVERALL SITE PLAN | |
| SCALE: 1" = 100' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC | DESIGNER: PROJECT MGR. GAP | APPROVED BY: GAP SHEET 1 OF 7 JOB #: E-99148 |

BENCHMARKS:

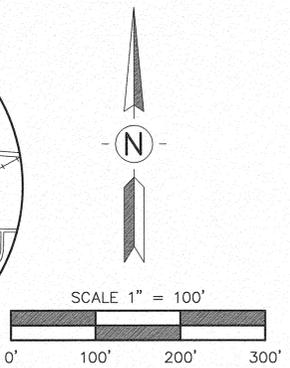
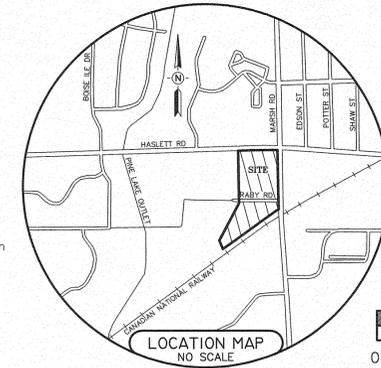
BENCHMARK #1 ELEV. = 862.07 (NAVD88)
CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170'± EAST AND 90'± NORTH OF WEST CORNER OF #1655 HASLETT ROAD.

BENCHMARK #4 ELEV. = 863.05 (NAVD88)
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18'± EAST AND 80'± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.

| STORM SEWER INVENTORIES: | SANITARY SEWER INVENTORIES: |
|--|---|
| CATCH BASIN #100 RIM ELEV. = 860.14 12" RCP S INV. = 854.22 | SANITARY MANHOLE #200 RIM ELEV. = 861.50 8" VCP S INV. = 854.18 8" VCP W INV. = 854.22 |
| CATCH BASIN #101 RIM ELEV. = 861.52 | SANITARY MANHOLE #201 RIM ELEV. = 861.75 8" VCP E INV. = 855.03 8" VCP W INV. = 855.07 |
| STORM MANHOLE #102 RIM ELEV. = 864.12 | SANITARY MANHOLE #202 RIM ELEV. = 862.08 8" VCP E INV. = 856.14 |
| CATCH BASIN #103 RIM ELEV. = 863.83 | SANITARY MANHOLE #203 RIM ELEV. = 862.12 8" VCP N INV. = 853.68 8" VCP E INV. = 853.48 |
| CATCH BASIN #104 RIM ELEV. = 859.05 12" RCP NW INV. = 853.73 | SANITARY MANHOLE #204 RIM ELEV. = 859.48 8" VCP E INV. = 852.51 8" VCP W INV. = 852.53 |
| CATCH BASIN #105 RIM ELEV. = 859.37 12" RCP SE INV. = 853.24 12" RCP SW INV. = 853.23 18" RCP SW INV. = 852.76 | SANITARY MANHOLE #205 RIM ELEV. = 859.64 8" VCP E INV. = 851.44 8" VCP W INV. = 851.48 |
| CATCH BASIN #106 RIM ELEV. = 861.75 8" UNKNOWN NE INV. = 856.69 12" RCP S INV. = 856.54 12" RCP NW INV. = 856.67 | SANITARY MANHOLE #206 RIM ELEV. = 861.41 8" VCP N INV. = 850.71 8" VCP S INV. = 850.63 8" VCP W INV. = 850.76 |
| CATCH BASIN #107 RIM ELEV. = 861.90 12" RCP SE INV. = 857.94 | SANITARY MANHOLE #207 RIM ELEV. = 872.54 PIPES NOT VISIBLE N INV. = 849.42 SW INV. = 849.36 |
| CATCH BASIN #108 RIM ELEV. = 861.63 12" RCP S INV. = 854.88 | SANITARY MANHOLE #208 RIM ELEV. = 854.81 24" RCP NE INV. = 837.43 24" RCP SW INV. = 837.37 |
| CATCH BASIN #109 RIM ELEV. = 861.08 12" RCP SW INV. = 856.72 | SANITARY MANHOLE #209 RIM ELEV. = 844.51 24" RCP NE INV. = 836.62 24" RCP SW INV. = 836.57 |
| CATCH BASIN #110 RIM ELEV. = 860.02 24" RCP E INV. = 849.62 30" RCP SW INV. = 849.58 | SANITARY MANHOLE #210 RIM ELEV. = 839.51 PIPES NOT VISIBLE BOTTOM ELEV. = 832.43 |
| CATCH BASIN #111 RIM ELEV. = 859.77 12" RCP NE INV. = 854.79 24" RCP SE INV. = 850.37 24" RCP W INV. = 850.32 | SANITARY MANHOLE #211 RIM ELEV. = 840.85 PIPES NOT VISIBLE SW INV. = 832.30 1" WATER ELEV. = 834.25 |
| CATCH BASIN #112 RIM ELEV. = 859.46 24" RCP NE INV. = 850.78 24" RCP W INV. = 850.76 | |
| CATCH BASIN #113 RIM ELEV. = 858.81 12" RCP N INV. = 852.50 18" RCP NE INV. = 852.13 24" RCP SW INV. = 851.58 | |
| CATCH BASIN #114 RIM ELEV. = 859.08 12" RCP W INV. = 855.92 | |
| STORM MANHOLE #115 RIM ELEV. = 860.22 10" VCP NE INV. = 853.72 12" VCP E INV. = 853.67 18" RCP W INV. = 853.40 | |
| CATCH BASIN #116 RIM ELEV. = 858.65 18" RCP E INV. = 852.06 18" RCP W INV. = 852.03 | |
| STORM MANHOLE #117 RIM ELEV. = 848.26 12" RCP NE INV. = 843.95 12" RCP SW INV. = 843.90 | |
| CATCH BASIN #118 RIM ELEV. = 850.16 8" HDPE N INV. = 844.61 12" RCP SW INV. = 844.36 | |
| CATCH BASIN #119 RIM ELEV. = 860.94 12" RCP N INV. = 856.32 12" RCP SE INV. = 856.25 | |
| CATCH BASIN #120 RIM ELEV. = 861.42 12" RCP S INV. = 856.93 | |

EXISTING CONDITIONS/SURVEY PLAN

"1621 & 1655 HASLETT ROAD, HASLETT, MI 48840"



SURVEYOR'S NOTES:

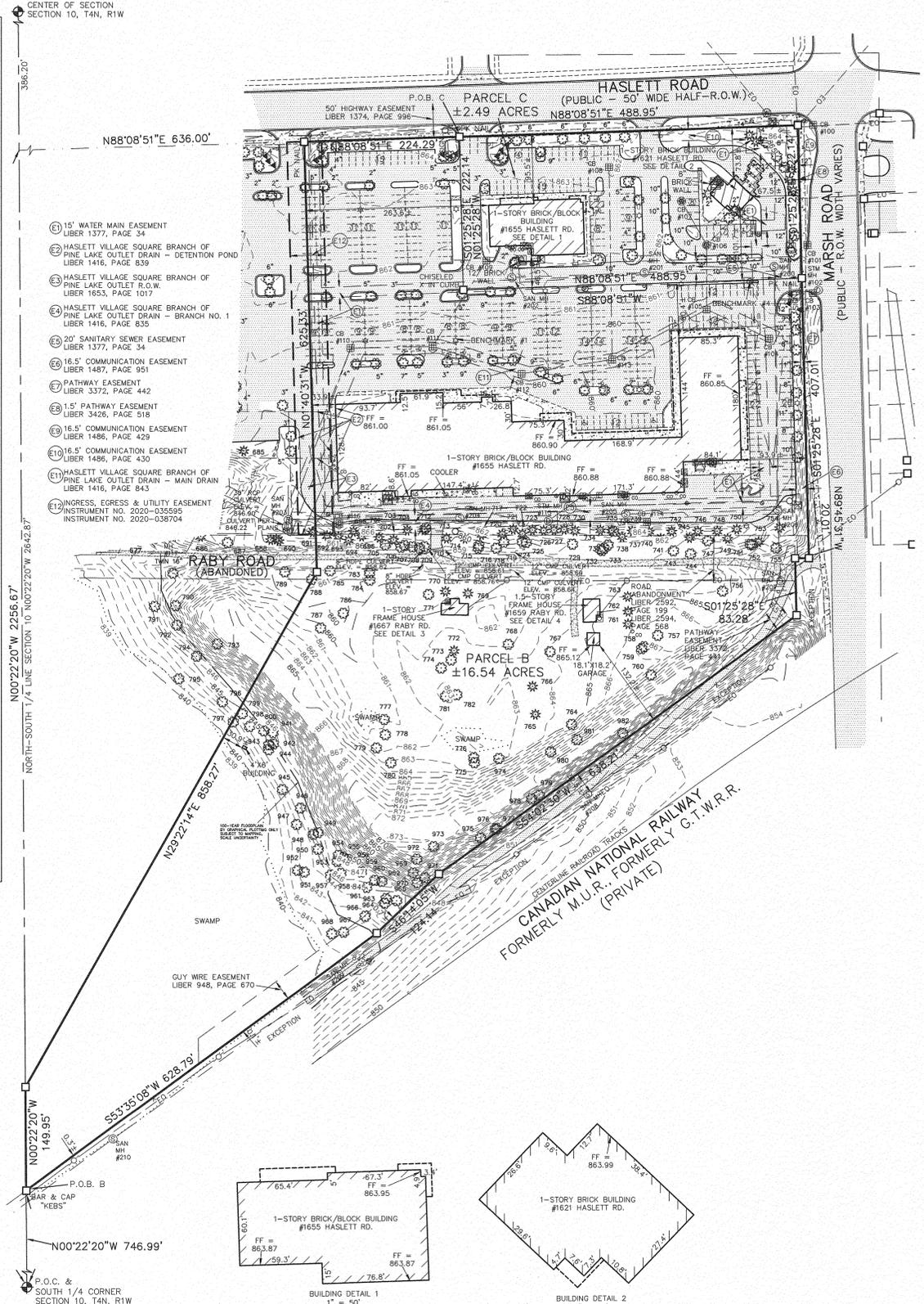
- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use.
- All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
- All dimensions shown are as-measured unless otherwise noted.
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- Parcel has direct access to public Haslett Road and Marsh Road.
- Wetlands, if any, not shown hereon.
- Smaller landscaping trees are labeled with the sizes. All others are labeled with the tree tag numbers from the tree survey performed on the site in 2016.

LEGAL DESCRIPTION:

(As provided by Transation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 368990LANS, Revision No. 1, dated October 13, 2021)

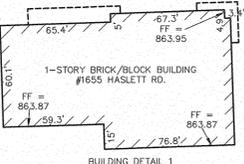
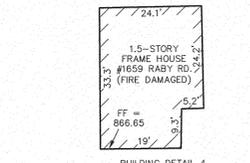
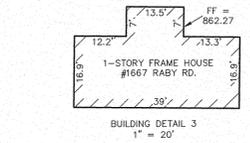
Parcel B:
A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds West along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing North 00 degrees 22 minutes 20 seconds West along said North-South 1/4 line 149.95 feet; thence North 29 degrees 31 minutes 22 seconds East 858.27 feet; thence North 01 degrees 40 minutes 31 seconds West 625.33 feet to the South right of way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicular to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 224.29 feet; thence South 01 degrees 25 minutes 28 seconds East parallel with the West right of way line of Marsh Road 222.14 feet; thence North 88 degrees 08 minutes 51 seconds East parallel with said South line 488.95 feet to the West right of way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicular to the centerline of Marsh Road; thence along said West line South 01 degrees 25 minutes 28 seconds East 407.01 feet to the centerline of former Raby Road and a jog in the West right of way line of said Marsh Road; thence North 89 degrees 45 minutes 31 seconds West along said centerline and jog in right of way 20.01 feet to a point being West of and 80.00 feet measured perpendicular to the centerline of Marsh Road; thence South 01 degrees 25 minutes 28 seconds East along said West line 83.28 feet to the Northerly line of a Consumers Energy lower line easement; thence along said Northerly line the following three courses: South 54 degrees 02 minutes 30 seconds West 638.21 feet, South 46 degrees 14 minutes 05 seconds West 124.14 feet; South 53 degrees 35 minutes 08 seconds West 628.79 feet to the point of beginning.

Parcel C:
A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds West along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right of way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicular to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 636.00 feet to the point of beginning; thence North 88 degrees 08 minutes 51 seconds East continuing along said South line 488.95 feet to the West right of way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicular to the centerline of Marsh Road; thence South 01 degrees 25 minutes 28 seconds East along said West line 222.14 feet; thence South 88 degrees 08 minutes 51 seconds West parallel with said South line 488.95 feet; thence North 01 degrees 25 minutes 28 seconds West parallel with said West line 222.14 feet to the point of beginning.



LEGEND

- | | |
|---|---------------------------|
| (M) = MEASURED DIMENSION | ⊙ = SANITARY MANHOLE |
| (R) = RECORDED DIMENSION | ⊕ = DRAINAGE MANHOLE |
| • = SET 1/2" BAR WITH CAP UNLESS NOTED | ⊖ = WATER MANHOLE |
| □ = FOUND BAR & CAP #53497 UNLESS NOTED | ⊗ = CATCH BASIN |
| — = DEED LINE | ⊠ = GAS METER |
| — = DISTANCE NOT TO SCALE | ⊡ = CLEANOUT |
| — = FENCE | ⊣ = FIRE HYDRANT |
| — = ASPHALT | ⊤ = VALVE |
| — = CONCRETE | ⊥ = WATER PIV |
| — = GRAVEL | ⊦ = WATER METER |
| — = BUILDING OVERHANG | — = SIGN |
| —EO— = OVERHEAD WIRES | — = POST |
| — = SWAMP AREA | — = AIR CONDITIONING UNIT |
| ⊞ = UTILITY PEDESTAL | — = FLAG POLE |
| ⊚ = TRANSFORMER | — = UTILITY POLE |
| ⊛ = HANDHOLE | — = LIGHT POLE |
| ⊜ = ELECTRIC METER | — = GUY WIRE |
| ⊝ = DISABLED PARKING SPACE | ⊞ = GROUND LIGHT |



| REVISIONS | COMMENTS | DATE |
|------------|----------------------|------|
| 02/07/2022 | ORIGINAL | |
| 03/15/2022 | M.U.P.U.D. SUBMITTAL | |
| 04/29/2022 | M.U.P.U.D. SUBMITTAL | |

KEBS, INC. ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1016 FAX 517-339-8047
WWW.KEBS.COM

Marshall Office - Ph. 269-761-9800

DRAWN BY AN/SF SECTION 10, T4N, R1W
FIELD WORK BY NW/KC/AE JOB NUMBER:
SHEET 2 OF 7 99148.ALT

HASLETT VILLAGE

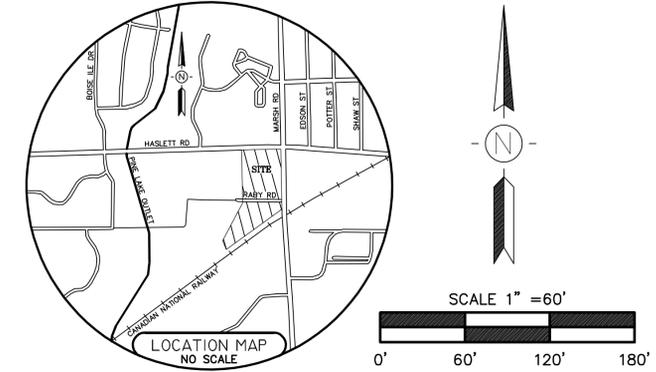
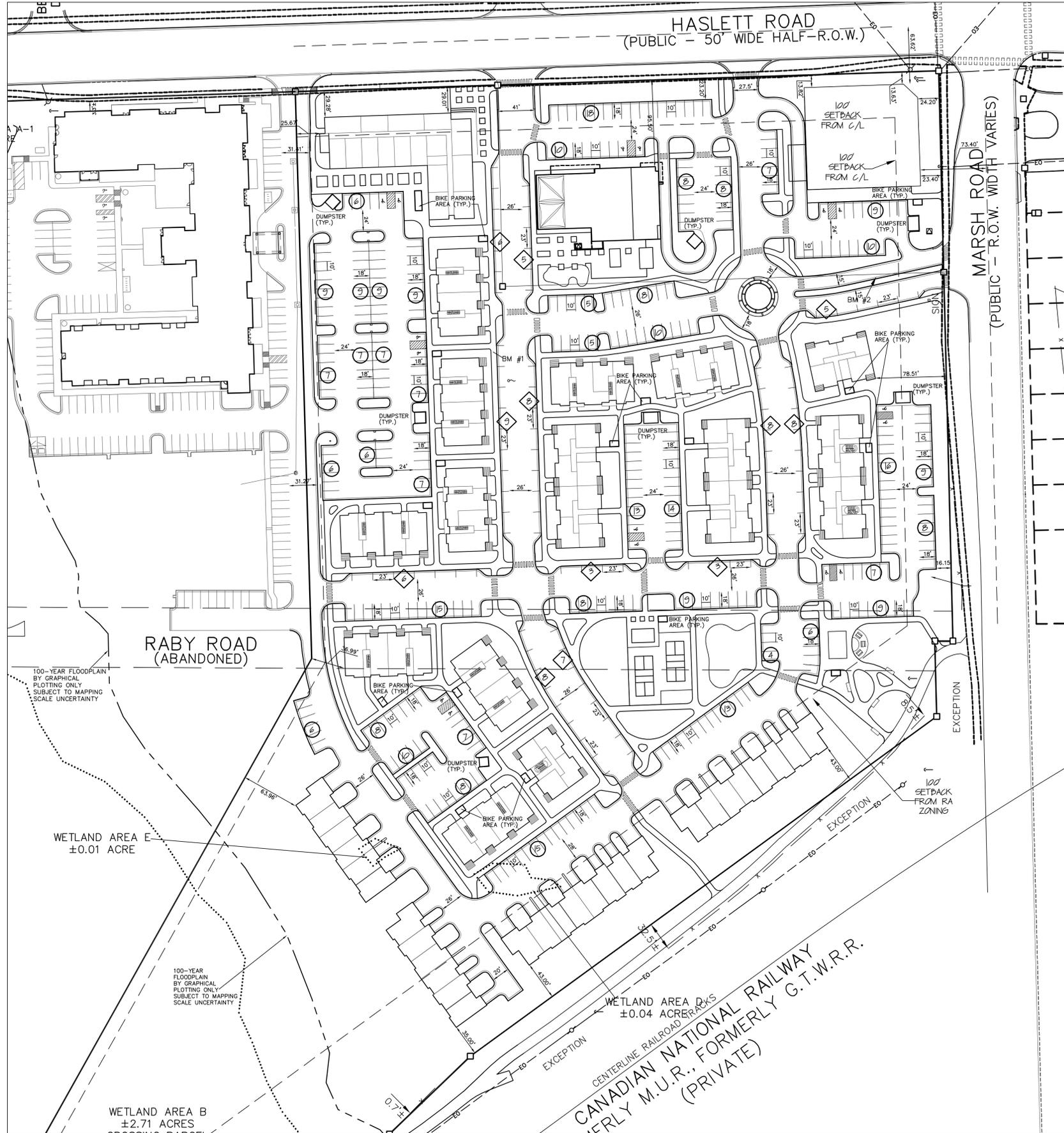
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

STORM SEWER INVENTORIES:

- CATCH BASIN #100
RIM ELEV. = 860.14
- CATCH BASIN #101
RIM ELEV. = 861.52
- STORM MANHOLE #102
RIM ELEV. = 864.12
- CATCH BASIN #103
RIM ELEV. = 863.83
- CATCH BASIN #104
RIM ELEV. = 859.05
12" RCP NW INV. = 853.73
- CATCH BASIN #105
RIM ELEV. = 859.37
12" RCP N INV. = 853.24
12" RCP SE INV. = 853.23
18" RCP SW INV. = 852.76
- CATCH BASIN #106
RIM ELEV. = 861.75
8" UNKNOWN NE INV. = 856.69
12" RCP S INV. = 856.54
12" RCP NW INV. = 856.67
- CATCH BASIN #107
RIM ELEV. = 861.90
12" RCP SE INV. = 857.94
- CATCH BASIN #108
RIM ELEV. = 861.63
12" RCP S INV. = 854.88
- CATCH BASIN #109
RIM ELEV. = 861.08
12" RCP SW INV. = 856.72
- CATCH BASIN #110
RIM ELEV. = 860.02
24" RCP E INV. = 849.62
30" RCP SW INV. = 849.58
- CATCH BASIN #111
RIM ELEV. = 859.77
12" RCP NE INV. = 854.79
24" RCP SE INV. = 850.37
24" RCP W INV. = 850.32
- CATCH BASIN #112
RIM ELEV. = 859.46
24" RCP NE INV. = 850.78
24" RCP W INV. = 850.76
- CATCH BASIN #113
RIM ELEV. = 858.81
12" RCP N INV. = 852.50
18" RCP NE INV. = 852.13
24" RCP SW INV. = 851.58
- CATCH BASIN #114
RIM ELEV. = 859.08
12" RCP W INV. = 855.92
- STORM MANHOLE #115
RIM ELEV. = 860.22
10" VCP NE INV. = 853.72
12" VCP E INV. = 853.67
18" RCP W INV. = 853.40
- CATCH BASIN #116
RIM ELEV. = 858.65
18" RCP E INV. = 852.06
18" RCP W INV. = 852.03
- STORM MANHOLE #117
RIM ELEV. = 848.26
12" RCP NE INV. = 843.95
12" RCP SW INV. = 843.90
- CATCH BASIN #118
RIM ELEV. = 850.16
8" HDPE N INV. = 844.61
12" RCP SW INV. = 844.36
- CATCH BASIN #119
RIM ELEV. = 860.94
12" RCP N INV. = 856.32
12" RCP SE INV. = 856.25
- CATCH BASIN #120
RIM ELEV. = 861.42
12" RCP S INV. = 856.93

SANITARY SEWER INVENTORIES:

- SANITARY MANHOLE #200
RIM ELEV. = 861.50
8" VCP S INV. = 854.18
8" VCP W INV. = 854.22
- SANITARY MANHOLE #201
RIM ELEV. = 861.75
8" VCP E INV. = 855.03
8" VCP W INV. = 855.07
- SANITARY MANHOLE #202
RIM ELEV. = 862.08
8" VCP E INV. = 856.14
- SANITARY MANHOLE #203
RIM ELEV. = 862.12
6" VCP N INV. = 853.68
8" VCP E INV. = 853.48
- SANITARY MANHOLE #204
RIM ELEV. = 859.48
8" VCP E INV. = 852.51
8" VCP W INV. = 852.53
- SANITARY MANHOLE #205
RIM ELEV. = 859.64
8" VCP E INV. = 851.44
8" VCP W INV. = 851.48
- SANITARY MANHOLE #206
RIM ELEV. = 861.41
8" VCP N INV. = 850.71
8" VCP S INV. = 850.63
8" VCP W INV. = 850.76
- SANITARY MANHOLE #207
RIM ELEV. = 872.54
PIPES NOT VISIBLE
N INV. = 849.42
SW INV. = 849.36
- SANITARY MANHOLE #208
RIM ELEV. = 853.05
24" RCP NE INV. = 837.43
24" RCP SW INV. = 837.37
- SANITARY MANHOLE #209
RIM ELEV. = 844.61
24" RCP NE INV. = 836.62
24" RCP SW INV. = 836.57
- SANITARY MANHOLE #210
RIM ELEV. = 839.51
PIPES NOT VISIBLE
NE INV. = 832.35
SW INV. = 832.30
T/WATER ELEV. = 834.25
- SANITARY MANHOLE #211
RIM ELEV. = 840.85
PIPES NOT VISIBLE
NE INV. = 832.35
SW INV. = 832.30
T/WATER ELEV. = 834.25



| SECTION | REQUIREMENT | REASON | WAIVER REQUESTED |
|---------------|--|---|------------------|
| 86-402 (1)a | 100' BLDG. SETBACK FROM CL HASLETT RD | PROP. 63.62' SETBACK | 36.38' WAIVER |
| | 100' BLDG. SETBACK FROM CL MARSH RD | PROP. 73.40' SETBACK | 26.6' WAIVER |
| 86-404 (b)(3) | BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY | SOUTH PROP. BLDG. SETBACK 43' TO RESIDENTIAL (ADJ. TO RAILROAD) | 57' WAIVER |
| 86-755 | 834 PARKING SPACES REQUIRED | 482 PROPOSED SPACES | 352 SPACE WAIVER |
| 86-756 (1) | 20' PARKING SETBACK FROM ROAD R.O.W. | PROP. 16.15' SETBACK | 3.85' WAIVER |

LEGEND

| | |
|-----|--------------------------------|
| --- | PROPOSED WATER MAIN |
| --- | PROPOSED SANITARY SEWER |
| --- | PROPOSED STORM SEWER |
| ○ | PROPOSED HYDRANT |
| ○ | PROPOSED GATE VALVE |
| ○ | PROPOSED SAN. M.H. |
| ○ | PROPOSED STORM M.H. |
| ○ | PROPOSED C.B. |
| ○ | PROPOSED GRADES |
| ○ | PROPOSED FIRST FLOOR ELEV. |
| ▲ | PROPOSED TOP OF CURB ELEV. |
| ▲ | PROPOSED TOP OF GROUND ELEV. |
| ▲ | PROPOSED TOP OF PAVT ELEV. |
| ▲ | PROPOSED TOP OF WALK ELEV. |
| ○ | DENOTES S.E.S.C. KEYING SYSTEM |

LEGEND

| | |
|-----|----------------------------|
| --- | EXT. CONTOURS |
| --- | EXT. WATER MAIN |
| --- | EXT. SANITARY SEWER |
| --- | EXT. STORM SEWER |
| --- | EXT. ELEVATIONS |
| --- | PROPOSED WATER MAIN |
| --- | PROPOSED SANITARY SEWER |
| --- | PROPOSED STORM SEWER |
| ○ | MANHOLE (NEW) |
| ○ | PROPOSED C.B. |
| ○ | MANHOLE (EX.) |
| --- | UTILITY EASEMENT |
| --- | CENTER LINE OF ROAD |
| --- | ROAD RIGHT OF WAY |
| --- | PROPERTY LINE |
| ○ | FIRE HYDRANT |
| ○ | WATER VALVE |
| ○ | THRUST BLOCK |
| ▲ | PROPOSED TOP OF CURB ELEV. |

- DENOTES PROPOSED NUMBER OF 8' x 23' PARKING SPACES
- DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES

| | | |
|---|--|---|
| | <p>REVISIONS</p> <p>3-15-22 M.U.P.U.D. SUBMITTAL</p> <p>4-29-22 M.U.P.U.D. REVISION</p> | <p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS</p> <p>2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office Ph. 269-781-9800</p> |
| | <p>HASLETT VILLAGE ENLARGED SITE & DIMENSION PLAN</p> | |
| <p>SCALE: 1" = 60'</p> <p>DATE: 2-21-22</p> <p>AUTHORIZED BY: LAKE DRIVE GROUP, LLC</p> | <p>DESIGNER: GAP</p> <p>PROJECT MGR. GAP</p> | <p>APPROVED BY: GAP</p> <p>SHEET 3 OF 7</p> <p>JOB #: E-99148</p> |

HASLETT VILLAGE

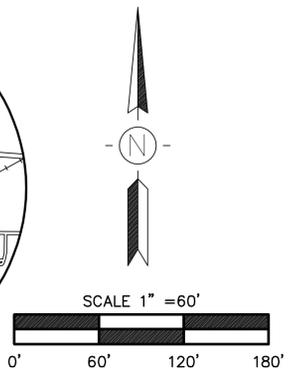
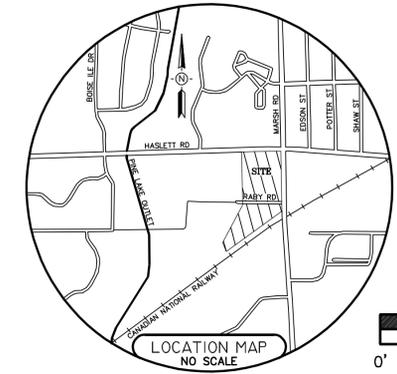
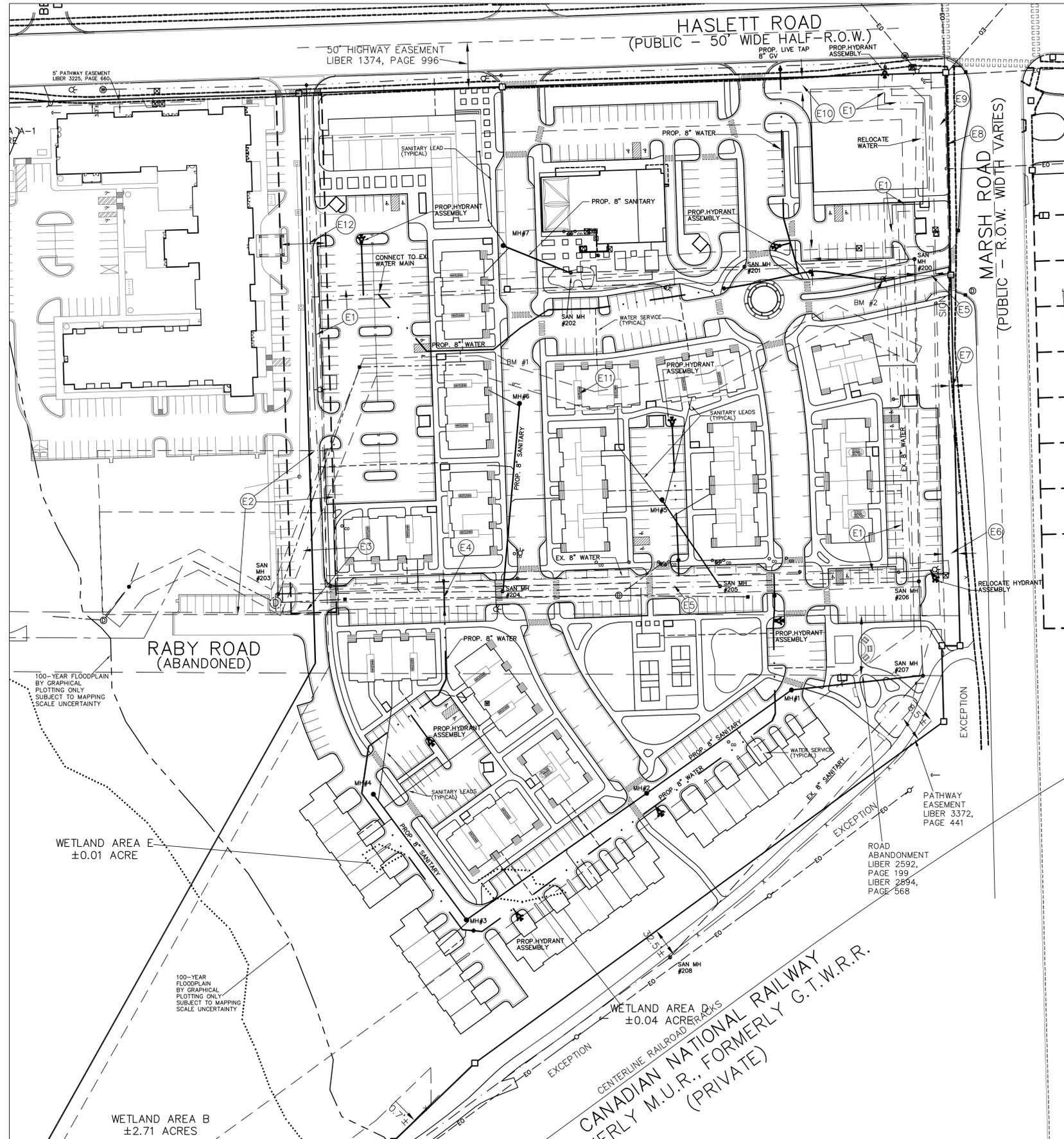
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

STORM SEWER INVENTORIES:

- CATCH BASIN #100
RIM ELEV. = 860.14
- CATCH BASIN #101
RIM ELEV. = 861.52
- STORM MANHOLE #102
RIM ELEV. = 864.12
- CATCH BASIN #103
RIM ELEV. = 863.83
- CATCH BASIN #104
RIM ELEV. = 859.05
12" RCP NW INV. = 853.73
- CATCH BASIN #105
RIM ELEV. = 859.37
12" RCP N INV. = 853.24
12" RCP SE INV. = 853.23
18" RCP SW INV. = 852.76
- CATCH BASIN #106
RIM ELEV. = 861.75
8" UNKNOWN NE INV. = 856.69
12" RCP S INV. = 856.54
12" RCP NW INV. = 856.87
- CATCH BASIN #107
RIM ELEV. = 861.90
12" RCP SE INV. = 857.94
- CATCH BASIN #108
RIM ELEV. = 861.63
12" RCP S INV. = 854.88
- CATCH BASIN #109
RIM ELEV. = 861.08
12" RCP SW INV. = 856.72
- CATCH BASIN #110
RIM ELEV. = 860.02
24" RCP E INV. = 849.62
30" RCP SW INV. = 849.58
- CATCH BASIN #111
RIM ELEV. = 859.77
12" RCP NE INV. = 854.79
24" RCP SE INV. = 850.37
24" RCP W INV. = 850.32
- CATCH BASIN #112
RIM ELEV. = 859.46
24" RCP NE INV. = 850.78
24" RCP W INV. = 850.76
- CATCH BASIN #113
RIM ELEV. = 858.81
12" RCP N INV. = 852.50
18" RCP NE INV. = 852.13
24" RCP SW INV. = 851.58
- CATCH BASIN #114
RIM ELEV. = 859.08
12" RCP W INV. = 855.92
- STORM MANHOLE #115
RIM ELEV. = 860.22
10" VCP NE INV. = 853.72
12" VCP E INV. = 853.67
18" RCP W INV. = 853.40
- CATCH BASIN #116
RIM ELEV. = 858.65
18" RCP E INV. = 852.06
18" RCP W INV. = 852.03
- STORM MANHOLE #117
RIM ELEV. = 848.26
12" RCP NE INV. = 843.95
12" RCP SW INV. = 843.90
- CATCH BASIN #118
RIM ELEV. = 850.16
8" HDPE N INV. = 844.61
12" RCP SW INV. = 844.36
- CATCH BASIN #119
RIM ELEV. = 860.94
12" RCP N INV. = 856.32
12" RCP SE INV. = 856.25
- CATCH BASIN #120
RIM ELEV. = 861.42
12" RCP S INV. = 856.93

SANITARY SEWER INVENTORIES:

- SANITARY MANHOLE #200
RIM ELEV. = 861.50
8" VCP S INV. = 854.18
8" VCP W INV. = 854.22
- SANITARY MANHOLE #201
RIM ELEV. = 861.75
8" VCP E INV. = 855.03
8" VCP W INV. = 855.07
- SANITARY MANHOLE #202
RIM ELEV. = 862.08
8" VCP E INV. = 856.14
- SANITARY MANHOLE #203
RIM ELEV. = 862.12
6" VCP N INV. = 853.68
6" VCP E INV. = 853.48
- SANITARY MANHOLE #204
RIM ELEV. = 859.48
8" VCP E INV. = 852.51
8" VCP W INV. = 852.53
- SANITARY MANHOLE #205
RIM ELEV. = 859.64
8" VCP E INV. = 851.44
8" VCP W INV. = 851.48
- SANITARY MANHOLE #206
RIM ELEV. = 861.41
8" VCP N INV. = 850.71
8" VCP S INV. = 850.63
8" VCP W INV. = 850.76
- SANITARY MANHOLE #207
RIM ELEV. = 872.54
PIPES NOT VISIBLE
N INV. = 849.42
SW INV. = 849.36
- SANITARY MANHOLE #208
RIM ELEV. = 853.05
24" RCP NE INV. = 837.43
24" RCP SW INV. = 837.37
- SANITARY MANHOLE #209
RIM ELEV. = 844.61
24" RCP NE INV. = 836.62
24" RCP SW INV. = 836.57
- SANITARY MANHOLE #210
RIM ELEV. = 839.51
PIPES NOT VISIBLE
BOTTOM ELEV. = 832.43
- SANITARY MANHOLE #211
RIM ELEV. = 840.85
PIPES NOT VISIBLE
NE INV. = 832.35
SW INV. = 832.30
T/WATER ELEV. = 834.25



- E1 15' WATER MAIN EASEMENT
LIBER 1377, PAGE 34
- E2 HASLETT VILLAGE SQUARE BRANCH OF
PINE LAKE OUTLET DRAIN - DETENTION POND
LIBER 1416, PAGE 839
- E3 HASLETT VILLAGE SQUARE BRANCH OF
PINE LAKE OUTLET R.O.W.
LIBER 1653, PAGE 1017
- E4 HASLETT VILLAGE SQUARE BRANCH OF
PINE LAKE OUTLET DRAIN - BRANCH NO. 1
LIBER 1416, PAGE 835
- E5 20' SANITARY SEWER EASEMENT
LIBER 1377, PAGE 34
- E6 16.5' COMMUNICATION EASEMENT
LIBER 1487, PAGE 951
- E7 PATHWAY EASEMENT
LIBER 3372, PAGE 442
- E8 1.5' PATHWAY EASEMENT
LIBER 3426, PAGE 518
- E9 16.5' COMMUNICATION EASEMENT
LIBER 1486, PAGE 429
- E10 16.5' COMMUNICATION EASEMENT
LIBER 1486, PAGE 430
- E11 HASLETT VILLAGE SQUARE BRANCH OF
PINE LAKE OUTLET DRAIN - MAIN DRAIN
LIBER 1416, PAGE 843
- E12 INGRESS, EGRESS & UTILITY EASEMENT
INSTRUMENT NO. 2020-035595
INSTRUMENT NO. 2020-038704

LEGEND

| | |
|--|--------------------------------|
| | PROPOSED WATER MAIN |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | PROPOSED HYDRANT |
| | PROPOSED GATE VALVE |
| | PROPOSED SAN. M.H. |
| | PROPOSED STORM M.H. |
| | PROPOSED C.B. |
| | PROPOSED GRADES |
| | PROPOSED FIRST FLOOR ELEV. |
| | PROPOSED TOP OF CURB ELEV. |
| | PROPOSED TOP OF GROUND ELEV. |
| | PROPOSED TOP OF PAVT ELEV. |
| | PROPOSED TOP OF WALK ELEV. |
| | DENOTES S.E.S.C. KEYING SYSTEM |

LEGEND

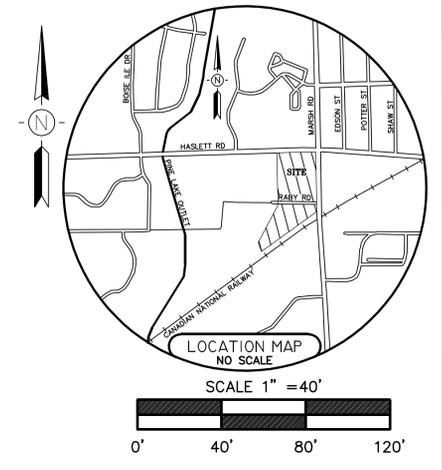
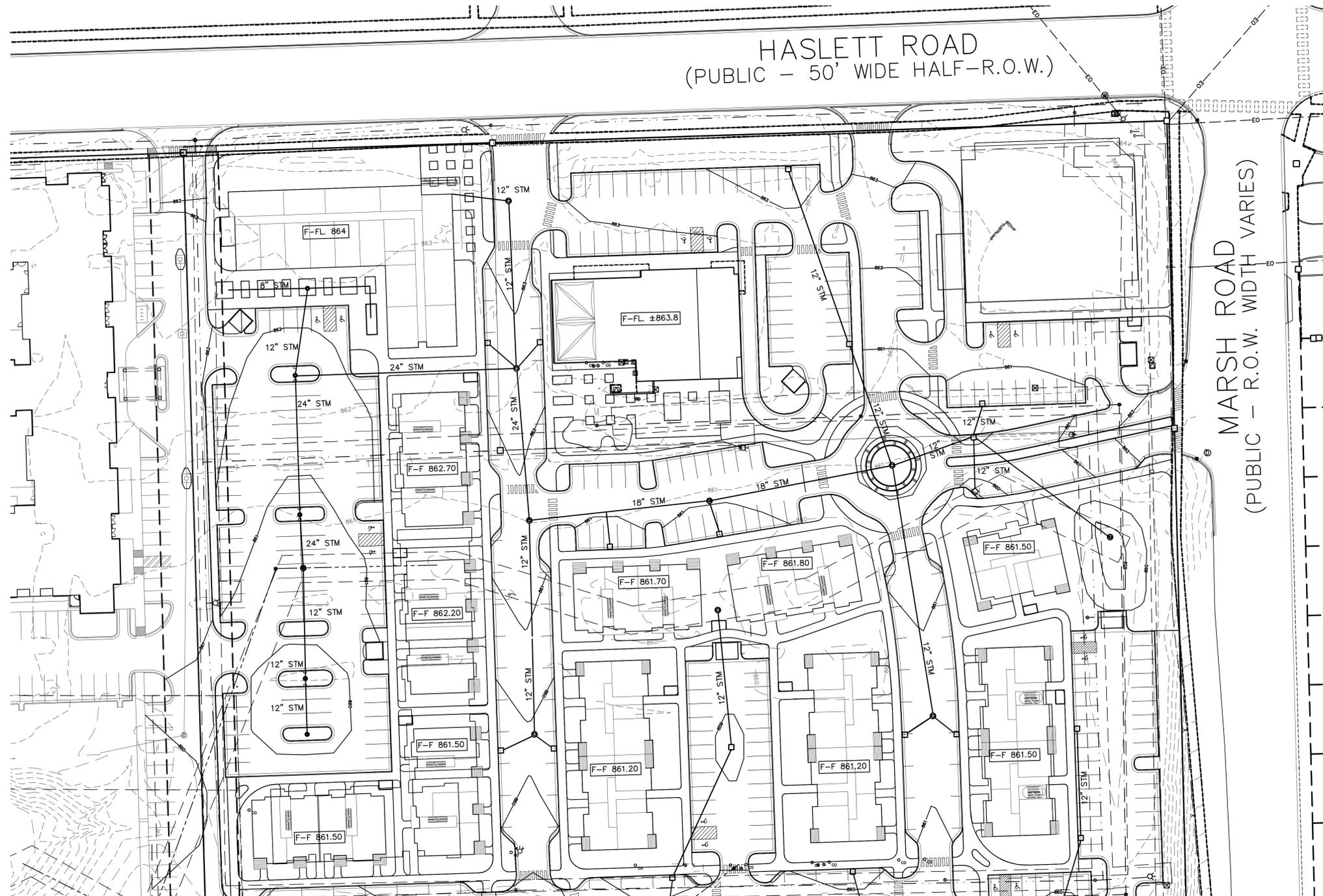
| | |
|--|----------------------------|
| | EXT. CONTOURS |
| | EXT. WATER MAIN |
| | EXT. SANITARY SEWER |
| | EXT. STORM SEWER |
| | EXT. ELEVATIONS |
| | PROPOSED WATER MAIN |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | MANHOLE (NEW) |
| | PROPOSED C.B. |
| | MANHOLE (EX.) |
| | UTILITY EASEMENT |
| | CENTER LINE OF ROAD |
| | ROAD RIGHT OF WAY |
| | PROPERTY LINE |
| | FIRE HYDRANT |
| | WATER VALVE |
| | THRUST BLOCK |
| | PROPOSED TOP OF CURB ELEV. |

| | | |
|---|---|---|
| | <p>REVISIONS</p> <p>3-15-22 M.U.P.U.D. SUBMITTAL</p> <p>4-29-22 M.U.P.U.D. REVISION</p> | <p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS</p> <p>2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office Ph. 269-781-9800</p> |
| | <p>HASLETT VILLAGE UTILITY PLAN</p> | |
| <p>SCALE: 1" = 60'</p> <p>DATE: 2-21-22</p> <p>AUTHORIZED BY: LAKE DRIVE GROUP, LLC</p> | <p>DESIGNER: GAP</p> <p>PROJECT MGR. GAP</p> | <p>APPROVED BY: GAP</p> <p>SHEET 4 OF 7</p> <p>JOB #: E-99148</p> |

HASLETT VILLAGE

HASLETT ROAD
(PUBLIC - 50' WIDE HALF-R.O.W.)

MARSH ROAD
(PUBLIC - R.O.W. WIDTH VARIES)



LEGEND

| | |
|-----|----------------------------|
| --- | EXT. CONTOURS |
| --- | EXT. WATER MAIN |
| --- | EXT. SANITARY SEWER |
| --- | EXT. STORM SEWER |
| --- | EXT. ELEVATIONS |
| --- | PROPOSED WATER MAIN |
| --- | PROPOSED SANITARY SEWER |
| --- | PROPOSED STORM SEWER |
| ○ | MANHOLE (NEW) |
| ○ | PROPOSED C.B. |
| ○ | MANHOLE (EX.) |
| --- | UTILITY EASEMENT |
| --- | CENTER LINE OF ROAD |
| --- | ROAD RIGHT OF WAY |
| --- | PROPERTY LINE |
| ⊕ | FIRE HYDRANT |
| ⊕ | WATER VALVE |
| ⊕ | THRUST BLOCK |
| ▲ | PROPOSED TOP OF CURB ELEV. |

LEGEND

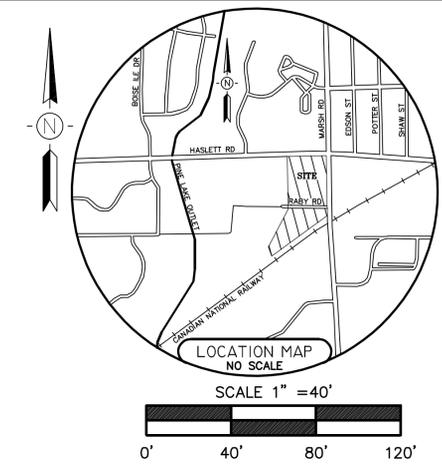
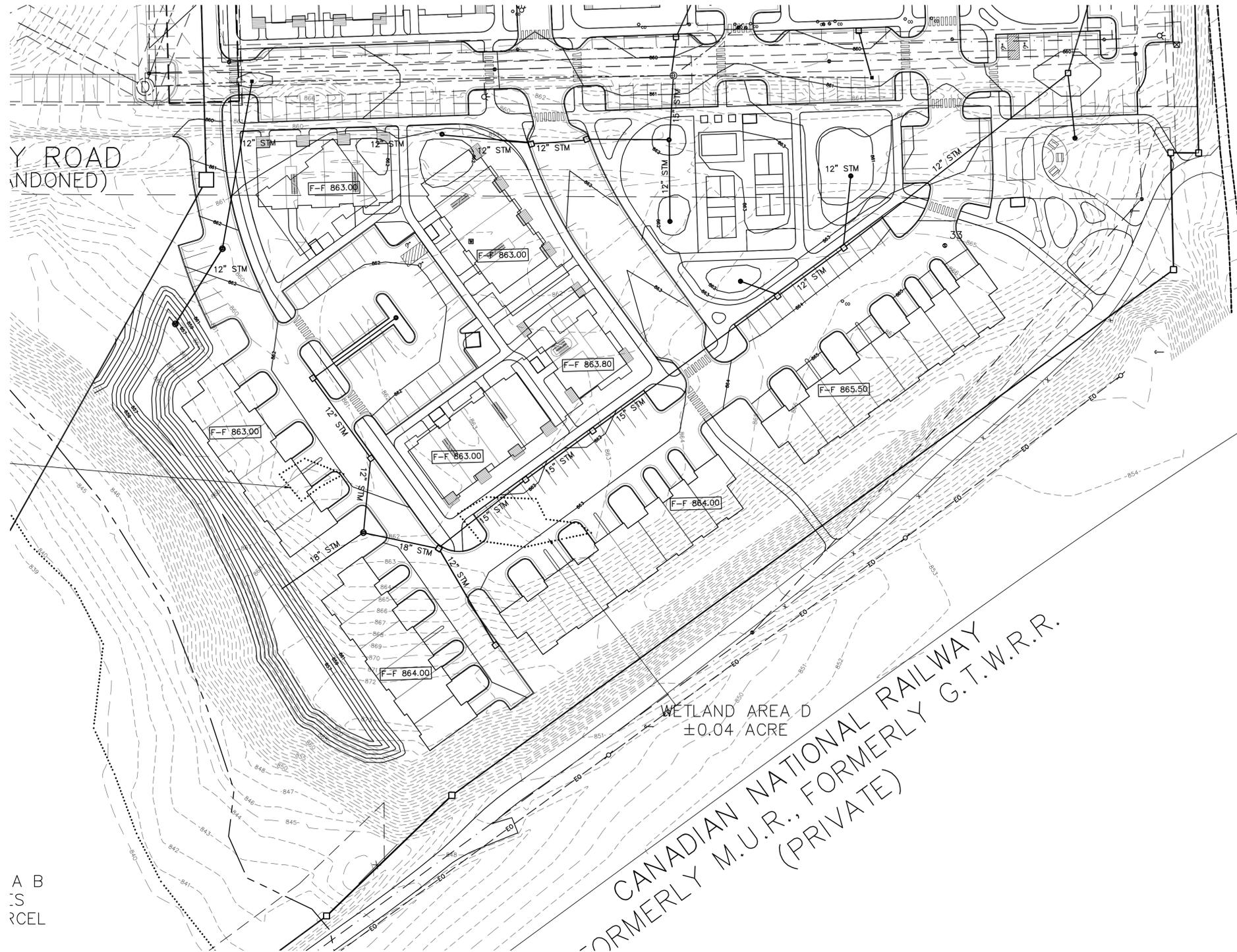
| | |
|-----|--------------------------------|
| --- | PROPOSED WATER MAIN |
| --- | PROPOSED SANITARY SEWER |
| --- | PROPOSED STORM SEWER |
| ⊕ | PROPOSED HYDRANT |
| ⊕ | PROPOSED GATE VALVE |
| ⊕ | PROPOSED SAN. M.H. |
| ⊕ | PROPOSED STORM M.H. |
| ⊕ | PROPOSED C.B. |
| ⊕ | PROPOSED GRADES |
| ⊕ | PROPOSED FIRST FLOOR ELEV. |
| ▲ | PROPOSED TOP OF CURB ELEV. |
| ▲ | PROPOSED TOP OF GROUND ELEV. |
| ▲ | PROPOSED TOP OF PAVT ELEV. |
| ▲ | PROPOSED TOP OF WALK ELEV. |
| ⊕ | DENOTES S.E.S.C. KEYING SYSTEM |



| | | | |
|---|------------------|---|--|
| REVISIONS 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION | | KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-338-1014 FAX: 517-338-8047 Marshall Office Ph. 269-781-9800 | |
| HASLETT VILLAGE STORM & GRADING PLAN - NORTH | | | |
| SCALE: 1" = 40' | DESIGNER: GAP | APPROVED BY: GAP | |
| DATE: 2-21-22 | PROJECT MGR. GAP | SHEET 5 OF 7 | |
| AUTHORIZED BY: LAKE DRIVE GROUP, LLC | | JOB #: E-99148 | |

SURVEY#

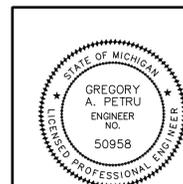
HASLETT VILLAGE



A B
C D
1 2
3 4

| LEGEND | |
|--------|----------------------------|
| | EXT. CONTOURS |
| | EXT. WATER MAIN |
| | EXT. SANITARY SEWER |
| | EXT. STORM SEWER |
| | EXT. ELEVATIONS |
| | PROPOSED WATER MAIN |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | MANHOLE (NEW) |
| | PROPOSED C.B. |
| | MANHOLE (EX.) |
| | UTILITY EASEMENT |
| | CENTER LINE OF ROAD |
| | ROAD RIGHT OF WAY |
| | PROPERTY LINE |
| | FIRE HYDRANT |
| | WATER VALVE |
| | THRUST BLOCK |
| | PROPOSED TOP OF CURB ELEV. |

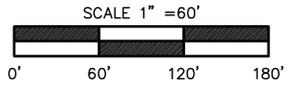
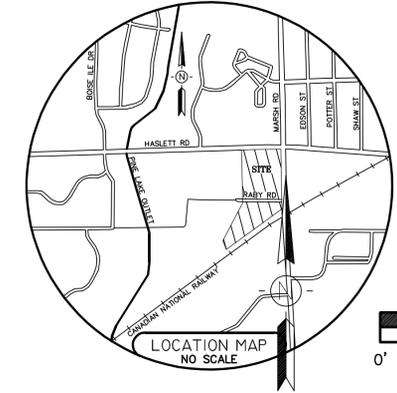
| LEGEND | |
|--------|--------------------------------|
| | PROPOSED WATER MAIN |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | PROPOSED HYDRANT |
| | PROPOSED GATE VALVE |
| | PROPOSED SAN. M.H. |
| | PROPOSED STORM M.H. |
| | PROPOSED C.B. |
| | PROPOSED GRADES |
| | PROPOSED FIRST FLOOR ELEV. |
| | PROPOSED TOP OF CURB ELEV. |
| | PROPOSED TOP OF GROUND ELEV. |
| | PROPOSED TOP OF PAVT ELEV. |
| | PROPOSED TOP OF WALK ELEV. |
| | DENOTES S.E.S.C. KEYING SYSTEM |



| REVISIONS | | |
|-----------|----------------------|--|
| 3-15-22 | M.U.P.U.D. SUBMITTAL | |
| 4-29-22 | M.U.P.U.D. REVISION | |

| | |
|---|---|
| KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800 | |
| HASLETT VILLAGE STORM & GRADING PLAN - SOUTH | |
| SCALE: 1" = 40' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC | DESIGNER: PROJECT MGR. GAP SHEET 6 OF 7 JOB #: E-99148 |
| APPROVED BY: GAP | |

HASLETT VILLAGE



SITE DATA

PROPOSED M.U.P.U.D.
 TOTAL SITE AREA = 829,215 SF = 19.04 ACRES

EXISTING IMPERVIOUS AREA: 360,707 SF
 EXISTING PERVIOUS AREA: 468,505 SF
 EXISTING OPEN SPACE: 468,505 / 829,215 = 56.50%

OPEN SPACE CALCULATION:
 PROPOSED IMPERVIOUS AREA: 462,296 SF
 PROPOSED PERVIOUS AREA: 366,919 SF
 PROPOSED OPEN SPACE: 366,919 / 829,215 = 44.25%

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- PROPOSED GRADES
- PROPOSED FIRST FLOOR ELEV.
- ▲ T/C 800.00
- ▲ T/G 800.00
- ▲ T/P 800.00
- ▲ T/W 800.00
- DENOTES S.E.S.C. KEYING SYSTEM

LEGEND

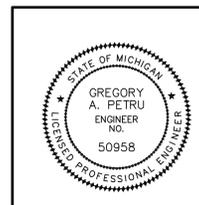
- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲ T/C 800.00
- ▲ PROPOSED TOP OF CURB ELEV.

WETLAND AREA E
±0.01 ACRE

WETLAND AREA D
±0.04 ACRE

WETLAND AREA B
±2.71 ACRES
CROSSING PARCEL

CANADIAN NATIONAL RAILWAY
FORMERLY M.U.R., FORMERLY G.T.W.R.R.
(PRIVATE)



| | |
|---|---|
| REVISIONS 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION | KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800 |
| | HASLETT VILLAGE OPEN SPACE PLAN |
| SCALE: 1" = 60" DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC | DESIGNER: PROJECT MGR. SHEET 7 OF 7 JOB #: E-99148 |

SURVEY#



INTEGRATED ARCHITECTURE
840 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

CONTEXT SITE PLAN

HASLETT VILLAGE DEVELOPMENT
HASLETT, MI

MUPUD APPLICATION
29 APRIL 2022

TABLE OF CONTENTS

CONTEXT SITE MAP _____ 2

SITE PLAN CONCEPTS _____ 3

SITE LANDSCAPE CONCEPTS _____ 4

SITE AMENITY INFORMATION _____ 5-7

SITE LIGHTING PHOTOMETRIC _____ 8

CONCEPTUAL ELEVATIONS _____ 9-18

CONCEPTUAL BUILDING PLANS _____ 19-23

SITE SIGNAGE LOCATIONS _____ 24

AMENITY & SIGNAGE DETAILS _____ 25

PROJECT MATERIALS LIST _____ 26

MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: *SP Holding Company LLC*
PREPARED BY: *Integrated Architecture*

PROJECT NO: 20210604

HASLETT VILLAGE



INTEGRATED
ARCHITECTURE

840 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

CONTEXT SITE PLAN

LAKE LANSING

LAKE DR

HASLETT ROAD

**HASLETT
VILLAGE**

Haslett

INTER-URBAN PATHWAY

MARSH ROAD

scale: 1" = 400'-0" 
0' 200' 400' 800'

MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

© 2020 Integrated Architecture. All rights reserved. No part of this document may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without the prior written permission of Integrated Architecture.

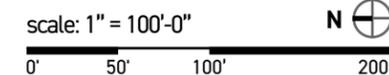
ARCHITECTURAL SITE PLAN

KEYPLAN

- TRASH LOCATIONS
(DETAILS ON PG.18)
- BIKE PARKING
*(43 SPACES MINIMUM)
(72 SPACES SHOWN)*

| RESIDENTIAL BREAKDOWN | | | | | | | |
|-----------------------|---------------|-------------------|-----|-----|-----|------------|-------------|
| BUILDING | BLDG TYPE | UNIT DISTRIBUTION | | | | UNIT TOTAL | BLDG AREA |
| | | STU. | 1BR | 2BR | 3BR | | |
| A | APARTMENTS | 4 | 38 | 15 | - | 57 | 48,000 GSF |
| B1 | STACKED FLATS | - | 12 | - | - | 12 | 9,020 GSF |
| B2 | STACKED FLATS | - | 12 | - | - | 12 | 9,020 GSF |
| C1 | STACKED FLATS | - | - | 12 | - | 12 | 12,100 GSF |
| C2 | STACKED FLATS | - | - | 12 | - | 12 | 12,100 GSF |
| C3 | STACKED FLATS | - | - | 12 | - | 12 | 12,100 GSF |
| C4 | STACKED FLATS | - | - | 12 | - | 12 | 12,100 GSF |
| C5 | STACKED FLATS | - | - | 12 | - | 12 | 12,100 GSF |
| C6 | STACKED FLATS | - | - | 12 | - | 12 | 10,370 GSF |
| D1 | STACKED FLATS | - | 3 | 6 | 3 | 12 | 10,370 GSF |
| D2 | STACKED FLATS | - | 3 | 6 | 3 | 12 | 10,370 GSF |
| D3 | STACKED FLATS | - | 3 | 6 | 3 | 12 | 10,370 GSF |
| E1 | STACKED FLATS | - | 24 | - | - | 24 | 18,660 GSF |
| E2 | STACKED FLATS | - | 24 | - | - | 24 | 18,660 GSF |
| E3 | STACKED FLATS | - | 24 | - | - | 24 | 18,660 GSF |
| F1 | TOWNHOUSE | - | - | 4 | 2 | 6 | 10,800 GSF |
| F2 | TOWNHOUSE | - | - | 4 | 2 | 6 | 10,800 GSF |
| G1 | TOWNHOUSE | - | - | 6 | 2 | 8 | 14,600 GSF |
| G2 | TOWNHOUSE | - | - | 6 | 2 | 8 | 14,600 GSF |
| TOTAL | | 4 | 143 | 125 | 17 | 289 | 274,800 GSF |
| | | | 1% | 49% | 43% | 6% | |

| COMMERCIAL BREAKDOWN | | |
|----------------------|------------------|------------|
| BUILDING | BLDG TYPE | BLDG AREA |
| H | RETAIL | 14,000 GSF |
| I | RETAIL/COMMUNITY | 7,750 GSF |



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

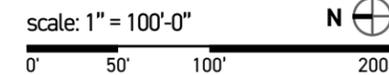
APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture
PROJECT NO: 20210604

HASLETT VILLAGE

TREE LAYOUT SITE PLAN

NOTE**
97 CANOPY TREES REQUIRED
111 CANOPY TREES PROVIDED

NOTE***
ADDITIONAL LANDSCAPING REPRESENTED IS CONCEPTUAL. FINAL DESIGN AND COUNTS TBD. FINAL LANDSCAPE DESIGN TO ADHERE TO ALL DESIGN STANDARDS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VIII (OFF-STREET PARKING AND LOADING) 86-758 LANDSCAPING.



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

SITE AMENITY DIAGRAM

TIER 3 AMENITIES

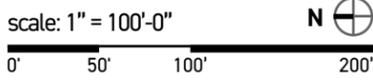
- 1** TRAILHEAD / DOG PARK / PAVILION
RESTROOMS AND FACILITY SUPPORT

TIER 2 AMENITIES

- 2** ELECTRIC CAR CHARGING STATION
- 3** PUBLIC OUTDOOR SEATING PLAZA
- 4** DWELLING UNIT TYPES
MAX 50% 1BR UNITS

TIER 1 AMENITIES

- 5** GREEN SPACE
EXCEEDING PERMEABLE SURFACE REGULATION BY 10%
- 6** LOW-FLOW PLUMBING FIXTURES
- 7** WIRELESS ACCESS POINTS
AVAILABLE THROUGHOUT DEVELOPMENT
- 8** DECORATIVE LIGHTING
ALONG PUBLIC STREETS, INTERNAL DRIVES, & PARKING



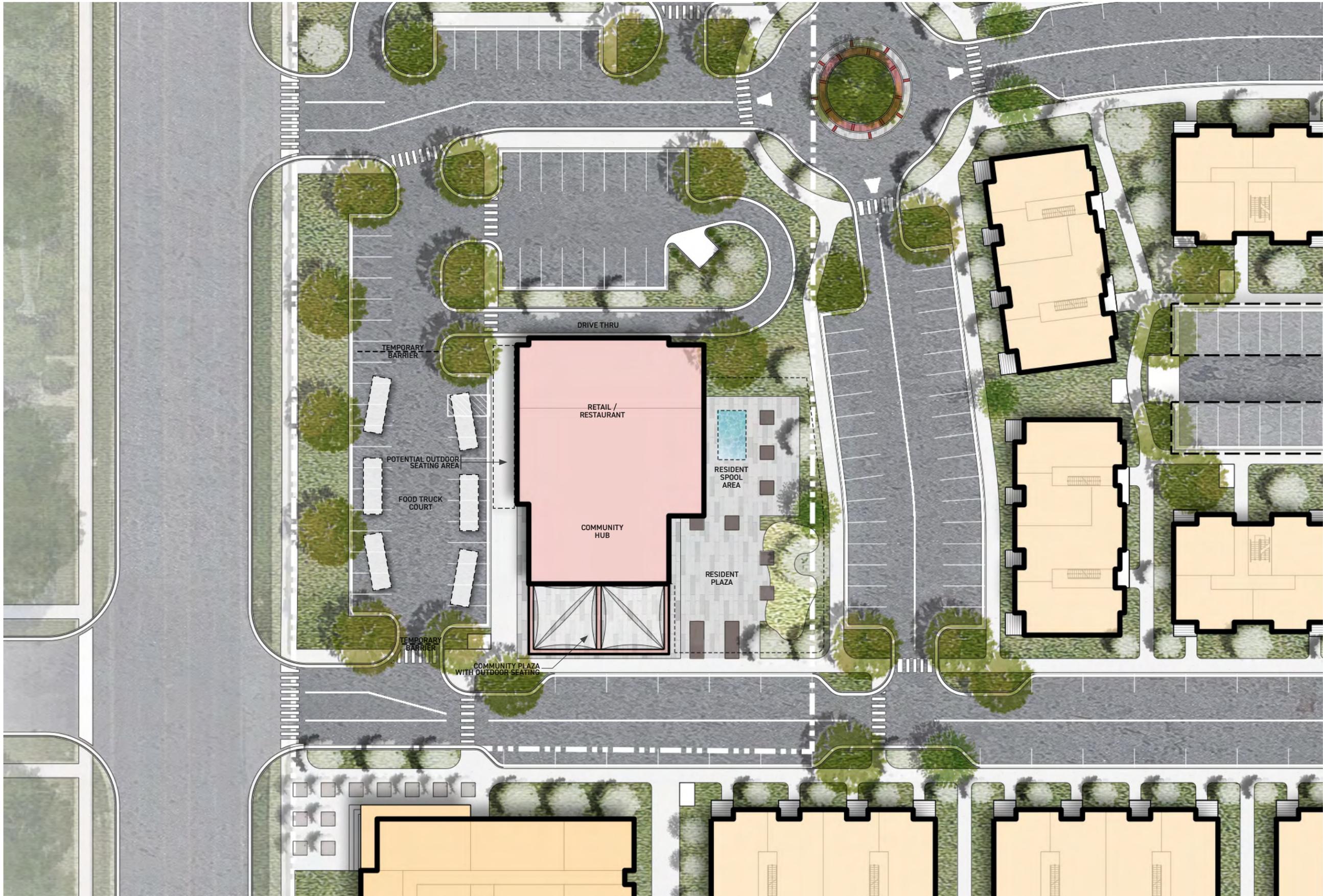
MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture
PROJECT NO: 20210604

HASLETT VILLAGE

© 2020 Integrated Architecture. All rights reserved. No part of this document may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without the prior written permission of Integrated Architecture.

ENLARGED SITE PLAN
COMMUNITY HUB



scale: 1" = 40'-0"

0' 20' 40' 80'

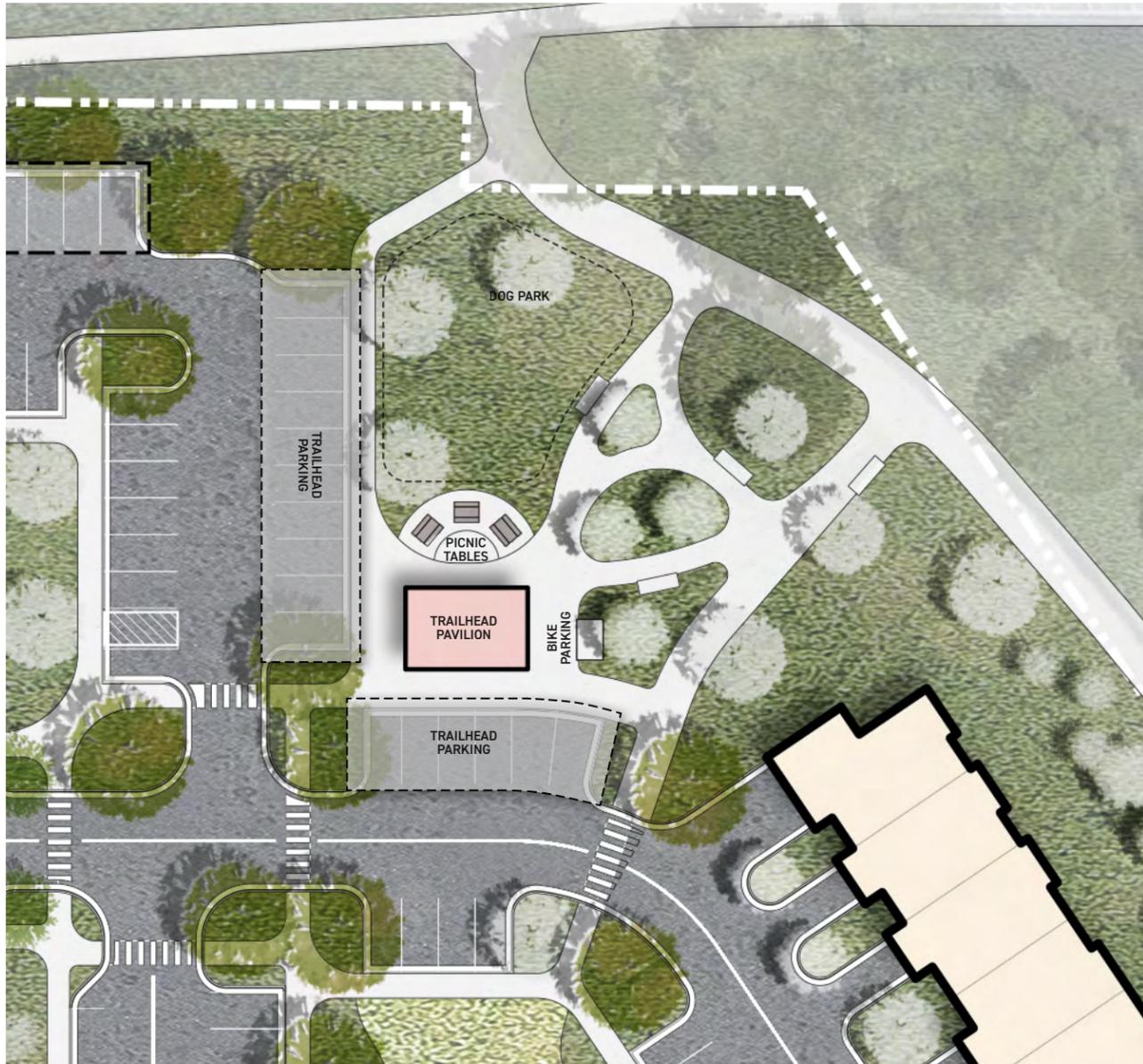
N

MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE



ENLARGED SITE PLAN
TRAILHEAD PARK



scale: 1" = 40'-0"

0' 20' 40' 80'

N

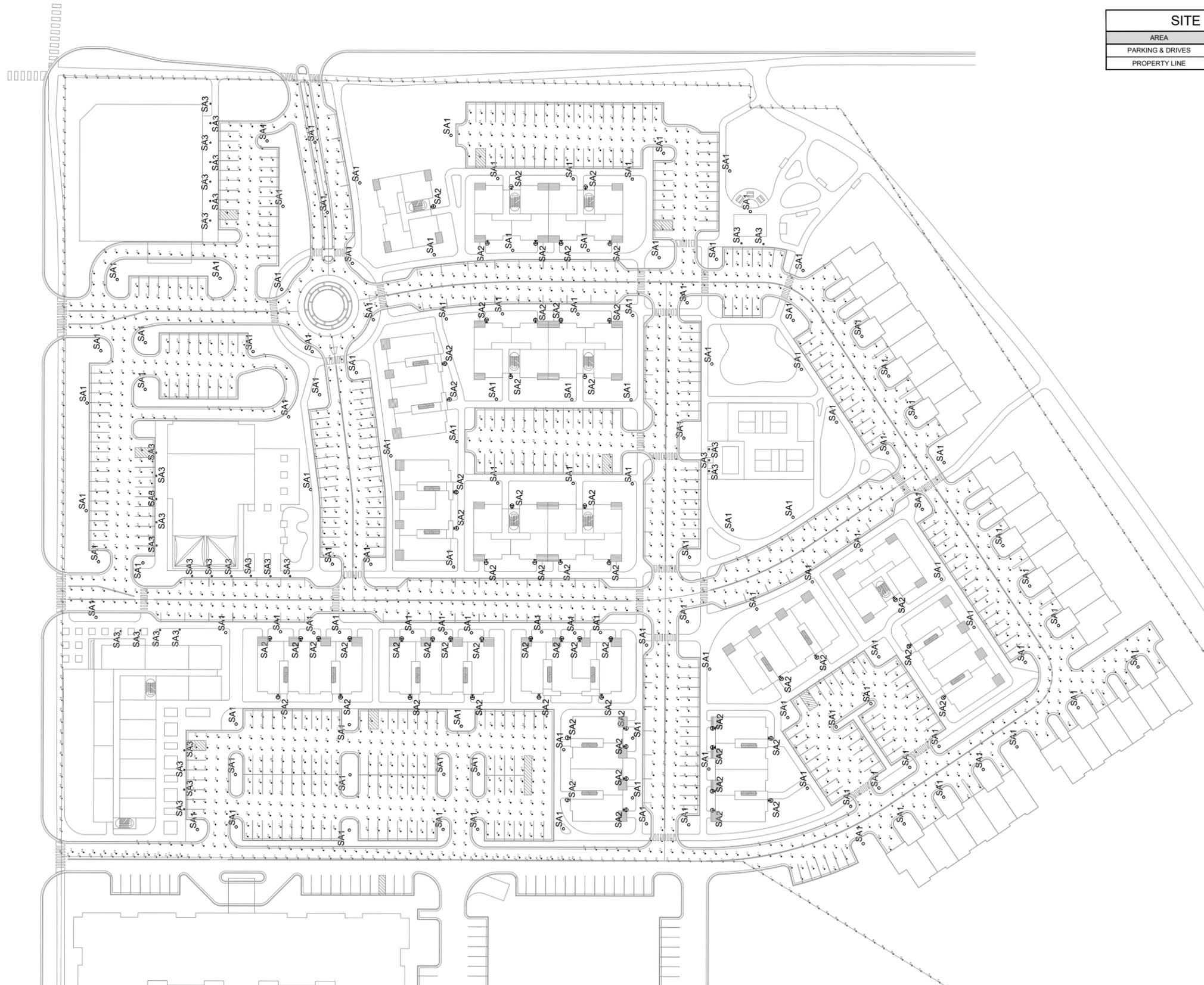
MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture
PROJECT NO: 20210604

HASLETT VILLAGE

| SITE LIGHTING FIXTURE SCHEDULE | | | | | | | | | | |
|--------------------------------|--------------|-----------------------------------|---|----------|---------|--------|-------|-----------|---------|----------|
| TYPE | MANUFACTURER | PART # | DESCRIPTION | MOUNTING | LAMP(S) | LUMENS | WATTS | VOLTAGE | DIMMING | NOTES |
| SA1 | HESS | AV650 360L NW UNV A 12S S XX DIM | POLE TOP LED HEAD, 12' POLE, 4000K, DIMMING | POLE | LED | 3080 | 54.2 | 120 / 277 | 0 - 10V | OR EQUAL |
| SA2 | HESS | VL220 LED NW UNV W N MB-27 XX DIM | LED WALL SCENCE, 4000K, DIMMING, DOWNLIGHT ONLY | WALL | LED | 2985 | 24.7 | 120 / 277 | 0 - 10V | OR EQUAL |
| SA3 | HESS | CN900 LED NW UNV D XX DIM | LED BOLLARD, 3FT TALL, 4000K, DIMMING | GROUND | LED | 460 | 19 | 120 / 277 | 0 - 10V | OR EQUAL |

| SITE PHOTOMETRIC STATISTICS | | | | | |
|-----------------------------|-----------|-----------|-----------|---------|---------|
| AREA | AVG. (fc) | MAX. (fc) | MIN. (fc) | MAX-MIN | AVG-MIN |
| PARKING & DRIVES | 0.5 | 1.6 | 0.0 | N/A | N/A |
| PROPERTY LINE | 0.0 | 0.4 | 0.0 | N/A | N/A |



LIGHTING SPECIFICATION
(BASIS OF DESIGN)



SA1
AVALON 650 LED (12 FT TALL POLE)



SA2
VARELLO 220 LED (21" TALL)



SA3
CENTO 900 LED (3FT TALL)

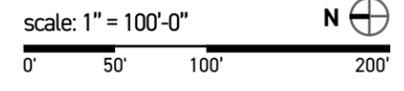


LANDSCAPE UPLIGHT
WAC LIGHTING LED FLOOD LIGHT



INTEGRATED ARCHITECTURE
840 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

SITE PLAN PHOTOMETRIC



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: E3M SOLUTIONS
PROJECT NO: 20210604

HASLETT VILLAGE

© 2020 Integrated Architecture. All rights reserved. No part of this document may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without the prior written permission of Integrated Architecture.

**CONCEPTUAL ELEVATIONS
BUILDING – A1**

NOTE**
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, CR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



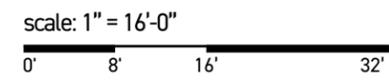
NORTH ELEVATION

STOREFRONT GLAZING SYSTEM PLANTER ARCHITECTURAL CMU TYPE - B ARCHITECTURAL CMU TYPE - A CAST-IN-PLACE CONCRETE PORCH



WEST ELEVATION

PLANTER ARCHITECTURAL CMU TYPE - B ARCHITECTURAL CMU TYPE - A STOREFRONT GLAZING SYSTEM



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

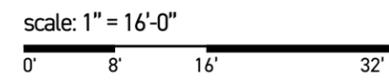
**CONCEPTUAL ELEVATIONS
BUILDING – A1**



ARCHITECTURAL CMU TYPE - B
ARCHITECTURAL CMU TYPE - A
RESIDENTIAL ENTRANCE



PLANTER
ARCHITECTURAL CMU TYPE - B
ARCHITECTURAL CMU TYPE - A
CAST-IN-PLACE CONCRETE PORCH



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: *SP Holding Company LLC*
PREPARED BY: *Integrated Architecture*

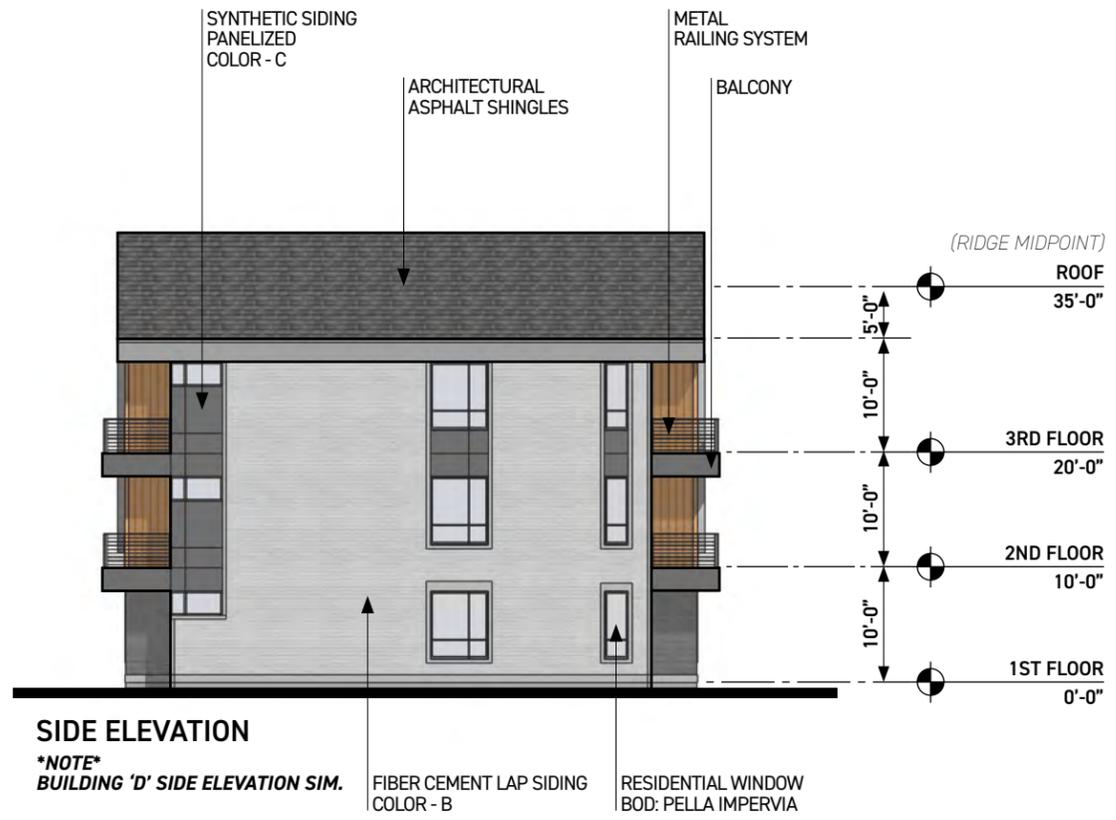
PROJECT NO: 20210604

HASLETT VILLAGE

CONCEPTUAL ELEVATIONS
 BUILDING – B (TYPICAL)



FRONT ELEVATION

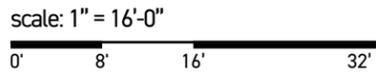


SIDE ELEVATION

NOTE
 BUILDING 'D' SIDE ELEVATION SIM.



BACK ELEVATION



MUPUD SUBMITTAL
 1621 Haslett Road
 Haslett, MI 48840
 APRIL 25, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture
PROJECT NO: 20210604

HASLETT VILLAGE

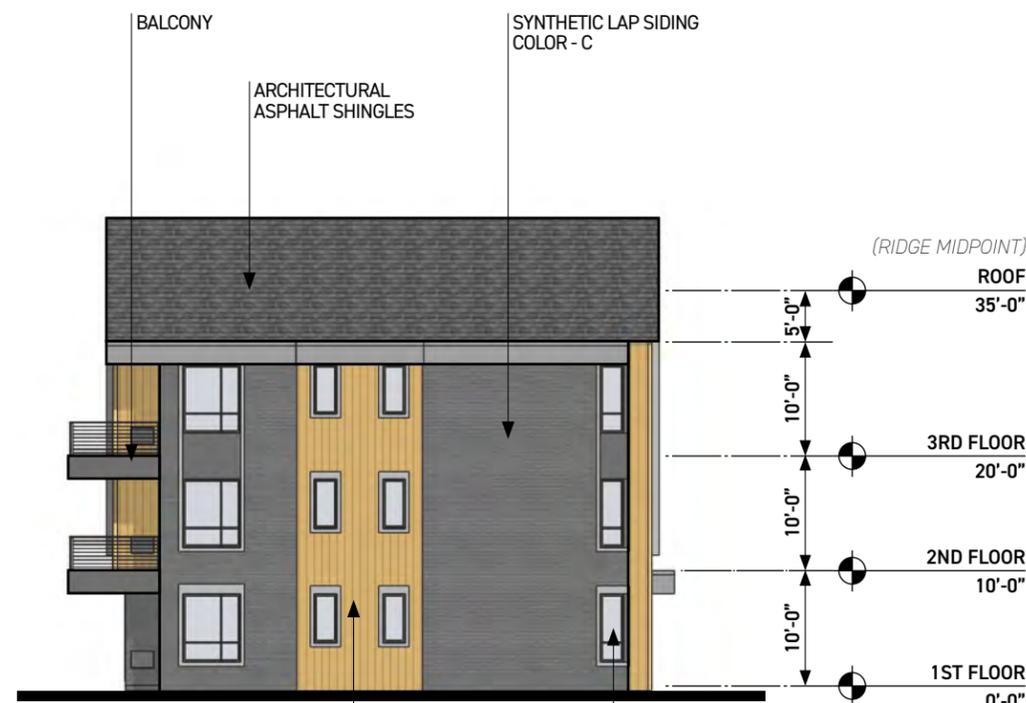
CONCEPTUAL ELEVATIONS
BUILDING – C (TYPICAL)



FRONT ELEVATION

BUILDING ADDRESS SIGN
8" TALL LETTERS (TYP)

MODULAR BRICK
RUNNING BOND



SIDE ELEVATION

SYNTHETIC SIDING
BOARD & BATTEN
COLOR - D

RESIDENTIAL WINDOW
BOD: PELLA IMPERVIA

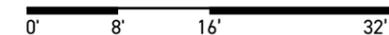


BACK ELEVATION

RESIDENTIAL WINDOW
BOD: PELLA IMPERVIA

SYNTHETIC LAP SIDING
COLOR - C

scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

APRIL 25, 2022

APPLICANT: SP Holding Company LLC

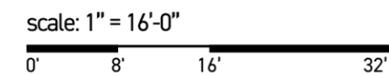
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

CONCEPTUAL ELEVATIONS
BUILDING – D (TYPICAL)

NOTE
SIDE ELEVATION SIM. TO BUILDING 'B'



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

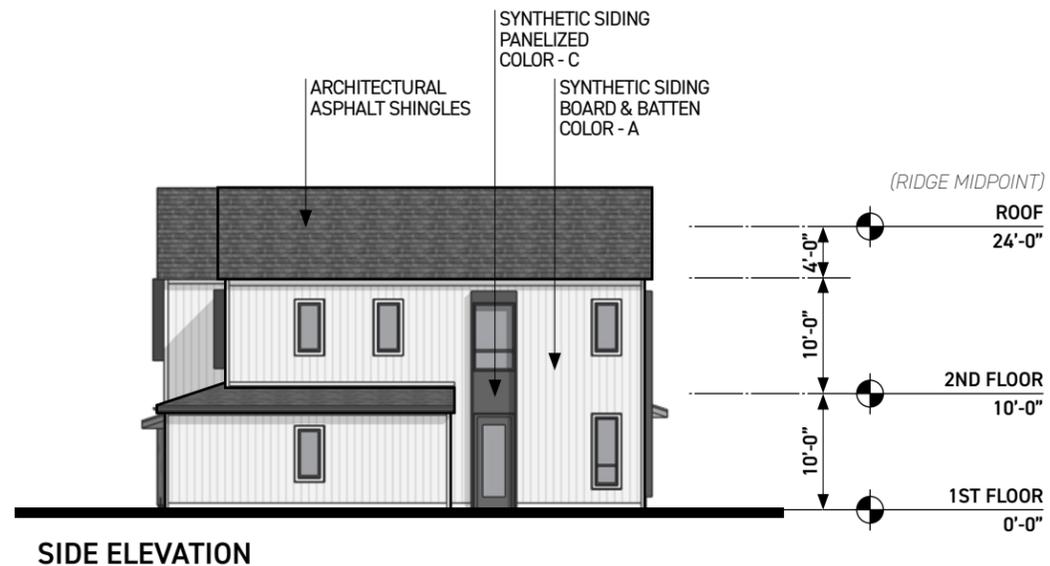
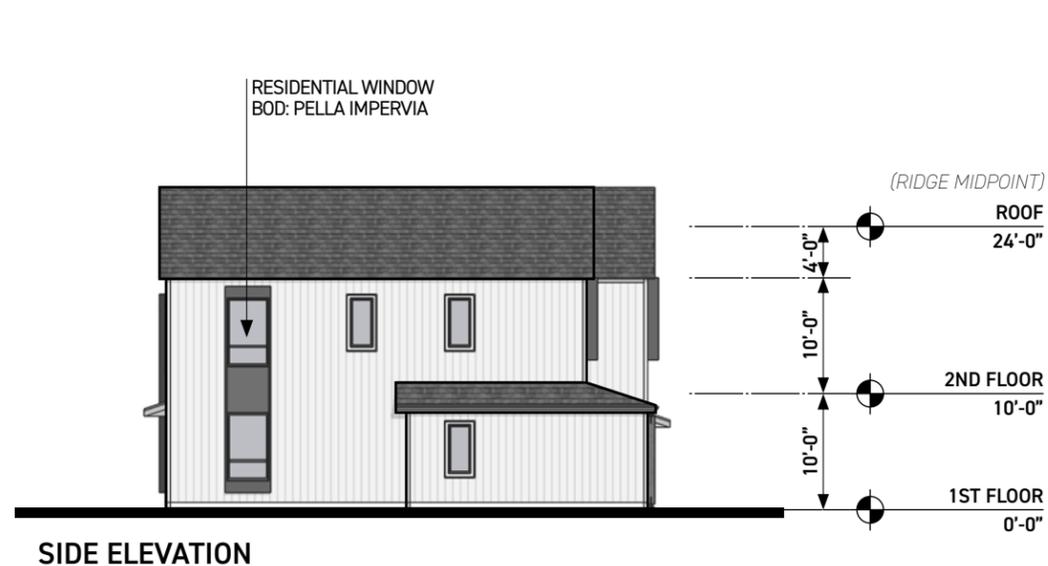
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

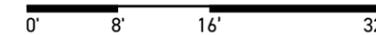
PROJECT NO: 20210604

HASLETT VILLAGE

CONCEPTUAL ELEVATIONS
BUILDING – E (TYPICAL)



scale: 1" = 16'-0"



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

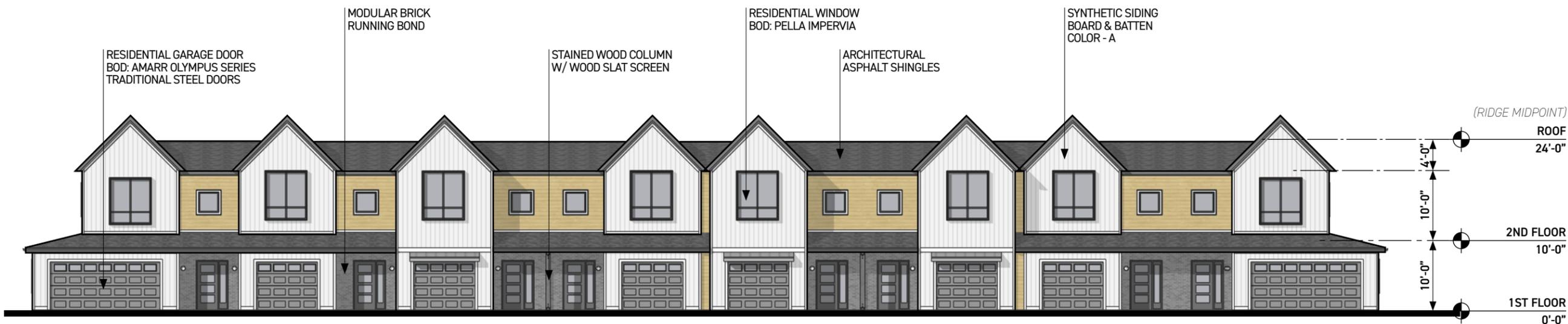
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

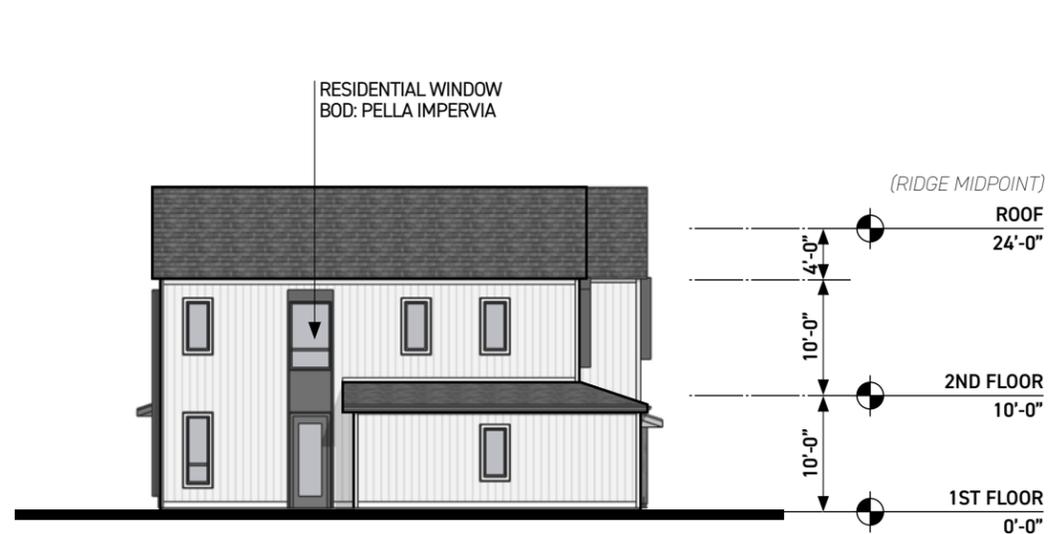
CONCEPTUAL ELEVATIONS
BUILDING – F (TYPICAL)



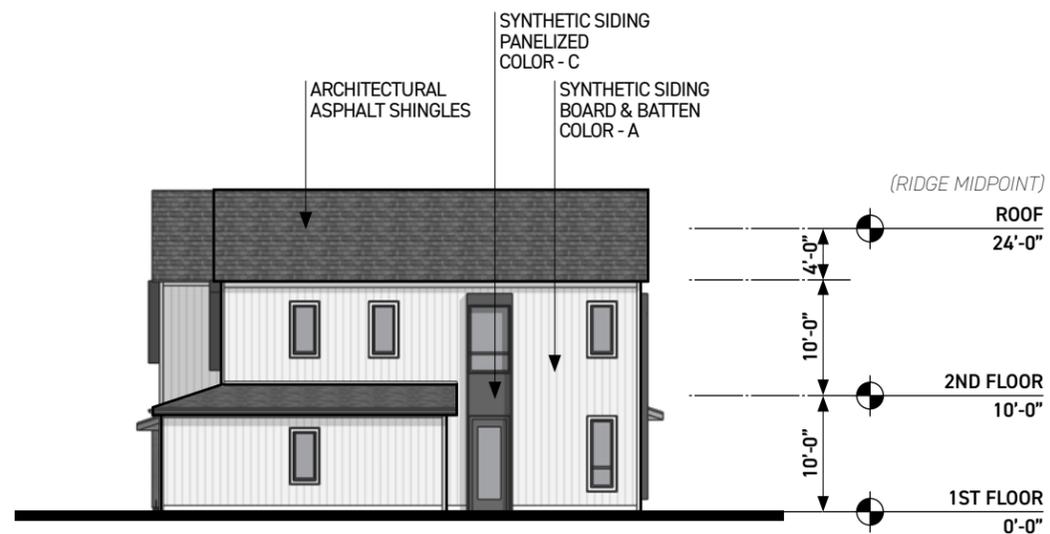
FRONT ELEVATION



BACK ELEVATION

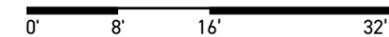


SIDE ELEVATION



SIDE ELEVATION

scale: 1" = 16'-0"



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

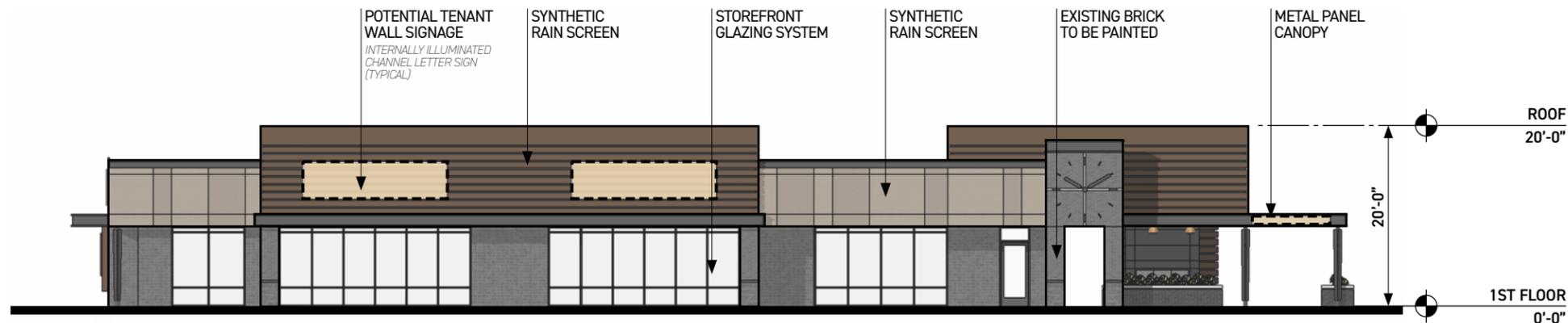
**CONCEPTUAL ELEVATIONS
BUILDING – G**

NOTE*
FINAL DESIGN TBD

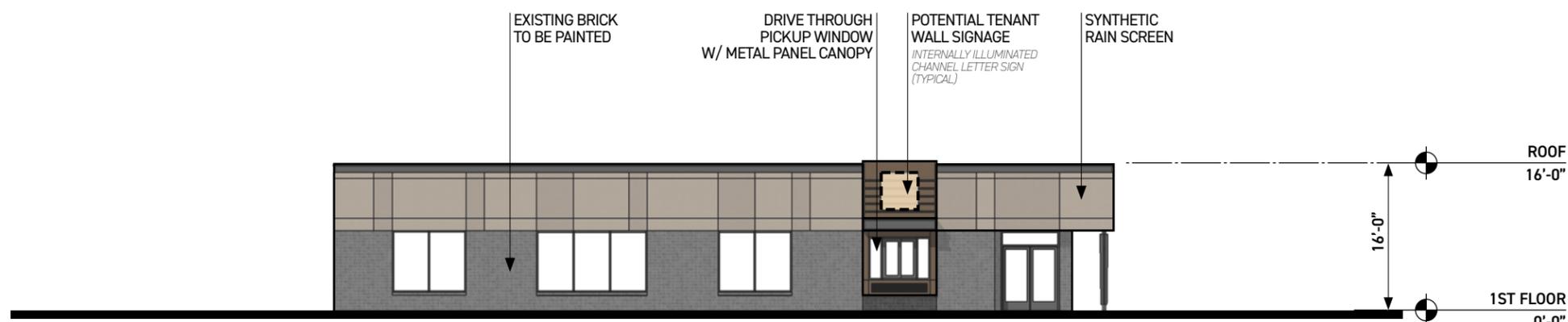
NOTE**
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, CR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



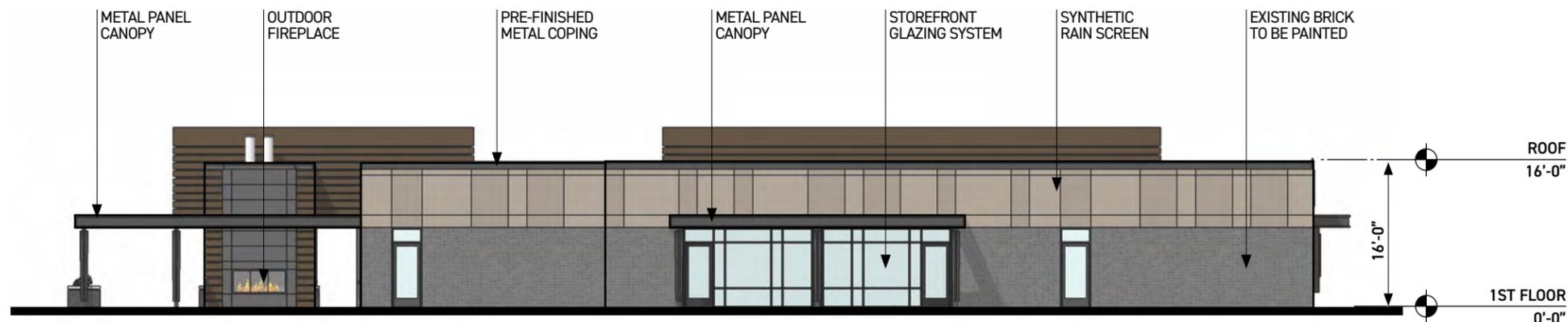
NOTE***
PROPOSED DESIGN TO ADHERE TO ALL DESIGN STANDARDS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE IV (DISTRICT REGULATIONS) 86-404 C-2 COMMERCIAL DISTRICT.



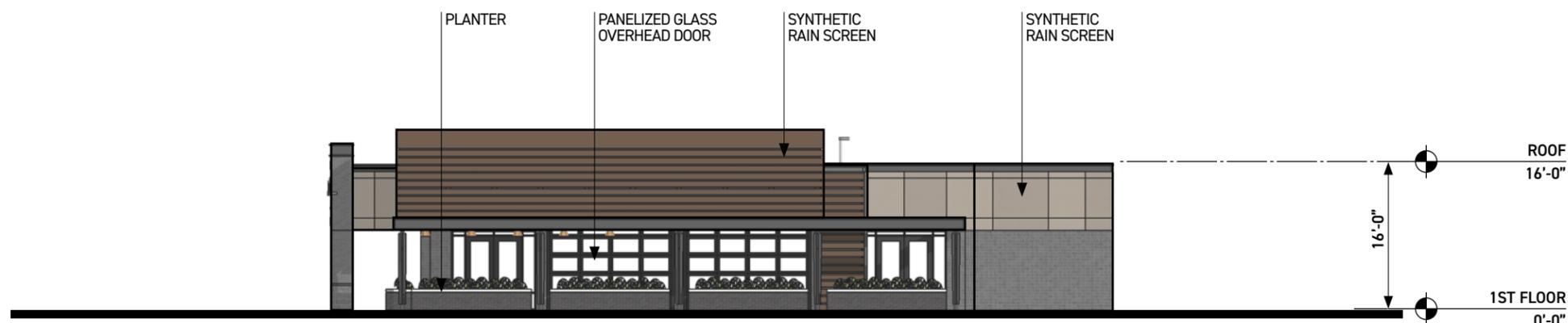
NORTH ELEVATION



EAST ELEVATION

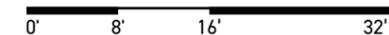


SOUTH ELEVATION



WEST ELEVATION

scale: 1" = 16'-0"



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

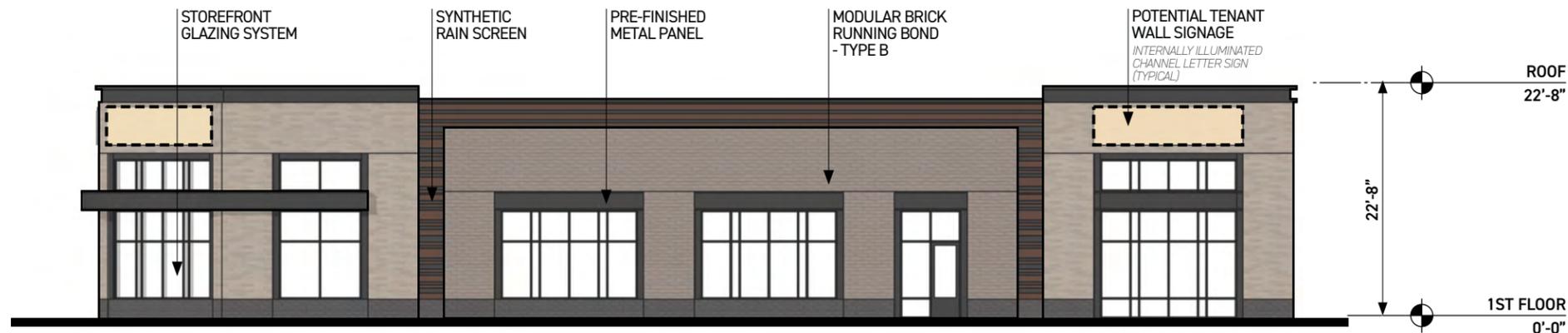
**CONCEPTUAL ELEVATIONS
BUILDING – H**

NOTE*
FINAL DESIGN TBD

NOTE**
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, CR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



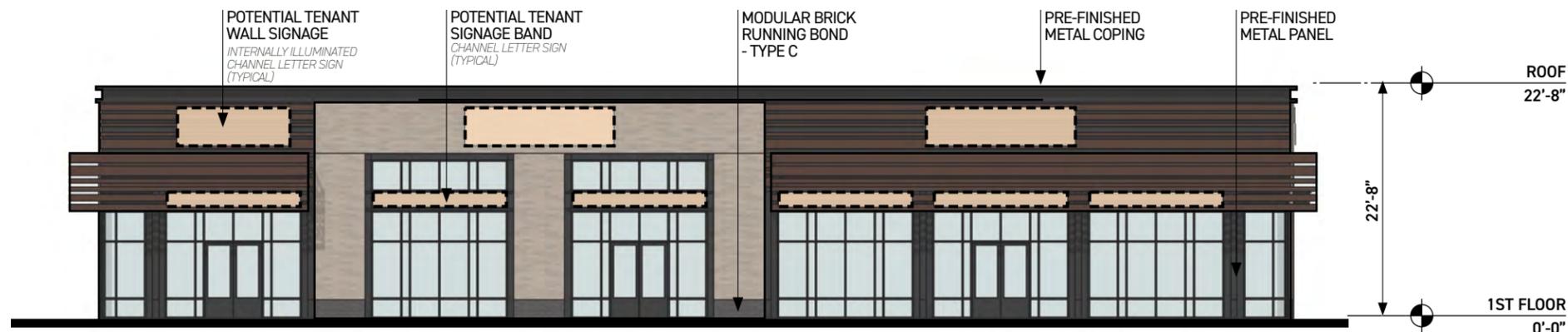
NOTE***
PROPOSED DESIGN TO ADHERE TO ALL DESIGN STANDARDS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE IV (DISTRICT REGULATIONS) 86-404 C-2 COMMERCIAL DISTRICT.



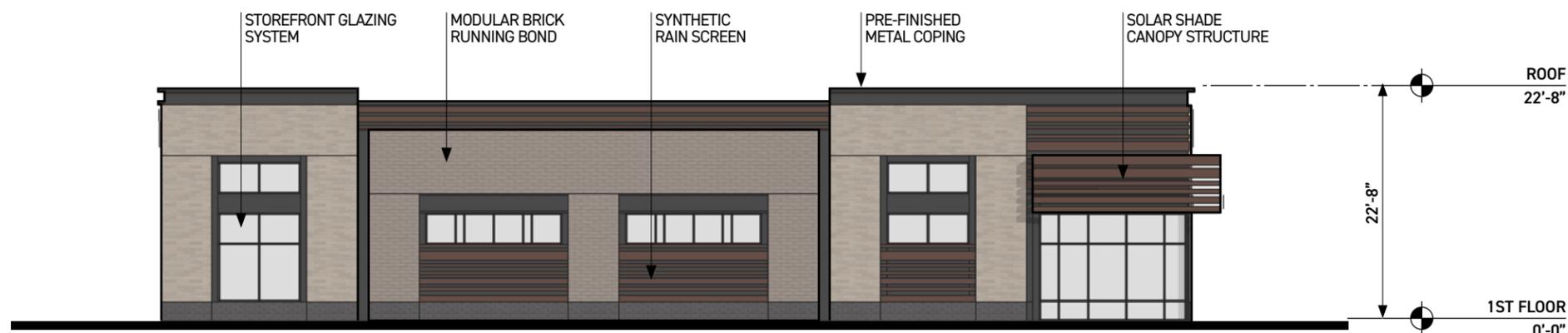
NORTH ELEVATION



EAST ELEVATION

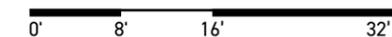


SOUTH ELEVATION



WEST ELEVATION

scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

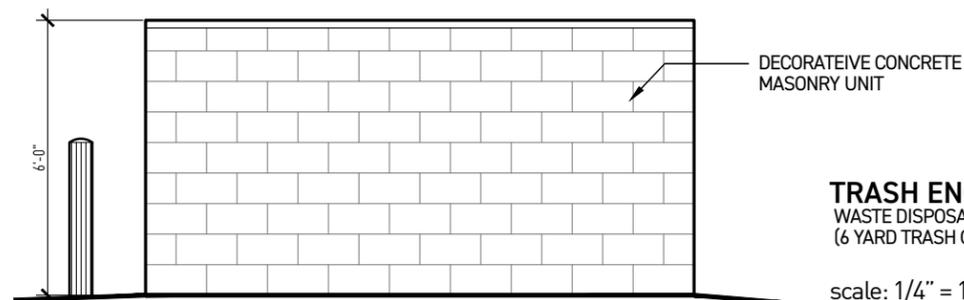
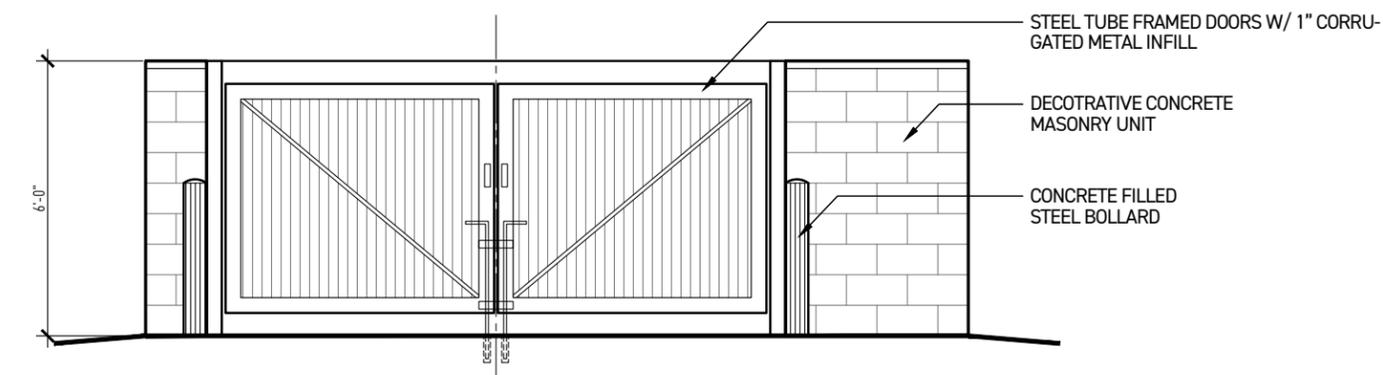
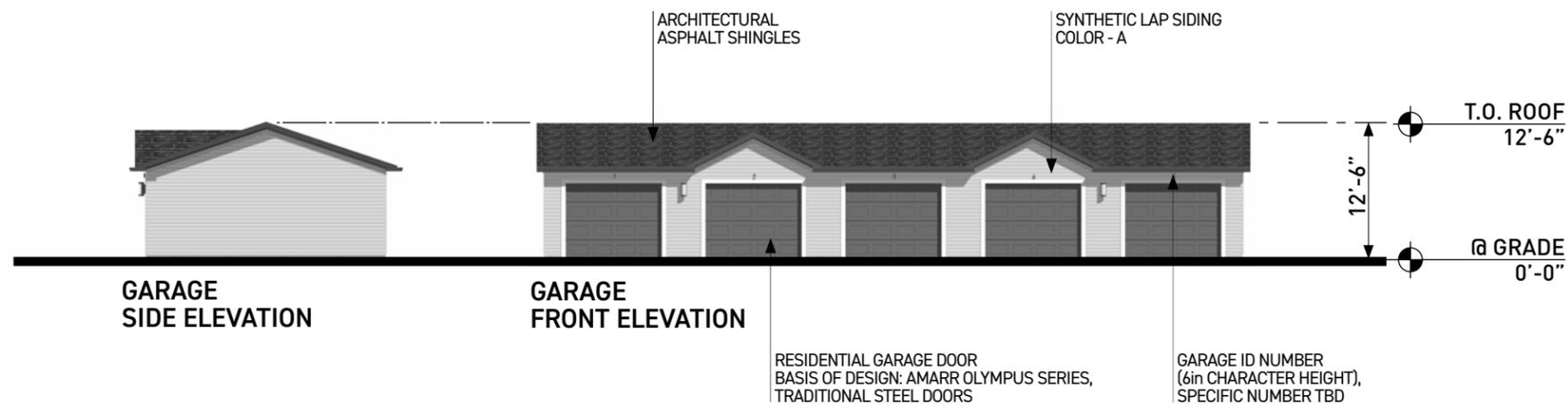
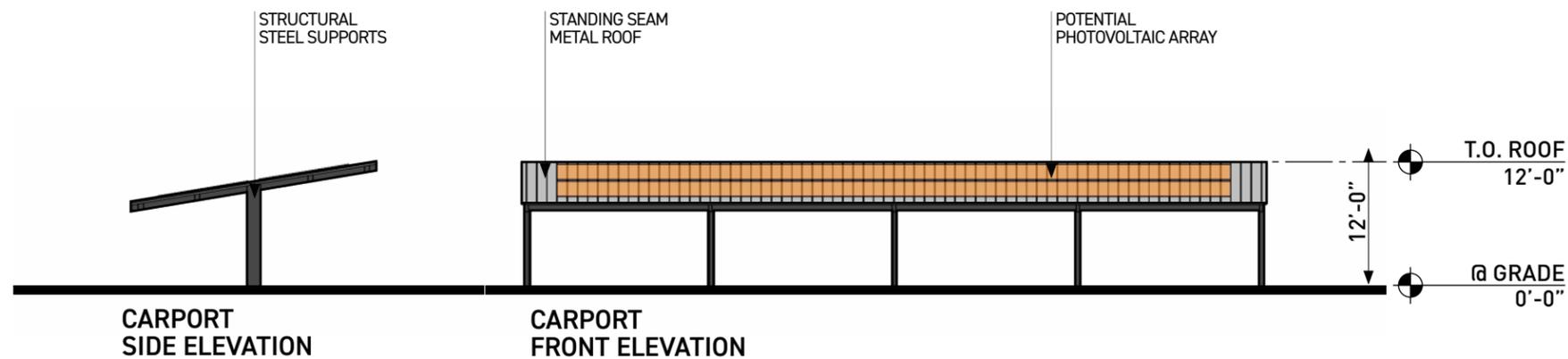
APRIL 25, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

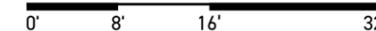
HASLETT VILLAGE



TRASH ENCLOSURE ELEVATIONS
WASTE DISPOSAL SYSTEM
(6 YARD TRASH CONTAINERS AND SMALLER BINS)

scale: 1/4" = 1'-0"

scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

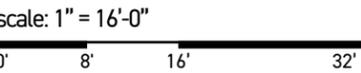
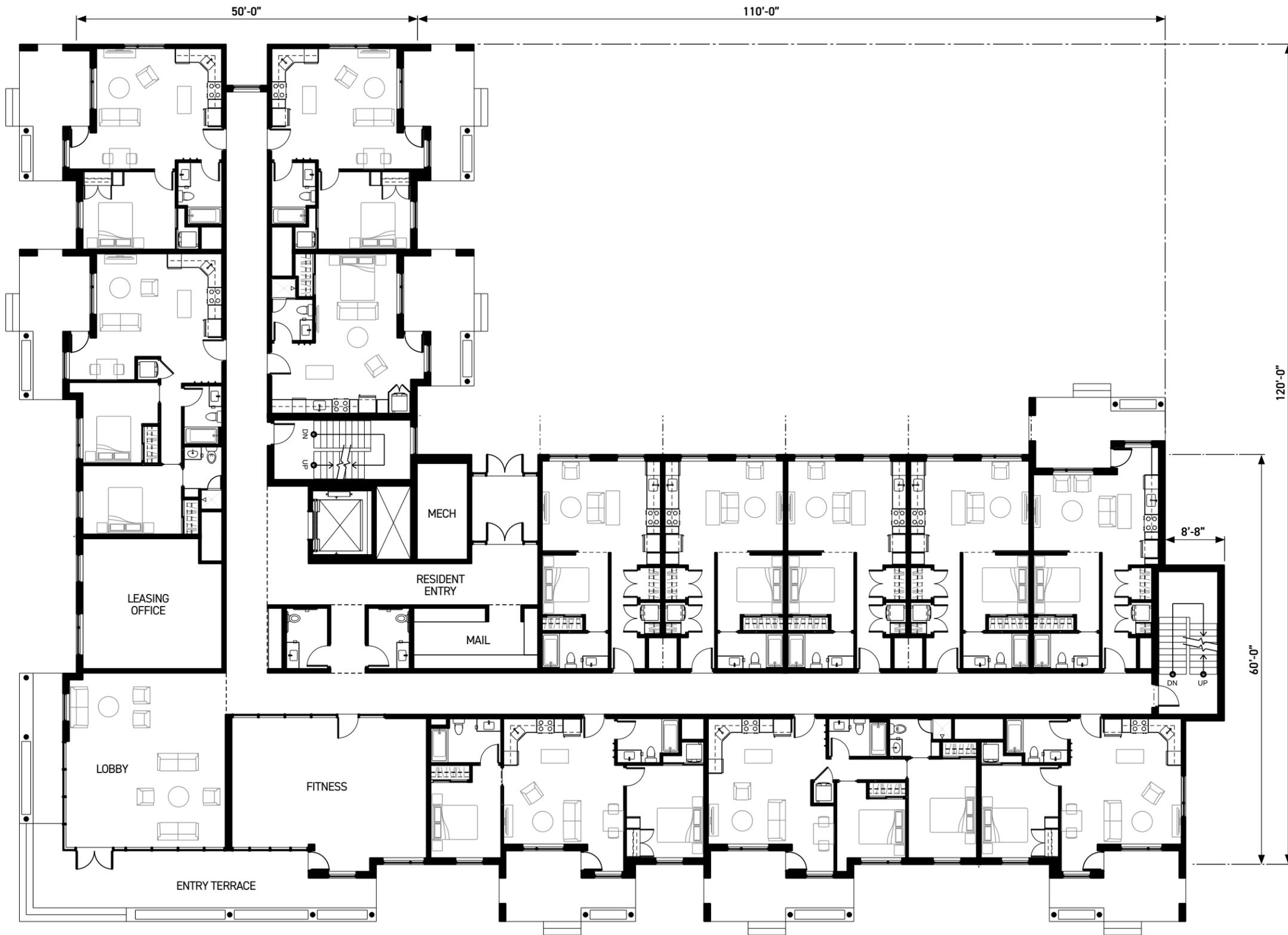
APRIL 25, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

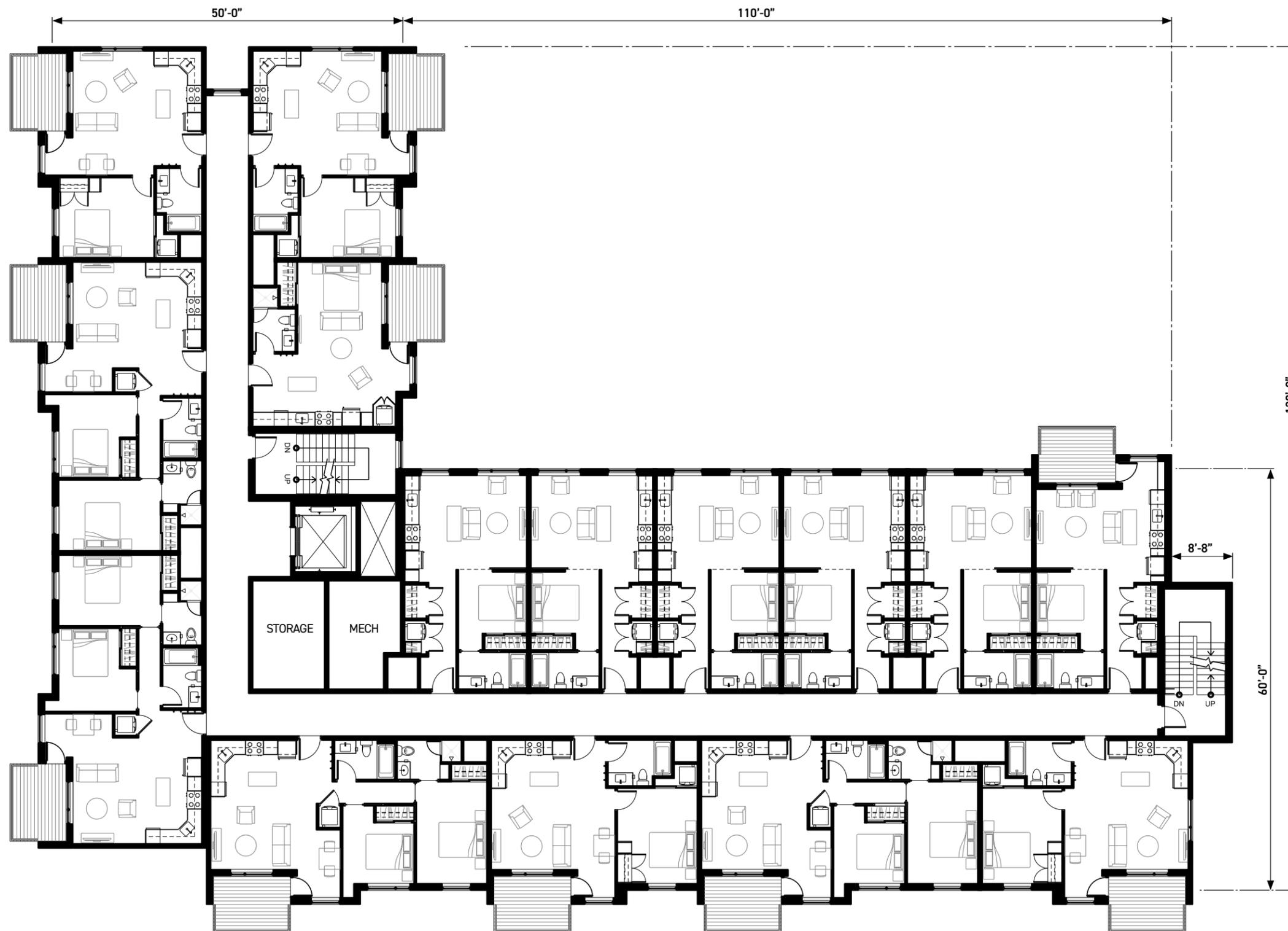


MUPUD SUBMITTAL
 1621 Haslett Road
 Haslett, MI 48840
 APRIL 25, 2022

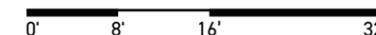
BUILDING – A (LEVEL 1)
 57 UNITS

APPLICANT: SP Holding Company LLC
 PREPARED BY: Integrated Architecture
 PROJECT NO: 20210604

HASLETT VILLAGE



scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

APRIL 25, 2022

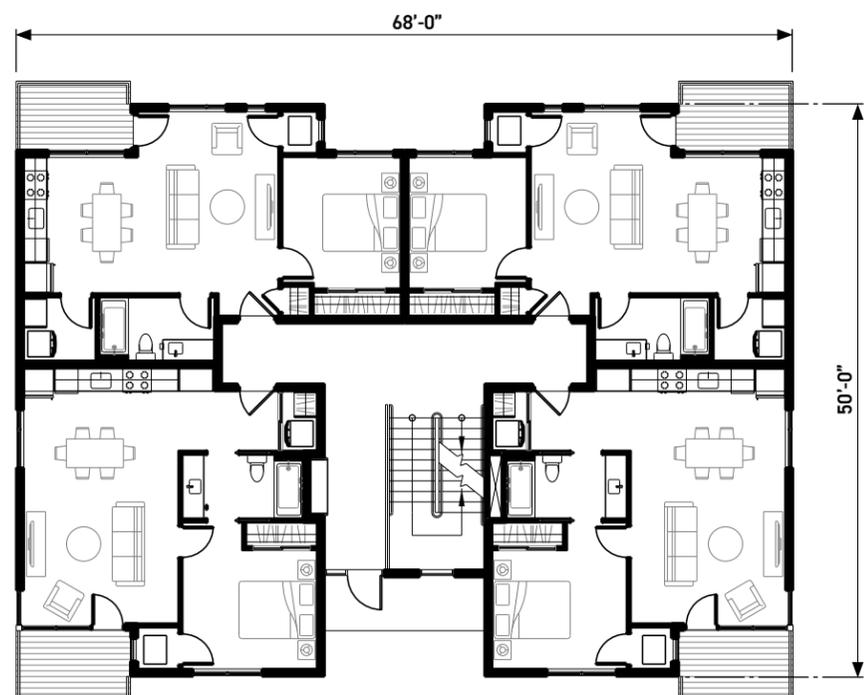
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

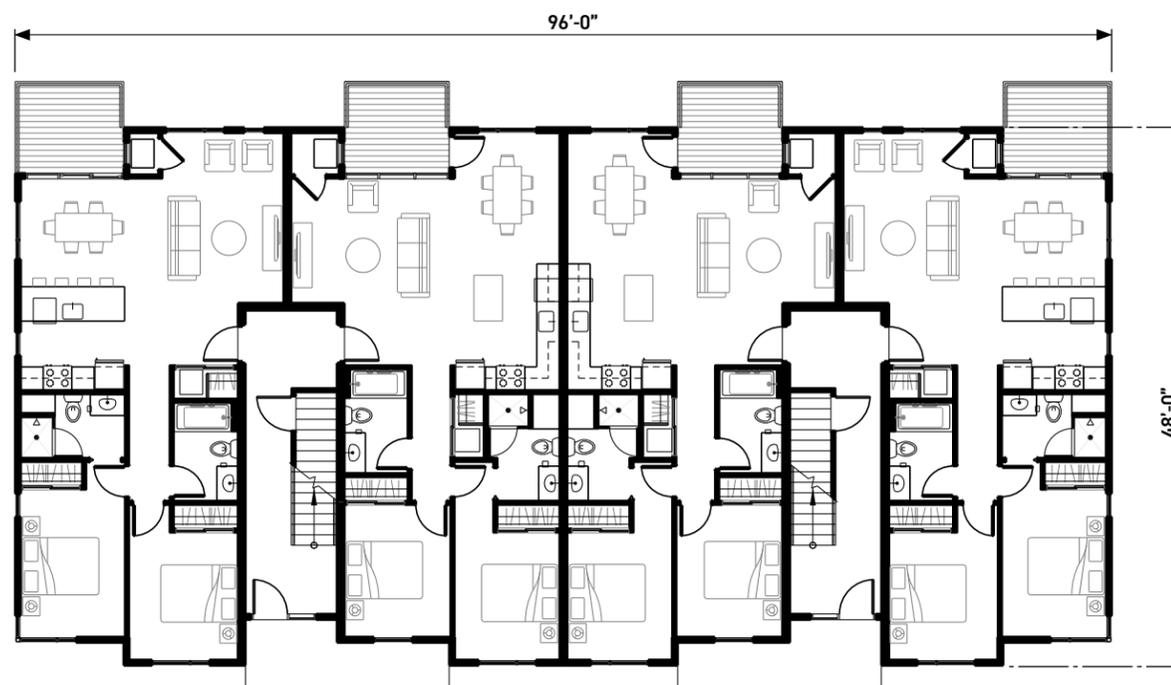
PROJECT NO: 20210604

HASLETT VILLAGE

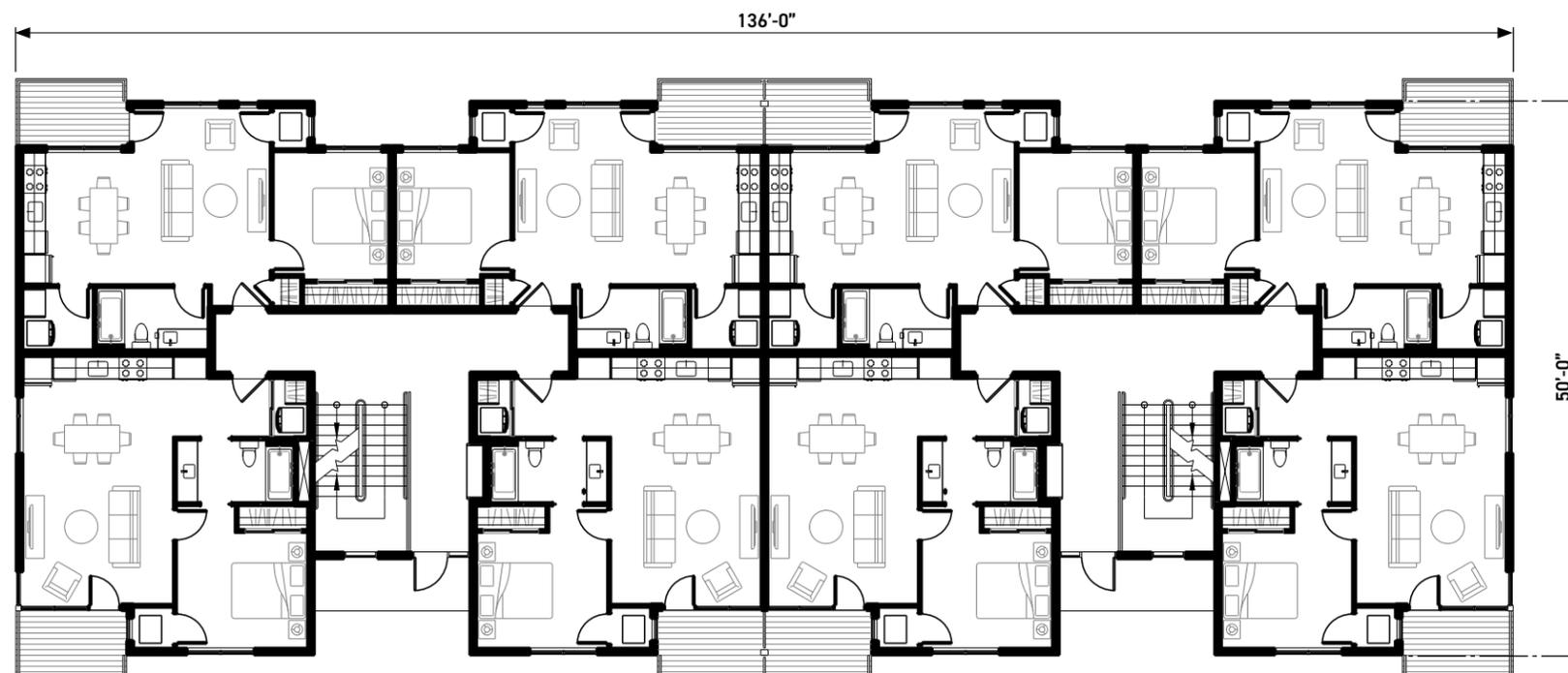
BUILDING – A (LEVEL 2/3/4)
57 UNITS



BUILDING – B (ALL LEVELS SIM)
12 UNITS



BUILDING – C (ALL LEVELS SIM)
12 UNITS



BUILDING – D (ALL LEVELS SIM)
24 UNITS

scale: 1" = 16'-0"

0' 8' 16' 32'

MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

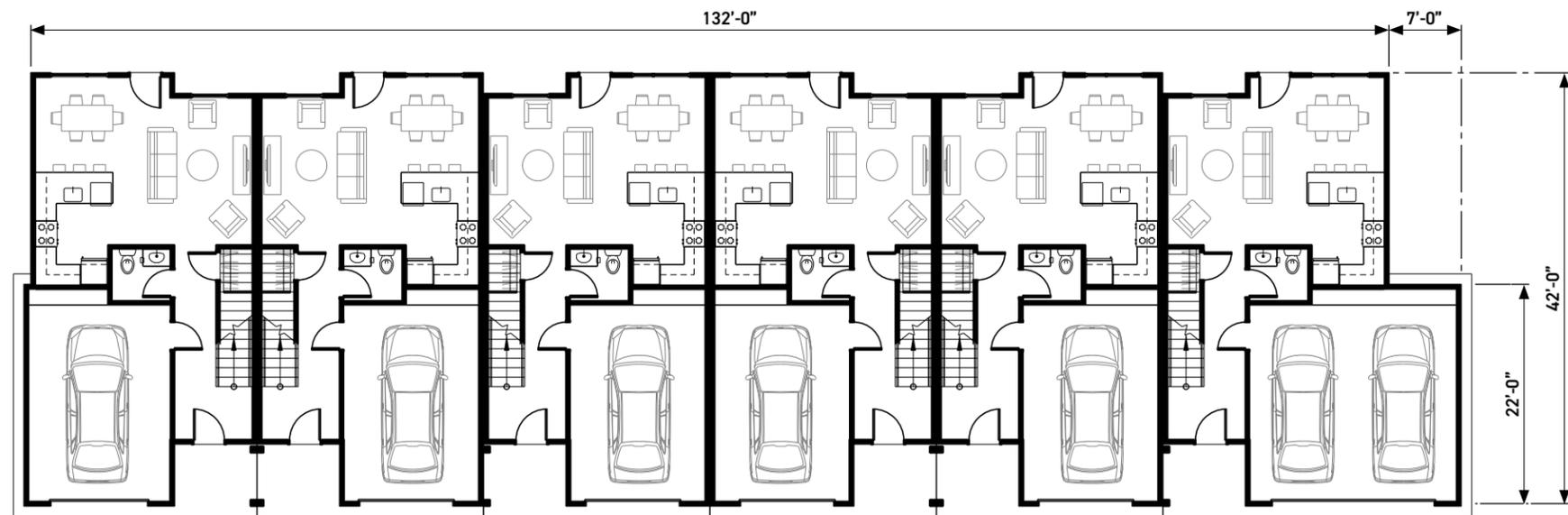
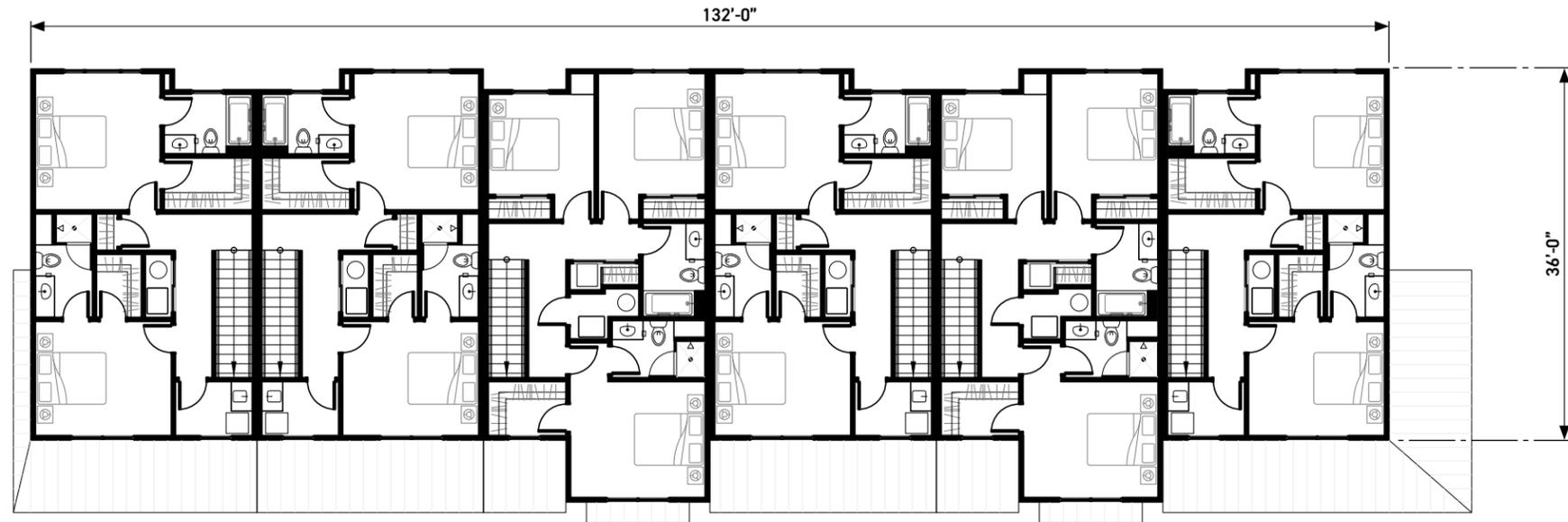
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

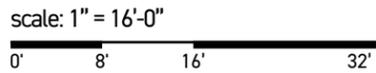
PROJECT NO: 20210604

HASLETT VILLAGE

CONCEPTUAL FLOOR PLANS



BUILDING – E
6 UNITS



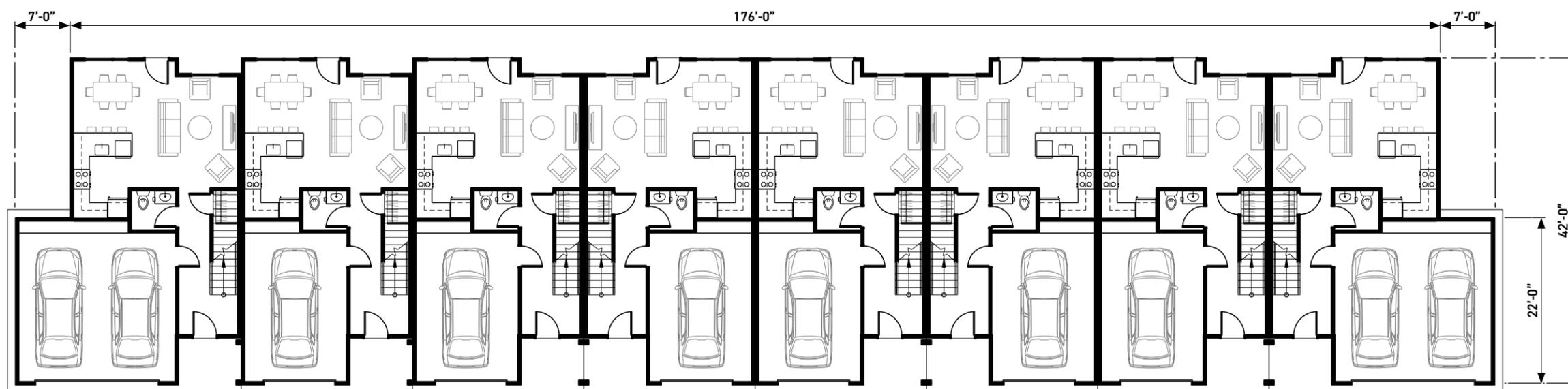
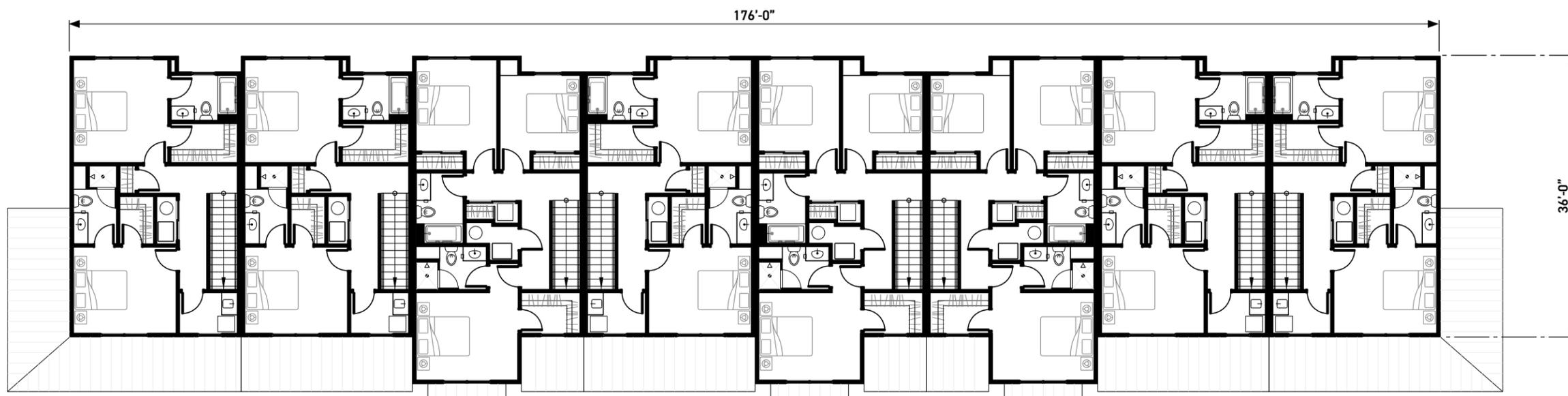
MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

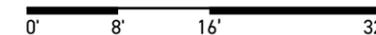
HASLETT VILLAGE

CONCEPTUAL FLOOR PLANS



BUILDING – F
8 UNITS

scale: 1" = 16'-0"



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC

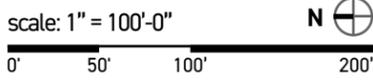
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

SITE SIGNAGE PLAN

****NOTE****
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, GR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



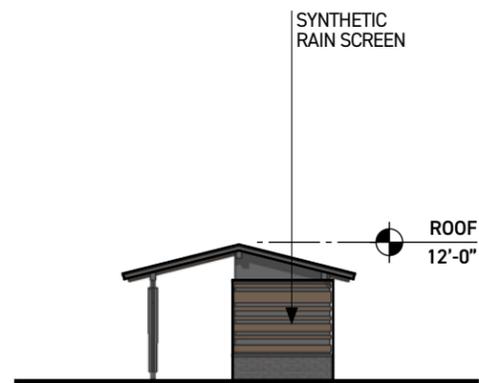
MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture

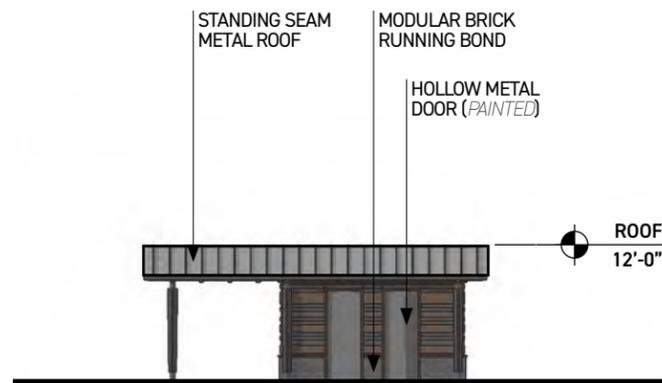
PROJECT NO: 20210604

HASLETT VILLAGE

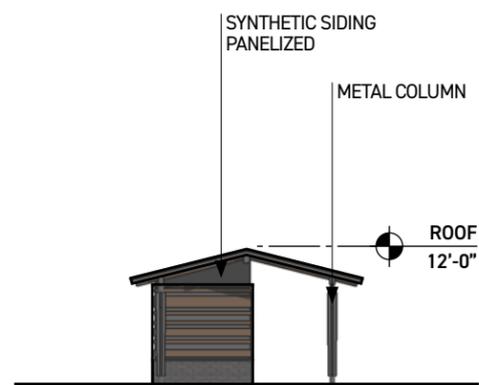
© 2020 Integrated Architecture. All rights reserved. No part of this document may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without the prior written permission of Integrated Architecture.



NORTH ELEVATION

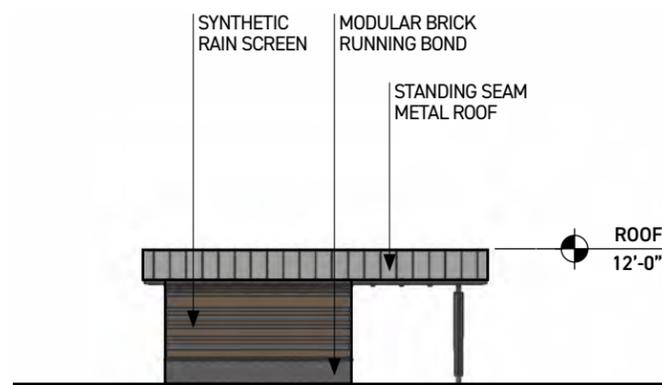
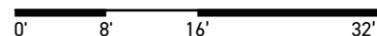


EAST ELEVATION

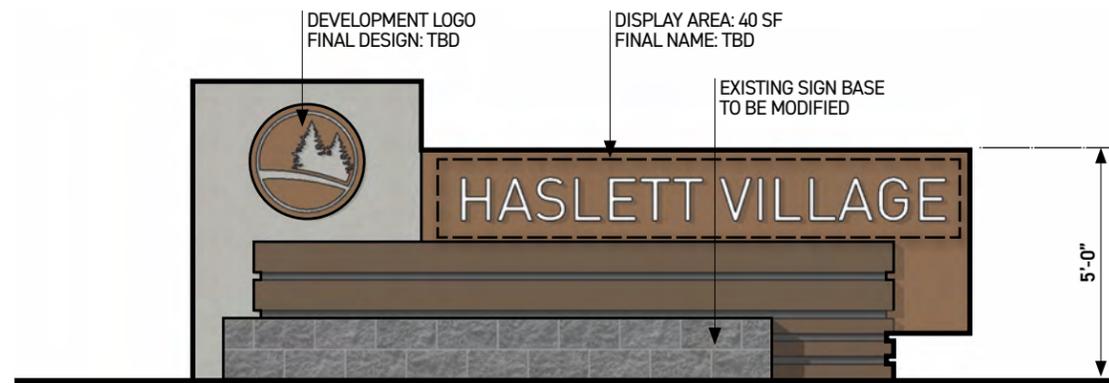


SOUTH ELEVATION

TRAIL HEAD BUILDING
scale: 1/16" = 1'-0"



WEST ELEVATION

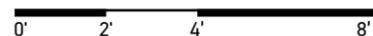


MAIN SIGN (HASLETT ROAD ENTRANCE)

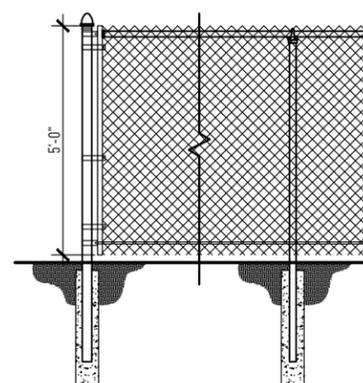


SECONDARY SIGN (MARSH ROAD ENTRANCE)

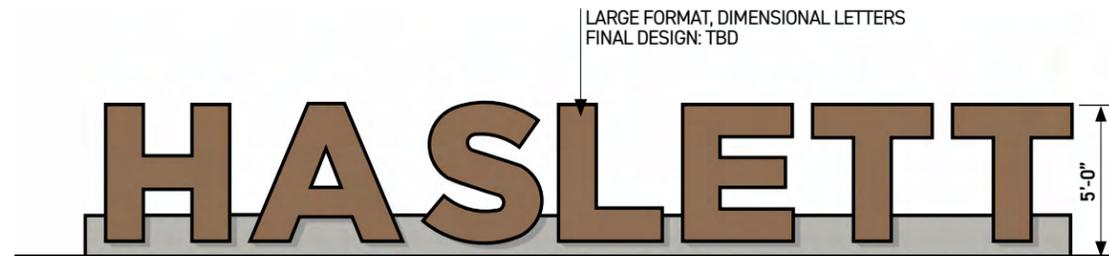
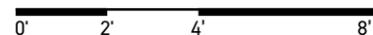
MONUMENT SIGNS
scale: 1/4" = 1'-0"



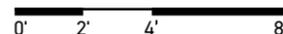
DOG PARK FENCE
REFERENCES



DOG PARK FENCE DETAIL
scale: 1/4" = 1'-0"



COMMUNITY ART SIGN
scale: 3/16" = 1'-0"



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

PROJECT MATERIALS LIST

SYNTHETIC SIDING



BOARD AND BATTEN SIDING

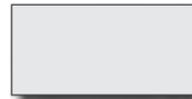


LAP SIDING

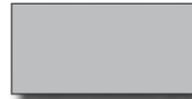


PANELIZED SIDING

MATERIAL COLORS



COLOR - A



COLOR - B



COLOR - C



COLOR - D

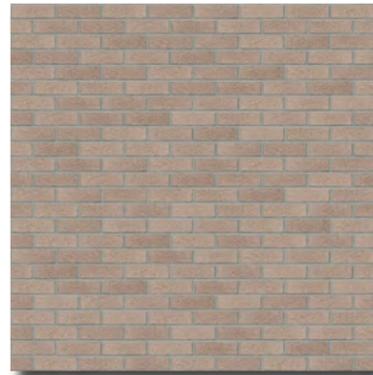


COLOR - E



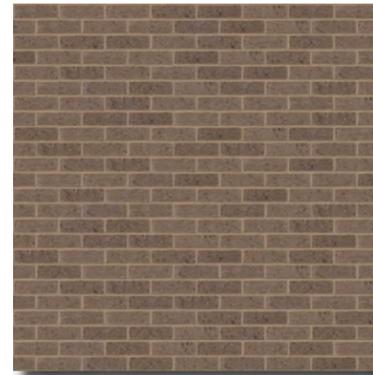
COLOR - F

MODULAR BRICK



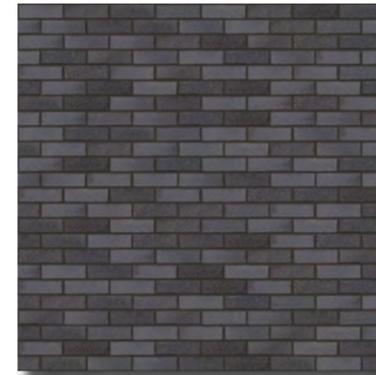
BRICK TYPE A

B.O.D. Belden Brick Modular 661 Velour



BRICK TYPE B

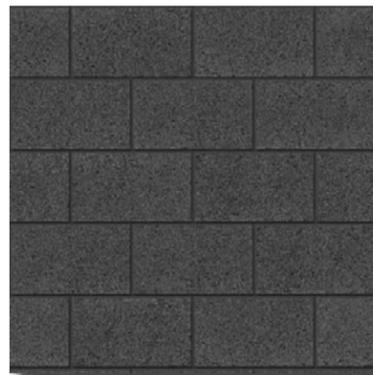
B.O.D. Belden Brick Modular 8621 Velour



BRICK TYPE C

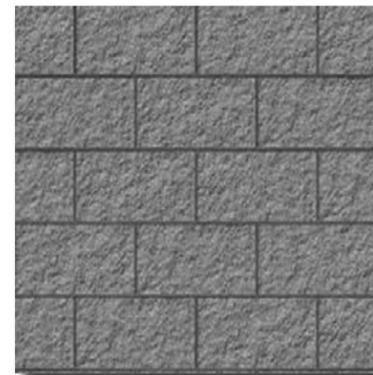
B.O.D. Belden Brick Modular Black Diamond Velour

ARCHITECTURAL CMU



ARCHITECTURAL CMU - TYPE A

B.O.D. Consumer's Concrete Ground Face Obsidian



ARCHITECTURAL CMU - TYPE B

B.O.D. Consumer's Concrete Split Face Hyera

CONCRETE



CONCRETE

METAL PANEL



ARCHITECTURAL CMU - TYPE A

B.O.D. Alpolic Composite Metal Panel



CORTEN STEEL

MISCELANEOUS



SYNTHETIC RAIN SCREEN

MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

APRIL 25, 2022

APPLICANT: *SP Holding Company LLC*

PREPARED BY: *Integrated Architecture*

PROJECT NO: 20210604

HASLETT VILLAGE

Memo

TO: Darrel DeHaan – Integrated Architecture
FROM: Michael Labadie, PE – Fishbeck
DATE: April 27, 2022 **PROJECT NO.:** 220503
RE: Haslett Village Mixed Use Planned Unit Development (MUPUD) Trip Generation Comparison

Background

This memo will detail the comparison of forecast trips generated by the proposed Haslett Village in Meridian Township, Michigan with the trips generated by the existing development located on the site. The proposed site is in the southwest (SW) corner of the Haslett and Marsh Roads intersection as indicated in Figure 1, see below.

Figure 1 – Proposed Project Site Location Map



Trip Generation Comparison

Existing Conditions

Due to several vacancies in the existing development, the information and methodologies specified in the latest version of the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition, 2021) were used to forecast the potential weekday a.m. and p.m. peak hour trips associated with the existing shopping center located in the SW corner of the Haslett and Marsh Roads intersection. The results of the trip generation forecasts are provided in Table 1, see below.

Table 1 – Existing Trip Generation

| Land Use | Land Use Code | Units | a.m. Peak Hour | | | p.m. Peak Hour | | | Weekday |
|--|---------------|------------|----------------|-----------|------------|----------------|------------|------------|--------------|
| | | | In | Out | Total | In | Out | Total | |
| Shopping Plaza (40-150k); Supermarket – No. | 821 | 78,883 sft | 84 | 52 | 136 | 200 | 209 | 409 | 5326 |
| Total | - | - | 84 | 52 | 136 | 200 | 209 | 409 | 5,326 |
| Pass-By Rates, LUC 821: 40% p.m. | | | 0 | 0 | 0 | 80 | 84 | 164 | - |
| Total New Trips | | | 84 | 52 | 136 | 120 | 125 | 245 | - |

Square foot/feet (SFT)

Not all the traffic generated by the development will be new traffic added onto the adjacent roadway network. As with most commercial developments, a significant amount of the site-generated traffic is considered “pass-by” traffic. Pass-by trips are trips already present on the adjacent roadway network, which are interrupted to visit the site. Pass-by trips are normally expressed as a percentage of trips generated by the development. These pass-by rates are published in the ITE Trip Generation Manual.

The ITE Trip Generation Manual suggests a 40 percent p.m. pass-by rate for the land use “Shopping Plaza (40 150k); Supermarket – No”. With the application of the pass-by trip factors, the site-generated trips can be classified as “pass-by” and “new” trips. The proposed development is expected to generate 136 total trips during the a.m. peak hour and 409 total trips during the p.m. peak hour. However, based on the application of pass-by trips, only 245 of the p.m. peak hour trips will be new traffic not currently using the adjacent street network, whose primary purpose is to visit the development.

Future Conditions

Using the information and methodologies specified in the latest version of the ITE Trip Generation Manual, Fishbeck forecasted the weekday a.m. and p.m. peak hour trips associated with the proposed mixed-use planned unit development located in the SW corner of the Haslett and Marsh Roads intersection. The land uses and sizes are based on the site plan provided by Integrated Architecture, dated April 25, 2022. The results of the trip generation forecasts are provided below in Table 2, see below.

Table 1 – Proposed Trip Generation

| Land Use | Land Use Code | Units | a.m. Peak Hour | | | p.m. Peak Hour | | | Weekday |
|--|---------------|------------|----------------|------------|------------|----------------|------------|------------|--------------|
| | | | In | Out | Total | In | Out | Total | |
| Strip Retail Plaza (<40k) | 822 | 14,000 sft | 20 | 13 | 33 | 50 | 49 | 99 | 762 |
| Coffee/Donut Shop with Drive-Through Window | 937 | 2,000 sft | 88 | 84 | 172 | 39 | 39 | 78 | 1067 |
| Recreational Community Center | 495 | 5,750 sft | 7 | 4 | 11 | 7 | 7 | 14 | 170 |
| Single Family Attached Housing | 215 | 28 DU | 3 | 6 | 9 | 7 | 6 | 13 | 163 |
| Multifamily Housing (Low-Rise) | 220 | 204 DU | 21 | 65 | 86 | 68 | 40 | 108 | 1383 |
| Multifamily Housing (Mid-Rise) | 221 | 58 DU | 3 | 11 | 14 | 14 | 9 | 23 | 230 |
| Total | - | - | 142 | 183 | 325 | 185 | 150 | 335 | 3,775 |
| Internal Capture Reductions: 14% a.m. (16% In, 13% Out); 34% p.m. (31% In, 38% Out) | | | 23 | 23 | 46 | 57 | 57 | 114 | - |
| Total External Trips | | | 119 | 160 | 279 | 128 | 93 | 221 | - |
| Pass-By Rates, LUC 821: 40% p.m. | | | 0 | 0 | 0 | 20 | 20 | 40 | - |
| Pass-By Rates, LUC 934: 50% a.m.; 55% p.m. | | | 44 | 42 | 86 | 21 | 21 | 42 | - |
| Total New Trips | | | 75 | 118 | 193 | 87 | 52 | 139 | - |

In multi-use developments, not all the trips generated are from sources outside the boundaries of the development but are rather trips that are “internally captured” within the site. The methodology presented in the ITE Trip Generation Manual, 3rd Edition, 2017 was followed to determine an appropriate internal capture rate for the proposed development. The results of this analysis suggest a 14 percent (16% in, 13% out) a.m. internal capture rate and a 34 percent (31% in, 38% out) p.m. peak hour internal capture rate for the combination of land uses. With the inclusion of the internal capture reductions, the proposed development will generate 279 external trips during the a.m. peak hour (119 inbound and 160 outbound) and 221 external trips during the p.m. peak hour (128 inbound and 93 outbound).

Not all the traffic generated by the proposed development will be new traffic added onto the adjacent roadway network. As with most new commercial development, a significant amount of the site-generated traffic is considered “pass-by” traffic. As stated previously, pass-by trips are trips already present on the adjacent roadway network, which are interrupted to visit the site, and are normally expressed as a percentage of trips generated by the new development.

The ITE Trip Generation Manual suggests a 40 percent p.m. pass-by rate for the land use Strip Retail Plaza (<40k) and a 50 percent a.m. and 55 percent p.m. pass-by rate for the land use Coffee/Donut Shop with Drive-Through Window. With the application of the pass-by trip factors, the site-generated trips can be classified as “pass-by” and “new” trips. The proposed development is expected to generate 279 total external trips during the a.m. peak hour and 221 total external trips during the p.m. peak hour. However, only 193 of the a.m. peak hour trips and 139 of the p.m. peak hour trips will be new traffic not currently using the adjacent street network, whose primary purpose is to visit the new development.

Conclusions

A comparison of the potential existing trips for the land use “Shopping Plaza (40-150k); Supermarket – No” to the resulting new trips for the mixed-use planned unit development shows an overall increase of 57 new trips in the a.m. peak hour and an overall decrease of 106 trips in the p.m. peak hour. The weekday total trips results in a decrease of 1,551 trips. The change in trips comparison is provided in Table 3, see below.

Table 2 – Difference in Trips from Existing to Proposed

| | a.m. Peak Hour | | | p.m. Peak Hour | | | Weekday |
|---------------------|----------------|-----|-------|----------------|-----|-------|---------|
| | In | Out | Total | In | Out | Total | |
| Difference in Trips | -9 | +66 | +57 | -33 | -73 | -106 | -1551 |

By email

Preliminary Opinion of Sustainability Initiatives - For Reference Only



LEED v4 for Neighborhood Development Plan Project Checklist

Project Name: Haslett Village Development
Date: 29-Apr-22

| Yes | ? | No | | | | |
|-----|----|----|-------------------------------------|---|-----------|--|
| 14 | 12 | 0 | Smart Location & Linkage | | 28 | |
| Y | | | Prereq | Smart Location | Required | |
| Y | | | Prereq | Imperiled Species and Ecological Communities | Required | |
| Y | | | Prereq | Wetland and Water Body Conservation | Required | |
| Y | | | Prereq | Agricultural Land Conservation | Required | |
| Y | | | Prereq | Floodplain Avoidance | Required | |
| 5 | 5 | | Credit | Preferred Locations | 10 | |
| | | | Credit | Brownfield Remediation | 2 | |
| 3 | 4 | | Credit | Access to Quality Transit | 7 | |
| 1 | 1 | | Credit | Bicycle Facilities | 2 | |
| 1 | 2 | | Credit | Housing and Jobs Proximity | 3 | |
| 1 | | | Credit | Steep Slope Protection | 1 | |
| 1 | | | Credit | Site Design for Habitat or Wetland and Water Body Conservation | 1 | |
| 1 | | | Credit | Restoration of Habitat or Wetlands and Water Bodies | 1 | |
| 1 | | | Credit | Long-Term Conservation Management of Habitat or Wetlands and Water Bodies | 1 | |

| 24 | 14 | 0 | Neighborhood Pattern & Design | | 41 | |
|----|----|---|--|------------------------------------|-----------|--|
| Y | | | Prereq | Walkable Streets | Required | |
| Y | | | Prereq | Compact Development | Required | |
| Y | | | Prereq | Connected and Open Community | Required | |
| 4 | 5 | | Credit | Walkable Streets | 9 | |
| 2 | 4 | | Credit | Compact Development | 6 | |
| 4 | | | Credit | Mixed-Use Neighborhoods | 4 | |
| 5 | 2 | | Credit | Housing Types and Affordability | 7 | |
| 1 | | | Credit | Reduced Parking Footprint | 1 | |
| 2 | | | Credit | Connected and Open Community | 2 | |
| | | | Credit | Transit Facilities | 1 | |
| | | | Credit | Transportation Demand Management | 2 | |
| 1 | | | Credit | Access to Civic & Public Space | 1 | |
| 1 | | | Credit | Access to Recreation Facilities | 1 | |
| 1 | | | Credit | Visitability and Universal Design | 1 | |
| 1 | 1 | | Credit | Community Outreach and Involvement | 2 | |
| | 1 | | Credit | Local Food Production | 1 | |
| 2 | | | Credit | Tree-Lined and Shaded Streetscapes | 2 | |
| | 1 | | Credit | Neighborhood Schools | 1 | |

| Yes | ? | No | | | | |
|-----|---|----|---|---|-----------|--|
| 0 | 0 | 0 | Green Infrastructure & Buildings | | 31 | |
| Y | | | Prereq | Certified Green Building | Required | |
| Y | | | Prereq | Minimum Building Energy Performance | Required | |
| Y | | | Prereq | Indoor Water Use Reduction | Required | |
| Y | | | Prereq | Construction Activity Pollution Prevention | Required | |
| | | | Credit | Certified Green Buildings | 5 | |
| | | | Credit | Optimize Building Energy Performance | 2 | |
| | | | Credit | Indoor Water Use Reduction | 1 | |
| | | | Credit | Outdoor Water Use Reduction | 2 | |
| | | | Credit | Building Reuse | 1 | |
| | | | Credit | Historic Resource Preservation and Adaptive Reuse | 2 | |
| | | | Credit | Minimized Site Disturbance | 1 | |
| | | | Credit | Rainwater Management | 4 | |
| | | | Credit | Heat Island Reduction | 1 | |
| | | | Credit | Solar Orientation | 1 | |
| | | | Credit | Renewable Energy Production | 3 | |
| | | | Credit | District Heating and Cooling | 2 | |
| | | | Credit | Infrastructure Energy Efficiency | 1 | |
| | | | Credit | Wastewater Management | 2 | |
| | | | Credit | Recycled and Reused Infrastructure | 1 | |
| | | | Credit | Solid Waste Management | 1 | |
| | | | Credit | Light Pollution Reduction | 1 | |

| 2 | 0 | 0 | Innovation & Design Process | | 6 | |
|---|---|---|--|-------------------------------|----------|--|
| 1 | | | Credit | Innovation | 5 | |
| 1 | | | Credit | LEED® Accredited Professional | 1 | |

| 2 | 2 | 0 | Regional Priority Credits | | 4 | |
|---|---|---|----------------------------------|--|----------|--|
| 1 | | | Credit | Regional Priority Credit: Region Defined | 1 | |
| 1 | | | Credit | Regional Priority Credit: Region Defined | 1 | |
| | 1 | | Credit | Regional Priority Credit: Region Defined | 1 | |
| | 1 | | Credit | Regional Priority Credit: Region Defined | 1 | |

| 42 | 28 | 0 | PROJECT TOTALS (Certification estimates) | | 110 |
|----|----|---|---|--|------------|
|----|----|---|---|--|------------|

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points



To: Members of the Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: May 5, 2022

Re: Text Amendment – Temporary Container Unit Regulations

Planning Staff has received several concerns about storage containers around the township. Some of these containers are anecdotally known as PODS. This has prompted Staff to research this issue and create language to regulate temporary container units.

Planning Staff introduced a draft ordinance update to the Planning Commission at their April 11th meeting. The Planning Commission posed several questions to Staff and the draft ordinance has been updated in response.

The draft ordinance defines temporary container units and Portable On-Site Deliverable Storage Units (PODS) by adding two new definitions to Sec. 86-2 – Definitions. It also creates language in Sec. 86-476 to regulate the temporary container units and PODS in the Township.

If the Planning Commission is interested in pursuing this, then Staff will finalize the ordinance and schedule a public hearing at a future Planning Commission meeting.

Attachments

1. Draft temporary container unit ordinance.

ORDINANCE NO. 2022-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN TO REGULATE STORAGE PODS IN THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Sec. 86-2, Definitions, is hereby amended to add the following definitions:

Portable On-Site Deliverable Storage Units – Also known as PODS. A container, transportable or portable structure or unit designed and used primarily for storage of building materials, household goods, personal items and other materials outside an enclosed building, other than an accessory building or shed.

Temporary container unit – A portable and transportable structure designed and used for storage or disposal of building materials, household goods, personal items, or other materials outside an enclosed building, other than an accessory building.

Section 2. Sec. 86-476, is hereby amended to read as follows:

(a) Purpose – The purpose of this section is to regulate the use of temporary container units and PODS in the township.

(b) No temporary container units or PODS are permitted without written approval of the Community Development Director. In any case, all temporary container units and PODS are required to comply with this ordinance.

(c) Temporary container units and PODS are permitted to be on a property for a period of not to exceed 30 days. The use of such units shall be limited to no more than twice during any twelve-month period, ~~except that a~~

~~(e)~~(d) A temporary container unit or POD used in conjunction with a permitted home improvement or construction project are permitted for the duration of an active building permit.

~~(d)~~(e) No more than two temporary container units or PODS shall be permitted on a property at any time.

~~(e)~~(f) ~~Any temporary container unit~~ A POD in the front yard must be placed on a driveway or other hard surfaced area. The Community Development Director may waive this requirement.

(g) A temporary container unit may be placed anywhere in the front yard outside of a road right-of-way with the approval of the Community Development Director.

~~(f)~~(h) A temporary container unit or POD may not be placed in a road right-of-way without written permission from the Ingham County Road Department.

~~(g)~~(i) Any temporary container unit or POD in the side or rear yard must comply with the accessory building setbacks as regulated in Sec. 86-565.

Section 3. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

Section 4. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 6. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

ORDINANCE NO. 2022-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF
MERIDIAN TO REGULATE STORAGE PODS IN THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Sec. 86-2, Definitions, is hereby amended to add the following definitions:

Portable On-Site Deliverable Storage Units – Also known as PODS. A container, transportable or portable structure or unit designed and used primarily for storage of building materials, household goods, personal items and other materials outside an enclosed building, other than an accessory building or shed.

Temporary container unit – A portable and transportable structure designed and used for storage or disposal of building materials, household goods, personal items, or other materials outside an enclosed building, other than an accessory building.

Section 2. Sec. 86-476, is hereby amended to read as follows:

- (a) Purpose – The purpose of this section is to regulate the use of temporary container units and PODS in the township.
- (b) No temporary container units or PODS are permitted without written approval of the Community Development Director. In any case, all temporary container units and PODS are required to comply with this ordinance.
- (c) Temporary container units and PODS are permitted to be on a property for a period of not to exceed 30 days. The use of such units shall be limited to no more than twice during any twelve-month period.
- (d) A temporary container unit or POD used in conjunction with a permitted home improvement or construction project are permitted for the duration of an active building permit.
- (e) No more than two temporary container units or PODS shall be permitted on a property at any time.
- (f) A POD in the front yard must be placed on a driveway or other hard surfaced area. The Community Development Director may waive this requirement.
- (g) A temporary container unit may be placed anywhere in the front yard outside of a road right-of-way with the approval of the Community Development Director.
- (h) A temporary container unit or POD may not be placed in a road right-of-way without written permission from the Ingham County Road Department.
- (i) Any temporary container unit or POD in the side or rear yard must comply with the accessory building setbacks as regulated in Sec. 86-565.

Section 3. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

1 **Section 4.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
2 hereby repealed only to the extent necessary to give this Ordinance full force and
3 effect.
4

5 **Section 5.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
6 that were incurred, and proceedings that were begun, before its effective date.
7

8 **Section 6.** Effective Date. This Ordinance shall be effective seven (7) days after its publication or
9 upon such later date as may be required under Section 402 of the Michigan Zoning
10 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
11 referendum.
12

13 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of
14 XXXXXXXX, 2022.
15
16
17

18 _____
19 Patricia Herring Jackson, Township Supervisor
20

21 _____
22 Deborah Guthrie, Township Clerk



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

**Patricia Herring
Jackson**
Township Supervisor

Deborah Guthrie
Township Clerk

Phil Deschaine
Township Treasurer

Scott Hendrickson
Township Trustee

Kathy Ann Sundland
Township Trustee

Marna Wilson
Township Trustee

Courtney Wisinski
Township Trustee

Frank L. Walsh
Township Manager

May 10, 2022

Mr. Dan Kramer, Chair
Bath Charter Township Planning Commission
14480 Webster Road
Bath, MI 48808

Subject: Bath Charter Township Draft Master Plan – Comments

Dear Mr. Kramer,

The Meridian Township Planning Commission received notice of the comment period for your draft 2021-2026 Comprehensive Plan. Our Planning Commission discussed your draft Comprehensive Plan at their regular meeting on May 9, 2022. After that discussion, we have the following comments:

1. On page 48, the third paragraph says that lakes, streams, and wetlands in Bath Township are found on the Water Features map at the end of Chapter 3. It would be more accurate to say that the map is found at the end of the Natural Features chapter since the chapters are not numbered. In any case, the map that is being referenced does not show lakes, streams, and wetlands, only floodplains.

Thank you for this opportunity to review your draft Comprehensive Plan.

Sincerely,

Mark Blumer, Chair
Meridian Township Planning Commission



To: Planning Commission Members

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

Date: May 5, 2022

Re: Zoning Board of Appeals / Brownfield Redevelopment Authority Liaison

With the appointment of Scott Hendrickson to the Township Board of Trustees, the Planning Commission liaison to the Zoning Board of Appeals needs to be filled by a current Planning Commission member. At the last meeting, Commissioner Premoe indicated a desire to fill the role, but he would prefer to relinquish his role on the Brownfield Redevelopment Authority (BRA). Vice-Chair Trezise offered to serve as the Planning Commission representative to the BRA. After reviewing the matter, Staff would offer the following two motions to implement these changes:

Motion to appoint Commissioner Premoe as the Planning Commission’s representative to the Zoning Board of Appeals.

Motion to recommend to the Township Board that Vice Chair Trezise be appointed as the Planning Commission representative to the Meridian Township Brownfield Redevelopment Authority.

Commissioner Premoe’s role would be effective immediately. Vice Chair Trezise’s new role will require the Township Board’s approval, which Staff will work with Supervisor Jackson to get on the next possible agenda.



To: Planning Commission Members

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

Date: May 5, 2022

Re: 2022 Master Plan Update – Request for Proposals for Community Engagement

Staff is beginning to ramp up our efforts to kick off the 2022 Master Plan update for the Township. The 2017 Master Plan was a major overhaul of the Township’s planning efforts that had been over a decade in the making. The 2017 Plan brought big ideas to the township in the form of the Potential Intensity Change Areas and built upon the rural nature of the eastern 1/3 of the Township with the Urban Services Boundary.

In the intervening five years, macroeconomic forces in the world have changed dramatically with the Covid19 Pandemic. The Master Plan update needs to respond to these changes, but not in a way that is diametrically opposed to the 2017 Plan. Instead, we need to build off that work in light of the world around us and the changes that have been made in the past five years in the Township. With that in mind, Staff is proposing the 2022/2023 Master Plan serve as an update to the 2017 Plan. The ‘bones’ of the 2017 Master Plan are still good, what we need to focus on are the Goals and Objectives, the Future Land Use Map, the Urban Services Boundary, and what the Township should do to respond to the changes that have happened in the past five years.

Staff will be largely handling the update in house. Senior Planner Shorkey, Assistant Planner Chapman, and I are excited for the opportunity to update the plan. The main area we will be seeking outside assistance with will be the Community Engagement. Strong engagement with the community will lead to better goals and objectives, a more representative view of what the community is thinking, and will lead to more buy in from the community on the plan as a whole. We’ve largely held off on moving forward with the community engagement due to the pandemic and the lack of people feeling comfortable at gatherings. As events have started returning and people are beginning to return to public meetings, we feel as though it is time to officially start the process.

The first step will be to bring on a consultant to assist with the Community Engagement. Since we are not seeking a firm to create the plan or update the zoning ordinance afterwards, we are able to cast a wider net towards communications firms and the like, in order to find a group that will help us reach the public in the best way possible. Staff is preparing an RFP for this work, which we will formally present in the future. But we want the Planning Commission’s input on how we should seek this community engagement. Is it all digital? Do we want town hall meetings? Charettes? Work with the high schools? We want the Planning Commission’s input early, so we can incorporate it into the RFP.

To help facilitate the conversation, we’ve attached an excerpt from the RFP that the City of Mason produced for their ongoing Master Plan update. There are some good examples of the types of community engagement that might work in Meridian Township and gives the Commission an idea of where we are headed with our RFP. We look forward to having this conversation with the Commissioners.

PART TWO: SCOPE OF WORK FOR PROFESSIONAL SERVICES

The scope of services that the consultant must be prepared and qualified to provide are as follows:

Task 1 - Project Management

The selected firm must demonstrate exceptional project management ability, taking the lead to proactively ensure tasks are completed on time, within budget, and meeting the City's expectations. This will require excellent communication skills, the ability to prioritize work and anticipate needs throughout the course of the project. Additional Task 1 deliverables may be determined by the selected team in consultation with the City. At a minimum, the following will be required:

- A. Project management plan:
 - I. Project contact list– names/roles, contact information
 - II. Detail by task showing deliverables, schedule for completion and assigned budget; must be in a format such as a Gantt Chart using excel, Microsoft Project or similar software.
- B. Meetings:
 - I. The selected firm will be responsible for scheduling meetings and sending invites, tracking attendees and recording minutes.
 - II. Weekly project management calls to review action items (who, does what, by when) and deadlines (may be reduced to bi-weekly during production times); an email summary of the call briefly bulleting discussion and action items within 1 hour of each call
 - III. In-person meetings with staff and/or steering committee when required for broader discussion and decision making; anticipate 1-2 monthly; summary with action items emailed within 24 hours of meeting
- C. Monthly invoices that detail amounts invoiced by task/deliverable, % task complete and remaining, \$ amount and % budget expended and remaining (% and \$ are not necessarily the same. If 75% of task is complete but only 50% budget remains, this is an indicator of a potential scope issue that needs to be addressed).
- D. Records management – The selected firm will be responsible for maintaining records accessible through a file sharing service that they provide; files will be organized by task/deliverable. A consistent naming system will be followed, for example **2019.06.30 MIN – Weekly PM call_final site plan** (Minutes from June 30 weekly call regarding the final site plan). All documents, records and materials produced must be available to City, including GIS layers and files created for the masterplan.

Task 2 – Community Engagement

The selected firm will prepare a Community Engagement Plan – A very brief, easy to follow document that provides the project team with a schedule for activities, regular communication milestones to update the public on the project, key decision points that may require input from stakeholders, and protocols for media interaction. The Plan needs to be developed with input from City staff and officials.

Key Deliverables:

- Community Engagement Plan
 - o Up to 3 workshops with staff, Planning Commission, and City Council to confirm strategies and activities related to community engagement
 - o Recommendations for stakeholders, sub-committees, and focus groups that are both topically and geographically relevant
 - o Clearly outline strategies to reach the largest number of community members from different perspectives – geography, demographics, and relationship (property owner, business owner, tax payer, lives outside of City limits but works/goes to school in Mason, etc.). This means diversifying

engagement tools and ways to access information. We wish to measure success by the number and demographics of people reached.

- Stakeholder database in excel - The team will be responsible for maintaining a database in coordination with the City's Constant Contact subscription.
- Materials for City website, social media, email, presentations, etc. - The selected firm will be responsible for providing content for the website and creating materials for public review necessary to keep everyone informed about the project's status. Materials will be distributed using a variety of tools, many of them to be provided in-house through the City website and social media feed (Facebook), as well as public meetings.
- Summary reports for community engagement activities
- OPTIONS FOR ENGAGEMENT:
 - o Online simulator tool for evaluating decisions and impacts – The City would like to utilize an online engagement tool that allows citizens to prioritize concerns and see the impacts such as cost (tax dollars), traffic generation, and other outcomes.
 - o Student programs – consider materials from American Planning Association, Junior Achievement, 4-H, MSU and U of M programs that can be integrated into curriculum in Mason Public Schools as a way to engage children and their parents about Mason's future.
 - o Citizen's Academy – Prepare materials in a way that could serve as a Citizens Academy module about planning, zoning and budgeting; after participating, the City can follow up and encourage citizens to serve as ambassadors and volunteer to serve on boards and commissions as part of an implementation strategy.

Task 3 – Master Plan

The City of Mason is looking for a qualified team to prepare the five-year update to its Master Plan in accordance with the [Michigan Planning Enabling Act, 2008 PA 33](#), the [Michigan Zoning Enabling Act, 110 of 2006](#) and the City of Mason Ordinance Chapters [50](#) and [94](#)*. The City's Masterplan is a 20-year roadmap for how the City of Mason wishes to evolve over time, and the basis for future budget, policy and ordinance decisions and was last updated in 2014 – [click here to view](#). The Masterplan is comprised of professional technical studies, graphics, maps, analysis and recommendations for ensuring that land uses, public facilities and infrastructure investments are well coordinated in a manner that supports the public's health, safety and social/economic/environmental welfare consistent with the community's vision. The selected team will be asked to assist staff with recommendations for updates to the six-year Capital Improvement Program (CIP) in support of the Master Plan's implementation.

Like so many, the City of Mason is looking to build upon the lessons learned through the Covid-19 pandemic, preserve what makes this place special, and shape a more resilient, adaptable, and sustainable future. The selected team must not only be familiar with the State of Michigan requirements for the master plan and the MEDC's Redevelopment Ready Communities Best Practices, but also capable of re-imagining the traditional format to better meet the needs of our community members, elected and appointed officials, and developers today. The final document must be business friendly, customer friendly, staff friendly – highly visual and concise with infographics that can be used in future reports and communication pieces. We wish to adopt a format that will consolidate content into primary values and establish simple, clear, and measurable goals and objectives for each with concrete action items that lead to change and investment.

Enforcement Totals By Category

Total Entries: 1

Total Entries: 1

BUILDING PERMIT/CODE

Total Entries: 2

COMMERCIAL VEHICLE/TRAIL

Total Entries: 1

MOTOR VEHICLE

Total Entries: 14

NOISE

Total Entries: 1

NUISANCE

Total Entries: 29

OUTDOOR STORAGE

Total Entries: 2

PARKING ON GRASS

Total Entries: 4

PROPERTY MAINTENANCE

Total Entries: 2

RENTAL COMPLAINT

Total Entries: 6

SIDEWALK OBSTRUCTION

Total Entries: 1

VACANT OR ABANDONED BUIL

Total Entries: 1

WETLAND

Total Entries: 1

ZONING

Total Entries: 3

Enforcement Totals By Category

Total Records: 69