



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
April 18, 2017 6:00 PM



1. CALL MEETING TO ORDER*
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. MOMENT OF SILENCE & RECOGNITION-TRUSTEE JOHN R. VEENSTRA
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS*
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON).
 - A. Communications
 - B. Minutes
 - (1) March 21, 2017 Regular Meeting
 - (2) March 30, 2017 Regular Meeting (Joint Meeting with School Districts & Local Governments)
 - (3) April 4, 2017 Regular Meeting
 - C. Bills
 - D. Bennett Village Phase #2 Streetlighting SAD #424-Resolution #3 & #4
 - E. Support Emergency Operations Plan Update
 - F. Lake Lansing Watershed Advisory Committee Appointments
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
 - A. Commercial Planned Unit Development #17014 (Saroki), Demolish and Reconstruct Gas Station at 1619 Haslett Road
12. ACTION ITEMS (PINK)
 - A. Rezoning # 17010 (Portnoy & Tu) north of 2476 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office)-**Final Adoption**
 - B. Meridian Township Brownfield Authority
 - C. Recycling Center Operation Agreement & Road Improvement
 - D. Kansas Road Public Sanitary Sewer Improvement; SAD #52-Resolution #5
13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Commercial Planned Unit Development #17014 (Saroki), Demolish and Reconstruct Gas Station at 1619 Haslett Road
 - B. Rezoning #16060 (Summer Park Realty), Rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road
 - C. Granger Recycling Agreement
14. COMMENTS FROM THE PUBLIC*
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT
17. POSTSCRIPT – JULIE BRIXIE

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

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

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, APRIL 18, 2017

(1) Board Deliberations (BD)

- BD13B-1 Robert and Emilie Baker, 6010 Skyline Drive, East Lansing; RE: Opposition to Rezoning #16060
- BD13B-2 Larry and Jane Schneider, 6295 Skyline Drive, East Lansing; RE: RE: Opposition to Rezoning #16060
- BD13B-3 Elizabeth Booth, 6414 Woodcliffe Lane, East Lansing; RE: Opposition to Rezoning #16060
- BD13B-4 Mark Jones, 2460 Pine Hollow Drive, East Lansing; RE: Opposition to Rezoning #16060
- BD13B-5 Jim Bartow, 6154 W. Longview Drive, East Lansing; RE: Opposition to Rezoning #16060
- BD13B-6 Brenda Ramsby, 6193 Heathfield Drive, East Lansing; RE: Opposition to Rezoning #16060
- BD13B-7 Danielle Steider, 6228 Captains Way; East Lansing; RE: Opposition to Rezoning #16060
- BD13B-8 Betty Simon, 6488 E. Island Lake Drive, East Lansing; RE: Opposition to Rezoning #16060

(2) Board Information (BI)

- BI-1 Kathy DeVito, 470 Chimney Oaks Drive, Okemos; RE: Board decorum and Board member interaction
- BI-2 Mark Holoweiko, 1190 Teakwood Circle, Haslett; RE: Serious Flooding in Haslett
- BI-3 Aaron Richmond, 1424 Biscayne Way, Haslett; RE: Lansing' declaration as a Sanctuary City

(3) Commission Linkage (CL)

- CL-1 Mark Epolito, 5806 Wood Valley Drive, Haslett; RE: Resignation from the Economic Development Corporation

(4) Regional Linkage (RL)

- RL-1 Andrew Brieschke, Direction of Operations, Capital Area Transportation Authority, 4615 Tranter Street, Lansing; Meridian Redi-Ride- Update

(5) On File in the Clerk's Office (OF)

Material handed out at the April 4, 2017 Board Meeting

Susan Davis, 4772 Arapaho Trail, Okemos; RE: Request for the Board to rescind their decision regarding the recommendation of the Local Officials Compensation Commission

Material handed in at the April 4, 2017 Board Meeting

Neil Bowlby, 6020 Beechwood Drive, Haslett; RE: Copy of postcard mailed to households during the August, 2016 Primary election cycle by the group titled *Residents for a Better Meridian* concerning Clerk Dreyfus and Trustee Veenstra

13B

**CLERK'S OFFICE
BOARD COMMUNICATIONS
APRIL 18, 2017**

Board Deliberation (BD)

Sandy Otto

From: Robert Baker <baker0211@att.net>
Sent: Saturday, April 01, 2017 9:35 AM
To: Board
Subject: Rezoning of Walnut Hills Country Club #16060

Dear Board of Trustees,

Prior to the April 18 meeting, we wish to convey our strong opposition to this rezoning request. We oppose this request for several reasons including safety issues for children crossing to the school, increase in traffic density, water drainage problems

as well as many other problems which we trust the Planning Commission has shared with you. We appreciate that the Planning Commission listened carefully to we citizens who communicated our concerns verbally and in writing and thoughtfully acted upon these concerns by denying the rezoning request. Ultimately it is our hope that this property will be preserved as a beautiful landscape that will forever contribute to the entire Meridian Township/East Lansing environment.

Thank you,
Robert and Emilie Baker
6010 Skyline Drive
East Lansing

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Sandy Otto

From: Elizabeth Jane Schneider <ejaneschneider@gmail.com>
Sent: Tuesday, April 11, 2017 4:31 PM
To: Board
Subject: Letter in Opposition to the Rezoning of Walnut Hills Country Club

To: Meridian Township Board Members
Re: Rezoning request: #16060 (Summer Park Realty)

Greetings,

Thank you for the opportunity to once again voice our strong opposition to the rezoning of the property known as Walnut Hills Country Club. We continue to remain in absolute total opposition to this rezoning request and any subsequent redevelopment of this precious township resource. We request that the unanimous vote against rezoning this property by the Meridian Township Planning Commission be respected and upheld.

We believe keeping this area an open greenspace is the best use of the property, and, is in concert with the Township's own Master Plan and Greenspace plan. We respectfully request that you remember that the Greenspace Plan includes the need for wildlife crossings.

While we do not live on the golf course proper, we benefit greatly by living across the street, backed up to one of the township's beautiful preservation areas. We thank the township for the purchase of this property. It is a safe haven for fauna and flora alike.

The construction of homes on this site will change the property forever. Instead of stars, there would be street lamps. Instead of open space, there would be concrete. Instead of quiet, there would be noise. Instead of open air to breathe, there would be construction pollution for years to come. Instead of beauty, there would be unneeded houses standing empty as targets to be explored and vandalized. Any houses that would be inhabited would eventually spit forth hundreds of cars daily polluting the air with emissions and creating a traffic nightmare. Instead of marshes and wildlife crossings, there would be roadkill.

We recently heard that there may be housing and other types development proposed for Carriage Hills. It would be wonderful to see this area thrive again. But any construction there would be adding to traffic, pollution and noise as well. Please consider the traffic increasingly developing along Lake Lansing Road. The corner of Hagadorn and Lake Lansing Road, the site of an elementary school, will soon look like Grand River and Hagadorn, currently considered one of the most dangerous intersections in the County. And let's not forget Costco is all but a mile away from all of this.

It is just too much destruction, with no real plan nor written commitment from Mr. Shafer that he will keep his many and varied promises once the zoning is changed.

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Once this zoning change is made, anything could happen to the property. Our expectation is that Mr. Shafer will quickly sell for a great profit to a big builder, the land despoiled, wildlife habitats destroyed, and over 500 unneeded and unwanted houses will be left to wreak havoc on surrounding stable neighborhoods.

We believe that this Club can be a welcoming place for many new members of the township community and become revitalized. We are seeing a willingness to work with the surrounding communities and neighbors to offer not just the traditional golf and social memberships, but memberships that could be affordable and meet the desires of township residents who want to experience this beautiful land in non- traditional ways, while not interfering with the Club's commitment to the loyal golfing members.

We politely, yet firmly, request the township to honor its own community plans and keep the property under consideration for development, green, and to deny the rezoning request. The RR zoning is consistent with the farm to the north of the property, and the owner knew the zoning when the company bought the property.

We need space to breathe. Our wildlife needs a place to live. It's why we moved to Meridian Township. Why we chose to live on Skyline Drive. What no one has convinced us of, is that we need more destruction, concrete, asphalt, additional water issues, years of building noise, houses, people, pets, roadkill, trafficand less greenspace.

Thank you,

Larry and Jane Schneider

6295 Skyline Drive

East Lansing MI 48823

April 11, 2017

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BD 13B-2
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Sandy Otto

From: Elizabeth <booth5918@gmail.com>
Sent: Tuesday, April 11, 2017 5:09 PM
To: Board
Subject: Walnut hills country club

Dear Sirs;

I am writing to express my opposition to the proposed housing development of the Walnut Hills country club. This would jeopardize the housing values of all the surrounding neighborhoods and increase traffic and congestion. Most importantly, we do not need additional housing in this area as there is a housing glut already. We could, however use some decent restaurants and shopping or perhaps capitalize on the beauty of that property and put it to public use.

Thank you for considering and understanding the opposition of homeowners in the area .

Elizabeth Booth
6414 Woodcliffe Lane
East Lansing, MI 48823
517 256 5918

Sent from [Mail](#) for Windows 10

APR 18 2017

BD 13B-3

APR 18 2017

Sandy Otto

From: Mark Jones <mjones9006@aol.com>
Sent: Tuesday, April 11, 2017 7:27 PM
To: Board
Subject: walnut hills

My family and I are STRONGLY against permitting development of Walnut Hills as a residential community. The negatives far out weight anything that could be argued to develop this historic property.
Mark Jones

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BD 13B-4

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Sandy Otto

From: jim bartow <jbartow1962@gmail.com>
Sent: Wednesday, April 12, 2017 10:41 AM
To: Board; Mark Kieselbach; Frank Walsh
Subject: Walnut Hills Zoning

I am registering my opinion for a NO Vote on the rezoning of the Walnut Hills Development.

Thank you.

Jim Bartow
6154 W. Longview Dr
East Lansing, 48823

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B) 13B-5

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Sandy Otto

From: Brenda Ramsby <brendaramsby@gmail.com>
Sent: Wednesday, April 12, 2017 11:11 AM
To: Board
Subject: Rezoning of Walnut Hills

I'm not able to attend the board meeting Tuesday but would like to add my voice to all of those protesting the rezoning of Walnut Hills. I live off Park Lake Rd and it is already dangerous with little or no shoulders, narrow and no guardrails near swamps and ponds. In good weather it is popular with bikers which presents another accident waiting to happen. This project would call for major improvements and widening of roads, increased traffic and endangerment of bikers and pedestrians. Please vote NO!!

Sent from my iPhone

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BD 13B-6

APR 18 2017

Sandy Otto

From: Danielle Steider <steider@cal.msu.edu>
Sent: Wednesday, April 12, 2017 11:47 AM
To: Board
Subject: Please keep the current zoning of Walnut Hills golf course

Good morning,
Please keep the current zoning of Walnut Hills golf course as Rural Residential.
Thank you,
Danielle
(Resident in the neighborhood)

--

Danielle

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BD 13B-7

APR 18 2017

Sandy Otto

From: Betty A Simon <dbsimon1@comcast.net>
Sent: Wednesday, April 12, 2017 2:38 PM
To: Board
Subject: Proposed Walnut Hills Country Club Development

To the Meridian Township Board of Trustees,

I am writing in regards to the proposed Walnut Hills Country Club development.

As a resident of the White Hills Lakes subdivision, I will be directly impacted by such a development. One of my main concerns is the increase in traffic on Park Lake and Lake Lansing. There is already a lot of traffic and there seem to be a lot of accidents, especially at the intersection of Park Lake and Lake Lansing. I do not believe that changing the light pattern will be a solution to the increase in traffic. As both roads meet at the bottom of a hill when cars seem to speed up and in the winter icy conditions are present, there is no way to solve the increase in traffic problem. Also, in the warmer months there are a lot of bicyclists on Park Lake and an increase in traffic will make it unsafe for those people wishing to ride their bicycles.

Another concern is water drainage caused by the development. Following a heavy rain there is already several spots of standing water on Park Lake. Another concern is the safety of children around the Donely elementary school at Lake Lansing and Hagadorn roads. I am also concerned that residents of the new development would attempt to cut through the White Hills Lakes subdivision which would increase traffic and cause safety issues for children playing and people walking dogs or jogging. And lastly, there is a lot of wildlife in this area. We need to share our space and only develop what is really necessary. Is it fair to take away the homes of these animals and create more chaos in their lives?

We chose this area to live in because it is a quiet and safe place to live and raise our children.

Thank you for your time and consideration in this matter.

Sincerely,
Betty Simon

6488 E Island Lake Drive
East Lansing MI 48823

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BD 13B-8

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**CLERK'S OFFICE
BOARD COMMUNICATIONS
APRIL 18, 2017**

Board Information (BI)

March 31, 2017



Dear Board Members,

I am writing to you in regards to the letter Trustee Opsommer has written and sent to the White House to inform them that Meridian Township has decided to become a welcoming / sanctuary community. On whose authority did you think you had to make such a statement? I find it interesting that you have done that without any input from the community members. Let us not forget that you represent us in Meridian Township matters only. Your own personal feelings regarding national matters and other issues are of no concern to silent majority of residents who allow you to serve on the township board.

Your agreement to write this letter was in defiance of national law. You have decided to go against the President of the United States and the Attorney General. Who do you think you are?

Do you really feel that as a Township Board Members your concern over this issue is more relevant than the leader of our country and you do not need to follow the rules of the land? The laws were put in place before he was in office and for very good reasons. He is choosing to enforce them. How can you pick and choose which rules or laws you decide you to follow, and then make up your own. Will you then give the citizens the right to decide which laws they can or cannot abide to? These are things you should have thought about before you sent off your letter because you, the Meridian Township board do not represent all us in this matter.....

There will be fall out for not following the laws that are in place. Other cities and communities may lose some funding. Is it worth taking this stand on an issue that is not relevant?

It has also come to my attention at the last meeting held; again Trustee Opsommer has come up with yet another idea? This time the board members should forgo their raises as "making shared sacrifice". This should be an individual decision not a group decision, in my opinion. It has been pointed out by some, that this is really another attempt to go against Clerk Dreyfus, yet again.

As I watch the meetings, I can't help but see how Treasurer Brixie and Trustee's Opsommer, Deschaine and sometimes Jackson seem to intentionally go out of their

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BI - 1

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Brett Dreyfus

From: Mark Holoweiko <mh@stonypoint-pr.com>
Sent: Thursday, April 06, 2017 12:55 PM
To: dedgar@ingham.org; dlove@ingham.org; ppatt@ingham.org; cclos@ingham.org;
lindemannfordraincommissioner@gmail.com
Cc: tbanas@ingham.org; santhony@ingham.org; Frank Walsh; Township Board
Subject: Serious Flooding in Haslett
Attachments: Flooding.JPG

Importance: High

Greetings, Ingham County Drain Commission—

Attached is a photo of what the flooding in our Meridian Township neighborhood looks like today so far. Is there anything your office of can do to help resolve this increasingly bad situation? Thanks in advance,

--Mark Holoweiko
1190 Teakwood Circle
Haslett, MI 48840
517-339-0123 *office*
517-339-4806 *home*
517-881-4460 *cell*

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way undermine Clerk Dreyfus. It seems Supervisor Styka also has now defected to Treasurer's Brixie's Camp and let her take over silently running the township. (If you would like to call it silently) It has been known over the years that the Treasurer has gone out of her way to work against Clerk Dreyfus in many ways and numerous citizens have brought this up in letters and when they have spoken at the township meetings. It is known the Treasurer tried her hardest to throw Clerk Dreyfus's election with terrible mailings going out to the public with unfounded and unproven messages about him. The citizens rallied around our Clerk and voted for him again, much to her dismay. She has formed her own little alliance now with the new Trustees that she helped get elected. By doing so it helps make sure the items on her agenda will get done. It is very obvious who is running the Meridian Township board and all the other boards involved in the township. It seems everyone is placed on the boards or commissions by one person. It is easy to see that what is going on, and that is not how it is suppose to be. All the boards or commissions should have an equal balance of members with different points of views on them. That way, all the citizens are represented not just with one side or with one point of view with them pushing their own personal ideas and agendas on the whole community. The community is a wonderful mix of people with diverse views and the board and other commissions should also show that.

This is my opinion, I am sure it will not go over very well, I live in community and I do not like where some of you are taking us.

Kathy DeVito

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Sandy Otto

From: Richmond, Aaron <richmo81@anr.msu.edu>
Sent: Tuesday, April 04, 2017 11:52 AM
To: Board
Subject: Lansing Has Declared Sanctuary Status

Ladies and Gentlemen of the Board,

I'm sure you're already aware, but in the event you are not... Lansing has officially declared itself a Sanctuary City.

http://www.mlive.com/news/index.ssf/2017/04/lansing_city_council_considers.html

With the current anti-Immigrant policies and rhetoric coming out of the White House and Attorney General Jeff Sessions office, now is the perfect time to take a stand with Lansing and let the men and women of our community know that we welcome them and will not stand idly by while their existence in this country is being actively threatened. Long-time residents of this state are under an almost constant threat of deportation for minor crimes that, by any sane individual, would be considered completely irrelevant (<http://www.detroitnews.com/story/news/local/michigan/2017/02/28/ann-arbor-man-deportation-case/98543456/>).

This is concerning, because the ENTIRE state of MI is within the jurisdiction of Customs and Border Patrol (<https://www.aclu.org/know-your-rights-governments-100-mile-border-zone-map>). Realistically, this means that CBP can set-up a checkpoint on the corner of Marsh and Saginaw and there's very little we (Meridian Township) would be able to do about it. What would our response be if CBP decided to ask our Township Police to staff the checkpoint under CBP supervision? Where would those who were detained end up being held until they could be processed? To our credit, we seem to already be a Sanctuary City de facto. There were 0 immigration calls last year, according to the Manager's Report, and I doubt our law enforcement officers are chomping at the bit to crackdown on immigration violations.

The men and women in our community need to know that. All members of our community need to know that law enforcement is agnostic to their immigration status and will protect and serve them the same way that their neighbors are being served. Not terribly long ago, a couple of marketers stood before you regarding the new logo and tagline of Meridian Township. One of the concerns of the board was that the phrase "A Prime Community" doesn't really convey what it is we do, or what we stand for. The motto is vague. The marketers responded by pointing out that this was only a motto. When it comes to branding, it's what we do as a community that determines our brand and NOT the tagline under a logo. Lansing has determined that they are going to become a Sanctuary City de jure. That is now part of their brand. Let us incorporate this into our brand as well. Let us adopt the same policies Lansing has codified, and stand with them in welcoming and protecting the men and women of our communities.

AARON RICHMOND
1424 Biscayne Way
Haslett, MI 48840
517-256-5455

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**CLERK'S OFFICE
BOARD COMMUNICATIONS
APRIL 18, 2017**

Commission Linkage (CL)

Sandy Otto

From: Benjamin Motil
Sent: Thursday, April 06, 2017 5:09 PM
To: Sandy Otto
Subject: EDC Member Resignation

From: mark epolito [mailto:markepolito@gmail.com]
Sent: Thursday, April 06, 2017 4:32 PM
To: Benjamin Motil <motil@meridian.mi.us>
Cc: chris@cjbuckconsulting.com
Subject: Re: L.O. Eye Care Ribbon Cutting-April 26-5100 Marsh Rd

Hi Ben,

Unfortunately, I am going to have to end my time on the EDC board. The company I work for was recently acquired and the subsequent changes have made it virtually impossible for me to make it to the monthly meetings.

I've really enjoyed the opportunity to serve on the board and work with great people like Chris. I hope that you are able to find someone that shares my interest in seeing the private/public partnerships grow in the township.

Please let me know if you have any questions.

Thanks,
Mark Epolito

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CL-1

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**CLERK'S OFFICE
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Regional Linkage (RL)

Mark Kieselbach

From: Andrew Brieschke <ABrieschke@cata.org>
Sent: Friday, March 31, 2017 5:18 PM
To: Mark Kieselbach
Cc: Sandy Draggoo; Craig Frazier
Subject: Meridian Redi-Ride Ride - Update



Good afternoon, Mark. I hope this email finds you well.

I wanted to let you know that I have been working with several CATA team members and we have set up a preliminary timeline for implementation of the same-day ride cancellations for Meridian Redi-Ride. Based on all the material we need to prepare and the time needed for proper notification sent to our customers, we are proposing a "go live" date of Monday, May 8. The notification letters to Redi-Ride customers will be placed in the mail on Friday, April 21. Please feel free to share this information with members of the Board and the Commission, as you deem appropriate.

Should you have any questions or concerns, please feel free to contact me directly. Again, thank you for all your help in ushering this through the Transportation Commission and the Township Board. We believe this will be a significant improvement in the service to our great customers in Meridian!

Kind Regards,
Andrew

Andrew Brieschke

Director of Operations
Capital Area Transportation Authority – CATA
4615 Tranter Street | Lansing, MI 48910
Office: (517) 394-1100
Mobile: (517) 202-5419
abrieschke@cata.org



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R.L-1

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9B (1)

PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the March 21, 2017 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the March 21, 2017 Regular Meeting with the following amendment(s): [insert amendments].

**APRIL 18, 2017
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING – **REVISED DRAFT** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, MARCH 21, 2017 **6:00 P.M.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer
ABSENT: Trustee Sundland
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Fire Chief Fred Cowper, Parks and Recreation Director LuAnn Maisner, Director of Information Technology Stephen Gebes, Finance Director Miriam Mattison, Communications Director Deborah Guthrie, Human Resources Director Joyce Marx, Associate Planner/Economic Development Coordinator Ben Motil

1. CALL MEETING TO ORDER
Supervisor Styka called the meeting to order at 6:00 P.M.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
Supervisor Styka led the Pledge of Allegiance.
3. ROLL CALL
The Clerk called the roll of the Board.
4. PRESENTATION (None)
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
Supervisor Styka opened Public Remarks.

Rx Harrington, 825 Piper Road, Haslett, believed the Board has not solved the problems of Meridian Township's Redi-Ride system. He noted the letter of intent states Redi-Ride was established to provide transportation for elderly people to attend doctor appointments, trips to pharmacies, grocery shopping, etc. Mr. Harrington stated the goal of Redi-Ride was to fill gaps in the Capital Area Transportation Authority (CATA) system. He added the letter of intent also indicated Meridian Township had adequate school transportation systems, and Redi-Ride would not be used to transport students to and from school. Mr. Harrington remarked students from two school systems make up approximately 30% of the rides, namely Okemos and St. Marthas. He suggested the Board pass a resolution which prevents students from using Redi-Ride, effectively returning the service to its original intent.

Leonard Provencher, 4824 Buena Parkway, Haslett, pointed out the Treasurer's quarterly report shows \$4.8 million going to CATA from Meridian Township. He voiced his sentiment that the Police and Fire millage to be placed on the August, 2017 ballot should be separated into two questions, one dealing with the unfunded pension liability and the other addressing the Police and Fire staffing needs and equipment. Mr. Provencher suggested a provision be placed in the sale of Meridian Township's School Street property to Haslett Public Schools for \$1.00 so the school system cannot flip it for a profit. He believed the Local Officials Compensation Commission to be an "inflationary loop" in that Board approval of salary increases for staff sets the policy for compensation of elected officials throughout the future. Mr. Provencher spoke in support of the Parks & Recreation grant applications.

Neil Bowlby, 6020 Beechwood Drive, Haslett, speaking on behalf of the Liaison for Inter-Neighborhood Cooperation (LINC), addressed "needs" vs "wants" relative to the proposed Police and Fire Millage. He believed there is a need to fund the pension legacy debt as well as new vehicles for the police and fire departments. Mr. Bowlby showed a bar chart he created which questioned whether there has been a 30% increase in calls for service by police in the past five (5) years as shown in the Township's Powerpoint presentation. He alleged there has not been an increase in the calls for service by the Meridian Township Police Department as annual reports for the last two years included the total number of Ingham 911 dispatch calls as the total number of Meridian Township police calls for service. Mr. Bowlby stated the citizen survey showed there has not been a dramatic decline in the satisfaction of citizens with the service provided by the Township's police department. He questioned retiring police cars every three (3) years, instead of keeping them for five (5) years or more and the necessity of a new ladder truck for the Fire Department. Mr. Bowlby also questioned the need to replace all five (5) ambulances in the next ten (10) years. He recited the previous mission statement in part: "...through the most effective use of available resources", alleging that concept is gone with the revised mission statement. Mr. Bowlby believed the Township should not ask taxpayers for "more than we need."

Rene Korrey, 4633 Okemos Road, Okemos, agreed with the letter from LINC, and stated success of the Fire and Police millage will only occur if the millage questions are separated. She noted she is uncomfortable with the proposed millage language as it leads taxpayers to believe this does not relate to the pension issue. Ms. Korrey indicated she would like to see verbiage about paying off the pension deficit specified in the millage language.

Supervisor Styka closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported the following:

- Possibility of a fifth contract being settled in the coming month
- First quarterly report draft will be available on March 31st
- Chick-fil-A ribbon cutting on March 30th at 9:00 AM
- March 30th Joint Meeting with Local Governments and School Districts at 6:00 PM
- Recommendations from the Planning Commission regarding the Walnut Hills rezoning and Hannah Lofts expected to come to the Board within the next two (2) to three (3) weeks

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Treasurer Brixie reported on delinquent personal property tax collection totals for 2012 through 2016 tax years, total 2016 tax year collections, 2016 tax year distributions total and current fixed and non-fixed investments as of February 28, 2017. She reported her attendance at the Tri County Transportation Commission and Land Preservation Advisory Board (LPAB) meetings last week, adding the LPAB is currently busy evaluating different properties. Treasurer Brixie noted a flyer in the packet announced a seminar on vernal pools will be held on March 25, 2017 at 10:00 AM in the Town Hall Room. She reported her attendance at the Michigan Municipal League Capitol Conference (along with Manager Walsh, Trustee Jackson and Clerk Dreyfus), during which a press conference was held regarding dark store legislation. Trustee Brixie expressed appreciation to the Supervisor for writing letters of appreciation which were included as communications in the Board packet.

Trustee Deschaine announced the Parks and Recreation Volunteer Appreciation Night was held March 16th to recognize the 1,500 volunteers in a given year who donate their time. He reported his attendance at the March 9th Township Branding event.

Trustee Jackson stated one of the featured speakers at the Michigan Municipal League press conference was Township Manager Walsh, who discussed bringing together 25 other municipalities who supported the amicus brief going before the Supreme Court challenging the current dark store taxation policy.

Clerk Dreyfus inquired if copies of the union contract being voted upon tonight were being provided to Board members as he previously requested.

Township Manager Walsh explained the process used by the Township in bringing only the changes in the tentative agreement to the Board, as he stated it takes approximately two (2) to five (5) weeks to incorporate the changes into the final contract once voted upon.

Supervisor Styka announced a May 18th fundraiser at Henry's Place from 5:30 PM to 7:30 PM to raise \$10,000 through the Community Resources Commission to help those citizens who are in need of financial assistance. He reported the Pancake Fundraiser, hosted by the Meridian Township Firefighters Union and several Boy Scout Troops, raised \$1300, a portion of which will go to the Muscular Dystrophy Association and the remainder to the scouts' various scholarship funds. Supervisor Styka also reported his attendance at the Parks and Recreation Volunteer Appreciation Night and the first meeting of the Corridor Improvement Authority (CIA).

8. APPROVAL OF AGENDA

Clerk Dreyfus moved to approve the agenda amended as follows:

- **Add Agenda Item #9G: Purchase of New Voting Equipment**
- **Move Agenda Item #13E to #13A**
- **Move Agenda Item #9C to 12A**

Seconded by Treasurer Brixie.

VOICE VOTE: Motion carried 6-0.

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried 6-0.

A. Communications

(1) Board Deliberation (BD)

12B Liaison for Inter-Neighborhood Cooperation (LINC), PO Box 40, Okemos; RE: Proposed Police and Fire Millage

(2) Board Information (BI)

BI-1 Jack Pollard, 5730 Academic Way, Haslett; RE: Trails of Meridian Parks

BI-2 Paul and Judy Kindel, 2915 Margate Lane, Ease Lansing; RE: Opposition to Rezoning #16060 (Summer Park Realty)

BI-3 Kathy Bozyk, 4111 Spinnaker Lane, Okemos; RE: Deer in Meridian Township

BI-4 George Orban, Chair, Ingham County Historical Commission, PO Box 319,

Mason; RE: Congratulatory letter on Meridian Township's 175th Anniversary

BI-5 Supervisor Styka; RE: Appreciation letter to MSU Dairy Store for its donation of ice cream to the Meridian Township Warming Shelter at the Central Fire Station

BI-6 Supervisor Styka; RE: Appreciation letter to the staff and volunteers of the American Red Cross for their efforts towards the Meridian Township Warming Shelter at the Central Fire Station

BI-7 Supervisor Styka; RE: Appreciation letter to Panera Bread for its donation of treats to the Meridian Township Warming Shelter at the Central Fire Station

(3) Staff Communications (SC)

SC-1 Manager Walsh; RE: Pennsylvania Public Utility Commission (PUC) Denies Utility Status to DAS Companies

SC-2 Director Kieselbach; RE: Site Plan Review Decisions as of March 1, 2017

(4) On File in the Clerk's Office (OF)

Material handed out at the March 7, 2017 Board Meeting

Township Manager Frank Walsh; RE: Letter from Warren M. Creamer, III, Managing Director, Robert W. Baird & Co., Inc., 1001 Bay Street, Traverse City; RE: Available options of the Township to address unfunded pension liabilities

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

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

NAYS: None

Motion carried 6-0.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the March 7, 2017 Regular Meeting as amended. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried 6-0.

C. Redi-Ride Policy Change

Treasurer Brixie moved to recommend to CATA for implementation the change to the Redi-Ride policy for a cancellation notice to be at least four (4) hours before the ride is scheduled. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried 6-0.

D. Greater Lansing Area Regional Stormwater Memorandum of Agreement

Treasurer Brixie moved to approve the Greater Lansing Area Regional Storm Water Program Resolution and associated Memorandum of Agreement. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried 6-0.

E. Authority to Open Account (Name Changes)

Treasurer Brixie moved to adopt a resolution entitled "Authority to Open an Account" at: Commercial Bank (formerly Mason State Bank) and MI Class-administered by Public Trust Advisors (formerly MBIA Class). Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried 6-0.

- F. Purchase of New Voting Equipment
Treasurer Brixie moved to approve the resolution applying for and accepting up to \$160,000 in grant funding from the State of Michigan to purchase new election equipment. Seconded by Clerk Dreyfus.

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

NAYS: None

Motion carried 6-0.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS

- A. Kansas Road Public Sanitary Sewer Improvement Special Assessment District #52
 Supervisor Styka opened the public hearing at 6:42 P.M.

Assistant Township Manager/Director Perry summarized the proposed Kansas Road public sanitary sewer special assessment district (SAD) as outlined in staff memorandum dated March 17, 2017.

- Public
 Piotr Lupa, 3575 Kansas Road, Okemos, stated his property was divided after the initial hearings on the sewer improvement to become side-by-side parcels, both with frontage onto Kansas Road. He stated he will now need to participate in the assessment cost of the project for both parcels, although only one (1) parcel currently has the "Y" connection installed, which he subsequently ran the lateral to the home. Mr. Lupa requested the Township provide him with a connection to the second parcel if he is going to be assessed costs for both parcels.

Steve Freemire, 3622 Kansas Road, Okemos, voiced his appreciation for the Board's vote last fall to provide sewer on Kansas Road. He stated just a few weeks ago when the weather warmed and there was significant rain, odor from a neighbor's septic system released into the air. He provided his thoughts on what should happen if four to five acre parcels were developed into multiple parcels in the future relative to potential refunds to other property owners on Kansas Road.

- Board and staff discussion:
 - 17 lots rather than 16 reduced the size of the assessment for each lot
 - Township is reviewing how it can make the situation equitable for Mr. Lupa as he did not receive a lateral for the second parcel
 - No payback district exists so there would not being any "rebate" to other property owners
 - As lots are split or further developed, the sewer becomes part of the public infrastructure once the special assessment district is completed and connection fees are required

Supervisor Styka closed the public hearing at 6:51 P.M.

12. ACTION ITEMS

- A. Bills
Treasurer Brixie moved to approve the bills. Supported by Trustee Jackson.

Board discussion:

- Trustee Deschaine asked to abstain from voting on the bills as one of the bills is to pay for a flag subscription to the Kiwanis Club, of which he is an active member
- Positive comments from the public when the flags are placed in front of the Township Municipal Building

- Board member belief Board members cannot abstain from voting
- Board members have the option to recuse themselves by leaving the room during the vote if they believe a conflict of interest exists
- Belief of a majority of Board members the explained situation does not constitute a conflict of interest

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

NAYS: None

Motion carried 6-0.

- B. Rezoning #16070 (Singh), 1954 Saginaw Highway from RR (Rural Residential) to RDD (Multiple Family)
Director Kieselbach summarized the rezoning request as outlined in staff memorandum dated March 17, 2017.

Trustee Jackson moved to adopt the resolution to introduce for publication and subsequent adoption Rezoning #16070. Seconded by Trustee Deschaine.

Board discussion:

- Planning Commission recommended rezoning of this property from RR to RDD based on the location on a principal arterial and adjacent to commercial areas to the northeast and industrial on the south as well as the rezoning represents a logical and orderly development pattern consistent with the Master Plan
- There are differing visions of Saginaw Highway’s highest land use and the most sustainable approach to development along this principal arterial
- Board member belief Saginaw Highway is going through a transformation
- Single family housing exists to the west of the subject property
- Future Land Use Map (FLUM) designates the subject property as commercial
- Property zoned commercial is adjacent and around this parcel
- Concern with a multi-family environment on Saginaw Highway
- Statement by the applicant that the size of the parcel prohibits him from a commercial use on this parcel
- Possibility of acquiring adjacent parcels to construct a contiguous commercial development
- Board member belief realization of the vision in the Master Plan would result in commercial businesses surrounding this parcel and be a less than desirable place to live
- RDD zoning district allows for a planned unit development (PUD)
- Encouragement to the property owner to explore construction of a PUD

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

NAYS: Clerk Dreyfus

Motion carried 5-1.

- C. Police and Fire August Millage 2017-2026
Manager Walsh provided a summary of the Powerpoint presentation given at the March 7, 2017 Board meeting.

Treasurer Brixie moved to adopt the resolution for a Police and Fire Protection Millage 2017-2026, in the amount of 1.483 mills, to be placed on the ballot for the Tuesday, August 8, 2017 Election. Seconded by Trustee Opsommer.

Board and staff discussion:

- Board member preference for two mills each for police and fire, but will accept this “lean” proposal
- Interest savings realized when paying off debt in ten (10) years
- Aging population requires first responders and the need for them is essential
- Board member belief that separating the millage language is not a good idea, as designating one mill for paying pension debt and just under .5 for expansion of police and fire staffing would likely confuse voters
- Millage will allow Meridian Township to provide benefits and remain competitive as an employee
- Board member belief that improving the staffing ratio will improve morale
- Board member belief there is not a “lot of discretionary funding” in the Township
- Board member belief separating the millage into two questions “fine tunes” the choices available to voters
- Board member belief two millage questions would be easier for voters to understand than combining the two questions into one millage
- Legal counsel drafted the ballot language before the Board
- Concern what would happen if voters approved new funding for additional police and fire personnel but did not approve the millage paying off the pension debt
- Fire Chief stated ladder truck is expensive, but it’s the “bread and butter” of fire services
- If the Township does not have a ladder truck, insurance costs for homeowners would increase
- Ladder truck is used to block traffic on the highway in the case of an accident and for big fires and rescues
- Current ladder truck is 18 years old and the typical lifespan is 20 years
- Ladder trucks are heavy and experience a lot of strain during use
- “Funding for the future” would be a great gift for the Fire Chief to give to his successor
- Township currently have 12 road cars which are rotated every 4 years at 100,000+ miles, considered to be the industry “standard.”
- Cars experience significant idle time which mileage doesn’t include
- Need to provide officers with safe cars in good condition when responding to calls
- Staff provided the attorney with the list of items which would be addressed through the proposed millage
- Money generated from the millage could not be used to retire the debt included in defined benefit plans outside of police and fire
- Summary of union negotiations to date to reduce the multiplier for current employees and new hires
- Information put out by the Township will cover the uses of the millage in detail, including the plan to pay off pension liabilities

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

NAYS: None

Motion carried 6-0.

- D. Sale of Property to Haslett Public Schools
Manager Walsh summarized the proposed sale of property to Haslett Public Schools as outlined in staff memorandum dated March 21, 2017.

Trustee Deschaine moved to approve the resolution to authorize the sale of property known as 5681 School Street, Haslett MI, parcel no. 33-02-02-10-432-007. Seconded by Treasurer Brixie.

Board discussion:

- Board member belief the school district will find good use for it
- House located on the property is vacant
- Many complaints were received by the Township for activities on this property
- Property is adjacent to Ralya Elementary School

- Limitations on what can be done with a tax-foreclosed property
- Concern with including a qualifying use clause in the resolution as Meridian Township and its school districts have always worked well together

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

NAYS: None

Motion carried 6-0.

- E. Findings of the Local Officials Compensation Commission (LOCC)
Trustee Opsommer moved that the Board respectfully decline the recommendations proposed by the Elected Officials Compensation Board in shared sacrifice. Seconded by Trustee Deschaine.

Board and staff discussion:

- Recommendation is for a 2% increase for elected officials
- Recommendation requires a two-thirds vote of the Board to reject the LOCC's findings
- Board member belief many concessions have been made by employees during negotiation process
- Board member belief that as elected officials, the only sacrifice to be made is their salary compensation
- Reminder that all Township staff, including the Manager, have received a 2% increase for three (3) years
- Board member belief the motion to reject the recommendation from the public body is a "political maneuver"
- Board member belief that in 2012, the salaries of the Clerk, Treasurer, Supervisor and Board Trustees were cut due to "political lobbying" directed at the LOCC
- LOCC is a public body which extensively researched the issue over two months prior to making its recommendation and worked with the Township's Human Resources Department on compensation for elected officials
- Board member belief the proposed 2% increase is a small increase – appropriate and fair to keep up with the cost of living
- Board member statement that comparatively speaking, the various Board member compensation amounts are less than what is paid by other similarly sized communities
- Board member belief the Township is in overall excellent financial condition, with a \$6 million surplus fund, and a 2% increase will not cause any financial hardship for the Township
- Board member preference to not act on this motion, which would allow the recommendation of the LOCC to stand
- Requirement for a super majority (2/3 vote) to overturn the recommendation of the local public body
- Concern with the message being sent to the public by receiving a raise when the Board is asking voters to pay an approximate 1.5 mill increase in taxes
- Board member belief the purpose of the LOCC is to take the issue of Board salaries out of the hands of politicians
- Board member belief that although the proposed salary increase is warranted, and elected positions are underfunded compared to similar communities, he will vote for the motion because of the circumstances faced by the Township relative to the unfunded pension liability
- Board member belief the public will "see through" this action as political grandstanding
- Board member belief the pension for new DPW hires will be 40% less than current DPW employees and pension for new firefighter hires will be 36% less than current firefighters

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

NAYS: Clerk Dreyfus

Motion carried 5-1.

- F. 2017 Proposed Grant Applications for Park Development
Director Maisner summarized the grant applications for park development as outlined in staff memorandum dated March 8, 2017.

(1) Treasurer Brixie moved to approve the resolution supporting submittal of a grant application to the Michigan Natural Resources Trust Fund Program for construction of a universally accessible pavilion facility and access sidewalks in Meridian Riverfront Park/Harris Nature Center with an estimated total project cost of \$100,000, providing a 50% local match of \$50,000 from the Township's Park Millage Fund. Seconded by Trustee Jackson.

Board and staff discussion:

- Appreciation to the Parks staff for its vigilance in submitting grant applications
- Without the new Parks millage, the Township could not apply for the grants due to the match requirement

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Supervisor Styka,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

(2) Trustee Jackson moved to approve the resolution approving submittal of a grant application to the Land and Water Conservation Fund Program for construction of a waterless restroom and access sidewalks in Meridian Riverfront Park/Harris Nature Center with an estimated total project cost of \$100,000, providing a 50% local match of \$50,000 from the Township's Park Millage Fund. Seconded by Trustee Opsommer.

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Supervisor Styka,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

- G. 2017-2019 TPOAM Non-Supervisory Professional Employees Contract
Manager Walsh summarized the changes to the current contract as outlined in staff memorandum dated March 13, 2017.

Treasurer Brixie moved to approve the 2017-2019 collective bargaining agreement as tentatively agreed to and further ratified by the TPOAM Non-Supervisory Professional employees. Seconded by Trustee Jackson.

Board and staff discussion:

- Board member belief it is best to do all union contracts at once due to heavy workload involved in the process

ROLL CALL VOTE: YEAS: Trustees Deschaine, Jackson, Opsommer, Supervisor Styka,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 6-0.

[Supervisor Styka recessed the meeting at 8:20 P.M.]

[Supervisor Styka reconvened the meeting at 8:33 P.M.]

13. BOARD DISCUSSION ITEMS

- A. Amendment to the DDA Loan Installment Payment Schedule

Associate Planner/Economic Development Coordinator Ben Motil summarized the proposed amendment to the Downtown Development Authority (DDA) loan installment payment schedule as outlined in staff memorandum dated March 13, 2017.

Board and staff discussion:

- Proposal would delay annual principal payment of \$25,000 from 2020 until 2022
- DDA no longer has the Celebrate Downtown Okemos event as a revenue source
- Potential for a significant increase in the DDA's tax base with future development
- Chair of DDA stated the DDA thought paying down the debt was the best thing to do at this time
- Debt was acquired through installation of the downtown Okemos streetlights and Meijer's retroactive reduction in its tax assessment through the Tax Tribunal
- Intent of the DDA to pay off the debt earlier in the event construction of a large development results in an increase in tax capture
- This situation is a reminder of how the dark store issue negatively impacts municipalities
- Interest payments have been and will continue to be paid annually
- Potential to increase foot traffic due to park improvements in the downtown area

It was the consensus of the Board to place this item on for consent at the April 4, 2017 Board meeting.

B. Sleepy Hollow Infrastructure Improvements

Assistant Township Manager/Director of Public Works and Engineering Perry summarized the proposed Sleepy Hollow infrastructure improvements as outlined in staff memorandum dated March 21, 2017.

Warren Creamer, Managing Director, RW Baird, 1001 Bay Street, Traverse City, presented bonding information for the special assessment

Board and staff discussion:

- Bonding options and costs
- Interest rate through the Township Improvement Revolving Fund (TIRF) fund would be 5%
- Assumption made by the bond advisor that homeowners would be paying 5%
- Special assessment bonds are currently being issued at a rate of approximately 2.75%
- If the Township used the bonding mechanism over a 15 year period, the interest would be estimated at 2.75%
- If the Township used the bonding mechanism over a 20 year period, the interest would be estimated at 3%
- Township typically adds on 1% to the interest
- Township would use the special assessment billing process to collect the funds from homeowners
- Assumption by the Baird Co. that homeowners will take advantage of the low rates and pay over time to minimize their cash flow burden
- Homeowners would be able to pay the full assessment without interest (levied on July 1st) until September 14th, after which interest would accrue on the unpaid balance of 1% over the bond rate
- Baird uses the projected revenue stream and structures the bonds in an amount sufficient to be paid by the revenue stream when due, similar to setting up an escrow account
- Board member statement that experience by the Township shows at least one homeowner will pay the assessment in full up front
- Inquiry as to how variables fit into the special assessment approval process

- Bonding will be handled through a separate resolution, between Resolution #3 and Resolution #4 in the five-resolution special assessment process
- Estimated cost takes into account the variable for homeowners paying the special assessment in full
- No effect on the interest rate for the bonds if a special assessment is paid in full
- Board member preference to provide a 20-year repayment schedule as requested by the residents of Sleepy Hollow
- Staff suggestion to facilitate a neighborhood meeting with residents of Sleepy Hollow to show them the figures for a 15 and 20 year special assessment

It was the consensus of the Board to continue discussion on this issue at a future meeting.

- C. Rezoning #17010 (Portnoy & Tu), rezone of a .56 acre parcel north of 2476 Jolly Road (Parcel I.D. #33-352-001) from RA (single Family-Medium Density) to PO (Professional and Office)

Director Kieselbach summarized the rezoning request as outlined in staff memorandum dated March 17, 2017.

Board and staff discussion:

- House is adjacent just north of the subject site
- Owner of the adjacent property requested the site plan be conditioned on the rezoning
- Office district adjacent to residential requires at 50 foot setback for the building and a 20 foot landscape buffer
- Impervious ratio of the proposed plan complies with the Township's ordinance requirement
- If rezoned, office is a use by right and would be handled through the site plan review process

It was the consensus of the Board to place this item on for action at the April 4, 2017 Board meeting.

- D. Harkness Law Firm Contract

Manager Walsh addressed the potential continuation of the Township's contract for prosecutorial services with the Harkness Law Firm as outlined in staff memorandum dated March 16, 2017.

Board and staff discussion:

- Police Chief believes Mr. Harkness is providing exemplary service to the Township and has an excellent rapport with police officers
- Mr. Harkness' law firm is located in the Township
- Renewal of the contract remains at \$80,000
- Board member belief a competitive bidding process benefits taxpayers by providing an opportunity to lower costs or gain improved services
- Certain efficiencies exist by continuing the current contract for two additional years
- Cost and time involved in the request for proposal (RFP) process
- Contract expires at the end of April and the RFP process should have already commenced if it was to be utilized
- Suggestion to extend this agreement for two (2) additional years (Clause #28) and begin the RFP process in early 2019

It was the consensus of the Board to place this item on for action at the April 4, 2017 Board meeting.

E. Meridian Township Vision and Mission Statements

Director Guthrie addressed the Meridian Township Vision and Mission Statements as outlined in staff memorandum dated March 17, 2017.

Board and staff discussion:

- Inquiry as to why the word "environment" was left out
- Belief the Board should take its time to carefully consider and think about the impact of the vision statement
- Surprise that the word "prime" is not found in either statement
- Board member preference to send various ideas to the Communications Department for compilation and future discussion
- Brand development committee (BDC) used several brand descriptors in the vision and mission statement
- Inquiry as to where mission and vision statements will be utilized
- Previous Township Board voted to have the mission statement placed on the agenda
- Communications staff comment that during the rebranding process, a decision was made to standardize the agendas, packets and minutes and include the mission statement on every agenda
- Mission and vision statements should be concise as citizens may not pay attention to them but would "get" the Township tagline
- Inquiry as to the current use of the vision statement other than on the Township website

It was the consensus of the Board to continue discussion on this issue at a future meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, challenged the time frame used to ascertain the assumed rate of return in calculating the Township's Municipal Employees Retirement System (MERS) pension liability. He continued to question how much of the ten-year police and fire millage would be eroded by the Headlee override.

Neil Bowlby, 6020 Beechwood Drive, Haslett, believed politics were involved by certain Board members in making the motion to reject the findings of the Local Officials Compensation Committee (LOCC). He demonstrated how much money would be lost by each of the various positions on the Board, indicating that the four (4) part time Trustees AND THE SUPERVISOR would lose very little by rejecting a 2% raise while the other ~~three (3)~~ TWO (2) positions would lose a more significant amount. HE STATED THAT THE TREASURER HAD A SPOUSE WITH A PROFESSOR SALARY, BUT THE CLERK DID NOT. He MR. BOWLBY stated that if Board members wanted to make a sacrifice for the Township, they should accept the recommendations of the LOCC, and then simply donate the 2% increase back to the Township.

Mr. Bowlby also stated if the police and fire millage proposal passes, Meridian Township residents would be paying 6.915 mills in taxes. He noted the comparison to East Lansing and Lansing was unfair, as both cities provide many additional services not realized by Meridian Township residents.

Supervisor Styka closed Public Remarks.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Jackson announced Faith Lutheran Church is showing a film titled "13" on March 23, 2017 at 7:00 P.M. and a community forum on Schools to Prison Pipeline on March 30, 2017 at 6:00 P.M.

Manager Walsh responded to earlier public comment regarding MERS' assumed rate of return by stating the benefit modifications that are going to be in place from negotiations were factored in the scenario.

Trustee Deschaine announced the Transportation Commission will meet on Thursday March 23, 2017 at 6:00 P.M. He noted the Township Treasurer was silent on the issue of the LOCC recommendation. Trustee Deschaine stated HIS BELIEF that in 2008, the Township Treasurer voluntarily took a 20% pay cut and her wages have still not "recovered." He believed this "sacrifice" was made for the good of the Township.

Supervisor Styka responded to earlier public comment by stating he believed, by law, CATA could not deny certain groups of individuals use of the Township's Redi-Ride transportation services.

~~Clerk Dreyfus addressed the alleged~~ STATED HIS BELIEF THE Treasurer's "voluntary salary cut" in 2008 ~~stating that the cut~~ included a 20% reduction in the amount of hours worked, meaning that it was not really a salary cut but rather a reduction in the Treasurer's working hours to 32 hours per week. He noted the only purpose of the LOCC is to make a recommendation relative to salaries of elected officials. Clerk Dreyfus agreed with earlier public comment that any "sacrifice" should be personally made by each Board member. He reiterated that Board members can individually decide to give back their salary increase if desired.

Treasurer Brixie ~~clarified~~ STATED HER BELIEF that she has worked 40 hours per week since 2010 when staff members were laid off in the Treasurer's office. She noted the mechanism allowed by law to reject salaries recommended by the LOCC.

16. ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by Trustee Deschaine.

VOICE VOTE: Motion carried 6-0.

Supervisor Styka adjourned the meeting at 9:49 P.M.

RONALD J. STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary

9B (2)

PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the March 30, 2017 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the March 30, 2017 Regular Meeting with the following amendment(s): [insert amendments].

**APRIL 18, 2017
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
THURSDAY, MARCH 30, 2017 **6:00 P.M.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer
ABSENT: Trustee Sundland
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works Derek Perry, Police Chief Dave Hall, Director of Information and Technology Stephen Gebes, Economic Development Coordinator/Associate Planner Ben Motil

1. CALL MEETING TO ORDER
Supervisor Styka called the meeting to order at 6:07 P.M.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
Supervisor Styka led the Pledge of Allegiance.
3. ROLL CALL
The Clerk called the roll of the Board.
4. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS (None)
5. APPROVAL OF THE AGENDA
Treasurer Brixie moved to approve the agenda as submitted. Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried 6-0.

6. INTRODUCTION OF LOCAL GOVERNMENTS AND SCHOOL DISTRICTS
Supervisor Styka opened the Joint Meeting and the following guests introduced themselves:

Capital Area Transportation Authority (CATA)
Andrew Brieschke, Director of Operations
Brad Funkhouser, Deputy CEO

Delhi Township
John Elsinga, Township Manager
John Hayhoe, Supervisor
Evan Hope, Clerk

Consumers Energy
Chris Thelen, Community Affairs Manager

East Lansing Public Schools (ELPS)
Dori Leyko, Acting Superintendent

Haslett Public Schools (HPS)
Chris Coady, President of the Board of Education
Steve Cook, Superintendent

Ingham County Road Department (ICRD)
William Conklin, Managing Director

Lansing Economic Area Partnership (LEAP)
Josh Holliday, Tri-County Development & Placemaking Manager

Lansing Township
Diontrae Hayes, Supervisor

City of Mason
Deborah Stuart, Clerk

Okemos Public Schools (OPS)
Melanie Lynn, President of the Board of Education

Williamston Community Schools (WCS)
Greg Talberg, President of the Board of Education

Williamstown Township
Wanda Bloomquist, Supervisor
Mark Steinberg, Clerk

7. REPORTS OF JOINT ACTIVITIES

Board, staff and guest discussion:

- Various collaborations between Meridian Township and other local units of government
- Joint trail application for the Red Cedar River between Williamstown Township and Meridian Township Parks and Recreation
- Various collaborative agreements between HPS and several other school districts in Ingham County

8. DISCUSSION OF ISSUES OF JOINT INTEREST

Board, staff and guest discussion:

- Jolly and Okemos intersection road improvement project to start in early-to-mid July
 - Added right turn lanes for three (3) legs of the intersection for improved traffic flow
 - New better timed signal to allow more cars to go through the intersection at one time
 - County storm drain underneath the intersection needs to be replaced to address flooding in the area
 - During the road improvement process, traffic will be reduced to one (1) lane in each direction
 - Left turns will be prohibited
 - No known "spike" in auto accidents in the area due to an increase in curb cuts
 - Inquiry as to availability of ICRD funding to perform studies/analyses of progressive timed traffic signals for improved traffic flow
 - Most corridors through Meridian Township are independently timed because of differing traffic streams encountered by each and to force progression through interconnection could be counterproductive
 - Not a high-cost issue to improve signal timing
 - ICRD plans to improve older signal equipment throughout the county
- Additional funding coming into the county from the increase in state fuel tax and vehicle registration tax
 - Funding will be used to perform maintenance overlay work on some roads not in the current federal aid program
 - Plans exist to increase the ICRD's local match to local roads for each Township by approximately 50% in fiscal year 2018-2019
 - Act 51 requires any funds the ICRD puts toward construction improvement of local roads to be matched by each Township
- Half of the trees slated to be cut down for a road project in Williamston Township were saved through mutual efforts with the ICRD
- Haslett Public Schools (HPS) has a May 2nd Election to renew its non-operating millage
- East Lansing Public Schools (ELPS) also has a May 2nd Election for a bond to rebuild its five elementary schools
 - Donley Elementary School is located in Meridian Township
- Inquiry of Consumers Energy as to recommended steps local governments can take to better communicate with its residents during large scale power outages

- Smart meter rollout occurring in central Michigan will allow for tracking of power outages by sending a text message via a cell phone network
- Outage map tool
- Difficult to predict restoration times during large scale storms and outages
- Consumers Energy has a foundation and information about funding is available at www.consumersenergy.com/foundation
- Consumers Energy is responsive to Meridian Township and takes a proactive approach to communication, especially during outages
 - Meridian Township has had issues with Lansing Board of Water and Light's service
- Consumers Energy is offering staggered rates to customers who move to smart meters
- Concern with excessive tree cutting and trimming by utility companies
- Consumers Energy prioritizes the dollars allotted for its tree trimming program by considering outage rates and frequency of outages statewide
- Fallen trees and limbs were the main cause of power outages during the recent windstorm
- Consumers Energy attempts to work with every homeowner to trim only what is necessary to maintain proper clearances
- CATA enjoys its partnership with Meridian Township
 - While acknowledging recent negative press, CATA employees work hard
 - New projects planned (fare boxes, etc.)
 - Offer of continued partnership on projects
 - CATA to present information to Meridian Township's Transportation Commission regarding Redi-Ride
 - Working with Meridian Township's Redi-Ride passengers to increase capacity
 - Appreciation to the Meridian Township Board for its recent approval to accept changes to Redi-Ride's cancellation policy
- CATA to give a presentation to the Williamstown Township Board next week and discuss proposed changes to increase ridership of its residents
 - Williamstown Township residents continue to pay the same amount of taxes to CATA each year, but had service drastically cut in January of this year by eliminating Redi-Ride service to its residents
 - New service opportunities are being explored
- Successful 2016 for LEAP and the upcoming annual report will demonstrate that success
 - Desire to continue building relationships with local governments surrounding Lansing and East Lansing

9. PROPOSED JOINT PROJECTS

Board, staff and guest discussion:

- Local municipalities approach to Distributed Antenna Systems (DAS) for cellular service
 - Explanation of DAS
 - ICRD unaware of any specific right-of-way permit requests outside of the normal permit standards which have been denied by the county
 - Meridian Township has received a request to install DAS around Meridian Mall
 - Ingham County Road Association is working with the legislature and the Federal Communications Commission (FCC) to adapt rules for Michigan
 - FCC is working on new rules at the federal level to regulate placement of DAS
 - At the current time, local municipalities have the ability to negotiate a franchise fee for DAS
 - Belief that DAS providers will approach existing utility pole owners at some point
 - ICRD preference to not "clutter" the right-of-way with new additional fixed objects, but have them attached to existing signal and utility poles
 - ICRD believes the Township would also have permitting authority if not in the county right-of-way
 - City of Mason has been aggressively approached by a DAS provider, but Mason wants telecom companies to use existing infrastructure
 - DAS provider not interested in collocating on Consumers Energy poles
 - Concern that over time, multiple providers will all want to have their own poles, allowed every 500 feet
 - Michigan Municipal League hosted a session last week on DAS

- Communities have banded together to file group lawsuits in an effort to protect their rights-of-way and control antenna logistics
- Complex issue with existing private property rights v. antenna placement in the public right-of-way
- Local municipalities can control antennas on private property through the special use permit process and through Planning Commission oversight
- Meridian Township Board member belief the goal of telecomm providers is to encompass residential neighborhoods with antennas (every 500 feet per provider)
- Suggestion for the City of Mason to get together with Meridian Township regarding its proposed DAS franchise agreement and ordinance
- Meridian Township Board member belief that collocation on existing utility poles often looks "bizarre"
- Meridian Township Board member preference for municipalities to have more control regarding how an antenna looks in the right-of-way
- Meridian Township staff to meet with ICRD staff regarding current request for placement of DAS poles around Meridian Mall
- Tradeoff between pole height and pole frequency
- Discussion regarding the appropriate distance between medical marijuana provisioning centers and schools
 - No discussion by the East Lansing School Board in the last few years
 - 500 v. 1000 feet distance from schools
 - Okemos School Board worked with Meridian Township a few years ago to prevent business ventures from launching in relative proximity to several of its schools
 - Haslett School Board has not had a discussion on the issue, but would discourage location near any of its schools
 - Williamston Schools has not had a discussion on this issue
- Road in subdivisions with Delhi Township are in poor condition
 - Meridian Township Manager explanation of the process the Township uses to repair them
 - Meridian Township's millage (less than ¼ mill) generates approximately \$400,000, Township Board contributes \$125,000-\$200,000 in addition to an ICRD contribution of \$115,000
 - \$ 2 million worth of repairs is pared down, using citizen input, and a list of \$700,000-\$800,000 in proposed repairs is generated
 - Citizen complaints using this process are minimal
 - Money earmarked each year is for approximately 4.5 miles of road repair out of a total of 125 miles of road
 - When the road millage was first approved, the emphasis was on repairs of entrances to subdivisions due to higher volume traffic
 - School bus route may impact the priority of road repair
- City of Mason has set aside 4 mills for roads, which results in a \$1 million annual budget for road repair
 - Mason utilizes a 20 year road plan
 - Regular maintenance helps keep costs down
- In 2012, six (6) communities around the Lansing Metropolitan area (Lansing, East Lansing, Lansing Township, Delhi Township, Delta Township, Meridian Township), participated in a shared fire services agreement
 - Engaged in mutual aid box alarm systems (MABAS)
 - Agreement helps the various municipalities back each other up
 - All six municipalities have developed one (1) training program
 - Overall goal was that the closest available system provides the service
 - Alameda Township is an example of four (4) entities providing quality services to their municipal neighbor
 - Meridian Township residents indicate the #1 service they "want to pay for" is public safety
- Appreciation for the quality of water provided by the Board of Water and Light
- School districts, to a certain degree, compete against one another
 - Shared agreements among various school districts for many services
- Citizen Engagement

- Use of coffee meetings and attendance at local service clubs
- Walking through neighborhoods speaking with residents to find out their concerns
- HOMTV is a good avenue for communication and engagement in Meridian Township
- Attendance at neighborhood association meetings
- Meridian Township Police Chief holds quarterly neighborhood leader meetings
- Meridian Township code enforcement group also meets quarterly
- School systems' medium to long-term forecast
 - HPS enrollment has been historically steady over the years
 - Data obtained from kindergarten round-up registration provides data which is monitored over time
 - Superintendent of Okemos Public Schools (OPS) to retire this year
 - OPS policy not to solicit school of choice children
 - Williamston Public Schools (WPS) is on a year-by-year budgeting cycle as they operate at the margins
 - Meridian Township board member concern that due to aging in place, not enough families with children are able to move into Meridian Township to help school districts through increased attendance
 - Different experience for HPS Board member as she has seen more movement with families and children moving into homes in her neighborhood, from infants all the way to high school
 - Aging in place is partly a result of Proposal A
 - Steady resident enrollment predicted for ELPS over the next five (5) to ten (10) years
 - Meridian Township Board member belief employment by Michigan State University's Facility for Rare Isotope Beams (FRIB) will aid in the area's school enrollment
- Williamstown Township's appreciation for the positive feedback received by residents relative to utilization of Meridian Township's police services

10. COMMENTS FROM THE PUBLIC

Leonard Provencher, 5824 Buena Parkway, Haslett, noted he first started attending Meridian Township meetings several years ago when he spoke in support of a pathway issue. He spoke to the benefit of HOMTV for members of the community. Mr. Provencher voiced appreciation for the attendance and interaction at tonight's meeting.

11. OTHER MATTERS AND BOARD MEMBER COMMENTS (None)

12. ADJOURNMENT

Clerk Dreyfus moved to adjourn. Seconded by Treasurer Brixie.

VOICE VOTE: Motion carried 6-0.

Supervisor Styka adjourned the meeting at 7:57 P.M.

RONALD J. STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary

9B (3)

PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the April 4, 2017 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the April, 2017 Regular Meeting with the following amendment(s): [insert amendments].

**APRIL 18, 2017
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, APRIL 4, 2017 **6:00 P.M.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees, Jackson, Sundland
ABSENT: Trustees Deschaine, Opsommer
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Fire Chief Fred Cowper, Police Chief David Hall, Finance Director Miriam Mattison, Human Resources Director Joyce Marx, Senior Planner Peter Menser, Economic Development Coordinator/Associate Planner Ben Motil

1. CALL MEETING TO ORDER
Supervisor Styka called the meeting to order at 6:00 P.M.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
Supervisor Styka led the Pledge of Allegiance.
3. ROLL CALL
The Clerk called the roll of the Board.
4. PRESENTATION (None)
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
Supervisor Styka opened Public Remarks.

Kathy DeVito, 470 Chimney Oaks, Okemos, stated she submitted a letter to the Board which expressed her displeasure with the Board because she believed they are not representing all members of our community. She addressed Board members engaging in what she characterized as "high school" behaviors going after another Board member. Ms. DeVito stated she did not believe the Board should worry about sanctuary city status for Meridian Township, as there are more important things to focus on, i.e., police and fire pension liability. She indicated the concept brought forth by some Board members regarding their proposed raise was a "silly sacrifice" and did not make sense. Ms. DeVito urged Board members to do a better job representing the Township.

Patty McPhee, 5275 Thames, Okemos, noted the problem with the police and fire pension liability existed when the Township Manager's performance review was being held and comments made during the discussion on the Local Officials Compensation Commission (LOCC) recommendation regarding "shared sacrifice" were insulting to the public's intelligence. She believed it is not up to Board members to decide what another Board member's personal finances can handle and called the maneuver a "cheap shot." Ms. McPhee stressed that empty storefronts show no more additional building is needed, and rezoning from residential to commercial is not needed. She stated the Township resolution on immigration did not represent her, alleging the Board "blazed it through" and should not do so again by following Lansing's lead in declaring sanctuary city status, due to federal funding implications.

Neil Bowlby, 6020 Beechwood Drive, Haslett, stated it is rare for elected officials to admit they made a mistake and take action to correct it, citing, as an example the Board rejecting the recommendations of the LOCC. He indicated the Board was so adamant to reject the LOCC recommendation that the vote was taken without a full complement of the Board present, thus all members did not have an opportunity to weigh in on the issue. Mr. Bowlby did not believe it right to make other people sacrifice, characterizing the manner in which the Board handled the matter as "unconscionable." While acknowledging there is a need to buy new police cars and fire equipment over the next few years, he believed the question is whether to ask the taxpayers of Meridian Township to pay for it. Mr. Bowlby stated it is not the "end of the world" if the fire and police millage does not pass, as the Township can come back again next year with a more reasonable proposal for a millage increase.

Larry Klayman, 2247 Hamilton Road, Okemos stated his 15-year employment in the Office of Purchasing within the Department of Management and Budget taught him the best way to ensure the highest price possible is a sole-source award. He believed if a sole-source award is given, the Township must be certain there are no other law firms who can provide the same prosecutorial services at a lower price.

Odie Norkin, 3803 Sandlewood Drive, Okemos, believed at the last meeting there was a 5-1 vote against the Clerk relative to the LOCC recommendation. He displayed a postcard on the overhead that was mailed to Democrats in the Township just prior the August 2, 2016 Primary Election. Mr. Norkin noted the headline "slandered and libeled" two members running for reelection by stating "they don't represent our community's values". He addressed statements on the postcard about one Trustee requesting a 13% pay raise. Mr. Norkin asked the Trustee about this and the Trustee shared that the Treasurer requested he ask for the raise. He believed one of the trustees was labeled on the postcard as a proponent of privatization, although that trustee repeatedly argued for prevailing wage and unions. Mr. Norkin believed that postcard was in retaliation for that Board member's opposition to the CATA sole-source contract.

Supervisor Styka closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported on the following:

- Walnut Hills rezoning recommendation from the Planning Commission will be before the Township Board for discussion at its April 18th meeting
- Hannah Farms East was recommended for approval by Planning Commission and will be before the Township Board for discussion on May 2nd
- Four (4) union contracts have been settled and approved by the Township Board; three (3) which remain have defined benefit retirement programs
- Michigan Townships Association annual conference will be held next week at the Lansing Center
- Neighborhood meeting will be held in the near future with residents of Sleepy Hollow to ascertain the procedure for the water, sewer and road infrastructure improvements
- Meridian Township to take receipt this week of over \$62,000 for its negotiated share of the building permit fee relative to the Costco project
- Meridian Township will also collect 5 mills of property tax negotiated for the Costco project

A. Quarterly Report

Manager Walsh availed himself for questions from Board members.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Clerk Dreyfus reported his attendance at a demonstration conducted by the vendor selected to provide new election equipment to municipalities within Ingham County, including a high-speed scanner which will tabulate at the rate of 30 ballots per minute. He stated the Election Commission met this evening and approved election inspectors and the receiving board members of six (6) precincts for the May 2, 2017 Election. Clerk Dreyfus also reported his attendance at the Michigan Municipal League Conference last week, highlighting the session on Distributed Antennae Systems (DAS) as well as a session on upcoming changes to voting in Michigan. Of note, he indicated it is highly unlikely federal funds will ever be available again for election equipment purchases and it was recommended municipalities budget \$1,000 per precinct annually, commencing no later than five years from now.

Treasurer Brixie reported the Land Preservation Advisory Board (LPAB) made a site visit for potential property acquisition. She noted her attendance at the Michigan Government Finance Officers Association's (MGFOA) Spring Seminar held last Friday, highlighting the session on fraud prevention and detection. She requested the Township Manager provide information to the public on the LOCC's process, given several communications from the public urging Board members to individually turn down their salary, but allow the raises of other elected officials to take effect.

Manager Walsh indicated the LOCC meets in the odd numbered years, and members are appointed by the governing body. He stated the LOCC can hold several meetings before they make a recommendation, which is then turned over to the Clerk. Upon submission to the Clerk, the governing body has 30 days to act on the recommendation. The governing body can do one (1) of two (2) things within that 30 day timeframe; either initiate no action (upon which the recommendation stands), or reject the recommendation by a super majority vote of those elected. He deferred to legal counsel as to the process when a governing body wants to change a decision it has made relative to the LOCC recommendation.

Reversing the decision made at the last meeting on the LOCC recommendation:
(Questions for the Attorney (Agenda Item #10))

Q. Can we reverse our decision?

A. The Township has decided to follow something called Robert's Rules of Order. That is not something that the Township is required to do, but it's a choice that was made by the Board, and has been made by the Board, many times over the years.

What I am going to be quoting to you are the rules that apply under Robert's Rules of Order. They are fairly arcane; they are very rigid, but there are some ways that things can be changed at subsequent meetings. There, actually, are three (3) things that could be done to change what you did at the last meeting. Easiest one first, and that would be a motion to change a vote. It would be possible for the Board to permit a person who voted at the last meeting to change their vote. There would have to be a motion brought, a second, and then the Board would vote on whether or not to allow that person to change their vote from the last meeting. In order for that motion to carry, you would have to have a majority of those present tonight voting to do that.

The second way that this could be done would be a motion to rescind. That gets to be a little bit more complicated because a motion to rescind, and how that rolls, depends upon whether or not the notice of this motion to rescind was given in the call of the meeting or if it was presented at the last meeting. If it was, then a motion to rescind could pass by a simple majority. If a motion to rescind was not included in the call of the meeting or disclosed at the last meeting, then in order for a motion to rescind to pass, you would need to have a two-thirds majority vote in favor of it.

The third, and last, option that we're aware of that could be used would be something called "suspending the rules." There are a number of protections there put in place for suspending the rules. One of those protections that I think would make it impossible tonight, as I see it, is you would have to have all seven (7) members present tonight in order to vote to suspend the rules; so, that one really is not available to you. That leaves the first two; motion to change a vote which would basically require a majority of those present here and the second would be a motion to rescind, which would require a two-thirds majority vote for it to pass.

Supervisor Styka reported on the results of the Pancake Fundraiser held a few weekends ago hosted mainly by the Meridian Township Firefighters Union, which raised over \$2,300 dollars: \$2,000 went to the Boy Scouts for their camping scholarships and \$300 donated to the Muscular Dystrophy Event. He announced Marsh Pointe celebrated a major renovation last week and Chick-fil-A opened for business during the same time period. Supervisor Styka announced the Semi-Annual Recycling Event which will take place on Saturday, April 22, 2017 at Chippewa Middle School.

8. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda as submitted. Seconded by Trustee Jackson.

Clerk Dreyfus moved to amend the agenda as follows:

- **Add Agenda Item #12E: Potential action to allow a Board member to change their vote from the March 21, 2017 Board Meeting (regarding the Local Officials Compensation Commission Recommendation)**

Seconded by Trustee Sundland.

VOICE VOTE ON THE AMENDMENT: Motion carried 3-2 (Treasurer Brixie, Trustee Jackson).

VOICE VOTE: Motion carried 5-0.

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

Clerk Dreyfus moved to adopt the Consent Agenda amended as follows:

- **Amend the motion for Agenda Item #9E to read: moved to rescind the resolution approving a 2017-2026 Police and Fire Protection Millage in the amount of 1.483 mills dated March 21, 2017 and adopt the resolution for a 2017-2026 Police and Fire Protection Millage in the amount of 1.483 mills to be placed on the ballot for the Tuesday, August 8, 2017 Election.**

Seconded by Trustee Jackson.

Without objection, Supervisor Styka removed Agenda Item #9B: Minutes – March 21, 2017 Regular Meeting as he stated he wanted to discuss changes to the draft minutes with Clerk Dreyfus.

Board and staff discussion:

- Concern that last minute changes for the Police and Fire Millage language meet with approval from counsel

ATTORNEY COMMENT: Manager Walsh, my concern would be....I guess I don't understand why we would rescind a motion and then readopt it when what really all that needs to be done is to correct a motion that was previously adopted. I think, for a number of reasons, that's the appropriate way to go about it, not the least of which is I don't think that this Board wants to go on record as rescinding the idea that you want to put this on the ballot. Obviously, you still want to put it on the ballot. All that does need to be done is to correct a reference to the Charter Township of Meridian, which is the correct reference to this entity, rather than Meridian Charter Township. Technical though it may be, it is correct and, therefore, a motion to correct the previous motion would be, I think, the appropriate motion to make tonight.

Treasurer Brixie moved to have Agenda Item #9E reflect the attorney's recommendation. Seconded by Trustee Sundland.

Without objection, Supervisor Styka moved Agenda Item #9E to #12F: Police and Fire August Millage 2017-2026.

Treasurer Brixie withdrew her previous motion.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 5-0.

A. Communications

(1) Board Information (BI)

- BI-1 Stuart D. Sleight, 6250 Skyline Drive, East Lansing; RE: Rezoning #16060 (Summer Park Realty)
- BI-2 Patty McPhee, 5275 Thames Drive, Haslett; RE: BRT and other concerns
- BI-3 Neil Bowlby, 6020 Beechwood Drive, Haslett; RE: Board action regarding the recommendation of the Local Officials Compensation Commission
- BI-4 Ody Norkin, 3803 Sandlewood Drive, Okemos; RE: Shameful gang style attack by the Brixie led Board on Clerk Dreyfus
- BI-5 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: Board action regarding the recommendation of the Local Officials Compensation Commission, CATA BRT and Redi-Ride

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

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried 5-0.

C. Bills

Clerk Dreyfus moved that the Township Board approve the Manager’s Bills as follows:

Common Cash	\$ 93,326.62
Public Works	\$ 12,377.46
Trust & Agency	\$ 150.00
 Total Checks	 \$ 111,854.08
 Credit Card Transactions (March 16 th to March 29 th)	 \$ 7,037.47
 Total Purchases	 <u>\$ 111,891.55</u>
 ACH Payments	 <u>\$ 440,486.41</u>

Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 5-0.

[Bill list in Official Minute Book]

D. Amendment to the DDA Loan Installment Payment Schedule

Clerk Dreyfus moved to approve the third amendment to the DDA Loan Payment Schedule and authorize the Township Supervisor and Clerk to sign the amendment. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 5-0.

F. Celebrate Meridian Liquor License

Clerk Dreyfus moved to approve the Parks & Recreation request to apply for a one-day liquor license from the Michigan Liquor Control Commission (MLCC) for the Celebrate Meridian Event on July 1, 2017. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 5-0.

10. QUESTIONS FOR THE ATTORNEY (See Agenda Item #7)

Q. We have received a number of communications that say “Individuals who wish to make a sacrifice by refusing their own raise would be free to do so. Could you explain or Director Marx, if you would like to explain (whoever we think more appropriate), the idea that we have received four (4) communications from the public that if Board members want to turn down their raises, they should turn down their own raise but no one else’s.

- A. Two problems with that. The first problem is that the LOCC provision of the Charter Township Act does not allow individual “rejections”, if you will. The Board simply votes on whether to reject the package or not to reject the package. The second problem is more of, and this is going to sound kind of “wonky” from a tax perspective, but it is really a tax problem. You could say I’ll turn down my compensation and what will happen is you will pay me and then I’ll simply give you the money right back. The problem with that is that when you get paid, that is compensation according to the federal government and according to the state government for purposes of your taxes. If you were paid and gave that money back, you would still be paying taxes on that money, which is obviously something that would be extremely difficult for people to give money back and still have to pay taxes on it. That would be a difficult thing for most people to do. So, practically speaking, it is not possible to turn it down and not have tax consequences to each individual who is put in that position.

- Q. I think the question that was just posed to you mischaracterized the letters the public actually sent. I think it was much simpler than that and I think the attorney just touched on that. That is, I do believe that the question really was if individual members, since the motion was made about sacrifice.... I think the simple proposal was let the LOCC’s recommendation go through for the 2% raise, and any of the members that wanted to sacrifice, could individually donate whatever portion of their salary they wanted to donate. Also, many people make donations without having to get a tax write-off; that’s not the reason they “do” a donation. Some people do it for a tax donation; some people do it altruistically and don’t care about a tax donation. So, is it not true, that if the Board accepted the recommendations of the LOCC, we receive a 1.75% increase this year (because it actually starts April 1st) and 2% next year. If the Board member, for example, who introduced the motion and the board member who supported it are both part-time trustees (\$10,000 a year), that 2% raise would be \$200 per year. So if the raise went through, those individuals who made the motion and supported the motion for sacrifice could literally take the \$200 increase they received and simply donate it back to the Township regardless of tax consequences if they chose to do so.
- A. Yes, they would be able to donate that money back to the Township and they would have to pay taxes on it as well.

11. HEARINGS

- A. Meridian Township Brownfield Redevelopment Authority (BRA)
Supervisor Styka opened the public hearing at 6:50 P.M.

Senior Planner Menser summarized the proposed Meridian Township Brownfield Redevelopment Authority as outlined in staff memorandum dated March 29, 2017. He introduced Janet Michaluk, Brownfield Coordinator with the Michigan Department of Environmental Quality (MDEQ).

Township Manager Walsh added there appears to be full Board support for establishment of a BRA. He noted the BRA Board of Directors makes recommendations to the Township Board, so the final authority for any brownfield granted would rest with the Township Board. Manager Walsh indicated the Board will oversee who will serve on the BRA.

- Public (None)

Supervisor Styka closed the public hearing at 6:53 P.M.

- B. Bennett Village Phase #2 Streetlighting Special Assessment District #424
Supervisor Styka opened the public hearing at 6:53 P.M.

Assistant Township Manager/Director of Public Works Perry summarized the streetlighting special assessment request as outlined in staff memorandum dated April 4, 2017. He displayed a map on the overhead projector delineating where the three (3) streetlights would be located on Turning Leaf Lane. In response to Board member inquiry, he indicated the proposed streetlights would be in compliance with the Township's dark sky ordinance.

- Public (None)

Supervisor Styka closed the public hearing at 6:55P.M.

12. ACTION ITEMS

- A. Rezoning #16070 (Singh) 1954 Saginaw Highway RR (Rural Residential) to RDD (Multiple Family-5 units per acre)-**Final Adoption**

Trustee Jackson moved to adopt the resolution for final adoption of Ordinance No. 2017-03 pursuant to Rezoning Petition #16070. Seconded by Treasurer Brixie.

Board discussion:

- Support by Board member based on the recommendation of the Planning Commission, location of the site and noted difficulty with commercial development in this location
- Board member opposition because property is on a major arterial highway and area is developing and growing
- Location on a major road is good for commercial and not as good for residential
- Board member belief that a better use of the property is commercial and is more in line with the future vision of the Township
- Multifamily housing will provide transition between adjacent residences to the west and adjacent business interests to the northeast and northwest
- Site is in a location that is being commercially developed further to the east
- Not currently commercial but rural residential (RR)

VOICE VOTE: Motion carried 4-1 (Clerk Dreyfus).

- B. Rezoning # 17010 (Portnoy & Tu) north of 2476 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office)-**Introduction**
Treasurer Brixie moved to adopt the resolution to introduce for publication and subsequent adoption pursuant to Rezoning Petition #17010. Seconded by Trustee Jackson.

Director Kieselbach summarized the rezoning request as outlined in staff memorandum dated March 31, 2017.

Board discussion:

- Midwest Power, an industrial site, is just east of the subject property

VOICE VOTE: Motion carried 5-0.

- C. Harkness Law Firm Contract
Treasurer Brixie moved to approve the two-year retainer agreement for prosecutorial services with the Harkness Law Firm for \$80,000 annually. Seconded by Trustee Sundland.

Township Manager Walsh summarized the proposed contract for prosecutorial services as outlined in staff memorandum dated March 30, 2017.

Board and staff discussion:

- Manager statement that the Board has two (2) options: to either extend Mr. Harkness' contract as delineated in Clause 28, or go out for bid
- Mr. Harkness provided this service to the Township for several years through another law firm prior to starting his own law practice
- Board member statement the Police Chief is satisfied with legal services provided by the Harkness Law Firm
- Fiscally conservative thing to do is to continue with the contract through the extension clause as it does not automatically increase each year
- Concern with the amount of staff time spent on the fair bidding process
- Board member statement going out to bid is a better value for taxpayers
- Going out for bid allows an opportunity for more services to be provided to the Township for the same or lower cost
- If the bidding process does not result in a lower cost, the Harkness Law Firm would be awarded the renewal contract
- Board member support for continuation of the contract as the police department is happy with the level of service provided
- Clause 28 was written for the sake of continuity and to provide the Board with an option to extend the contract for two (2) more years until April 30, 2019
- While generally supportive of utilizing the bidding process in most contract situations, there is a distinct possibility that bids would come in higher due to inflation
- Board member preference to accept the additional two (2) years available to the Board with the same terms and the same amount of money, and prepare to use the bidding process at the end of the two (2) years of this renewed contract

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Supervisor Styka, Treasurer Brixie
 NAYS: Clerk Dreyfus
 Motion carried 4-1.

D. Sierra Ridge No. 3 Final Plat

Trustee Jackson moved to adopt the resolution to approve Final Plat #03012 (Sierra Ridge Estates, No. 3). Seconded by Treasurer Brixie.

Director Kieselbach summarized the proposed final plat as outlined in staff memorandum dated March 27, 2017.

Board and staff discussion:

- All public improvements, including the culvert under the road, must be complete prior to final plat approval
- Drain Commissioner and the Ingham County Road Department (ICRD) must approve all public improvements prior to final plat approval

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried 5-0.

E. Opportunity for Board Member to Change Vote from Previous Meeting March 21, 2017 Board Meeting)

No motion was brought forward on this issue.

F. Police and Fire August Millage 2017-2026

Trustee Jackson moved to correct the resolution adopted at the meeting dated March 21, 2017 pertaining to the Police and Fire August Millage to change the words "Meridian Charter Township" to "Charter Township of Meridian" and change the zip code to 48864.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 5-0.

Supervisor Styka moved to adopt the corrected resolution for 2017-2026 Police and Fire Protection Millage in the amount of 1.483 mills to be placed on the ballot for the Tuesday, August 8, 2017 Election. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 5-0.

13. BOARD DISCUSSION ITEMS

A. Meridian Township Brownfield Redevelopment Authority

Board, staff and MDEQ representative discussion:

- Makeup of the BRA still needs to be addressed by the Township Board
- There is a wide spectrum of Brownfield Authority compositions throughout the state
 - Delhi Township and Grand Blanc uses its DDA
 - Lansing has its Tax Increment Financing Authority (TIFA), Economic Development Corporation (EDC) and BRA together as one Board
- Board member opposition to having economic development bodies such as the DDA or EDC serve as the BRA due to their narrow scope and not being representative enough of the entire community
- Board member suggestion of a seven member public body consisting of the Township Manager, a member with engineering expertise, a member with financial expertise, a member with legal expertise and then a member of the EDC, Environmental Commission (EC) and the Planning Commission (PC)
- Board members support for the "cross-pollination" of different Boards and Commissions through the previously offered composition of the BRA
- Board member support for the Supervisor to appoint individual members of the various aforementioned boards

It was the consensus of the Board to place this item on for action at its April 18, 2017 Board meeting.

B. Bennett Village Phase #2 Streetlighting SAD #424

It was the consensus of the Board to place this item on the consent agenda at its April 18, 2017 Board meeting.

C. Recycling Center Operation Agreement

Assistant Township Manager/Director of Public Works Perry summarized the proposed recycling center operation as outlined in staff memorandum dated April 4, 2017.

Board discussion:

- Discussion with the recycling center operator, Reclaimed by Design, regarding their ability to fund trash compactor replacement
- If Reclaimed by Design agrees to fund trash compactor replacement, it would allow the Township to use funds to invest in access road improvements
- Requests renews the agreement and appropriates no more than \$10,000 to regrade and rebuild the access road
- Township payment to Reclaimed by Design of \$2,000 per month remains the same as in the previous agreement
- Winter hours changed to summer hours of operation on April 1st
- Inquiry concerning citizen complaint regarding early closure on April 1st
- Township acknowledged its "error" to the customer who came out and was unable to use the facility and pledged to "make it right" by offering to pick up materials they wanted to dispose of free of charge
- Inquiry about the recycling center location in a "wetland"
- Recycling center has been in its current location for a long time and considerations about a new location include citizen resistance to relocation
- Road bed is in good shape, but the Township doesn't have the road equipment to properly grade and maintain it
- Township has previously depended upon "favors" from the ICRD to perform some form of grading when feasible
- Township has located a contractor who specializes in gravel road maintenance
- If the Board approves funding, the Township will rebuild the road with crushed limestone, regrade with appropriate ditching and then consistently maintain the road through the contract
- Goal of staff is to obtain better data about who is utilizing the facility
 - Township residents or "outside entities"
- Board member inquiry regarding Granger contract for homeowner recycling
 - Issue will be on for discussion at the April 18, 2017 Board meeting

It was the consensus of the Board to place this item on for action at its April 18, 2017 Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Okemos, commented regarding a Board member statement that four (4) of the letters submitted by the public implied individuals could reject their own raise. He maintained this was not a true statement, as only one (1) of the four letters makes that statement. Mr. Bowlby stated the Board could agree to accept the raises and individuals who felt uncomfortable taking the raise could donate the money back to the township and, even if there were tax consequences, that could be "part of the sacrifice." He observed that due to the absence of two (2) Board members this evening, the timeframe for rescission is precluded, but he acknowledged he may be wrong about that. Mr. Bowlby stated he spoke with many people (about the LOCC recommendation) and several have indicated they support his position on the issue but are "afraid" to speak before the Board because of "negative repercussions" down the road. He felt it is a "very toxic environment" when people don't feel free to speak their mind before the Board. Mr. Bowlby listed a number of individuals as examples – Shane Goodale, Ody Norkin, Lynn Hildebrandt, and Tom Dietz – all not reappointed to the Planning Commission, and all had "run-ins with a certain member of this Board." He requested the Transportation Commission meetings be televised on HOMTV.

Supervisor Styka closed Public Remarks.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Clerk Dreyfus clarified there were three (3) options, as presented by the Township attorney to change the vote on the LOCC recommendation. He indicated at his request, the agenda was modified to allow the ability for Board members to make a motion to change their vote. Clerk Dreyfus noted that three (3) of the Board members present at tonight’s meeting who voted to reject the LOCC recommendation chose not to change their vote. He added that after tonight’s meeting, the timeline will not allow an opportunity for Board members to change their vote. Clerk Dreyfus explained the total cost to the Township would have been under \$3,000 in 2017 (1.75% increase) and \$3,000 in 2018 (2% increase) and the Township has already spent several hundred dollars in legal fees for the Township attorney to review the decision and deal with its ramifications.

Treasurer Brixie announced the Community Resources Commission is holding a silent auction to raise money for Meridian’s Community Needs Fund. She noted tickets are available in the Treasurer’s office for \$25.00.

16. ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 5-0.

Supervisor Styka adjourned the meeting at 7:47P.M.

RONALD J. STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary



9.C

To: Board Members
From: Miriam Mattison
Miriam Mattison, Finance Director
Date: April 18th, 2017
Re: Board Bills

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

COMMON CASH	\$	310,814.24
PUBLIC WORKS	\$	501,799.57
TRUST & AGENCY	\$	3,199.25
	TOTAL CHECKS:	\$ 815,813.06
CREDIT CARD TRANSACTIONS	\$	8,725.60
Mar 30th to Apr 12th		
	TOTAL PURCHASES:	<u>\$ 824,538.66</u>
ACH PAYMENTS	\$	<u>397,465.94</u>

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Vendor Name	Description	Amount	Check #
1. ABONMARCHE	FACILITIES ASSESSMENT PROJECT #16-0474	979.90	
2. AIRGAS GREAT LAKES	STANDING PO - MEDICAL OXYGEN	51.50	
	STANDING PO - MEDICAL OXYGEN	487.10	
	TOTAL	538.60	
3. ARGUS-HAZCO	STANDING PO - GAS MONITOR CALIBRATION/PARTS	1,461.57	
4. AT & T	MONTHLY SERVICE	32.18	
5. AT&T	MONTHLY SERVICE	82.70	
	MONTHLY SERVICE	107.68	
	MONTHLY SERVICE	82.70	
	MONTHLY SERVICE	187.35	
	MONTHLY SERVICE	105.81	
	MONTHLY SERVICE	374.64	
	MONTHLY SERVICE	2,255.11	
	MONTHLY SERVICE	2,411.11	
	TOTAL	5,607.10	
6. AUTO VALUE OF EAST LANSING	FLEET REPAIR PARTS 2017	(35.18)	
	FLEET REPAIR PARTS 2017	(29.69)	
	FLEET REPAIR PARTS 2017	50.00	
	FLEET REPAIR PARTS 2017	25.00	
	FLEET REPAIR PARTS 2017	75.28	
	FLEET REPAIR PARTS 2017	24.26	
	FLEET REPAIR PARTS 2017	47.80	
	12V BATTERY	94.99	
	FLEET REPAIR PARTS 2017	21.79	
	FLEET REPAIR PARTS 2017	(49.00)	
	PARTS FOR #21-415	135.37	
	TOTAL	360.62	
7. BALLARD BENEFIT WORKS, INC	MONTHLY FEE FOR APRIL	2,729.49	94848
8. BANNASCH WELDING INC	MOUNT HITCH RECEIVER ON TRAILER	182.23	
9. BARNHART & SON	EMERG SEWER INSTALLATION DISTRICT #52	2,000.00	
10. BELL EQUIPMENT CO	ESTIMATE TRACKLESS REPAIRS	4,304.89	
11. BOARD OF WATER & LIGHT	STREET LIGHT SERVICE FOR MARCH	526.65	94849
12. BOYNTON FIRE SAFETY SERVICE	REPLACE SPRINKLER SYSTEM AIR COMPRESSOR PSB	981.43	
	REPLACE FIRE SURPPRESSION PIPING PSB PER QUOTE	14,799.00	
	TOTAL	15,780.43	
13. BRITTANY FLOWERS	REIMB MILEAGE- INTERVIEW W/ MDOT PROJECT	44.08	
14. BS&A SOFTWARE	TRAINING BUILDING DEPART. A. RYAN	205.00	
15. BSN SPORTS	SOCCER NETS FOR NORTH MERIDIAN ROAD PARK	274.93	
	BASEBALL SOFTBALL HATS FOR T-BALL AND YOUTH BASEBA	652.95	
	TOTAL	927.88	

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16. CAPITAL CITY INTERNATIONAL TRUCKS			
	ANNUAL DOT INSPECTIONS & ROTATE TIRES 234,500,22-	384.18	
	ANNUAL DOT INSPECTIONS & ROTATE TIRES 234,500,22-	579.66	
	TOTAL	963.84	
17. CAPITOL COMMUNICATION SYSTEMS, INC			
	HP 9000 PRINTER SERVICE/CLEANING	398.25	
18. CINTAS CORPORATION #725			
	UNIFORM RENTAL 2017	33.03	
	UNIFORM RENTAL 2017	33.03	
	UNIFORM RENTAL 2017	33.03	
	UNIFORM RENTAL 2017	33.03	
	TOTAL	132.12	
19. CITY OF EAST LANSING			
	SHARED ASSESSOR SERVICES - MARCH 2017	6,216.00	
	50% MECHANICAL PERMIT - 1ST QTR 2017	16,916.50	
	50% ELECTRICAL PERMIT - 1ST QTR 2017	12,099.70	
	50% PLUMBING PERMIT - 1ST QTR 2017	14,152.50	
	TOTAL	49,384.70	
20. CITY PULSE			
	TWP NOTICES	75.45	
21. COMCAST CABLE			
	MONTHLY SERVICE	156.14	
22. CONSUMERS ENERGY			
	SERVICE FOR MARCH	18.92	
23. CORECOMM INTERNET SERVICES			
	DNS HOSTING SEMI ANNUAL 4/14 TO 10/13	29.95	
24. COUNTRY VIEW ESTATES			
	REFUND PG 2016-012-FULL & PG 2016-011-PARTIAL	1,500.00	
25. COURTESY FORD			
	FORD REPAIR PARTS 2017	159.66	
	FORD REPAIR PARTS 2017	521.59	
	FORD REPAIR PARTS 2017	306.41	
	POLICE CAR #60-106 REPAIR	686.28	
	ESTIMATE REPAIR BODY DAMAGE FROM DEER HIT	3,381.73	
	TOTAL	5,055.67	
26. CULLIGAN WATER CONDITIONING			
	COOLER RENTAL	6.00	
	COOLER RENTAL	8.00	
	TOTAL	14.00	
27. DATAPLEX PRINT & GRAPHICS			
	REGULAR ENVELOPES	903.60	
	NOTE CARDS - F. WALSH	159.25	
	TOTAL	1,062.85	
28. DELTA DENTAL			
	EMPLOYEE DENTAL INSURANCE	10,665.06	94850
	RETIREEES DENTAL INSURANCE	2,249.07	94850
	COBRA DENTAL INSURANCE	58.79	94850
	TOTAL	12,972.92	
29. DELTA TOWNSHIP			
	3 TO ATTEND MODERN FIRE BEHAVIOR CLASS	150.00	
30. DIETZ JANITORIAL SERVICE INC			
	JANITORIAL SERVICE PSB, MUN BUILD, HARRIS CENTER 2	2,001.90	
	JANITORIAL SERVICE PSB, MUN BUILD, HARRIS CENTER 2	343.00	
	TOTAL	2,344.90	

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31. DISCOUNT ONE HOUR SIGNS	2 IN VINYL NUMBERS	102.52	
	TOWNSHIP FLEET DECALS	644.50	
	TOTAL	747.02	
32. DOUGLASS SAFETY SYSTEMS LLC	STANDING PO - FIRE EQUIPMENT/GEAR	616.00	
33. EVIDENT INC	25 LB CAST - PRO DENTAL STONE	52.00	
34. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	5,000.00	
	LEGAL FEES	3,300.00	
	LEGAL FEES	900.00	
	LEGAL FEES	3,663.12	
	LEGAL FEES	140.00	
	LEGAL FEES	104.00	
	LEGAL FEES	64.00	
	LEGAL FEES	164.00	
	LEGAL FEES	264.00	
	LEGAL FEES	104.00	
	LEGAL FEES	104.00	
	LEGAL FEES	364.00	
	TOTAL	14,171.12	
35. H & H	REF #1792601618 - TOW CAR	200.00	
36. HANNEWALD LAMB FARM	FARM MRK VENDOR	27.00	
37. HASLETT COMMUNITY EDUCATION	HYRA BASKETBALL HMS-SOUTH GYM RENTAL	1,100.00	
	HYRA BASKETBALL MURPHY GYM RENTAL	2,400.00	
	HYRA BASKETBALL RALYA GYM RENTAL	2,200.00	
	TOTAL	5,700.00	
38. HENDERSON GLASS	REPAIR #109	590.88	
	REPAIR #045	180.31	
	WINDSHIELD & OTHER POLICE CAR #60-109	590.88	
	WINDSHIELD VEHICLE #056	171.00	
	TOTAL	1,533.07	
39. IMPACT SOLUTIONS	500 ECONOMY PEN/STYLUS	295.00	
40. INGHAM COUNTY HEALTH DEPT	2017 SURFACE WATER SAMPLING	2,442.00	94851
41. IRON MOUNTAIN	RECORD SHREDDING SERVICE	49.35	
42. JACK DOHENY COMPANIES INC	WATER DEPT VACTOR PARTS	2,692.60	
43. JANE GREENWAY	REIMB MILEAGE FOR FEBRUARY & MARCH	23.01	
44. JEFFORY BROUGHTON	STANDING PO - RADIO COMMUNICATION REPAIRS/PARTS	357.00	
45. JOAN HORVATH	REIMB FOR MILEAGE - CLERK ACTIVITY	27.02	
46. JOHN DEERE FINANCIAL	FLEET FUEL 2017	2,737.71	
	FLEET FUEL 2017	1,131.45	
	FLEET FUEL 2017	992.50	
	FLEET FUEL 2017	2,780.46	
	TOTAL	7,642.12	
47. KIT RICH	REIMB MILEAGE FOR MARCH	86.67	

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48. LANSING SANITARY SUPPLY INC	JANITORIAL SUPPLIES 2017	1,015.85	
	STANSING PO - CLEANING SUPPLIES/EQUIPMENT	129.69	
	STANSING PO - CLEANING SUPPLIES/EQUIPMENT	246.14	
	STANSING PO - CLEANING SUPPLIES/EQUIPMENT	32.03	
	TOTAL	1,423.71	
49. LANSING UNIFORM COMPANY	STANDARD POLICE UNIFORM PURCHASE	516.60	
	POLICE UNIFORM PURCHASE - SHOES AND BOOTS	119.00	
	STANDARD POLICE UNIFORM PURCHASE	55.00	
	TOTAL	690.60	
50. MCKEARNEY ASPHALT & SEALING INC	RENOVATE HILLBROOK PARK TENNIS COURTS	5,000.00	
51. MEDICAL MANAGEMENT SYSTEMS OF	COLLECTION FEE	7,723.94	
52. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CKING P/R 4/14/17	1,201.89	
53. MFB, INC	PANCAKE BREAKFAST SIGNS	382.14	
54. MICHIGAN RECYCLING COALITION	CAPITAL REGION RECYCLING INITIATIVE 2017 COST SHAR	250.00	
55. MICHIGAN.COM	FARMERS MARKET AD'S	83.50	
	LEGAL NOTICES	1,168.44	
	TOTAL	1,251.94	
56. MID MICHIGAN EMERGENCY EQUIPMENT	EMERGENCY LIGHT REPLACEMENT	428.29	
57. MID MICHIGAN PONDS	2017 DEQ PERMIT - PATHWAY	76.50	
58. MOORE MEDICAL LLC	STANDING PO FOR EMS SUPPLIES/EQUIPMENT	1,538.81	
59. MUNICIPAL ADVISORY COUNCIL OF MICH	OVERLAPPING DEBT INFO YEAR ENDING 12/31/17	100.00	
60. MYERS PLUMBING	DRAIN CLEANING SEVICE	559.00	
61. NAPA	FLEET REPAIR PARTS 2017	117.11	
	FLEET REPAIR PARTS 2017	42.73	
	FLEET REPAIR PARTS 2017	47.55	
	TOTAL	207.39	
62. OFILIA DIAZ	FARM MARKET VENDOR	12.00	
63. OKEMOS MARATHON	TRACKLESS YELLOW #386	73.00	
	BOBCAT #26-308	85.00	
	TOTAL	158.00	
64. OVERHEAD DOOR OF LANSING	NORTH FIRE STATION #92 REMOTE ANTENNA KIT	225.00	
	SOUTH FIRE STATION #93 ANTENNA KIT	225.00	
	ENTRANCE GATE INSPECTION	214.00	
	SERVICE CENTER GATE REPAIR	405.57	
	N FRIE STATION ATNENNA/COAX REPAIR	291.00	
	TOTAL	1,360.57	

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65. PECKHAM	MUNICIPALBUILDING/CEN FIRE JANITORIAL 2017	2,014.16	
	MUNICIPALBUILDING/CEN FIRE JANITORIAL 2017	431.00	
	TOTAL	2,445.16	
66. PEOPLEFACTS LLC	SERVICE FOR EMPLOYMENT APP'S	42.43	
67. PIONEER	STARELINER FIELD MARKING PAINT - ME9153	8,970.00	
68. POSTMASTER	POSTAGE NEEDED FOR THE UTILITY BILLING BULK MAIL	6,000.00	
	PERMIT #28 FOR AV APP'S & AV BALLOTS AUG ELECTION	1,000.00	
	TOTAL	7,000.00	
69. PRINT MAKERS SERVICE INC	CREDIT OVERPM'T - CK#093478	(198.50)	
	METER SUPPLIES	327.90	
	METER CHARGES	200.85	
	METER CHARGES	143.02	
	METER CHARGES	184.78	
	METER CHARGES	174.62	
	METER CHARGES	144.85	
	TOTAL	977.52	
70. PRO-TECH MECHANICAL SERVICES	HVAC MAINTENANCE 2017	2,933.75	
	SERVER ROOM LABOR	140.00	
	TOTAL	3,073.75	
71. QUALITY TIRE INC	STATE CONTRACT TIRES	409.95	
72. RECLAIMED BY DESIGN	APRIL RECCLING CENTER SERVICE	2,000.00	
73. RESERVE ACCOUNT	TWP MONTHLY POSTAGE 2017 - APRIL	3,000.00	
74. ROBERT CARETTI	REIMB FOR EXPENSES DURING TRAINING	154.02	
75. ROBIN FAUST	REIMB MILEAGE FOR MARCH	20.87	
76. SAFETY KLEEN	PARTS WASHER	191.81	
77. SIGNATURE FORD INC.	UTILITY POLICE INTERCEPTOR AWD	83,655.00	
78. SIRCHIE FINGERPRINT LABORATORIES	FINGER PRINTING SUPPLIES	90.95	
79. SPARTAN COMMERCIAL ROOFING LLC	PROVIDE AND INSTALL 4" METAL DEFLECTOR AS PER QUOT	630.00	
80. SPARTAN PRINTING INC	WELCOME SIGN	132.00	
81. SPRINT	CELLULAR PHONE SERVICE FOR SGT'S VEHICLES	96.78	
82. STANDARD ELECTRIC CO	LIGHT BULBS AND ELECTRIC REPAIR PARTS	503.48	
	ELECTRICAL SUPPLIES	354.43	
	LIGHT BULBS AND ELECTRIC REPAIR PARTS	545.82	
	TOTAL	1,403.73	
83. SWAGIT PRODUCTIONS, LLC	VIDEO STREAMING SERVICES AND CLOSED CAPTIONING SER	3,462.00	
84. THE LINCOLN NAT'L LIFE INS CO	EMPLOYEE LIFE INSURANCE - APRIL	3,718.33	94852
85. TL HART	PAINT FORMER FD HALL AREA PSB	465.00	

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86. VARIPRO BENEFIT ADMINISTRATORS			
	FLEX ADMINISTRATION - APRIL	176.25	94853
	FLEX ADMINISTRATION 04/01	10,081.20	94853
	TOTAL	<u>10,257.45</u>	
87. VERIZON WIRELESS			
	MONTHLY SERVICE	1,985.57	
	MONTHLY SERVICE	2,007.56	
	TOTAL	<u>3,993.13</u>	
88. VISION TECHNOLOGY SOLUTIONS, LLC			
	PMT #3 WEBSITE INTO VCMS	5,406.00	
89. WEST SHORE FIRE			
	SCBA CLEANER	252.27	
TOTAL - ALL VENDORS		310,814.24	
FUND TOTALS:			
Fund 101 - GENERAL FUND		184,390.12	
Fund 204 - PEDESTRIAN BIKEPATH MILLAGE		111.60	
Fund 208 - PARK MILLAGE		10,581.93	
Fund 209 - Land Preservation Millage		98.45	
Fund 211 - PARK RESTRICTED/DESIGNATED		122.50	
Fund 230 - CABLE TV		4,530.33	
Fund 246 - TIRE		2,000.00	
Fund 661 - MOTOR POOL		108,979.31	
PAYMENT TYPE TOTALS			
Paper Check		310,814.24	

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Vendor Name	Description	Amount	Check #
1. ARGUS-HAZCO			
	CONFINED SPACE AIR MONITORS	120.00	
2. ARIANNA MAAG			
	REIMB OVERPM'T FINAL #HARA-006021-0000-06	16.10	
3. BALLARD BENEFIT WORKS, INC			
	MONTHLY FEE FOR APRIL	520.51	26706
4. BARNHART & SON			
	1328 HASLETT RD SEWER REPAIR	2,997.17	
5. BOBCAT OF LANSING			
	EMERGENCY TOWER LIGHT TRAILER AND GENERATOR	7,200.00	
6. CHRIS MARTINDALE			
	REIMB FOR REPAIR OF SEWER LINE	3,450.00	26707
7. CITY OF EAST LANSING			
	OP COSTS BOARD OF WATER & LIGHT JOLLY RD INTERCONN	217,597.50	
	SEWER OPERATIONS BILLING - APRIL	205,698.75	
	TOTAL	423,296.25	
8. DEBBIE PLESSCHER			
	REFUND OVERPM'T FINAL #BIRO-003252-0000-13	15.05	
9. DELTA DENTAL			
	EMPLOYEE DENTAL INSURANCE - APRIL	1,754.89	26708
10. FERGUSON WATERWORKS #3386			
	WATER METERS	6,113.00	
	R900 V4 WALL MIU	9,997.05	
	WATER REPARTS 2017	631.88	
	WATER METERS	1,489.00	
	4 MTR TEST	400.00	
	TOTAL	18,630.93	
11. FISHBECK, THOMPSON, CARR & HUBER			
	SAW GRANT-SERVICES THRU 3/24/17	23,692.60	
12. GRAINGER			
	SUPPLIES	227.50	
13. H.J. UмбаUGH & ASSOCIATES			
	SAW GRANT ASSET MGMT PROGRESS	12,500.00	
14. JOHNSON & ANDERSON INC			
	SCADA RADIO, PLC AND CENTRAL HMI MODERNIZATION	2,905.00	
15. KENNETH JAMES			
	REFUND OVERPMT' FINAL #OTTA-004618-0000-06	182.46	
16. MI-AWWA			
	CROSS CONNECTION TRAINING - R. MACKENZIE	160.00	
	CROSS CONNECTION TRAINING - C. HOUCK	160.00	
	CROSS CONNECTION TRAINING - D. PALACIOS	160.00	
	CROSS CONNECTION TRAINING - D. KAUFMANN	160.00	
	TOTAL	640.00	
17. MICHIGAN RURAL WATER ASSOC			
	WATER CERTIF & REVIEW COURSE R. MACKENZIE	265.00	
18. MICHIGAN SUPPLY CO			
	COPPER PIPE	222.60	
19. MOORE MEDICAL LLC			
	FIRST AID KITS	144.60	
20. SCOTT WEAVER			
	REFUND OVERPM'T FINAL #COMA-004609-0000-01	21.76	
21. SME			
	WATER & SEWER LIN REPAIR	448.25	
22. STANDARD ELECTRIC CO			
	SUPPLIES	25.42	
	SUPPLIES	36.93	
	TOTAL	62.35	
23. T.H. EIFERT INC			
	QUOTE FOR WATER TOWERS MUD VALVES	661.00	

04/13/2017 12:04 PM
User: hudecek
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 04/18/2017 - 04/18/2017
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: PW

Vendor Name	Description	Amount	Check #
24. THE LINCOLN NAT'L LIFE INS CO	EMPLOYEE LIFE INSURANCE - APRIL	441.63	26709
25. TRI TITLE AGENCY LLC	REFUND OVERPMT' FINAL #RVTE-001620-0000-01	159.00	
	REFUND OVERPM'T FINAL #GRAE-006173-0000-01	236.40	
	TOTAL	395.40	
26. VERIZON WIRELESS	MONTHLY SERVICE	421.60	
	MONTHLY SERVICE	391.92	
	TOTAL	813.52	
27. YOUNES ISHRAIDI	WORK BOOTS - Y ISHRAIDI	175.00	
TOTAL - ALL VENDORS		501,799.57	
FUND TOTALS:			
Fund 590 - SEWER FUND		250,508.39	
Fund 591 - WATER FUND		251,291.18	
PAYMENT TYPE TOTALS			
Paper Check		501,799.57	

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User: hudecek
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 04/18/2017 - 04/18/2017
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. HASLETT PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY TAX COLLECTED	478.36	12023
2. INGHAM INTERMEDIATE SCHOOL	DELINQ PERSONAL PROPERTY TAX COLLECTED	254.76	12024
3. LANSING COMMUNITY COLLEGE	DELINQ PERSONAL PROPERTY TAX COLLECTED	864.66	12025
4. MERIDIAN TOWNSHIP DDA	2016 WINTER DPP TAX COLLECTION	122.30	12026
5. OKEMOS PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY TAX COLLECTED	1,477.61	12027
6. WILLIAMSTON SCHOOLS	DELINQ PERSONAL PROPERTY TAX COLLECTED	1.56	12028
TOTAL - ALL VENDORS		3,199.25	
FUND TOTALS:			
Fund 701 - TRUST & AGENCY		3,199.25	
PAYMENT TYPE TOTALS			
Paper Check		3,199.25	

Credit Card Transactions March 30th to April 12th, 2017

Date	Merchant Name	Amount	Account Name
2017/04/07	AC&E RENTALS OKEMOS	\$13.00	MATT FOREMAN
2017/04/03	AC&E RENTALS OKEMOS	\$15.85	PETER VASILION
2017/03/30	AMAZON MKTPLACE PMTS	\$5.75	MICHELLE PRINZ
2017/04/07	AMAZON MKTPLACE PMTS	\$129.50	MICHELLE PRINZ
2017/04/07	AMAZON MKTPLACE PMTS	\$40.00	MICHELLE PRINZ
2017/04/06	AMAZON MKTPLACE PMTS	\$40.65	CATHERINE ADAMS
2017/04/01	AMAZON.COM	\$29.20	CHRISTOPHER DOMEYER
2017/04/07	AMAZON.COM AMZN.COM/BILL	\$63.70	MICHELLE PRINZ
2017/04/07	AMAZON.COM AMZN.COM/BILL	\$79.17	MICHELLE PRINZ
2017/04/03	AMERICAN PUBLIC WORKS	\$215.00	DENISE GREEN
2017/04/07	AMZ*PRIMERA	\$117.16	STEPHEN GEBES
2017/04/03	APPLIANCE PARTS PROS	\$140.53	PETER VASILION
2017/04/06	ASIAN BUFFET	\$26.00	DEBORAH GUTHRIE
2017/04/10	BIGGBY COFFEE #139	\$9.18	JANE GREENWAY
2017/03/30	BLUE-X	\$775.55	JANE GREENWAY
2017/04/02	CHEQROOM	\$300.00	ANDREA SMILEY
2017/04/11	COMCAST	\$38.52	DEBORAH GUTHRIE
2017/04/11	COMCAST	\$104.90	DEBORAH GUTHRIE
2017/04/11	COMCAST	\$134.85	DEBORAH GUTHRIE
2017/04/07	EPIC SPORTS, INC.	\$11.46	MICHAEL DEVLIN
2017/03/31	FACEBK Y8Y95BEM92	\$68.19	LUANN MAISNER
2017/03/30	FEDEXOFFICE 00004069	\$195.75	BRANDIE YATES
2017/03/31	HASLETT TRUE VALUE HARDW	\$3.98	CHRISTOPHER DOMEYER
2017/04/05	HASLETT TRUE VALUE HARDW	\$2.48	TODD FRANK
2017/04/03	HOBBY LOBBY #360	\$12.95	CHRISTOPHER DOMEYER
2017/03/31	IN *JOHNSON ROBERTS & ASS	\$26.00	KRISTI SCHAEDING
2017/04/05	INSTANTCARD 8889806179	\$500.00	DENISE GREEN
2017/04/11	JACK DOHENY COMPANIES NOR	\$78.06	TODD FRANK
2017/04/06	JIMMY JOHNS - 90055 - MOT	(\$16.69)	MICHELLE PRINZ
2017/04/04	JOHN E. REID AND ASSOC	\$1,795.00	SCOTT DAWSON
2017/03/31	KROGER #793	\$16.27	JANE GREENWAY
2017/04/09	KROGER #793	\$22.50	JANE GREENWAY
2017/04/05	LEXISNEXIS RISK SOL EPIC	\$79.35	KEN PLAGA
2017/04/04	MANUF SUPPLY8008268563	\$83.89	MATT FOREMAN
2017/03/30	MARATHON PETRO	\$28.12	ROBERT MACKENZIE
2017/04/05	MEIJER INC #025 Q01	\$19.98	KATHERINE RICH
2017/04/03	MEIJER INC #025 Q01	\$2.58	CHRISTOPHER DOMEYER
2017/04/04	MEIJER INC #025 Q01	\$5.87	CATHERINE ADAMS
2017/03/30	MICHIGAN ASSOCIATION OF C	\$285.00	DAVID HALL
2017/04/11	MICHIGAN SUPPLY CO	\$84.88	KEITH HEWITT
2017/04/03	MID MICHIGAN EMERGENCY E	\$169.00	TODD FRANK
2017/04/11	MORSON LEASING	(\$83.82)	TODD FRANK
2017/04/07	NATOA	\$530.00	BENJAMIN MAKULSKI
2017/04/07	NPC*NEW PIG CORP	\$159.88	PETER VASILION
2017/03/31	OFFICEMAX/OFFICEDEPOT #61	\$11.89	ROBIN FAUST
2017/03/31	OFFICEMAX/OFFICEDEPOT #61	\$14.99	PETER MENSER
2017/04/01	OHIO TURNPIKE REPLENISHME	\$19.33	WILLIAM PRIESE
2017/04/03	OHIO TURNPIKE REPLENISHME	\$30.28	WILLIAM PRIESE
2017/04/10	OKEMOS HDWE INC	\$7.99	TOM OXENDER
2017/04/11	PARKING-LC VERIFONES	\$7.00	FRANK L WALSH
2017/03/31	QUALITY DAIRY 31280027	\$30.75	DARCIE WEIGAND

2017/03/31	SENTRY SAFETY SUPPLY	\$260.87	ROBERT MACKENZIE
2017/03/31	SHANTY CREEK RESORTS -	\$130.00	KRISTI SCHAEDING
2017/03/30	SHANTY CREEK RESORTS -	\$130.00	DAVID HALL
2017/04/07	SNAPON TOOLS	\$28.00	TODD FRANK
2017/04/03	SOLDANS FEEDS PET S	\$8.94	CATHERINE ADAMS
2017/04/07	SOLDANS FEEDS PET S	\$5.52	CATHERINE ADAMS
2017/03/31	SQ *STRANGE MATTER COFFEE	\$3.77	DEBORAH GUTHRIE
2017/03/30	STATE OF MI CASHIER	\$66.30	DAVID HALL
2017/03/30	THE HOME DEPOT #2723	\$56.91	DEREK BURCHAM
2017/04/10	THE HOME DEPOT #2723	\$37.44	ROBERT STACY
2017/03/30	THE HOME DEPOT #2723	\$6.47	MATT FOREMAN
2017/04/03	THE HOME DEPOT #2723	\$2.40	MATT FOREMAN
2017/04/04	THE HOME DEPOT #2723	\$21.98	MATT FOREMAN
2017/03/30	THE HOME DEPOT #2723	\$13.62	PETER VASILION
2017/03/30	THE HOME DEPOT #2723	\$10.32	PETER VASILION
2017/03/31	THE HOME DEPOT #2723	\$6.17	PETER VASILION
2017/04/04	THE HOME DEPOT #2723	\$27.96	PETER VASILION
2017/04/04	THE HOME DEPOT #2723	\$23.91	PETER VASILION
2017/04/05	THE HOME DEPOT #2723	\$29.97	PETER VASILION
2017/04/07	THE HOME DEPOT #2723	\$20.59	PETER VASILION
2017/04/07	THE HOME DEPOT #2723	\$10.47	PETER VASILION
2017/04/10	THE HOME DEPOT #2723	\$34.54	PETER VASILION
2017/04/10	THE HOME DEPOT #2723	\$19.59	PETER VASILION
2017/03/30	THE HOME DEPOT #2723	\$19.97	MIKE ELLIS
2017/03/31	THE HOME DEPOT #2723	\$49.97	TODD FRANK
2017/04/08	THE HOME DEPOT #2723	\$154.35	JANE GREENWAY
2017/03/31	THE HOME DEPOT #2723	\$162.63	DAVID LESTER
2017/04/03	THE HOME DEPOT #2723	\$100.84	DAVID LESTER
2017/04/10	THE HOME DEPOT #2723	\$15.37	DAVID LESTER
2017/04/03	THE HOME DEPOT #2723	\$12.97	ROBERT MACKENZIE
2017/04/04	THE HOME DEPOT #2723	\$35.79	ROBERT MACKENZIE
2017/04/07	THE HOME DEPOT #2723	\$5.67	ROBERT MACKENZIE
2017/04/10	THE HOME DEPOT #2723	\$85.65	KEITH HEWITT
2017/03/31	USPS PO 2569800864	\$12.64	PETER MENSER
2017/03/30	WAL-MART #2869	\$5.84	DAN PALACIOS
2017/04/10	WILX TV	\$600.00	DEBORAH GUTHRIE
2017/04/03	WW GRAINGER	\$26.75	DAN PALACIOS

\$8,725.60

ACH Transactions

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
03/31/17	Horizon Bank	245.00	Bank Service Charges - March
04/04/17	Meridian Township	52.20	Sewer & Water Bills
04/04/17	Consumers Energy	28,875.61	Gas & Electric
04/13/17	Various Financial Institutions	239,810.55	Direct Deposit 4/14/17 Payroll
04/13/17	IRS	94,672.47	Payroll Taxes 4/14/17 Payroll
04/13/17	ICMA	33,810.11	Payroll Deductions 4/14/17 Payroll
	Total ACH Payments	<u><u>397,465.94</u></u>	



9.D

To: Board Members

From:

Derek N. Perry, Assistant Township Manager
Director of Public Works & Engineering

From:

Younes Ishraidi, P.E.
Chief Engineer

Date: April 13, 2017

Re: Bennett Village#2 Streetlight District #424

A request was received from the residents for installation and maintenance of streetlights in Bennett Village #2. The proposed plan is for three (3) streetlights, traditional fixture with cut-off, and black standard pole, to be installed and maintained along Turning Leaf Lane (as shown on the attached map).

A public hearing was held on April 4, 2017. No one spoke at the hearing.

Resolution #3 approves the construction of the public improvement and to defray the cost by special assessment, approves the estimate of cost, and determines the special assessment district. Resolution #4 files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on Tuesday, May 16, 2017.

Proposed Motion:

"Move to approve Bennett Village #2 Public Streetlighting Improvements Special Assessment District No. 424, Resolution #3, which approves the construction of the public improvement, the estimate of cost, and defraying the cost by special assessment; determines the special assessment district and directs the making of an assessment roll; and to approve Resolution #4, which files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on May 16, 2017."

Attachments

**BENNETT VILLAGE PHASE #2 PUBLIC STREETLIGHTING IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT #424**

RESOLUTION NO.3

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, Phone (517) 853-4000 on Tuesday, April 18, 2017, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____

and supported by _____.

WHEREAS, The Township Board, pursuant to the provisions of Act 188, Public Acts of Michigan, 1954, as amended, did on March 7, 2017, adopt a resolution tentatively approving the installation, operation and maintenance of certain public streetlighting improvements along Turning Leaf Lane, and the establishment of a special assessment district for the purpose of paying the cost thereof, which special assessment district is more specifically hereinafter described; and

WHEREAS, the Township Board did meet on April 4, 2017, at 6:00 p.m., the time, date and place set by the Board to hold a public hearing to hear any objections to the improvement and to the special assessment district therefore; and

WHEREAS, estimates of cost of said project are on file with the Township Clerk and have been on file since March 7, 2017, and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, AS FOLLOWS:

1. The Township Board hereby approves the following described improvement: Installation, operation and maintenance of three (3) traditional streetlights with cut off along Turning Leaf Lane, and to defray the cost by special assessment against the properties specially benefited thereby.
2. The Township Board hereby approves the estimate of cost in the sum of \$1,645.95 (\$126.62/unit) for the first year cost and \$420 (\$32.31/unit) annually thereafter (subject to adjustment).
3. The Township Board finally determines that the special assessment district shall be described as follows:

Units 4 through 18, except Units 5 and Unit 16 of Bennett Village

**BENNETT VILLAGE PHASE #2 PUBLIC STREETLIGHTING IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO. 424
RESOLUTION NO. 4**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 on Tuesday, April 18, 2017, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board pursuant to the provisions of Act 188, Public Acts of Michigan, 1954, as amended, did on March 7, 2017, adopt a resolution approving the installation, operation and maintenance of certain public streetlighting improvements along Turning Leaf Lane, and approving the establishment of a special assessment district for the purpose of paying the cost thereof, which special assessment district is more specifically described as:

Units 4 through 18, except Units 5 and Unit 16 of Bennett Village Phase #2

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

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, as follows:

1. Said special assessment roll shall be filed with the Office of the Township Clerk and shall be available for public examination during regular working hours on regular working days.
2. The Township Board shall meet at 6:00 p.m. on Tuesday, May 16, 2017, at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan, in the Charter Township of Meridian, for the purpose of reviewing and hearing objections to the special assessment roll.
3. The Township Clerk shall cause notice of such hearing and the filing of the assessment roll to be published twice in a newspaper of general circulation in the Township, prior to the date of the hearing with the first publication being not less than ten (10) days before the hearing. The Clerk shall also cause notice of such hearing to be mailed by first class mail to all property owners in the special assessment district shown on the current assessment rolls of the Township, at least ten (10) full days before the date of said hearing. Said notice as published and mailed shall be in substantially the following form: (SEE ATTACHED)

**Bennett Village Phase #2 Public Streetlighting Improvements
Special Assessment District #424
Resolution #4
April 18, 2017
Page 2**

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

ADOPTED:

YEAS: _____

NAYS: _____

Resolution declared adopted.

STATE OF MICHIGAN)

) ss.

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Tuesday, April 18, 2017.

Brett Dreyfus, CMMC, Township Clerk

**NOTICE OF PUBLIC HEARING ON THE SPECIAL ASSESSMENT ROLL
for
BENNETT VILLAGE PHASE #2 PUBLIC STREETLIGHTING IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO. 424**

Charter Township of Meridian
Ingham County, Michigan

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

Units 4 through 18, except Units 5 and Unit 16 of Bennett Village Phase #2

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

PLEASE TAKE NOTICE that a special assessment roll for the Bennett Village Phase #2 Public Streetlighting Improvements Special Assessment District No. 424 (install, operate, and maintain streetlights along Turning Leaf Lane) has been prepared and is on file in the Office of the Township Clerk for public examination. Said special assessment roll has been prepared for the purpose of assessing the cost of the above described public improvements to the property benefited there from. All questions and/or concerns should be directed to Meridian Township Department of Public Works & Engineering at (517) 853-4440.

TAKE FURTHER NOTICE that the Township Board will meet on **Tuesday, May 16, 2017, at 6:00 p.m.**, at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, for the purpose of reviewing said special assessment roll and hearing objections thereto. Said roll may be examined at the office of the Township Clerk during regular business hours and may be examined at the public hearing.

An owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter before the hearing and his or her personal appearance shall not be required. The owner or any person having an interest in the real property who protests in writing at or before the hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed.

Your special assessment is proposed to be **\$126.62/unit** for the first year and **\$32.31/unit** annually thereafter, subject to annual increases.

Date: _____

Brett Dreyfus, CMMC, Township Clerk

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Michigan, Ingham County, Michigan, depose and say that I personally prepared for mailing and mailed by first class mail, on _____, a notice of hearing, a true copy of which is attached hereto and made a part hereof, to each property owner of or party in interest in property located within the special assessment district described in the attached notice, whose name appears upon the last local tax assessment records for ad valorem tax purposes, which has been reviewed by the local board of review as supplemented by any subsequent changes in the names or the addresses of such owners or parties listed thereon; that I personally checked each envelope against the list of such owners or parties in interest shown by said tax assessment roll and that each envelope was properly addressed to each owner or party in interest as shown on said tax assessment roll; that each such envelope had contained therein the appropriate notice of the aforesaid hearing, was securely sealed, with postage fully prepaid thereon for first-class delivery, and was properly addressed; that I personally placed all of said envelopes in a United States Post Office receptacle in Okemos, Michigan, on said date; that said notice referred to a hearing scheduled for May 16, 2017 before the Board of the Charter Township of Meridian.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this _____ day of _____, 2017.

Brett Dreyfus, CMMC, Township Clerk

Sandra K. Otto, Notary Public
Acting in Ingham County, Michigan
My Comiesion Expires: _____

Bennett Village #2 Streetlights Special Assessment District #424

Parcel #	Address	Mailing Address						First Year Cost	Annual Cost after
		Primary Name	Street Address	City	ST	Zip			
1	3302-02-28-352-018 2452 Turning Leaf Lane	Bennett Village LLC	6200 Pine Hollow Drive, Suite 100	East Lansing	MI	48823	\$126.62	\$32.31	
2	3302-02-28-352-017 2450 Turning Leaf Lane	Bennett Village LLC	6200 Pine Hollow Drive, Suite 100	East Lansing	MI	48823	\$126.62	\$32.31	
3	3302-02-28-352-015 2446 Turning Leaf Lane	Mohammad Ali Sheikh	2446 Turning Leaf Lane	Okemos	MI	48864	\$126.62	\$32.31	
4	3302-02-28-352-014 2440 Turning Leaf Lane	Lelend L & Carole Barter	2440 Turning Leaf Lane	Okemos	MI	48864	\$126.62	\$32.31	
5	3302-02-28-352-013 2436 Turning Leaf Lane	James B & Joanne T Olin	2436 Turning Leaf Lane	Okemos	MI	48864	\$126.62	\$32.31	
6	3302-02-28-352-012 2432 Turning Leaf Lane	Frank & Kathleen A Baldwin	2432 Turning Leaf Lane	Okemos	MI	48864	\$126.62	\$32.31	
7	3302-02-28-352-011 2430 Turning Leaf Lane	Mary L Doering Trust	2430 Turning Leaf Lane	Okemos	MI	48864	\$126.62	\$32.31	
8	3302-02-28-352-010 2426 Turning Leaf Lane	Bradford M & Ellen M Eschler	2426 Turning Leaf Lane	Okemos	MI	48864	\$126.62	\$32.31	
9	3302-02-28-352-009 2424 Turning Leaf Lane	Joseph G & Veronica Mae Zeiku	2424 Turning Leaf Lane	Okemos	MI	48864	\$126.62	\$32.31	
10	3302-02-28-352-008 2415 Turning Leaf Lane	Janet & Ken Zenner	2415 Turning Leaf Lane	Okemos	MI	48864	\$126.62	\$32.31	
11	3302-02-28-352-007 2419 Turning Leaf Lane	Bennett Village LLC	6200 Pine Hollow Drive, Suite 100	East Lansing	MI	48823	\$126.62	\$32.31	
12	3302-02-28-352-006 2425 Turning Leaf Lane	Bennett Village LLC	6200 Pine Hollow Drive, Suite 100	East Lansing	MI	48823	\$126.62	\$32.31	
13	3302-02-28-352-004 2429 Turning Leaf Lane	Bennett Village LLC	6200 Pine Hollow Drive, Suite 100	East Lansing	MI	48823	\$126.62	\$32.31	
							\$1,646	\$420	

Install 3 8500 lumen HPS, Traditional fixtures with cut-off, on black standard poles. 13 units in district.

Assessment First Year Cost:

Installation Costs (\$300/streetlight x 3 streetlights) = \$900
 Engineering Administration Fee \$150
 Annual Operation & Maintenance (3 streetlights) (\$175.95 + \$420) = \$595.95
 (August 2017 - \$140 x 3 stlts = \$420 div 365 = 1.15 x 153 days=\$175.95)
 (2018 - \$140 x 3 stlts = \$420)

TOTAL FIRST YEAR \$1645.95 (\$126.62/unit)
Annually Thereafter \$ 420.00 (\$32.31/unit)

MEMORANDUM

TO: Township Board
FROM: Frederick B. Cowper
Frederick B. Cowper, Fire Chief
DATE: April 13, 2017
RE: **Support Emergency Operations Plan Update**

The updated Support Emergency Operations Plan is hereby submitted for your review and subsequent approval.

The following motion is proposed for Board consideration:

MOVE TO APPROVE THE UPDATED SUPPORT EMERGENCY OPERATIONS PLAN AND AUTHORIZE THE TOWNSHIP MANAGER AND DEPARTMENT CONTACTS TO SIGN THE AGREEMENT.

Charter Township of Meridian, Michigan

Support Emergency Operations Plan

A Support Plan to the Ingham County Emergency Operations Plan

March 2017



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SIGNATURE PAGE

To all Recipients:

Transmitted herewith is the Support Emergency Operations Plan for the Charter Township of Meridian in support to the Ingham County Emergency Operations Plan. The plan provides a framework for the Township to use in performing emergency functions before, during, and after a natural disaster, technological incident or a hostile attack.

This plan was adopted by the Charter Township of Meridian on April 18, 2017. It supersedes all previous plans.

Frank L. Walsh, Township Manager

Date

CHARTER TOWNSHIP OF MERIDIAN

INTRODUCTION TO THE PLAN

I. Purpose

Charter Township of Meridian has elected to be incorporated into the Ingham County Emergency Management Program. By becoming part of the County emergency management program, the Charter Township of Meridian and Ingham County have certain responsibilities to each other. This Support Emergency Operations Plan (EOP) has been developed to identify the responsibilities between the Charter Township of Meridian and Ingham County in regards to pre-disaster emergency management activities. It also provides for Charter Township of Meridian government agencies to respond to various types of emergencies or disasters that affect the community. This support plan is to be used in concurrence with the County EOP as it is a supporting document. The support plan will be maintained in accordance with the standards of currentness of the Ingham County EOP. Review of this support plan shall be accomplished concurrently with the County EOP.

II. Scope

This plan is a flexible document in which changes from the content of the plan may occur due to unique nature of emergencies. Each department that has a supported role in this plan or its elements has developed Standard Operating Procedures (SOP) that provide systematic instructions for accomplishing assigned functions. In addition, to support emergency preparedness and response efforts, the local government also conducts other activities such as personnel training, participating in exercises, encouraging chronic disease prevention techniques, educating the public on awareness activities, and using appropriate land use planning decisions for mitigation and prevention purposes. Through this plan, the Charter Township of Meridian continues to implement the National Incident Management System (NIMS) by participating in efforts to provide an effective and efficient incident management operation.

III. Plan Maintenance and Implementation

The plan has been developed together with local community and County officials to ensure consistency within the County emergency management program documents. A yearly review of the plan will be conducted. The plan is required to be approved by the Charter Township of Meridian Township Manager whenever changes to the plan are made and it is to be forwarded to the County Emergency Management Office. Upon approval, it will be implemented, tested through exercises in concurrence with County officials, and reviewed/updated to maintain currentness with the County EOP.

This plan has been provided to all municipal agencies, elected officials, the County Emergency Management Office and the Michigan State Police, Emergency Management Homeland Security Division (MSP/EMHSD) District Coordinator.

IV. Emergency Management Program Oversight

The Charter Township of Meridian has appointed the Fire Chief to serve as the Municipal Emergency Management Liaison responsible for working with the County Emergency Management Coordinator (EMC) in matters pertaining to emergency management for the municipality. Pursuant the requirements in Public Act (PA) 390 of 1976, as amended, Section 19, Ingham County has adopted a resolution that incorporates the Charter Township of Meridian into its emergency management program, necessary for disaster assistance.

CHARTER TOWNSHIP OF MERIDIAN

BASIC INFORMATION

I. Community Profile

The Charter Township of Meridian is situated in northwest Ingham County. The community has a population of 40,000 residents. The Township consists primarily of residential homes. In addition, there are many senior care centers, a large central commercial corridor, and many rental units due to the close proximity of Michigan State University. The Township's industry includes Meridian Mall and Delta Dental Insurance Headquarters, employing and attracting thousands of people. Due to the potential risk of life safety, the Township is concerned with fire, severe weather, and hazardous material threats.

According to the County's Hazard Mitigation Plan, the community is most vulnerable to: Huntsman Advanced Materials and East Lansing/Meridian Water Treatment Plant. Areas within the community which are more of a concern as a result of these hazards include: schools, businesses, and roadways. More information regarding hazard vulnerability can be found in the County's Hazard Mitigation Plan/Analysis.

Within the community, there are 8 sites that contain extremely hazardous materials. Pursuant to Superfund Amendments and Reauthorization Act (SARA) Title III, off-site emergency response plans have been developed by the Local Emergency Planning Committee (LEPC) to prepare the fire department(s) to respond to the specific hazardous materials on the sites. In addition, the owners of the site(s) have reported the types of hazardous material that is housed on-site, as required by the Emergency Planning and Community Right-To-Know Act.

II. Emergency Management Authority

Pursuant to PA 390 of 1976, as amended, the Township Manager may declare a local state of emergency for the Charter Township of Meridian. In the Manager's absence, pursuant to local legislation, the Township Supervisor is authorized to declare the local state of emergency. Upon a declaration, PA 390 also authorizes the Manager to issue directives, such as restrictions to travel on local roads. The local declaration activates this emergency plan as well as the Emergency Operations Center (EOC) to conduct activities to ensure the safety of people, property, and the environment. In the event that a declared state of emergency extends beyond seven (7) days, consent of the Township Board will be needed.

Since the Charter Township of Meridian has been a recipient of federal preparedness assistance, a resolution has been adopted by the local government for establishing the NIMS as the standard for incident management for all hazards. Through the adoption, the Township continues to implement the concepts of the NIMS through training, planning, and exercising activities.

III. Response Resources

The Charter Township of Meridian maintains three (3) fulltime departments (Fire, Police, and Public Works) responsible for providing public safety and welfare to the community. Each department is comprised of qualified emergency personnel and maintains equipment capable of responding to emergencies. A list of resources that the departments use for emergency situations can be requested through the Municipal Emergency Management Liaison. Under circumstances that require additional resources beyond the capability of the Charter Township of Meridian, the Manager may enact mutual aid or request County assistance through proper procedures.

IV. Emergency Management Organization

The Charter Township of Meridian emergency management organization consists of eight (8) departments responsible for conducting activities in response to emergencies within the community. These eight (8) departments have been assigned to ten (10) specific emergency functions that the municipality has identified necessary in order to provide an effective response to secure the safety of people, property, and the environment. Each department is responsible for implementing pre-disaster activities to help prevent and/or prepare for various hazards that the community is vulnerable to such as: chronic diseases, flooding, hazardous material spills, inclement weather, tornadoes, and public disturbance; a complete list can be found in the County's Hazard Mitigation Plan/Analysis. Prevention and preparedness activities include: awareness training, exercising, hygienic practices to prevent spreading of infectious diseases, stockpiling equipment, and educating people to care for themselves in an emergency.

The Manager serves as the incident manager for municipal coordination. At his/her side includes the Emergency Management Liaison and six (6) department contacts.

The table lists the functions, assigned departments, primary point of contact, and phone number.

Function	Department	Primary Contact	Phone
Direction and Control	Township Administration	Frank Walsh	517-853-4254
Fire Services	Fire Department	Fred Cowper	517-853-4704
Law Enforcement	Police Department	Dave Hall	517-853-4804
Warning and Communications	Fire Department	Fred Cowper	517-853-4704
Public Information	Communications Department	Deborah Guthrie	517-853-4380
Damage Assessment	Building Department	John Heckaman	517-853-4516
Public Works	Public Works	Derek Perry	517-853-4654
Emergency Medical Services	Fire Department	Bill Priese	517-853-4724
Human Services	Human Services	Darla Jackson	517-853-4204
Finance	Accounting & Budgeting	Miriam Mattison	517-853-4104

Line of Succession

The following is a list of the 2nd and 3rd alternates for each department identified in the plan to maintain the emergency tasks assigned.

Department	2 nd Alternate	3 rd Alternate	
Township Administration	Derek Perry	517-853-4654	Joyce Marx 517-853-4210
Fire Department	Bill Priese	517-853-4724	Mark Vroman 517-853-4790
Police Department	Ken Plaga	517-853-4896	Greg Frenger 517-853-4876
Communications Department	Brandie Yates	517-853-4208	Andrea Smiley 517-853-4384
Building Department	Rick Bolek	517-853-4528	Mark Kieselbach 517-853-4506
Public Works	Dennis Antone	517-853-4624	Younes Ishraidi 517-853-4460
Human Services	Miriam Mattison	517-853-4104	Carol Hasse 517-853-4108

CHARTER TOWNSHIP OF MERIDIAN GENERAL EMERGENCY MANAGEMENT GUIDELINES

The following guidelines are general to the municipality, all agencies, and individuals who have a role in responding to an emergency within the community and coordinated by the Charter Township of Meridian. Being that emergency planning is a work in progress, guidelines are continuously reviewed and modified due to the situation and complexity of incidents.

- a) Report to the local emergency operations center when activated for scheduled exercises or disasters, or delegate another individual to staff the Emergency Operations Center (EOC) and implement the plan.
- b) Implement mutual aid agreements or contracts with other organizations to supplement local resources that have been exhausted.
- c) Ensure compliance with this plan and the County EOP, and any pertinent procedures and documents issued, which impact the provision of emergency services in the municipality.
- d) Train department emergency personnel in emergency management functions and NIMS/Incident Command System (ICS) concepts.
- e) Assist in the development, review and maintenance of the plan and of the County EOP.
- f) Develop and maintain standard operating procedures for specific functions or actions identified in the plan.
- g) Maintain a list of resources available by the departments.
- h) Protect records and other resources deemed essential for continuing government functions and each department's emergency operations in accordance to procedures and policies.
- i) Establish mutual aid agreements and/or contracts with other jurisdictions/entities to supplement municipal resources.
- j) Establish a system of coordination, such as the ICS, within the EOC. Field operations, however, are required to use the ICS.
- k) Participate in the review and update of this emergency operations plan, in accordance to a schedule identified by the Municipal Emergency Management Liaison and the County EMC.
- l) Adapt and provide printed emergency management materials and verbal messages to those who are vision impaired, non-English speaking, or deaf/hard of hearing.
- m) Conduct pre-disaster public awareness activities including education classes, self-care guidelines, communications plans, and protocols.
- n) Make recommendations to the Manager regarding protective actions.
- o) Utilize the Public Information Official to record and log significant events throughout the duration of the emergency, as well as the decisions made by the Incident Commander (IC) and Township Manager.
- p) Continuously conduct emergency planning activities as it is a work-in-progress, periodically being reviewed and updated.
- q) All emergency response departments are considered to be available to respond.

CHARTER TOWNSHIP OF MERIDIAN

EMERGENCY RESPONSE PROCEDURES

The following are procedures that the Charter Township of Meridian conducts and coordinates with the County in response to a local state of emergency.

- a) Assure that the municipal emergency response departments, elected officials and the County EMC are notified of the situation.
- b) Municipal departments assess the nature and scope of the emergency or disaster.
- c) If the situation can be mitigated locally, do so using the following sequenced guidelines:
 - 1) The Municipal Emergency Management Liaison advises the Manager and coordinates all emergency response actions.
 - 2) The Manager declares a local state of emergency and notifies the County EMC of this action.
 - 3) A local state of emergency declaration is forwarded to the County Emergency Management Office.
 - 4) The Municipal Emergency Management Liaison notifies the County EMC of the need to activate the EOC. The EOC is located at the Ingham County Sheriff's Office at 630 N. Cedar Street, Mason, Michigan. If this location is unavailable, an alternate location is at 5151 Marsh Road, Okemos, Michigan in the Public Safety Building Nelson Room.
 - 5) Emergency response departments are notified through cell phone or email by the Municipal Emergency Management Liaison to report to the EOC.
 - 6) The Manager directs departments to respond to the emergency situation in accordance to each department's functional guidelines indicated in the attachments to this plan.
 - 7) The Manager issues directives as to travel restrictions on local roads and recommends protective actions from the departments. Protective action recommendations will be based on weather forecasting and if the incident complexity increases due to inability to respond rapidly and with a "ready" supply of resources to mitigate the incident.
 - 8) Notify the public of the situation through the Public Information Official and take appropriate actions.
 - 9) Keep the County EMC informed of the situation and actions taken.
- d) If municipal resources become exhausted or if special resources are needed, request County assistance through the County EMC.

- e) If assistance is requested, the County EMC assesses the situation and makes recommendations on the type/level of assistance. The County will also take the following steps:
- 1) Activate the County EOC.
 - 2) Activate the County EOP/Emergency Action Guidelines.
 - 3) Respond with County resources as requested.
 - 4) Activate mutual aid agreements.
 - 5) Coordinate County resources with municipal resources.
 - 6) Notify MSP/EMHSD District Coordinator.
 - 7) Develop a jurisdiction situation report and a damage and injury assessment report and submit to the MSP/EMHSD.
 - 8) Assist the municipality with prioritizing and allocating resources.
- f) If County resources are exhausted, the County makes a request to the Governor to declare a state of emergency or state of disaster in accordance with procedures set forth in PA 390 of 1976, as amended. The County shall not request state assistance or a declaration of a state of disaster or a state of emergency unless requested to do so by the Manager of the Charter Township of Meridian if the situation occurs solely within the confines of the municipality.
- g) If state assistance is requested, the MSP/EMHSD District Coordinator, in conjunction with the County EMC and Municipal Emergency Management Liaison, assess the disaster or emergency situation and recommends the necessary resources that are required for its prevention, mitigation, or relief efforts.
- h) After completing the assessment, the MSP/EMHSD District Coordinator immediately notifies the State Director of MSP/EMHSD of the situation.
- i) The State Director of MSP/EMHSD notifies the Governor and makes recommendations.
- j) If state assistance is granted, procedures are followed in accordance to the Michigan Emergency Management Plan and the County EOP.

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP COMMUNICATION PROCEDURES

All department contacts within Meridian Township are responsible for warning and communications activities involving their respective department. The following guidelines represent a checklist of actions that department contacts must use for providing an effective response to an emergency or disaster situation.

Emergency Guidelines:

- a) A declared emergency can only exist for seven (7) days after which the Township Board must approve an extension to the declaration. (PA 390)
- b) Develop an emergency plan for contacting all employees under their direction during both regular business hours and non-business hours.
- c) All department directors must identify a primary and secondary contact person within their department.
- d) All department primary contacts must keep an updated contact number within this plan, along with the contact number of the secondary contact person for their department.
- e) Multiple means of communication shall be utilized for notification of department contacts for direction during an emergency.
- f) All departments involved will participate in a Post Incident Analysis (PIA) meeting after the event.
- g) A review of the current Support EOP will be done after every incident in which this document is placed in to effect.
- h) Each department primary contact will submit to the Municipal Emergency Management Liaison a written report of their department's response to the declared emergency.
- i) The Municipal Emergency Management Liaison will prepare and deliver to the Manager a report on the emergency after all individual department reports have been received.
- j) The Manager will forward the report to the Township Board.

CHARTER TOWNSHIP OF MERIDIAN
EMERGENCY ACTION GUIDELINES

The following attachments provide guidelines for each function that has been assigned to the departments in response to an emergency or disaster situation.

Attachment A: Direction and Control

Attachment B: Fire Services

 Appendix 1: Fire Services Hazmat Response Guidelines

Attachment C: Law Enforcement

Attachment D: Warning and Communications

Attachment E: Public Information

Attachment F: Damage Assessment

Attachment G: Public Works

 Appendix 2: Public Works Hazmat Response Guidelines

Attachment H: Emergency Medical Services

 Appendix 3: Meridian Township Vulnerable Populations

Attachment I: Human Services

 Appendix 4: Resources and Support Services

Attachment J: Finance

Attachment K: After Action Reports

 Appendix 5: After Action Report Template

Each department assigned is responsible for maintaining the guidelines, as well as approving any changes to the guidelines or changes to the official responsible for implementation.

DIRECTION AND CONTROL

The **Executive Office**, with support from the Municipal Emergency Management Liaison, is responsible for directing and controlling emergency management operations. The following guidelines represent a checklist of actions that the Manager and Liaison must consider for providing an effective response to an emergency or disaster situation.

Functional Guidelines:

- a) Issue orders and directives, i.e., travel restrictions, and recommend protective actions to be taken by the general public.
- b) Declare a local state of emergency or disaster and notify the County Emergency Management Office.
- c) Generate and disseminate information to the public via the Public Information Officer.
- d) Provide for continuity of operations.
- e) Activate and maintain the local EOC.
- f) Seek federal post-disaster funds, as available, as well as pre-disaster assistance.
- g) Maintain record of activity regarding decisions on emergency actions.
- h) Review and evaluate assessment data.
- i) Maintain communications with state and federal officials.
- j) Coordinate with County officials in response and recovery efforts.
- k) Coordinate and conduct information sharing activities to identify potential and enacted weapons of mass destruction (WMD) or terrorism activities, and mobilize and direct resources in response to such incidents.
- l) Prepare and maintain an emergency plan for the municipality subject to the direction of the elected officials; reviews and updates as required.
- m) Develop and maintain a trained staff and current emergency response checklists appropriate for the emergency needs and resources of the community.
- n) Coordinate with State and federal officials in collecting and sharing terrorism related information.
- o) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.
- p) Establish a meeting schedule for department primary contacts.

The direction and control official has reviewed and approves the assigned guidelines. These will be maintained in accordance to the standards of the currentness of the County's EOP.

Frank L. Walsh, Township Manager

Date

FIRE SERVICES

The **Fire Department**, is responsible for fire service activities. The following guidelines represent a checklist of actions that department officials must consider for providing an effective response to an emergency or disaster situation.

Functional Guidelines:

- a) Provide command level representatives to the EOC and Unified Incident Command Post, when activated.
- b) Coordinate fire and search and rescue services with appropriate personnel at the County Emergency Management Office; including assistance to regional specialty teams such as, but not limited to, the Regional Response Team (RRT), Michigan Urban Search and Rescue (MUSAR), and Bomb Squad.
- c) Coordinate with County EMC and the State of Michigan in the decontamination and monitoring of affected citizens and emergency workers after exposure to Chemical Biological Radiological Nuclear Explosives (CBRNE).
- d) Assume primary responsibility for emergency alerting of the public.
- e) Assist with evacuation of affected citizens, especially those who are institutionalized, immobilized or injured.
- f) Provide resources for fire services response and rescue operations.
- g) Assist in salvage operations and debris clearance.
- h) Advise elected officials about fire and rescue activities.
- i) Conduct safety analysis of the emergency, inform and recommend corrections to the IC.
- j) Respond to hazardous materials spills in accordance to the procedures in Appendix 1.
- k) Assist in search and rescue operations.
- l) Assist in searching for bombs and/or explosive devices in connection with WMD events.
- m) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.

The fire services official has reviewed and approves the assigned guidelines. These will be maintained in accordance to the standards of the currentness of the County's EOP.

Frederick B. Cowper, Fire Chief

Date

FIRE SERVICES

HAZMAT RESPONSE GUIDELINES

The **Fire Department** is responsible for the response to hazardous materials spills. Response will be acted in accordance to the following procedures.

- a) Assume incident command upon arrival at the scene.
- b) Establish scene security or coordinate with other available agencies to establish scene security.
- c) Monitor and evaluate environmental health risks or hazards from hazardous materials releases.
- d) Inspect possible sources of contamination.
- e) Provide technical assistance with other appropriate agencies or organizations for the remediation of hazardous waste releases and other contamination sources.
- f) Disseminate information to the EOC Public Information Officer on hazardous material releases issues.
- g) Make protective action recommendations based on severity and complexity of incident type.
- h) Ensure personal protective equipment (PPE) is fit tested to responders.
- i) Prior to proceeding with cleanup, analyze and evaluate the safetiness of the spill and containation by a certified Safety Officer/technician.
- j) Decontaminate equipment and gear.
- k) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.

The fire services official has reviewed and approves the assigned guidelines. These will be maintained in accordance to the standards of the currentness of the County's EOP.

Frederick B. Cowper, Fire Chief

Date

LAW ENFORCEMENT

The **Police Department**, is responsible for law enforcement activities. The following guidelines represent a checklist of actions that department officials must consider for providing an effective response to an emergency or disaster situation.

Functional Guidelines:

- a) Develop and maintain procedures for the Police Department.
- b) Coordinate security and law enforcement services; with appropriate personnel at the County EOC.
- c) Establish security and protection of critical facilities.
- d) Provide traffic and access control in and around affected areas.
- e) Assist with emergency alerting and notification of threatened population.
- f) Assist with the evacuation of affected citizens, especially those who are institutionalized, immobilized or injured.
- g) In cooperation with the Fire Department, performs search and rescue operations.
- h) Implement any curfews ordered by the Manager.
- i) Provide access control to affected areas.
- j) Provide emergency assistance to persons with special/functional needs.
- k) Assist the medical examiner with mortuary services.
- l) Coordinate urban search and rescue activities.
- m) Investigate incident and provide intelligence information to state and federal officials.
- n) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.

The law enforcement official has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the standards of the currentness of the County's EOP.

David Hall, Police Chief

Date

WARNING AND COMMUNICATIONS

The **Fire Department** is responsible for warning and communications activities. The following guidelines represent a checklist of actions that department officials must use for providing an effective response to an emergency or disaster situation.

Emergency Guidelines:

- a) Warn the following individuals via telephone, cell phones, radios and computers (CodeSpear notification system):
 - Township Manager.
 - County EMC.
 - Department Primary Contacts.
 - City of Lansing EMC.
- b) Ensure all department primary contacts have communications both to their staff at their department offices and their staff at the incident site. This equipment consists of telephones, cell phones, radios, and computers.
- c) Establish communications with the County EOC if activated. The communications equipment available for this link is telephones, amateur radios, and computers.
- d) Establish communications with the IC, if established.
- e) Contact Dispatch to activate the public warning system.
- f) Ensure the public warning system provides notification to special needs populations identified in the community, i.e., elderly, hearing impaired, non-English speaking, and others. The system consists of outdoor warning sirens, radio, TV, social networking, and amateur radio.
- g) Contact and warn special facilities and locations such as schools, hospitals, nursing homes, major industries, institutions, and place of public assembly. The methods of warning and contacting these locations consists of telephone, radio, email, or face-to-face.
- h) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.

The fire services official has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the standards of the currentness of the County's EOP.

Frederick B. Cowper, Fire Chief

Date

PUBLIC INFORMATION

The **Communications Department**, is responsible for public information activities. The following guidelines represent a checklist of actions that the Public Information Official must consider for providing an effective response to an emergency or disaster situation.

Emergency Guidelines:

- a) Function as the sole point of contact for the news media and public officials.
- b) Collect information from municipal emergency response departments located in the Emergency Operations Center and other locations.
- c) Prepare news releases to be disseminated to the local media.
- d) Conduct press tours of disaster area(s) within the community.
- e) Establish a Public Information Center at <insert location> (to be determined by the incident) to become the central point from which news releases are issued.
- f) Establish and maintain contact with the County Public Information Official if the County's EOP is activated.
- g) Coordinate public information activities with the County Public Information Officer if the County EOC is activated.
- h) Assist the County in establishing a Joint Information Center (JIC).
- i) Assist the County with establishing a Rumor Control Center.
- j) Assist the Municipal Emergency Management Liaison in developing and distributing education material on the hazards that face the municipality.
- k) Develop and maintain Emergency/Public Information procedures.
- l) Maintain a log and file of all information released to the media.
- m) Use of systems such as Nixle for public notifications.
- n) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.

The public information official has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the standards of the currentness of the County's EOP.

Deborah Guthrie, Communications Director

Date

DAMAGE ASSESSMENT

The **Building Department**, is responsible for damage assessment activities. The following guidelines represent a checklist of actions that department officials must consider for providing an effective response to an emergency or disaster situation.

Emergency Guidelines:

- a) Record initial information from first responders such as law enforcement, fire services, and public works.
- b) If necessary, activate the Damage Assessment Team.
- c) Provide information to the Municipal Emergency Management Liaison. The Liaison will then provide assessment data to the County for preparation of a jurisdictional situation report.
- d) If the situation warrants, assist the Township Manager with the preparation of a local state of emergency declaration and forward to the County EMC.
- e) Prepare a request for County assistance in conjunction with the Municipal Emergency Management Liaison.
- f) Plot damage assessment information on status boards in the Municipal EOC.
- g) Record all expenditures for municipal personnel, equipment, supplies, services, etc., and track resources being used.
- h) Prepare reports for the Municipal Public Information Official.
- i) Collect information and forward to the County so that the County can complete the Damage and Injury Assessment information through the jurisdiction's situational report.
- j) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.

The damage assessment official has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the standards of the currentness of the County's EOP.

PUBLIC WORKS

The **Public Works Department** is responsible for damage assessment activities. The following guidelines represent a checklist of actions that department officials must consider for providing an effective response to an emergency or disaster situation.

Emergency Guidelines:

- a) Maintain transportation routes.
- b) If necessary, coordinate activities designed to control the flow of flood water, including sandbagging, emergency digging, and pumping operations.
- c) Coordinate travel restrictions/road closures within the municipality.
- d) Identify evacuation routes.
- e) Provide emergency generators and lighting.
- f) Assist with traffic control.
- g) Assist with access control.
- h) Assist with urban search and rescue activities, i.e., persons trapped in damaged buildings or under heavy debris/objects, etc.
- i) Assist private utilities with the shutdown and restoration of gas and electric services.
- j) Assist with transportation of essential goods, i.e., food, medical supplies, etc.
- k) As necessary, establish a staging area for Public Works.
- l) Report damage information to the Damage Assessment Team.
- m) If necessary, assist with damage surveys for the federal public assistance grant program.
- n) If the County EOC is activated, establish and maintain contact with the person representing public works.
- o) Notify Law Enforcement of the location(s) of disabled vehicles.
- p) Inspect critical infrastructure and other public utilities for safety.
- q) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.

The public works official has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the standards of the currentness of the County's EOP.

Derek Perry, Assistant Township Manager/Director of Public Works

Date

PUBLIC WORKS

HAZMAT RESPONSE GUIDELINES

The **Public Works Department** will support the Fire Department in response efforts according to the following:

- a) Assist the Fire Department in the cleanup of contaminated soils and transport to appropriate dump sites.
- b) Evaluate inland waters conditions and make recommendations to the Fire Chief on response actions.
- c) Provide heavy equipment and diking materials to support the Fire Department's response to hazardous materials incidents.
- d) Advise the IC of any safety concerns.
- e) Ensure personnel use adequate PPE.
- f) Decontaminate equipment and gear.
- g) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.

The public works official has reviewed and approves these guidelines. These will be maintained in accordance to the standards of the currentness of the County's EOP.

Derek Perry, Assistant Township Manager/Director of Public Works

Date

EMERGENCY MEDICAL SERVICES

The **Fire Department** is responsible for emergency medical service activities. The following guidelines represent a checklist of actions that department officials must consider for providing an effective response to an emergency or disaster situation.

Emergency Guidelines:

- a) Evacuate nursing homes, hospitals, and other medical facilities.
- b) Assist with animal and pet control.
- c) Assist with decontamination.
- d) Coordinate emergency medical care to victims.
- e) Establish a staging area for emergency medical equipment.
- f) Identify a facility to be used as a temporary morgue if necessary.
- g) Coordinate with hospitals and shelter managers to staff medical teams at shelters.
- h) When appropriate, coordinate field units' participation in damage assessment activities.
- i) Ensure that emergency medical teams responding on-scene have established an on-scene medical command post and a medical commander.
- j) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.

The emergency medical services official has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the standards of the currentness of the County's EOP.

Bill Priese, Training/EMS Chief

Date

MERIDIAN TOWNSHIP VULNERABLE POPULATIONS

NAME	ADDRESS	PHONE
BICKFORD COTTAGE	3830 OKEMOS RD	517-507-3965
BROOKDALE MERIDIAN	5250 MARSH RD	517-803-2678
BROOKDALE SENIOR LIVING	5346 MARSH RD	517-381-8700
CARRIAGE LANE APT	3882 DOBIE RD	517-349-1643
GRANGE ACRES	MARSH & HILLCURVE	517-339-9321
HOME SWEET HOME TOO	5917 EDSON	517-339-7278
INGHAM COUNTY EXTENDED CARE	3860 DOBIE RD	517-381-6100
MARSH POINTE	5895 MARSH RD	517-339-0440
MARQUETTE (HOLIDAY RETIREMENT)	5968 PARK LAKE	517-339-1532
MEDILODGE OF CAMPUS AREA	2815 NORTHWIND	517-332-0817
MEDILODGE OF OKEMOS	5211 MARSH RD	517-319-1400
MERIDIAN STRATFORD PLACE	2790 SIRHAL	517-333-2472
NEW LIFE ASSISTED LIVING CENTER	5905 EDSON	517-339-3677
NEW LIFE ASSISTED LIVING CENTER	2077 HASLETT	517-339-2390
SAFE HAVEN ASSISTED LIVING	981 JOLLY (ALAIEDON)	517-574-4579
WILLOWS AT OKEMOS	4830 CENTRAL PARK	517-349-3600

HUMAN SERVICES

The Human Services Specialist from the **Human Services Department** will serve as the Human Services Liaison and is responsible for human services activities. The liaison will coordinate and/or keep informed human services activities occurring within the municipality, with the County Human Services Department. The following guidelines represent a checklist of actions that the liaison must consider for providing an effective response to an emergency or disaster situation.

Emergency Guidelines:

- a) Coordinate activities of municipal agencies/departments which provide human service type services.
- b) Coordinate the provision of transportation for evacuation.
- c) Open and manage shelters/warming/cooling centers in the municipality.
- d) Set up canteen to feed emergency workers in the municipality.
- e) Provide food and clothing to municipality workers and victims of disaster residing in the municipality.
- f) Assist the County with establishing a Rumor Control Center.
- g) Arrange for provision of Crisis Counseling or Critical Incident Stress Debriefing (CISD) for both victims and identified disaster workers.
- h) If the County EOC is activated, establish and maintain contact with the person representing Human Services. If the County EOC is not activated, establish and maintain contact with the County Human Services Official directly at the County Department of Human Services.
- i) Coordinate with American Red Cross and other pertinent organizations for the distribution of emergency clothing for disaster victims.
- j) Coordinate efforts to provide transportation for disaster victims. (Consider local school buses, Tri-County Office on Aging, canoe liveries, CATA, volunteers, etc.)
- k) Coordinate housing for additional emergency workers as needed.
- l) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.

The human services official has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the standards of the currentness of the County's EOP.

Darla Jackson, Human Services Specialist

Date

**HUMAN SERVICES:
RESOURCES AND SUPPORT SERVICES**

TRANSPORTATION RESOURCES	TYPE
Information provided at the EOC	

SHELTERS	MAXIMUM OCCUPANCY
Information provided at the EOC	

FOOD AND FAMILY CARE RESOURCES	TYPE OF SERVICE
Information provided at the EOC	

SPECIAL/FUNCTIONAL NEEDS CARE SERVICES	TYPE OF SERVICE
Information provided at the EOC	

HOUSING FOR ADDITIONAL EMERGENCY WORKERS	TYPE OF SERVICE
Information provided at the EOC	
Local Fire Stations	housing
Local Shelters	housing
Willows at Okemos - background checks required prior to placement	housing

FINANCE

The Finance Director from the **Accounting & Budgeting Department** is responsible for tracking of all expenses related to the declared state of emergency. The Finance Director will coordinate the necessary funding for the expenses associated with the declared state of emergency as needed. The Finance Director is charged with the tracking and documentation of all expenditures and donations associated with the declared state of emergency

Emergency Guidelines:

- a) Keep all receipts related to the declared state of emergency separate from normal expenditures.
- b) If possible, identify which expenditures are eligible for reimbursement.
- c) Develop and maintain communication lists for all essential employees that may be called upon to assist with the declared state of emergency.

The finance official has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the standards of the currentness of the County's EOP.

Miriam Mattison, Finance Director

Date

After Action Report

The After Action Reports are an essential part of the recovery phase of an emergency. Every declared state of emergency will have a Post Incident Analysis completed with involvement from all the following assigned functions: Directions and Control, Fire Services, Law Enforcement, Warning and Communications, Public Information, Damage Assessment, Public Works, Emergency Medical Services, Human Services and Finance.

A written report will be drafted and provided to the Township Board explaining the declared state of emergency and all aspects of the townships response, mitigation and recovery (see Appendix 4).

ATTACHMENT K
APPENDIX 4

The following is a template to assist in producing an After Action Report

- a. *Executive Summary*
- b. *Chronology of Events*
 - i. Date(s)
 - ii. Locations
 - iii. Incident
 - iv. Disaster declaration
- c. *Event*
 - i. Initial event notification
 - 1. Internal
 - 2. External
 - ii. Emergency Operations Center (EOC) Activation
 - iii. Facilities and equipment
 - 1. EOC
 - a. *Access control/Set-up*
 - b. *HVAC*
 - c. *Computer systems/phones/internet and support*
 - d. *GIS*
 - e. *Emergency operations communications – Mteam*
 - 2. Staffing
 - 3. EOC Operations
 - a. *Emergency Operations Plan*
 - b. *Procedures*
 - i. EOC Standard Operating Procedures (SOP's)
 - ii. Contact Lists
 - 1. Township
 - 2. County
 - 3. State
 - 4. Cities
 - 5. Other Townships
 - 6. Businesses
 - iii. Resource Lists
 - c. Message flow/Handling

ATTACHMENT K
APPENDIX 4

- d. Logistics*
- e. Finance*
- f. Assessment/Status Reports*
- g. Public Information*
- h. Communications*
- 4. Agencies Involved
- 5. Losses/Injuries/Damages
- 6. Personnel
- 7. Equipment
- 8. Assistance rendered
- iv. Lessons learned
 - 1. Success and shortcomings
 - 2. Recommended remedial actions
- d. Final report to Township Board*



To: Board Members

From:

Derek N. Perry, Assistant Township Manager
Director of Public Works & Engineering

From:

Younes Ishraidi, P.E.
Chief Engineer

Date: April 12, 2017

Re: Re-appointments to the Lake Lansing Watershed Advisory Committee

The plan adopted for the Lake Lansing Watershed Management Special Assessment District created an Advisory Committee. It consists of four lakefront property owners (Tier 1), two off-lake (Tier 2) property owners, the Ingham County Drain Commissioner, Ingham County Parks, and a Township staff person.

The purpose of the committee is to implement the watershed management plan. The six property owners serve staggered 2-year terms, ending April 30, with 50% overlap. Meetings are informal and are held in the Meridian Township Municipal Building, voluntarily promulgated under the Open Meetings Act.

The following members will continue to serve until April 30, 2018:

Timothy McCarthy	6076 Columbia	Tier One
Curtis Armbruster	6411 E. Reynolds	Tier One
Steven Culling	6193 Columbia	Tier Two

The Lake Lansing Advisory Committee recommends the following persons be re-appointed to the Lake Lansing Advisory Committee until April 30, 2019. Their Applications for Public Service are attached.

Robert Hollenshead	6068 Columbia	Tier One
Ronald Rowe	6247 E. Lake Drive	Tier One
Larry Wagenknecht	6097 Partridge	Tier Two

Proposed Motion:

“Move that the following property owners be re-appointed to the Lake Lansing Watershed Advisory Committee for terms expiring April 30, 2019: Robert Hollenshead, 6068 Columbia; Ronald Rowe, 6247 E. Lake Drive; Larry Wagenknecht, 6097 Partridge.”

CHARTER TOWNSHIP OF MERIDIAN

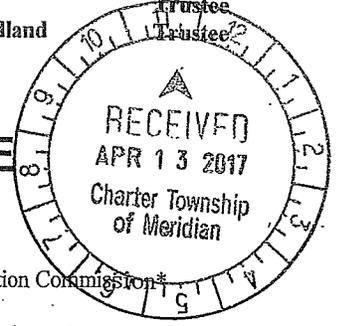
Ronald J. Styka
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Phil Deschaine
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee



APPLICATION FOR PUBLIC SERVICE

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

- | | |
|---|--|
| <input type="checkbox"/> Assessing Board of Review* | <input type="checkbox"/> Elected Officials Compensation Commission* |
| <input type="checkbox"/> Board of Water and Light Representative* | <input type="checkbox"/> Environmental Commission |
| <input type="checkbox"/> Building and/or Fire Board of Appeals and Building Hearing Officer | <input checked="" type="checkbox"/> Lake Lansing Watershed Advisory Committee* |
| <input type="checkbox"/> Capital Area Transportation Authority (C.A.T.A.) | <input type="checkbox"/> Land Preservation Advisory Board |
| <input type="checkbox"/> Communications Commission* | <input type="checkbox"/> Park Commission (elected/appointed) |
| <input type="checkbox"/> Community Resources Commission | <input type="checkbox"/> Pension Trustees |
| <input type="checkbox"/> Corridor Improvement Authority* | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Downtown Development Authority* | <input type="checkbox"/> Township Board (elected/appointed) |
| <input type="checkbox"/> East Lansing-Meridian Water & Sewer Authority | <input type="checkbox"/> Transportation Commission* |
| <input type="checkbox"/> Economic Development Corporation | <input type="checkbox"/> Zoning Board of Appeals |
| | <input type="checkbox"/> Other |

(*Special conditions restrict eligibility for appointment)

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

Summarize your reasons for applying for this type of public service:

Describe education, experience or training which will assist you if appointed. (Attach resume if available)

Name: Robert E Hollenshead
 Occupation: Retired Attorney Place of Employment: MT Public Service Commission
 Home Address: 6068 Columbia Haslett
 Phone: (days) (517) 339-3392 (evening) (517) 339-3392 E-mail robert.hollenshead@sbcglobal.net
 Signature: [Handwritten Signature] Date 4/11/2017

Other than the Downtown Development Authority Board and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment.

(PLEASE USE BACK IF NEEDED)

The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years. Please return this form to the Office of the Clerk, Charter Township of Meridian.

FOR OFFICE USE ONLY			
Date Received	<u>4.13.17</u>	Distro: <u>RS FW</u>	Application #
Registered Voter:	<u>(Y)/N</u>	<u>YI</u>	<u>LLAC 1702</u>
Date Appointed:		<u>BY MEMBERS</u>	

Revised: December 7, 2016

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000

www.meridian.mi.us



CHARTER TOWNSHIP OF MERIDIAN

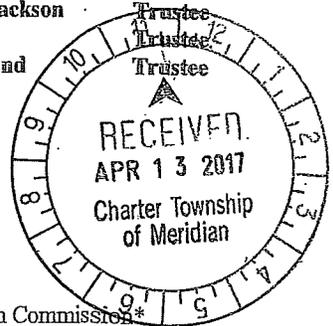
Ronald J. Styka
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Phil Deschaine
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee



APPLICATION FOR PUBLIC SERVICE

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

- | | |
|---|--|
| <input type="checkbox"/> Assessing Board of Review* | <input type="checkbox"/> Elected Officials Compensation Commission* |
| <input type="checkbox"/> Board of Water and Light Representative* | <input type="checkbox"/> Environmental Commission |
| <input type="checkbox"/> Building and/or Fire Board of Appeals and Building Hearing Officer | <input checked="" type="checkbox"/> Lake Lansing Watershed Advisory Committee* |
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| <input type="checkbox"/> Communications Commission* | <input type="checkbox"/> Park Commission (elected/appointed) |
| <input type="checkbox"/> Community Resources Commission | <input type="checkbox"/> Pension Trustees |
| <input type="checkbox"/> Corridor Improvement Authority* | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Downtown Development Authority* | <input type="checkbox"/> Township Board (elected/appointed) |
| <input type="checkbox"/> East Lansing-Meridian Water & Sewer Authority | <input type="checkbox"/> Transportation Commission* |
| <input type="checkbox"/> Economic Development Corporation | <input type="checkbox"/> Zoning Board of Appeals |
| | <input type="checkbox"/> Other |

(*Special conditions restrict eligibility for appointment)

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

Summarize your reasons for applying for this type of public service:

Describe education, experience or training which will assist you if appointed. (Attach resume if available)

Name: RONALD W. ROWE

Occupation: RETIRED Place of Employment: _____

Home Address: 6247 E LAKE DR. HASCLET, MI 48840

Phone: (days) 339-8429 (evenings) SAMI E-mail RW.ROWESKI@AOL.COM

Signature [Signature] Date 11 APR. 17

Other than the Downtown Development Authority Board and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment.

(PLEASE USE BACK IF NEEDED)

The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years. Please return this form to the Office of the Clerk, Charter Township of Meridian.

FOR OFFICE USE ONLY			
Date Received	<u>4.13.17</u>	Distro: <u>RS FW</u>	Application #
Registered Voter:	<u>(Y) N</u>	<u>VI</u>	<u>LLAC 1701</u>
Date Appointed:		<u>BD MEMBERS</u>	

Revised: December 7, 2016



CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Brett Dreyfus
Julie Brixie
Frank L. Walsh

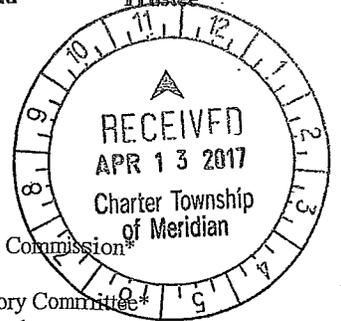
Supervisor
Clerk
Treasurer
Manager



Phil Deschaine
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

APPLICATION FOR PUBLIC SERVICE



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

- | | |
|---|--|
| <input type="checkbox"/> Assessing Board of Review* | <input type="checkbox"/> Elected Officials Compensation Commission* |
| <input type="checkbox"/> Board of Water and Light Representative* | <input type="checkbox"/> Environmental Commission |
| <input type="checkbox"/> Building and/or Fire Board of Appeals and Building Hearing Officer | <input checked="" type="checkbox"/> Lake Lansing Watershed Advisory Committee* |
| <input type="checkbox"/> Capital Area Transportation Authority (C.A.T.A.) | <input type="checkbox"/> Land Preservation Advisory Board |
| <input type="checkbox"/> Communications Commission* | <input type="checkbox"/> Park Commission (elected/appointed) |
| <input type="checkbox"/> Community Resources Commission | <input type="checkbox"/> Pension Trustees |
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| <input type="checkbox"/> Economic Development Corporation | <input type="checkbox"/> Zoning Board of Appeals |
| | <input type="checkbox"/> Other |

(*Special conditions restrict eligibility for appointment)

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

Summarize your reasons for applying for this type of public service: *I am committed to keeping Lake Lansing a valuable asset for Meridian Twp.*

Describe education, experience or training which will assist you if appointed. (Attach resume if available) *I have served on the SAD Advisory Committee for 10+ years. 5 yrs as Chair.*

Name: Larry Wagenknecht

Occupation: Pharmacist Place of Employment: Michigan Pharmacists Association

Home Address: 6097 Partridge St, Haslett, 48840

Phone: (days) 517-377-0226 (evenings) 517-339-4370 E-mail amylarryw@comcast.net

Signature Larry D. Wagenknecht Date 4-11-2017

Other than the Downtown Development Authority Board and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment.

(PLEASE USE BACK IF NEEDED)

The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years. Please return this form to the Office of the Clerk, Charter Township of Meridian.

FOR OFFICE USE ONLY			
Date Received	4.13.17	Distro: RS FW	Application #
Registered Voter:	(Y)N	4I	LLAC 1703
Date Appointed:		BD MEMBERS	

Revised: December 7, 2016

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11.A

13.A

TO: Township Board

FROM:

Mark Kieselbach

Mark Kieselbach

Director of Community Planning and Development

Peter Menser

Peter Menser

Senior Planner

DATE: April 11, 2017

RE: Commercial Planned Unit Development (Saroki), demolish and redevelop the existing Haslett Marathon gasoline station at 1619 Haslett Road.

Property owner Robert Saroki has submitted a request to establish a commercial planned unit development (C-PUD) at 1619 Haslett Road. The redevelopment plans include demolition of the existing service station and pump canopy and construction of a new 5,504 square foot gasoline station with a convenience store and motor vehicle repair shop. A new 3,480 square foot pump canopy will also be erected. The new commercial building will be comprised of 3,225 square feet of retail space and 2,279 square feet of motor vehicle repair space with three service bays. Four gasoline pump islands are proposed, which will provide eight vehicle fueling stations on the property. The 0.81 acre subject site is zoned C-2 (Commercial).

After the public hearing, the applicant submitted a revised site plan that included the following changes:

- Removal of the public gathering space at the northwest corner of the site and replacement with landscaping.
- One parking space at the northeast corner of the site near the Haslett Road entrance and four parking spaces near the Marsh Road entrance were removed to accommodate additional greenspace. Overall, four parking spaces were removed (one space is added back for the electric car charging station noted below), for a total of 20 total spaces provided on the property.
- Addition of an electric car charging station near the Marsh Road entrance, which counts as an amenity listed under the Conservation category in the C-PUD ordinance.
- Relocation of the bicycle parking from Marsh Road to an area in the southeast corner of the site near the service bays. The number of bicycle parking spaces was reduced from six to four. Three bicycle parking spaces are required.

- A reduction in the amount of impervious surface on the property from 85.47 percent to 83.72 percent.

Waiver requests

The following is an updated list of waivers the applicant is requesting from the requirements of the underlying C-2 (Commercial) zoning district:

Parking. 24 parking spaces are required for the project and 20 are proposed, so the applicant is requesting a waiver of four parking spaces.

Front yard setback. A 100 foot front yard setback is required from the centerline of the Haslett Road right-of-way. The proposed pump canopy is located 66 feet from the centerline therefore a waiver of 34 feet is requested.

Side yard setback. The minimum side yard setback in the C-2 zoning district is 15 feet. The applicant is proposing a two foot side yard setback for the building from the west property line. A waiver of 13 feet is requested.

Rear yard setback. The C-2 zoning district requires a 15 foot rear yard setback. The applicant is proposing a 1.97 foot rear yard setback from the south property line. A waiver of 13.03 feet is requested.

Building perimeter landscaping. Landscaping is required around the perimeter of the building, an area equal to four feet multiplied by the perimeter of the building. 1,368 square feet of perimeter landscaping is required. The applicant is proposing 516 square feet of perimeter landscaping. A waiver of 852 square feet is requested.

Impervious surface coverage. The maximum impervious surface allowed in the C-2 zoning district is 70 percent. The project proposes 83.72 percent. A waiver of 13.72% is requested.

Parking lot landscape buffer (from adjacent right-of-way). Where a parking area adjoins a public street a landscaped buffer at least 20 feet wide is required between the parking area and the adjacent right-of-way. The site plan shows a 16.53 foot landscape buffer between the property line and the Haslett Road right-of-way. A waiver of 3.47 feet is requested.

Parking lot landscape buffer (side and rear). A 15 foot wide landscaped buffer is required between a parking area and a side or rear property line. A two foot landscape buffer from the southern property line is proposed and a 13 foot waiver is requested. A 10 foot landscape buffer is shown between the east property line and the parking area, but the dumpster enclosure is located 2.04 feet from the east property line, so a 12.96 foot waiver is requested.

Loading zone. A loading zone is required for commercial uses. The loading zone proposed originally conflicted with internal site circulation and an alternative location is not available due to the size and layout of the property, therefore a waiver from providing a loading zone is requested.

Proposed Amenities

Sheet 6 of the revised site plan shows the proposed amenities for the project, including rehabilitation of a degraded site, outdoor gathering space, and electric car charging station. The CPUD ordinance considers an outdoor gathering space as an amenity when it is 300 square feet or more. The proposed outdoor gathering space located near the service bays is 96 square feet.

The Planning Commission held the public hearing on the CPUD request at its February 13, 2017 meeting and voted 8-0 to recommend approval of the request at its March 13, 2017 meeting, citing the following reasons for its decision:

- The proposed commercial planned unit development will be harmonious and appropriate with the existing and intended character of adjacent commercial developments surrounding the subject site.
- The requested waivers for building perimeter landscaping, building and parking lot setbacks, impervious surface, loading space, and parking are necessary to facilitate redevelopment of the site due to constraints related to the size of the property, the nature of the use, and proximity to adjacent road rights-of-way.
- Investment in the proposed redevelopment project is consistent with Township Board policy #1.3(3)(C), to facilitate a thriving economic community by encouraging redevelopment using the commercial planned unit development ordinance.
- The project is consistent with Township Board policy #1.3(1)(C), to encourage redevelopment in the Haslett Corridor.

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

Township Board Options

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

Attachments

1. Staff memorandums dated February 9, 2017, February 23, 2017, and March 8, 2017 with related attachments.
2. Planning Commission minutes dated February 13, 2016 (public hearing), February 27, 2017, and March 13, 2017 (decision).

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2017\CPUD 17014 (Saroki)\CPUD 17014.tb1.doc

**Commercial Planned Unit Development #17014
(Saroki)
February 13, 2017**

APPLICANT: Robert Saroki
3650 Stallion Way
Commerce, MI 48382

STATUS OF APPLICANT: Property Owner

REQUEST: Redevelop existing gas station and establish a commercial planned unit development (C-PUD)

CURRENT ZONING: C-2 (Commercial)

LOCATION: 1619 Haslett Road

AREA OF SUBJECT SITE: 0.81 acres

EXISTING LAND USE: Haslett Marathon gas station with convenience store and motor vehicle repair shop

**EXISTING LAND USES
IN AREA:** North: Haslett Road
South: Blondie's Barn restaurant
East: Shop Town shopping center
West: Marsh Road

CURRENT ZONING IN AREA: North: C-2 (Commercial)
South: C-2 (Commercial)
East: C-2 (Commercial)
West: C-2 (Commercial)

**FUTURE LAND USE
DESIGNATION:** Commercial

FUTURE LAND USE MAP: North: Commercial
South: Commercial
East: Commercial
West: Commercial

MEMORANDUM

TO: Planning Commission

FROM: *Peter Menser*
Peter Menser
Senior Planner

DATE: February 9, 2017

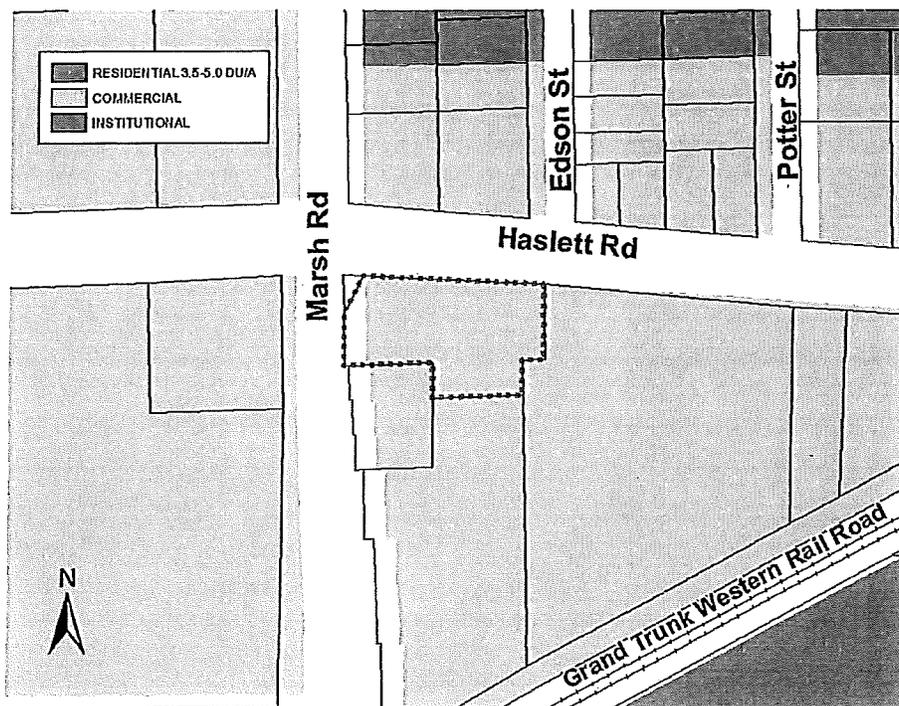
RE: Commercial Planned Unit Development #17014 (Saroki), demolish and redevelop the existing Haslett Marathon gasoline station at 1619 Haslett Road.

Property owner Robert Saroki has submitted a request to establish a commercial planned unit development (C-PUD) at 1619 Haslett Road. The redevelopment plans include demolition of the existing service station and pump canopy and construction of a new 5,504 square foot gasoline station with a convenience store and motor vehicle repair shop. A new 3,480 square foot pump canopy will also be erected. The new commercial building will be comprised of 3,225 square feet of retail space and 2,279 square feet of motor vehicle repair space with three service bays. The site plan shows four gasoline pump islands, which will provide eight vehicle fueling stations on the property. The 0.81 acre subject site is zoned C-2 (Commercial).

Master Plan

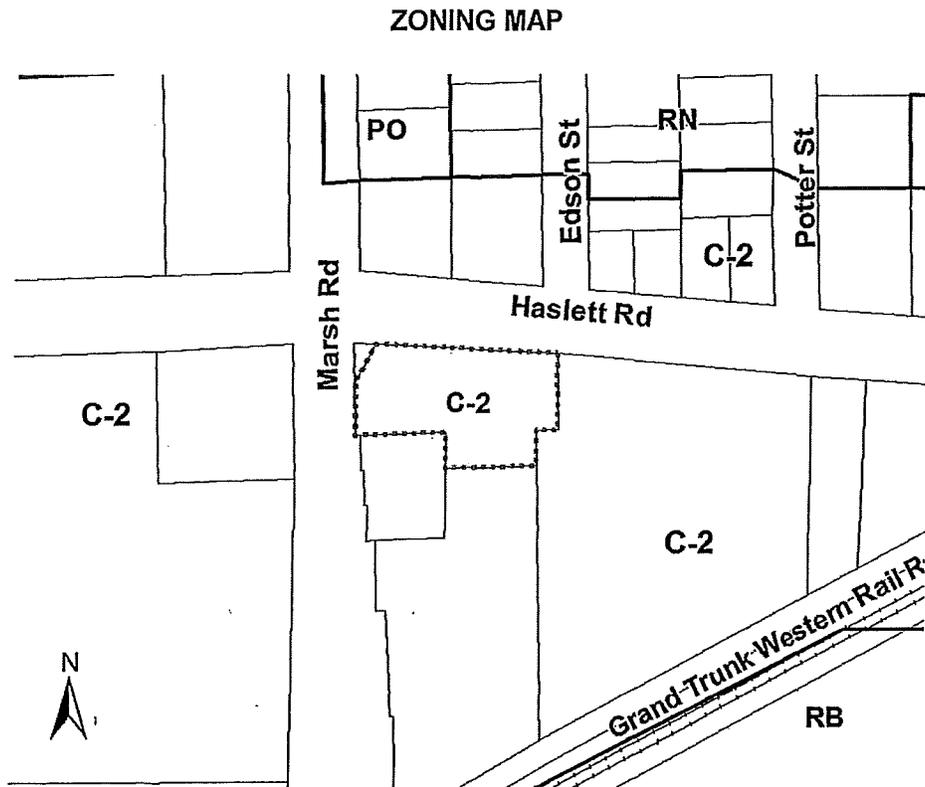
The 2005 Master Plan's Future Land Use Map designates the subject site in the Commercial category.

FUTURE LAND USE MAP



Zoning

The subject site is zoned C-2 (Commercial). The site meets and exceeds the minimum requirements of 100 feet of lot frontage and 4,000 square feet of lot area for the C-2 zoning district.



Physical Features

The site is currently developed with a 1,674 square foot building that contains a convenience store and a motor vehicle repair shop. A 1,752 square foot pump canopy is located north of the principal building. A total of four gasoline pump stations are installed on the property, which provides eight vehicle fueling stations, two per pump island. Three of the pump islands are located under the canopy, and one is freestanding on the west side of the site. Landscaping is installed between the driveways along Haslett Road. There are no wetlands or floodplain on the site, nor is there any special designation on the Township Greenspace Plan.

Streets and Traffic

Access to the site will be from Marsh Road and Haslett Road. Marsh Road is classified as a Principal Arterial in the zoning ordinance and Haslett Road is classified as a Minor Arterial. Both are four lane roads with curb and gutter and have center turn lanes in the area adjacent to the Haslett Road/Marsh Road intersection. Seven (7) foot wide pedestrian-bicycle pathways are installed along both the Haslett Road and Marsh Road frontages of the site.

Traffic counts from 2007 taken by the Ingham County Road Department (ICRD), the most recent available, around the Haslett Road/Marsh Road intersection showed 14,897 vehicles traveling on Haslett Road in a 24 hour period (7,424 eastbound and 7,473 westbound) and 14,056 traveling on Marsh Road (9,195 northbound and 4,861 southbound).

Currently, there are four driveways that serve the subject site, two on Marsh Road and two on Haslett Road. The applicant is proposing to eliminate the northern driveway on Marsh Road and the western driveway on Haslett Road as part of the redevelopment project.

Staff has estimated traffic generation for the proposed project based on a 5,504 square foot *Gasoline/Service Station with Convenience Market*, which is Land Use Code 945 in the Institute of Transportation Engineers (ITE) Trip Generation Manual. Land Use Code 945 describes a gasoline/service station with a convenience market where the primary business is the fueling of motor vehicles along with ancillary facilities for servicing and repairing of motor vehicles, which matches the proposed land use. The following table estimates traffic generation for the proposed project.

	Proposed C-PUD
Peak Hour trips	84.48 (a.m.) 108.56 (p.m.)
Total Weekday Traffic	1,302 trips

Parking

For the proposed land use two different parking requirements from the Code of Ordinances are applicable, one for the motor vehicle repair/service station space and one for the convenience store, the sum of which represents the total number of required parking spaces for the property. For the 3,225 square foot convenience store portion of the new building the general retail formula is used, which requires five (minimum) to 5.5 (maximum) parking spaces for each 1,000 square feet of gross floor area. For the 2,279 square foot motor vehicle repair/service station, one parking space is required for each service bay, plus one parking space for each employee at the largest shift. There are 24 parking spaces are required and 24 spaces proposed.

Utilities

The existing building is connected to the municipal water and sanitary sewer systems.

Staff Analysis

The request under review is to demolish the existing structures on the site and construct a new 5,504 square foot gasoline station with convenience store and motor vehicle repair shop with a 3,480 square foot gasoline pump island canopy housing four gasoline pumps that will provide eight vehicle fueling stations. The new building will be comprised of 3,225 square feet of retail space and 2,279 square feet of motor vehicle repair space with three service bays.

A commercial planned unit development (C-PUD) is reviewed in accordance with Section 86-444 of the zoning ordinance. All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a C-PUD. A C-PUD serves as the special use permit review for any use requiring a special use permit, including amendments to existing special use permits, separate approvals are not necessary. A special use permit for the existing gasoline station/automotive repair shop was granted in 1971 (SUP #71231).

Waiver requests

The C-PUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process. The C-PUD ordinance generally waives the standard requirements for lot size, setbacks, number of required parking spaces, building perimeter landscaping, and impervious surface coverage, provided the purpose and intent of the ordinance is incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the project:

Side yard setback

The minimum side yard setback in the C-2 zoning district is 15 feet. The applicant is proposing a two foot side yard setback for the building from the west property line. A waiver of 13 feet is requested.

Rear yard setback

The C-2 zoning district requires a 15 foot rear yard setback. The applicant is proposing a 1.97 foot rear yard setback from the south property line. A waiver of 13.03 feet is requested.

Building perimeter landscaping

Landscaping is required around the perimeter of the building, an area equal to four feet multiplied by the perimeter of the building. 1,368 square feet of perimeter landscaping is required. The applicant is proposing 516 square feet of perimeter landscaping. A waiver of 852 square feet is requested.

Impervious surface coverage

The maximum impervious surface allowed in the C-2 zoning district is 70 percent. The project proposes 85.47 percent. A waiver of 15.47% is requested.

Parking lot landscape buffer (from adjacent right-of-way)

Where a parking area adjoins a public street a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right-of-way. The site plan shows a 7.6 foot landscape buffer between the property line and the Haslett Road right-of-way.

Parking lot landscape buffer (side and rear)

A 15 foot wide landscaped buffer is required between a parking area and a property line. A two foot landscape buffer from the southern property line is depicted; therefore a 13 foot waiver is requested. A 10 foot landscape buffer is shown between the east property line and the parking area, so a five foot landscape buffer is requested.

In addition to those waivers requested by the applicant, staff has noted the following waiver is necessary:

Loading zone

A loading zone is required for commercial uses. The loading zone depicted on the site plan appears to conflict with internal site circulation and an alternative location is not available due to the size and layout of the property therefore a waiver from providing a loading zone is requested.

The applicant also requested waivers related to the requirement of street trees along Marsh Road and driveway setbacks from the Marsh/Haslett Road intersection. Staff has determined waivers are not required from these provisions as they are subject to final approval by the Director of Community Planning and Development and Ingham County Road Department and can be waived by each as part of the site plan review process.

Amenities

One or more amenities are required for every C-PUD project. Examples of amenities are grouped into categories in the zoning ordinance, which include conservation, environment, accessibility, parks, recreation and culture, social interaction, and site and building design. If multiple amenities are shown, the ordinance suggests they should represent multiple categories. Criteria to determine whether a proposed amenity is acceptable for consideration are found in Section 86-444(e)(2) of the C-PUD ordinance.

Sheet 2 of the submitted site plan shows the proposed amenities for the project, including rehabilitation of a degraded site, outdoor gathering space, public outdoor seating, ornamental paving, and sidewalk planters.

The following section summarizes other aspects of the project:

Building materials: A colored rendering of the proposed building and scaled building elevations have been provided. The north and east elevations of the building are finished with brick and the south and west elevations is comprised of concrete block.

C-PUD #17014 (Saroki)
Planning Commission (2/13/17)
Page 6

Bicycle parking: One bicycle parking space is required for every ten motor vehicle parking spaces required. There are 24 parking spaces required; therefore the project must have a minimum of 6 bicycle parking spaces. Six bicycle parking spaces are shown on the submitted site plan along Haslett Road.

Outdoor lighting: A photometric plan was submitted and staff is working with the applicant to determine if it meets the ordinance standards.

Street trees: For Arterial streets, new street trees shall be planted in a manner determined appropriate by the Director of Community Planning and Development with input from the Ingham County Road Department (ICRD). Staff will work with the ICRD to determine if street trees are appropriate for the site.

Storm water management: The applicant is working with the Ingham County Drain Commissioner's Office to determine the best management plan for storm water on the site. Details will be available at a future meeting.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD. A resolution will be provided at a future meeting.

Attachments

1. Application and supporting materials
2. Site plans dated January 13, 2017
3. Floor plan and building elevations dated February 8, 2017

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

COMMERCIAL 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 Commercial Planned Unit Development.

Part I

A. Applicant Robert Saroki
Address of Applicant 3650 Stallion Way Commerce MI 48382
Telephone - Work 248-396-5667 E-Mail gasandgo@bellsouth.com Fax 248-529-3997
Interest in property (circle one): Owner Tenant Option net Other
(Please attach a list of all persons with an ownership interest in the property.)

B. Site address / location / parcel number: 1619 HASLETT RD, HASLETT, MI 48840
Legal description (please attach if necessary) SEE SITE PLAN
Current zoning E-2
Project name HASLETT MARATHON

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 KEBS INC JEFFREY W. KYES
Address 2116 HASLETT RD, HASLETT, MI 48840
Telephone(s) (517) 339-1014 E-Mail j.kyes@kebs.com Fax (517) 339-8047

E. Acreage of all parcels in the project: Gross 0.81 Net 0.81

F Proposed Uses and Site Amenities:

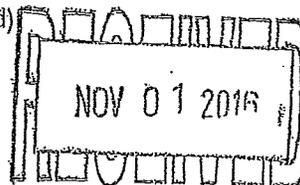
1. Use(s)
a. Type(s) FUELING STATION, RETAIL STORE AND AUTO SERVICE
b. Gross Floor Area 5504 sq ft
c. Usable floor area 4800 sq ft
e. Number of employees 4
f. Hours of operation 8 AM - 11:00 PM

3. Number of Parking Spaces Required: 24-MIN 25 MAX
Number of Parking Spaces Proposed: 24

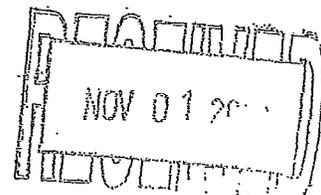
4. Proposed Amenities: Type ENVIRONMENT SEE AMENITY PLAN
Type SOFTW. INTERACTION
Type BITE AND BUILDING DESIGN
Type _____

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

1. Nonrefundable fee.
2. Legal Description of the property. (A sealed survey may be required)



3. Evidence of property ownership or a letter from the property owner authorizing the request submitted with proof of property owner from the author of the letter.
4. A site analysis indicating the principal factors which influenced design decisions. The analysis shall include but need not be limited to: soil conditions, topography, surrounding land uses, and surrounding pedestrian and vehicular circulation systems.
5. If the project is to be phased, a document generally describing the proposed phasing program.
6. A written request identifying each waiver and each amenity.
7. A map drawn to an engineer's scale of the total property showing its location in the township and its relation to adjacent property.
8. 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 of the site.
9. A schematic layout of the proposed storm sewer system.
10. Site Plans: 16 copies (Fifteen (15) 24"x36" and one 8 1/2" x 11") of a Site Plan drawn to a readable scale containing the following (may be a multiple site plans for readability):
 - Total property, its location in the Township, its relationship to adjacent properties
 - Boundaries of subject property
 - Location and dimensions of all existing and proposed structures
 - 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
11. Building elevations (all sides) drawn to scale and in color. Elevations should be accompanied by material samples or a display board of the proposed exterior materials and colors.
12. 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.
13. 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.
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)

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

Robert Saroki
Signature of Applicant

11/01/2016
Date

Robert Saroki
Type/Print Name

Fee: \$500

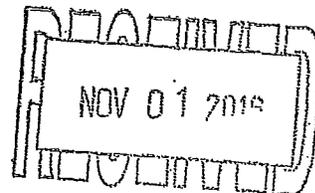
Received by: *Patricia M...*

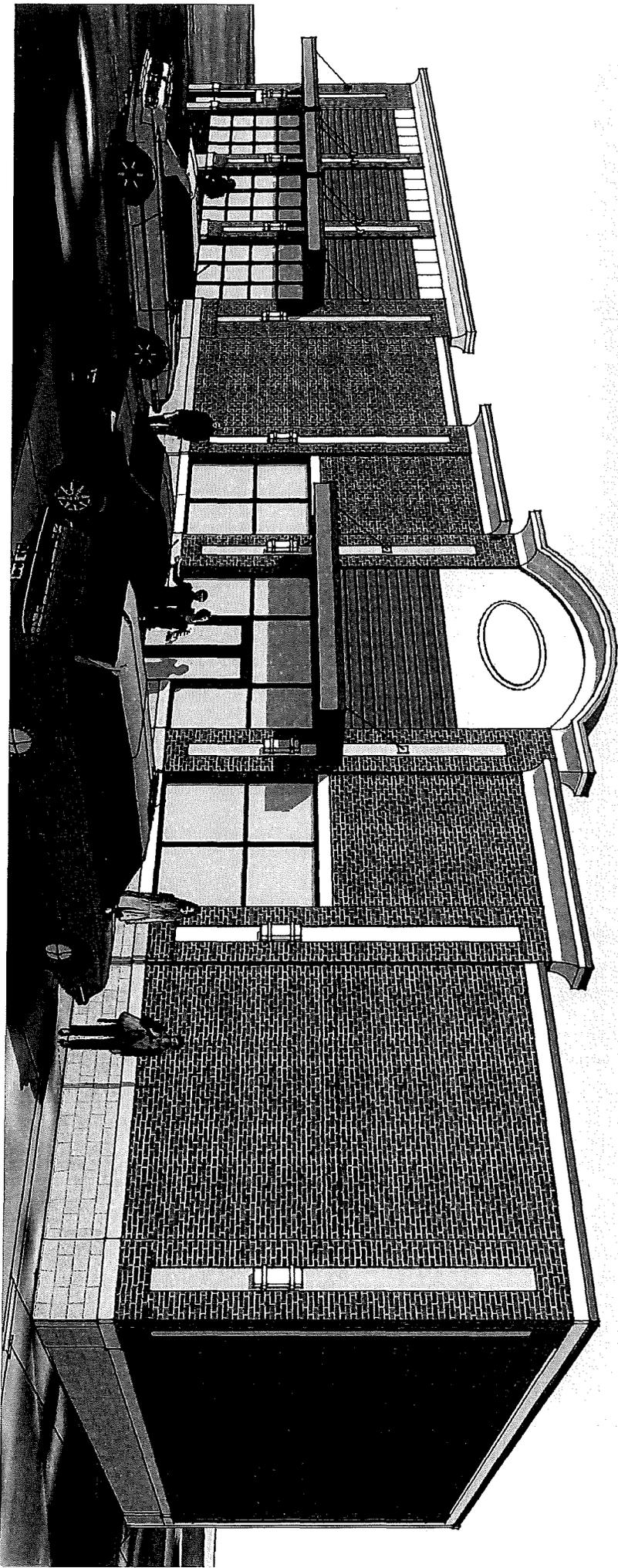
Date: 11-1-16

Pre-Application Meeting Held: _____ Date

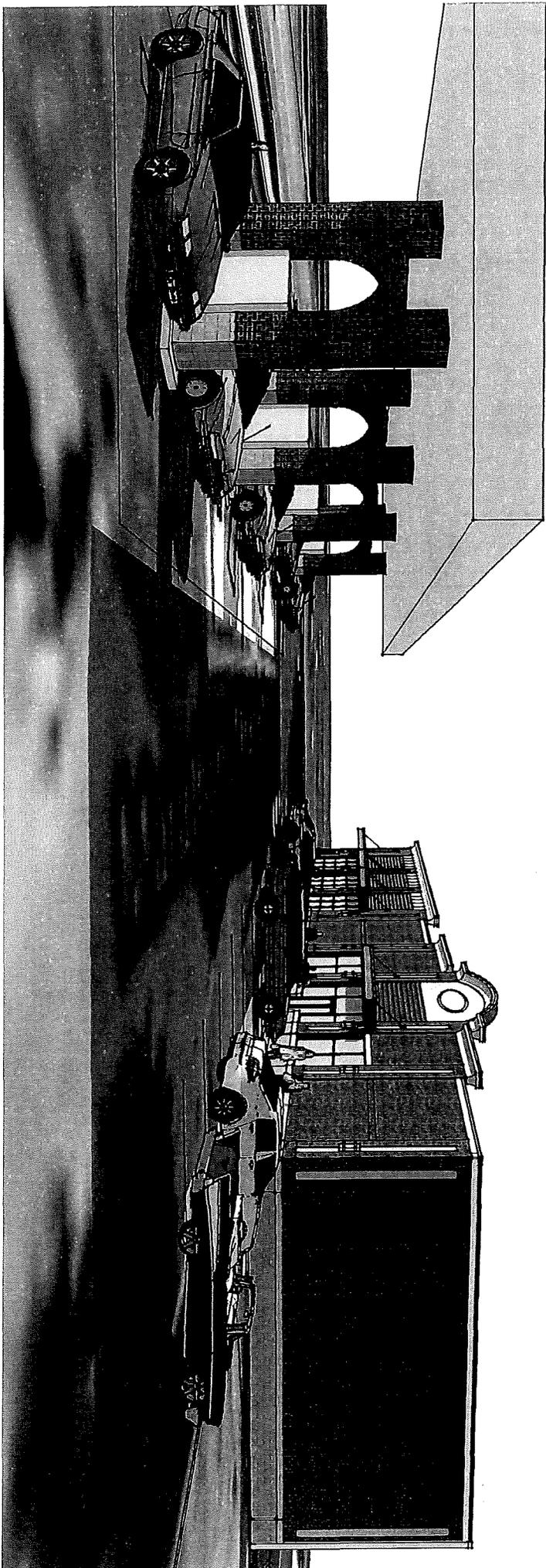
Application Complete: _____ Date

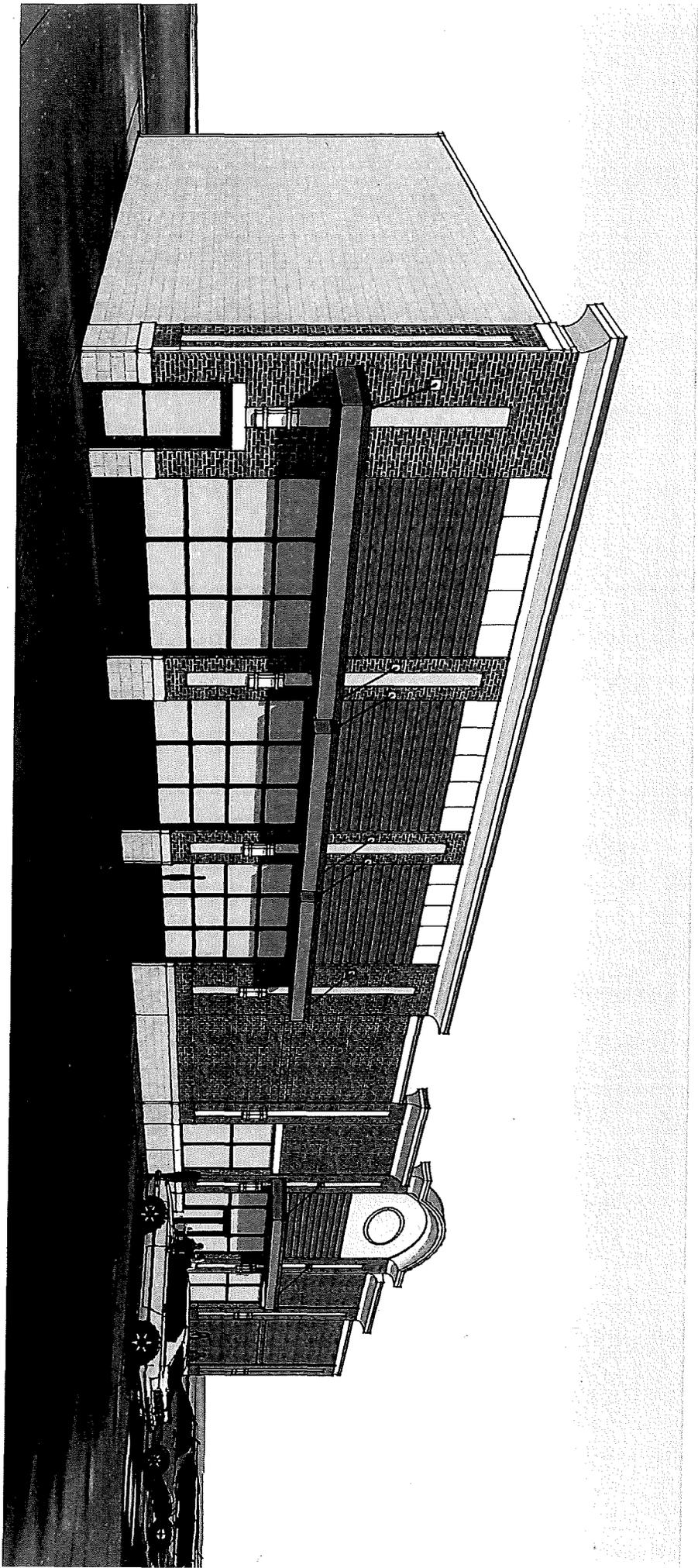
By: *Patricia M...* Staff







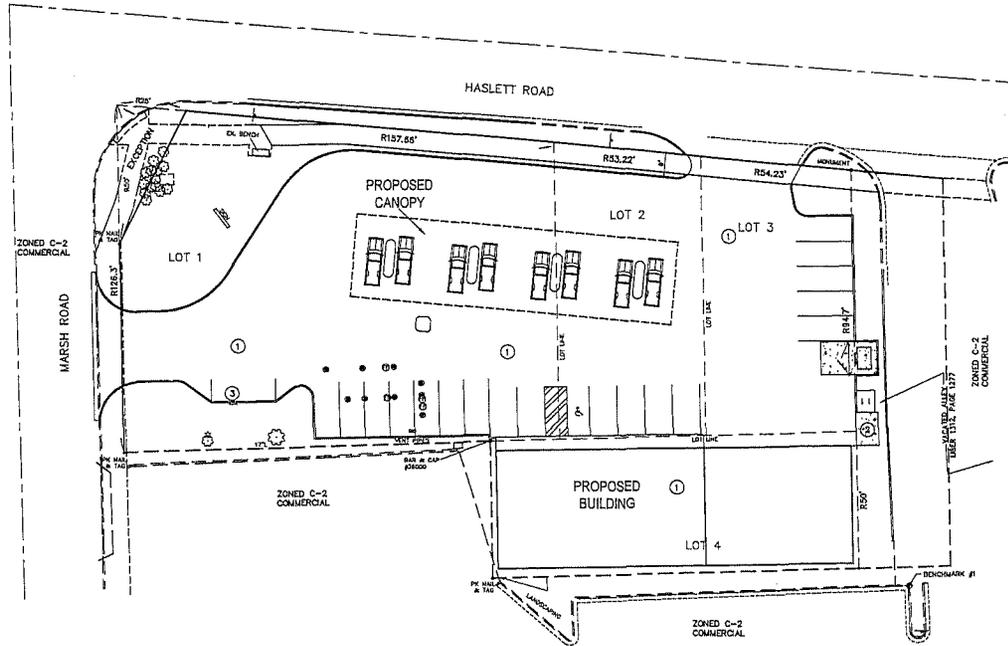
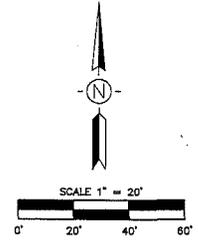
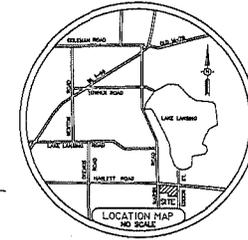






CPUD PLAN FOR:
1619 Haslett Road
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

BENCHMARK #1



- PROPOSED AMENITIES:
 ENVIRONMENT:
 ① REHABILITATION OF DEGRADED SITE
 SOCIAL INTERACTION:
 ② OUTDOOR GATHERING SPACE
 CONSERVATION:
 ③ ELECTRIC CAR CHARGING STATION



BENCHMARK #1 ELEVATION 827.41
 1/4\"/>

BENCHMARK #2 ELEVATION 827.14
 1/4\"/>

LEGEND
 --- EXIST. CONTOURS
 --- EXIST. WATER MAIN
 --- EXIST. SANITARY SEWER
 --- EXIST. STORM SEWER
 --- EXIST. ELEVATIONS
 --- PROPOSED WATER MAIN
 --- PROPOSED SANITARY SEWER
 --- PROPOSED STORM SEWER
 --- MANHOLE (O)
 --- MANHOLE (C)
 --- UTILITY CATALOG
 --- CENTER LINE OF ROAD
 --- ROAD RIGHT OF WAY
 --- PROPERTY LINE
 --- FIRE HYDRANT
 --- WATER VALVE
 --- TRUNK BLOCK
 --- A/C MAN
 --- PROPOSED TOP OF CURB ELEV.

EX. LEGEND

- = 1/2\"/>
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRE
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH/SHRUB
- = SIGN
- = POLE
- = PUL PORT
- = DRAG APPLE
- = LIQUID

EX. SEWER INFRASTRUCTURE

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCH BASIN
- = SANITARY ELEVATION
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = TRAFFIC LIGHT
- = CURB WIRE
- = UTILITY PIEDestal
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = MONITOR WELL
- = SIGN
- = POLE
- = PUL PORT
- = DRAG APPLE
- = LIQUID

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 12\"/>

REVISIONS 1-13-17 RUMINATA 2-1-17 MC PUBLIC RELEASE		E-20252-CPUD SURVEY#28622.LOT.TOP KEBS, INC. KYES ENGINEERING 2114 HASLETT ROAD, HASLETT, MI 48840 PH. 517-338-1014 FAX. 517-338-8547 Bureau Office Ph. 269-781-2860	
SCALE 1" = 20' DATE 8-23-15 AUTHORIZED BY CBG HOLDINGS		PROJECT NO. SHEET 6 OF 7 APPROVED BY 89652	
1619 Haslett Road AMENITIES PLAN		KEBS, INC.	

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

EXISTING SURVEY PLAN

BENCHMARKS:

BENCHMARK #1 ELEVATION: 857.37
PK NAIL IN THE TOP OF THE CURB AT CORNER OF PARKING
18' EAST & 6' SOUTH OF THE SOUTHEAST CORNER OF THE
SITE.

BENCHMARK #2 ELEVATION: 857.10
PK NAIL IN THE SOUTHWEST SIDE OF A LIGHT POLE AT THE
NORTHWEST CORNER OF EDISON STREET & HASLETT ROAD (7' N
NORTH OF THE NORTHEAST CORNER OF THE SITE)

SEWER INVENTORIES:

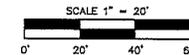
STORM MANHOLE #149
TOD- 856.78
8" PVC SE- 854.41
8" CONC. SW- 854.19
SUMP- 853.99

CATCH BASIN #325
TOD- 857.14
TOP OF DEBRIS- 854.74

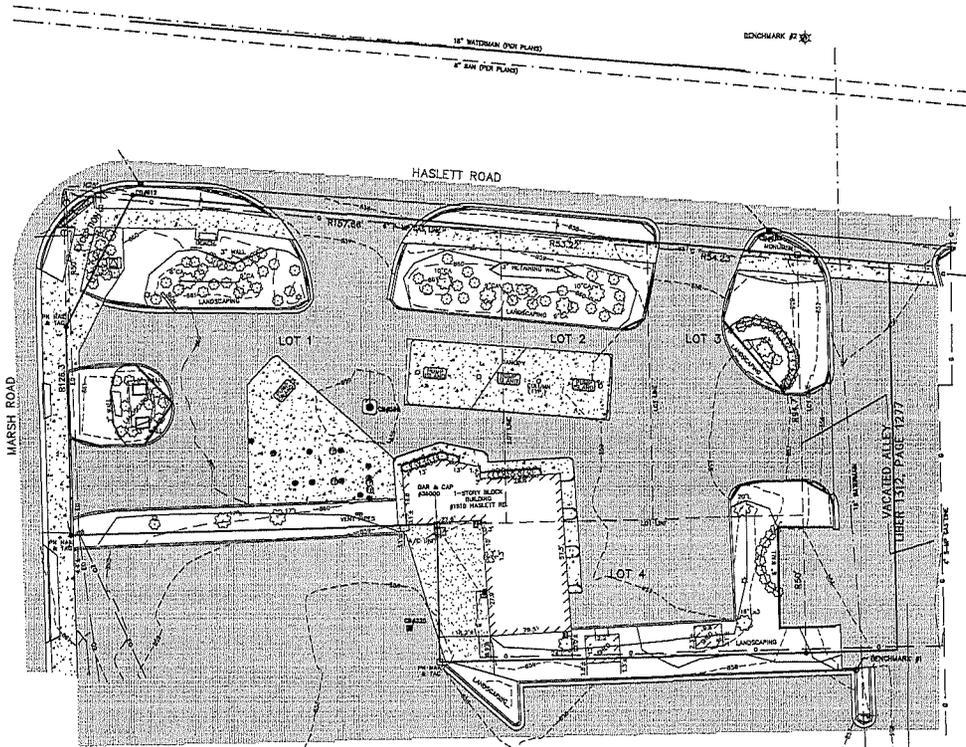
CATCH BASIN #588
TOD- 858.58
4" CLAY NW- 856.82

CATCH BASIN #885
TOD- 858.28
12" CONC. NW- 852.28

CATCH BASIN #912
TOD- 859.21
12" CONC. NW- 856.07



LEGAL DESCRIPTION:
AS PROVIDED IN TAX DESCRIPTION FOR PARCEL 33-02-02-10-430-009
PER MERIDIAN TOWNSHIP ASSESSING RECORDS:
LOTS 1 THRU 4 OF ENNIS SUB EXC- BEG @ NW COR LOT 1 ENNIS SUB -E
ALONG N LOT LN 28 FT -SWLY TO A PT ON W LOT LN 50 FT S OF NW
COR SO LOT -N ALONG W LOT LN 50 FT TO POB, ALSO THAT PART OF W
1/2 OF VACATED EDSON ST LYING S OF HASLETT RD & ADJACENT TO LOTS
3 & 4 ENNIS SUB



- LEGEND**
- = SET 1/2" BAR WITH CAP
 - = FOUND IRON AS NOTED
 - = DEED LINE
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = GRAVEL
 - = EXISTING SPOT ELEVATION
 - = EXISTING CONTOUR ELEVATION
 - = SANITARY SEWER
 - = STORM SEWER
 - = WATER LINE
 - = GAS LINE
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND TELEVISION
 - = UNDERGROUND ELECTRIC
 - = OVERHEAD WIRES
 - = DECIDUOUS TREE
 - = CONIFEROUS TREE
 - = BUSH/SHRUB
 - = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = ELECTRIC MANHOLE
 - = TELEPHONE MANHOLE
 - = CATCHBASIN
 - = SANITARY CLEANOUT
 - = FIRE HYDRANT
 - = VALVE
 - = UTILITY POLE
 - = LIGHT POLE
 - = TRAFFIC LIGHT
 - = GUY WIRE
 - = UTILITY PEDESTAL
 - = TRANSFORMER
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = MONITOR WELL
 - = SIGN
 - = POST
 - = FILL PORT
 - = FUEL VAULT

- TREE LEGEND:**
- A = APPLE
 - CA = CRAB APPLE
 - L = LOCUST

EXISTING PERVIOUS/IMPERVIOUS CALCULATIONS:

TOTAL IMPERVIOUS AREA	29,909 S.F./39,888 S.F. x 100 = 74.98%
TOTAL PERVIOUS AREA	9,979 S.F./39,888 S.F. x 100 = 25.02%

REVISIONS	COMMENTS	DATE
1-15-17	SUBMITTAL	

KEBS, INC.
 ENGINEERING AND LAND SURVEYING
 2116 HASLETT ROAD, HASLETT, IA 48840
 PH. 515-338-1014 FAX 515-338-0957
 Marshall Office
 Ph. 282-781-8820

JOB NUMBER:
 E-82652

SHEET 7 OF 7

C:\PROJECTS\2017\201702\20170201\20170201.dwg, 2/1/2017 9:15:54 AM, BMM

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Senior Planner

DATE: February 23, 2017

RE: Commercial Planned Unit Development #17014 (Saroki), demolish and redevelop the existing Haslett Marathon gasoline station at 1619 Haslett Road.

The Planning Commission held the public hearing for the request to establish a commercial planned unit development (C-PUD) at 1619 Haslett Road on February 13, 2017. The redevelopment plans include demolition of the existing service station and pump canopy and construction of a new 5,504 square foot gasoline station with a convenience store and motor vehicle repair shop. A new 3,480 square foot pump canopy will also be erected.

At the meeting staff noted the bus stop shown on the submitted site plan at the southeast corner of Marsh Road and Haslett Road is no longer in operation. Two bus stops currently serve the Haslett Four Corners area; one on the east side of Marsh Road, north of Haslett Road, by the El Oasis Food Truck, and one on the west side of Marsh Road, north of Haslett Road, by the Snap Fitness.

The applicant submitted a letter from Traffic Engineering Associates, Inc., that compares traffic generation between the existing site and the site after redevelopment. The redevelopment of the property will produce approximately 18 additional trips in the A.M. peak hour, 10 additional trips in the P.M. peak hour, and 286 more total weekday trips.

Since the last meeting, the applicant has noted to staff that there are several proposed changes to the site plan under consideration. A revised site plan has not yet been submitted but will be distributed to the Planning Commission when received.

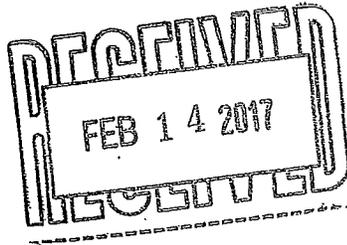
Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD request. A resolution will be provided at a future meeting.

Attachment

1. Letter from TEA, Inc. dated February 14, 2017

Jeff Kyes
KEBS, Inc.
2116 Haslett Road
Haslett, MI 48840



**Traffic Engineering
Associates, Inc.**
517/627-6028 FAX: 517/627-6040

PO Box 100
Saranac, Michigan 48881

February 14, 2017

Dear Mr. Kyes:

Traffic Engineering Associates, Inc. (TEA) conducted a trip generation comparison for the proposed redevelopment of the Haslett Marathon at 1619 Haslett Road in Meridian Charter Township, Ingham County, Michigan. In accordance with the Meridian Charter Township standards, a traffic impact assessment is required when the proposed development will generate 50 to 99 directional trips during a peak hour of traffic. A traffic impact statement is required if the proposed development will generate 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.

PROJECT DESCRIPTION

Currently, there is a convenience store on site with three (3) auto service bays. There are four (4) fueling dispenser locations, and each dispenser has two (2) fueling positions for a total of eight (8) fueling stations.

The proposed redevelopment will include a convenience store with a 400 square foot restaurant that will potentially serve pizza and sandwiches with no indoor seating. The proposed site also includes three (3) auto service bays and four (4) fueling dispenser locations. Each of the four (4) proposed dispenser locations will have two (2) fueling positions for a total of eight (8) fueling stations.

TRAFFIC ANALYSIS

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (9th edition). The ITE trip generation rates for Gasoline/Service Station with Convenience Market (Land Use Code 945), were selected as representing the existing site with eight (8) fueling stations. The ITE description of Gasoline/Service Station with Convenience Market is as follows:

This land use includes gasoline/service stations with convenience markets where the primary business is the fueling of motor vehicles. These service stations may also have ancillary facilities for servicing and repairing motor vehicles. Some commonly sold convenience items are newspapers, coffee, or other beverages and snack items that are usually consumed in the car. These service stations are generally located at intersections or interchanges.

It is projected that the existing site generates 81 vehicle trips during the AM peak hour, 108 vehicle trips during the PM peak hour, and a weekday total of 1,302 vehicle trips.



Existing Vehicle Trips

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Gasoline/Service Station with Convenience Market (Land Use Code 945)	8 Fueling Positions	41	40	81	54	54	108	1302

The ITE trip generation rates for Gasoline/Service Station with Convenience Market (Land Use Code 945), were selected as representing the proposed redevelopment with eight (8) fueling positions.

The ITE trip generation rates for Fast-Food Restaurant without Drive-Through Window (Land Use Code 933) were selected as representing the proposed 400 square foot restaurant. The ITE description of Fast-Food Restaurant without Drive-Through Window is as follows:

This land use includes fast-food restaurants without drive-through windows. This type of restaurant is characterized by a large carry-out clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours per day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Patrons generally order at a cash register and pay before they eat.

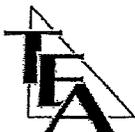
It is projected that the proposed site will generate 99 vehicle trips during the AM peak hour, 118 vehicle trips during the PM peak hour, and a weekday total of 1,588 vehicle trips.

Proposed Vehicle Trips

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Gasoline/Service Station with Convenience Market (Land Use Code 945)	8 Fueling Positions	41	40	81	54	54	108	1302
Fast-Food Restaurant without Drive-Through Window (Land Use Code 933)	400 sq. ft.	9	9	18	5	5	10	286
Total		50	49	99	59	59	118	1588

COMPARISON

A comparison of the existing site traffic versus the proposed redevelopment site traffic shows that the proposed redevelopment is projected to generate 18 more vehicles in the AM peak hour, 10 more vehicles in the PM peak hour, and 286 more weekday vehicles than the existing site.



FINDINGS

In accordance with the Meridian Charter Township standards, a traffic impact assessment is required when the proposed development will generate 50 to 99 directional trips during a peak hour of traffic. The results of the comparison between the existing site and the proposed site show that the increased traffic to the proposed redevelopment of the Haslett Marathon is not anticipated to meet that threshold.

If you have any questions, please write or call.

Sincerely,

Heather L. Zull
Heather L. Zull, PE



MEMORANDUM

TO: Planning Commission

FROM:


Peter Menser
Senior Planner

DATE: March 8, 2017

RE: Commercial Planned Unit Development #17014 (Saroki), demolish and redevelop the existing Haslett Marathon gasoline station at 1619 Haslett Road.

The Planning Commission last discussed the C-PUD request on February 27, 2017. Since the last meeting the applicant has submitted a revised site plan. The following changes have been made to the site plan since the public hearing:

- Removal of the public gathering space at the northwest corner of the site. This area will be replaced by landscaping.
- One parking space at the northeast corner of the site near the Haslett Road entrance and four parking spaces near the Marsh Road entrance were removed to accommodate additional greenspace. Overall, four parking spaces were removed (one space is added back for the electric car charging station noted below), for a total of 20 total spaces provided on the property. 24 parking spaces are required for the project, so the applicant is requesting a waiver of four parking spaces.
- Addition of an electric car charging station near the Marsh Road entrance, which counts as an amenity listed under the Conservation category in the C-PUD ordinance.
- Relocation of the bicycle parking from Marsh Road to an area in the southeast corner of the site by the proposed outdoor gathering space, near the service bays. The number of bicycle parking spaces was reduced from six to four. Three bicycle parking spaces are required.
- With the addition of landscaping and greenspace the amount of impervious surface on the property was reduced from 85.47 percent to 83.72 percent.

-MOTION to adopt the attached resolution to recommend approval of the C-PUD.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD request. A resolution to recommend approval is attached.

Attachments

1. Revised site plan dated March 6, 2017
2. Resolution to approve

RESOLUTION TO APPROVE

**Commercial Planned Unit Development #17014
(Saroki)**

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 13th day of March, 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, Robert Saroki has submitted a request to establish a commercial planned unit development (C-PUD) at 1619 Haslett Road; and

WHEREAS, the redevelopment plan for the property includes demolition of the existing service station and pump canopy and construction of a new 5,504 square foot gasoline station with a convenience store and motor vehicle repair shop and new 3,480 square foot pump canopy; and

WHEREAS, the 0.81 acre subject site is appropriately zoned C-2 (Commercial), which allows for a commercial planned unit development; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on February 13, 2017, discussed the project at meetings on February 27, 2017 and March 13, 2017, and has reviewed staff material forwarded under staff memorandums dated February 9, 2017, February 23, 2017, and March 8, 2017; and

WHEREAS, the commercial planned unit development ordinance is intended to provide reasonable flexibility for redevelopment of commercial sites to ensure the continuing economic viability of the Township's commercial areas; and

WHEREAS, the proposed commercial planned unit development will be harmonious and appropriate with the existing and intended character of adjacent commercial developments surrounding the subject site; and

WHEREAS, the requested waivers for building perimeter landscaping, building and parking lot setbacks, impervious surface, loading space, and parking are necessary to facilitate redevelopment of the site due to constraints related to the size of the property, the nature of the use, and proximity to adjacent road rights-of-way; and

WHEREAS, the proposed commercial planned unit development is and will be adequately served by public water and sanitary sewer; and

WHEREAS, investment in the proposed redevelopment project is consistent with Township Board policy #1.3(3)(C), to facilitate a thriving economic community by encouraging redevelopment using the commercial planned unit development ordinance; and

**Resolution to Approve
C-PUD #17014 (Saroki)
Page 2**

WHEREAS, the project is consistent with Township Board policy #1.3(1)(C), to encourage redevelopment in the Haslett Corridor.

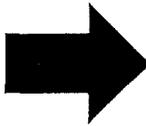
NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Commercial Planned Unit Development #17014, subject to the following conditions:

1. The recommendation for approval is based on the revised site plan prepared by Kebs, Inc., dated March 1, 2017 and received by the Township on March 6, 2017, and floor plan and building elevations prepared by Serra-Marko & Associates, dated October 20, 2016 and received by the Township on February 8, 2017, subject to revisions as required.
2. Approval is subject to one or more amenities. The applicant proposes the following amenities: rehabilitation of degraded site, outdoor gathering space, and electric car charging station.
3. The waivers requested for building perimeter landscaping, building and parking lot setbacks, impervious surface, loading space, and parking are recommended for approval as depicted on the revised Dimension Plan prepared by Kebs, Inc. dated March 1, 2017 and received by the Township on March 6, 2017.
4. Site accessories such as benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complementary with the building design and style. Proposed site accessories shall be subject to approval by the Director of Community Planning and Development.
5. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and are subject to the approval of the Director of Community Planning and Development. LED lighting is recommended for use where feasible.
6. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
7. The applicant should obtain all necessary permits, licenses, and approvals from the Ingham County Road Department and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. Copies of the site plan information and construction plans for the project that exist in an AutoCAD compatible format should be provided to the Township Engineering staff.
10. Any future building addition or expansion will require a modification to the Commercial Planned Unit Development #17014.

- The applicant is amenable to limiting the occupancy of the building to correspond with the existing parking on the property.
- The 242 Church does not allow alcoholic beverages per church policy.
- The Township has no definition for a center for social activities.
- Removal of trees along Bennett Road for construction of the pathway.
- High traffic at the Hulett Road roundabout.
- The applicant will schedule and manage the activities of the center.

Consensus of the Planning Commission was to place the request on the next regular meeting agenda for action to approve with conditions.

Chair Ianni closed the public hearing at 7:50 p.m.



C. Commercial Planned Unit Development #17014 (Saroki), demolish and construct gas station at 1619 Haslett Road

Chair Ianni opened the public hearing at 7:50 p.m.

- Summary of Subject Matter
Senior Planner Menser outlined the commercial planned unit development for discussion.

- Applicant
Mr. Robert Saroki, the applicant, stated he was available to answer any questions.

Mr. Jeff Kyes, 2116 Haslett Road, engineer with Kebs Inc., stated there are currently four driveways providing access to the service station. The design for the new service center reduces the number of access points to two. He stated the station is meeting parking requirements. He commented the property is a potential brownfield site and they are working with PM Environmental to investigate further. He stated he was willing to answer any questions.

- Public
Mr. Leonard Provencher, 5862 Buena Parkway, said he is concerned with brownfield sites with regard to taxes and said the cap should be held at what was quoted at the meeting.

Planning Commission, applicant's representative, and staff discussion:

- Two access drives and the access to Shop Town will be closed as well.
- Three trees are proposed for removal and replaced by landscaping.
- Details on the status of the underground storage tank are not yet available.
- A small storage area will be located above the first floor of the motor vehicle repair shop.
- The applicant is open to moving the bike parking to a location more desirable to the Planning Commission.
- Impervious surface coverage is above the threshold allowed.
- Detailed plans to deal with storm water and the adjacent drain are under development.

- The bus stop on the site is no longer in use.
- Appreciation that the applicant wants to improve the site but concern with the extent of the waivers requested.
- The current building does not meet setback requirements
- Potential to reduce the number of parking to save some trees on the site.
- Desire for more information before making a recommendation to the Township Board.

Chair Ianni closed the public hearing at 8:24 p.m.

7. Unfinished Business - None

8. Other Business

A. Resolution of appreciation for Dan Opsommer

Commissioner DeGroff read the Resolution of Appreciation for Dan Opsommer, seconded by Commissioner Scott-Craig.

VOICE VOTE: 6-0

B. Resolution of appreciation for Patricia Jackson

Commissioner Scott-Craig read the Resolution of Appreciation for Patricia Jackson, seconded by Commissioner Tenaglia

VOICE VOTE: 6-0

C. Resolution of appreciation for Joyce Van Coevering

Commissioner Tenaglia read the Resolution of Appreciation for Joyce Van Coevering, seconded by Commissioner Cordill.

VOICE VOTE: YES: 6-0.

D. Resolution of appreciation for Joyce Van Coevering

Commissioner Scott-Craig read the Resolution of Appreciation for Richard Honicky, seconded by Commissioner DeGroff.

VOICE VOTE: YES: 6-0.

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports.

A. Enactment Day Invitation: Commissioner Scott-Craig stated he would be attending the activities at the State Capitol on February 16, 2017.

- Commissioner Scott-Craig reminded Planning Commissioners about training being offered on March 2, 2017 at Delta Township.
- Commissioner Scott-Craig said Commissioner Baruah had sent out a “Doodle” poll to facilitate attendance at other Boards and Commissions meetings.
- Commissioner Scott-Craig shared with the other Planning Commissioners about the Meridian Transportation Commission and spoke about the Corridor Improvement Authority which is in the process of being formed.



- D. Commercial Planned Unit Development #17014 (Saroki), demolish and reconstruct gas station at 1619 Haslett Road.

Commissioner, Staff and Applicant Discussion:

- Senior Planner Menser outlined the case for further discussion.
- Mr. Jeff Keyes, the applicant, 2116 Haslett Road, showed a new site plan for the proposed development; the changes made included: removal of five (5) parking spaces, saved one (1) tree, added an electric car charging station, removal of public seating at the corner, relocation of bicycle parking with a reduction of two (2) spaces, an updated waiver list to reflect the loss of parking spaces and an increase in pervious areas. Mr. Keyes said he planned to have a revised plan available for review at the March 13th meeting.
- Commissioner Richards asked where the cars park that are waiting for service.
- Mr. Keyes said service is done by appointment only so very little parking is needed (2-3 spaces) for service.
- Additional concerns voiced by the Commissioners included, hours of operation, towing services, Brownfield status, if the building is too large for the site.
- Commissioner DeGroff noted his appreciation of the provision for a car charging site.

A straw poll indicated Planning Commissioners were in support of the project and would like to see a revised site plan at the next meeting for further consideration.

8. Other Business - None

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports

- Chair Ianni invited the Planning Commissioners to attend the ribbon cutting for Salon Red and Big John's Steak and Onion at 2398 Jolly Rd., on 3/6/17 at 2 p.m.
- Commissioner Premoe commented he would be attending the Environmental Commission meeting on February 28th.
- Commissioner Baruah asked for continued sign-ups on doodle poll for other boards and commissions.
- Commissioner Scott-Craig commented the Meridian Transportation Commission and the Corridor Improvement Authority should be added to the doodle poll.
- Senior Planner Menser commented the Corridor Improvement Authority had not yet established meeting dates or times.
- Director Kieselbach said the Transportation Commission met on February 23rd and meets again on the 23rd of March.
- Commissioner Premoe informed the Planning Commission he had been appointed to the Building Board of Appeals.
- Commissioner Scott-Craig said he and Commissioner Cordill had attended the Enactment Day at the State Capitol and gave a short summary. He also said there is an upcoming Mid-Michigan Environmental and Land Use Council Luncheon coming up which he recommended attending if Commissioners were able.

Commissioner Scott-Craig commented that traffic is a great concern in the area.

Commissioner Richards remarked the properties to the west are at a higher elevation. He said adjacent properties have drive through uses so additional traffic may not have too much impact.

Commissioner Tenaglia stated C-2 zoning could be a good fit for the property, perhaps, better than PO despite the existing zoning.

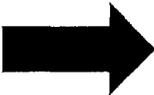
Chair Ianni stated the PO zoning may not be appropriate since the site has not been developed in 40 plus years.

Commissioner Scott-Craig expressed a desire to see a new traffic study.

A straw poll indicated the Commissioners were in favor of the rezoning continuing forward to the March 27, 2017 meeting.

Chair Ianni closed the public hearing at 8:20 P.M.

7. Unfinished Business

 A. Commercial Planned Unit Development #17014 (Saroki), demolish and reconstruct gas station at 1619 Haslett Road.

Commissioner Premoe moved to approve the Commercial Planned Unit Development #17014.

Seconded by Commissioner Lane.

- Planning Commission, Applicant's representative and Staff Discussion
Commissioner Cordill said she would prefer to have the entire resolution read aloud for the record. She stated in this case she would prefer the area of the store be reduced in order to decrease the amount of impervious space.

Commissioner DeGroff asked for clarification on the hours of operation. He also commented the car charging station was an appropriate amenity for the project.

Senior Planner Menser responded the hours of operation were listed in the application but he did not have them with him.

ROLL CALL VOTE: YEAS: Commissioner Richards, Lane, Tenaglia, Premoe, DeGroff, Cordill, Scott-Craig and Chair Ianni

NAYS: None

Motion carries 8-0.

B. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

- Planning Commission, Applicant and Staff Discussion:



12. A

To: Board Members

From: Mark Kieselbach
Mark Kieselbach
Director of Community Planning and Development

Date: April 11, 2017

Re: Rezoning #17010 (Portnoy & Tu) – Final Adoption

Attached for the Board's approval is a resolution for final adoption of Rezoning #17010. As directed by the Board, the Clerk has had the proposed ordinance published as required.

Move to adopt the resolution for final adoption of Ordinance No. 2017-04 pursuant to Rezoning Petition #17010.

Attachment

1. Resolution to approve

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RESOLUTION TO APPROVE

**Rezoning #17010 (Portnoy & Tu)
Parcel north of 2476 Jolly Road
FINAL ADOPTION**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 18th day of April, 2017, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Portnoy & Tu, DDS requested a rezoning of an approximate 0.56 acre parcel located north of 2476 Jolly Road (Parcel I.D. #33-352-006) from RA (Single Family-Medium Density) to PO (Professional and Office); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on February 13, 2017; and recommended approval at its meeting on February 27, 2017; and

WHEREAS, the Township Board discussed the rezoning at its meeting on March 21, 2017 and has reviewed the staff and Planning Commission material forwarded under cover memorandum dated March 17, 2017; and

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

WHEREAS, the subject site is adjacent to an existing PO (Professional and Office) zoning district to the south; and

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

WHEREAS, the proposed rezoning would result in a logical and orderly development pattern by providing a transition between Jolly Road and office zoning to the south and single family residential uses to the north; and

WHEREAS, the Township Board introduced Rezoning #17010 for publication and subsequent adoption on April 4, 2017.

Resolution to Approve - Final Adoption
Rezoning #17010 (Portnoy & Tu)
Page 2

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **FINALLY ADOPTS** Ordinance No. 2017-04, entitled "Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Petition #17010 from RA (Single Family-Medium Density) to PO (Professional and Office).

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

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 18th day of April, 2017.

Brett Dreyfus, CMMC
Township Clerk

**ORDINANCE NO. 2017-04
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #17010**

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RA (Single Family-Medium Density) District symbol and indication as shown on the Zoning District Map, for a parcel north of 2476 Jolly Road, the property legally described as:

The North 124 feet of a parcel described as beginning at a point 12 rods East of the Southwest corner of Section 33, T4N, R1W, Township of Meridian Charter, Ingham County Michigan, thence North 20 rods, thence East 12 rods, thence South 20 rods, thence West 12 rods to beginning on SW 1/4.

to that of PO (Professional and Office) and a corresponding use district is established for the above described property.

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

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

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

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

Ronald J. Styka, Township Supervisor

Brett Dreyfus, CMMC, Township Clerk

Legal description confirmed by:

Mark Kieselbach, Director
Community Planning and Development

Stephen O. Schultz, Township Attorney



12.B

To: Township Board

From: Peter Menser
Peter Menser
Senior Planner

Date: April 12, 2017

Re: Brownfield Redevelopment Authority

The Township Board discussed the brownfield redevelopment authority (BRA) initiative at its last meeting on April 4, 2017. At the meeting the Township Board discussed options for membership of a new BRA board, which can consist of five (5) to nine (9) members. Members would be appointed by the Township Supervisor, subject to approval by the Township Board. The State Act does not require residency in the Township to serve on the BRA.

The Township Supervisor recommended that the BRA Board consist of seven total members comprised of the Township Manager, a member of each of the Planning Commission, Economic Development Corporation, and Environmental Commission, and three members having an interest or expertise in the fields of engineering, finance, or law.

After appointment, the BRA can elect officers, adopt bylaws, and establish a meeting schedule, along with other organizational matters. From there, the Township will begin the process to select a consultant to help with managing brownfield projects. Other than yearly organizational meetings, a BRA typically only meets on an as-needed basis to consider brownfield plans.

A resolution to approve establishment of a BRA is attached. The deadline to approve the BRA would be the May 2, 2017 meeting, as the State Act requires action within 30 days of the public hearing.

Attachment

1. Resolution to establish BRA

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**RESOLUTION ESTABLISHING A BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE
CHARTER TOWNSHIP OF MERIDIAN AND APPOINTING BOARD MEMBERS PURSUANT TO AND
IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF
MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 18th day of April, 2017 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board of the Charter Township of Meridian by Resolution adopted on March 7, 2017, (the "Resolution of Intent"), determined that it is in the best interest of the public to facilitate the implementation of Brownfield Plans relating to the identification and treatment of environmentally distressed, functionally obsolete, and/or blighted areas so as to promote revitalization within the municipal limits of the Charter Township of Meridian and declared its intention to provide for the operation of a Brownfield Redevelopment Authority for the Charter Township of Meridian (the "Authority") pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1997, as amended (the "Act"); and

WHEREAS, pursuant to and in accordance with the Act and the Resolution of Intent, the Township Board held a public hearing on March 27, 2017, notice of which was given as required by Section 4(2) of the Act, on the adoption of a resolution creating the Authority; and

WHEREAS, all citizens, taxpayers, and property owners of the Charter Township of Meridian and officials of the affected taxing jurisdictions had the right and opportunity to be heard at the public hearing on the establishment of the Authority; and

WHEREAS, the Township Board desires to proceed with the establishment of the Authority for the Charter Township of Meridian within the municipal limits of which the Authority shall exercise its powers, all pursuant to and in accordance with the Act.

NOW THEREFORE, BE IT RESOLVED THAT:

1. **Authority Created.** Pursuant to the authority vested in the Township Board by the Act, the Authority is hereby established and shall be known as the Meridian Township Brownfield Redevelopment Authority.
2. **Supervision of the Authority.** The Authority shall be under the supervision and control of a board (the "Board") appointed by the Supervisor of the Charter Township of Meridian, in accordance with the membership provisions set forth in Section 5(1) of the Act, subject to the approval of the Township Board. The members of the Board shall hold office, and the Board shall conduct its procedures in accordance with the Act, and, in particular, Section 5 thereof.

**Resolution Establishing BRA
Township Board (April 18, 2017)
Page 2**

3. **Board Composition.** The Board shall consist of seven total members, as follows: the Township Manager, a member of each of the Planning Commission, Economic Development Corporation, and Environmental Commission, and three members having an interest or expertise in the fields of engineering, finance, or law.
4. **Jurisdiction of the Authority.** The Authority shall exercise its powers within the area of the Charter Township of Meridian.
5. **Powers and Duties of the Authority.** The Authority shall have the powers and duties to the full extent as provided and in accordance with the Act. Among other matters, the exercise of its powers, the Board shall prepare a Brownfield Plan for eligible property pursuant to Section 13 of the Act and submit the plan to the Township Board for consideration pursuant to Section 14 of the Act.
6. **Bylaws and Rules of the Authority.** The Authority shall elect officers and adopt bylaws and rules governing its procedures and the holding of its meetings all in accordance with Sections 5(3) and 5(5) of the Act, and shall immediately forward a copy of the bylaws and rules after adoption by the Board to the Township Board in care of the Clerk of the Charter Township of Meridian (the "Clerk"). The Authority's bylaws and rules shall be subject to the approval of the Township Board; provided, however, that if the Township Board fails to either approve or disapprove the Authority's bylaws and rules at its next regular meeting after receipt of a copy thereof by the Clerk, the Authority's bylaws and rules shall be deemed to have been approved by the Township Board for all purposes.
7. **Form of Approvals.** Except as may otherwise be provided in the Act or other applicable law, approvals by the Township Board of all matters pertaining to the Authority or its Board shall be by resolution.
8. **Severability.** Should any section, clause, or phrase of this Resolution be declared by the courts invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
9. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.
10. **Publication.** The Clerk is hereby directed to file a true and complete copy with the Michigan Department of State, Office of the Great Seal, promptly after adoption and to take all other actions incident upon such adoption pursuant to applicable charter or other provisions.



To: Board Members
From: 
Derek N. Perry, Assistant Township Manager
Director of Public Works & Engineering
Date: April 18, 2017
Re: Recycling Center Operation Agreement

Since 2011 the Township Transfer Station and Recycling Center has been operated by a third party named Reclaimed by Design (RBD). Prior to their involvement with the operation it was managed using employees of the Public Works Department.

The Recycling Center and Transfer Station is located at 5976 E Lake Drive in Haslett and served over 15,000 visitors in 2016. Items accepted include: paper, plastic, foam, cardboard, metal, and glass free of charge. Electronics are also accepted for a small fee of \$1.00 per pound. In addition to recycling, the Center also accepts rubbish waste and yard waste bags for a fee. A complete fee list is attached.

The Center has been utilizing a trash compactor for many years, with RBD sharing in its maintenance and repairs. In March of this year, the compactor finally failed beyond repair. As we began discussions on a compactor replacement we felt a complete review of the agreement was warranted by both parties. After a series of discussions with RBD, we developed a proposed revised agreement that includes the following changes:

- Five year term beginning May 1, 2017.
- Requires the collection of customer data for a report due twice a year.
- Includes detail language on keeping the site clean and attractive.
- Includes detail language on removing the yard waste pile more frequently.
- RBD will purchase and maintain the trash compactor (+/- \$30,000).
- Township will continue to provide a \$2,000 monthly payment to RBD to operate facility.

A major source of complaints regarding the Recycling Center has historically been the gravel access road. As part of this request, we are asking that the Township Board approve up to \$10,000 for rebuilding and regrading of the access drive. If approved, the work would begin immediately.

The following motion is recommended for Board consideration:

MOVE TO APPROVE THE AGREEMENT FOR RECYCLING SERVICES WITH RECLAIMED BY DESIGN AND AUTHORIZE IMPROVEMENTS TO THE ENTRANCE DRIVE AT A COST NOT TO EXCEED \$10,000.00.

Attachments: Agreement for Recycling Services and Fee list

AGREEMENT FOR RECYCLING SERVICES
Township Recycling Center
5976 E. Lake Drive. Haslett, MI 48840

DRAFT

This Agreement is made effective as of May 1, 2017 between the Charter Township of Meridian, of 5151 Marsh Rd., Okemos, MI 48864 ("Township") and Reclaimed by Design, LLC, (RBD) a Michigan limited liability company, of _____, Haslett, MI 48840 ("RBD").

1. RBD shall operate the Township's recycling center and transfer station located at 5976 Lake Drive in Haslett on the terms and conditions set forth below:

a. RBD shall recycle all items and materials currently being accepted at the recycling center. The parties shall cooperate in expanding or changing the list of acceptable items and materials, but RBD may not accept additional items or materials for recycling at the recycling center or reduce the list of currently accepted items and materials, without the approval of the Township.

b. RBD shall, at a minimum, maintain the current hours of operation of the recycling center, which are as follows:

April 1 - November 30: Mon & Fri 2 - 6; T, W, Th 10 - 6; & Sat 10 - 5

December 1 - March 31: Mon & Fri 2 - 5; T, W, Th 10 - 5; & Sat 10 - 4

c. RBD may, at its own discretion, expand these hours, in which case, it shall provide advance written notice to the Township. Notwithstanding the foregoing, RBD shall accept brush, leaves and grass clippings from the Township at any time that the Township may deliver same.

d. RBD shall maintain records of the weight or quantity of all materials collected at the recycling center, the customer category (residential, commercial, Township, etc.), customer origin, the fees charged to accept same, and such other data as the Township may require from time to time. Such records shall be provided to the Township twice a year (due 30 days after the seasonal hour change).

e. RBD shall obtain and maintain all necessary permits and licenses required for its operations required under this Agreement. The Township makes no representations regarding the permitting and licensing processes, and the fact that it is a party to this Agreement does not, in any way, act as a pre-determination or approval of any applicable permit or license.

f. RBD shall comply with all applicable state and local statutes, ordinances, rules and regulations. The Township makes no representations regarding enforcement of any applicable statutes, ordinances, rules and regulations, and the fact that it is a party to this Agreement does not in any way act as a waiver of its enforcement powers, or a pre-determination of how its enforcement powers will be exercised.

g. RBD shall maintain the recycling center in a safe and neat condition. This shall include, without limitation, trimming the grass and brush around the site and removing trash, recyclables and yard waste in a timely manner and shall minimize wind-blown paper, trash, etc. and install dark green or brown storm/snow fencing as needed for containment. Storage of materials shall not encroach into the wetland (20 feet minimum) or railroad setbacks. Yard waste materials shall be removed every 180 days from the site. RBD shall pay any fines incurred for improper storage of yard clippings, recyclables, and/or waste.

h. RBD shall make available Township information regarding the recycling center, items and materials accepted at the recycling center, special events, and such other information as the Township requires and shall coordinate this information with the Township Recycling Coordinator.

- i. RBD shall work with other organizations to assist with the collection of items and materials to be recycled at the recycling center. RBD shall encourage the use of volunteers for all purposes, and shall provide management and supervision of all volunteers.
 - j. RBD shall coordinate recycling projects and improvement of the recycling center with the Township Recycling Coordinator and the Township Facilities Superintendent. RBD shall work with the Township on the development and implementation of special collection or other environmental events.
 - k. RBD shall provide a rubbish compactor, its installation and operation as long as the agreement between the parties is in place. In the event that the agreement is not renewed, the Township will negotiate a purchase price of the rubbish compactor with RBD based upon a depreciated value of the equipment. RBD shall continue to accept Township rubbish as in prior agreements.
1. RBD shall keep access steps, signs and other equipment in safe working order. Convenient access will be provided for each station.
 2. The Township shall pay RBD the sum of \$2,000.00 per month. Such payment is due on or before the 15th day of each month. In addition, RBD shall be entitled to retain all fees collected by it in operating the recycling center. Notwithstanding the foregoing, RBD may not change or add to the existing fees without the express written consent of the Township.
 3. The Township shall provide the following services and equipment:
 - a. The Township shall maintain a porta-potty at the recycling center for use by RBD and the public.
 - b. The Township shall maintain the road leading to the recycling center. RBD shall be responsible for plowing snow.
 - c. The Township shall maintain the utilities at the recycling center and be responsible for the payment of same. RBD shall not use the current utilities in an excessive manner as determined by the Township.
 - d. The Township and/or volunteers shall coordinate invasive species removal for the area surrounding the recycling center.
 - e. The Township shall pay for the costs for maintenance and repair of the buildings, equipment, signs and other permanent site improvements that it owns at the recycling center. The parties shall each pay one-half of the costs of any improvements to the recycling center, unless a different percentage is agreed to. However, RBD may not implement any improvements without the prior written approval of the Township.
 - f. RBD shall provide visible, professional and attractive signage.
 4. RBD shall maintain the following insurance and name the Township as an additional insured on same:
 - a. Comprehensive General Liability – general liability coverage for property damage and personal injury (including death) arising from any act or omission of RBD in the minimum coverage limits:
 - \$1,000,000 per occasion
 - \$1,000,000 per person
 - \$1,000,000 annual aggregate
 - b. Vehicle – general liability coverage for property damage and personal injury (including death) arising from the ownership, maintenance, loading or unloading, or use of any motor vehicle used by RBD in the performance of this Agreement, including owned, leased, borrowed or hired vehicles, in the minimum coverage limits:
 - Property Damage Liability:
 - Each Occurrence: \$500,000
 - Bodily Injury Liability:

Each Person: \$1,000,000

Each Occurrence: \$1,000,000

c. Workers Compensation – as required by state law.

DRAFT

RBD shall provide the Township with a binder of all required insurance and shall provide a copy of the policies of insurance upon request.

5. This Agreement shall terminate on May 1, 2022 (5 years). The Agreement shall automatically renew on the same terms and conditions, unless one side notifies the other in writing of its termination 90 days in advance. The parties may, at any time amend this Agreement on such terms as they agree upon.

6. In the event of default by RBD, the Township may, at its discretion, offset the payments required by paragraph 2 against any damages suffered as a result of such default.

7. This Agreement contains the full agreement of the parties and there are no other provisions that are not included. The Agreement shall be construed in accordance with Michigan law.

Signatures:

Reclaimed by Design

Date

Frank L. Walsh, Charter Township of Meridian

Date

Recycling Center - Price Sheet

No charge for all recycling.

Paper, plastic, cardboard, metal, foam, glass, boxboard

Non-compactable waste: construction material (wood, trim, brick, etc.)

\$30 per cubic yard

Compactable waste: (household trash, bags, boxes, etc.)

\$20 per cubic yard or \$2.00 per bag

Yard waste: (brush, trees, leaves, etc.)

\$15 per cubic yard or \$2 per yard bag

Electronics: (TVs, printers, copiers, etc.) non metal

\$1 per pound

Mattresses:

\$15 per mattress or boxspring



To: Board Members

From:

**Derek N. Perry, Assistant Township Manager
Director of Public Works & Engineering**

From:

**Younes Ishraidi, P.E.
Chief Engineer**

Date: April 12, 2017

**Re: Kansas Road Public Sanitary Sewer Improvement
Special Assessment District #52 - Public Hearing for Final Assessments**

Resolution #5 for the Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52 is attached for your approval. Resolution #5 approves the special assessment roll and orders the amount to be paid and collected. The public hearing was held on March 21, 2017.

The project was completed at a cost of \$115,191.25. On February 21, 2017 Resolution #4 was approved which set the final assessments for 16 parcels at \$7,199.45 per parcel, and set the public hearing for the final roll for March 21, 2017. The number of parcels was actually 17 due to a parcel split of 3575 Kansas. Initially, the new parcel, 33-02-02-33-351-018, was not provided with a lateral and it was proposed to lower its assessment accordingly. However, the parcel owner preferred to have the lateral added as part of the project and pay the higher assessment in line with the other 16 parcel.

The lateral was added to the new parcel, and the project final cost is now \$117,191.20 with final assessments for all 17 parcels set at \$6,893.60 per parcel.

Resolution #5 for the Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52 is attached for your approval. Resolution #5 approves the special assessment roll and orders the amount to be paid and collected. The proposed final roll will defray the construction cost. Total final assessment is \$117,191.20.

Proposed Motion:

"Move to approve the Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52 - Resolution No. 5, which approves the special assessment roll; designates the project as "Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52", the assessment roll as the "Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52", and the district as the "Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52"; adopts the amount of \$117,191.20 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected."

**KANSAS ROAD PUBLIC SANITARY SEWER IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 52**

RESOLUTION NO. 5

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, (517) 853-4000 on Tuesday, April 18, 2017 at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, pursuant to due notice to all record owners or parties in interest in, this Board did meet on March 21, 2017, at 6:00 p.m. at the Meridian Township Municipal Building, in the Township of Meridian for the purpose of reviewing the special assessment roll and hearing any objections thereto for the Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52; and

WHEREAS, at the time and place designated for said meeting, the meeting was duly called to order and the Supervisor announced the opening of the hearing for objections to the special assessment roll prepared by the Township Supervisor and on file with the Township Clerk, said roll assessing the cost of the Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52 against benefiting properties; and

WHEREAS, the special assessment roll has been updated as a result of the public hearing; and

WHEREAS, the Township Board desires to confirm the special assessment roll;

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

1. The Township Board does hereby determine that said special assessments are in proportion to the benefits to be derived from said project.
2. The Township Board does hereby designate the special assessment project as "Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52".

**Kansas Road Public Sanitary Sewer Improvement
Special Assessment District No. 52
Resolution No. 5
Page 2**

3. Said special assessment roll shall be designated as "Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52 Special Assessment Roll" and the district against which it is assessed shall be designated "Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52". The Kansas Road Public Sanitary Sewer Improvement Special Assessment District No. 52 Special Assessment Roll in the final amount of \$117,191.20 as prepared and reported to the Township Board by the Supervisor, a copy of which is attached hereto, is hereby adopted and confirmed and the Township Clerk is hereby directed to endorse thereon this date of confirmation.

4. That the special assessment roll shall be divided into ten annual installments, the first such installment to be due on July 1, 2017, and the following installments to be due on July 1 of the nine succeeding years thereafter. Said special assessments may be paid in full on or before July 1, 2017, without interest; thereafter, said installments of the special assessment roll shall bear interest at the rate of 5.0% per annum, commencing on July 1, 2017 payable annually on the due date of each installment after the first installment. If any installment is not paid when due then the same shall be deemed delinquent and there shall be collected thereon in addition to the interest above provided, a penalty at the rate of 1% for each month or fraction thereof that the same remains unpaid before being reported for reassessment upon the Township roll.

5. Any of the unpaid balance due on the special assessment roll may be paid in full at any time, together with interest due to said payment date.

6. The assessments made in said special assessment roll are hereby ordered and directed to be collected. The Township Clerk shall deliver said special assessment roll to the Township Treasurer with the proper warrant attached, commanding the Treasurer to collect the assessments therein in accordance with the direction of the Township Board with respect thereto, and the Treasurer is authorized and directed to collect the amounts assessed as they become due pursuant to the terms of this resolution and the provisions of the applicable statutes of the State of Michigan.

ADOPTED:

YEAS: _____

NAYS: _____

Resolution declared adopted.

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Tuesday, April 18, 2017.

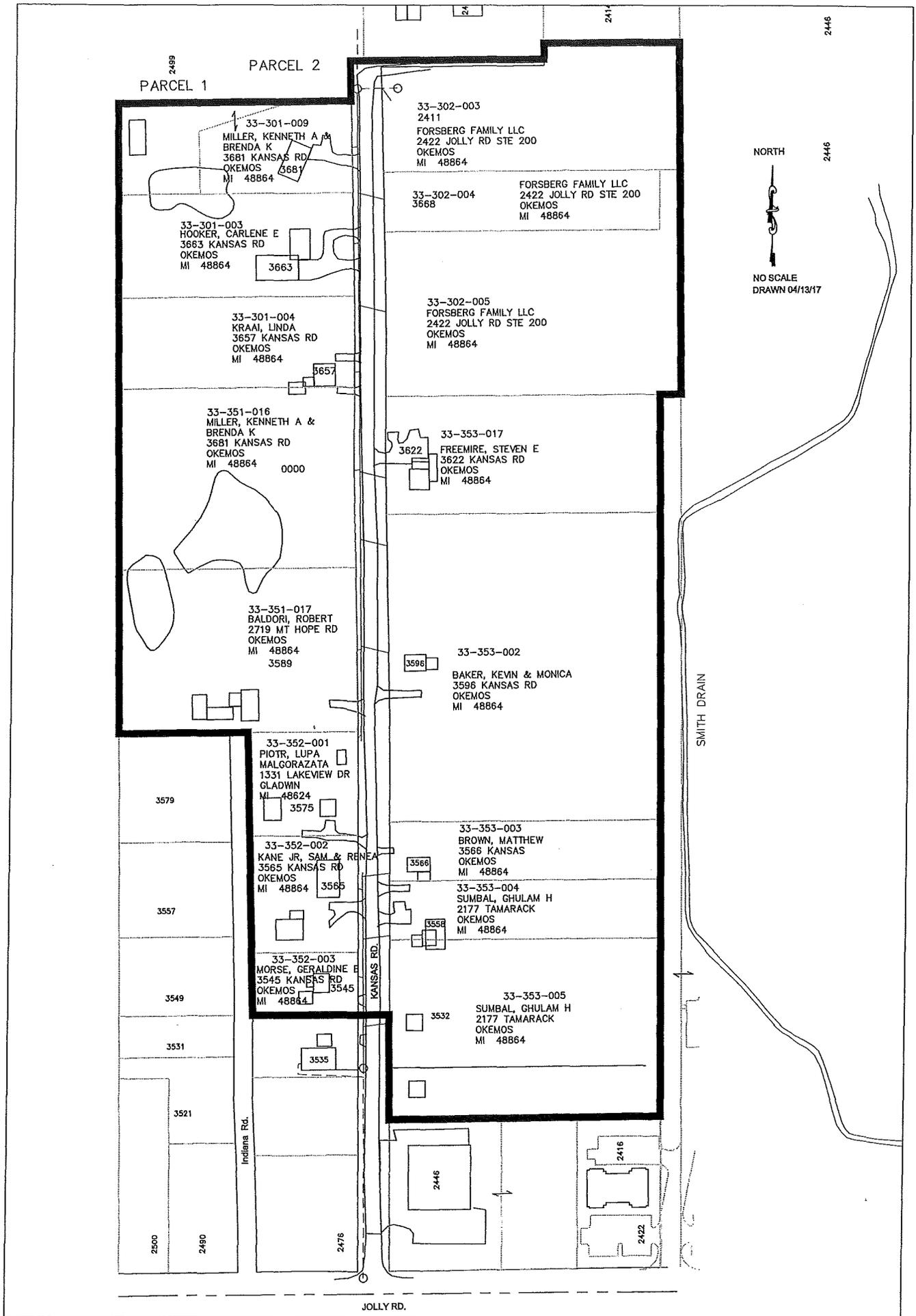
Brett Dreyfus, CMMC, Township Clerk

FINAL ASSESSMENT ROLL

			Mailing Address					Assessment	
	Parcel #	Address		Primary Name	Street Address	City	ST	Zip	
1	3302-02-33-301-003	3663	Kansas Road	Carlene E. Hooker	3663 Kansas Road	Okemos	MI	48864	\$6,893.60
2	3302-02-33-301-004	3657	Kansas Road	Linda Kraai	3657 Kansas Road	Okemos	MI	48864	\$6,893.60
3	3302-02-33-301-009	3681	Kansas Road	Kenneth & Brenda Miller	3681 Kansas Road	Okemos	MI	48864	\$6,893.60
4	3302-02-33-302-003	2411	Kansas Road	Forsberg Family LLC	2422 Jolly Road, Suite 200	Okemos	MI	48864	\$6,893.60
5	3302-02-33-302-004	3668	Kansas Road	Forsberg Family LLC	2422 Jolly Road, Suite 200	Okemos	MI	48864	\$6,893.60
6	3302-02-33-302-005	0	Kansas Road	Forsberg Family LLC	2422 Jolly Road, Suite 200	Okemos	MI	48864	\$6,893.60
7	3302-02-33-351-016	0	Kansas Road	Kenneth & Brenda Miller	3681 Kansas Road	Okemos	MI	48864	\$6,893.60
8	3302-02-33-351-017	3589	Kansas Road	Robert Baldori	2719 Mt. Hope Road	Okemos	MI	48864	\$6,893.60
9	3302-02-33-351-018	3579	Indiana Road	Piotr Lupa & Malgorzata Szum-Lupa	3575 Kansas Road	Okemos	IL	60004	\$6,893.60
10	3302-02-33-352-008	3575	Kansas Road	Piotr Lupa & Malgorzata Szum-Lupa	3575 Kansas Road	Okemos	MI	48864	\$6,893.60
11	3302-02-33-352-002	3565	Kansas Road	Sam & Renea Kane Jr.	3565 Kansas Road	Okemos	MI	48864	\$6,893.60
12	3302-02-33-352-003	3545	Kansas Road	Geraldine E. Morse	3545 Kansas Road	Okemos	MI	48864	\$6,893.60
13	3302-02-33-353-002	3596	Kansas Road	Kevin & Monica Baker	3596 Kansas Road	Okemos	MI	48864	\$6,893.60
14	3302-02-33-353-003	3566	Kansas Road	Matthew Brown	3566 Kansas Road	Okemos	MI	48864	\$6,893.60
15	3302-02-33-353-004	3558	Kansas Road	Ghulam H. Sumbal	1998 Jolly Road	Okemos	MI	48864	\$6,893.60
16	3302-02-33-353-005	3532	Kansas Road	Ghulam H. Sumbal	1998 Jolly Road	Okemos	MI	48864	\$6,893.60
17	3302-02-33-353-017	3622	Kansas Road	Steven E. Freemire	3622 Kansas Road	Okemos	MI	48864	\$6,893.60

\$117,191.20

KANSAS ROAD SANITARY SEWER ASSESSMENT DISTRICT #52





TO: Township Board

FROM:

Mark Kieselbach
Director of Community Planning and Development



Peter Menser
Senior Planner

DATE: April 11, 2017

RE: Rezoning #16060 (Summer Park Realty), rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family-Low Density) at 2874 Lake Lansing Road.

Summer Park Realty has requested the rezoning of approximately 157 acres at 2874 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family-Low Density). The property is occupied by the Walnut Hills Country Club, which includes an 18-hole golf course, swimming pool, tennis courts, driving range, and dining facilities. The total size of the parcel is approximately 190 acres, of which the southern 33 acres adjacent to Lake Lansing Road is zoned RAA (Single Family, Low Density).

The Planning Commission held the public hearing at its November 14, 2016 meeting and voted 8-0 to recommend denial of the request at its March 27, 2017 meeting, citing the following reasons for its decision:

- Maintaining the current RR (Rural Residential) zoning on the subject property will minimize negative impacts to the environmental features on the subject property, and to surrounding properties, including but not limited to wetlands, water features, unstable soils, storm water drainage, and wildlife habitat.
- The current RR (Rural Residential) zoning on the subject property has been in place and has been under use as a golf course for many decades, during which time the surrounding properties have developed with reasonable reliance by the surrounding owners that the subject property would continue at a low density.
- The current RR (Rural Residential) zoning allows the existing land use as a golf course and potential future development of single family homes as uses permitted by right.
- The applicant has not adequately demonstrated a community need for additional residential units on the subject property beyond what is allowed under the current RR (Rural Residential) zoning of the subject property and the RAA (Single Family, Low Density) zoning of the applicant's additional property to the south of the subject property, which together consist as a single parcel.

- The current RR (Rural Residential) zoning on the subject property must be considered in connection with the applicant's additional acreage to the south of the subject property, which properties have for many years been used as a single parcel and which the applicant purchased as a single parcel, and considering the subject property and the additional property to the south as a single parcel that is already zoned RAA (Single Family, Low Density), the applicant has a reasonable opportunity to develop the combined single parcel at a total density that will allow the applicant a reasonable use of the entire property and a reasonable return on the investment the applicant has made in purchasing the subject property.
- The current RR (Rural Residential) zoning on the subject property, together with the RAA (Single Family, Low Density) zoning of the applicant's property to the south of the subject property, permits the applicant to develop the entire combined property as a planned unit development, which will allow the applicant to flexibly develop the entire property and to take advantage of increased densities as permitted by Section 86-439 of the Township Zoning Ordinance and to further enhance the economic return from the applicant's investment in the subject property, without the need for rezoning the subject property from RR (Rural Residential) to RAA (Single Family, Low Density).
- The applicant's proposed conditions for the rezoning as stated above would not sufficiently lessen the negative impacts of the applicant's proposed rezoning, but would likely increase the negative impacts of the applicant's proposed rezoning of the subject property by further increasing the total number of residential units that could be developed on the applicant's entire combined property.

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

Township Board Options

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

Attachments

1. Staff memorandums dated November 8, 2016, November 17, 2016, January 19, 2017, February 22, 2017, March 9, 2017, and March 24, 2017 with related attachments.
2. Planning Commission minutes dated November 14, 2016 (public hearing), November 21, 2016, January 23, 2017, February 27, 2017, March 13, 2017, and March 27, 2017 (decision).
3. Communications

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2016\16060 (Summer Park Realty)\REZ 16060.tb1.doc

**Rezoning #16060
(Summer Park Realty)
November 14, 2016**

APPLICANT: Summer Park Realty
4000 Town Center, 7th Floor
Southfield, MI 48075

STATUS OF APPLICANT: Owner

REQUEST: Rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density)

CURRENT ZONING: RR (Rural Residential)

LOCATION: 2874 Lake Lansing Road

AREA OF SUBJECT SITE: 157 acres proposed for rezoning out of 190 acre total site

EXISTING LAND USE: Walnut Hills Country Club

**EXISTING LAND USES
IN AREA:** North: Halmich Sod Farm, Single Family House
South: Single family residences
East: Single family residences
West: Single family residences

CURRENT ZONING IN AREA: North: Rural (Bath Township)
South: RA (Single Family, Medium Density)
East: RAA (Single Family, Low Density), RX (Duplex)
West: RAA (Single Family, Low Density)

**FUTURE LAND USE
DESIGNATION:** Residential 1.25-3.5 du/a

FUTURE LAND USE MAP: North: Agriculture/Residential 0-0.5 du/a
South: Residential 1.25-3.5 du/a
East: Residential 1.25-3.5 du/a, Residential 3.5-5.0 du/a
West: Agriculture/Residential 0-0.5 du/a, Residential 1.25-3.5 du/a

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Peter Menser
Senior Planner

DATE: November 8, 2016

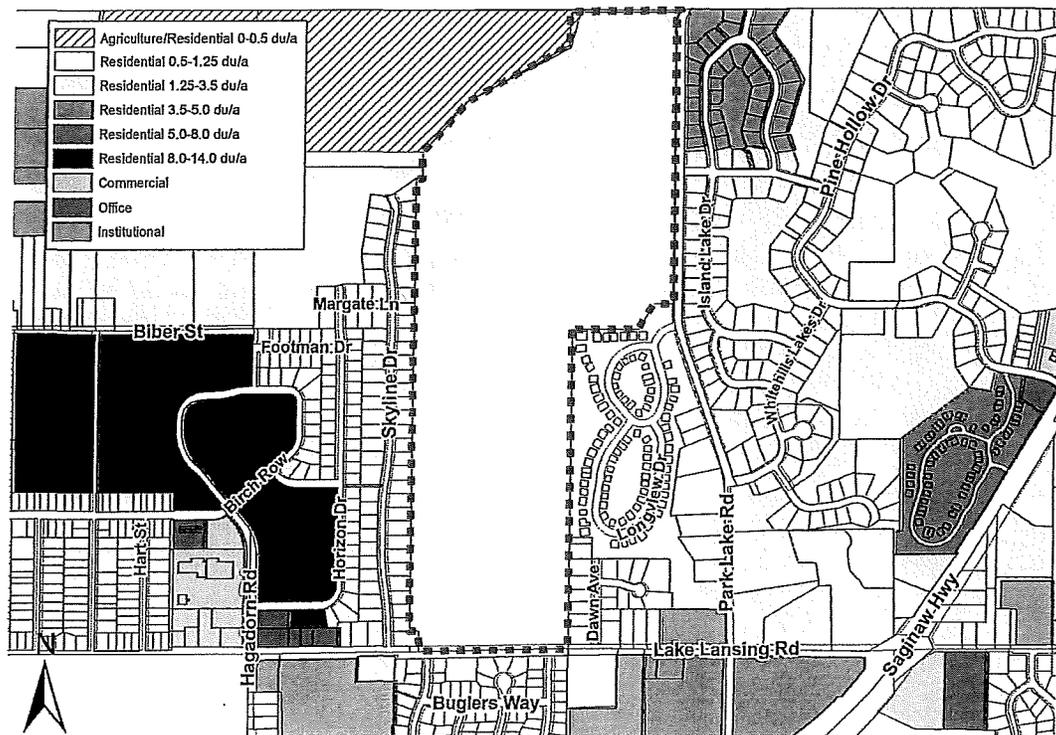
RE: Rezoning #16060 (Summer Park Realty), request to rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road

Summer Park Realty has requested the rezoning of approximately 157 acres at 2874 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family, Low Density). The property is occupied by the Walnut Hills Country Club, which offers an 18-hole golf course, swimming pool, tennis facility, driving range, and dining facilities. The total size of the parcel is approximately 190 acres, of which the southern 33 acres adjacent to Lake Lansing Road is zoned RAA (Single Family, Low Density).

Master Plan

The 2005 Master Plan designates the subject site in the Residential 1.25 – 3.5 dwelling units per acre category.

FUTURE LAND USE MAP



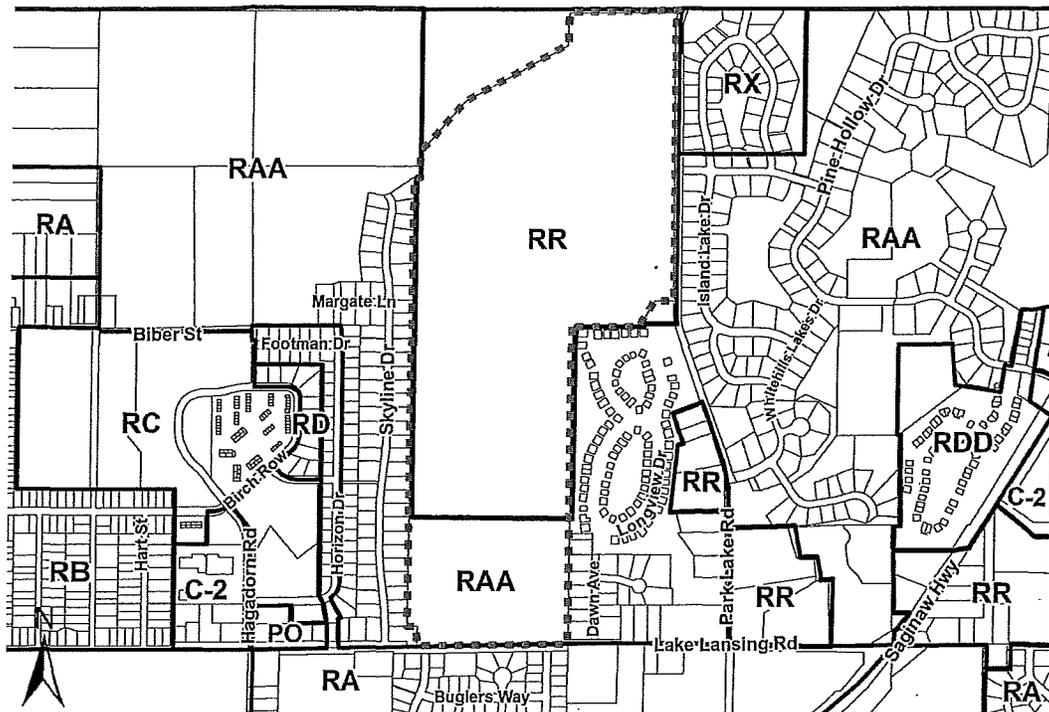
Zoning

The property is zoned both RR (Rural Residential) and RAA (Single Family, Low Density). Approximately 33 acres of the 190 acre property are zoned RAA and 157 acres are zoned RR. The property has approximately 1,252 feet of frontage on Lake Lansing Road and 2,375 feet of frontage on Park Lake Road. The following table illustrates the minimum lot area and lot width requirements for the RR zoning district and proposed RAA zoning district:

Zoning District	Minimum Lot Area	Minimum Lot Width
RR	40,000 square feet	200 feet
RAA	13,500 square feet	90 feet

The parcel exceeds the minimum lot area and lot width requirements for both the RR and RAA zoning districts.

ZONING MAP



Physical Features

The property has been used as a country club since 1929 and is occupied primarily by an 18-hole golf course with associated fairways, putting greens, and a driving range. A 24,220 square foot clubhouse with dining facilities is located in the central portion of the property. Other buildings on the site include a 4,536 square foot pro shop adjacent to the clubhouse, a 5342 square foot maintenance building south of the tennis courts, and a 8,920 square foot garage at the north end of the property. A two-story, 2,564 square foot single family house built in 1893 is also located on the property along Lake Lansing Road. The house is unoccupied.

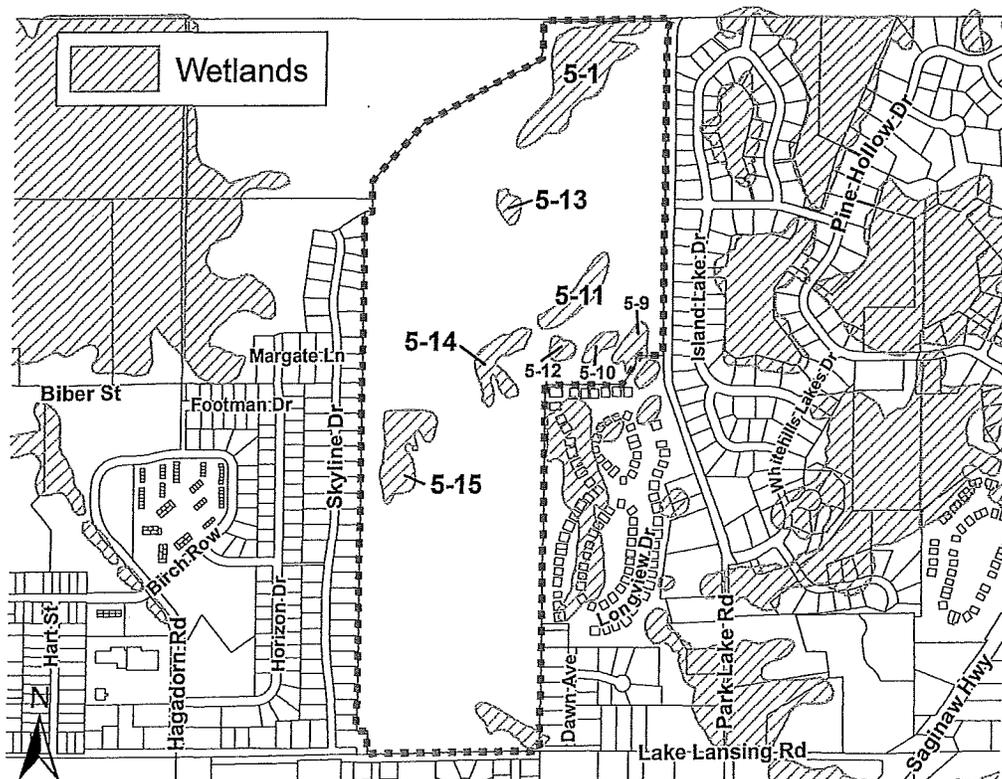
The topography on the site is rolling, with elevations ranging from the high point of 900 feet above mean sea level near the clubhouse to a low point of approximately 840 feet above mean sea level at the north end of the property. The Flood Insurance Rate Map (FIRM) for Meridian Township shows that the property is not located in a floodplain.

Wetlands

The Township Wetland Map depicts several wetlands on the site. When a development project is proposed a wetland delineation report will be required to determine the boundary and size of each wetland. Future development of the site will be required to comply with the wetland protection ordinance and water features setbacks as applicable.

WETLAND NUMBER	SIZE (ACRES)	TYPE OF WETLAND
5-15	2.53	Open Water, Emergent, Shrub/Scrub
5-14	1.15	Open Water, Emergent
5-13	0.46	Scrub/Shrub, Emergent
5-12	0.23	Open Water
5-11	0.92	Open Water, Emergent
5-10	0.23	Open Water
5-9	0.92	Open Water
5-1	4.82	Scrub/Shrub, Emergent

WETLAND MAP



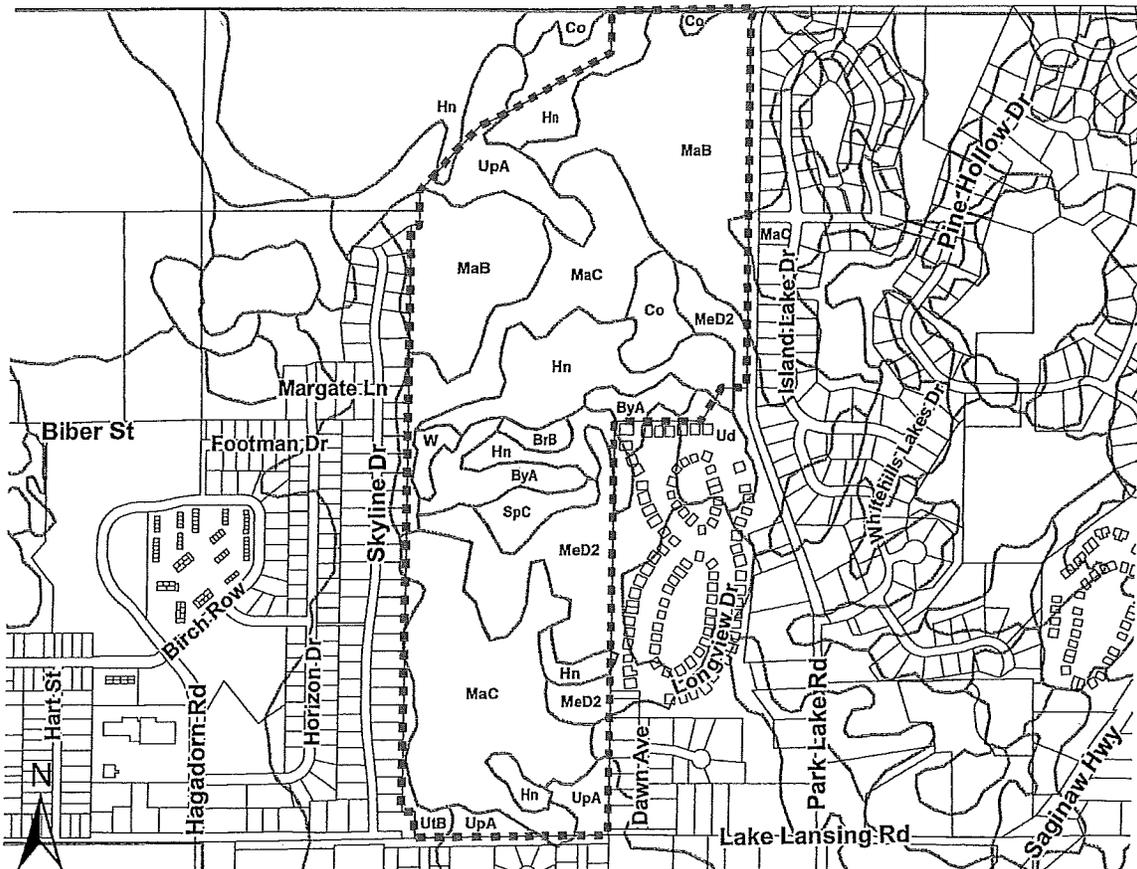
Soils

The following predominant soil types are found at the subject site:

SOIL ASSOCIATION	SEVERE LIMITATIONS
UpA (Urban Land - Capac)	Wetness
UtB (Urban Land - Marlette)	None
Co (Colwood)	Ponding
Hn (Houghton)	Subsides, Ponding, Low Strength
ByA (Brady)	Wetness
MaB (Marlette)	Slope
MeD2 (Marlette)	Slope
MaC (Marlette)	Slope
SpC (Spinks)	Slope

Source: Soil Survey of Ingham County, Michigan. 1992.

SOILS MAP



Streets and Traffic

The site has frontage on Lake Lansing Road and Park Lake Road, both of which are public roads and classified as arterial streets on the Township’s Street Setbacks and Service Drives Map, Section 86-365 of the Code of Ordinances. Both Lake Lansing Road and Park Lake Road are four lanes wide. A seven foot wide bicycle/pedestrian pathway is along the Lake Lansing Road frontage. The Township’s Pedestrian/Bicycle Master Plan calls for a paved shoulder along the Park Lake Road frontage and a cross country pathway along the north side of the property.

A 2005 traffic count by the Ingham County Road Department (ICRD) on Lake Lansing Road just west of the subject site showed an average of 5,332 vehicles per day traveled eastbound and 4,684 traveled westbound in a 24 hour period. A 2010 ICRD count on Park Lake Road adjacent to the subject site showed a total of 3,540 vehicles, 1,715 northbound and 1,825 southbound.

The applicant submitted a traffic impact study which provides information on the estimated traffic that could be generated from the development of the subject property. The study looks at one particular development scenario, a potential housing development consisting of 353 single family homes with entrances on both Lake Lansing Road and Park Lake Road. Typically, a rezoning traffic study will provide information on traffic generated by the existing land use in the existing zoning district and compare it to the potential traffic generation under the proposed zoning district. In this case the applicant’s traffic consultant prepared a traffic study that focuses on traffic related to a potential development. The submitted traffic analysis will be reviewed in detail when a development project is proposed.

To supplement the submitted traffic study, staff has estimated traffic generation using the ITE Trip Generation Manual (8th Edition). The estimates are based on a public 18-hole golf course; traffic generation information is not available for a private course. The following table compares estimated traffic generation for the current use of the property as a golf course with the information provided in the traffic study for a future potential development.

	Proposed Development	Existing Golf Course (Weekday)	Existing Golf Course (Saturday)	Existing Golf Course (Sunday)
Peak Hour	257 (a.m.) 327 (p.m.)	54 (a.m.) 64 (p.m.)	83	80
Total Vehicle Trips	3,351 (weekday)	643	731	711

The trip generation estimates shown above consist of both arrivals and departures to and from the property. For example, on a Sunday, a golf course can expect 80 trips generated by the property during a peak hour (40 arrivals and 40 departures). On a Sunday 711 trips are expected for the day, approximately 355 arrivals and 355 departures.

The Township's Traffic Consultant reviewed the submitted traffic impact study and made comments based on the proposed development of the property as described in the study. When a development project is proposed, the submitted traffic impact study, the Township's Traffic Consultant comments on the study, and comments from the Ingham County Road Department (ICRD), which has jurisdiction over the road network in the vicinity of the subject property, will be reviewed in detail.

Utilities

Public sanitary sewer and water service are available in the vicinity of the subject property to serve future development. The location, design, and capacity of utilities will be evaluated when a future development is proposed.

Staff Analysis

The applicant has requested the rezoning of approximately 157 acres at 2874 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family, Low Density). When evaluating the request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

A development project for the subject property has not yet been proposed, nor has detail been provided on the future use of the clubhouse on the property. The proposed RAA zoning will match the zoning of the Skyline Hills subdivision to the west and the Skyline Heights, Greens at Walnut Hills, and Whitehills Lakes subdivisions to the east. The portion of the Whitehills Lakes subdivision located north of Meadows Woods Drive is zoned RX (Duplex) but was constructed as single family homes.

To determine potential density of any given residential zoning district a factor called maximum dwelling units per acre (du/a) is used that considers minimum lot sizes permitted in the zoning district and reductions for road rights-of-way. The number of units produced using this calculation is just a guide to help identify potential future density, it does not factor in wetland areas, topography, site layout, or other factors that may limit buildable area. The proposed rezoning to RAA and the resulting density of 2.64 dwelling units per acre (du/a) meets the 2005 Master Plan designation of Residential 1.25-3.5 du/a. The following offers an evaluation of potential density under the current zoning arrangement and proposed rezoning to RAA:

Development under current zoning

157 acres of RR zoning x 0.98 maximum dwelling units per acre (du/a) = 153 lots

33 acres of RAA zoning x 2.64 du/a = 87 lots

153 lots under RR + 87 lots under RAA = 240 total lots

Development under RAA zoning

157 acres of RAA zoning x 2.64 du/a = 414 lots

33 acres of RAA x 2.64 du/a = 87 lots

414 lots + 87 lots = 501 total lots

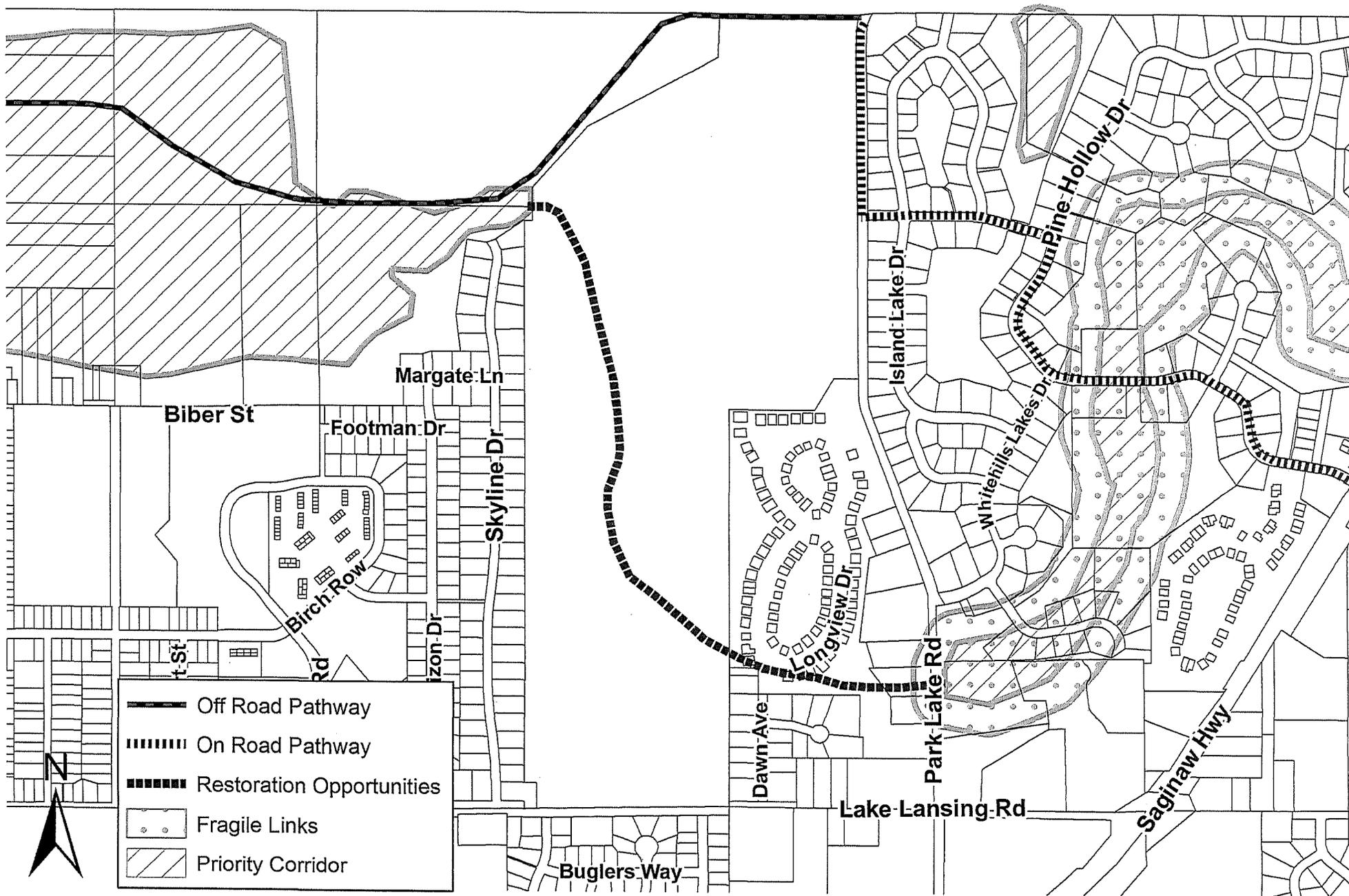
REZ #16060 (Summer Park Realty)
Planning Commission (11/14/2016)
Page 7

Planning Commission Options

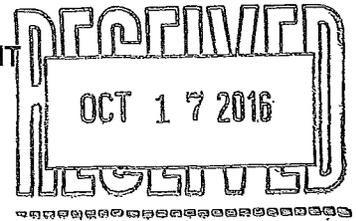
The Planning Commission may recommend approval or denial of the request or it may recommend a different zoning designation than proposed to the Township Board. A resolution will be provided for a future meeting.

Attachments

1. Application and supporting materials
2. Township traffic consultant letter dated November 8, 2016



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



REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

- A. Owner/Applicant Summer Park Realty
Address of applicant 4000 Towncenter 7th Floor Southfield, MI 48075
Telephone: Work (248) 386-0300 Home n/a
Fax n/a Email dstobb@cienahmi.com
If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.
- B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Steven Schafer
Address 31400 Northwestern Hwy # H Farmington Hills, MI 48334
Telephone: Work (248) 613-6262 Home n/a
Fax (248) 932-0128 Email steve@schafer-dev.com
- C. Site address/location ²⁸⁷⁴~~2847~~ Lake Lansing Rd. East Lansing, MI 48823
Legal description (Attach additional sheets if necessary) See Attached Sheets for Legal Description.
Parcel number 33-02-02-05-326-004 Site acreage +/- 156.60 Acres
- D. Current zoning RR Requested zoning RAA
- E. The following support materials must be submitted with the application:
1. Nonrefundable fee.
 2. Evidence of fee or other ownership of the subject property.
 3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezonings when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezonings having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
 4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: Spot Zoned
- 2) The conditions of the surrounding area have changed in the following respects: _____
The Golf Course operations are no longer economically viable
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____
Surrounding Properties are zoned RAA
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

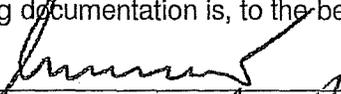
- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____
Surrounding properties are zoned RAA.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: South Portion of site is zoned RAA, as well as, adjacent property to the west and east.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Current golf course is main development. Wetlands will not be negatively impacted.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Proposed development does not exceed the density for this property as shown on the Meridan Townships Future Land Use Map.
- 5) Requested rezoning addresses a proven community need, specifically: There is demand for housing in this area.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____
The requested zoning matches the zoning of the surrounding areas.
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____
Requested zoning and subsequent development will increase the tax base.

Part III

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

Yes No (Please check one)

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



Signature of Applicant

10/7/2016
Date

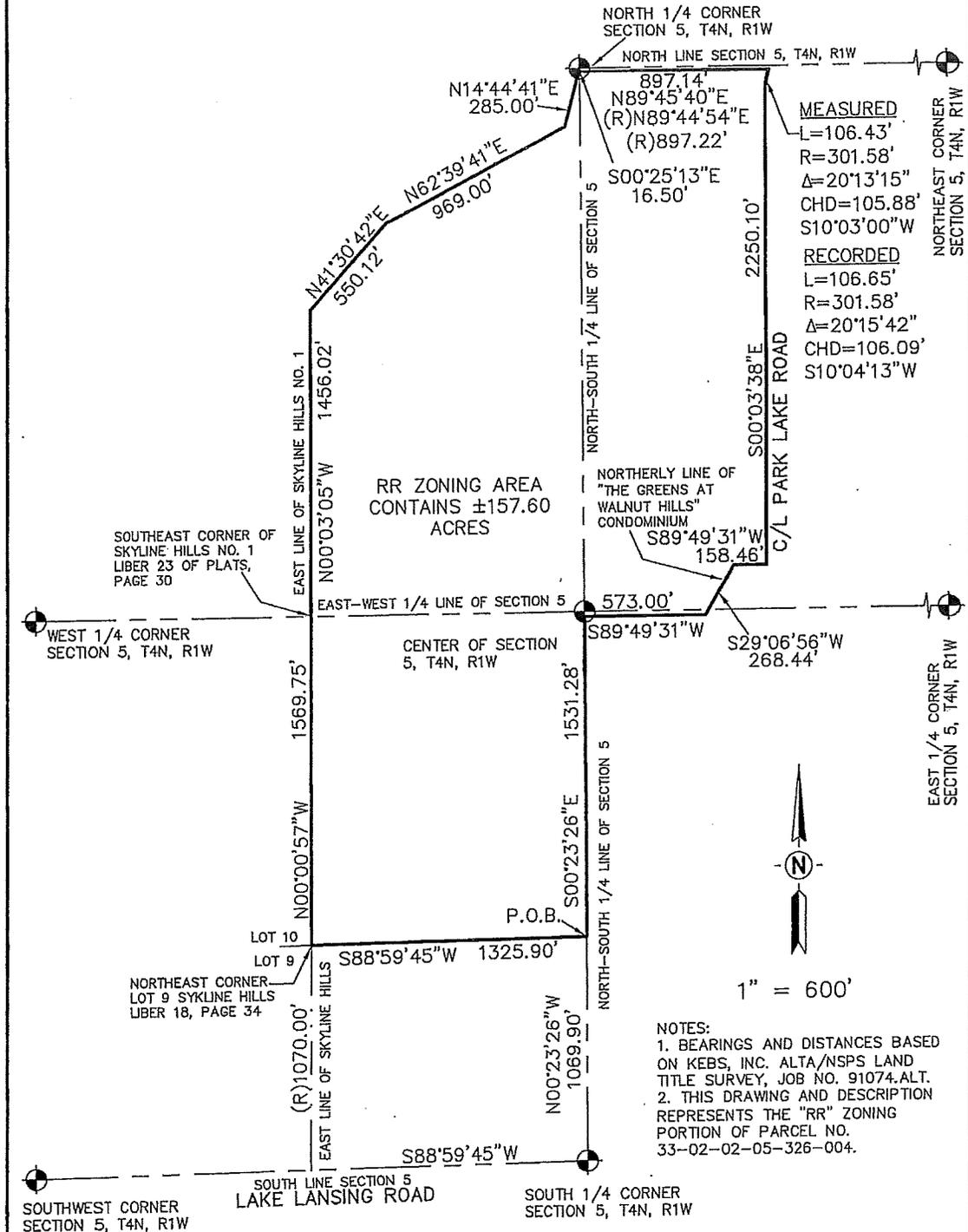
Steve Schafer
Type/Print Name Steven Schafer

Fee: \$8284.00
*6,980

Received by/Date: Peter Menser
10-17-16

ZONING DESCRIPTION

For:
Summer Park Realty, LLC



This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

R = Recorded Distance
— = Description Line
- - - = Distance Not to Scale

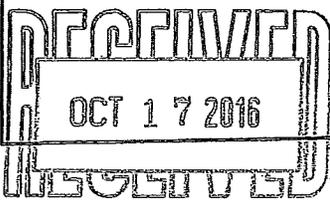


KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

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PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	SLH	SECTION 5, T4N, R1W
FIELD WORK BY	---	JOB NUMBER:
SHEET	1 OF 2	91074.ENG



ZONING DESCRIPTION

RR ZONING AREA DESCRIPTION FOR PARCEL NO. 33-02-02-05-326-004:
 An area of land located in Section 5, T4N, R1W, Meridian Township, Ingham County, Michigan, the limits of said area described as: Commencing at the South 1/4 corner of said Section 5; thence N00°23'26"W along the North-South 1/4 line of said Section 5 a distance of 1069.90 feet to the point of beginning; thence S88°59'45"W parallel with the South line of said Section 5 a distance of 1325.90 feet to the Northeast corner of Lot 9 of Skyline Hills Subdivision as recorded in Liber 18 of Plats, Page 34, Ingham County Records; thence N00°00'57"W along the East line of said Skyline Hills Subdivision 1569.75 feet to the Southeast corner of Skyline Hills No. 1, as recorded in Liber 23 of Plats, Page 30, Ingham County Records; thence N00°03'05"W along the East line of said Skyline Hills No. 1 and its extension, a distance of 1456.02 feet; thence N41°30'42"E 550.12 feet; thence N62°39'41"E 969.00 feet; thence N14°44'41"E 285.00 feet to the North 1/4 corner of said Section 5; thence S00°25'13"E along the North-South 1/4 line of said Section 5 a distance of 16.50 feet; thence N89°45'40"E (recorded as N89°44'54"E) parallel with the North line of said Section 5 a distance of 897.14 feet (recorded as 897.22 feet) to the centerline of Park Lake Road; thence along said centerline Southwesterly 106.43 feet along a curve to the left, said curve having a radius of 301.58 feet, a delta angle of 20°13'15", and a chord of 105.88 feet bearing S10°03'00"W (said curve was previously recorded as L=106.65', R=301.58', Delta=20°15'42", CHD=106.09', S10°04'13"W); thence S00°03'38"E along said centerline 2250.10 feet to the Northerly line of The Greens at Walnut Hills Condominium as recorded in Ingham County Subdivision Plan No. 76; thence along the Northerly line of said Condominium the following three course: S89°49'31"W 158.46 feet, S29°06'56"W 268.44 feet, and S89°49'31"W 573.00 feet to the North-South 1/4 line of said Section 5; thence S00°23'26"E along said North-South 1/4 line 1531.28 feet to the point of beginning; said area contains 157.60 acres, more or less.


 DANE B. PASCOE

10/4/16
 DATE:

PROFESSIONAL SURVEYOR NO. 54434



KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

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DRAWN BY SLH	SECTION 5, T4N, R1W
FIELD WORK BY ---	JOB NUMBER:
SHEET 1 OF 2	91074.ENG



TRAFFIC IMPACT STUDY

For The Proposed

Walnut Hills Subdivision

Meridian Charter Township, Ingham County, MI

October, 2016

Prepared by:

**Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881

517/627-6028 FAX: 517/627-6040

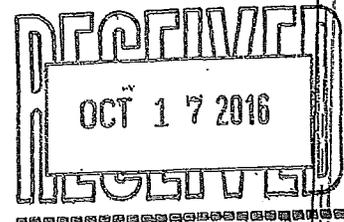


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EXECUTIVE SUMMARY

Traffic Engineering Associates, Inc. (TEA) conducted a traffic impact study for the proposed Walnut Hills Subdivision development, in Meridian Charter Township, Ingham County, Michigan. The purpose of this study is to determine the impact of traffic to be generated on the surrounding road system. The new development will consist of 353 single family homes and will be located at the existing Walnut Hills Country Club.

The new subdivision will be located north of Lake Lansing Road and west of Park Lake Road. The proposed subdivision will have two (2) public road connections, one (1) on Lake Lansing Road at approximately the same location as the existing Walnut Hills Country Club driveway, and one (1) on Park Lake Road across from Meadow Woods Drive. The proposed development is expected to be completed and fully occupied by the end of 2022 (six years).

The existing weekday AM and PM peak hour traffic volumes are 7:30 – 8:30 AM and 5:00 – 6:00 PM at the key locations, respectively. All existing turning movements at the studied intersections operate at an acceptable level of service (LOS D or better) except one (1) movement. During the AM peak hour, the eastbound to westbound median cross-over on Saginaw Highway northbound left turn movement operates at a LOS E with a vehicle delay of 35.1 seconds.

Background traffic represents future volumes without the traffic generated by the proposed Walnut Hills Subdivision development. The background conditions included background growth for six (6) years and the proposed new Costco Wholesale development. Under background conditions, all studied intersections are projected to operate at an acceptable level of service (LOS D or better). It is anticipated that all movements will operate at an acceptable level of service (LOS D or better) except for the following;

Saginaw Highway and Park Lake Road

- During the PM peak hour the northbound right turn movement from Park Lake Road to eastbound Saginaw Highway is expected to operate at a LOS E with a vehicle delay of 78.5 seconds, an increase of 54.4 seconds from existing conditions.

Saginaw Highway and East Median Cross-Over

- During the AM peak hour the east median cross-over left turning movement from eastbound Saginaw Highway to westbound Saginaw Highway is expected to operate at a LOS F with a vehicle delay of 129.4 seconds, an increase of 94.3 seconds from existing conditions.

The ITE trip generation rates for Single-Family Detached Housing (Land Use Code 210) were selected to represent the proposed 353 units. It is projected that the proposed Walnut Hills Subdivision development will generate 257 vehicle trips in the AM peak hour, 327 vehicle trips in the PM peak hour, and 3,351 weekday trips. Under future conditions, all studied intersections are projected to operate at an acceptable level of service (LOS D or



better). It is anticipated that all movements will operate at an acceptable level of service (LOS D or better) except for the following movements;

Lake Lansing Road and Hagadorn Road

- During the AM peak hour the westbound left-thru-right movement on Lake Lansing Road is expected to operate at a LOS E with a vehicle delay of 65.5 seconds, an increase of 35.1seconds from background conditions.

Saginaw Highway and Park Lake Road

- During the AM peak hour the southbound right turn movement from Park Lake Road to westbound Saginaw Highway is anticipated to operate at a LOS E with a vehicle delay of 58.9 seconds, an increase of 12.7 seconds from background conditions.

Saginaw Highway and Park Lake Road

- During the PM peak hour the northbound right turn movement from Park Lake Road to eastbound Saginaw Highway is anticipated to operate at a LOS E with a vehicle delay of 78.5 seconds, the same as under background conditions.

Saginaw Highway and East Median Cross-Over

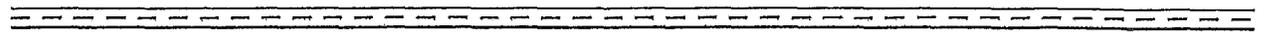
- During the AM peak hour the east median cross-over left turning movement from eastbound Saginaw Highway to westbound Saginaw Highway is expected to operate at a LOS F with a vehicle delay of 136.7 seconds, an increase of 7.3 seconds from background conditions.

The findings of this study show that there are no recommendations to the existing road system except for a recommendation for a right turn taper for southbound Park Lake Road at the new proposed roadway/Meadow Woods Drive. The traffic signal at the intersection of Lake Lansing Road and Hagadorn Road will need to be retimed in the future as the Walnut Hills Subdivision develops.

The Michigan Department of Transportation should consider conducting a traffic signal warrant analysis at the eastbound to westbound median cross-over on Saginaw Highway east of Park Lake Road once the new Costco Wholesale development is completed and opened and the Walnut Hills Subdivision has partial completion and occupation. It is estimated that the Walnut Hills Subdivision development will take six (6) years to fully develop and be completely occupied.



INTRODUCTION



PROJECT DESCRIPTION

The purpose of this study is to determine the impact of traffic to be generated by the proposed Walnut Hills Subdivision to be located in Meridian Charter Township, Ingham County, Michigan. The new development will consist of 353 single family homes. The new development will be located at the existing Walnut Hills Country Club.

The new subdivision will be located north of Lake Lansing Road and west of Park Lake Road. The proposed subdivision will have two (2) public road connections, one (1) on Lake Lansing Road at approximately the same location as the existing Walnut Hills Country Club driveway, and one (1) on Park Lake Road across from Meadow Woods Drive. The proposed development is expected to be completed and fully occupied by the end of 2022 (six years).



SCOPE OF WORK

The scope of work contained in this report is as follows:

- Analysis of existing traffic conditions on the adjoining street system, including the following intersections;
 - Park Lake Road and Lake Lansing Road
 - Park Lake Road and Meadow Woods Drive
 - Park Lake Road and Saginaw Highway
 - Lake Lansing Road and Hagadorn Road
- Analysis of background traffic conditions on the adjoining street system, which includes the above listed intersections, for the future year 2022 volumes without the proposed Walnut Hills Subdivision development. Also included is the background development for Costco Wholesale.
- Projection of future traffic volumes to be generated by the proposed Walnut Hills Subdivision development for the future year.
- Analysis of the impact of future traffic for the proposed Walnut Hills Subdivision development at the above listed intersections.
- Determination of what roadway and traffic control improvements, if any, will be needed to accommodate future traffic volumes for the proposed Walnut Hills Subdivision development.

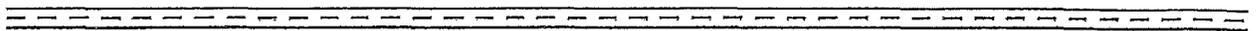




Aerial Site Map



EXISTING CONDITIONS



ROADWAYS AND INTERSECTIONS

Roadways

Park Lake Road is a north-south, two-lane roadway in the project area with gravel shoulders and sidewalk on the east side. The posted speed limit is 35 mph. The roadway is under the jurisdiction of the Ingham County Road Department. There are no bicycle lanes on Park Lake Road.

Lake Lansing Road is an east-west, four-lane roadway with curb and gutter and sidewalk on the north side. The posted speed limit is 35 mph. The roadway is under the jurisdiction of the Ingham County Road Department. There are no bicycle lanes on Lake Lansing Road.

Intersections

Park Lake Road and Lake Lansing Road

The intersection of Park Lake Road and Lake Lansing Road is controlled by a traffic signal. The north and south approaches on Park Lake Road have two (2) lanes; one (1) left-thru-right lane and one (1) outbound lane. The east and west approaches on Lake Lansing Road are four (4) lanes with one (1) thru-right lane, one (1) left-thru lane and two (2) outbound lanes. There are no marked pedestrian crosswalks or pedestrian crossing signals.

Lake Lansing Road and Hagadorn Road

The intersection of Lake Lansing Road and Hagadorn Road is controlled by a traffic signal. The north and south approaches on Hagadorn Road have five (5) lanes; one (1) exclusive left turn lane, one (1) thru-right lane, one (1) thru lane and two (2) outbound lanes. The east and west approaches on Lake Lansing Road are four (4) lanes with one (1) thru-right lane, one (1) left-thru lane and two (2) outbound lanes. There are marked pedestrian crosswalks at all four approaches with pedestrian crossing signals.

Park Lake Road and Saginaw Highway

The intersection of Park Lake Road and Saginaw Highway is controlled by a traffic signal. The eastbound and westbound lanes on Saginaw Highway are separated by a grass median. The north and south approaches on Park Lake Road have three (3) lanes; one (1) exclusive right turn lane, one (1) thru lane and one (1) outbound lane. The east and west approaches on Saginaw Highway have six (6) lanes; one (1) exclusive right turn lane, two (2) thru lanes and two (2) outbound lanes. All four approaches have restricted "NO LEFT TURN" and traffic is expected to turn right and use the median cross-overs east and west of the intersection. There are no marked crosswalks or pedestrian signals at this intersection.



LAND USE

The proposed Walnut Hills Subdivision development will consist of single family residential units and will be located on the property of the existing Walnut Hills Country Club.

The surrounding land use is single family residential, with an elementary school at the intersection of Lake Lansing Road and Hagadorn Road. There is a commercial retail development on Lake Lansing Road north of Hagadorn Road.



EXISTING TRAFFIC VOLUMES

TEA, Inc. conducted vehicle counts during the midweek, of a non-holiday week in the month of September, 2016 at the following locations:

- Lake Lansing Road and Park Lake Road
- Lake Lansing Road and Hagadorn Road
- Park Lake Road and Meadow Woods Drive

TEA, Inc. used vehicle turning movement surveys that included traffic counts during the morning and afternoon peak periods from the Hubble, Roth and Clark traffic impact study for the proposed Costco retail store at the following intersection;

- Park Lake Road and Saginaw Highway

The existing weekday AM and PM peak hour traffic volumes are 7:30 – 8:30 AM and 5:00 – 6:00 PM at the key locations, respectively. The existing volumes are illustrated in **Figure 1**.



LEVEL OF SERVICE ANALYSIS FOR EXISTING TRAFFIC

The critical intersections defined for this study were analyzed according to the methodologies published in the most recent edition of the *Highway Capacity Manual*. The analysis determines the "Level of Service" of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. The level of service (LOS) is defined by average vehicle delay in seconds created by a traffic control device for a given traffic movement or intersection approach.

Level of Service	Delay per Vehicle (seconds)	
	Non-Signalized	Signalized
A	< 10	<10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

Levels of Service are expressed in a range from "A" to "F," with "A" being the highest LOS and "F" representing the lowest LOS. Level of service "D" is considered the minimum acceptable LOS in an urban area.

The above table shows the thresholds for Levels of Service "A" through "F" for non-signalized and signalized intersections, respectively.

All Level of Service computations contained in this report were based upon the Synchro software package which is approved by the Michigan Department of Transportation (MDOT). Delay per vehicle includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

The Level of Service analysis for existing traffic at the subject intersections during the peak hours is summarized in **Table 1**.

All existing turning movements at the studied intersections operate at an acceptable level of service (LOS D or better) except one (1) movement. During the AM peak hour, the eastbound to westbound median cross-over on Saginaw Highway northbound left turn movement operates at a LOS E with a vehicle delay of 35.1 seconds.



Table 1
Level of Service (LOS) Summary
Existing Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Park Lake Road and Lake Lansing Road	EB Left-Thru-Right	8.7	A	10.7	B
	WB Left-thru-Right	11.2	B	8.1	A
	NB Left-Thru-Right	13.0	B	15.6	B
	SB Left-Thru-Right	17.5	B	12.5	B
	Intersection	13.0	B	11.2	B
Park Lake Road and Meadow Woods Drive	WB Left-Right	11.5	B	11.8	B
	NB Thru-Right	Free	-	Free	-
	SB Left-Thru	0.0	A	0.3	A
Lake Lansing Road and Hagadorn Road	EB Left-Thru-Right	7.5	A	14.0	B
	WB Left-Thru-Right	17.8	B	12.0	B
	NB Left	35.1	D	32.8	C
	NB Thru-Right	20.0	B	21.9	C
	SB Left	22.8	C	23.9	C
	SB Thru-Right	29.6	C	27.6	C
	Intersection	18.7	B	18.2	B

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



Table 1 (Continued)
Level of Service (LOS) Summary
Existing Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Park Lake Road and Saginaw Highway	EB Thru	6.2	A	11.4	B
	EB Right	1.2	A	1.7	A
	WB Thru	11.5	B	8.4	A
	WB Right	0.7	A	1.9	A
	NB Thru	48.9	D	46.5	D
	NB Right	10.3	B	24.1	C
	SB Thru	52.6	D	44.4	D
	SB Right	52.5	D	9.9	A
	Intersection	18.3	B	15.2	B
Saginaw Highway and East Median Cross-Over	NB Left	<u>35.1</u>	<u>E</u>	13.2	B
Saginaw Highway and West Median Cross-Over	SB Left	10.3	B	14.4	B

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



BACKGROUND CONDITIONS



BACKGROUND TRAFFIC VOLUMES – GROWTH RELATED

Background traffic represents future volumes without the traffic generated by the proposed Walnut Hills Subdivision development. The target year for completion is the end of 2022; therefore, a six (6) year growth rate was applied to the existing traffic volumes.

According to the US Census Bureau, the total population growth for Ingham County from 2010 to 2014 was one point three percent (1.3%). The US Census Bureau also shows that the total population growth for Meridian Charter Township from 2010 to 2014 was five point zero percent (5.0%). The Meridian Charter Township growth rate was calculated to be an annual average rate of one point two eight percent (1.28%), which was utilized for the background growth period to project traffic to the build out date to the end of 2022 (six years). The proposed growth related background weekday AM and PM peak hour traffic volumes are illustrated in **Figure 2A**.

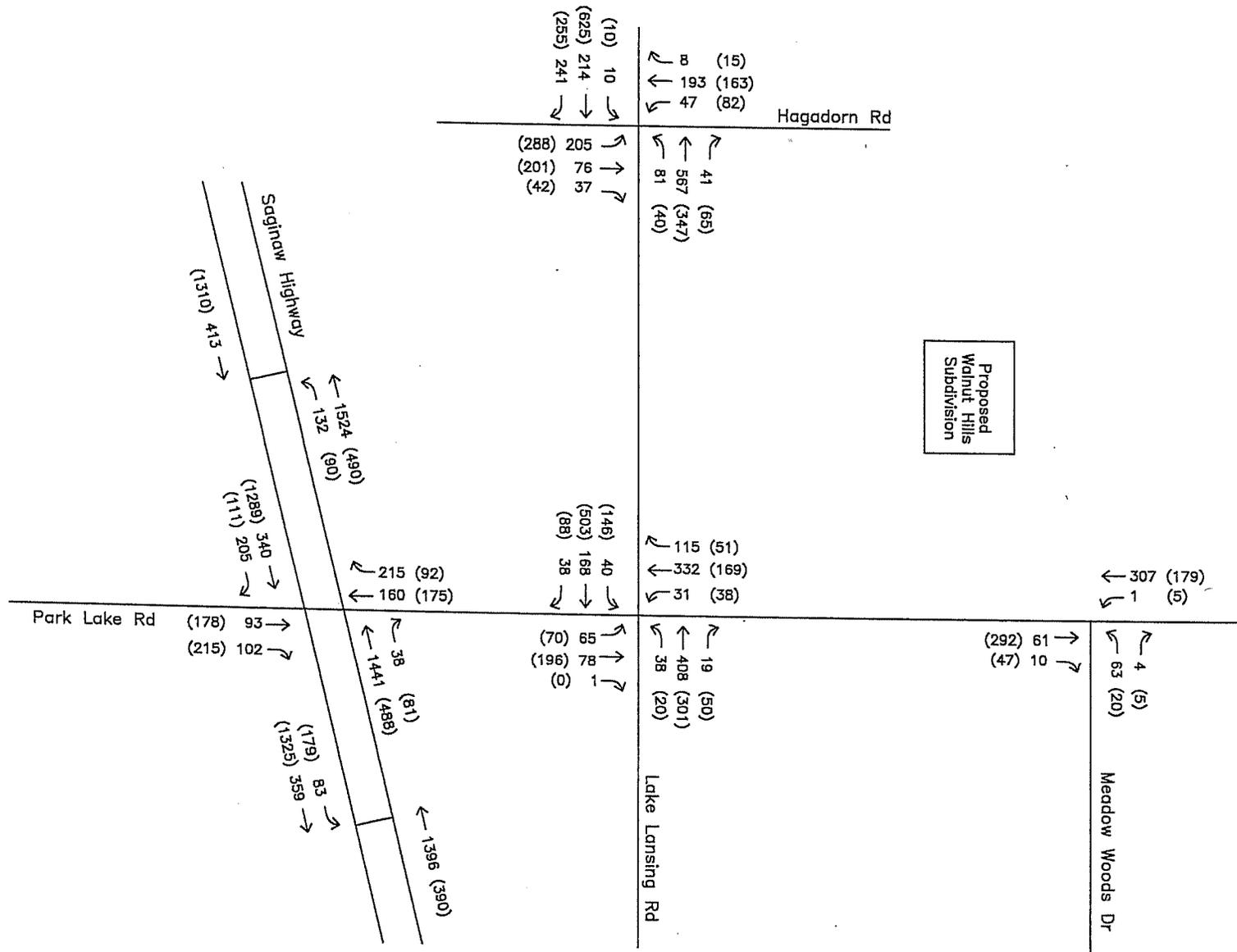
BACKGROUND TRAFFIC VOLUMES – DEVELOPMENT RELATED

There was only one (1) new development in the area that will add new traffic to the studied intersections, which is the proposed Costco Wholesale development. The Costco Wholesale development will be located at the southeast corner of Park Lake Road and Saginaw Highway on the property of the old Par Mar Golf Course. This development will consist of a 156,000 square feet commercial building, 16 fueling positions, and three outlots on approximately 64.48 acres. The three outlots are not being developed at this time so they were not included in the traffic impact study. Trip generation values were obtained from the Hubble, Roth & Clark, Inc. traffic impact study dated August 5, 2016.

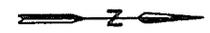
The proposed development background weekday AM and PM peak hour traffic volumes are illustrated in **Figure 2B**.

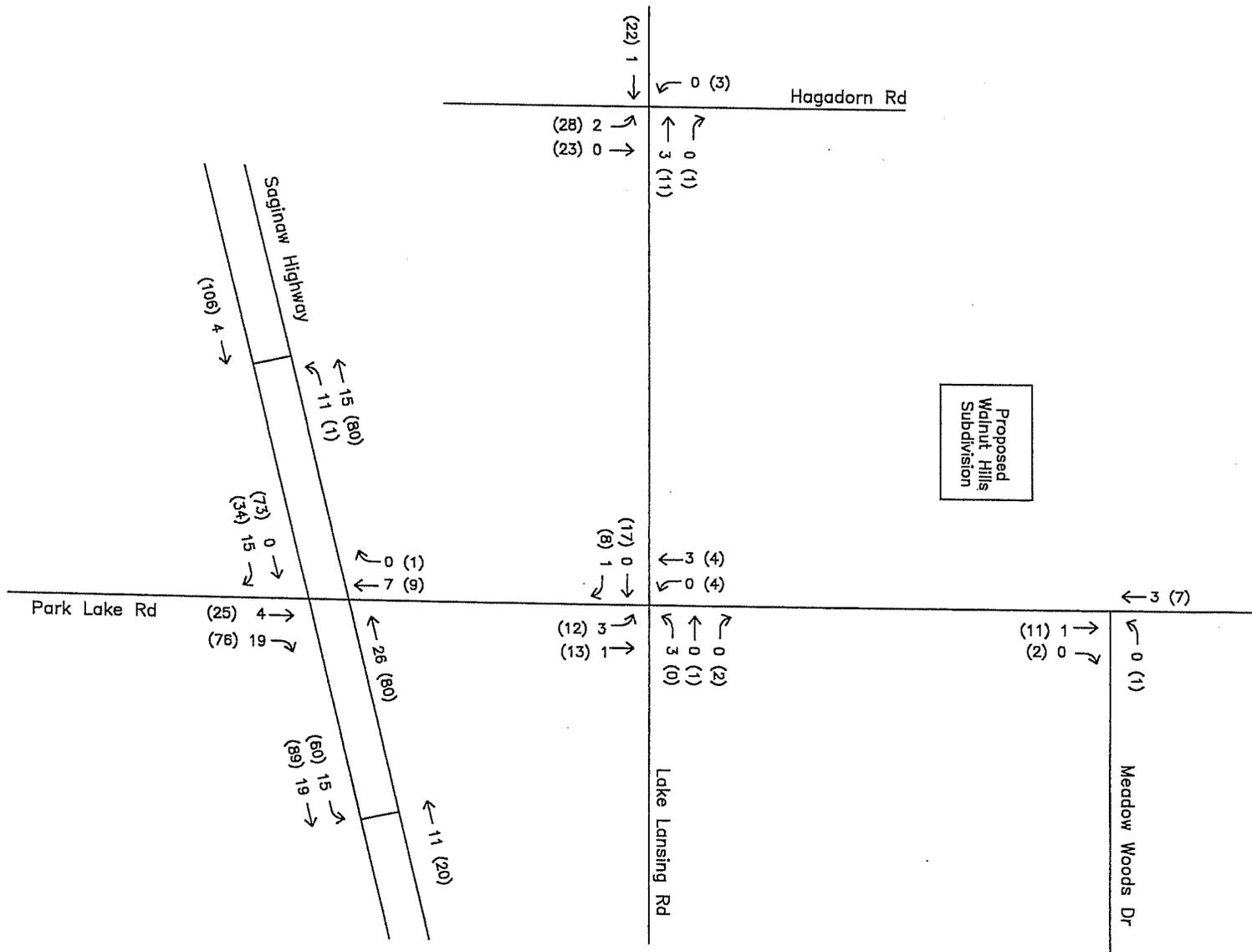
Adding the traffic volumes from the proposed Costco Wholesale development (Figure 2B), to the background growth related traffic volumes (Figure 2A) represents the total background traffic. The total AM and PM peak hour background traffic is shown in **Figure 2C**.



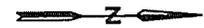


Proposed Walnut Hills Subdivision





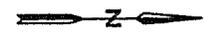
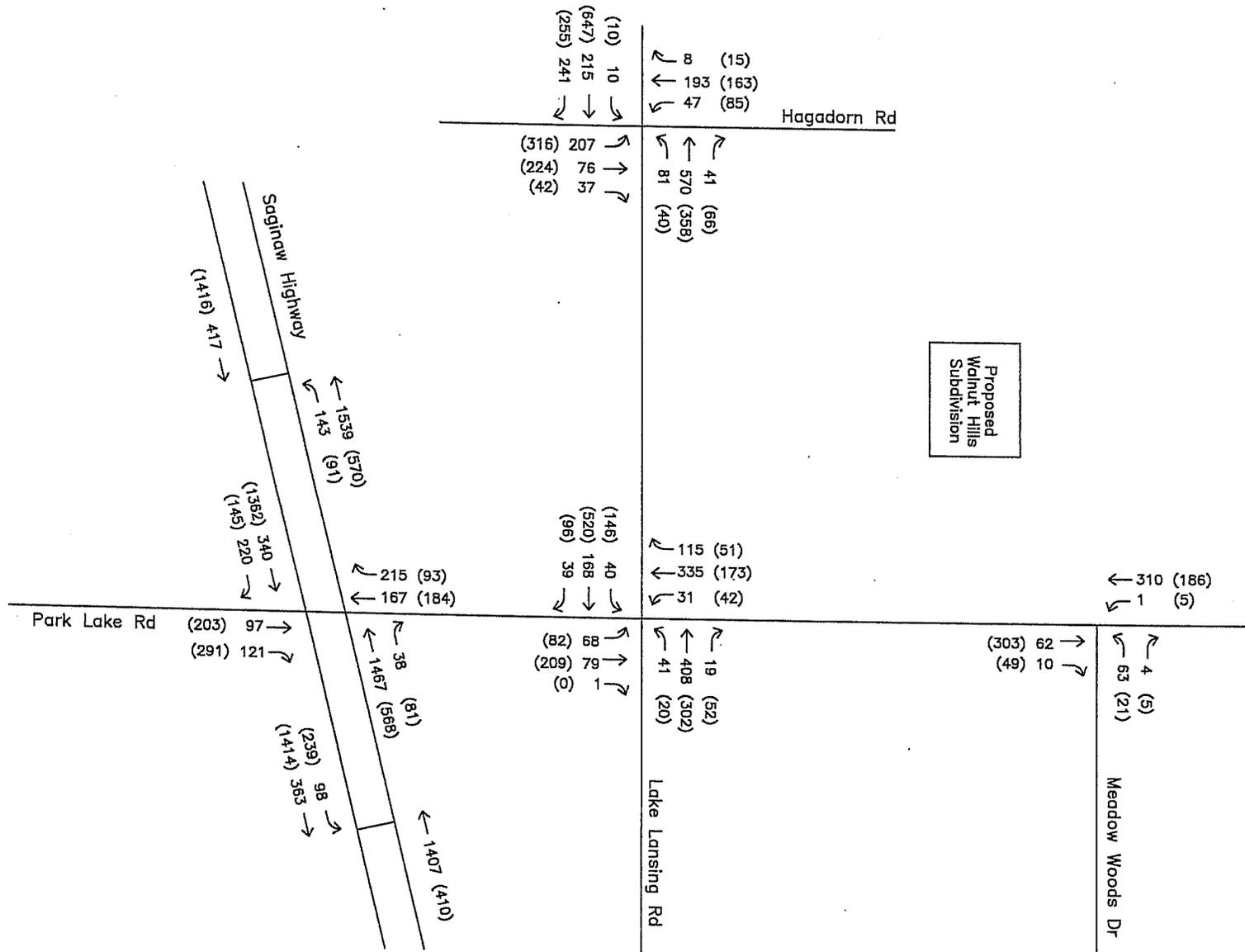
Proposed
Walnut Hills
Subdivision



TEA
 TRAFFIC ENGINEERING
 ASSOCIATES, INC.
 PO Box 100
 Saranac, MI 48881
 PHONE: (517) 627-6028

LEGEND
 XXX AM Pk Hr (7:30-8:30 AM) Volumes
 (XXX) PM Pk Hr (5:00-6:00 PM) Volumes

Figure 2B: Background Development Traffic – Peak Hours



 <p>TRAFFIC ENGINEERING ASSOCIATES, INC. PO Box 100 Saranac, MI 48881 PHONE: (517) 627-6028</p>	<p>LEGEND</p> <p>XXX AM Pk Hr (7:30-8:30 AM) Volumes</p> <p>(XXX) PM Pk Hr (5:00-6:00 PM) Volumes</p>	<p>Figure 2C: Total Background Traffic – Peak Hours</p>	
		<p>DATE: October, 2016</p>	<p>SCALE: NTS</p>

LEVEL OF SERVICE ANALYSIS FOR BACKGROUND TRAFFIC

The level of service analysis for background 2022 traffic is summarized in **Table 2**. All existing roadway geometrics and traffic control devices were utilized for the background analysis except for the following;

Saginaw Highway and Park Lake Road

- The Hubble, Roth & Clark, Inc. traffic impact study for the proposed Costco Wholesale development recommended a revised traffic signal timings. These timings were installed as background conditions.

Under background conditions, all studied intersections are projected to operate at an acceptable level of service (LOS D or better). It is anticipated that all movements will operate at an acceptable level of service (LOS D or better) except for the following;

Saginaw Highway and Park Lake Road

- During the PM peak hour the northbound right turn movement from Park Lake Road to eastbound Saginaw Highway is expected to operate at a LOS E with a vehicle delay of 78.5 seconds, an increase of 54.4 seconds from existing conditions.

Saginaw Highway and East Median Cross-Over

- During the AM peak hour the east median cross-over left turning movement from eastbound Saginaw Highway to westbound Saginaw Highway is expected to operate at a LOS F with a vehicle delay of 129.4 seconds, an increase of 94.3 seconds from existing conditions.



Table 2
Level of Service (LOS) Summary
Background Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Park Lake Road and Lake Lansing Road	EB Left-Thru-Right	9.5	A	15.4	B
	WB Left-thru-Right	13.4	B	9.8	A
	NB Left-Thru-Right	15.7	B	18.2	B
	SB Left-Thru-Right	24.5	C	13.7	B
	Intersection	16.6	B	14.4	B
Park Lake Road and Meadow Woods Drive	WB Left-Right	13.0	B	13.6	B
	NB Thru-Right	Free	-	Free	-
	SB Left-Thru	0.0	A	0.3	A
Lake Lansing Road and Hagadorn Road	EB Left-Thru-Right	8.7	A	25.1	C
	WB Left-Thru-Right	30.4	C	17.4	B
	NB Left	39.0	D	31.3	C
	NB Thru-Right	19.1	B	24.3	C
	SB Left	22.5	C	22.4	C
	SB Thru-Right	29.7	C	28.3	C
	Intersection	24.7	C	24.4	C

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



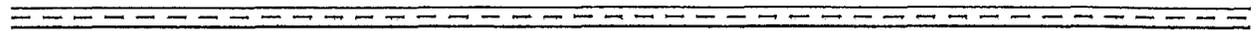
Table 2 (Continued)
Level of Service (LOS) Summary
Background Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Park Lake Road and Saginaw Highway	EB Thru	9.1	A	15.6	B
	EB Right	1.5	A	1.6	A
	WB Thru	28.0	C	9.9	A
	WB Right	1.6	A	1.9	A
	NB Thru	42.6	D	49.9	D
	NB Right	7.7	A	<u>78.5</u>	<u>E</u>
	SB Thru	46.2	D	44.9	D
	SB Right	50.5	D	8.7	A
	Intersection	29.7	C	26.7	C
Saginaw Highway and East Median Cross-Over	NB Left	<u>129.4</u>	<u>F</u>	19.3	C
Saginaw Highway and West Median Cross-Over	SB Left	11.1	B	20.0	C

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



FUTURE CONDITIONS



SITE TRAFFIC GENERATION

The trip generation rates for the proposed Walnut Hills Subdivision development were derived from the ITE TRIP GENERATION MANUAL (9th edition). The ITE trip generation rates for Single-Family Detached Housing (Land Use Code 210) were selected to represent the proposed 353 units. The ITE description of Single-Family Detached Housing is as follows:

Single-family detached housing includes all single-family homes on individual lots. A typical site surveyed is a suburban subdivision.

It is projected that the proposed Walnut Hills Subdivision development will generate 257 vehicle trips in the AM peak hour, 327 vehicle trips in the PM peak hour, and 3,351 weekday trips. The projected traffic to be generated by the Walnut Hills Subdivision development is summarized in **Table 3**.



Table 3
Vehicle Trip Generation Summary
Walnut Hills Subdivision Development

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Single-Family Detached Housing, Land Use Code 210	353 Units	64	193	257	206	121	327	3,351
Total Trips		64	193	257	206	121	327	3,351



SITE TRAFFIC DISTRIBUTION

Traffic distribution for the proposed Walnut Hills Subdivision development was distributed based on both the proposed site layout and the surrounding roadway patterns. Traffic was first distributed based on the subdivision road system layout. The proposed Walnut Hills Subdivision will have one (1) new roadway onto Park Lake Road and one (1) new roadway onto Lake Lansing Road. It was determined that approximately 75% of the residents will go south to Lake Lansing Road, and approximately 25% will go to the north roadway leading out to Park Lake Road.

Traffic was then further distributed by traffic patterns on Lake Lansing Road and Park Lake Road. Typically, a residential facility has a traffic pattern where vehicles are exiting in the morning and entering in the evening; therefore, the existing exiting traffic pattern on the roadway system during the morning and the entering traffic pattern during the evening generated the distribution for this study. The distribution for the residential generated traffic is as follows.

Lake Lansing Road Distribution

Direction of Approach and Departure	AM Peak Hour	PM Peak Hour
To/From the WEST on Lake Lansing Road	34%	64%
To/From the EAST on Lake Lansing Road	66%	36%

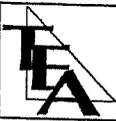
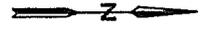
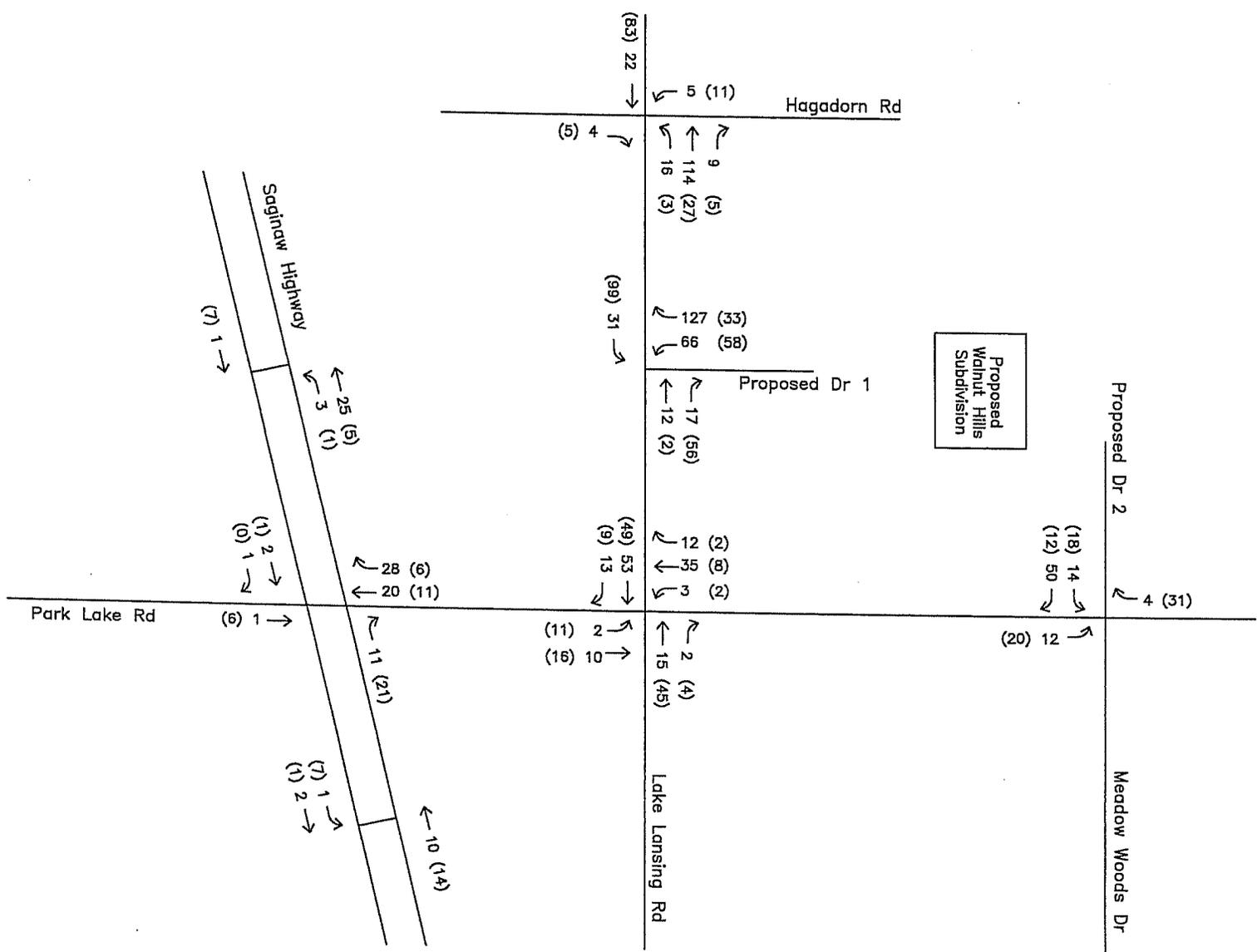
Park Lake Road Distribution

Direction of Approach and Departure	AM Peak Hour	PM Peak Hour
To/From the NORTH on Park Lake Road	22%	60%
To/From the SOUTH on Park Lake Road	78%	40%

The new site traffic was then distributed through the road system by the existing turning movement percentages at each major intersection.

The total estimated site generated traffic for the proposed Walnut Hills Subdivision development during the AM and PM peak hours is illustrated in **Figure 3**.





TRAFFIC ENGINEERING ASSOCIATES, INC.
 PO Box 100
 Saranac, MI 48881
 PHONE: (517) 627-6028

LEGEND

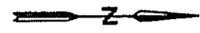
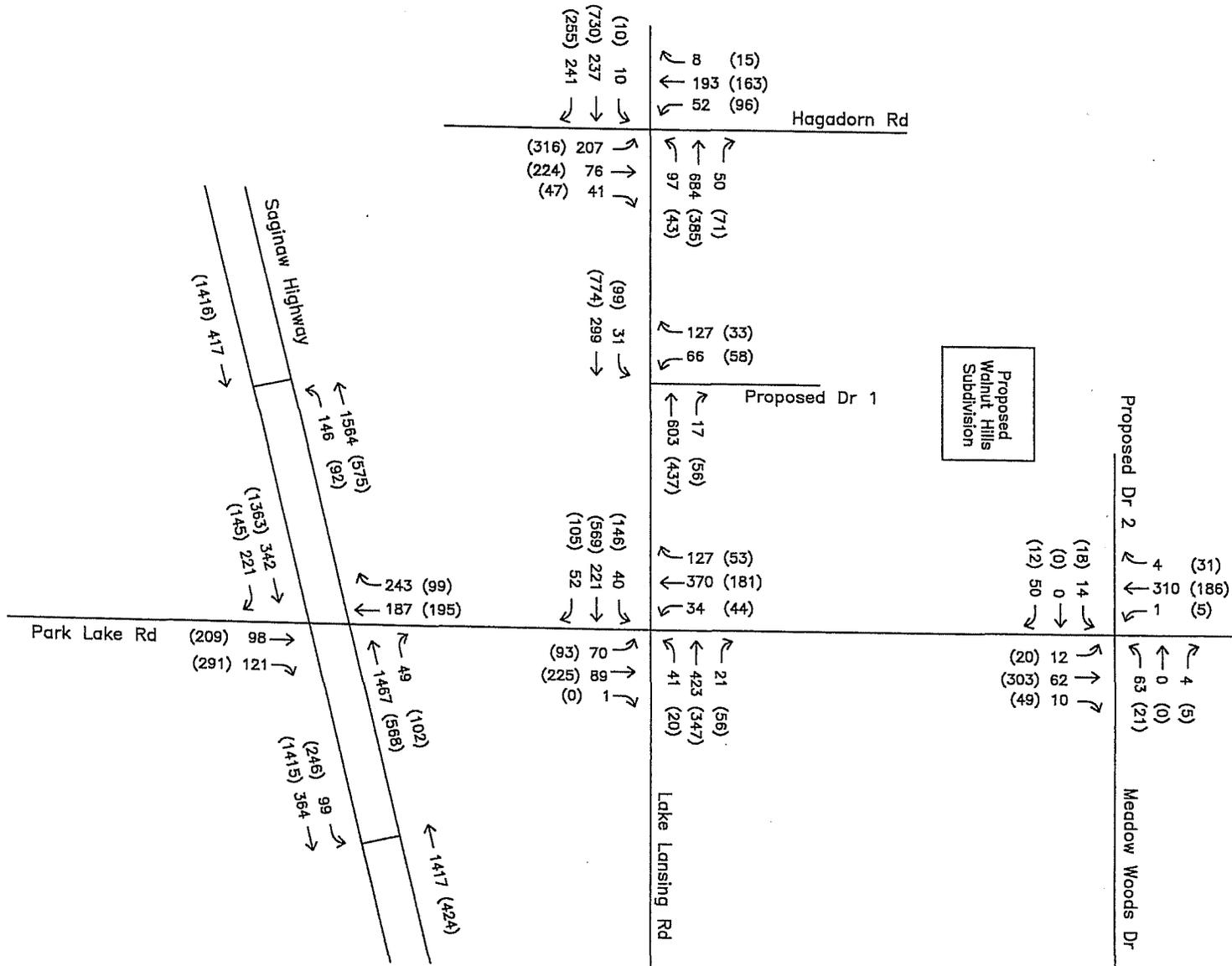
XXX AM Pk Hr (7:30-8:30 AM) Volumes
 (XXX) PM Pk Hr (5:00-6:00 PM) Volumes

Figure 3: Site Traffic – Peak Hours

DATE: October, 2016

SCALE: NTS

PAGE: 25



TEA
 TRAFFIC ENGINEERING
 ASSOCIATES, INC.
 PO Box 100
 Saranac, MI 48881
 PHONE: (517) 627-6028

LEGEND
 XXX AM Pk Hr (7:30-8:30 AM) Volumes
 (XXX) PM Pk Hr (5:00-6:00 PM) Volumes

Figure 4: Future Traffic - Peak Hours

DATE: October, 2016 SCALE: NTS PAGE: 26

LEVEL OF SERVICE ANALYSIS FOR FUTURE TRAFFIC

The level of service analysis for future traffic is summarized in **Table 4**. Comparing future level of service conditions to background level of service conditions determines the impact that can be expected from the addition of traffic generated from the Walnut Hills Subdivision development.

All background geometrics and traffic control were utilized for the future conditions. The two (2) proposed new roadways were modeled as a single lane with full access entering and exiting. Under future conditions, all studied intersections are projected to operate at an acceptable level of service (LOS D or better). It is anticipated that all movements will operate at an acceptable level of service (LOS D or better) except for the following movements;

Lake Lansing Road and Hagadorn Road

- During the AM peak hour the westbound left-thru-right movement on Lake Lansing Road is expected to operate at a LOS E with a vehicle delay of 65.5 seconds, an increase of 35.1 seconds from background conditions.

Saginaw Highway and Park Lake Road

- During the AM peak hour the southbound right turn movement from Park Lake Road to westbound Saginaw Highway is anticipated to operate at a LOS E with a vehicle delay of 58.9 seconds, an increase of 12.7 seconds from background conditions.

Saginaw Highway and Park Lake Road

- During the PM peak hour the northbound right turn movement from Park Lake Road to eastbound Saginaw Highway is anticipated to operate at a LOS E with a vehicle delay of 78.5 seconds, the same as under background conditions.

Saginaw Highway and East Median Cross-Over

- During the AM peak hour the east median cross-over left turning movement from eastbound Saginaw Highway to westbound Saginaw Highway is expected to operate at a LOS F with a vehicle delay of 136.7 seconds, an increase of 7.3 seconds from background conditions.



Table 4
Level of Service (LOS) Summary
Future Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Park Lake Road and Lake Lansing Road	EB Left-Thru-Right	10.2	B	18.5	B
	WB Left-thru-Right	13.9	B	10.6	B
	NB Left-Thru-Right	17.1	B	19.5	B
	SB Left-Thru-Right	30.9	C	13.6	B
	Intersection	19.1	B	16.1	B
Park Lake Road and Proposed Road 1	EB Left-Thru	2.7	A	3.3	A
	WB Thru-Right	Free	-	Free	-
	SB Left-Right	19.7	C	29.8	D
Park Lake Road and Proposed Road 2/ Meadow Woods Drive	EB Left-Thru-Right	12.1	B	14.1	B
	WB Left-Thru-Right	16.7	C	16.2	C
	NB Left-Thru-Right	1.0	A	0.5	A
	SB Left-Thru-Right	0.0	A	0.2	A
Lake Lansing Road and Hagadorn Road	EB Left-Thru-Right	9.2	A	31.6	C
	WB Left-Thru-Right	<u>65.5</u>	<u>E</u>	18.9	B
	NB Left	39.0	D	31.3	C
	NB Thru-Right	18.5	B	24.1	C
	SB Left	22.9	C	22.9	C
	SB Thru-Right	29.7	C	28.3	C
	Intersection	41.2	D	27.6	C

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



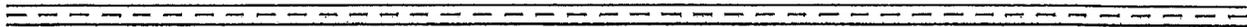
Table 4 (Continued)
Level of Service (LOS) Summary
Future Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Park Lake Road and Saginaw Highway	EB Thru	9.1	A	15.6	B
	EB Right	1.5	A	1.6	A
	WB Thru	28.0	C	9.9	A
	WB Right	2.4	A	1.8	A
	NB Thru	42.8	D	50.7	D
	NB Right	7.7	A	<u>78.5</u>	<u>E</u>
	SB Thru	48.1	D	45.7	D
	SB Right	<u>58.9</u>	<u>E</u>	8.5	A
	Intersection	31.0	C	26.7	C
Saginaw Highway and East Median Cross-Over	NB Left	<u>136.7</u>	<u>F</u>	20.3	C
Saginaw Highway and West Median Cross-Over	SB Left	11.2	B	20.1	C

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



SIGNIFICANT FINDINGS



INTERSECTION IMPROVEMENT CONSIDERATIONS

Saginaw Highway and Park Lake Road

The significant increase in the vehicle delays at the northbound right turn lane on Park Lake Road can be attributed to the increase in the new Costco Wholesale development traffic which is included in the background growth. There are no recommended improvements for this movement.

Saginaw Highway and East Median Cross-Over

The significant increase in the vehicle delays at the eastbound to westbound Saginaw Highway median cross-over can be attributed to the increase in the new Costco Wholesale development, the addition of the Walnut Hills Subdivision development traffic and the background growth which increases the westbound thru traffic on Saginaw Highway and reduces the number of acceptable gaps. The Michigan Department of Transportation should consider conducting a traffic warrant analysis at this median cross-over after all the new developments are fully built and occupied.

Lake Lansing Road and Hagadorn Road

The significant increase in the vehicle delays for the westbound left-thru-right movement on Lake Lansing Road can be attributed to the increase in traffic generated by the Walnut Hills development traffic.

For mitigation purposes, the traffic signal timing was modified from the existing 70 second cycle length to an 80 second cycle length with an optimization in the splits. The westbound level of service for future conditions improved from a LOS E in the AM peak hour to a LOS D with a decrease in vehicle delays of 27.7 seconds. The level of service analysis for future AM and PM peak hour traffic is summarized in **Table 5**.



Table 5
Level of Service (LOS) Summary
Future Mitigated Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Lake Lansing Road and Hagadorn Road	EB Left-Thru-Right	8.2	A	31.6	C
	WB Left-Thru-Right	37.8	D	18.9	B
	NB Left	45.8	D	31.3	C
	NB Thru-Right	21.2	B	24.1	C
	SB Left	28.4	C	22.9	C
	SB Thru-Right	35.3	D	28.3	C
	Intersection	29.8	C	27.6	C

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



DRIVEWAY ANALYSIS FOR A TURN LANE OR TAPER

The Ingham County Road Department (ICRD) has roadway standards to determine the necessity of left turn passing flares or right turn lanes/tapers at intersections. These standards are found in their "Rules, Standards and Procedures for Driveways, Banners and Parades Upon or Over Ingham County Road Commission Right of Way". The proposed new roadway on Park Lake Road is across from Meadow Woods Drive and will be a four-way intersection. Under that premise, the MDOT Traffic and Safety Note 605A, Traffic Volume Guidelines for Left-Turning Lanes at Unsignalized Intersections could also be applied at this location. Using the ICRD standards and the MDOT Traffic and Safety Note, an analysis was conducted for the new proposed roadway on Park Lake Road across from Meadow Woods Drive.

Using the MDOT guidelines for left turn lanes, the results show that a left turn volume does not meet the guidelines for a left turn lane at this intersection. Using the ICRD guidelines for right turn lanes or tapers, it shows that southbound Park Lake Road meets the guidelines for a right turn taper at this intersection.

The proposed roadway on Lake Lansing Road was not reviewed for a left turn lane as there are currently two approach lanes for eastbound traffic. Using the ICRD guidelines for right turn lanes or tapers, it shows that southbound Park Lake Road meets the guidelines for a right turn taper at this intersection, however, as Lake Lansing Road is a four-lane roadway the ICRD will need to make a determination if a right turn taper is needed.

NON-MOTORIZED TRANSPORTATION

There are no non-motorized transportation facilities on Park Lake Road. Lake Lansing Road has the Meridian Township non-motorized transportation sidewalk along the north side of the roadway.

SIGHT DISTANCE

The proposed roadway on Park Lake Road across from Meadow Woods Drive is located just south of the Ingham/Clinton county line. To the south, towards Lake Lansing Road there is no issue with sight distance. To the north, towards the Clinton County Line there is a slight rise to Park Lake Road. A field review shows that the sight distance is approximately 500 feet, which is within the ICRD guidelines for a 35 MPH roadway.

The proposed new on Lake Lansing Road will be located at the same location as the existing Walnut Hills Country Club. A field review shows that the sight distance to the east towards Park Lake Road is adequate and the sight distance to the west towards Hagadorn Road has a slight rise, but also meets the ICRD guidelines for intersection sight distance. The sight distance requirements are met.



It is recommended that the existing dense trees and overgrowth on Park Lake Road where the proposed roadway will be located opposite Meadow Woods Drive be cleared out to allow for appropriate sight triangles for exiting traffic.



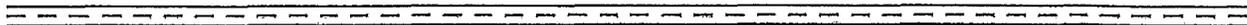
RECOMMENDATIONS

The findings of this study show that there are no recommendations to the existing road system except for a recommendation for a right turn taper for southbound Park Lake Road at the new proposed roadway/Meadow Woods Drive. The traffic signal at the intersection of Lake Lansing Road and Hagadorn Road will need to be retimed in the future as the Walnut Hills Subdivision develops.

The Michigan Department of Transportation should consider conducting a traffic signal warrant analysis at the eastbound to westbound median cross-over on Saginaw Highway east of Park Lake Road once the new Costco Wholesale development is completed and opened and the Walnut Hills Subdivision has partial completion and occupation. It is estimated that the Walnut Hills Subdivision development will take six (6) years to fully develop and be completely occupied.

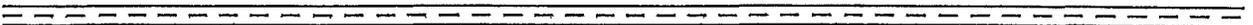


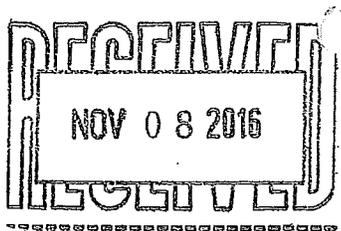
SUPPLEMENTAL INFORMATION



Supplemental Information

Site Plan
Vehicle Volume Counts
Timing Plans
ICRD Sight Distance Tables
ICRD Guidelines for Right-Turn Lanes and Tapers
MDOT Guidelines for Left-Turn Lanes
LOS Computations





MEMO

To: Mark Kieselbach, Director of Community Planning and Development Meridian Charter Township
From: Jean M Hartline, PE, PTOE Senior Traffic Engineer
CC: Kevin Mc Devitt, Project Manager
Date: November 7, 2016

Project #: M4150001
Re: Walnut Hills Traffic Impact Study

The Mannik & Smith Group, Inc was engaged to review the Traffic Impact Study for the Proposed Walnut Hills Subdivision in Meridian Charter Township Michigan. The study is dated October 2016.

The study was reviewed for compliance to the standards and guidelines of the Michigan Department of Transportation (including and not limited to Traffic and Safety Notes 603A Traffic Volume Guidelines for Passing Flares, 604A Right Turn lanes and Tapers, 605A Traffic Volumes Guidelines for Left turn Lanes and Passing Flares Unsignalized Intersections and 607C Traffic Impact Studies) and Institute of Transportation Engineers (ITE) Trip Generation.

- The traffic study did not include appendices which would provide details including the field conducted traffic counts, trip generation calculation, lane warrants and Highway Capacity Summary Reports. The lack of this technical back up material does not enable the reviewer to confirm the technical material presented in the report.
- The traffic study did not include a site plan although the study did describe two proposed access points; Proposed Drive 1 on Lake Lansing Road and Proposed Drive 2 on Park Lake Road (and in alignment with Meadow Woods Drive an existing subdivision roadway). Both access points appear to be proposed as two lanes (one entering and one exiting). It should be noted that the Park Lake Road access was identified in the report with a level of service (LOS) D in Table 4. Please note table 4 appears to have incorrectly labeled the Proposed (Site) Road 1 at Park Lake Road instead of Lake Lansing Road. While LOS D is often considered acceptable, given the opportunity to provide two (2) exit lanes and improve the LOS D at the onset of this development such should be considered. . Site Road 2 noted LOS of C or better. Meadow Woods Drive is a 36' wide road. The Proposed Road 2 was identified in the study as a 2 lane (24') road. The westbound Meadow Woods Drive LOS was noted to reduce from B to C with the addition of the fourth leg to the intersection (Proposed Road 2). Providing a three lane drive (one entering lane and two 2 existing lanes) might mitigate this impact and should be considered.
- The study did not identify the precise location of Proposed Road 1 although the study did indicate it would be in the approximate location of the existing Walnut Hills Country Club drive. The location of this proposed road should be identified and addressed in terms of access management regarding spacing to the existing intersections involving Highgate Avenue and Patriots Way.
- The background traffic (without site) included a 1.28% annual traffic growth to the full build out year of 2022. The background traffic also included the anticipated site traffic for the proposed Costco to be located on the southeast corner of Saginaw Highway and Park Lane Road. This is consistent with industry standards and provides a conservative analysis for the potential site impacts by providing realistic accounting for future traffic growth.
- The site predicted traffic, "Trip Generation" presented in Table 3 appears to be correct and consistent with ITE Trip Generation Manual.
- Right turn lane warrants were not presented in the study (as noted in item 1 above) although the study did recommend a right turn taper for southbound Park Lake Road at Proposed Road 2. A right turn taper was not identified for Proposed Road 1 on Lake Lansing Road with this right turn movement being higher that Proposed Drive 1 (56 versus 31 vehicles in the peak hour). Additionally, the Lake Lansing Road through movements are considerably

higher than Park Lane Road. The higher through volumes also point to a need to provide a right lane or a right taper for Proposed Road 1. Our review of the MDOT Traffic and Safety Note 604A for Traffic Volume Guide for Right Turn Lanes and Tapers indicates that Proposed Road 1 would warrant a right turn taper and Proposed Road 2 would not.

- Left turn lane warrants were not presented in the report. Our review of MDOT Traffic and Safety Note 605A Traffic volume Guide for Left Turn Lanes and Passing Flares at Unsignalized Intersections indicates that a left turn lane would be warranted for eastbound Lake Lansing Road at Proposed Road 1.
- The study identified some capacity constraints involving the Saginaw Highway east U-Turn and northbound Park Lake Road at Saginaw Highway. The site is adding 63 and 45 vehicles to the intersection in the AM /PM peak hours respectively. This intersection is carrying over 2,000 vehicles in each of the peak hours. This is only a 2.5% traffic increase over current traffic volumes. The Costco is likely having significantly higher traffic impacts to this intersection although the volume of added traffic from the Costco could not be discerned from the background traffic presented in the study. The project impacts to this intersection are negligible.
- The Lake Lansing Road and Hagadorn Road intersection was identified with capacity constraints for the westbound movement which declined from a LOS C to E and the overall intersection LOS which declined from C to D. The study should address means to mitigate these impacts.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Senior Planner

DATE: November 17, 2016

RE: Rezoning #16060 (Summer Park Realty), request to rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road

The public hearing for Rezoning #16060 was held at the November 14, 2016 regular meeting. Since the meeting the applicant has provided a supplement to the traffic study that compares traffic generation for the development of the property with 180 lots, 315 lots, and 353 lots. The applicant has also provided a draft layout plan for a potential future development on the property. The draft plan shows areas for potential residential development and open space.

In response to a Planning Commissioner question at the public hearing, staff has confirmed with the Ingham County Road Department (ICRD) that the traffic counts as depicted in the previous staff memorandum dated November 8, 2016 are the most current available. As noted by the Planning Commission chairperson, a "road diet" has been discussed on Lake Lansing Road by the ICRD, but only in concept, and there is no plan to implement or fund such a project for the foreseeable future.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution will be provided at a future meeting.

Attachments

1. Traffic study supplement dated November 16, 2016
2. Draft layout plan dated November 16, 2016

Traffic Engineering Associates, Inc.

517/627-6028 FAX: 517/627-6040

PO Box 100
Saranac, Michigan 48881

Mr. Steve Schafer
Schafer Development
31400 Northwestern Hwy, Suite H
Farmington Hills, MI 48334

November 16, 2016

Dear Mr. Schafer:

Traffic Engineering Associates, Inc. (TEA) is pleased to provide you with the following trip generation comparison for the proposed Walnut Hills development.

PROJECT DESCRIPTION

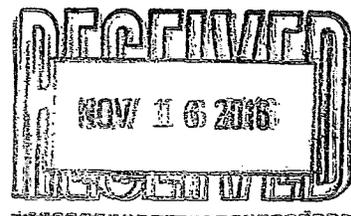
The proposed Walnut Hills Subdivision property is currently zoned RR and RAA. This letter will provide a trip comparison to show the difference between the current RR/RAA zoning, proposed RAA zoning, and proposed RAA zoning with a provision for open space.

In accordance with Meridian Charter Township zoning ordinance, the total number of lots that can be developed under the current RR/RAA zoning is 180 lots, the number of lots allowed under the proposed RAA zoning is 315 lots and the number of lots allowed under the RAA zoning with open space is 353 lots. The traffic impact study submitted for this development assumed the maximum number of buildable lots to be 353.

TRAFFIC ANALYSIS

The trip generation rates for the proposed Walnut Hills Subdivision development were derived from the ITE TRIP GENERATION MANUAL (9th edition). The ITE trip generation rates for Single-Family Detached Housing (Land Use Code 210) were selected to represent the proposed 353 units. The ITE description of Single-Family Detached Housing is as follows:

Single-family detached housing includes all single-family homes on individual lots. A typical site surveyed is a suburban subdivision.



COMPARISON

A comparison of the number of allowable lots for each zoning category is shown below.

COMPARISON OF VEHICLE TRIPS

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Proposed RAA Zoning with Open Space	353 Lots	64	193	257	206	121	327	3,351
Proposed RAA Zoning	315 Lots	73	220	293	186	109	295	3,018
Current RR/RAA Zoning	180 Lots	34	102	136	112	66	178	1,803

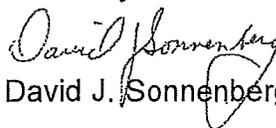
FINDINGS

The results of the comparison between the different scenarios show that the least amount of trips would occur under the current zoning. There is only a slight increase between the RAA zoning with the open space and the RAA zoning without the open space.

It should be noted that according to the developer, the majority of the lots (approximately 70%) will be marketed towards "empty nesters" which may change the peak hour volumes. Most "empty nesters" are retired and typically do not contribute as much to the AM peak hour or the PM peak hour traffic.

If you have any questions, please write or call.

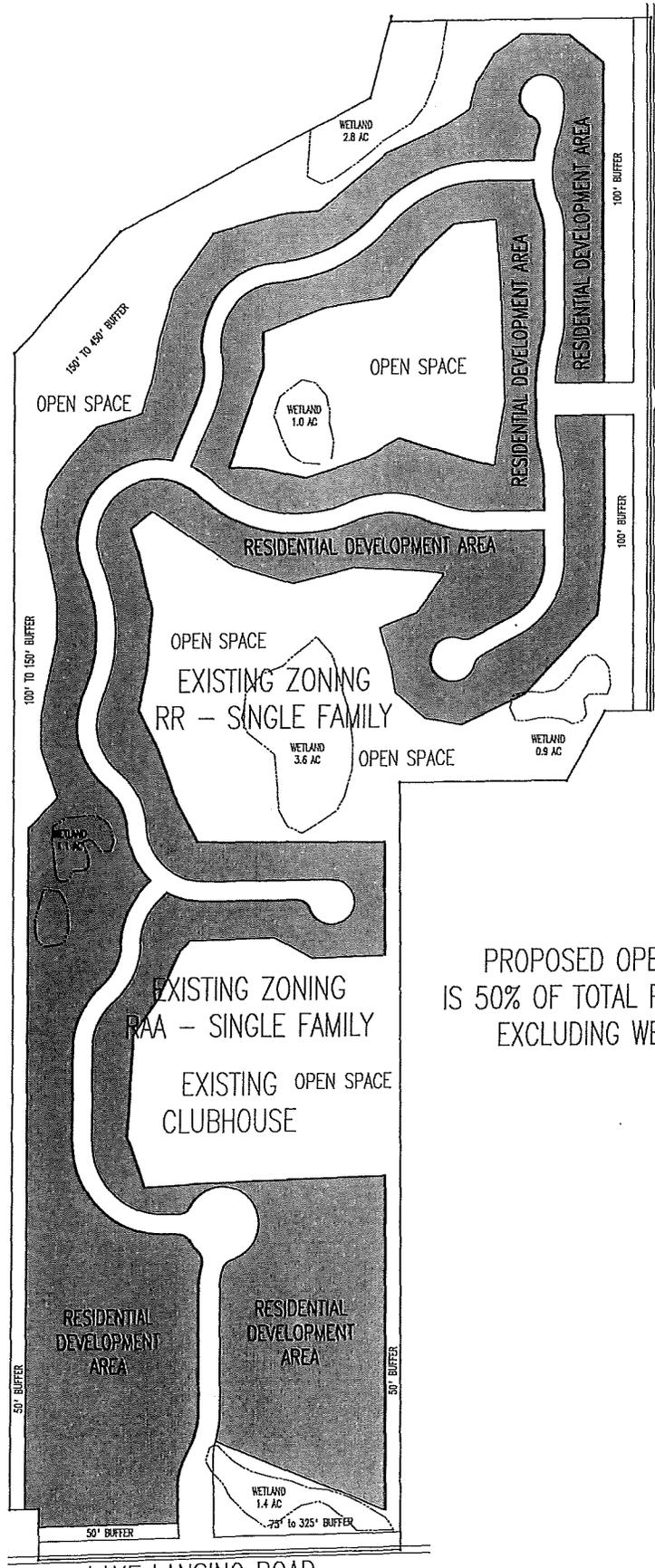
Sincerely,


David J. Sonnenberg, PE



Scale 1" = 160'

EXISTING ZONING
RAA - SINGLE FAMILY

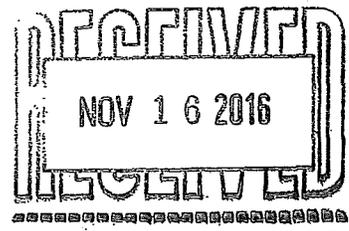


PARK LAKE ROAD

EXISTING ZONING
RAA - SINGLE FAMILY

PROPOSED OPEN SPACE
IS 50% OF TOTAL PARCEL AREA
EXCLUDING WETLANDS

LAKE LANSING ROAD



CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Peter Menser
Senior Planner

DATE: January 19, 2017

RE: Rezoning #16060 (Summer Park Realty), request to rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road

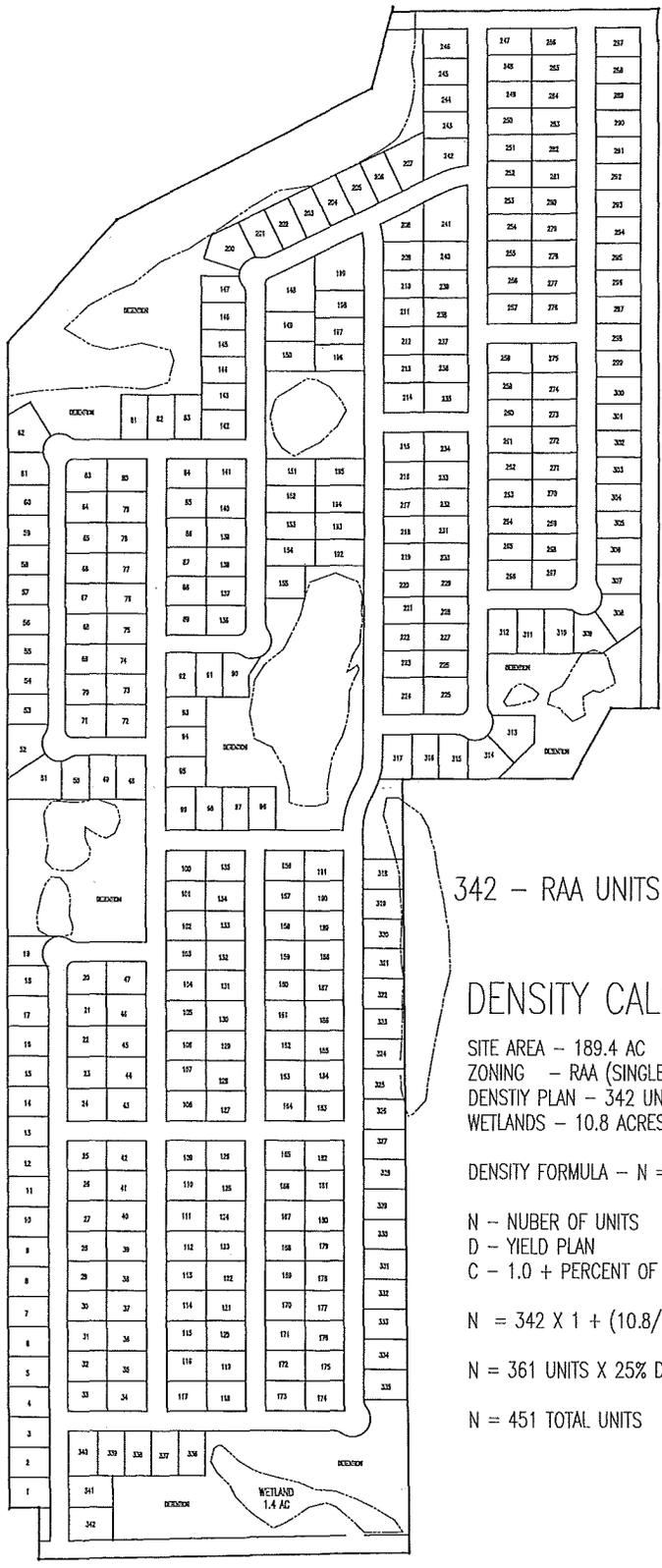
Rezoning #16060 was last discussed at the November 21, 2016 regular meeting. Since that meeting the applicant has provided a conceptual plan for the development of the property as requested by the Planning Commission.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution will be provided at a future meeting.

Attachment

1. Conceptual plan and yield plan dated January 17, 2017.



Scale 1" = 200'



342 - RAA UNITS (YIELD PLAN)

DENSITY CALCULATION

SITE AREA - 189.4 AC
 ZONING - RAA (SINGLE FAMILY)
 DENSITY PLAN - 342 UNITS
 WETLANDS - 10.8 ACRES

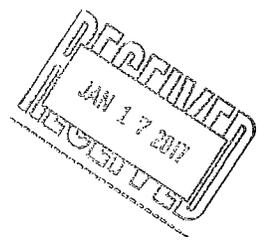
DENSITY FORMULA - $N = D \times C$

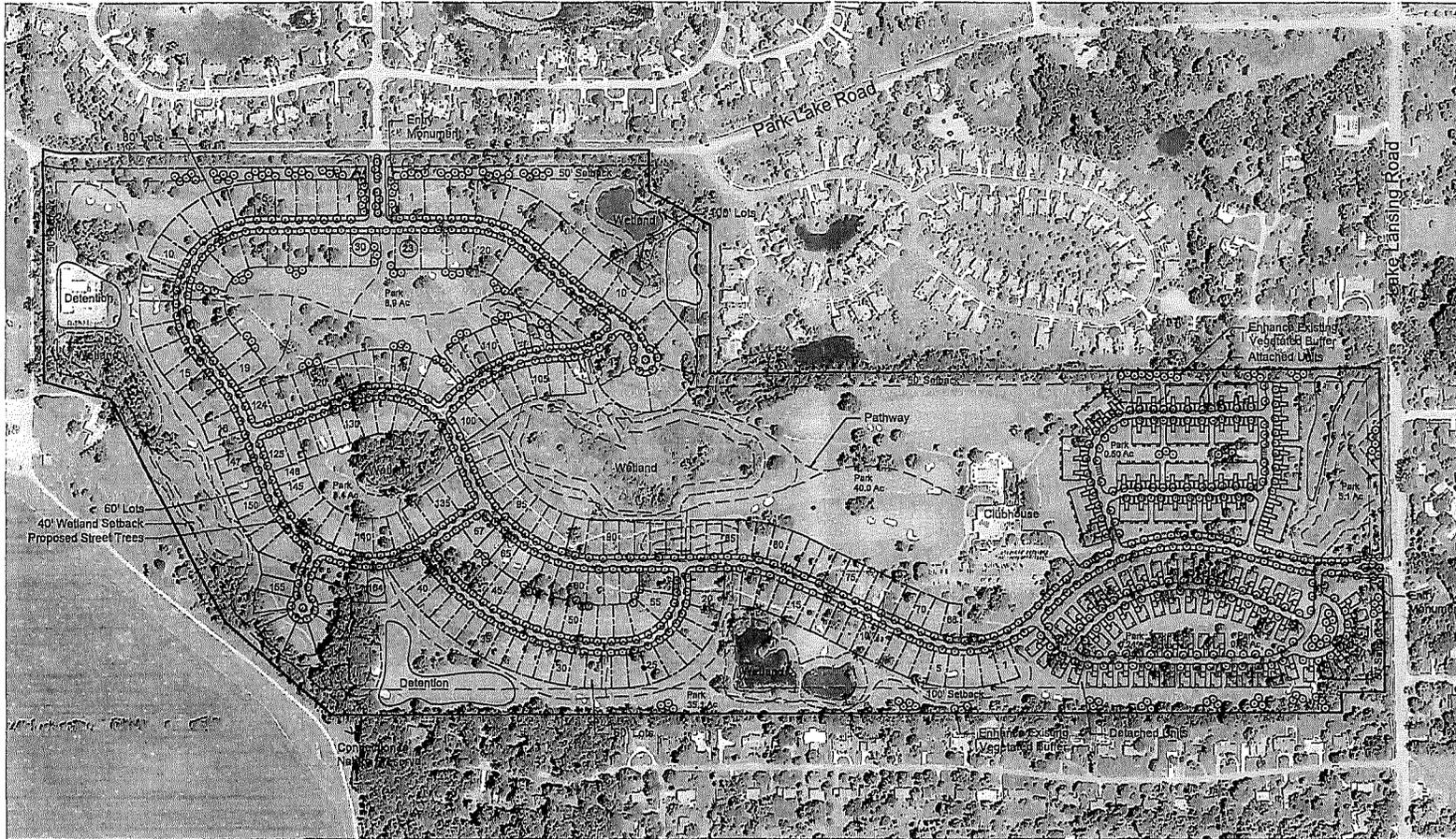
N - NUMBER OF UNITS
 D - YIELD PLAN
 C - 1.0 + PERCENT OF WETLANDS EXPRESSED AS

$$N = 342 \times 1 + (10.8/189.4)$$

$$N = 361 \text{ UNITS} \times 25\% \text{ DENSITY BONUS}$$

$$N = 451 \text{ TOTAL UNITS}$$





Seal: _____

Title: _____
Conceptual Plan

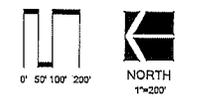
Project: _____
Walnut Hills CC
 Meridian Township, Michigan

Prepared for: _____
 Summer Park Realty
 29800 Middlebrook Road, Suite 150
 Farmington Hills, Michigan 48334

Revision: _____ Issued: _____
 Submission January 17, 2017

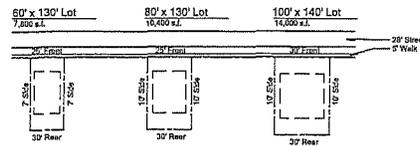
Job Number: _____
 15-075

Drawn By: _____ Checked By: _____
 ja ja



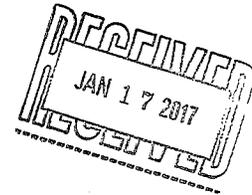
Sheet No. _____

Typical Lots



Site Summary

Gross Site Area	189.94 Acres	Parking	
Less ROW	3.21 Acres	Detached Units	60 Units
Net Site Area	186.73 Acres	Total Units	120 Spaces (2 per Unit)
Existing Zoning	RAA, RR	Parking Required	120 Spaces (2 Car Garages)
Open Space		Parking Provided	120 Spaces (2 Car Garages)
Regulated Wetland Area	9.81 Acres	Attached Units	
Non-Wetland Open Space	83.85 Ac	Total Units	108 Units
Total Open Space	93.66 Ac (50.1%, Includes Clubhouse and Pkg.)	Parking Required	212 Spaces (2 per Unit)
Unit Breakdown		Parking Provided	222 Spaces (2 Car Garages + Visitor)
100' x 140'	23 Lots	Note:	
80' x 130'	36 Lots	Plan Scale was Developed from an AIA PDF. A Survey is Required.	
60' x 130'	164 Lots	Lot Counts are Subject to Change as a Result.	
Detached Units	60 Units		
Attached Units	108 Units		
Total Units	383 Units		
Density Shown	2.05 Units/Acre (383 / 186.73 Acres)		



MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Senior Planner

DATE: February 22, 2017

RE: Rezoning #16060 (Summer Park Realty), request to rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Rezoning #16060 was last discussed at the January 23, 2017 regular meeting. At that meeting the applicant asked to postpone further discussion of the request to allow time to meet with adjacent property owners.

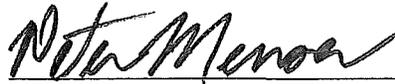
Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution will be provided at a future meeting.

MEMORANDUM

TO: Planning Commission

FROM:



Peter Menser
Senior Planner

DATE: March 9, 2017

RE: Rezoning #16060 (Summer Park Realty), request to rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Rezoning #16060 was last discussed at the February 13, 2017 regular meeting. Since the meeting the applicant has submitted a letter offering to condition the rezoning on the following:

- A maximum density of 314 residential units on the 157 acre portion of the property proposed for rezoning to RAA.
- The availability and capacity of public utilities to service a maximum of 314 residential units on the portion of the property proposed for rezoning to RAA.
- Development of the property proposed for rezoning to RAA using the planned unit development (PUD) ordinance.

At this time the applicant is requesting to rezone 157 acres of the total 190 acre property to RAA. The applicant is limited to only offering conditions on the portion of the property under consideration for rezoning, conditions cannot be offered for the 33 acres not included in the rezoning request. At the conclusion of the rezoning process, whatever the outcome, the applicant may choose to apply for a PUD for the entire 190 acres since a PUD is permitted in any residential zoning district.

Section 86-93(3) of the Code of Ordinances allows a property owner requesting a rezoning to voluntarily offer in writing conditions restricting the use or development of a property. The offered conditions are then tied to the rezoning approval, if granted, and the property. The Township is not obligated to accept conditions offered by a property owner. The offered conditions are non-negotiable.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution will be provided at a future meeting.

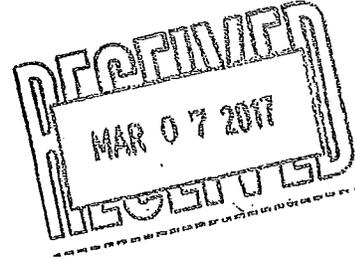
Attachment

1. Offer of conditions dated March 7, 2017

SUMMER PARK
REALTY, LLC

March 7, 2017

Charter Township of Meridian
Department of Community Planning and Development
5151 Marsh Road
Okemos, Michigan 48864



RE: Summer Park Realty, LLC; Conditions of Rezoning Approval

Dear Mr. Kieselbach:

As part of the request for RAA rezoning of the Walnut Hills Property, Summer Park is requesting that the following conditions be associated with the rezoning:

1. The permitted density of a maximum of 314 residential units on the 157 acre parcel proposed to be rezoned from RR to RAA.
2. Public Utilities are available and have adequate capacity to service the development or maximum capacity available not to exceed 314 residential units
3. A planned development will be permitted, consistent with the uses permitted by Section 86-439 of the 2002 Meridian Township Zoning Ordinance. Allowing for 50% of open space as required in Section 86-439(c)(8).

Thank you for your consideration of these requests. Please contact us at (248)613-6262 with any questions or comments you may have.

Respectfully Submitted,

Steven Schafer



To: Planning Commission

From: *Peter Menser*
Peter Menser
Senior Planner

Date: March 24, 2017

Re: Rezoning #16060 (Summer Park Realty), rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Rezoning #16060 was last discussed at the March 13, 2017 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend denial of the rezoning request at the next meeting.

- Motion to adopt the attached resolution to recommend denial of Rezoning #16060.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend denial of the proposed rezoning is attached.

Attachment

1. Resolution to recommend denial

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2016\16060 (Summer Park Realty)\REZ 16060.pc.doc

RESOLUTION TO DENY

**Rezoning #16060
Summer Park Realty
2847 Lake Lansing Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of March, 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Summer Park Realty requested a rezoning of approximately 157 acres at 2847 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family, Low Density); and

WHEREAS, the Planning Commission held a public hearing on November 14, 2016 and discussed the proposed rezoning at its meetings on November 14, 2016, November 21, 2016, January 23, 2017, February 27, 2017, and March 13, 2017; and

WHEREAS, the Planning Commission reviewed the staff material provided under cover memoranda dated November 8, 2016, November 17, 2016, January 19, 2017, February 22, 2017, and March 9, 2017; and

WHEREAS, maintaining the current RR (Rural Residential) zoning on the subject property will minimize negative impacts to the environmental features on the subject property, and to surrounding properties, including but not limited to wetlands, water features, unstable soils, storm water drainage, and wildlife habitat; and

WHEREAS, the current RR (Rural Residential) zoning on the subject property has been in place and has been under use as a golf course for many decades, during which time the surrounding properties have developed with reasonable reliance by the surrounding owners that the subject property would continue at a low density; and

WHEREAS, the current RR (Rural Residential) zoning on the subject property must be considered in connection with the applicant's additional acreage to the south of the subject property, which properties have for many years been used as a single parcel and which the applicant purchased as a single parcel, and considering the subject property and the additional property to the south as a single parcel that is already zoned RAA (Single Family, Low Density), the applicant has a reasonable opportunity to develop the combined single parcel at a total density that will allow the applicant a reasonable use of the entire property and a reasonable return on the investment the applicant has made in purchasing the subject property; and

**Resolution to Deny
Rezoning #16060 (Summer Park Realty)
Page 2**

WHEREAS, the current RR (Rural Residential) zoning on the subject property, together with the RAA (Single Family, Low Density) zoning of the applicant's property to the south of the subject property, permits the applicant to develop the entire combined property as a planned unit development, which will allow the applicant to flexibly develop the entire property and to take advantage of increased densities as permitted by Section 86-439 of the Township Zoning Ordinance and to further enhance the economic return from the applicant's investment in the subject property, without the need for rezoning the subject property from RR (Rural Residential) to RAA (Single Family, Low Density); and

WHEREAS, the applicant has not adequately demonstrated a community need for additional residential units on the subject property beyond what is allowed under the current RR (Rural Residential) zoning of the subject property and the RAA (Single Family, Low Density) zoning of the applicant's additional property to the south of the subject property, which together consist as a single parcel; and

WHEREAS, the current RR (Rural Residential) zoning allows the existing land use as a golf course and potential future development of single family homes as uses permitted by right; and

WHEREAS, the applicant offered conditions for the rezoning in a letter dated March 7, 2017, including the following conditions:

- "1. The permitted density of a maximum of 314 residential units on the 157 acre parcel proposed to be rezoned from RR to RAA."
- "2. Public Utilities are available and have adequate capacity to service the development or maximum capacity available not to exceed 314 residential units."
- "3. A planned development will be permitted, consistent with the uses permitted by Section 86-439 of the 2002 Meridian Township Zoning Ordinance. Allowing for 50% of open space as required in Section 86-439(c)(8)."

WHEREAS, the applicant's proposed conditions for the rezoning as stated above would not sufficiently lessen the negative impacts of the applicant's proposed rezoning, but would likely increase the negative impacts of the applicant's proposed rezoning of the subject property by further increasing the total number of residential units that could be developed on the applicant's entire combined property.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #16060 to rezone approximately 157 acres at 2847 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family, Low Density).

ADOPTED: YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES

APPROVED

November 14, 2016
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners DeGroff, Honicky, Ianni, Jackson, Lane, Opsommer, Scott-Craig,
Tenaglia, Van Coevering
ABSENT: None
STAFF: Director of Community Planning and Development Mark Kieselbach, Senior Planner
Menser

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Ianni moved to approve the agenda. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Commissioner Ianni moved to approve the minutes from the October 24, 2016 Regular Meeting and the October 24, 2016 Work Session Meeting. Seconded by Commissioner Opsommer.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks

Chair Scott-Craig opened and closed the floor for public remarks.

5. Communications

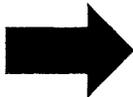
- A. Dr. Karen Renner, 6270 Skyline Drive, East Lansing; RE: Rezoning #16060
- B. William and Mary Triola, 6292 Skyline Drive, East Lansing; RE: Rezoning #16060
- C. Joseph D. Reid III, 6340 Skyline Drive, East Lansing; RE: Rezoning #16060
- D. Benjamin Louagie, 6118 Skyline Drive, East Lansing; RE: Rezoning #16060

6. Public hearings

- A. Rezoning #16060 (Summer Park Realty), rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Chair Scott-Craig opened the public hearing at 7:06 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Senior Planner Menser summarized the rezoning request as outlined in staff memorandum dated November 8, 2016.



- Applicant

Steven Schafer, Schafer Development, 31400 Northwestern Highway #H, Farmington Hills, provided history on this property as a bank foreclosure. He indicated he met with a group of nearby property owners regarding his thoughts on future development of the property. Mr. Schafer indicated it is his intent to rezone the property to one (1) zoning designation (RAA), stating the RR zoned portion is not a good transitional zoning designation given the zoning of the surrounding RAA parcels, adding its designation as a golf course has spanned over a 125 year period. He believed a residential community with four (4) to five (5) different types of housing options, including multi-generational and senior housing, would be well received. Mr. Schafer stated it also is his desire to have “strong” pedestrian linkage through pathways, possibly utilizing the planned unit development (PUD) concept with an open space option. He noted this concept would provide ample buffers to the adjoining neighborhoods. Mr. Schafer indicated it is his intent to work with the Ingham County Drain Commissioner to preserve the wetlands through conscientious awareness of the drainage patterns.

- Public

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in support of the letters contained in tonight’s packet, and indicated all options should be considered. He believed the amount of growth proposed does not “fit” the Metropolitan Planning Organization’s (MPO) smart growth model.

Lane Barnett, 6126 W. Longview Drive, East Lansing, spoke in support of Mr. Schafer as a sensitive and thoughtful developer who is interested in what is right for the community. He noted he sits on the Board of Directors of the Greens Association. Mr. Barnett expressed appreciation for Mr. Schafer’s willingness to meet with neighbors early in the process to help determine the type of housing stock needed in the community and learn the “flavor” of the area.

Karen Renner, 6270 Skyline Drive, East Lansing, spoke in opposition to the proposed rezoning and indicated her preference for the zoning in the northern half to remain RR. She noted the subject property is unique and expressed a desire to retain the “park-like” setting. Ms. Renner believed the Township would gain revenue with development under the RR zoning designation. She also believed there is a demand for executive-style homes on larger lots with a greenspace look and thought they would sell well. Ms. Renner encouraged Planning Commissioners to walk the property prior to next week’s meeting to review the wetlands and tree location.

Chester Lewis, 5944 Patriots Way, East Lansing, spoke in opposition to the proposed rezoning. He voiced concern with the speed in which the proposed development is moving forward and believed it to be an “inappropriate” step. Mr. Lewis suggested the Planning Commission consider what is the best use of this property for the Township and then work with the owner to obtain maximum benefit on the parcel. He believed its present use is fine and the rezoning would decrease the value of the property.

Randolph Rifkin, 6280 Pine Hollow Drive, East Lansing, stated approval of the rezoning request will change the dynamics of the entire area, including the traffic pattern, the number of people living in the area and property values. He expressed regret that Walnut Hills can never be replaced and a vote to rezone the subject property will take away history of the area.

Geoff Recktenwald, 6035 Dawn Avenue, East Lansing, requested the rezoning be conditioned upon approval of an acceptable planned unit development (PUD). He requested another meeting be scheduled so the PUD can be thoroughly vetted through dialogue with the developer and the community.

Phil Ballbach, 2723 Lake Lansing Road, East Lansing, stated many residents in the neighborhood are not yet aware the impact this project will have on the area. He requested the Planning Commission not rush this request and provide the public with the timetable and steps involved in making decisions on the subject proposal.

Kelley Minnehan, 6108 Skyline Drive, East Lansing, believed a traffic study is essential to approval of the rezoning request as there is an elementary school right down the street on Lake Lansing Road. He stated traffic is the number one issue, especially with the impending Costco development. Mr. Minnehan was concerned with safety because of increased traffic.

Jan Jenkins, 6030 Skyline Drive, East Lansing, stated her property backs up to Walnut Hills. She believed most of the water from the street drains through her basement into Walnut Hills. Ms. Jenkins voiced concern about the water pattern with the proposed rezoning and resulting development. She believed having the development as far from her back yard as possible would be best.

Karla Hudson, 6009 Skyline Drive, East Lansing, spoke to the current challenge for students attending Donley Elementary School in crossing Lake Lansing Road at Hagadorn Road. She expressed concern over children's' safety when the traffic increases due to development on the subject property. Ms. Hudson also addressed the health impact of noise emitted from increased traffic.

Mary Leffler, 5978 Patriots Way, East Lansing, stated a family of sand hill cranes took up residence at Walnut Hills. She expressed disappointment that any heavy equipment on the subject property will end the traversing of wildlife at Walnut Hills.

Connie Maundu-Pajak, 6025 Dawn Avenue, East Lansing, expressed concern over increased traffic as she has a special needs son. She requested a traffic study be conducted. Ms. Maundu-Pajak believed her quality of life will be affected and desired to see the green space remain intact.

- Planning Commission discussion:

Commissioner Ianni noted there were issues with traffic study submitted by the applicant and inquired if an amended traffic study will be submitted to address concerns.

Senior Planner Menser responded the submitted traffic study used a different approach than how the Township usually reviews rezoning requests. He added the Township typically sees a more basic traffic analysis which considered the number of trips generated for the current as well as proposed district. In this instance, Mr. Menser noted the applicant used a specific development scenario of 353 single family homes with points of access on Park Lake Road and Lake Lansing Road. He noted staff supplemented what was submitted by providing background information in the staff report estimating current trips produced by a golf course. Mr. Menser stated it was up to the Planning Commission if they wish to revise portions of the traffic study to cover elements typically discussed during the rezoning process.

Commissioner VanCoevering inquired if the trip generation chart on page 5 of the Planning Commission memorandum was accurate, given the number of trips for the proposed development shown as 3,351 per day and the vehicle trips per day for an existing golf course weekday as 643.

Senior Planner Menser responded staff calculated those numbers using the Institute of Transportation Engineers (ITE) Trip Generation Manual, as it did not receive actual counts for the existing use of the property. He explained the guide looks at traffic generation for many types of uses and estimates the traffic generated by those uses.

Commissioner VanCoevering believed the numbers show a significant increase in traffic. She inquired as to the number of proposed trips if the zoning remained the same and the proposed development was constructed.

Senior Planner Menser indicated he would provide information at the next meeting which will generally look at how many trips a household produces and use different development scenarios (e.g., 200, 300, 400 single family homes) to multiply out the equation.

Commissioner VanCoevering asked if the Planning Commission can request a new traffic study.

Senior Planner Menser replied the Planning Commission can certainly request a supplement to what was provided by the applicant.

Commissioner VanCoevering inquired if the current traffic study includes the increased traffic for the Costco development.

Senior Planner Menser responded in the affirmative. He noted the traffic study will look at level of service (LOS) before and after development.

Commissioner VanCoevering inquired if the wetland map shows which wetlands are regulated.

Senior Planner Menser replied that at this time, the regulated wetlands are not known as delineations have not yet been completed.

Commissioner VanCoevering inquired as to what was in the "purple area" of the Greenspace Map shown by staff on the overhead projector.

Senior Planner Menser responded it is the restoration link, where there is potential to connect the fragile link to the right and the priority conservation corridor to the left.

Commissioner VanCoevering inquired as to how that could happen.

Senior Planner Menser stated how that would happen will be determined based on site design and other factors.

Commissioner VanCoevering inquired about the applicant's statement concerning potential senior and empty nester housing. She asked if that type of housing would be multi-unit or individual homes.

Mr. Schafer responded they are looking at five (5) potential housing products, one of which may be a duplex or a three (3) or four (4) plex. He added market studies show attached units do not sell well.

Mr. Schafer expounded on the questions concerning the traffic study by noting they used the maximum amount of trips for the Township to see what is allowed under its ordinance. He stated he would have the traffic engineer revise the numbers based on different density scenarios. Mr. Schafer noted it is his intent to cater to empty nesters, and believed the traffic manual segregates for senior or active adult type housing v. a conventional family.

Commissioner VanCoevering asked if all of the units will be owner occupied.

Mr. Schafer responded they are anticipated to be owner occupied, with a range from the middle \$300,000 to \$800,000.

Commissioner VanCoevering asked if the zoning can be restricted based on the units being owner occupied.

Senior Planner Menser believed the zoning cannot be restricted based on ownership of the units.

Commissioner DeGroff spoke to the price range given by the applicant. He reiterated there is a big need in the community for diverse housing which is affordable for all persons at all income levels. He believed the price quoted would preclude the ability to offer affordable housing.

Mr. Schafer noted more dense development (i.e., townhomes) allow the price to be brought down v. a single family detached home. He added he looked at that, but was unsure the residents in the area would support that concept. Mr. Schafer stated he will consider including those as a component of the various housing products.

Mr. Schafer mentioned it is his desire to preserve the clubhouse and open it up to the neighbors adjoining the proposed development through use of pathways.

Commissioner DeGroff inquired of staff as to the timetable and steps involved in this process.

Senior Planner Menser replied the process for a rezoning is to hold a public hearing which has been noticed in the paper. He stated the next meeting, based on the tone of the conversation this evening, will either constitute more discussion or a potential Planning Commission recommendation to the Township Board. Senior Planner Menser explained the next step will be for the Township Board to discuss the proposed development, adding he will send all communications from the public on to the Township Board at the appropriate time. He clarified the discussion will dictate how quickly the process moves along, although the Board typically discusses a rezoning at one meeting and votes at the next. Senior Planner Menser explained the Board uses a two-step adoption process for rezonings; one for introduction and one for final adoption.

Mr. Schafer added it is anticipated the golf course will be operational in 2017.

Commissioner DeGroff asked if the rezoning approval could be conditioned on development as a PUD.

Senior Planner Menser responded it can be done, but the condition must be offered by the applicant.

Commissioner Jackson expressed appreciation for the applicant's consideration to preserve and/or redevelop the recreational assets on the property. She voiced concern with the number of trips which existed in 2005 on Lake Lansing Road (5,332) according to the Ingham County Road Department (ICRD). She noted the impact of the proposed number of residences would only exacerbate an already existing problem. Commissioner Jackson asked if there are more recent trip generations for Lake Lansing Road and Park Lake Road.

Senior Planner Menser responded he used the most recent traffic counts provided by the ICRD. He stated he will obtain information on when and where the traffic counts are performed. Mr. Menser believed they are not conducted as often or updated as frequently as they had been in the past.

Commissioner Jackson asked staff how far away is the decision on what will actually be built on the property.

Senior Planner Menser did not want to speculate on when a potential project may be submitted to the Township. He added the rezoning process will likely extend through December, 2016.

Commissioner Jackson stated it can be years between a rezoning approval and submission of a specific project.

Chair Scott-Craig asked how quickly a rezoning request must be resolved.

Senior Planner Menser responded there is no specific timeframe in which the rezoning request must be approved.

Commissioner Honicky addressed wage earner housing, as it is an issue that is on the forefront for the Planning Commission. He stated the "graying" of the population has resulted in more extended care facilities, nursing homes, etc. and employees of those facilities currently are not able to afford to live in the area. Commissioner Honicky noted the importance of providing housing for those employees to enable them to live nearby in order to walk or bike to work. He requested the applicant use a ratio of one (1) wage earner housing per ten (10) units, reducing the lower end range to \$100,00 plus. Commissioner Honicky expressed a desire to ask property owners on Skyline Drive and those on The Greens as to the size of their lots. He spoke to the need for a gradation between the two neighborhoods which can be achieved through careful development of the subject parcel.

Commissioner VanCoevinger reiterated the acreage size of parcels in Skyline is two-thirds (2/3) to three-quarters (3/4) of an acre.

Commissioner Honicky asked for the acreage of parcels in The Greens.

[Response from the public was inaudible.]

Chair Scott-Craig commented the vast majority of the lots “up and down” Skyline were .4 acres. He noted on the other side, there are 89-91 condominiums within the PUD, adding that 50% of the upland had to be retained as greenspace.

Commissioner Ianni thanked the developer for his offering of amenities, believing the amenities typically surface during the PUD process, not at the time of the rezoning. He believed the developer has thoughtfully worked to make a positive contribution to the surrounding area. Commissioner Ianni noted the proposed RAA zoning designation is consistent with the surrounding uses, and the Planning Commission must consider what is allowed by right in the RR and RAA zoning currently on the property. Commissioner Ianni felt it important to see what is currently allowed, what could be built there and preferred to table the rezoning until an addendum is received which shows the traffic pattern to be generated by the rezoning.

Commissioner VanCoevering inquired if the East Lansing Schools were notified of the rezoning request and if they provided any response.

Senior Planner Menser replied that everyone within 300 feet of the subject property was notified, including residents in Bath Township on the north side.

Commissioner VanCoevering asked that, in the case of the school, would the notice be sent to the school board.

Senior Planner Menser believed it would have gone to the school address.

Director Kieselbach stated it is dependent upon who is listed on the parcel number card as a rezoning is sent to all property owners within 300 feet. He added that in the case of a subdivision plat, it requires notification to the local school district and other reviewing agencies.

Commissioner Opsommer noted the Township has had conditional rezonings in the past. He asked under what conditions could a conditional rezoning revert if a development does not occur within some specific time frame.

Senior Planner Menser responded there have been time limits placed on rezonings in the past.

Commissioner Opsommer noted the public policy purpose of placing a time limit is to ensure it is flagged for a new Board in the future or for the same Board to revisit the issue at the specific time. He asked why the applicant was not looking for a plat on this site instead of a PUD.

Mr. Schafer replied plats are outdated since the evolvement of the condominium ordinance at the state level. He indicated he is unsure at this point whether the streets will be public or private, but the PUD allows the applicant the ability to maintain roads, while in a platted development the roads become public. Ms. Schafer voiced his preference to work through the condominium process.

Commissioner Opsommer inquired if staff was operating under the assumption the project would come forth as a PUD when it analyzed how many units could be developed under the current zoning v. under the proposed rezoning.

Senior Planner Menser responded he was not operating under either assumption, but used the reduction factor (a.k.a. maximum dwelling units per acre) noted in the 1993 Comprehensive Plan to estimate the number of lots. He indicated there is a reduction for road right-of-way.

Commissioner Opsommer stated that under a PUD, the lot widths are different than with a plat, so there is more flexibility to fit in lots.

Senior Planner Menser stated they are not held to the underlying zoning, so it is a negotiation dependent upon what is submitted in the site layout.

Director Kieselbach reminded Planning Commissioners that a PUD is an overlay district, so it depends upon what the underlying zoning calls for relative to overall density. He acknowledged the PUD is an option to be used and allows for all types of housing options, with the idea to cluster units which results in less infrastructure and road costs.

Commissioner Opsommer expressed a desire to have Ingham County Drain Commissioner Pat Lindemann come to a Planning Commission meeting to offer insight.

Chair Scott-Craig reiterated the Planning Commission is a recommending body to the Township Board where the entire process will be repeated before being acted on. He reminded fellow Commissioners that the rezoning goes with the property, even if it is sold to someone else. Chair Scott-Craig stated that many of the uses for RR zoning and RAA zoning are the same. He clarified Planning Commissioners want to know, as soon as possible, what type of development will be constructed on this property. Chair Scott-Craig offered an example of a previously successful rezoning request.

Mr. Schafer stated he will preserve the existing wetlands and any regulated wetland will not be calculated into the site plan. He stated his goal is to retain over 50% of the property as open space and would create significant buffers to the adjacent neighborhoods. Mr. Schafer believed the current zoning on the property is "out of line" as there is no transition to the adjacent properties. He noted the rezoning request complies with the Master Plan and will work to achieve a good PUD plan. Mr. Schafer stated it is his intent to install a stormwater system which can help alleviate the continuous running of sump pumps in neighboring homes. He envisioned not having many back-to-back lots on the single family homes portion of the PUD. Mr. Schafer believed he could provide the Planning Commission with concepts on how to avoid the wetlands, placement of buffers and the various development layouts on the property. He stated he would update the traffic study and have that information available for the next meeting.

Mr. Schafer requested some assurance on the zoning issue as he believed the RR zoning is not consistent with the surrounding area.

Chair Scott-Craig reminded the applicant the area is complicated as the subject property backs up to a functioning farm to the north.

Commissioner VanCoevering asked the applicant if the applicant would provide a concept plan and the date which Commissioners could expect that plan.

Mr. Schafer replied he could make a concept plan available for the next meeting.

Chair Scott-Craig inquired as to the location of a Consumers Energy easement on the property.

Mr. Schafer responded he believed it was in the open space, but, in any event, would not build within that easement.

Chair Scott-Craig requested the applicant attempt to preserve trees, especially on the western border.

Mr. Schafer replied that he will show on the concept plan where the perimeter trees will remain and will construct the roads in such a manner as to avoid more mature trees.

Chair Scott-Craig asked if the applicant saw a problem with the proposed retention of the club house and accompanying restaurant as a commercial entity. He was concerned whether the PUD allowed for such flexibility.

Director Kieselbach stated the club house and restaurant would have to be part of the PUD, which allows 3% of the area to be used for commercial.

Chair Scott-Craig pointed out that a road diet has been under consideration for Lake Lansing Road, which would take a two lane road in each direction and reduce it to one travel lane each way with a center turn lane and bicycle lanes on each side. He believed the center turn lane would affect the traffic pattern in the area of the subject property.

Commissioner DeGroff believed the most productive way for the community to engage in conversation is to imagine an acceptable change for the area.

Commissioner VanCoevering asked if the applicant would have the requested information available to be included in next week's Commission packet which will be delivered the evening of November 18th.

Senior Planner Menser assured Commissioners their packets will be delivered to their homes early in the evening of November 18th. He reminded them the packet will also be posted to the Township website shortly after 5:00 P.M. the evening of November 18th. Senior Planner Menser indicated it is up to the applicant if he can turn the information around within the specified time frame.

Mr. Schafer responded it may be tight, but he would contact his traffic engineer and attempt to provide the traffic information for the next meeting. He added he could provide the concept plan electronically. Mr. Schafer indicated he would try to provide an analysis to look at the surrounding lots in order to obtain an idea of the density for the parcels which abut the subject property.

Chair Scott-Craig closed the public hearing at 8:50 P.M.

- B. Zoning Amendment #16050 (Township Board), amend Section 86-435 and Chapter 38, Article IV, Division 3 of the Code of Ordinances to add instructional centers, mobile food vending units, and outdoor seating as uses permitted in the Industrial (I) zoning district.

Chair Scott-Craig opened the public hearing at 8:50 P.M.

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES

APPROVED

November 21, 2016
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners DeGroff, Honicky, Ianni, Jackson, Lane, Opsommer, Scott-Craig,
Tenaglia
ABSENT: Commissioner VanCoevering
STAFF: Director of Community Planning and Development Mark Kieselbach, Senior Planner
Peter Menser, Associate Planner/Economic Development Coordinator Ben Motil

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Ianni moved to approve the agenda. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Ianni moved to approve the Work Session Meeting Minutes of November 14, 2016. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 8-0.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Bill McConnell, 4376 Manitou, Okemos, believed the request contained in Rezoning #16060 is in line with the current Future Land Use Map (FLUM) contained in the Master Plan.

Greg Gray, 3381 Canopy Drive, DeWitt, a member of Walnut Hills Country Club for 30 years, spoke in opposition to Rezoning #16060. He believed the rezoning request is in direct conflict to Goal #2 of the Master Plan.

Pat Bridson, 6336 Skyline Drive, East Lansing, spoke in opposition to Rezoning #16060.

Paul Kindel, 2915 Margate Lane, East Lansing, expressed concerns about several issues with Rezoning #16060. He addressed proper handling of water on the site, protected wetlands, site walkability and connection, and installation of pocket parks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, spoke to the lack of a concept plan for Rezoning #16060. He reminded the Planning Commission it should consider all possible uses on the site allowed through the proposed rezoning from RR to RAA. He offered his calculation of the number of dwelling units on the approximately 157 acre parcel, stating it could be from 500-600 dwelling units in a planned unit development (PUD). Mr. Bowlby alleged the proposed layout is an impediment to free flow of wildlife.

Thomas Collins 6116 E. Longview, East Lansing, a member of Walnut Hills since 1977, spoke in opposition to Rezoning #16060.

Rex Foster, 5857 Troyes Road, East Lansing, believed the property owner of Rezoning #16060 is seeking a maximum profit through this rezoning request. He asked the Planning Commission to consider whether the proposed development benefits the Township. Mr. Foster indicated there are people willing to purchase Walnut Hills to retain it as a golf course

Patrick Crilley, 2568 Heather Circle, East Lansing, addressed Goal #1 and #2 of the Master Plan, alleging Rezoning #16060 is in conflict with both of the stated goals. He stated the Township purchased 40 acres of land from Walnut Hills in 2005 at the end of Skyline Drive to be designated as greenspace. Mr. Crilley indicated no nearby neighborhood would benefit from the rezoning request.

Karla Hudson, 6009 Skyline Drive, East Lansing, addressed the walking school children in the area. She spoke to the safety of the Donley Elementary School children who walk to school due to increased traffic as a result of development of the subject property. Ms. Hudson addressed what she believed would be a decrease in the children's quality of life.

Linda McCardel, 9432 Lookout Point, Laingsburg, a member of the Walnut Hills Country Club for over 20 years, spoke in opposition to Rezoning #16060.

Karen Renner, 6270 Skyline Drive, East Lansing, spoke in opposition to Rezoning #16060. She suggested the Township purchase a portion of the site which would be adjacent to the 40 acre parcel it purchased from the owner in 2005. Ms. Renner voiced concern with drainage off the property due to the potential number of dwelling units.

Bruce McFee, 6217 Island Lake Drive, East Lansing, a member of Walnut Hills for 24 years, spoke to the value of homes which abut the Walnut Hills Golf Course. He voiced concern over a decrease in home values if the property is rezoned.

Bill Triola, 6292 Skyline Drive, East Lansing, spoke to the traffic which will come to the area with Rezoning #16060 and the proposed Costco development. He voiced concern with what he believed would be a diminished quality of life. Mr. Triola suggested the Township seek input from Donley Elementary School officials before the proposed rezoning moves forward. He expressed concern over water runoff which would come from any proposed development.

Chris Triola, 6292 Skyline Drive, East Lansing, spoke to the Walnut Hills Golf Course as open space, which forms an undisturbed green corridor in conjunction with a sod farm to the north and a nature preserve to the west. She requested the Planning Commission "do the right thing" for the land, wildlife and residents.

Chester Lewis, 5944 Patriots Way, East Lansing, believed the Master Plan validates why Rezoning #16060 should be denied.

Ken Ketchom, 8445 Cutler Road, Bath, believed retention of the Walnut Hills land to continue to be used as a golf course is economically feasible. He addressed the nearby residents attempt to purchase the golf course.

Anyssa Marvin, 2914 Margate Lane, East Lansing, spoke in opposition to Rezoning #16060 and any additional homes constructed on the subject property.

Steven Marvin, 2914 Margate Lane, East Lansing, spoke in opposition to Rezoning #16060.

David Johnson, 6503 Park Lake Road, East Lansing, stated the drainage system in the area is fragile and voiced concern with water problems as a result of Rezoning #16060.

Erin Recktenwald, 6035 Dawn Avenue, East Lansing, spoke to increased traffic along Lake Lansing Road. She voiced concern with the additional traffic which would be created if Rezoning #16060 is approved. She addressed the potential for increased noise pollution in the area.

Ellie Heusner, 6216 Skyline Drive, East Lansing, stated her preference for Walnut Hills to remain as a golf course. She requested the zoning remain RR as it would allow for much fewer additional homes in the area.

Gay Heusner, 6216 Skyline Drive, East Lansing, spoke to the abundance of wildlife which traverse the grounds of Walnut Hills. She voiced concern with development in the already established wetland areas as depicted on the map. Ms. Heusner expressed concern with increased traffic.

Donna Bozgan, 2715 Skyline Court, East Lansing, spoke in opposition to Rezoning #16060 as it would allow for twice the number of homes to be constructed than under the current RR zoning.

Ben Louagie, 6118 Skyline Drive, East Lansing, spoke in opposition to Rezoning #16060. He noted he built his home in the area because of the greenspace and proximity to Donley Elementary School. Mr. Louagie expressed concern about the increased traffic from the development which would use Lake Lansing Road and the safety of school children who walk to and from Donley and White Hills elementary schools.

Scott Murray, 1550 Stan Lake Drive, East Lansing, a member of Walnut Hills Country Club for 34 years, believed Summer Park Realty is not a developer, but a speculator. He reiterated the zoning goes with the property and once this land is rezoned, it is changed "forever." Mr. Murray voiced opposition to Rezoning #16060.

Rob McDonnell, 5947 Highgate Avenue, East Lansing, addressed the amount of traffic which currently cuts through the Heritage Hills neighborhood to avoid the light at Hagadorn and Lake Lansing Roads. He requested if development of 2874 Lake Lansing Road happens, some measures be put in place to prohibit traffic cut through.

Mary Hoffmann, 6324 Skyline Drive, East Lansing, spoke in opposition to Rezoning #16060.

Robert Baker, 6010 Skyline Drive, East Lansing, made a decision to purchase a home in the area near Walnut Hills last year based on criteria which would no longer apply if the rezoning is approved.

Bill Flynn, 6086 Skyline Drive, East Lansing, believed Rezoning #16060 will diminish property values in the area. He questioned the need for additional housing given the number of homes for sale within the Township. Mr. Flynn voiced concern with increased traffic and opposed the rezoning.

Helena Clark, 5998 Highgate, East Lansing, spoke in opposition to Rezoning #16060 due to increased traffic.

Fred Stacks, 5913 Highgate, East Lansing, believed Rezoning #16060 is a "good idea gone bad." He

requested the Planning Commission not make a decision this evening to allow for more information to be provided. Mr. Stacks spoke to a study conducted which stated no homes in Meridian Township were needed until 2030. He addressed the potential for declining property values because of the sale of the Walnut Hills property.

Candace Bennett, 6305 Skyline Drive, East Lansing, spoke in opposition to Rezoning #16060.

LaNita Campbell, 6049 Skyline Drive, East Lansing, President of the Skyline Hills Association, stated residents of Skyline Drive are not transient and the greenspace in Walnut Hills acts as a buffer for noise from Lake Lansing Road.

5. Communications

- A. Jennifer Louagie, 6118 Skyline Drive, East Lansing; RE: Opposition to Rezoning #16060
- B. Chester Lewis, 5944 Patriots Way, East Lansing; RE: Rezoning #16060
- C. Ryan Henry, Owner, Kincaid Henry, 934 Clark Street, Lansing; RE: Rezoning #16060
- D. Anne Hirschel, 5990 Highgate, East Lansing; RE: Opposition to Rezoning #16060
- E. Dr. Karen Renner, 6270 Skyline Drive, East Lansing; RE: Rezoning #16060
- F. Howard Majors, 6310 Island Lake Drive, East Lansing; RE: Opposition to Rezoning #16060
- G. Bill and Chris Triola, 6292 Skyline Drive, East Lansing; RE: Rezoning #16060
- H. Larry and Jane Schneider, 6295 Skyline Drive, East Lansing; RE: Opposition to Rezoning #16060
- I. Donna Rose, 6207 Cobblers Drive, East Lansing; RE: Rezoning #16060
- J. Dr. Karen Renner, 6270 Skyline Drive, East Lansing; RE: Opposition to Rezoning #16060
- K. Jim Bartow, 6164 W. Longview, East Lansing; RE: Support for Rezoning #16060
- L. Chester Lewis, 5944 Patriots Way, East Lansing; RE: Rezoning #16060
- M. Allison Parker, 6150 Skyline Drive, East Lansing; RE: Concerns with Rezoning #16060
- N. Rex Foster, 5857 Troyes Road, East Lansing; RE: Rezoning #16060

6. Public hearings

- A. Special Use Permit #16101 (Gillett), install outdoor barbeque smoker at 1754 Central Park Drive.
Chair Scott-Craig opened the public hearing at 8:21 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Senior Planner Menser summarized the special use permit request as outlined in staff memorandum dated November 16, 2016.
- Applicant
Matt Gillett Saddleback BBQ, 837 Fred Street, Lansing, stated he and his business partner have an opportunity to expand his current business with an additional location in Meridian Township.
- Public
Eric Chagnon, NAI Mid-Michigan, 1754 Central Park Drive, Okemos, and a representative of the landlord, spoke in support of the proposed use for this prospective tenant.
- Planning Commission discussion:
Commissioner Ianni inquired if the smoker runs mostly in the evening.

Mr. Gillett replied two (2) individuals come in at 10:00 P.M. to operate the smoker throughout the evening.

Commissioner Ianni stated if there were any odors from the smoker, they would be emitted at night.

Mr. Gillett indicated that if necessary, the smoker can be run during the day. He indicated there is a three (3) to four (4) hour window at the current establishment in the late afternoon and early evening where it is cleaned out. He added the BBQ smoker is operated by hard wood and uses white oak and cherry wood.

Commissioner Honicky inquired if the Environmental Protection Agency (EPA) would have any comment regarding air pollution as a result of use of the smoker.

Mr. Gillett responded he did not know, but will look into that question.

Commissioner Honicky noted the EPA has proposed a catalytic converter on top of wood burning stoves to limit the amount of air pollution.

Mr. Gillett replied this issue was raised in the Austin, TX area and the concept of a "purifier" machine was explored. He noted it was determined to be not workable.

Commissioner Lane asked the applicant if he has had any interactions with other business owners in the existing shopping center.

Mr. Gillett replied he has had discussions with the current business owner where the pad is to be located, but has not reached out to the other businesses.

Commissioner Jackson asked if the pad is considered a structure and must comply with the setback requirements.

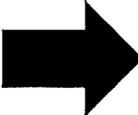
Senior Planner Menser responded the pad is considered an accessory structure which must be ten (10) feet from any other structure and five (5) feet from the property line.

Commissioner Jackson reiterated there are setback requirements from the natural features in the rear.

Senior Planner Menser replied in the affirmative.

Chair Scott-Craig encouraged Mr. Gillett to reach out to the neighboring businesses to apprise them of the possible new business.

Chair Scott-Craig closed the public hearing at 8:36 P.M.



7. Unfinished Business

- A. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Senior Planner Menser summarized the process to date and information provided in the staff memorandum dated November 17, 2016.

Planning Commission, applicant and staff discussion:

- Number of lots contained in the traffic engineering addendum were based on the current zoning, the rezoning request if approved and a PUD
- Applicant's "parallel plan" took a conservative approach in order to provide comparisons
- Proposed project will function within the current acceptable levels of service (LOS)
- Analysis contained in the November 14th staff memorandum regarding potential density was based on any residential development and used a factor which originated in the 1993 comprehensive plan as a guide
- Applicant's plans to mitigate capacity constraints for the westbound movement at Lake Lansing and Hagadorn Road intersection include the possibility of accelerate and decelerate lanes, turn lanes, additional lanes or resignaling
- Applicant's belief that under the Township's Master Plan it "contemplates" for such changes
- Planned residential development (PRD) asks for the rezoning and provides a plat
- Density of the PRD is based on the underlying zoning
- PRD requires 25% open space
- Commissioner concern with changing the zoning designation on an 157 acre parcel which has unique assets
- Scope of the Planning Commission is to discuss and interpret the 13 rezoning review criteria
- Planning Commission can limit the number of units placed on the parcel by placing conditions on its approval
- Buffers between uses making those uses harmonious is an odd concept
- Reminder that the zoning stays with the land
- Examples of harmonious uses
- Draft layout plan does not provide a greenway or path for wildlife to traverse
- Inquiry if the applicant has a contingency plan if the rezoning request is not approved
- Applicant is amenable to having a discussion with the Township regarding potential purchase of a portion of the property
- Applicant's belief the current RR zoned parcel is spot zoning
- Rezoning request is consistent with the Township's FLUM
- Lack of detail regarding intersection improvement to retain current LOS
- Inquiry as to how the applicant would address the rezoning criteria regarding community need for the proposed development
- Applicant had a market analysis performed which indicated approximately 20,000 households are over the age of 65 and these households would benefit from the type of "empty nester" housing contemplated
- Demand exists for quality one-story housing for aging residents
- Golf courses are typically infill development sites
- Compliance with the Master Plan is more than compliance with the FLUM
- Concern with the direction of water flow
- Preference for the applicant to provide "visuals" of the manner in which it is changing the community
- Preference for the applicant to demonstrate plans for walkability on the property
- Commissioner preference to have more information regarding traffic patterns
- Applicant will work with residents of Skyline and the Greens in extending pedestrian walkways
- Applicant is attempting to preserve the clubhouse for community use
- Clubhouse will be taken down if a conventional subdivision must be built
- Commissioner belief this is not necessarily spot zoning
- The Planning Commission is the recommending body to the Township Board

- Upzoning is considerable given the site is 157 acres
- Concern this upzoning request offers nothing to the Township
- Applicant request for clarification as to the level of plan detail expected
- Preference for the applicant to provide detailed conceptual plans to the Planning Commission prior to making a decision on the rezoning
- Applicant can offer development conditions (e.g., PUD) in conjunction with the rezoning request
- Commissioner preference for affordable housing (\$100,000+) to be included in the conceptual plan
- Applicant statement affordable single family housing is not “doable” based on today’s development costs as they have increased 41% over the last seven (7) years

It was the consensus of the Planning Commission for the applicant to provide additional information.

- B. Zoning Amendment #16050 (Planning Commission), amend Section 86-435 and Chapter 38, Article IV, Division 3 of the Code of Ordinances to add instructional centers and outdoor seating as uses permitted in the Industrial (I) zoning district.

Commissioner DeGroff moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #16050, to amend Section 86-435 to allow instructional centers, outdoor seating, and mobile food vending in the Industrial Zoning District. Seconded by Commissioner Honicky.

Planning Commission discussion:

- All of the new uses will benefit the community
- Appreciation for Meridian Plumbing’s innovation in developing an instructional center and requesting a rezoning which will produce needed skilled laborers

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Honicky, Ianni, Jackson, Lane, Opsommer, Tenaglia, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

8. Other Business

A. 2017 Meeting Schedule

Commissioner Tenaglia moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. **The Planning Commission will meet for regular meetings on certain Mondays, January through December in 2017 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517-853-4560.**
2. **The specific dates for meetings are as follows:**

January

9 - regular meeting

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

APPROVED

January 23, 2017
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners DeGroff (arrived 7:06 pm), Ianni, Lane, Premoe, Richards, Scott-Craig, Baruah
ABSENT: Commissioners Cordill and Tenaglia
STAFF: Director of Community Planning and Development Mark Kieselbach, Senior Planner Menser

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:04 P.M.

2. Approval of agenda

Commissioner Scott-Craig moved to approve the agenda as written.

Seconded by Commissioner Richards.

VOICE VOTE: Motion carried 6-0.

3. Approval of Minutes

Commissioner Lane moved to approve the minutes from the Regular Meeting of January 9, 2017.

Seconded by Commissioner Richards.

VOICE VOTE: Motion carried 6-0.

4. Public Remarks

Chair Ianni opened the floor for public remarks at 7:05 p.m.

- Mr. Neil Bowlby, 6020 Beechwood Drive, Okemos, summarized his letter written in opposition to Rezoning #16060.
- Mr. Fred Stacks, 5913 Highgate Avenue, East Lansing, spoke in opposition to rezoning #16060 due to a potential reduction in property values.
- Mr. Michael Hudson, 6009 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 due to the density of the proposed development and impact on traffic.
- Mrs. Karla Hudson, 6009 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 due to increased noise and traffic.
- Ms. Karen Renner, 6270 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 due to the potential impact on the environment and poor soil conditions.
- Ms. Chris Triola, 6292 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 because the green space should be maintained as it is.
- Mr. Bill Triola, 6292 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060, he was concerned the local school would be overwhelmed and that increase will traffic.
- Scott Murray, 1550 Stanley Drive, East Lansing, spoke in opposition to rezoning #16060, due to the work required to construct the project as proposed.
- Mr. Bob Davis, 2911 Colony Drive, spoke in opposition to rezoning #16060, due to the density, increase in traffic, and decrease in quality of life.
- Ms. Gay Huesner, 6216 Skyline Drive, oppose rezoning #16060 because of the density, traffic, and drainage issues on the site.

- Ms. Donna Rose, 6207 Cobblers Drive, spoke in opposition to rezoning #16060 due to the medical concerns of increased traffic and the lack of need for housing.
- Ms. Lanita Campbell, 6049 Skyline Drive, spoke in opposition to rezoning #16060 due to the impacts of construction and poor soils on the site.
- Mr. Phil Balbach, 2723 E. Lake Lansing Road, spoke in opposition to rezoning #16060 due to the impact of development on the geology of the site.
- Ms. Mary Thomas, 2741 Southwood, spoke in opposition to rezoning #16060 because of the impact of area wildlife and the trees that would be removed.
- Ms. Amanda Hopper, 5584 Martinique, spoke in support of Special Use Permit #16091, saying the proposed second drive-through window would be beneficial to the developers and it is not an outrageous request.
- Mr. Kent Stockwell, 4277 Okemos Road, spoke in support of special use permit #16091, he urged the Planning Commission to reconsider a second drive-through window because it will help him attract tenants for the development.

Chair Ianni closed public remarks at 7:56 p.m.

5. Communications

- A. Sheila Flynn RE: Rezoning #16060
- B. Rick & Gerri Gouthro RE: Rezoning #16060
- C. Jim Fitzgerald RE: Rezoning #16060
- D. Bill & Chris Triola RE: Rezoning #16060
- E. Donna Rose RE: Rezoning #16060
- F. Shelly Smithson RE: Rezoning #16060
- G. Betty Wei RE: Rezoning #16060
- H. Jan Ragan RE: Rezoning #16060
- I. Kevin Witgen RE: Rezoning #16060
- J. Brett Bean RE: Rezoning #16060
- K. Ken Ketcham RE: Rezoning #16060
- L. Tom Collins RE: Rezoning #16060
- M. Jane Schneider RE: Rezoning #16060
- N. Mary Jo Stacks RE: Rezoning #16060
- O. Ruthi Bloomfield RE: Rezoning #16060
- P. Dave Regan RE: Rezoning #16060
- Q. John Grettenberger RE: Rezoning #16060
- R. Brenda Ramsby RE: Rezoning #16060
- S. Linda McCardel RE: Rezoning #16060
- T. William & Emily Anderson RE: Rezoning #16060
- U. Melanie Melton RE: Rezoning #16060
- V. Bill & Carol Weatherhead RE: Rezoning #16060
- W. Bruce McFee RE: Rezoning #16060
- X. Stuart Sleight RE: Rezoning #16060
- Y. Maureen LaValley RE: Rezoning #16060
- Z. Gretchen Karslake RE: Rezoning #16060
- AA. Pat Bridson RE: Rezoning #16060
- BB. Rick Lasch RE: Rezoning #16060
- CC. Dennis Campbell RE: Rezoning #16060
- DD. Andrea Jackson RE: Rezoning #16060
- EE. Tara Tyler RE: Rezoning #16060
- FF. Jim & Diane Harsha RE: Rezoning #16060

- GG. Judy Kurth RE: Rezoning #16060
- HH. Lawrence Schneider RE: Rezoning #16060
- II. Karla Hudson RE: Rezoning #16060
- JJ. Sue Hughes RE: Rezoning #16060
- KK. Vicky Bellon RE: Rezoning #16060
- LL. Ralph & Catherine Harvey RE: Rezoning #16060
- MM. Lisa Farzam RE: Rezoning #16060
- NN. Susan Foltz RE: Rezoning #16060
- OO. Stuart Sleight RE: Rezoning #16060
- PP. Karen Renner RE: Rezoning #16060
- QQ. Roy Bierwirth RE: Rezoning #16060
- RR. Pamela Andrews RE: Rezoning #16060

8. **Public Hearings**-none

9. **Unfinished Business**

- A. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Senior Planner Menser summarized the rezoning for discussion.

Discussion of Planning Commission, applicant's representative and staff:

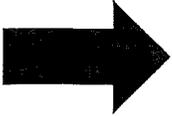
- The applicant, Steve Schafer, 31400 Northwestern Highway, Farmington Hills stated the number of units permitted in a RR (Rural Residential) zoning would not be enough to keep the clubhouse as an amenity for the community, that storm water management practices will be followed, and a wetland survey was done which will be turned into the Township for verification. He also said extensive soil borings were done and no poor soil was found on the site. He stated a switch to RAA (Single Family-Low Density) would be consistent with the Township's master plan. Mr. Schafer commented he is willing to work with the community and would consider offers to purchase the land.
- Planning Commissioners expressed concerns over density and increase in traffic; a desire to know the actual number of bedrooms proposed for the development; a desire to see a reduction in the number of units proposed; a desire to see a completed site plan and complete floodplain information; hopes that the developer will engage with the community to find a solution; and a desire to avoid litigation.
- The applicant agreed to delay further discussion until the February 27, 2017 Planning Commission meeting to allow time for the community to formulate a plan or offer to purchase the land.

At 8:43 p.m. Commissioner Baruah motioned to take a short recess.

Seconded by Commissioner Lane

VOICE VOTE: Motion approved 7-0.

The Planning Commission reconvened at 8:50 p.m.



- C. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Commissioner, Staff and Applicant Discussion:

- Senior Planner Menser outlined the case for discussion
- Steve Schafer, the applicant, stated the request is consistent with the zoning of surrounding properties. He commented there is very little that would appease the neighbors as far as a development is concerned. He said there had been discussion about donating a portion of the property to the Township to lease to the Walnut Hills Association so the property could remain a golf course.
- Commissioner Scott-Craig asked if the traffic study had been updated. He said he was concerned about the amount of homeowners coming in and out of the development where there are only two exits/entrances. He said the density of the proposed rezoning was too high and he would be unable to support the rezoning.
- Commissioner Baruah asked if it was a conflict of interest for the developer to commission their own traffic study.
- Mr. Menser answered the developer pays for the traffic study and it is reviewed by the township staff for accuracy prior to being presented to the Planning Commission, in this case the Township had Mannik and Smith review the traffic study for accuracy.
- Commissioner Richards asked if staff notifies the school districts of rezoning requests.
- Commissioner Baruah asked if the Township had any requirement for the applicant to set aside land for a new school if it is needed.
- Mr. Menser said the Township does not notice the school districts of possible rezonings unless there is a school within the 300 foot noticing boundary and the Township has no requirement for land to be set aside for school use. He said he could look into the details and provide them to the Planning Commission at a later date.
- Commissioner Baruah added it was wonderful to hear the memories residents have of the country club but the club was not financially supported by the community so the property was sold. She said development is likely an unavoidable prospect so it becomes the responsibility of the community is to ensure it is the best type of development for the community as a whole.
- Commissioner Scott-Craig and Commissioner Tenaglia agreed that development may be unavoidable but its impact could be minimized.
- Chair Ianni commented the rezoning does not look favorable at this time and asked the applicant to submit additional conditions at the next meeting for further discussion.
- Mr. Schafer replied there are options they can present in future meetings and he would have conditions ready for review and discussion at the next meeting. He said he would not expect a vote at that time.
- Chair Ianni delayed further discussion of Rezoning #16060 to the March 13th meeting.

Commissioner Scott-Craig commented that traffic is a great concern in the area.

Commissioner Richards remarked the properties to the west are at a higher elevation. He said adjacent properties have drive through uses so additional traffic may not have too much impact.

Commissioner Tenaglia stated C-2 zoning could be a good fit for the property, perhaps, better than PO despite the existing zoning.

Chair Ianni stated the PO zoning may not be appropriate since the site has not been developed in 40 plus years.

Commissioner Scott-Craig expressed a desire to see a new traffic study.

A straw poll indicated the Commissioners were in favor of the rezoning continuing forward to the March 27, 2017 meeting.

Chair Ianni closed the public hearing at 8:20 P.M.

7. Unfinished Business

A. Commercial Planned Unit Development #17014 (Saroki), demolish and reconstruct gas station at 1619 Haslett Road.

Commissioner Premoe moved to approve the Commercial Planned Unit Development #17014.

Seconded by Commissioner Lane.

- Planning Commission, Applicant's representative and Staff Discussion
Commissioner Cordill said she would prefer to have the entire resolution read aloud for the record. She stated in this case she would prefer the area of the store be reduced in order to decrease the amount of impervious space.

Commissioner DeGroff asked for clarification on the hours of operation. He also commented the car charging station was an appropriate amenity for the project.

Senior Planner Menser responded the hours of operation were listed in the application but he did not have them with him.

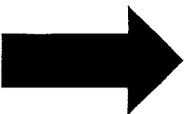
ROLL CALL VOTE: YEAS: Commissioner Richards, Lane, Tenaglia, Premoe, DeGroff, Cordill, Scott-Craig and Chair Ianni

NAYS: None

Motion carries 8-0.

B. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

- Planning Commission, Applicant and Staff Discussion:



Mr. Steve Schafer, 31400 North Western, Farmington Hills, said the proposal is consistent with the Township's Master Plan.

Commissioner Tenaglia commented the Township should form a task force to look into zoning questions.

Commissioner Scott-Craig said he did not understand the conditions offered by the applicant. He said there did not seem to be any decrease in density.

Mr. Schafer replied it was his intent to cap the density of the project.

Commissioner DeGroff and Lane commented the conditions were unclear and seemed more like requests rather than limits.

Mr. Schafer said he had no intention of being vague and was willing to resubmit the conditions using language that was more concise. He said he would like to get the question of rezoning to the Township Board.

A straw poll of the Commissioners indicated they were not supportive of the rezoning and would like a resolution to deny at the March 27, 2017 meeting.

Chair Ianni called a five minute recess at 8:47 P.M.

The Planning Commission reconvened at 8:54 P.M.

- C. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East at Hannah Boulevard/Eyde Parkway.
- D. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet in size at Hannah Boulevard/Eyde Parkway.

For the sake of brevity item 7C and 7D were discussed together.

- Summary of Subject Matter

Senior Planner Menser outlined MUPUD #16024 (Capstone) and SUP #16111 (Capstone) for discussion.

- Applicant

Mr. John Acken, the applicant, summarized the revised plans before the Planning Commission. He said included in the revisions were: density, green space, building height and townhomes.

- Planning Commission, Applicant's representative and Staff Discussion

Commissioner Cordill commented while she appreciated the plan revisions she still did not see any mixed use component to the development.

Mr. Acken replied commercial use is not viable at the rear of the development.

Commissioner Cordill expressed concerns over the architecture not being compatible with other buildings in the area.

7. Unfinished Business

- A. Special Use Permit #17011 (Verizon Wireless), install 90 foot tall cell tower at 4888 Dawn Avenue.

Commissioner Tenaglia moved to approve Special Use Permit #17011
Seconded by Commissioner Premoe

- Planning Commission, Applicant's representative and Staff Discussion:

Commissioner Scott-Craig asked if the applicant was available because he had a question about other companies being able to co-locate on this tower. Senior Planner Menser replied the applicant was not available but it was his understanding that other companies would be able to co-locate on the tower.

ROLL CALL VOTE: YEAS: Commissioners Tenaglia, Premoe, Richards, Lane, Baruah, Cordill, Scott-Craig and Chair Ianni
NAYS: None
Motion carries: 8-0.

- B. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Commissioner Scott-Craig moved to recommend denial of Rezoning #16060
Seconded by Commissioner Lane

ROLL CALL VOTE: YEAS: Commissioners Tenaglia, Premoe, Richards, Lane, Baruah, Cordill, Scott-Craig and Chair Ianni
NAYS: None
Motion carries: 8-0.

- C. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East at Hannah Boulevard/Eyde Parkway.

- Discussion of Planning Commission, applicant's representatives and staff

Senior Planner Menser stated the attached resolution was to approve the MUPUD request, if the Commission would like to deny the MUPUD specific reasons should be sited.

Mr. John Acken, applicant's representative, said the project would use Michigan labor and have a lasting economic impact by creating permanent jobs. Mr. Acken said he had spoken to the Ingham County Road Department about the possibility of parallel parking along Eyde Boulevard and was told it may be approved if the curb was moved back. He said the applicant plans to include amenities such as, electric car charging stations, special pavers and public art in the project.

Mr. Mark Clouse, applicant's representative, stated the current phase of this project fits well with the plan that was approved in 2008. He said the overall development does not require commercial space in every phase of the development and the recent acquisition and

March 13, 2017

Gary Dawson
5611 White Ash Lane
Haslett

I have worked and lived in Haslett for over 22 years. I am currently a member of Walnut Hills.

At the last Planning Commission meeting it was mentioned that the members and neighbors of Walnut Hills **"should just get used to the fact that there will no longer be a golf course on this land."**

I would like to respond to that comment:

The **Meridian Township official website** includes the following statement and I quote:

"Since 1921, Walnut Hills Golf Club has offered its Members a one of a kind experience where as a member you can relax, you can play, and you can entertain"

Walnut Hills has been part of the Meridian Township community for almost 100 years. Just think of that – Almost a hundred years!

For almost 100 years this golf course has been a place to relax, play golf, or more recently play tennis, or swim, or have a meal with friends and family. We have also watched the local high schools and MSU Spartans Men and Women's golf teams, practice or play in competition. For a number of years we hosted an LPGA golf event watched by tens of thousands of local residents as well as millions on national TV.

Many neighbors initially purchased their homes for the sole purpose of having the solitude of wide open spaces in their back yards - the deer, the squirrels, the foxes, the muskrats around the ponds, the woodchucks, the sand hill cranes, geese, hawks, wild turkeys and many, many varieties of songbirds.

Over the past months I have been to numerous meetings at Walnut Hills with many of these same folks who are here tonight, concerned about the new ownership of the course.

Many who are here tonight also attended several hearings at the courthouse last year to support Walnut Hills Country Club's right of 1st refusal to match any offer that might be under consideration for the purchase of the club from the bank.

Last spring I was part of a group of Walnut Hills members, neighbors and friends who worked tirelessly for more than two weeks assisting in spring maintenance because ownership was unclear and this park-like setting was quickly starting to deteriorate without proper maintenance.

During the past few months I have attended **these** planning meetings, packed with members of the Walnut Hills Community.

These meetings included many local residents speaking against this proposal, voicing concerns about traffic volumes, safety around local schools etc., and there have been over 100 written communications to the planning commission requesting this rezoning application be denied.

I know the property is now privately owned but **do hope the wishes of the community are seriously considered** when it comes time to vote on rezoning requests.

The real estate developer, Mr. Schafer, has stated he would like to make the Walnut Hills members and neighbors happy and work with them.

But, he is also an aggressive businessman and real estate developer apparently accustomed to getting his own way.

He was in court over a year ago with his attorneys challenging the Walnut Hills members right of 1st refusal to match any offers to purchase the property.

In previous planning meetings he has indicated he may have to consult again with his attorneys if he isn't successful with the rezoning proposal.

He has submitted a plan for development but I understand there is no obligation on his part to continue with that plan after a rezoning approval, or on the part of a new owner if the property is resold. **Do we really know what a future development might look like?**

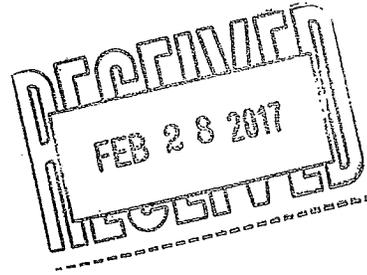
In closing, I recommend that the Planning Commission deny this application for rezoning and encourage Mr. Schafer to sincerely entertain offers of purchase, and consider other plans to keep this beautiful piece of property functioning as it has for the last 90 plus years.

The many Walnut Hills members, neighbors and Meridian Township taxpayers who have continued to come before you over these past few months will then

“NOT HAVE TO JUST GET USED TO THE FACT THAT THERE WILL NO LONGER BE A GOLF COURSE ON THIS LAND”.

Thank You

Eleanor Heusner
6216 Skyline Drive



I am vehemently opposed to rezoning Walnut Hills property for a number of reasons. They all involve violating three goals of the Meridian Township Master Plan:

- First: To preserve and strengthen residential neighborhoods;
- Second: To preserve open space and natural areas;
- Third: To enhance viability of Township businesses.

Walnut Hills has many wetland areas and has had drainage/flooding issues at a number of locations, even at places not designated wetlands. The northern part of the parcel has muck soil that must not be built upon without replacing that soil with 10 feet of firm soil, a huge messy project.

The proposed RAA zoning would "go with the property" in case Summer Park Realty decides to sell rather than develop it, thus allowing the maximum numbers of units (up to 451) to be built upon it.

There really is no need for such dense development because many homes for sale in the surrounding area have remained unsold for extended periods of time. Meridian Township already has the proposed Carriage Hills PICA development nearby, for which the Township plans to use its resources.

Traffic, with Mr. Schafer's proposed dense 383 unit development, would be hectic on Lake Lansing and Park Lake Roads. Additionally, this would cause both safety and overcrowding problems for the two East Lansing Elementary Schools on the already busy Lake Lansing Road.

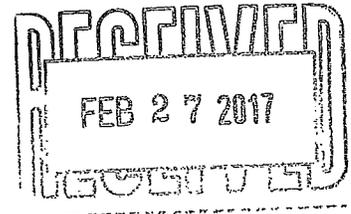
Obviously this would negatively impact all area residents of the property were it to be rezoned. Please consider all the negative comments and deny the request to rezone this lovely RR zone.

Thank you.

Eleanor F. Heusner

Peter Menser

From: Rick Lasch <rwlasch@gmail.com>
Sent: Saturday, February 25, 2017 1:56 PM
To: Peter Menser; Frank Walsh



Dear Planning Commission,

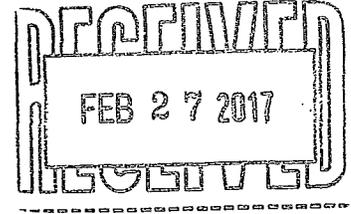
I'm writing to express my hope that you will not permit the rezoning of Walnut Hills. Preserving our neighborhoods and green space are an important component on my property value. Moreover, we're already going to have overcrowded roads once the Costco opens and adding this massive residential development will make driving on Lake Lansing feel like midtown Manhattan.

Thank you for your consideration and your service.

Rick Lasch

Peter Menser

From: Chester Lewis <chet2fran@mac.com>
Sent: Sunday, February 26, 2017 4:10 PM
To: Peter Menser
Subject: Walnut Hills Rezoning



Dear members of the Meridian Township Planning Commission,

I urge that you deny the requested rezoning of the Walnut Hills Golf Club property.

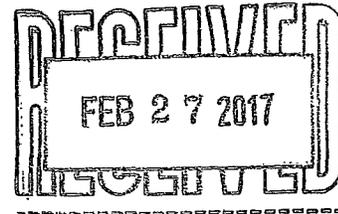
Chester Lewis
Heritage Hills Subdivision
5944 Patriots Way

Peter Menser

From: Chester Lewis <chet2fran@mac.com>
Sent: Sunday, February 26, 2017 4:23 PM
To: Peter Menser
Subject: Request #16060 (Summer Park Realty)

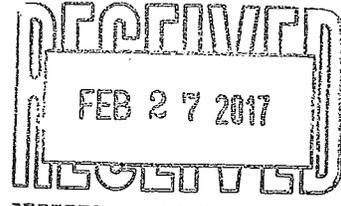
I urge the Planning Commission and the Township Board of Trustees to reject Summer Park Realty's request to have the Walnut Hills Golf Club property rezoned. This property should remain in recreational use.

Chester Lewis
5944 Patriots Way
Heritage Hills Subdivision



Peter Menser

From: jim bartow <jbartow1962@gmail.com>
Sent: Monday, February 27, 2017 11:02 AM
To: Frank Walsh; Peter Menser
Subject: Walnut Hills Development



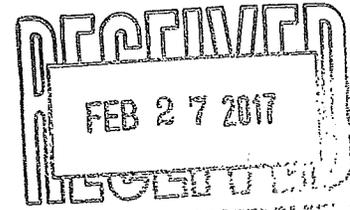
Please vote NO on any zoning requests for the future development. It needs to stay a golf course at all costs.

Thanks.

Jim Bartow
Past President of the Greens.

Peter Menser

From: Mary Thomas <mkthomas14@att.net>
Sent: Monday, February 27, 2017 1:24 PM
To: Peter Menser; Frank Walsh
Subject: Rezoning Request



February 27, 2017 Monday 11:30

am

2741 Southwood, Heritage Hills

Subdivision

Meridian Township, East Lansing

School District

Dear Mr Peter Menser and Mr. Frank Walsh,

I am writing to both of you due to you influential positions as senior Planning Commissioner and Township Manager. My backyard backs up to wooded property owned by the United Church of Christ. The church has a small conference building facing Saginaw Highway., and the rest of the property extends to Park Lake Road and Lake Lansing Road. (There is also an older home on the property for church guests.) The wooded land provides a wild haven for many birds, including rare ducks, opossums and mammals including deer, racoons, ground hogs, foxes, skunks and others. These animals are part of a wild life trail beginning in Okemos and Haslett extending along the walking/biking trail to East Lansing. and cutting across Haslett Rd. through the YMCA and the former golf course/COSCO across the dangerously busy Saginaw Hwy to this property. People living in the area nearby or backing up to the 190 acres in the rezoning request (Walnut Hills Golf Course) have seen wildlife crossing Lake Lansing Road especial young animals who live and roam on these acres and beyond possibly to the wooded nature area obtained by the township. The vernal and year round ponds help these animals thrive.

My background includes a Biology Degree and a completed internship in Medical Technology that I have used to provide medical information for doctors and patients. My three children loved living in a house that backed up to a park in Lansing and to a wooded area on Southwood Dr. As a child, my parents enjoying playing golf together at Walnut Hills (an 125 year old course), and my siblings and I had fun swimming in the outdoor pool.

The current code 9/10 acre per household protects the green land needs of this area of Meridian Township and nearby East Lansing providing connection routes for wildlife, beauty and appreciation of nature for current residents, population control for local schools, less road maintenance, less individual stress (blind people like living here), better life style and more freedom of movement.

I do not know what the future holds for this beautiful land, but the rezoning request should be denied to protect the community.

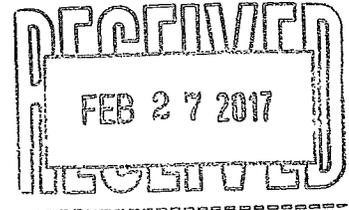
Sincerely,

Mary Thomas

RE: Rezoning #16060

VIA EMAIL

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864



Dear Members of the Planning Commission:

New developments are supposed to enhance the lives of directly affected citizens. In no way does the Summer Park Realty LLC high-density project enrich the adjacent communities; unfortunately it harmfully affects every longstanding and potential future resident.

This letter shall serve as our formal objection to any rezoning, especially that which would allow for multi-family, for the Walnut Hills Country Club site. The clear negative effects of such rezoning are far more numerous, a handful of which are noted herein.

The existing infrastructure of Park Lake Road cannot support the proposed development. Widening the road would ruin the existing sidewalk on the east side. Any newly-developed, 21st-century neighborhood should offer safe, walkable ingress and egress as a way of life. Any potential widening of Park Lake Road would eliminate such options for the existing communities of Whitehills Lakes and The Greens, as well as any new high-density residential development on the west side of Park Lake Road.

As clearly evidenced by a lack of site plan submitted to the Township, the developer making the proposal has absolutely no interest in the future welfare of those Meridian residents adjacent to the site, or those that routinely use the surrounding infrastructure. These are residents that have made their respective neighborhoods what they are today – some of the most desirable communities in the Lansing region.

We have no interest – membership, financial, or otherwise – in Walnut Hills, but believe a viable, agreeable plan for the site exists, should the Club eventually close. However, the proposal presented by Summer Park in no way enhances value or desirability of the properties the current Township residents have worked so hard to advance. Looking to the future, the allure of the adjacent neighborhoods to potential new buyers will undoubtedly be devastated should any type of multi-family development occur on the site in question.

We'd ask those Township decision makers to put themselves in the shoes of the effected residents. It is our hope the Township listens to the residents that over decades have made the community what it is today and concurs with the overwhelming majority in rejecting any rezoning that would allow for multi-family use.

Sincerely,

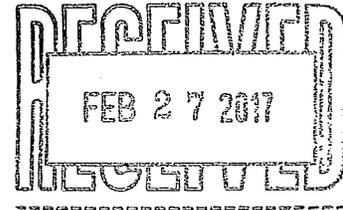
Jeff & Molly Barnes
6291 Island Lake Dr.

Skyline Hills Association

6049 Skyline Drive, East Lansing, MI 48823 | (517) 337-9316 | Email: nitacprn@comcast.net

February 27, 2017

Meridian Township Planning Commission



RE: Rezoning #16060 (Summer Park Realty)

Dear Commissioners:

Attached is a Petition to Oppose the Rezoning of Walnut Hills Country Club. The first 21 pages are comments from residents who signed the petition. Following the Comments is a list of 308 names of residents of the area who oppose the rezoning of Walnut Hills Country Club.

Currently the application for Rezoning of Walnut Hills Country Club is before the Planning Commission.

Sincerely,

LaNita Campbell

President, Skyline Hills Association

Name	City	SignedOn	Comment
Karen Renner	East Lansing	1/19/17	I am signing because of the reasons listed in the petition and also my concern that property values along Skyline Court and Skyline Drive will be de-valued without the parklike setting that has existed for 80 years and made this area, Heritage Hills, and Whitehills and Whitehills Lakes a very desirable location to live.
James Harrison	East Lansing	1/19/17	Walnut Hills is a very special place and an asset to the region. If it must be developed it should be done so in a very careful manner and I haven't seen an indication that the proposed developer intends to do so. The rezoning is an indication that he doesn't have the best interests of the community at heart.
Judith Allswede	East Lansing	1/19/17	I'm signing because I think this proposed plan is too dense. I built a nice home in the old Tower Garden area & have tried to help upgrade the Tower neighborhood. When the drainage system (rain gardens) was redone we lost underground telephone wiring because there is only so much space for sewers, water systems, power and telephone lines when no sidewalk space is available. This is a nice piece of land in Meridien Township & I think it should be developed without the crowding I see in this plan.
Mark Hiaeshutter	East Lansing	1/19/17	I do not wish to have the golf course rezoned and would prefer that the housing development not be done. It would have a negative impact on this area.

Elizabeth Schneider

East Lansing

1/19/17

I totally oppose this rezoning of Walnut Hills Country Club. The disruption and destruction of any of the current green space goes against the Township's Master Plan, and will have a devastating impact on the flora and fauna that currently depend on the space for existence. Once a single alteration of this land is made, once rubble and concrete is created, this beautiful resource will be forever destroyed.

Marcia Engelkes

East Lansing

1/19/17

I feel the impact of a development with so many homes will negatively impact our development and all of Meridian Township. The infrastructure of our neighborhood cannot safely accommodate a development the size the developer has proposed. There are many children whose homes back up to Walnut Hills who will be negatively impacted.

William Triola

East Lansing

1/19/17

~~1. DIMINISHED QUALITY OF LIFE~~
Noise, light and visual pollution will become an unwanted reality for the residents of this area of the township who choose live here for the peace and calm this area of the township offers. Walnut Hills CC is in a Priority Conservation Corridor detailed in the Meridian Township Greenspace Plan. We ask that you honor this and deny development of this prime and unique property.

2. SMART GROWTH

Low density residential development threatens open space, raises public service costs and, and degrades the environmental quality of the area. We ask that you adhere to new Smart Growth Principals to control sprawling land development by stopping the ongoing construction of dispersed, auto-dependent, single use residential areas throughout the township. Instead, to use these new principles towards building a healthier, more people-oriented community. A more compact urban residential/commercial design would offer healthier living areas where people could walk to obtain their daily needs, preserve our open green spaces, and accommodate future growth while upholding the values outlined in our Master Plan.

3. INCREASE IN TRAFFIC

Adding 250+ automobile- dependent residences with exclusive egress on Lake Lansing and Park Lake Road to the increase in regional traffic on these local, residential

Lawrence P Schneider

East Lansing

1/19/17

I am submitting a detailed letter concerning traffic concerns to the Meridian Township Planning Commission.

Jan Ragan

East Lansing

1/20/17

A commercial developer hasn't a clue of developing a neighborhood. Doesn't know or care about developing this property .

Lissy Goralnik	East Lansing	1/20/17	I'm signing because developing the golf course with hundreds of quick-build houses will destroy the character of the neighborhood I love, introducing road and light pollution to an area I bought into for its very lack of these things. Changing the zoning will also displace wildlife, which are running out of safe habitat in the area and drastically reduce the beneficial green space in the Township, one of its most valuable assets that makes it a desirable place to live, and which is both ecologically necessary and socially valuable, an important haven against the strip mall, pop-up neighborhoods taking over East Lansing, Haslett, and Okemos
Ron Applegate	Haslett	1/20/17	In favor of protecting our open recreational venues in Meridian township.
Kevin Howard	East Lansing	1/20/17	This should not be rezoned
Dennis Bernick	Haslett	1/20/17	I have been a member of Walnur Hills for 40 years. It is a beautiful golf course and should remain that way
Mary Ellen Sheets	East Lansing	1/20/17	Walnut Hills is a beautiful old golf course. A jewel in Meridian township. To replace it with tract housing is such a waste. This decision will be regretted in the future.
Erica Letts	East Lansing	1/20/17	My husband and I were married at Walnut Hills this place is very special to us. I love seeing the beautiful golf course .
Beth Snyder-Petrowitz	East Lansing	1/20/17	We have a ton of wildlife we will be displacing
Barbara Reeves	East Lansing	1/20/17	I have strong concerns about the water table changes that this construction would cause. Those of us on Skyline Drive could find ourselves in a flood plain because of that amount of building.
Carol Weatherhead	East Lansing	1/20/17	I am adamantly opposed to rezoning based on safety and traffic concerns. Property values and destruction of natural habitats issues.

Kevin Mullin	East Lansing	1/20/17	The reason I bought in the Woods across the street was the low density of housing in this area. It is already a dangerous road with the traffic we have. Increase traffic flow will be a problem and this will lower the valuation of our homes and increase inventory of empty houses...which is already an issue in our subdivision across the street .
Rex Foster	East Lansing	1/20/17	I believe this will be very detrimental to the community and surrounding homes with traffic fallout and the loss of green space.
Michael Hudson	East Lansing	1/20/17	The current zoning of Rural Residential is properly matched to the surroundings
Jenna Minton	East Lansing	1/20/17	I want to keep the golf course!
Annie Campbell	East Lansing	1/20/17	I've lived on this road for 44 years and don't want to see the beautiful land be overcrowded with unneeded houses!
James Noble	East Lansing	1/20/17	many reasons...the golf course is a long tradition of east lansing/meridian township... second...the traffic density is too great for that area there has to be some room for the inhabitants in our township to have quality of life.
Margaret Spitzley	East Lansing	1/20/17	Very opposed to building where this golf course is. The neighboring roads cannot handle more traffic and there are numerous wildlife that will be displaced.
SUSAN ANDERSON	EAST LANSING	1/20/17	Too many homes
Vanessa Cook	East Lansing	1/20/17	Local roads are already dangerously busy and will only get worse with the already approved Costco in this area. The addition of this number of new residents to this area will only worsen the situation and no consideration has been given of how this volume of traffic will be handled. Have you driven down Hagadorn at 7.50am with 2 schools and hence children there crossing the road? if so you will understand my concern!

Kelly Beach	Mason	1/20/17	Walnut Hills is the best course Lansing has. We dont need to fill this great golf course and beautiful landscape with houses!
Allison Parker	Lansing	1/20/17	Not only is this development not needed, the density proposed by the purchaser of the land is disgraceful and cannot be safely supported with extant infrastructure (roadways, etc.) without great costs incurred on behalf of Meridian Twp taxpayers and State of Michigan taxpayers. The request to redefine the zoning should be denied for enumerative reasons, many of which have been adequately expressed by adjoining homeowners. What population would a development at high-density serve, or to whom would the property be "flipped" after rezoning?
Rick Gouthro	East Lansing	1/20/17	I live in the neighborhood and this development with be a traffic nightmare that will cause accidents. I am concerned for the children in the neighborhood who walk to school each day. The amount of flooding of homes in this area will only increase with this development. This could be one of those projects that you will look back on and say how beautiful this area was with the Walnut Hills course and now it is a congested traffic nightmare with empty homes looking of buyers that cannot be found. The property values for the White Hills, Skyline and Heritage Hills will fall. Let the current group who are running Walnut Hills purchase the land at a reasonable cost and they will maintain as a golf course. We do not need a new subdivision in our neighborhood.

Greg Grady	Okemos	1/20/17	<p>The wetland and animal habitats for sandhill cranes, bluebirds, hawks, and owls are critical for the health of the environment and biome of this area. The proposed change to this property will irrevocably damage a resource.</p> <p>Additionally, the many of the proposed building sites are in low lying food prone areas. The density being requested is far too great.</p>
James Shaheen	Okemos	1/21/17	<p>I just purchased a new condo on the third hole green that has views down 500 yards of beautiful green fairways. My investment will exceed \$800k with improvements. I want to protect my investment. Any development of this property other than a golf course or a nature park will drastically reduce my home value. There are too many subdivisions that have new unsold homes available that after 10 to 15 yrs still have not filled all the available homes. This developer has no ties to this community. Nor does he care about anything other than personal gain with no reservations of destroying this beautiful property. There is a standing offer to preserve Walnut hills as a golf course. Please help. I want to protect my investment and our green space. I dont see how 350 new homes will achieve this. HELP!!!!</p>
Pam Frake	Okemos	1/21/17	<p>Want to save green space, don't feel need for anymore stores or developments</p>
Amee O'Leary	Okemos	1/21/17	<p>This property is beautiful and should be protected. There is no shortage of available homes in this area, however the green space and natural undeveloped land has become scarce.</p>

Craig Havican	East Lansing	1/21/17	Walnut Hills is a part of East Lansing history. It was established nearly 100 years ago. It has been home to an LPGA event for a number of years. It has been a part of many people's weddings and celebrations. It has been a place to gather and create life long friendships. It has been a part of many families for generations. It should be allowed to stand as is. Members have made attempts to reclaim the club. We hope you will deny this rezoning and preserve our city's historic and treasured club.
Don Burkhardt	Okemos	1/21/17	more housing is not needed and WHCC is a nice value to our community
Stephen Wolcott	East Lansing	1/21/17	I do not agree with the development plan.
Lynne Hannas	East Lansing	1/21/17	We don't need a new development. There are plenty of homes and condos on the market. More traffic on Lake Lansing that we do not need. It should remain a golf course.
Robert Regan	East Lansing	1/21/17	We don't need the home, traffic, derogated property values, loss of precious beautiful property
Brett Bean	Haslett	1/21/17	350+ new homes with an average of 4 occupants and 2 cars, plus bicycles, tricycles and motorcycles makes for severe safety problems. Also, I love the green space and golf course at WHCC. Please don't change that.
crippen jeff	East Lansing	1/21/17	I am opposed because I do not wish to see the green space decreased and as a former home owner on Skyline Drive I am concerned for the storm drainage issues that will develop. Does this approval benefit Meridian Township? I think not.
Chester Lewis	East Lansing	1/21/17	In addition to the reasons mentioned in the petition, the developer has not shown how the Clubhouse building would be used. Without the golf course, the building is likely to become abandoned. If it is to be used, isn't that going to require a proper planning and zoning approval for the proposed use?

Chris Haddad	East Lansing	1/21/17	There is much history surrounding the presence of this type of golf in our area. It's one reason why many of us live here! Clearly the land value is greater to the applicant if it is rezoned and that's what he was thinking when he swooped in and pushed club members plan to keep the course viable, aside and bailed out the bank. The township should not bail him out now by caving to his request. The applicant should have made his offer to the bank contingent upon zoning changes but he needed to act to fast. The township should not bail him out now! This land is a great open space that is enjoyed by many residence and should remain a golf course. The course could've been saved by members if the developer didn't assume he could change zoning. the applicant goofed and now he has a real dilemma because in keeping with the values of this township his request should be denied! It's a shame because without his interference the bank would have likely struck a deal with the parties interested in assuring that walnut hills continues as one of this areas finest golf courses.
Jeff Thompson	East Lansing	1/21/17	This area is already too populated and this refining goes against the master plan of the township. The lack of population density was a major reason we moved here and this refining will blow all that up.
Mike Ramsby	East Lansing	1/21/17	Drainage concerns, traffic, reduction of green space. Donley is at capacity and can't take more students.
John Gobel	East Lansing	1/21/17	I oppose building homes on open space, like a golf course.
Linda McCardel	Laingsburg	1/22/17	I oppose the rezoning of Walnut Hills

Julie Brennan	Bath Township	1/22/17	I have been a resident of Meridian Twp for 39 years (having recently moved to Hawk Hollow in Bath Twp). My husband and I have lived in Heritage Hills (directly across the street from Walnut Hills) for most of these years. It's a lovely area and yet a busy area. We have also been members of Walnut Hills for over 31 years. This green space has been a treasure in Meridian Twp since 1921, and to eliminate this treasure would be a tragedy. There is already a density of housing surrounding Walnut Hills, so where is there the need to add more, other than to have an investor come in, make his money, and move on . . . with no community investment or connection whatsoever. It's a haven for wildlife like deer, fox, geese, cranes, ducks and more. Why upset that? Walnut Hills is one of the most beautiful properties in all of Meridian, so why upset that either? Why eliminate one of its treasures?
Carol Harvin	East Lansing	1/22/17	I want Walnut Hills to survive and the beautiful property be left green and undeveloped.
Martha Brick Brick	East Lansing	1/22/17	My pedestrian friendly neighborhood would be used as short cut to get to the highway.
Peter Schonfeld	Bath	1/22/17	A low density recreational use in this residential area is more appropriate. Building more homes will increase traffic and over stress the drainage of water runoff.

Karla Hudson	East Lansing	1/22/17	I oppose the re-zoning. The developer new what the zoning was when he purchased the property. Please leave a legacy of Green space for the children of Meridian not a cement city. Our family desires a safe, walkable community not a highway running next to our home. Remember the committed tax paying residents when making your decision. Remember the importance of safety for our school children who must encounter Lake Lansing Road twice a day. Both Donley and Whitehills schools will be impacted by this development and Costco traffic.
Rex Copsey	East Lansing	1/22/17	We are very concerned about the major increase in traffic and congestion at Park Lake and Lake Lansing Roads. We support keeping the zoning as is.
William Ragla	East Lansing	1/23/17	We don't need anymore housing development
Breeann Anderson	East Lansing	1/23/17	Major decisions impacting the community should be well researched, carefully planned and involve all stakeholders UNLIKE this process.
Kevin Sayers	East Lansing	1/23/17	I simply cannot understand why this development is needed here. Obviously it's in the developer's interest to see it built out to maximize profit but it doesn't seem to fit the Township's plans or desire (i.e. green space preservation is higher priority). Likewise, is the local real estate market really demanding it? Do people even realize how wet this area gets at times? Sump pumps, drains etc., i'm afraid anyone with a home in the low areas will regret it. If it has to get developed, please consider maintaining the clubhouse, and possibly converting it to a 9 hole course with houses on the higher areas. Maybe it's an option for keeping some heritage, function and allowing for limited development. No mulligans on this if it goes away as green space.

Shelley Smithson	East Lansing	1/23/17	I am signing this petition because the proposed residential building on the WHCC land is far to dense for this area, posing significant traffic risks and potential harm to school children accessing Donley School. This area cannot absorb this type of proposed density.
Lynn Garrett	East Lansing	1/23/17	I don't want Walnut hills developed with so many houses...it is too much! The plan must be more thought out and only done if this is a he case.
Eleanor Heusner	East Lansing	1/23/17	Ideally, I would like to stop the development of Walnut Hills property entirely. Keeping this beautiful greenspace open, with no dense residential development as proposed by Mr. Schafer, is essential to continued desirable living for the many residents of this area who enjoy the current environment and diverse wildlife. Safety is of great concern for the children attending the two elementary schools on Lake Lansing Road due the increased amount of traffic there would be if the proposed re-zoning is accepted. Please do not approve the proposed re-zoning from RR to RAA, which would allow up to 451 units on this property.
Brenda Fry	East Lansing	1/23/17	I am opposed to the zoning being changed because I believe in keeping the environment green and protecting the wildlife. I think the proposal that is being made would make a population that is too dense for this area. I do not feel that this proposed construction can absorb the extra burden that would be placed upon the current infrastructure. Park Lake Road is currently busy enough without adding any extra traffic.
Paul Rashid	Lansing	1/23/17	It would be a tragedy to lose such a landmark in the Lansing area!

Michael Barnes	Boyne City	1/23/17	I am opposed to the proposed development/
Titun Maiti	East Lansing	1/23/17	I am signing because of the reasons listed in the petition and also my concern of that property values will drive down.
Rachael Cupples	Okemos	1/23/17	I worked at the restaraunt in Walnut Hills Country Club, and now that it's closed, work down the street. Beautiful land, and do not want that area to become overpopulated.
Gay Heusner	East Lansing	1/23/17	I am opposed to any development of Walnut Hills property, especially one with such a high density of housing units as currently proposed by Mr. Schafer. The permanent loss of greenspace and wildlife, dramatic increase in traffic, drainage issues, and loss of property values are highly detrimental to the surrounding area and to Meridian Township as a whole. It is very hard to believe that this community has the need for such a large development. Please, at a minimum, do not approve a zoning change for this beautiful and unique property.

Ryan Schrottenboer

East Lansing

1/23/17

This isn't a field of dreams. Just because you build it, doesn't mean they'll come.

I live in the Skyline Hills Neighborhood, and the house next door to me seemed to be on the market for a full year before it was finally sold. And that is a very nice, well-maintained home on a lot 2-3 times larger than those for this proposed development for Walnut Hills. I just don't see how there will be demand for over 350 new units in this area when existing homeowners already have enough challenges if they need to put their home on the market. Competing against this new development will not make things any easier, especially when you consider the years of noise pollution to the surrounding neighborhoods as they build all of it, the increased traffic, and the upheaval of the most beautiful golf course in Meridian Township that attracted many of us to live around here. This will only drive property values down for everyone that lives near Walnut Hills.

About a mile down the road from Walnut Hills is an empty, ugly parking lot at the corner of E. Saginaw St. and Newton Rd. It has to be one of the biggest eyesores in all of Meridian Township. One would think this unsightly, abandoned parking lot would be targeted for new development before such a wonderful, classy, and iconic place like Walnut Hills would be.

With the right business and marketing plan, Walnut Hills

Robert Mitchell

Williamston

1/23/17

Too many houses with too much possible traffic

Albert Ross

East Lansing

1/23/17

There are so many homes in the area for sale that are not selling. The last thing we need is more homes for people to not buy

Howard Majors	East Lansing	1/23/17	The proposed re-zoning in order to facilitate this massive development (220 plus homes) and the destruction of Walnut Hills Golf Course (a valuable community asset for more than 100 years) is totally unacceptable!
Michael Kuhl	East Lansing	1/23/17	I worked at Walnut for 3 years and they were some of the best summers of my life
suzanne majors	East Lansing	1/23/17	Opposed to the rezoning and the destruction of Walnut Hills golf course
Nancy McFee	East Lansing	1/24/17	The property that Walnut Hills sits on and represents for in all my years living here, stands for family activities, community building and safe haven for our neighborhood. We have golfed on its grounds in the summer, cross country skied on it during the winter and lavished in its autumn colors throughout the fall. There is NO reason to rezone this property for more housing purposes when there is many other areas in East Lansing that are not being occupied or rented and new buildings near Frandor will be popping up creating too many choices with not enough tenants. Leave a good neighborhood thing alone!
Beverly Stephens	East Lansing	1/24/17	I believe the rezoning will allow for a density that will diminish the rural nature of this area and create undo hardships on the infrastructure and residents in this part of Meridian township.
Kenneth Elmassian	East Lansing	1/24/17	Meridian Twp has let an eyesore exist for decades at the corner of Saginaw and Coleman and now we are looking to disregard the environment and the needs of the community once again and rezone this proposed area for another developer to rape the land.

Joseph Juszcyk	Dearborn Heights	1/25/17	Walnut Hills Country Club has been there for over 80 years. It would be a shame to see it go. The community would lose so much character and value. The club may not be thriving now. But in the future it has great potential to be a fantastic club and add great value to the community. As we keep losing these great classic golf courses the golf community as a whole loses. I hope WHCC remains a golf course and is given a chance to be what I know it can be.
Brian Bertsch	Lansing	1/26/17	Developing a portion of this property is responsible. Losing the green space is NOT. Preserving what has been a staple to our community for nearly 100 years is imperative.
George Pflieger	San Francisco	1/26/17	use to be a member, many memories!
Greg Komyathy	Okemos	1/26/17	I oppose the increase in housing density, 300 homes would be too many in that area.
Rob Olds	East Lansing	1/26/17	Walnut Hills is a staple to the East Lansing/Meridian Township communities. The club has such a rich history and it would be a shame to see it developed. Walnut was my home course in high school, I spent more time at the course during the warm months than I did at my home. It became my sanctuary. A place I could go that I always felt comfortable and welcome at. After high school, it was my first job. I spent 6 seasons working and building relationships that ultimately lead me to where I am now. For those who work and play there on a regular basis, it isn't just a golf club; it is a family. I can accredit the family community and the employees of the club to the person I became now and I wouldn't have asked for anything different. Don't take this sanctuary away from us.
Andrew Brogan	Okemos	1/26/17	Oppose development of this property.
Grant Solik	Lansing	1/26/17	Preserving what has been a staple to our community for nearly 100 years is imperative

Robert Filter	Haslett	1/27/17	Please act responsibly. Your residents demand that you, our civic leaders, look out for the best interests of your constituents. Let's deal with some of the projects and challenges that we are already facing in our community before we give a developer permission to destroy a beloved and historic area of Meridian Township.
Susan GRADY	OKEMOS	1/27/17	Wildlife habitats and green spaces are valuable...our community has plenty of other options for building housing, when and if the housing we have becomes filled to capacity.
David Wilcox	East Lansing	1/27/17	As per the comments described in this petition as well as the fact that my property faces the ponds on the 13th hole. Our property value would diminish significantly should this property be developed.
Judith Schwary	East Lansing	1/28/17	I'm signing because of all of the actions cited.
Sherry Martin	Okemos	1/29/17	I oppose the rezoning because, this golf club has been a classic part of East Lansing History. Turing it into high density housing with be a negative addition to the area and a strain on the infrastructure.
Elizabeth Anne Charamella	East Lansing	2/1/17	I do not believe that the zoning on this property should be changed.
George Perles	East Lansing	2/1/17	Opposed to development of what is now green space.
Elaine Adams	East Lansing	2/1/17	I believe the traffic will be a huge issue. Then of course you have to take in consideration the elementary school right there on Lake Lansing Road. I would fear for all those children trying to find their way safely home with the increased traffic.
Michel	Increase traffic and redu East Lansing	2/2/17	Will increase Traffic and reduce the road capacity of local roads. Also will impact the wet land.
John Findley	East Lansing	2/2/17	My home is on the golf course and I am very concerned with this development.
Jim Bartow	East Lansing	2/16/17	Traffic volume concerns and impact of potential lower property values.

Judy Kindel	East Lansing	2/21/17	Please deny the rezoning request for the reasons listed in the Recommended Action
SHEILA FLYNN	East Lansing	2/24/17	The proposed zoning change would totally change the character of the area.
William Anderson	East Lansing	2/25/17	The proposed housing plan is not consistent with the principles established in the Meridian Township Master Plan.
Emily Anderson	East Lansing	2/25/17	I hate to see us lose so much green space for unneeded housing. We need the green space.
Kelly Luther	East Lansing	2/26/17	Increased traffic volume, loss of wetlands
Rob McDonnell	East Lansing	2/26/17	Lake Lansing Rd between Park Lake and Hagadorn is busy enough as it is even *before* the Costco is built. Adding hundreds of homes in that area will only worsen the traffic problem and, to date, NO CREDIBLE TRAFFIC STUDY HAS BEEN DONE to alleviate this concern. Further, the Heritage Hills neighborhood is already used as a shortcut by many people wishing to bypass the light at Hagadorn and Lake Lansing. These people speed through our 25MPH neighborhood at speeds in excess of 45MPH with full knowledge they'll never be caught doing it. This problem is *another* one that will only be exacerbated by the addition of hundreds of homes right across the street. All this is assuming these new homes are ever inhabited to begin with, and the strong sign is that they won't be. The new homes are unnecessary and violative of Meridian Township's roadmap, the zoning for this project should not be granted.

Marcia Merando

East Lansing

2/26/17

I am opposed to this rezoning plan.

I do not want to see the extra traffic or negative impact to our property value.

This club is capable of being privately owned. Let the interested buyers take on this challenge to preserve this unique and appealing club and green acreage within our township.

Stacy McDonnell

East Lansing

2/26/17

I oppose the proposed upzoning. I believe that it would cause a great deal more traffic and that would be dangerous to the many school walkers. It would also be negative on the environment and against the Meridian plan of preserving green space.

Kevin Sayers

East Lansing

2/27/17

This rezoning request should be denied. It does not fit with the intent of the Township's Master Plan and redirects development away from the Carriage Hills PICA. It would eliminate 190 acres of green space, which is counter to the stated priority of the master plan to preserve green space. It would also generate an unmanageable volume of traffic in an area that should not have it; i.e. school zones.

This is a legacy decision before the Township. They can choose to side with the non-local, non-tax paying developer and leave citizens, for generations to come, a legacy of traffic, trash, flood-prone and unneeded grey infrastructure. Or, they can choose to listen to generations of local tax-paying citizens and deny the rezoning request (and fight all subsequent legal challenges) and ultimately leave a leafy, green oasis that preserves the character and vibrant nature of this beautiful part of the township. I sincerely hope they choose the latter, for the sake of all current and future generations.

Jan Jenkins	East Lansing	2/27/17	<p>When you consider the development of Carriage Hills and the Costco big box store on Park Lake Road and the potential expansion of Donley Elementary School, it becomes clear that we do not need a rezoning that will allow 300+ homes to be added to the already 200 homes that can be built under current zoning. If the rezoning request is approved AND WHCC IS ALSO DEVELOPED WITH THESE ADDITIONAL HOMES, we residents will be elbow to elbow in overbuilt residential (that will take forever to sell) with little remaining open areas or green space.</p> <p>Please deny the rezoning based on guidance from the Master Plan.</p>
Laura Monea	Okemos	2/27/17	<p>I am opposed to this re-zoning because it does not make sense for the area or the needs of this whole community.</p>
Jim Savage	East Lansing	2/27/17	<p>The proposed project is ill-conceived and approval would be a disastrous mistake for Meridian Township.</p>
J Thaden	East Lansing	2/27/17	<p>Development would be devastating to wildlife and habitats surrounding us and ruin what little 'quiet enjoyment' remains for ourselves and our children as they grow.</p>
Karen Petersmarck	East Lansing	2/27/17	<p>I think that is too much density for this area. Losing the beautiful green space to Costco, and now the whole golf course area is a terrible decline in quality of life in this community.</p>

Name	City	State	Postal C	Country	Signed On
LaNita Campbell	East Lansing	Michigan		United States	1/18/2017
Paula Frantz	East Lansing	Michigan	48823	United States	1/19/2017
Karen Renner	East Lansing	Michigan	48823	United States	1/19/2017
James Harrison	East Lansing	Michigan	48823	United States	1/19/2017
Judith Allswede	East Lansing	Michigan	48823	United States	1/19/2017
Mark Hiaeshutter	East Lansing	Michigan	48823	United States	1/19/2017
Justin Tobin	East Lansing	Michigan	48823	United States	1/19/2017
Dennis Campbell	East Lansing	Michigan	48823	United States	1/19/2017
Elizabeth Schneider	East Lansing	Michigan	48823	United States	1/19/2017
Karen Howland	East Lansing	Michigan	48823	United States	1/19/2017
Marcia Engelkes	East Lansing	Michigan	48823	United States	1/19/2017
Jane Harrison	East Lansing	Michigan	48823	United States	1/19/2017
William Triola	East Lansing	Michigan	48823	United States	1/19/2017
Mary Zaleta	East Lansing	Michigan	48823	United States	1/19/2017
Kevin Witgen	East Lansing	Michigan	48823	United States	1/19/2017
Lawrence P Schneider	East Lansing	Michigan	48823	United States	1/19/2017
Chris Triola	East Lansing	Michigan	48823	United States	1/20/2017
Gabe Zussman	Lansing	Michigan	48911	United States	1/20/2017
Jan Ragan	East Lansing	Michigan	48823	United States	1/20/2017
Christina Lance	East Lansing	Michigan	48823	United States	1/20/2017
L. Anne Hirschel	East Lansing	Michigan	48823	United States	1/20/2017
Lissy Goralnik	East Lansing	Michigan	48823	United States	1/20/2017
William Weatherhead	East Lansing	Michigan	48823	United States	1/20/2017
Ruthi Bloomfield	East Lansing	Michigan	48823	United States	1/20/2017
Ben Wood	East Lansing	Michigan	48823	United States	1/20/2017
Victoria Bellon	East Lansing	Michigan	48823	United States	1/20/2017
Michael Stock	East Lansing	Michigan	48823	United States	1/20/2017
Janet MacFarlane	Haslett	Michigan	48840	United States	1/20/2017
Michael Kendrick	Lansing	Michigan	48912	United States	1/20/2017
Ron Applegate	Haslett	Michigan	48840	United States	1/20/2017
Rosemary Buhl	east lansing	Michigan	48823	United States	1/20/2017
Lisa Farzam	East Lansing	Michigan	48823	United States	1/20/2017
Elizabeth Ivkovich	East Lansing	Michigan	48823	United States	1/20/2017
Mary Howard	East Lansing	Michigan	48823	United States	1/20/2017
Donna Rose	East Lansing	Michigan	48823	United States	1/20/2017
Thomas Hursey	Okemos	Michigan	48864	United States	1/20/2017
Kevin Howard	East Lansing	Michigan	48823	United States	1/20/2017
Thomas Archipley	Okemos	Michigan	48864	United States	1/20/2017
Katie Lynwood	East Lansing	Michigan	48823	United States	1/20/2017
Brenda Gordon	East Lansing	Michigan	48823	United States	1/20/2017
Michael Donahue	Henderson	Nevada	89052	United States	1/20/2017
Elizabeth Spiegl	Brooklyn	New York	11209	United States	1/20/2017
Sue Nuccio	Syracuse	New York	13206-3	United States	1/20/2017
Kathleen Walsh	Lansing	Michigan	48917	United States	1/20/2017
Mary Ellen Sheets	East Lansing	Michigan	48823-5	United States	1/20/2017
Ali Mahdavi	East Lansing	Michigan	48823	United States	1/20/2017

Brent Scott	East Lansing	Michigan	48823	United States	1/20/2017
Mary Ellen Jakovac	East Lansing	Michigan	48823	United States	1/20/2017
Erica Letts	East Lansing	Michigan	48823	United States	1/20/2017
Beth Snyder-Petrowitz	East Lansing	Michigan	48823	United States	1/20/2017
Ken Ketcham	Bath Township	Michigan	48808	United States	1/20/2017
Barbara Reeves	East Lansing	Michigan	48823	United States	1/20/2017
Marianne Flynn	East Lansing	Michigan	48823	United States	1/20/2017
Linda Kalof	Okemos	Michigan	48864	United States	1/20/2017
Kevin Mullin	East Lansing	Michigan	48823	United States	1/20/2017
kerry Brick	East Lansing	Michigan	48823	United States	1/20/2017
Elizabeth Cox	Okemos	Michigan	48864	United States	1/20/2017
Paul Nieratko	Bath Township	Michigan	48808	United States	1/20/2017
Earnest Zubkus	East Lansing	Michigan	48823	United States	1/20/2017
Shelley Baumgartner	East Lansing	Michigan	48823	United States	1/20/2017
Rex Foster	East Lansing	Michigan	48823	United States	1/20/2017
Michael Hudson	East Lansing	Michigan	48823	United States	1/20/2017
Brian Pentecost	East Lansing	Michigan	48823	United States	1/20/2017
quinn ferguson	East Lansing	Michigan	48823	United States	1/20/2017
Jenna Minton	East Lansing	Michigan	48823	United States	1/20/2017
Annie Campbell	East Lansing	Michigan	48823	United States	1/20/2017
Sonya Pentecost	East Lansing	Michigan	48823	United States	1/20/2017
Robert Wood	East Lansing	Michigan	48823	United States	1/20/2017
James Noble Noble	East Lansing	Michigan	48823	United States	1/20/2017
Sarah Wescott	Haslett	Michigan	48840	United States	1/20/2017
Kerri Wilcox	East Lansing	Michigan	48823	United States	1/20/2017
Margaret Spitzley	East Lansing	Michigan	48823	United States	1/20/2017
Walt Reynolds	Haslett	Michigan	48840	United States	1/20/2017
Susan Anderson	East Lansing	Michigan	48823	United States	1/20/2017
Kelly Paquet	Laingsburg	Michigan	48848	United States	1/20/2017
Catherine Cleveland	East Lansing	Michigan	48823	United States	1/20/2017
Stacy Fernandez	East Lansing	Michigan	48823	United States	1/20/2017
Don Pricco	East Lansing	Michigan	48823	United States	1/20/2017
Vanessa Cook	East Lansing	Michigan	48823	United States	1/20/2017
Steven Charchut	East Lansing	Michigan	48823	United States	1/20/2017
Kelley Minnehan	East Lansing	Michigan	48823	United States	1/20/2017
Nick Norris	East Lansing	Michigan	48823	United States	1/20/2017
Kelly Beach	Mason	Michigan	48854	United States	1/20/2017
Nisha Adams	East Lansing	Michigan	48823	United States	1/20/2017
Kim Vukovic	Haslett	Michigan	48840	United States	1/20/2017
Kristin Reinhart	East Lansing	Michigan	48823	United States	1/20/2017
Allison Parker	East Lansing	Michigan	48823	United States	1/20/2017
Suellen Hozman	Lansing	Michigan	48912	United States	1/20/2017
Lori Stewart	East Lansing	Michigan	48823	United States	1/20/2017
Joan Gochberg	East Lansing	Michigan	48823	United States	1/20/2017
Rick Gouthro	East Lansing	Michigan	48823	United States	1/20/2017
Pamela Smiadak	East Lansing	Michigan	48823	United States	1/20/2017
Robertta Glaser Carlsen	East Lansing	Michigan	48823	United States	1/20/2017

Steven Kopke	East Lansing	Michigan	48823	United States	1/20/2017
Rhonda Bueche	Okemos	Michigan	4126	United States	1/20/2017
Greg Grady	Okemos	Michigan	48864	United States	1/20/2017
Bruce McFee	East Lansing	Michigan	48823	United States	1/20/2017
Sarah Margulies	East Lansing	Michigan	48823	United States	1/20/2017
Micheal Shafer	Lansing	Michigan	48912	United States	1/21/2017
Shannon Beckman	Okemos	Michigan	48864	United States	1/21/2017
James Shaheen	Okemos	Michigan	48864	United States	1/21/2017
Kevin Ragan	East Lansing	Michigan	48823	United States	1/21/2017
Kathryn Jones	East Lansing	Michigan	48823	United States	1/21/2017
Pam Fraker	Okemos	Michigan	48864	United States	1/21/2017
Amee OLeary	Okemos	Michigan	48864	United States	1/21/2017
Jim Heavenrich	East Lansing	Michigan	48823	United States	1/21/2017
Craig Havican	East Lansing	Michigan	48823	United States	1/21/2017
jeff weatherhead	East Lansing	Michigan	48823	United States	1/21/2017
Rau Rich	East Lansing	Michigan	48823	United States	1/21/2017
Matthew Yeomans	Okemos	Michigan	48864	United States	1/21/2017
Sharon Reynolds	Haslett	Michigan	48840	United States	1/21/2017
Jason Hartman	Williamston	Michigan	48895	United States	1/21/2017
Jennifer Scott	East Lansing	Michigan	48823	United States	1/21/2017
Peter Burke	East Lansing	Michigan	48823	United States	1/21/2017
Robert Francoeur	East Lansing	Michigan	48823	United States	1/21/2017
Don Burkhardt	Okemos	Michigan	48864	United States	1/21/2017
Stephen Wolcott	East Lansing	Michigan	48823	United States	1/21/2017
Lynne Hannas	East Lansing	Michigan	48823	United States	1/21/2017
Greg Minton	Lansing	Michigan	48912	United States	1/21/2017
Shaheen Farzam-Behboodi	East Lansing	Michigan	48823	United States	1/21/2017
Frank Woronoff	Okemos	Michigan	48864	United States	1/21/2017
Elizabeth Wakulsky	East Lansing	Michigan	48823	United States	1/21/2017
John Voorheis	Haslett	Michigan	48840	United States	1/21/2017
Robert Regan	East Lansing	Michigan	48823	United States	1/21/2017
Sunita Mahdavi	East Lansing	Michigan	48823	United States	1/21/2017
Brett Bean	Haslett	Michigan	48840	United States	1/21/2017
crippen jeff	East Lansing	Michigan	48823	United States	1/21/2017
Lawrence Shanker	East Lansing	Michigan	48823	United States	1/21/2017
Tim Wellemeyer	Haslett	Michigan	48840	United States	1/21/2017
Dave Regan	East Lansing	Michigan	48823	United States	1/21/2017
Chester Lewis	East Lansing	Michigan	48823	United States	1/21/2017
Megan VanZwoll	East Lansing	Michigan	48823	United States	1/21/2017
Chris Haddad	East Lansing	Michigan	48823	United States	1/21/2017
Nina Glauch	East Lansing	Michigan	48823	United States	1/21/2017
Jeff Thompson	East Lansing	Michigan	48823	United States	1/21/2017
Mike Ramsby	East Lansing	Michigan	48823	United States	1/21/2017
H James Fitzgerald	East Lansing	Michigan	48823	United States	1/21/2017
Benjamin Louagie	East Lansing	Michigan	48823	United States	1/21/2017
john Gobel	East Lansing	Michigan	48823	United States	1/21/2017
Betty Simon	East Lansing	Michigan	48823	United States	1/21/2017

Arthur Irish	East Lansing	Michigan	48823	United States	1/21/2017
Meliss Spadafore	East Lansing	Michigan	48823	United States	1/21/2017
Chuck Levy	Haslett	Michigan	48840-81	United States	1/21/2017
Gina Brick	East Lansing	Michigan	48823	United States	1/22/2017
Joe Spadafore	East Lansing	Michigan	48823	United States	1/22/2017
Donald Gochberg	East Lansing	Michigan	48823-11	United States	1/22/2017
Linda McCardel	Laingsburg	Michigan	48848-81	United States	1/22/2017
Rachel Joseph	East Lansing	Michigan	48823	United States	1/22/2017
Scott Carney	East Lansing	Michigan	48823	United States	1/22/2017
Julie Brennan	Bath Township	Michigan	48808	United States	1/22/2017
Carol Harvin	East Lansing	Michigan	48823	United States	1/22/2017
Jennifer Louagie	East Lansing	Michigan	48823	United States	1/22/2017
Martha Brick Brick	East Lansing	Michigan	48823	United States	1/22/2017
Peter Schonfeld	Bath Township	Michigan	48808	United States	1/22/2017
Brenda Ramsby	East Lansing	Michigan	48823	United States	1/22/2017
susie crippen	East Lansing	Michigan	48823	United States	1/22/2017
John Brick	East Lansing	Michigan	48823	United States	1/22/2017
Kelly Luther	East Lansing	Michigan	48823	United States	1/22/2017
Joan Johnson	East Lansing	Michigan	48823	United States	1/22/2017
Karla Hudson	East Lansing	Michigan	48823	United States	1/22/2017
Tom Davis	Okemos	Michigan	48864	United States	1/22/2017
Mary Minnehan	East Lansing	Michigan	48823	United States	1/22/2017
J.M. Thaden	East Lansing	Michigan	48823	United States	1/22/2017
Erin Recktenwald	East Lansing	Michigan	48823	United States	1/22/2017
Rex Copsey	East Lansing	Michigan	48823	United States	1/22/2017
Patricia Degnan	East Lansing	Michigan	48823	United States	1/22/2017
Jan Wenglekowski	Dimondale	Michigan	48821	United States	1/22/2017
William Ragla	East Lansing	Michigan	48823	United States	1/23/2017
Joseph Reid	East Lansing	Michigan	48823	United States	1/23/2017
Breeann Anderson	East Lansing	Michigan	48823	United States	1/23/2017
Kimberly Thompson	East Lansing	Michigan	48823	United States	1/23/2017
Scott Murray	East Lansing	Michigan	East Lan:	United States	1/23/2017
Kevin Sayers	East Lansing	Michigan	48823	United States	1/23/2017
Mary Gates	East Lansing	Michigan	48823	United States	1/23/2017
Ann VanBaalén	East Lansing	Michigan	48823	United States	1/23/2017
Shelley Smithson	East Lansing	Michigan	48823	United States	1/23/2017
Gretchen Karlake	East Lansing	Michigan	48823	United States	1/23/2017
Lynn Garrett	East Lansing	Michigan	48823	United States	1/23/2017
Betty Wei	Williamston	Michigan	48895	United States	1/23/2017
Eleanor Heusner	East Lansing	Michigan	48823	United States	1/23/2017
Brenda Fry	East Lansing	Michigan	48823	United States	1/23/2017
cecil simpson	East Lansing	Michigan	48823	United States	1/23/2017
Valerie Hoag	Okemos	Michigan	48864	United States	1/23/2017
Paul Rashid	Lansing	Michigan	48917	United States	1/23/2017
Suzanne Foltz	East Lansing	Michigan	48823	United States	1/23/2017
Patricia Bean	Haslett	Michigan	48840	United States	1/23/2017
Rocco Cironi	East Lansing	Michigan	48823	United States	1/23/2017

Dennis & Diane Bernick	Haslett	Michigan	48840	United States	1/23/2017
Michael Barnes	East Lansing	Michigan	48823	United States	1/23/2017
Titun Maiti	East Lansing	Michigan	48823	United States	1/23/2017
joyce stoughton-kim	East Lansing	Michigan	48823	United States	1/23/2017
Ryan Jankovic	East Lansing	Michigan	48823	United States	1/23/2017
Rachael Cupples	Okemos	Michigan	48864	United States	1/23/2017
Gary Dawson	Haslett	Michigan	48840	United States	1/23/2017
James Nye	East Lansing	Michigan	48823	United States	1/23/2017
Elaine Crilley	East Lansing	Michigan	48823	United States	1/23/2017
Chad Myers	East Lansing	Michigan	48823	United States	1/23/2017
Wayne Budde	East Lansing	Michigan	48823	United States	1/23/2017
Elizabeth Rosekrans	East Lansing	Michigan	48823	United States	1/23/2017
Lori Jungbluth-Ross	East Lansing	Michigan	48823	United States	1/23/2017
Roy Bierwirth	East Lansing	Michigan	48823	United States	1/23/2017
Gay Heusner	East Lansing	Michigan	48823	United States	1/23/2017
Debra Farzam	East Lansing	Michigan	48823	United States	1/23/2017
Destiny Saucedo-Al Jallad	East Lansing	Michigan	48823	United States	1/23/2017
Ryan Schrottenboer	East Lansing	Michigan	48823	United States	1/23/2017
Mary Hanish	East Lansing	Michigan	48823	United States	1/23/2017
Catherine Lindquist	East Lansing	Michigan	48823	United States	1/23/2017
Tara Tyler	East Lansing	Michigan	48823	United States	1/23/2017
Frederick Stacks	East Lansing	Michigan	48823	United States	1/23/2017
Robert Mitchell	Williamston	Michigan	48895	United States	1/23/2017
Michael Guess	Lansing	Michigan	48906	United States	1/23/2017
Judith Hudson	Plymouth	Michigan	48170	United States	1/23/2017
Ken Stewart	East Lansing	Michigan	48823	United States	1/23/2017
Pam Harden	East Lansing	Michigan	48823	United States	1/23/2017
Rick Lasch	East Lansing	Michigan	48823	United States	1/23/2017
Carol Chapman	Okemos	Michigan	48864	United States	1/23/2017
John Pajak	East Lansing	Michigan	48823	United States	1/23/2017
Pamela Ruth	East Lansing	Michigan	48823	United States	1/23/2017
Albert Ross	East Lansing	Michigan	48823	United States	1/23/2017
Amy Sayers	East Lansing	Michigan	48824	United States	1/23/2017
Howard Majors	East Lansing	Michigan	48823	United States	1/23/2017
Robert Coon	East Lansing	Michigan	48823	United States	1/23/2017
Justin Micomonaco	East Lansing	Michigan	48823	United States	1/23/2017
Michael Kuhl	East Lansing	Michigan	48823	United States	1/23/2017
Rebecca Blake	East Lansing	Michigan	48823	United States	1/23/2017
suzanne majors	East Lansing	Michigan	48823	United States	1/23/2017
Terry Chapman	Okemos	Michigan	48864	United States	1/23/2017
Nathanael Flynn	East Lansing	Michigan	48823	United States	1/23/2017
Dianne Hudgins	East Lansing	Michigan	48823	United States	1/23/2017
Michael Garrett	East Lansing	Michigan	48823	United States	1/23/2017
William Boettcher	East Lansing	Michigan	48823	United States	1/24/2017
Nancy McFee	East Lansing	Michigan	48823	United States	1/24/2017
Bob Courtney	East Lansing	Michigan	48823	United States	1/24/2017
willard hershey	East Lansing	Michigan	48823	United States	1/24/2017

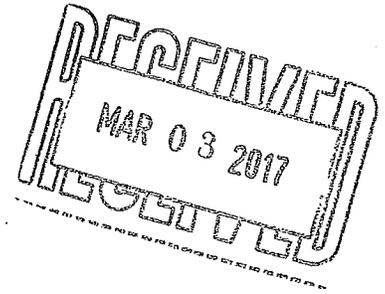
Susan & James Herman	East Lansing	Michigan	48823	United States	1/24/2017
Beverly Stephens	East Lansing	Michigan	48823	United States	1/24/2017
Carol Sanford	East Lansing	Michigan	48823	United States	1/24/2017
Kenneth Elmassian	East Lansing	Michigan	48823	United States	1/24/2017
Jason Good	East Lansing	Michigan	48823	United States	1/24/2017
Joseph Juszczyk	Dearborn Heights	Michigan	48127	United States	1/25/2017
Erin Jankovic	East Lansing	Michigan	48823	United States	1/25/2017
Brian Bertsch	Lansing	Michigan	48912	United States	1/26/2017
Susan Wilcox	East Lansing	Michigan	48823	United States	1/26/2017
Logan Wilcox	East Lansing	Michigan	48823	United States	1/26/2017
Barbara Church	East Lansing	Michigan	48823	United States	1/26/2017
George Pflieger	San Francisco	California	94127	United States	1/26/2017
Greg Komyathy	Okemos	Michigan	48864	United States	1/26/2017
Thomas Crawford	East Lansing	Michigan	48823	United States	1/26/2017
Julie VanAcker	East Lansing	Michigan	48823	United States	1/26/2017
k reid	mckinney	Texas	75050	United States	1/26/2017
Kathryn Dirkin	East Lansing	Michigan	48823	United States	1/26/2017
samantha harper	Hamilton	L8P 2N2	Canada		1/26/2017
Rob Olds	East Lansing	Michigan	48823	United States	1/26/2017
Andrew Brogan	Okemos	Michigan	48864	United States	1/26/2017
Sara Murray	East Lansing	Michigan	48823	United States	1/26/2017
William Wei	Lansing	Michigan	48917	United States	1/26/2017
Steve Boettcher	East Lansing	Michigan	48823	United States	1/26/2017
Grant Solik	Lansing	Michigan	48911	United States	1/26/2017
Broc Edwards	Okemos	Michigan	48864	United States	1/26/2017
Elizabeth Murray	East Lansing	Michigan	48823	United States	1/27/2017
Robert Filter	Haslett	Michigan	48840	United States	1/27/2017
Susan GRADY	OKEMOS	Michigan	48864-3	United States	1/27/2017
Matt Person	Tempe	Arizona	85281	United States	1/27/2017
Dustan Janetzke	Williamston	Michigan	48895	United States	1/27/2017
Vanessa de Bruijn	Okemos	Michigan	48864	United States	1/27/2017
William Faucett	Lansing	Michigan	48906	United States	1/27/2017
David Wilcox	East Lansing	Michigan	48823	United States	1/27/2017
TJ Brogan	East Lansing	Michigan	48823	United States	1/27/2017
Judith Schwary	East Lansing	Michigan	48823	United States	1/28/2017
Irene & Bill Mauer	Topeka	Kansas	66608	United States	1/28/2017
Karen Hudson	East Lansing	Michigan	48823	United States	1/29/2017
Sherry Martin	Okemos	Michigan	48864	United States	1/29/2017
Walter Benenson	East Lansing	Michigan	48823	United States	2/1/2017
Elizabeth Anne Charamella	East Lansing	Michigan	48823	United States	2/1/2017
George Perles	East Lansing	Michigan	48823	United States	2/1/2017
Gaffney Norman	East Lansing	Michigan	48823	United States	2/1/2017
Anne Wood	Auburn	Maine	4210	United States	2/1/2017
Stuart D. Sleight Sleight	East Lansing	Michigan	48823	United States	2/1/2017
Dina Tarazi	East Lansing	Michigan	48823	United States	2/1/2017
Michel Increase traffic and reduse Rd c	East Lansing	Michigan	48823	United States	2/2/2017
John Findley	East Lansing	Michigan	48823	United States	2/2/2017

Jim Bartow	East Lansing	Michigan	48823-9	United States	2/16/2017
Steven Boughton	East Lansing	Michigan	48823	United States	2/16/2017
Thomas Vogel	East Lansing	Michigan	48823	United States	2/16/2017
Judy Kindel	East Lansing	Michigan	48823	United States	2/21/2017
Joy Sheridan	East Lansing	Michigan	48823	United States	2/23/2017
SHEILA FLYNN	East Lansing	Michigan	48823	United States	2/24/2017
Nanette Alton	Haslett	Michigan	48840	United States	2/24/2017
William Anderson	East Lansing	Michigan	48823	United States	2/25/2017
Neal Adams	East Lansing	Michigan	48823	United States	2/25/2017
Emily Anderson	East Lansing	Michigan	48823	United States	2/25/2017
Janet Chegwidan	East Lansing	Michigan	48823	United States	2/25/2017
Rob McDonnell	East Lansing	Michigan	48823	United States	2/26/2017
Marcia Merando	East Lansing	Michigan	48823	United States	2/26/2017
Jjames Dalley	East Lansing	Michigan	48823	United States	2/26/2017
Stacy McDonnell	East Lansing	Michigan	48823	United States	2/26/2017
Kevin Sayers	East Lansing	Michigan	48823	United States	2/27/2017
Elijah Sheridan	East Lansing	Michigan	48823	United States	2/27/2017
David Sheridan	East Lansing	Michigan	48823	United States	2/27/2017
Carol Weatherhead	East Lansing	Michigan	48823	United States	2/27/2017
Jan Jenkins	East Lansing	Michigan	48823-1	United States	2/27/2017
Roberta Davis	East Lansing	Michigan	48823	United States	2/27/2017

Peter Menser

From: Karen Renner <renner@msu.edu>
Sent: Friday, March 03, 2017 3:07 PM
To: Peter Menser
Cc: nitacprn@comcast.net; bowlby@msu.edu
Subject: Email for the Planning Commission March 3 3 p.m.

Importance: High



Peter-

Could you please share this email with the Planning Commission? Thank you.

Many Meridian Township citizens, including myself, were concerned and frustrated following the last Planning Commission meeting and the comments and discussion with the developer. Since Meridian township residents (and others) spoke prior to the developer, I would like to add some clarification for the Planning Commission.

We understand that a developer owns the property. We understand that he has applied for re-zoning. We have voiced our concerns over the re-zoning at multiple PC meetings, in writing and in voice. We know it is the Planning Commission's role to make a recommendation to the Township Board to approve or deny the request for rezoning.

The developer mentioned that a meeting was held with a group of individuals concerning this property. He did not state when the meeting was held. He did "inquire at the PC meeting where we were with that – he said he had not heard anything following the meeting." In my notes he mentioned Mr. Feldman (manager of the golf course?), the city manager, the attorney for the township, the Parks and Rec Commission, and the Triolas attended the meeting. He stated that he had offered a donation of $\frac{3}{4}$ of the property to the township (according to my notes) and mentioned a proposed long term lease from the township (according to my notes).

Most individuals sitting in the room, myself included, were not aware of this meeting.

I queried Peter Menser if there were minutes of this meeting located on the Meridian Township web site. Peter wrote back to me on Friday March 3:

"A meeting was held between the developer and some members of the Township administration. There were no minutes taken at that meeting. The Township's Attorney has advised the Township not to consider or comment on any potential offers from the developer until after the rezoning request is adjudicated."

One Planning Commission member said he hoped these meetings would continue. I think it is important that the Planning Commission understand that the residents attending the Planning Commission meeting on February 27 (except for possibly the Triolas mentioned by the developer) were not involved. And after reading Peter's response it appears that the Township has been advised not to consider or comment on any potential offers from the developer until the rezoning request is adjudicated.

At the upcoming March 13 Planning Commission meeting, Meridian Township residents (and others) will write, attend and speak again to request the PC to make the recommendation to the Township Board to deny rezoning for the reasons mentioned to date that I won't repeat here. Residents understand the property is owned by the developer. We are asking for rezoning to be denied.

I am hopeful that the developer will submit a PUD with the current mixed zoning. This will allow for a less dense development (~50% fewer housing units) compared with the number of housing units the developer has proposed for the property if it were to be rezoned.

Thank you for your time. In closing, I would like the Planning Commission to understand that township residents are not holding back information from the Planning Commission.

KAR



March 6, 2017

TO: Meridian Township Planning Commission

FROM: Karen Renner, Professor Plant, Soil and Microbial Sciences

6270 Skyline Drive, East Lansing MI

RE: Walnut Hills Property Development - Rezoning 16060

I am opposed to rezoning the Walnut Hills Property for the following reasons:

- 1) The developer bought the almost 200 acre property for just over two million dollars. The **developer knew the zoning when he purchased the property**. The developer does not need to maximize housing density on this property to be profitable.
- 2) Planned unit development (PUD) ordinances "allow developers flexibility to depart from existing zoning requirements in exchange for fulfilling an established set of planning criteria". A PUD does not require rezoning. The **developer has repeatedly stated to the Planning Commission that he needed rezoning first before he could develop his PUD and that is not correct**. A PUD can be developed with the current zoning.
- 3) **Walnut Hills is a unique property that has had a township built around it for over 100 years**. This is not 200 acres on the outskirts of an expanding community. This is 200 acres in the heart of Meridian Township and East Lansing. There is **farming to the north; there is a large township park just to the west**. Most homes on Skyline Drive were built 60 years ago; homes sell very rapidly because of the street name and the existing communities. Whitehills, Heritage Hills, and Whitehills Lakes are all very prestigious communities to live in. People built homes knowing the zoning regulations and where the greenspace was in the community. Keeping land zoned RR is not detrimental to the development of Meridian Township; RR co-exists with the zoning to the north and the parks and Greenspace/open space in the proposed Master Plan.
- 4) There are drainage issues on the property. **Adding impervious layers and changing topography will increase total runoff**. This development is going to concentrate runoff in smaller areas. Climate is changing; rainfall events with greater accumulation are increasing in number. Please consider the rainfall patterns predicted for the next 50-100 years. **Fewer housing units and roads should mean fewer drainage problems** for current and future residents.
- 5) **Soil mapping units classified as poorly drained muck occur throughout the northern half of the property**, in particular the northcentral and northwest areas of the property. The northeastern area adjacent to Park Lake Road is not in the poorly drained area. **A PUD with fewer housing units under current zoning is an appropriate fit for the site topography and soils**.
- 6) What wetlands will be regulated and what wetlands will not be regulated and subject to regrading? **The developer corrected himself at least twice when he forgot to mention the word 'regulated'**. He showed his "true colors" at the November 14 meeting; **he doesn't plan to keep wetlands if not regulated to do so**.
- 7) The current drawing by the developer suggests a series of two roads in the northwest quadrant of the property, running north-south parallel to Skyline Drive. Proposed homes about each other a **virtual wall of four rows of two-story homes**. This impinges on line of sight; there is no line of sight for current Skyline Drive residents in the proposed sketch submitted by the developer. **The majority of the mature trees in the interior of the northern half of this property that line the**

golf course fairways would be removed with the current drawing submitted by the developer. Not rezoning will reduce the number of housing units and the number of trees removed and replaced by walls of homes.

- 8) **There is affordable housing** just outside Meridian Township borders to the west of Walnut Hills, including Carriage Hills East, Castle Pointe Apartments, and Edgewood Village Apartments. Lake of the Hills apartments are to the east on Lake Lansing Road StoneRidge apartments are located on Hagadorn Road as well as condominiums to the east (Hagadorn Hills condo associates). There are also numerous condominiums off of Park Lake Road both to the north and to the south of Lake Lansing Road. **A quick search on Zillow showed over 60 homes/condominiums in the \$125-\$175K price range for sale within a five-mile radius of the Walnut Hills property.** Furthermore, there are approximately **five lots for sale in The Greens, 3 lots and 30 properties for sale in Whitehills Lakes, and 12 homes for sale in Whitehills.** Meridian Township does not need an additional 400 housing units.
- 9) **Truck traffic during construction** of the new development must be considered. The Houghton and Brady and Urban land- Capac soil associations limit building unless the soil is removed and replaced with fill. A new 1200 square foot ranch home would require muck to be removed and fill dirt added. "A cubic foot of soil weighs between 74 and 110 pounds, depending on the type of soil and how moist it is." If the builder removed soil to a 10- foot depth x 1500 square foot area = 15,000 cubic feet of soil to be moved. 15,000 x 75 lb/cubic foot = 1.1 million pounds of soil = **562 tons of soil to be removed and then replaced with fill for one moderate sized home.** This truck traffic will have a **huge impact on Lake Lansing and Park Lake roads** where semi-trucks seldom run. Fewer housing units means fewer tons of earth moved on Lake Lansing and Park Lake roads. The developer should know **where the fill is going to come from and if the trucks hauling soil will be traveling Lake Lansing Road past the William Donley elementary school.** Roads will need to be repaved; truck traffic and speed limits during the construction phase will have a huge impact on the safety of individuals in Meridian Township, Bath Township and East Lansing. **Trucks hauling 10 tons cannot stop easily – load limits and speed limits will need to be strictly enforced and traffic light phases changed.**

In closing, **most individuals attending all of the meetings want a planned community development under current zoning with buffers that enhances neighborhoods, provide open space, and doesn't jeopardize current resident property values.** If the development is going to have 50% Greenspace, are there opportunities for the developer to deed a 75-100 yard buffer strip along the western border of the property to Meridian Township or the Skyline Hills Association or the Nature Conservancy to keep as a wildlife conservation pathway?

Current property owners have been paying Meridian township taxes for more than 60 years; their opinion should have strong merit in the discussion. Please don't devalue current tax revenue for Meridian Township. **New homeowners want Greenspace in their backyards; so do current homeowners.** Please recommend to the Township Board **not to rezone the property.** The Walnut Hills development can be unique and bring revenue to the Township. Meridian Township has always paid careful attention to planned communities. Consider a PUD for mixed zoning that will have 50% fewer housing units and add value to all Meridian Township residents and the surrounding communities.

Peter Menser

From: Mark Kieselbach
Sent: Thursday, March 09, 2017 9:21 AM
To: Peter Menser; Sandy Otto
Subject: FW: Meridian Township Website Inquiry



From: Michelle Prinz
Sent: Thursday, March 09, 2017 9:10 AM
To: kindel@msu.edu
Cc: Frank Walsh; Mark Kieselbach
Subject: Meridian Township Website Inquiry

Judy,

Thanks for your recent inquiry. Mark Kieselbach, Community Planning and Development Director, will follow up with you shortly.

Thank you!



Michelle Prinz
Executive Assistant
prinz@meridian.mi.us
W 517.853.4258 | F 517.853.4251
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

Township Board and Commissions:
Planning Commission

First and Last Name: Paul/Judy Kindel

Address, City, Zip Code: 2915 Margate Lane E-mail Address: Telephone Number: (517)332-3091 Please enter your comments or suggestions here: To Planning Commission Members,

We are opposed to the rezoning of Parcel No. 16060 Summer Park Realty as presently presented by the developer.

Peter Menser

From: mo <golfermo@msn.com>
Sent: Thursday, March 09, 2017 2:12 PM
To: Peter Menser
Subject: 16060 Summer Park Realty



Dear Peter,
Please reject the rezoning for 16060, Summer Park Realty. The beautiful site on Lake Lansing Road in Meridian Township needs to stay at golf course.

Thank you!

Sent from my Verizon,
Maureen LaValley

Peter Menser

From: Gay Heusner <ghbenterprises@yahoo.com>
Sent: Thursday, March 09, 2017 11:40 PM
To: Peter Menser
Cc: Frank Walsh
Subject: Rezoning # 16060 (Walnut Hills)



To Meridian Township Planning Commission:

We understand that the developer owns and can develop the Walnut Hills property. We also understand that, as much as we would prefer it to remain a golf course, it most likely will be developed to some degree by either the current or some future owner. However, we strongly oppose changing the zoning from RR to RAA. If this change is made, the zoning "goes with the property" and would allow triple the number of units, which would be an incredibly dense development. Such a dense development would violate several goals of Meridian Township's Master Plan, including to preserve and strengthen residential neighborhoods, and to preserve open spaces and natural areas.

Another reason to leave the RR zoning in place is one of safety. The increased traffic from such a dense development, especially at rush hours, would cause huge traffic delays, as well as increased safety concerns for the elementary schools in the area. In addition, with only two proposed entrances/exits, emergency vehicles (i.e., fire engines, EMT, ambulances, etc.) will have difficulty reaching residents in a timely manner.

For these reasons, and for the many others previously mentioned, please allow the RR zoning to remain in place.

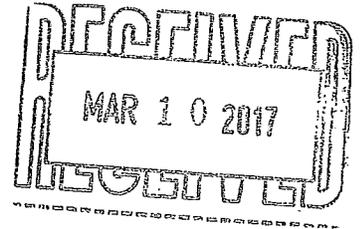
Thank you,

Eleanor Heusner
Gay Heusner
6216 Skyline Drive
East Lansing, MI 48823

Peter Menser

From: Elizabeth Jane Schneider <ejaneschneider@gmail.com>
Sent: Friday, March 10, 2017 6:21 AM
To: Peter Menser
Subject: Please include the Included Message in the Planning Commission Packet. Thanks!

To: Meridian Township Planning Commission
Attention: Peter Menser, Senior Planner for 3/13/17 Planning Commission Meeting Packet
Re: Rezoning request: #16060 (Summer Park Realty)



Greetings,

Thank you for the opportunity to once again voice our strong opposition to the rezoning of the property known as Walnut Hills Country Club. Again, we remain in **absolute total opposition** to this rezoning request. We believe keeping this area an open greenspace is the best use of the property, and, is in concert with the Township's own Master Plan and Greenspace plan.

We live on the west side of Skyline Drive, in the wooded area at the dead end of the street. We have totally redone our home and yard to make it blend as much as possible with nature, using the colors of nature. We are fortunate to back up to one of the township's beautiful preservation areas. We thank the township for the purchase of this property. It is a safe haven for fauna and flora alike. But, there are resources that the Walnut Hills greenspace offers, like water, that fuels the need for wildlife to cross over Skyline Drive to the available open ponds.

The construction of houses on this site will change the property forever. Once the first shovel of dirt is dug, the first tree felled and the habitat disturbed, this development will have done a great disservice to its wildlife and township residents alike.

We also have recently learned that there may be housing and other types development proposed for Carriage Hills. It would be wonderful to see this area thrive again. But any construction there would be adding to traffic, pollution and noise as well. Please consider the traffic increasingly developing along Lake Lansing Road. The corner of Hagadorn and Lake Lansing Road, the site of an elementary school, will soon look like Grand River and Hagadorn, currently considered one of the most dangerous intersections in the County. And let's not forget Costco is all but a mile away from all of this.

This is just too much destruction. Plus there has been no real plan nor written commitment from Mr. Shafer that he will keep his many and varied promises once the zoning is changed.

Once this zoning change is made, anything could happen to the property. Our expectation is that Mr. Shafer will quickly sell for a great profit to a big builder, the land despoiled, wildlife habitats destroyed, and over 500 unneeded and unwanted houses will be left to wreak havoc on surrounding stable neighborhoods.

We politely, yet firmly, request the township to honor its own community plans and keep the property under consideration for development, green, and to deny the rezoning request. The RR zoning appears consistent with the farm to the north of the property, and the owner knew the zoning when the company bought the property.

Everyone chooses a neighborhood to live in for their own reasons. We chose to live on Skyline Drive because of the unique closeness to nature's beauty and quiet. What no one has convinced us of, is that we need more destruction of land, concrete, asphalt, additional water issues, years of building noise, houses, people, loose pets, roadkill, trafficand less greenspace.

Thank you,
Larry and Jane Schneider
3295 Skyline Drive
East Lansing MI 48823
February 24, 2017

To: Meridian Township Planning Commission or Board of Trustees
From: Chester W. Lewis,
5944 Patriots Way
Heritage Hills Subdivision
Request # 16060 (Summer Park Realty)

March 10, 2017

Dear Planning Commission

I urge you to deny this rezoning request.

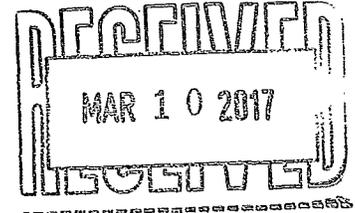
The best use of this property is to be left in open space recreation or park use. This supports the existing neighborhoods such as Heritage Hills that are near the property and is consistent with the Township's master plan.



Peter Menser

From: Karla Hudson <hudson.kc@live.com>
Sent: Friday, March 10, 2017 8:11 AM
To: Peter Menser
Subject: Support the residents, Oppose rezoning of Walnut Hills, 16060 (Summer Park Realty)

March 10, 2017



Dear Planning Commission,

My family and hundreds of our neighbors have attended your meetings for months now since the first time we realized Summerpark Realty acquired the note for Walnut Hills. In each filled-room session, we have declared our opposition to the rezoning they seek. We realize he already has a right to radically change the looks of our corner of the township with a couple of hundred new homes possible but we do not wish to see 400 or more homes crammed into an area that exemplifies the special quasi-rural beauty of Meridian Township. Indeed, Skyline Hills was constructed with many of the homes having architectural significance based on the greenspace setting that represented our skyline since the 1950s origination of the neighborhood.

Alarminglly, our narrow/rural street Skyline Drive, was suggested as a possible portal into and out of the proposed development because the zoning requested by the developer will put undue pressure on Lake Lansing Road and Park Lake. This pressure will be significant given the impending opening of Costco which itself will likely double the traffic we need to endure here. Skyline is already a risky departure point for those who exit onto Lake Lansing with tire screeching and horns blowing in front of our home an increasingly present reality even without new developments. Our street seemingly has no room for pathways that will be needed to allow pedestrians and children safe travel were hundreds of new homes connected to our narrow/rural street. I believe Skyline and Highgate are already in a place where traffic increases on Lake Lansing will necessitate consideration of traffic calming or control devices at one street or the other. 400 plus new homes there would be perilous for our neighborhood.

We ask you to help commemorate Meridian's 175-year anniversary with continued "smart development" that embraces the rural and carefully planned atmosphere that distinguishes us from more urban East Lansing or Lansing settings. Indeed, others from the greater Lansing area have referred to Meridian residents as "tree and farm huggers" – a designation many of us wear proudly as the quasi rural nature of our township is exactly why we purchased here. Please don't force us to leave Meridian to regain what we came to Meridian to enjoy. It is reasonable to allow the developer to maintain the zoning he purchased as it fits the surrounding structures so well with the rural residential portions adjacent to the land preserves and working farm. Our area has lost the core features of a once walkable Carriage Hills grocery, pharmacy, travel agent, dry cleaner, etc. that served us well and precluded the need to roam distances for these amenities. The Walnut Hills property is located at the edge of our township near land preservation areas and a working farm. It is zoned appropriately as part of a graduated down-zoning from the Carriage Hills high density, through low density on Horizon to lower on skyline and lowest at Walnut Hills.

If you choose to rezone, this developer, who has already evidenced a disagreeable side, is likely to begin a project that he may not complete for any number of reasons including our perception that he would love to sell it off to a national developer once he gets the zoning that adds significant value for the "flip" of a bargain property to a national

development model for maximum profit. While very beneficial for him, the rezoning serves up a good deal of adversity for us, the long-standing citizens of this area.

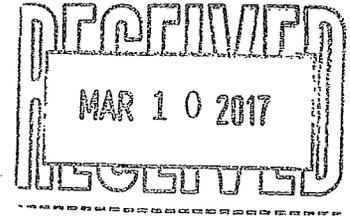
We implore you to leave well enough alone, this property is beautiful as is, will offer a nice option for development in the current zoning configuration while meeting the master plan constructs for our township and the homes already built to the specifications of the rural nature. We will continue to attend meetings as we expect our township officials to faithfully serve the interests of existing residents and long-standing taxpayers.

Michael and Karla Hudson

6009 Skyline Drive

Peter Menser

From: Chris Triola <ctriola@aol.com>
Sent: Friday, March 10, 2017 8:36 AM
To: Peter Menser
Subject: Rezoning request # 16060



To: Meridian Township Planning Commission

We remain totally in opposition to this rezoning request. For months we and many others have presented a compelling argument as to why this rezoning would not be in keeping with the needs, goals, beauty, and safety of the township while Mr. Schafer has done just the opposite.

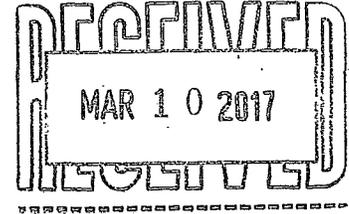
We ask that you not delay your recommendation to deny rezoning any further so that Mr. Schafer can move on to other options.

Thank you,
Bill and Chris Triola
6292 Skyline Dr.

Sent from my iPad

Peter Menser

From: Kevin Witgen <kevinwitgen@icloud.com>
Sent: Friday, March 10, 2017 10:26 AM
To: Peter Menser
Subject: Walnut hills



Good morning Peter, I am emailing once again to express my very urgent desire to have the rezoning request by Schaeffer for the Walnut Hills property turned down. There are a multitude of reasons to not do this, and not any that would benefit the community as I can see. Thank you Kevin Witgen Sent from my iPhone

March 10, 2017

From: Sheila Flynn

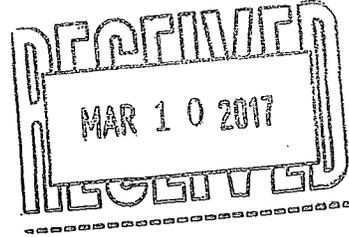
6086 Skyline Drive,

East Lansing, MI

To: Planning Commission of Meridian Township

C/O Peter Menser, Senior Planner

RE: Oppose Rezoning #16060



At your last committee meeting, on February 27th, some of the committee were encouraged by the mention of the possibility that both sides might come together for a different kind of development plan. While this may be a remote possibility, I would remind the committee that it could only happen if you choose NOT to change the zoning. If the zoning changes to RAA, the land will be developed to its maximum housing potential and we will have another 800 + cars impacting the adjacent roads and both Donley and Whitehills schools..(Children cross lake lansing at both schools).

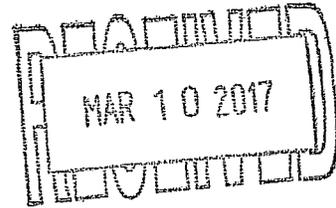
If the zoning remains the same, there may be potential for other options, or the possibility of 180 homes being built on the property. Either possibility is better that the developers desire to build double that. I really believe Mr Schafer is trying to wear us down, but I hope you are considering all the opposition of all the surrounding neighborhoods. Please vote against rezoning.

Thank you,

Sheila Flynn

Peter Menser

From: James R Engelkes <mnejre@comcast.net>
Sent: Friday, March 10, 2017 12:11 PM
To: Peter Menser
Cc: Frank Walsh
Subject: Walnut Hills rezoning.



To whom it may concern,

We are writing to you as long time homeowners on Skyline Drive since 1984. We are concerned about the preservation and strength of our residential neighborhood. We feel to rezone the area to enable the developer to build over 200 homes in that small acreage would be a travesty . Only one of our major concerns is the roads and the need for more roads to adequately accommodate the additional cars from the change in zoning. The impact of the additional homes would greatly change our quality of life on Skyline Drive.

We ask you to please give a NO vote to change the zoning.

With great concern, Marcia and Jim Engelkes
6343 Skyline Dr
East Lansing, Mi
517 351 6544

Sent from my iPhone

PROUD MEMBER OF



PLAS ■ LABS, Inc. ®

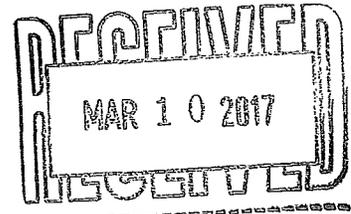
401 E. North St.
Lansing, Michigan
Domestic Memo

Date: March 10, 2017

To: Mr. Peter Menser Senior Planner
Meridian Twp. Planning Commission
551 Marsh Road
Okemos, MI 48864

From: Dave Regan
President

Subject: Rezoning of the Walnut Hills property.



Hello and good day to you all on the Planning Commission. This is my second memo to you in regards to the rezoning request put forth by a group by a Mr. Schaeffer.

I have attended several of your meetings and they have been very enlightening. There are several issues I would like to mention that have not been thoroughly discussed.

SIDE COMMENT: Back in 1959-60 I was a college student working at Walnut the day it burned down. The fire Department had everything under control UNTIL the "pumper" ran out of water. The nearest fire hydrant was almost $\frac{3}{4}$ of a mile away. By the time the pumper was refilled and back at the fire scene, it was too late and the building burned down!

Concern #1. With proposed houses at over 275 units (or more) there will be MANY more students at the Donley School. To get the children across Lake Lansing Road safely, they will have to install a pedestrian overpass (walk way). My friends at the East Lansing City offices tell me it will cost at least \$185,000 to install it. Who has to pay for this?

Concern #2. With only two (2) entry points for the entire sub-division (ingress and egress), what happens if there is a weather related storm that blocks one of the entry points? Can Fire Trucks get to fires in time to be effective?

Concern #3. Who pays for the MANY NEW fire hydrants required for the sub-division?

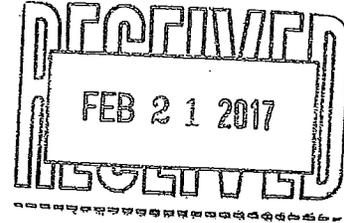
Last but not least, after being in business over 50 years, I have learned the "hard way" to get any proposed promises made during early negotiations **IN WRITING.**

Cordially...


Dave Regan

CONCEPTION ■ INTERPRETATION ■ PRODUCTION ■ SATISFACTION

Kevin & Sharon McGraw
219 Samuel Oaks
Okemos, MI 48864



February 21, 2017

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

Re: Request for Rezoning #16060
Walnut Hills Country Club
Summer Park Realty

Dear Planning Commission:

My family and I have lived in the Lansing area since 1985 and we have been residents of Okemos, Michigan since 1994. Ironically, that is the same year I joined Walnut Hills Country Club (WHCC) and remained a member until just recently. My children grew up there. It has been a wonderful club to belong to, filled with numerous memories with wonderful people

I understand a developer has recently purchased the property; and is seeking to rezone it to small lot residential. I also understand that he has already threatened litigation if he is denied. I am obviously opposed to this rezoning request for the reasons that follow.

First, a little background. Besides a long time resident of the township and member of WHCC, I am also a former zoning and land use litigator at the Foster Swift law firm in Lansing, where I was a senior partner until 2000 and specialized in defending municipalities in zoning litigation. Since 2000, I have been a real estate developer throughout the country, specializing in urban mixed use. As such, I am well versed in land use and the legal entitlement to a particular land use.

It is my understanding that the front of the WHCC property is zoned RAA, while the majority of the property is zoned Rural Residential, or approximately 157 acres. It is also my understanding that the Meridian Township Future Land Use Plan shows this property designation as RAA zoning.

While a Future Land Use Plan serves as a general guide, it is not a hard and fast rule. Generally, zoning ordinances follow a master plan; MCL 125.3203(1), and "a master plan serves as a general guide to future development and is a factor in determining the reasonableness of a particular zoning classification." Inverness Mobile Home Community, Ltd v Bedford Twp, 263 Mich App 241, 248-249; 687 NW2d 869 (2004). Mirabella v. Twp. of Autrain, 2015 Mich. App. LEXIS 1158, *7 (Mich. Ct. App. June 9, 2015).

In this case, the Future Land Use Plan designation is rebutted by several factors. First, it is highly unlikely that any committee that reviewed and drafted the township's Future Land Use Plan ever considered any other land use for the WHCC property other than a golf course, which it has been since 1921. If small lot residential was ever proposed to the surrounding neighborhoods, you can be assured it would have caused an uproar and would have been changed at least to Rural Residential. This means that NONE of these property owners were provided an opportunity to oppose the Future Land Use Plan designation at any time. It is only a result of the unfortunate recent events that this is even up for discussion.

All the surrounding residential land prices reflect the fact that they are located on an established luxury golf course. This is evidenced by the amount of capital that has been invested in all of these single family homes as well as their selling prices when any of them go onto the market.

Meridian Township Planning Commission
February 21, 2017
Page 3 of 3

The petitioner purchased this property prior to receiving any type of reclassification of the property, and therefore took the risk that it may remained in the classification in which he purchased it. There is no absolute right for him to have it rezoned.

Based on the foregoing, I join the legions of dissenters and respectfully request that you deny the petitioner's request for a rezoning. If the petitioner desires to redevelop this property, he should conform with its existing and long-term zoning classification which will have the least negative impact on the surrounding areas and this community.

In the alternative, I would respectfully request that this Planning Commission recommend denial unless and until a sub-committee studies and fully examines the Future Land Use Plan designation for this very large tract of land. With all due respect, the surrounding landowners and the community deserves that consideration prior to such a major decision being made on this large and historical parcel of property.

To assist you in your service to our residents, I have taken the liberty of drafting a proposed resolution for you to consider, which contains the alternate of recommending an examination of the Future Land Use Plan designation and recommendation.

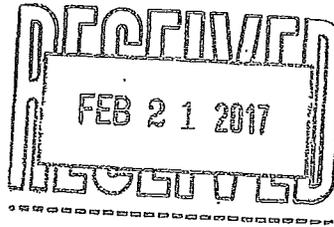
Thank you for your consideration to this matter. Please contact me with any questions or comments.

Sincerely,



Kevin T. McGraw
219 Samuel Oaks Drive
Okemos, MI 48864

RESOLUTION TO DENY



**Rezoning #16060
Summer Park Realty
2874 Lake Lansing Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of March, 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, Summer Park Realty requested the rezoning (Rezoning #16060) of approximately 157 acres located at 2874 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family, Low Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its January 23, 2017 meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated _____; and

WHEREAS, the subject site is designated in the Residential _____ dwelling unit per acre classification on the 2005 Master Plan Future Land Use Map; and

WHEREAS, while the proposed rezoning to RAA (Single Family, Low Medium Density) may appear to be consistent with the 2005 Future Land Use Map designation, however, this Commission believes this large and historical tract of property was never vetted for this designation; and

WHEREAS, prior to any type of rezoning of this large and historical tract, and due to the high probability that the future designation of this parcel has never been fully vetted, as well as the obvious impact of such a rezoning on the surrounding properties and community, the Planning Commission recommends that the Future Land Use Map designation of this parcel be fully vetted by the Township and its citizens; and

WHEREAS, rezoning the subject site to RAA (Single Family, Low Density) is incompatible with the surrounding properties which has historically relied upon its low impact utilization; and

WHEREAS, the rezoning will not result in a logical and orderly development pattern for this area, and will detrimentally effect the surrounding land values and will be out of character for the area which has been in its current state since 1921.

**Resolution to Deny
Rezoning #16060 (Summer Park Realty)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #16060 to rezone approximately 157 acres located 2874 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family Low Density).

[ALTERNATE: NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #16060 to rezone approximately 157 acres located 2874 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family Low Density), and further recommends that the Meridian Township Board select a sub-committee to review the Future Land Use Plan designation of this parcel and provide a recommendation.]

ADOPTED: YEAS: _____

NAYS: _____

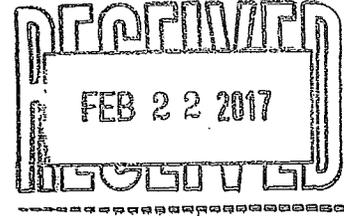
STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

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 ____ day of _____ 2017.

Dante Ianni
Planning Commission Chair

Peter Menser

From: Larry Shanker <larry@cdry.net>
Sent: Tuesday, February 21, 2017 7:19 PM
To: Peter Menser
Cc: Frank Walsh
Subject: Walnut Hills



To Whom It May Concern:

I am a life time resident in this area and also an owner of a local family business in our 83rd year. I lived in Whitehills for nearly 40 years.

I have been a member of Walnut Hills since I graduated from MSU in 1965. Our family had the wonderful advantage of having our children enjoy Walnut Hills and the excellent quality life this area has to offer.

Last year I decided to sell my home in Whitehills and move to the Greens on the 1st hole, hoping to retire here.

Obviously, I have a special place in my heart for this beautiful golf course. To me it would be very sad to see another building development which would certainly have a negative effect on the value of the homes in our area. I'm hoping the Township will not approve the rezoning.

Thank you,

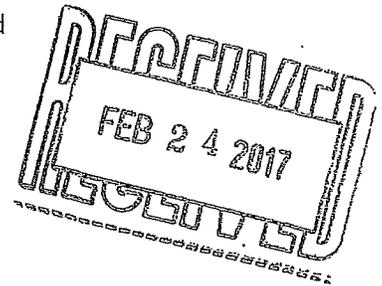
Larry Shanker
6111 W. Longview Dr.
East Lansing, Mi. 48823

Sent from my iPad

Sent from my iPad

Peter Menser

From: Jennifer Louagie <louagiej@hotmail.com>
Sent: Friday, February 24, 2017 10:11 AM
To: Peter Menser; Frank Walsh
Subject: Opposition to Re-zoning at 2874 Lake Lansing Road



To: Meridian Township Planning Commission or Board of Trustees
From: Jennifer Louagie
Request #16060 (Summer Park Realty)

Dear Planning Commission,

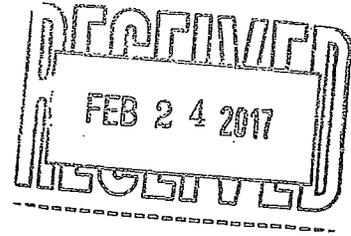
I am writing to express my opposition to the changes in zoning at 2874 Lake Lansing Road. The re-zoning will have a significant impact on the character, quality, and value not only of my home, but of our surrounding neighborhoods (Skyline, the Greens, and White Hills Lakes). More importantly I am concerned about the safety of my children, other children in the neighborhood, and those attending the local elementary schools. Years of construction and the dramatic increases in traffic will be dangerous and disruptive. The proposed zoning change contradicts the comprehensive plan that the Township just issued. I urge you not to yield to the request of a single investor who seeks this zoning change.

Thank you for your consideration,

Jen

Peter Menser

From: Benjamin <louagieb@hotmail.com>
Sent: Friday, February 24, 2017 10:03 AM
To: Peter Menser; Frank Walsh
Subject: Request #16060 (Summer Park Realty)



To: Meridian Township Planning Commission or Board of Trustees
From: Benjamin Louagie
Request #16060 (Summer Park Realty)

Dear Planning Commission,

I am a resident of Meridian Township, at 6118 Skyline Drive. I want to express to you my concern and opposition to the rezoning request proposed for Walnut Hills. The rezoning will have a significant impact on the character, quality, and value not only of my home but of our neighborhoods (Skyline, the Greens, and White Hills Lakes). As one of the many residents whose property borders Walnut Hills we considered the green space plan when building our home.

If development does occur I expect that consideration will be given to locating a majority of the undeveloped land around the perimeter of any future development, which will enhance the surrounding Meridian Township green space and protect the residents property currently on the course by creating a buffer.

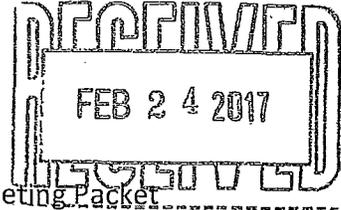
One of the goals in the 2017 Master Plan is to preserve and strengthen residential neighborhoods, I urge you not to yield to the pressure of the developer seeking this zoning change.

Respectfully,

Ben

Peter Menser

From: Elizabeth Jane Schneider <ejaneschneider@gmail.com>
Sent: Friday, February 24, 2017 10:01 AM
To: Peter Menser
Subject: Please Place Attached Letter into February 27, 2017 Planning Commission Packet and Confirm Receipt. Thanks!



To: Meridian Township Planning Commission
Attention: Peter Menser, Senior Planner for 2/27/17 Planning Commission Meeting Packet
Re: Rezoning request: #16060 (Summer Park Realty)

Greetings,

Thank you for the opportunity to once again voice our strong opposition to the rezoning of the property known as Walnut Hills Country Club. Again, we remain in absolute total opposition to this rezoning request. We believe keeping this area an open greenspace is the best use of the property, and, is in concert with the Township's own Master Plan and Greenspace plan. We respectfully request that you remember that the Greenspace Plan includes the need for wildlife crossings.

While we do not live on the golf course proper, we benefit greatly by living across the street, backed up to one of the township's beautiful preservation areas. We thank the township for the purchase of this property. It is a safe haven for fauna and flora alike.

We are also new members to the Club. We joined last year to support the current management of the Club. We played some ridiculously bad, but fun golf, enjoyed after golf hour walks, have been enjoying delicious Friday night dinners this winter in a very friendly, inclusive, and warm atmosphere, and best of all we made new neighborhood friends.

The construction of houses on this site will change the property forever. Instead of stars, there would be street lamps. Instead of open space, there would be concrete. Instead of quiet, there would be noise. Instead of open air to breathe, there would be construction pollution for years to come. Instead of beauty, there would be unneeded houses standing empty as targets to be explored and vandalized. Any houses that would be inhabited would eventually spit forth hundreds of cars daily polluting the air with emissions and creating a traffic nightmare. Instead of marshes and wildlife crossings, there would be roadkill.

We recently heard that there may be housing and other types development proposed for Carriage Hills. It would be wonderful to see this area thrive again. But any construction there would be adding to traffic, pollution and noise as well. Please consider the traffic increasingly developing along Lake Lansing Road. The corner of Hagadorn and Lake Lansing Road, the site of an elementary school, will soon look like Grand River and Hagadorn, currently considered one of the most dangerous intersections in the County. And let's not forget Costco is all but a mile away from all of this.

It is just too much destruction, with no real plan nor written commitment from Mr. Shafer that he will keep his many and varied promises once the zoning is changed.

Once this zoning change is made, anything could happen to the property. Our expectation is that Mr. Shafer will quickly sell for a great profit to a big builder, the land despoiled, wildlife habitats destroyed, and over 500 unneeded and unwanted houses will be left to wreak havoc on surrounding stable neighborhoods.

We believe that this Club can be a welcoming place for many new members of the township community and become revitalized. We are seeing a willingness to work with the surrounding communities and neighbors to offer not just the traditional golf and social memberships, but memberships that could be affordable and meet the desires of township residents who want to experience this beautiful land in non-traditional ways, while not interfering with the Club's commitment to the loyal golfing members.

We politely, yet firmly, request the township to honor its own community plans and keep the property under consideration for development, green, and to deny the rezoning request. The RR zoning appears consistent with the farm to the north of the property, and the owner knew the zoning when the company bought the property.

We need space to breathe. Our wildlife needs a place to live. It's why we moved to Meridian Township. Why we chose to live on Skyline Drive. What no one has convinced us of, is that we need more destruction, concrete, asphalt, additional water issues, years of building noise, houses, people, pets, roadkill, trafficand less greenspace.

Thank you,

Larry and Jane Schneider

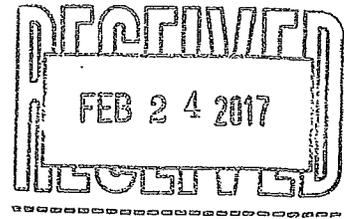
6295 Skyline Drive

East Lansing MI 48823

February 24, 2017

Peter Menser

From: kindel@msu.edu
Sent: Friday, February 24, 2017 9:51 AM
To: Peter Menser
Cc: Frank Walsh
Subject: Oppose rezoning #16060



Dear Commissioners,

We oppose the rezoning of #16060 Walnut Hills Country Club. We feel this would have a detrimental effect on neighboring residential areas, the township as a whole, or both, for the following reasons:

- (1) a very substantial increase in traffic along Lake Lansing and Park Lake Roads that will require significant modification of one or both and will require township resources,
- (2) creating water runoff and drainage problems for neighboring properties,
- (3) no plans presented by the developer have shown there will be walkable connections to the bordering neighborhoods,
- (4) it will likely divert township resources away from the redevelopment of the Carriage Hills PICA, which is 1/4 mile away.

Thank you for considering this request to deny the rezoning of #16060.

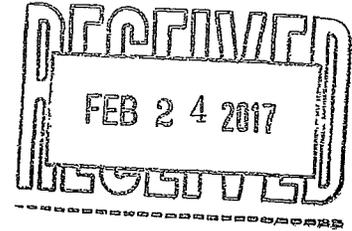
Judy and Paul Kindel

Peter Menser

From: Mary Ellen <msheets550@aol.com>
Sent: Friday, February 24, 2017 6:48 AM
To: Peter Menser
Subject: Walnut Hills

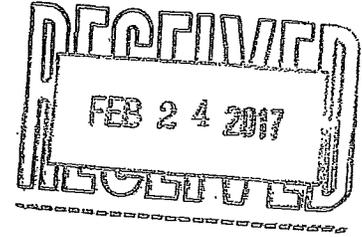
Please, please don't let this beautiful old golf course turn into tract housing. There are people with the vision and finances to keep it going.

Mary Ellen Sheets
6079 Dawn Ave.,
East Lansing, MI 48823



Peter Menser

From: Eleanor Heusner <geheusner@comcast.net>
Sent: Friday, February 24, 2017 2:07 AM
To: Peter Menser
Cc: Frank Walsh
Subject: Rezoning # 16060 - Walnut Hills



To Meridian Township Planning Commission:

My purpose in writing to you is to request strongly that you DO NOT approve Steve Schafer's request to change the zoning designation of the Walnut Hills property from RR to RAA.

The huge number of lots available with RAA zoning would increase traffic tremendously on both Lake Lansing and Park Lake Roads. Having over 300 units planned for this property will cause real nightmares at busy times of the day.

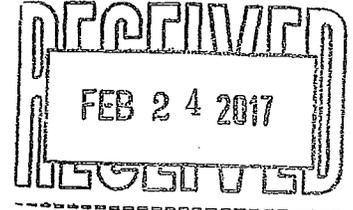
Drainage from The Greens already has caused some flooding onto the Walnut Hills property. This combined with the numerous wetland areas will cause many problems for residents of houses built on or near those areas.

The present open space is a welcome environment for area residents, as well local wildlife. Therefore, please consider the many problems that changing the zoning will cause, and keep the present RR designation.

Thank you,
Eleanor Heusner

Peter Menser

From: Jan Ragan <jaragan@sbcglobal.net>
Sent: Thursday, February 23, 2017 11:15 PM
To: Peter Menser
Subject: Walnut Hills



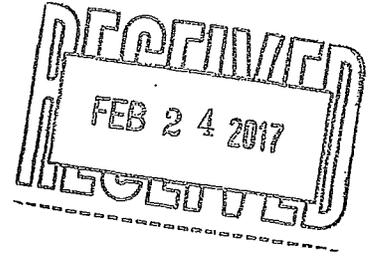
"If you build it, they will come" doesn't apply in this neighborhood. Look at the houses unsold and all the new builds still for sale. The developer is a commercial builder and out of his league. His interest isn't our best interest.

Jan Ragan
6195 Skyline Dr.

Sent from my iPhone

February 23, 2017

To: Meridian Township Planning Commission



We wish to oppose the rezoning of the Walnut Hills property for the following reasons:

- Traffic issues. An additional 800 cars pouring onto Lake Lansing and Park Lake roads will create problems for residents and the school. The township has indicated an interest in making Lake Lansing a calm street—3 lanes and bikepaths- this would be problematic with all the additional traffic.
- The master plan hopes to implement a PICA in carriage hills. Additional traffic will be generated by this, as well as the new Costco which equals more traffic. Also there would be a loss of green space for people living in the PICA and the surrounding neighborhood. The proposed changes do not fit in with the 2017 Master Plan for Meridian township.
- Drainage issues. Many tons of muck will need to be transported out of the golf course which means extreme wear on the adjacent roads, additional cost to the township.

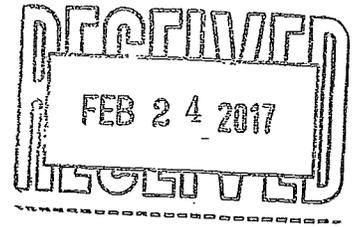
We hope you will vote no on rezoning.

Sincerely,

William and Sheila Flynn

6086 Skyline Drive, East Lansing, MI

Eleanor Heusner
Gay Heusner
6216 Skyline Drive
East Lansing, MI 48823



February 15, 2017

Dear Members of the Meridian Township Planning Commission:

Our family built our home, moved to Skyline Drive, and joined Walnut Hills Country Club in 1964. One of the main reasons for choosing that location was we believed, with the golf course there, we would never be subjected to a crowded housing development behind our home. We have enjoyed the beautiful open views with its varied wildlife for over 50 years. Ideally, we would like to stop the development of the Walnut Hills property entirely, but at a minimum we want to express our very strong opposition to changing the zoning. Keeping this beautiful greenspace open, with no dense residential development, as proposed by Mr. Schafer, is essential to continued desirable living for the many residents of this area who enjoy the current environment and diverse wildlife.

Mr. Schafer has continually increased the number of projected units he intends to build on this site. We've been told numbers anywhere from 180 to now 383 units. If a zoning change to RAA is approved, he could change his plans again. In fact the current plan states "Lot Counts are Subject to Change". Based on the Density Calculation included in this meeting's packet, those numbers could increase to as many as 451 units. One of the draws for this area is its uncluttered atmosphere, which will evaporate with this current project. It is very hard to believe that this community has the need for such a large development. We have watched houses in the surrounding area that have been put up for sale, remain on the market for extended periods of time. In addition, this area's current property values will be significantly decreased. We also find it difficult to believe that these new units could possible sell for up to the \$800,000 prices Mr. Schafer has quoted, when our lovely four bedroom, 2-1/2 bathroom home, which backs up to picturesque ponds on a beautiful golf course, is only valued at a little over \$200,000.

The dramatic increase in traffic along Lake Lansing Rd and Park Lake Rd is of great concern. The traffic study presented in a previous meeting indicated an over 521% increase in the weekday traffic on these roads, and that was with 353 proposed units, not the 383 units on the current plan. This is especially concerning for the two elementary schools that are on Lake Lansing Rd. The safety of our school children is already at risk with the current traffic volume. When you add in the traffic from this development, the increase in volume from the new Costco, and the increased number of students attending those elementary schools, it is a tragedy waiting to happen.

Drainage is another major concern. Many areas on this property have poor drainage and are not suitable to build upon without major reworking, and currently cause flooding for several of the existing properties in this area. This development would most likely increase this problem. Additionally, if the ground water and drainage in our area changes, we will be at a higher risk of losing many of the beautiful mature trees that are currently abundant on this property. Although, based on the proposed plan, many of those beautiful trees are already slated to be destroyed during development. This is another negative in our opinion.

We also question the calculation of the total Open Space represented in the current plan. In reading through the rules for a PUD it appears that Wetlands cannot be included in the 50% open space, however they have been included here.

Based upon Mr. Schafer's comments at a previous meeting, one of the reasons he is requesting a zoning change, other than greater profit, is so that he can build a PUD, which is not allowed in an RR zone. He stated that he wanted the PUD so that it would be viable to keep the clubhouse, restaurant, pool, and tennis courts (although he plans to eliminate the tennis courts anyway), and make them available to the general public. Why can't he build a PRD, which is allowed in an RR zone? A PRD would allow for commercial use on the site, while still maintaining the lower density required in an RR zone. It would also ensure between 20% to 50% open space.

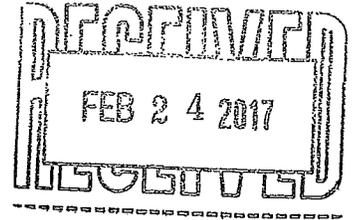
Please do not approve the proposed re-zoning from RR to RAA. We must do everything in our power to preserve this beautiful and unique property.

Thank you for your consideration,

Eleanor Heusner
Gay Heusner

Peter Menser

From: Roy Bierwirth <rcbierwirth@comcast.net>
Sent: Thursday, February 23, 2017 6:09 PM
To: Peter Menser
Subject: Oppose Walnut Hills re-zoning



Dear Mr. Menser,

I am writing to provide another voice in opposition to the proposed re-zoning and development of the Walnut Hills Golf course. I will list my concerns briefly as I know others have stated the same:

1. Planned development will result in a huge increase in traffic on Park Lake and Lake Lansing roads. These roads are already overburdened and dangerous to exit the Whitehills Lakes subdivision. Additionally, they are weight restricted. Construction traffic will quickly result in the road bed being ruined requiring replacement.
2. Reduction of green-space in our community is directly opposed to stated position of our community leaders and planners.
3. Developer is not from our community and obviously does not understand the market that exists in and around East Lansing. Developer has a history of gaining re-zoning approval then selling the property off to another developer.
4. Meridian Township and East Lansing are already overbuilt. There is already a glut of unoccupied houses and apartments, yet more continue to be built.
5. This development will continue to drive home prices down in the area.
6. Removing tons of muck from the golf course and then replacing it with fill dirt suitable to build on will be an environmental disaster. Water flow and back up in the golf course and surrounding subdivisions is already a problem.
7. This development will directly impact the quality of life in Meridian Township. Throwing up more housing resulting in less green-space and natural areas will make the Township a less desirable place to live.

I urge you not to support this development.

Regards,

Roy C. Bierwirth, COL, USA (Ret.)

6434 E. Island Lake Dr.

East Lansing, MI 48823

C: 517.231.4526

E: rcbierwirth@comcast.net

Peter Menser

From: Robert Baker <baker0211@att.net>
Sent: Thursday, February 23, 2017 10:43 AM
To: Peter Menser
Subject: Oppose rezoning for #16060/Walnut Hills Country Club

Hello Mr. Menser,

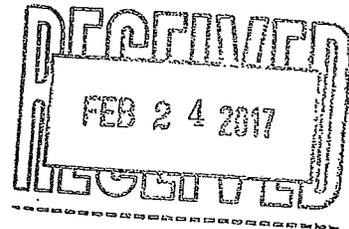
Please know that since the Meridian Township Planning Commission began to deal with this Summer Park Realty LLC rezoning request, our initial concerns have become even greater based on information gleaned from research provided by many East Lansing residents both verbally and in writing and communicated to the Planning Commission.

For instance, rather than submitting a concrete plan for the property, only verbal promises/descriptions have been made, which could quickly evaporate.

We strongly oppose this extensive building project and hope the Planning Commission will not approve the request to rezone, which would drastically impact the entire environment far beyond the actual project site.

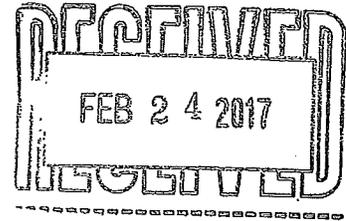
We will appreciate your sharing this with PC members prior to the meeting this Monday, which we will attend.

Bob and Emilie Baker
517-708-0486



Peter Menser

From: Gay Heusner <ghbenterprises@yahoo.com>
Sent: Friday, February 24, 2017 11:19 AM
To: Peter Menser
Cc: Frank Walsh
Subject: Rezoning # 16060 (Walnut Hills)



Dear Members of the Meridian Township Planning Commission:

I am strongly opposed to changing the zoning for the Walnut Hills property from RR to RAA for all of the reasons expressed in the numerous letters submitted to this Planning Commission. In particular:

1. Dramatic increase in traffic on Lake Lansing Road and Park Lake Road
2. Safety of children attending 2 elementary schools on Lake Lansing Road
3. Increased number of students attending already crowded schools
4. Carriage Hills PICA (Potential Intensity Change Area) proposed in Master Plan 2017 – future residential/commercial development of this area would result in even more traffic on Lake Lansing Road
5. Worsening of runoff/drainage and flooding issues, on both Walnut Hills and the surrounding properties
6. Adverse impact on public services (i.e., water & sewer systems, infrastructure, etc.)
7. Extensive “demucking” of soil required
8. Lack of demand for such a large number of housing units in this area
9. Decreased quality of life and property values
10. Permanent loss of open/green space and wildlife habitat, including copious loss of mature trees

In addition to the above, my biggest concern is that a change to the zoning is permanent. Once a change is made there is no legal way to prevent Mr. Schafer, or any developer he may decide to sell to, from developing this site at the maximum density allowed in an RAA zone (451 units). He has continuously increased the number of projected units he intends to build on this site (180 to 383), and his current plan specifically states “Lot Counts are Subject to Change”. Also, he has included both wetlands and the club house/parking lot in his calculation of “Total Open Space”, which is not allowed.

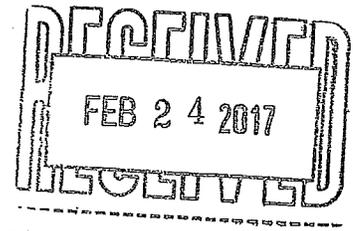
Please consider a PRD, which maintains the lower density of an RR zone, and still ensures up to 50% open space.

For these reasons, it is imperative that the proposed re-zoning from RR to RAA be denied.

Thank you,
Gay Heusner

Peter Menser

From: Fred Stacks <fdstacks@aol.com>
Sent: Friday, February 24, 2017 11:31 AM
To: Peter Menser; Frank Walsh
Subject: #16060 Summer Park Realty, Re-zoning



To the members of the Meridian Township Planning Commission and Board of Trustees:

Mary Jo and I have lived at 5913 Highgate Avenue in Heritage Hills Subdivision for the past 37 years. We are very concerned about the plans expressed by Summer Park Realty and are opposed to the re-zoning of the Walnut Hills Country Club property.

We have attended all the Planning Commission meetings regarding the re-zoning request and have voiced our concerns and opinions.

Please do not approve any re-zoning of this property. I feel it is not in the best interest of our township nor does it match up with the 3 goals stated in the 2017 Master Plan.

Thank you,

Frederick Douglas Stacks
Mary Jo Stacks

5913 Highgate Avenue
East Lansing, MI 48823



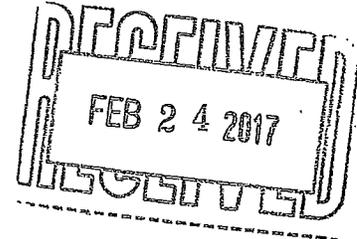
LIAISON FOR INTER-NEIGHBORHOOD COOPERATION



A MERIDIAN TOWNSHIP FEDERATED HOMEOWNER ASSOCIATION

P.O. Box 40 • Okemos, Michigan 48805

To: Meridian Township Planning Commission
From: LINC Board of Directors
Re: Rezoning Request #16060 (Summer Park Realty)



February 24, 2017

Dear Planning Commission,

The LINC Board of Directors met on February 16, 2017 and had a lengthy discussion about Rezoning Request #16060, a request by Summer Park Realty to rezone a portion of the Walnut Hills Country Club property from RR (Rural Residential) to RAA (Single-family low density). In addition to the LINC Board and members, several homeowners from the surrounding neighborhoods and other concerned citizens were in attendance. It was the unanimous opinion of the LINC Board **to ask that the Planning Commission recommend that the Meridian Township Board deny the rezoning request.** Several reasons for recommendation of denial of the rezoning request follow:

1. As of today's date, the applicant has not provided a written offer of conditions to limit the number of units that would be built on the property. In the absence of an offer of such conditions, the Planning Commission must consider the "worst case" scenario in terms of the number of units that could be built on the site. According to the Density Plan submitted by the applicant, a total of 342 units could be developed under a traditional platted subdivision. If developed as a PUD, their calculations show that a total of 451 units could be built. We think that 451 units being built on the property would result in devastating consequences, not only to the land itself, but to the surrounding neighborhoods, with dramatically increased traffic for many years to come. Even if a developer says that they intend to limit the number of units to a lesser number, **the zoning "goes with the property"** and a subsequent owner would not have to abide by any informal commitment made by the current owner.
2. **The applicant has provided no empirical evidence** of the need for 300-400 new single-family dwelling units in this area. In fact, a development of this size, and in this area, would likely impede progress toward redevelopment of the Carriage Hills PICA. The Carriage Hills PICA is an integral part of the long-term goal stated in the Township's 2017 Master Plan to focus the Township's resources toward re-development of the Carriage Hills area. Township planning and infrastructure resources would be better used in achieving the re-development of Carriage Hills and the other two PICAs identified in the Master Plan.
3. We estimate that under the current zoning a PUD would allow approximately 200 residential units on the site, while a PRD would allow approximately 230 residential units. While allowable unit density under current zoning would mean less profit for the property owner, **the Planning Commission is under no obligation to recommend zoning changes that would maximize a property owner's return on investment.** Rather, the Planning Commission should consider what is in the best interest of the Township as a whole after **careful consideration of the benefits and liabilities** that would result from such a rezoning.

4. By not rezoning the property, the Township would benefit by maintaining a significant tract of open space, minimizing the potential negative impacts that a larger development would have on the drainage of water from the site, maintaining traffic at manageable levels on Park Lake and Lake Lansing Roads, and reducing the number of other "unknowns", thus keeping a more manageable framework with more flexibility in planning for the future.
5. Finally, we do not find anything in the applicant's submission of "Reasons for Rezoning Request" that would require the Planning Commission to recommend approval of the rezoning request. In fact, many of the reasons provided by the applicant are either contrary to fact or do not address the subject of the individual topics. For instance, when asked to comment on whether the rezoning would "result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services" the applicant's response of "Requested rezoning and subsequent development will increase tax base" bears no relationship to the question being asked (efficient use of Township resources). While it may be true that the development would increase the tax base, the increase could easily be negated by the additional cost to the Township to provide public services, such as police, fire, and EMS, as well as increased road deterioration, potential flooding, etc.

It was brought to our attention by members of the Skyline Homeowners Association that there is an effort underway to try to purchase at least part of the property, perhaps with assistance from the Township's Land Preservation funds and/or the Township's Parks and Recreation funds. We wholeheartedly endorse these efforts to preserve at least a portion of this unique natural resource for the use and enjoyment of the entire Meridian Township community.

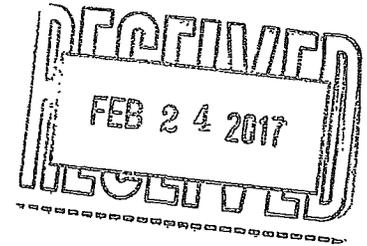
Thank you for your careful consideration,

Board of Directors
Liaison for Inter-Neighborhood Cooperation (LINC)

Peter Menser

From: Bill Triola <triolas@aol.com>
Sent: Friday, February 24, 2017 11:35 AM
To: Peter Menser
Subject: Fwd: Proposed Land Development- Walnut Hills Country Club

Peter
Chris & I are in Baltimore and my not be back to attend Monday's meeting!
Please forward our past written concerns to board.
Regards. Bill & Chris Triola
6292 Skyline Dr.



Sent from my iPhone

Begin forwarded message:

From: TRIOLAS@aol.com
Date: December 2, 2016 at 8:04:58 PM EST
To: menser@meridian.mi.us, styka@meridian.mi.us
Cc: Rjsimon@ipf.msu.edu, patrickrille@ymail.com, stuartvanis@comcast.net,
collitom@aol.com, laksimon@msu.edu, lawver@ipf.msu.edu, beemetros@gmail.com,
ctriola@aol.com, triolas@aol.com, ejaneschneider@gmail.com
Subject: **Re: Proposed Land Development- Walnut Hills Country Club**

To: Meridian Township Planning Commission.
Meridian Township Supervisor ~ Ron Styka

Re: Proposed Land Development- Walnut Hills Country Club

MY WIFE AND I ATTENDED THE LAST REZONING OF WALNUT HILLS COUNTRY CLUB WITH THE MERIDIAN TOWNSHIP PLANNING COMMISSION.

SEVERAL ITEMS NEED BE CONSIDERED PRIOR TO ANY FURTHER DECISIONS ON THIS MATTER.

THE NEXT MEETING SHOULD INCLUDE A MEMBERS OF THE EAST LANSING SCHOOL BOARD ~ DONLEY'S PRINCIPLE ~ DONLEY'S PRESIDENT OF ITS PTO AND THE CROSSING GUARD AT LAKE LANSING AND HADADORN ROAD. THIS INPUT IS VERY IMPORTANT TO A SCHOOL OPERATING WITH NEAR PERMANENT PORTABLES AND AN ENROLLMENT OF 350+

WE NEED A "REAL TIME" STUDY OF THE CURRENT AND PROJECTED TRAFFIC ON LAKE LANSING ROAD. THE COSTCO PROJECT NEEDS FURTHER STUDY.
TO DATE WE ARE USING OUT DATED STATISTICS THAT DO NOT REFLECT OUR NEEDS.

VERY IMPORTANT THE THE INGHAM COUNTY DRAIN COMMISSIONER...GIVE AN "OVERVIEW OF POSSIBILITIES" TO DEVELOP THE PROPERTY. PRIOR ANY DECISIONS.

THE 190+ ACRES HAVE BEEN OFF THE RADAR WITH MEDERIAN TOWNSHIP FOR GOOD REASONS.
IT'S PRIVATE OWNERSHIP AND ZONING WERE NEVER IN QUESTION UNTIL NOW.
IT HAS NOT BEEN INCLUDED IN ANY MASTER PLAN FOR THE ABOVE NAMED REASONS.
THIS NEEDS TO BE ADDRESSED AS AN OMISION IN PAST PLANNING. [MERIDIAN TOWNSHIP GREENSPACE PLAN]
....AS FOR CALLING THE CURRENT ZONING BY MR SHAFER ~ SPOT ZONING.....JUST THE OPPOSITE IS TRUE...HE IS ASKING FOR SPOT ZONING.

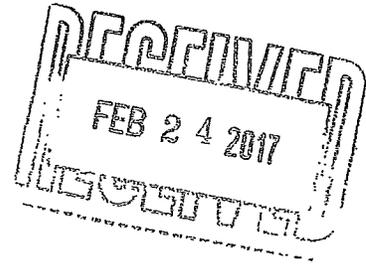
WE SHOULD ALSO REVIEW OUR SMART GROWTH PRINCIPALS

MR SHAFER OFFERED AT THE MEETING TO SELL BACK THE PROPERTY TO ANYONE INTERESTED IN KEEPING IT A GOLF COURSE AND A HUGE CONCENCIOUS OF THE COMMUNITY.. ARE ANXIOUS TO PERSUE THIS OFFER.

BILL & CHRIS TRIOLA
6292 SKYLINE DR.
EAST LANSING, MI
MERIDAN TOWNSHIP

February 24, 2017

TO: Meridian Township Planning Commission
FM: Jan D. Jenkins, Michael J. Jenkins
6030 Skyline Drive, East Lansing, MI 48823
RE: Request #16060 (Summer Park Realty)



Dear Planning Commission,

We are writing to express our strong opposition to Rezoning Request #16060 (Summer Park Realty). There are ample reasons it should be denied, not the least of which is that it flies in the face of the Meridian Township Master Plan's stated goals and objectives.

Based on the Master plan, Carriage Hills is where the Township's focus should remain, not a half-mile up the road. The Township's goals for Carriage Hills, including plans for development of substantial numbers of affordable new housing, will require major time, resources and energy. The last thing we in the area's neighborhoods need is for focus to be taken away from Carriage Hills. Its successful redevelopment is critical to our community.

The Meridian Township Master Plans states:

"We value our natural environment and wish to preserve the natural resources, open areas, and green spaces in our community."

When you consider the planned growth and development of Carriage Hills as well as development of the new Costco big box store on Park Lake Road, it becomes clear that we do not need a rezoning that will allow another 300+ homes to be added to the already 200 homes that can be built under current zoning. If the rezoning request is approved AND WHCC IS ALSO DEVELOPED WITH THESE ADDITIONAL HOMES, we residents will be elbow to elbow in residential with little remaining open areas or green space.

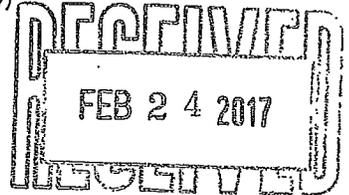
Please vote "No" and deny Request #16060 (Summer Park Realty).

Thank you,

Jan and Mike Jenkins
6030 Skyline Drive
East Lansing, MI 48823

Peter Menser

From: Karla Hudson <hudson.kc@live.com>
Sent: Friday, February 24, 2017 11:46 AM
To: Peter Menser
Subject: Opposing re-zoning Request #16060 (Summer Park Realty)



Dear Planning Commissioners and township staff,

The concerns we have listed below requesting that the Planning Commission oppose the re-zoning of Walnut Hills reflect goals of the township 2017 Master Plan. Please consider these goals when reviewing the content of our letter and in making your decision. The items we have outlined stress the importance of preserving and strengthening our current residential neighborhoods and preserving the need for open spaces and natural areas for the residents of the township.

The change in zoning is unwelcomed, adverse to existing residents and it offers safety and health risks to our community. Donley elementary is located a short distance from the property along with Whitehills school. Both schools are vital educational centers and centers for recreational play for children in the neighborhoods. Many of the children must cross Lake Lansing Road to reach these schools. The intersection at Lake Lansing and Hagadorn stands to receive massive new influx of vehicular traffic as the approved Costco will pipeline traffic from the north and west and new housing in the hundreds of homes will further accelerate the demise of a once livable Lake Lansing corridor. The corridor will become consistent with that virtual highway near Meijer's to the west that children must cross to attend school and reach playgrounds when school is out. Children often take shortcuts across this road which further extends concerns. Recent restructuring of area schools from the former K-4 to the new Pre-K/developmental K-5 has intensified numbers crossing Lake Lansing to get to school. The current crossing already demands extreme vigilance from a paid crossing guard who routinely witnesses risky interactions with the existing traffic levels. Housing changes at MSU have also shifted additional international student families to apartments just north of this intersection with their children also crossing here daily.

We also share news of health concerns created by increase traffic. Below you will find an article entitled "Dementia Risk Rises with Proximity to Major Roads" that is just one of many examples one can find when googling the health impact of traffic on communities. The impact of noise and pollution on mental health and heart conditions are just a few topics discovered when researching the effects of elevated traffic levels.

Our family purchased our home next to Lake Lansing Road knowing that we might have to sustain some noise from the traffic. We were willing to compromise on this given that we had the beautiful nature of Walnut Hills and the farm to the north. The fact that an adverse zoning decision on your part would remove that and pave the way for a highway next to our home is heartbreaking. Along with safety and health challenges we have the following concerns:

1. This out of area developer received a tremendous discount on this precious landmark. Their intention is largely profit-driven without sensitivity to our township heritage. We are losing a significant part of our township history, a parklike vista and gaining a new set of traffic congestion problems.
2. While the developer erroneously claim spot zoning, we recognize this as a parcel where 80% of the land they purchased is rural residential. Let them build rural residential if they insist on new homes in this parklike vista connected to existing township investments in land preserves and a working farm. This property as zoned represents a graceful transition from farm to rural residential to low-density residential. It is perfectly zoned as is.

3. We bought our home knowing this township valued green space and that we were in an area beautifully appointed with a variety of existing residential types, a small shopping center. Indeed, the area offered a rich diversity of options which are now threatened with a move away from our rural heritage.
4. The existing rural zoning already allows them to develop hundreds of houses. We desire to remain as this area has been for nearly 100 years keeping consistent with core Meridian quality of life greenspace values.

Sincerely,
Karla and Michael Hudson
6009 Skyline Drive

Dementia Risk Rises With Proximity to Major Roads

Sue Hughes
January 05, 2017

Living close to heavy traffic was associated with a higher incidence of dementia in a new large population-based cohort study. But no association was seen between proximity to heavy traffic and Parkinson's disease or multiple sclerosis.

Dementia Risk Rises With Proximity to Major Roads

The study, published online in The Lancet on January 4, showed a clear dose response in that the risk for dementia increased with the proximity to a major road, with a 7% increased risk when the distance from the road was less than 50 meters, a 4% increase at 50 to 100 meters, and a 2% increase at 100 to 200 meters. No increased risk was seen at over 200 meters.

"Our study suggests a role for traffic pollution in contributing to dementia," coauthor Ray Copes, MD, Public Health Ontario, Toronto, Canada, commented to Medscape Medical News. "This is not the first study to show a link between pollution and dementia, but it is the largest to date and it used the best methods to assess such associations."

The highest risk of all was seen in people who lived in an urban environment, close to a major road, and had lived there for a long time. "This was the most heavily exposed group and they showed a 12% increased risk of developing dementia," Dr Copes said.

"We believe this data, along with previous studies showing air pollution contributes to cardiovascular and respiratory disease, is enough to warrant action," he added.

This could include further controls on traffic-related emissions, planning future land use so that major roads are positioned away from residential areas, and improvements to buildings that are near major roads to protect against air pollution, he said. "It also has implications for people taking exercise outside — if you are running, walking, or cycling — try to avoid areas with heavy traffic."

"It would be foolish if we didn't consider such accumulating evidence on the health risk of air pollution when going forward in land use planning," Dr Copes added. "This is particularly important in the large cities in Asia where urban development is expanding quickly."

Lead author, Hong Chen, PhD, Public Health Ontario, added: "Increasing population growth and urbanization has placed many people close to heavy traffic, and with widespread exposure to traffic and growing rates of dementia, even a modest effect from near-road exposure could pose a large public health burden."

Coauthor of an accompanying "Comment," Lilian Calderón-Garcidueñas, MD, University of Montana, Missoula, commented on the study for Medscape Medical News.

"This is a very important study because of its size — with the entire population of Ontario included," she said. "It shows a very straightforward result — the closer you live to a major highway the higher your risk of dementia."

"This has massive implications for some cities — such as Mexico City and New York — where almost everybody lives near a major road," she added. "In the US there are many schools have been built close to major highways for logistical reasons but we have to rethink this idea."

For the study, the researchers analyzed data on all adults aged 20 to 50 years (about 4.4 million; multiple sclerosis cohort) and all adults aged 55 to 85 years (about 2.2 million; dementia or Parkinson's disease cohort) who resided in Ontario, Canada, in 2001. Eligible patients were free of these neurologic diseases, had been Ontario residents for 5 years or longer, and were Canadian-born.

Their proximity to major roadways was based on their residential postal-code address in 1996. Incident diagnoses of dementia, Parkinson's disease, and multiple sclerosis were ascertained from provincial health administrative databases.

Almost all people (95%) in the study lived within 1 kilometer of a major road and half lived within 200 meters of one. Between 2001 and 2012, 243,611 incident cases of dementia were identified.

After adjustment for individual and contextual factors, such as diabetes, brain injury, socioeconomic status, education levels, and body mass index, the adjusted hazard ratio (HR) of incident dementia was 1.07 for people living less than 50 meters from a major traffic road (95% confidence interval [CI], 1.06 - 1.08), 1.04 (95% CI, 1.02 - 1.05) for 50 to 100 meters, 1.02 (95% CI, 1.01 - 1.03) for 101 to 200 meters, and 1.00 (95% CI, 0.99 - 1.01) for 201 to 300 meters vs farther than 300 meters (P for trend = .0349).

The associations were robust to sensitivity analyses and seemed stronger among urban residents, especially those who lived in major cities (HR, 1.12 for people living <50 meters from a major traffic road) and those who had never moved (HR, 1.12 for people living <50 meters from a major traffic road).

The study also identified 31,577 cases of Parkinson's disease and 9247 cases of multiple sclerosis, but no association between these conditions and proximity to a major road was seen.

Dr Copes pointed out that using records from the Canadian single-payor health system meant that patients with dementia could be identified with good accuracy. "We were also able to accurately assess exposure from information on postal addresses and we were able to ascertain that the dementia developed after exposure to pollution."

On the possible mechanism involved, he said: "We know the fine particles in exhaust fumes get into the lungs and the circulation and move around the body. We also know they cause oxidative stress and inflammation throughout the body. This is possibly the mechanism that contributes to dementia, which has a chronic inflammatory vascular component." He added that traffic-related noise may also play a role.

In the "Comment" piece, Dr Calderón-Garcidueñas and coauthor Rodolfo Villarreal-Ríos, Universidad del Valle de México, Mexico City, note that this study might also provide new insights into the mechanisms for the early development of oxidative stress, neuroinflammation, and neurodegeneration, and opportunities to prevent and ameliorate such harmful brain effects.

They write: "We have made little progress in understanding the pathogenesis of neurodegenerative disorders such as Alzheimer's disease. We desperately need novel integrative paradigms that cut across the molecular and cellular level to the individual and societal level. In light of these new research directions, we need to prioritise research funding, including understanding brain health from conception, the impact of epigenetic changes, and the early interaction between environment and genetics.

"We must implement preventive measures now, rather than take reactive actions decades from now."

The study was funded by Health Canada. The authors and editorialists have disclosed no relevant financial relationships.

Lancet. Published online January 4, 2017.

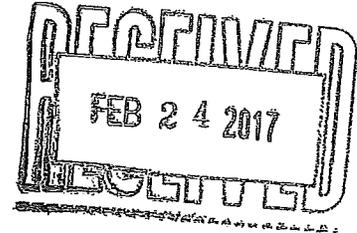
Peter Menser

From: Lawver, Adam <lawver@ipf.msu.edu>
Sent: Friday, February 24, 2017 11:45 AM
To: Peter Menser; Frank Walsh
Cc: lawverjo@gmail.com
Subject: Request #16060 (Summer Park Realty)

To: Meridian Township Planning Commission or Board of Trustees

From: Adam and Jody Lawver

Request #16060 (Summer Park Realty)



February 24, 2017

Dear Planning Commission,

We respectfully oppose the development of the Walnut Hills Golf Course property, request #16060(Summer Park Realty). We feel this proposed development contradicts three of the goals in the Master Plan and Greenspace Master Plan of Meridian Township:

- Goal 1 - Preserve and strengthen residential neighborhoods
- Goal 2 - Preserve open space and natural areas
- Goal 3 - Enhance the viability of Township businesses (PICA)

The many wonderful efforts that have been made by the Planning Commission and Board of Trustees to create a vision and plan for Meridian Township took into consideration not only these three goals, but many other components such as safety, access, etc. The proposed development does not clearly answer how it meets or enhances the Master Plan and without that framework, we cannot accept the current proposal.

Thank you for your consideration and for your continued efforts to uphold and enhance the Meridian Township planning for the future.

Adam and Jody Lawver
6240 Skyline Dr
East Lansing, MI 48823



TO: Meridian Township Planning Commission

FROM: Karen Renner, Professor, Plant, Soil and Microbial Sciences, MSU

6270 Skyline Drive East Lansing, MI

February 24, 2017

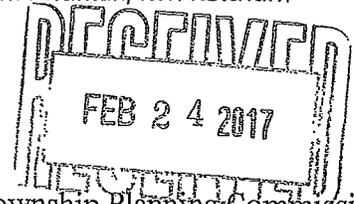
RE: Opposed to Rezoning Walnut Hills

- 1) ***The developer can submit a PUD and keep the RR zoning currently in place*** for the northern portion of the Walnut Hills property. *The developer repeatedly stated to the Planning Commission that he needed rezoning first before he could consider developing his PUD and that is not correct.*
- 2) ***A PUD with mixed zoning would yield less units than a PUD with all RAA zoning***, because a developer would have to use both the RR and RAA district standards when constructing their yield plan. An estimated 200 housing units could be proposed (as compared to the 383 units proposed by the developer at the last meeting). This would reduce truck traffic and future vehicle traffic, drainage issues, the concern for emergency vehicle access to a 383 unit development, and the amount of muck soil that would need to be removed if this property was developed.
- 3) ***Walnut Hills is a unique property that has had a township built around it for over 100 years.*** *There is farming to the north; there is a large township park just to the west. Most homes on Skyline Drive were built sixty years ago; homes sell very rapidly because of the street name and the existing communities. Whitehills and Heritage Hills are to the north and Whitehills Lakes is to the east; all are very prestigious communities to live in. Keeping land zoned RR is important for Meridian Township; keeping land zoned RR supports the 2017 Master Plan for strengthening neighborhoods and preserving open space in Meridian Township.*
- 4) ***The Houghton and Brady and Urban land- Capac soil associations limit building unless the soil is removed and replaced with fill.*** A new 1200 square foot ranch home would require muck to be removed and fill dirt added. "A cubic foot of soil weighs between 74 and 110 pounds, depending on the type of soil and how moist it is." If the builder removed soil to a 10- foot depth x 1500 square foot area = 15,000 cubic feet of soil to be moved. 15,000 x 75 lb/cubic foot = 1.1 million pounds of soil = ***562 tons of soil to be removed and then replaced with fill for one moderate sized home.*** This truck traffic will have a ***huge impact on Lake Lansing and Park Lake roads*** where semi-trucks seldom run. ***Trucks hauling 10 tons cannot stop easily – load limits and speed limits will need to be strictly enforced and traffic light phases changed.***

In closing, Meridian Township residents benefit from the Walnut Hills property in creating strong neighborhood communities. The large green space benefits everyone. The development of Carriage Hills will be enhanced by the open space within ½ mile of this neighborhood community. Meridian township residents should benefit from the development of this property, and the township has always paid careful attention to planned communities. ***Do not approve rezoning of this unique property that adds value to existing neighborhoods, supports the 2017 Meridian Township Master Plan, maintains open space, and allows Meridian Township resources to be allocated to Carriage Hills and other PICA locations.***

Peter Menser

From: rlgouthro@gmail.com on behalf of Rick Gouthro <rick@diamonddemotions.com>
Sent: Friday, February 24, 2017 12:20 PM
To: Frank Walsh; Peter Menser
Cc: nitacprn@comcast.net; hemajors@gmail.com; Mark Feldman; Ken Ketcham
Subject: Request#16060-(Summer Park Realty)



Dear Members of the Planning Commission,

I would like to 1st thank you for your service as a member of the Meridian Township Planning Commission. The time and effort you spend in ensuring the proper planning and procedures are followed in making Meridian Township a safe and pleasant environment to do business and more importantly, raise a family. I oppose the rezoning of Walnut Hills for the most important reasons you mentioned in the Master Plan for 2017, specifically #1, #2, & #3.

Goals & Objectives:

- #1- Preserve & Strengthen Residential Neighborhoods**
- #2- Preserve Open Space & Natural Areas**
- #3- Enhance the Viability of Township Business**

As a resident and homeowner in Meridian Township since 1994, I strongly believe in the process that Meridian Township has lived by in making sure our Township does not becoming a sprawling brick, pavement & mortar community. Anyone moving to the Lansing area, immediately are drawn to our community of families that care about our environment and way of life that Meridian Township makes possible by careful planning with regard to the safety and interests of it's taxpayers.

I have attended the majority of the meetings held and have listened to Mr. Steve Schaefer in his proposal(s) in the development of the Walnut Hills Golf Course land. There seems to be many inconsistencies in how his company plans on developing the property and that was evident in his presentations to the community as well as the Planning Commission.

In the last meeting before the Planning Commission, Mr. Schaefer made comments in regard to Walnut Hills members having 3 opportunities to purchase Walnut Hills but failed to do so. What Mr. Schaefer did not mention that Walnut Hills was prepared to make the purchase and wanted the same offer that Fifth Third Bank offered Mr. Schaefer. Without going into more details, the amount the members were negotiating with Fifth third was far higher and had many restrictions and hidden cost that did not make it feasible to go forward with the purchase. Mr. Schaefer stated he is a fair man during one of his presentations. I would hope that he will be fair in his negotiations with the group that are preparing an offer to purchase the land back to maintain as a golf course and as a development.

It is our concern should the land be allowed to be rezoned as requested by Mr. Schaefer, with all the doubt and questionable proposals submitted and verbalized to residents as well as the Planning Commission, we fear Summer Park Realty will discard all the promises and sell to another developer that will ignore everything previously proposed.

Should the rezoning be approved, we will look back and wonder who and why would someone make a decision that to many, is obviously the wrong design based on Meridian Township Master Plan. Mr. Schaefer has

repeatedly threatened, no promised he would seek legal action should you vote no to the rezoning. It is clear that these threats should have no bearing on your decision.

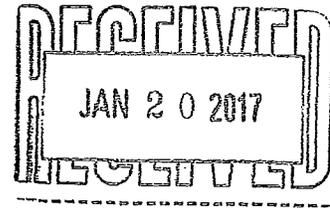
As a resident, would ask myself what more could I have done to make sure this rezoning does not happen. The increased traffic that will threaten the safety of our children as well as cause traffic nightmares along Lake Lansing Road, Park Lake & Hagadorn Road. As a member of the Planning Commission Board, will you look back at your decision and say to your children and grand children that you were part of the decision to keep the property known as Walnut Hills Golf, the way it has been since 1921, a place to enjoy open green space w/o the traffic and noise a development of 365 or more dwellings will incur?

Thank you again for the work that you do and I pray you make the correct decision in rejecting the rezoning.

Rick & Gerri Gouthro
6083 Horizon Drive
East Lansing, MI 48823

Peter Menser

From: Goralnik, Lissy <goralnik@anr.msu.edu>
Sent: Friday, January 20, 2017 4:35 PM
To: Peter Menser
Subject: Rezoning #16060, Walnut Hills Golf Course



Dear Peter Menser and the Meridian Township Planning Commission, I have recently moved to East Lansing for a position at Michigan State University. I have lived here before, while I got a PhD in Fisheries and Wildlife, and I have been living in Oregon the last 3.5 years. I knew what I would miss most about Oregon, which was the presence of and access to ample green space and undeveloped landscapes, and I knew what I was looking for when coming back to East Lansing and buying a house, which was green space, trees, night sky unobstructed by streetlights, neighbors who valued the same, and reasonable proximity to MSU so I could easily come and go from what I imagine will be a very demanding job. My work is in the natural resources, so my demands for green space and relative quietude are not just luxuries, but necessities, inspiration, research, and investments in my and my loved ones' mental and physical health. The research on quality of life and both physical and mental health all speak to this need and the meaningful impacts time and experience in nature have on all of us. I found exactly what I was looking for on Skyline Drive, and I am devastated by the potential re-zoning of the golf course.

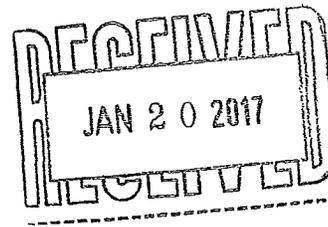
Rampant building will destroy valuable habitat and wetlands, which play important roles in the ecological health of Meridian Township. The additional traffic and homes will destroy the landscape with air, sound, and light pollution, reducing the quality of life for all Township residents, not just those of us in the neighborhood, as well as significantly impact the character of the Township as a special community-focused place with access to green space within the sea of strip malls and new building happening all around us. It will no longer be a place I want to raise a young family.

There are ways to use this land to support and foster the kinds of community and natural values that make Meridian Township special. I would gladly pay an annual fee to use that land as a park. It could be a meeting and gathering space for people from all of our surrounding communities. It would support health, engagement in local landscapes and natural history--shown to develop citizenship skills and engagement--and an appreciation for the beauty and solace present in the heart of our suburban communities. I would also gladly participate with my community engagement students on trail building and interpretation efforts for this kind of community resource.

I'm sure there are other ways to think of this space that will contribute to, and not detract from, living in the area. I would love to participate in conversations around what these might look like. But I am sure they do not include hundreds of near-identical houses spaced closely together peppered with roads and streetlights. Please do not support the re-zoning of the Walnut Hills Golf Course. Instead, please do support a healthy and connected Meridian Township that honors our relationships to nonhuman communities, each other, and a way of life that prioritizes beauty, wellbeing, and long-term investment in place.

Sincerely,
Lissy Goralnik
6317 Skyline Drive
East Lansing, MI 48823

To: Meridian Township Planning Commission
From: Neil Bowlby
Re: Rezoning #16060 (Summer Park Realty)



Date: January 23, 2017

Dear Meridian Township Planning Commission,

As a part of a rezoning request an applicant is required to complete Part II of the request, which is "A written statement with supporting evidence attached which demonstrates (1) any alleged error in the boundaries of the zoning map or (2) changing conditions which are alleged to warrant an amendment to the zoning map or (3) the reasons for the requested amendment to the zoning map if neither (1) or (2) apply." (Sec. 86-93(2)e.) The applicant's statement was included in the Planning Commission Packet for the meeting at which the Public Hearing was held (November 14, 2016) and is attached to this letter. Because the applicant's responses to the Questions in Part II form the basis for their argument to justify the rezoning to RAA, refutation of their assertions are appropriate in order to form a basis for denial of the rezoning request. I offer the following comments on their answers:

Part A:

- Question 1: There is NO ERROR in the boundaries of the Zoning Map. I see no evidence that there is a discrepancy between what the current zoning actually is and what the Zoning Map says it is. The applicant's answer of "Spot Zoning" does not provide evidence that the Zoning Map itself is in error.
- Question 2: The conditions of the SURROUNDING AREA have not changed in recent years. I'm not sure when The Greens was built, but Skyline homes have been there for a long time. The applicant's answer about golf course operations being no longer economically viable has nothing to do with the conditions of the surrounding area; the applicant's answer has to do with conditions of the property in question.
- Question 3: The current zoning actually IS CONSISTENT with the Township's 2017 Master Plan! While the 2005 Future Land Use Map (FLUM) in the 2005 Master Plan designated the property in the 1.25-3.5 DU/Acre category, the FLUM in the Draft 2017 Master Plan puts the property in the R2-Residential category (0.5-3.5 DU/Acre). The R2-Residential designation is fully consistent with RR zoning; RR has an upper limit of 1 DU/Acre. The Master Plan DOES NOT designate Zoning Districts, so the applicant's argument that the Master Plan has surrounding properties zoned RAA is flat out wrong.

Part B:

- Question 1: The Master Plan does not designate Zoning Districts, so the fact that the surrounding properties are zoned RAA is irrelevant as an answer to the question.
- Question 3: I would only note that the rezoning itself (without being conditioned on the development of a PUD with 383 units) would not result in the adverse impacts, however, a rezoning conditioned on the proposed concept plan would have significant impacts on the natural environment. The letter from Dr. Karen Renner, dated 1/20/2017, clearly identifies significant negative impacts to the natural environment. While wetlands would be preserved, there is more to the "natural environment" than just wetlands. In addition to the drainage and soil-type problems elucidated in Dr. Renner's letter, the natural environment would be under

continuous assault with diesel exhaust and noise caused by the high volume of truck traffic over the many years it would take to complete the proposed development.

Question 4: Again, the rezoning itself (without conditions) would not result in adverse impacts, however, a rezoning conditioned on the proposed concept plan would have significant impacts on traffic, over and above those noted in the response to Question 3, with dramatically increased automobile traffic for decades into the future.

Question 5: While, as the applicant correctly states "There is demand for housing in this area.", the Target Market Analysis conducted by McKenna and Associates as part of the development of the 2017 Master Plan says the following "...there is a demand for approximately 2,500 walkable housing units in Meridian". They then go on to say "The designs for the PICA areas (Haslett, Okemos, and Carriage Hills) included just under 2,300 housing units,..." (Page 42 of 5/23/2017 PC Work Session packet). Because redevelopment of the PICAs is also a stated Goal of the Meridian Township Board, and because the Target Market Analysis did not consider the several housing projects that were underway at the time that the Analysis was performed (Elevations of Okemos and Red Cedar Flats as well as others) it would appear that there is very little additional demand for this type of housing in this area. What demand there is, or will be, in this area should be met by redevelopment of the Carriage Hills PICA.

Question 7: Again, while the applicant's response of "Requested zoning and subsequent development will increase the tax base." may be true, it is not an answer to the Question, which asks whether the "Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services." The rezoning, if conditioned on developing the property with a maximum of 383 units, would likely impede the progress of implementing the Carriage Hills PICA by diverting Township resources for infrastructure improvements away from the PICA, and toward a project for which a demonstrated need has not been established.

One question that was brought up several times by members of the public at the Public Hearing and subsequent discussion on November 21 was how many units (lots) would be allowed under the current RR zoning if it were developed under the Planned Residential Development (PRD) ordinance. Although a Yield Plan for this scenario has not been presented by the applicant, a ball-park estimate can be obtained from the Yield Plan submitted with RAA zoning. When a piece of land in a RR zoning district is developed under a PRD, minimum lot size is reduced from 40,000 square feet (RR District) to 20,000 sq. ft. (RAAA District). Multiplying the RAA Yield Plan (342 Units) by the minimum lot area proportionality between RAA and RR/PRD (13,500/20,000):

$$342 \text{ Units} \times (13,500/20,000) = \underline{231 \text{ Units}}$$

For the reasons stated above, and other concerns detailed in the numerous letters you have received from members of the public residing in nearby neighborhoods, I am asking that the Planning Commission recommend that the Township Board DENY Rezoning request #16060. The applicant has, as far as I can tell, made no offer of a condition to develop only 383 units, so the Planning Commission must take into account that a rezoning to RAA could mean that a minimum of 451 units could be developed under a PUD. I believe that any legal challenge that may be brought against the Township Board for denying this request would be doomed to failure because the applicant has not sufficiently supported their request with factual evidence.

Sincerely,

Neil R. Bowlby

Part II

REASONS FOR REZONING REQUEST

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

- A. Reasons why the present zoning is unreasonable:
- 1) There is an error in the boundaries of the Zoning Map, specifically: Spot Zoned
 - 2) The conditions of the surrounding area have changed in the following respects: _____
The Golf Course operations are no longer economically viable
 - 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____
Surrounding Properties are zoned RAA
 - 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

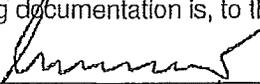
 - 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____
 - 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____
- B. Reasons why the requested zoning is appropriate:
- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____
Surrounding properties are zoned RAA.
 - 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: South Portion of site is zoned RAA, as well as, adjacent property to the west and east.
 - 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Current golf course is main development. Wetlands will not be negatively impacted.
 - 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Proposed development does not exceed the density for this property as shown on the Meridan Townships Future Land Use Map.
 - 5) Requested rezoning addresses a proven community need, specifically: There is demand for housing in this area.
 - 6) Requested rezoning results in logical and orderly development in the Township, explain: _____
The requested zoning matches the zoning of the surrounding areas.
 - 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____
Requested zoning and subsequent development will increase the tax base.

Part III

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

Yes No (Please check one)

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



Signature of Applicant

10/7/2016
Date



Steve Schafer
Type/Print Name Steven Schafer

Fee: \$8284.00
#6,980

Received by/Date: Peter Menser
10-17-16

Peter Menser

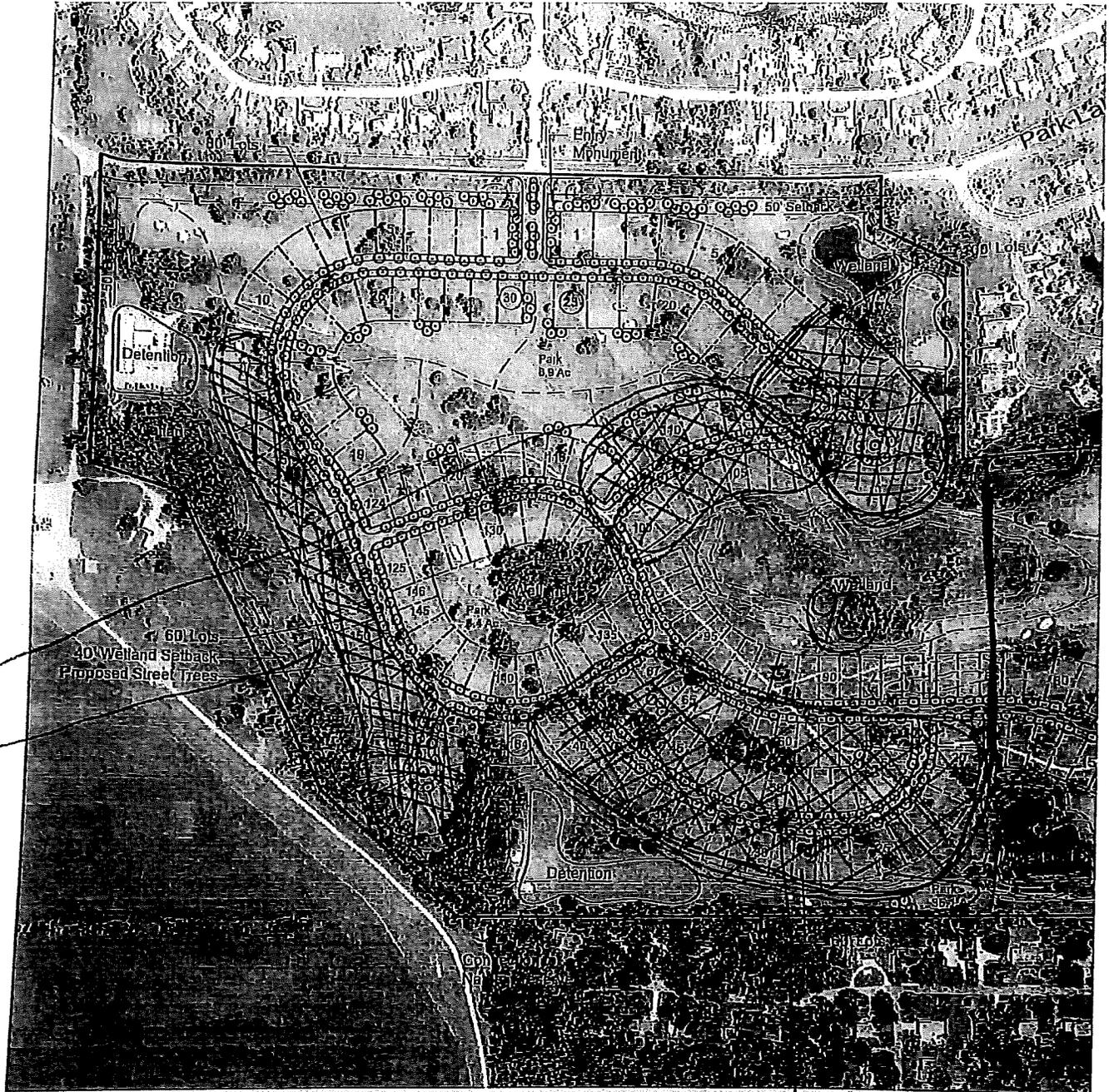
From: Karen Renner <renner@msu.edu>
Sent: Tuesday, January 24, 2017 10:10 AM
To: Peter Menser
Cc: bowlby@msu.edu; 'Skyline Hills Association'
Subject: Follow up questions following Planning Commission meeting
Attachments: North end of Walnut Hills Hash marks are drainage and other issues.JPG

Good morning Peter –

Here are my follow up questions from last night. I will forward your responses to the Skyline Hills Association. Thank you for your help in clarifying the following questions and forwarding this information to the Planning Commission.

1. If the rezoning request is denied by the Planning Commission is the next step for the decision to go forward to the Township Board to agree or disagree with the decision?
2. Can the Township Board overrule the Planning Commission's decision to not rezone or to rezone?
3. If the rezoning request is denied by the Planning Commission and the Township Board is litigation in Civil Court the next step for the developer if he wants the decision overruled?
4. If the developer decides to agree with the decision of no rezoning by the Planning Commission and/or the Township Board, can the developer submit a PRD with the current zoning immediately OR must the developer wait one year?
5. I understand the Planning Commission cannot ask for a PRD (or a PUD). The developer has to voluntarily submit their plan for development of the property. Last night myself and Neil Bowlby provided information in public comments about potential number of housing units on a PRD. Letters in the Planning Commission packet also addressed a PRD. The developer has never once mentioned a PRD. The Planning Commission cannot ask the developer for a PRD with current zoning. How does this concept become considered by the Planning Commission?
6. I reviewed the large map handout at the meeting. There are areas that are very wet that have lots suggested. There is an area to the northwest that will have runoff issues. I have attached a screen shot of the map with my writing on it. These are major areas of concern. If these could be shared w/ the Planning Commission it would be appreciated. These lots totaled 103 lots in question.
7. Lastly line-of-sight was seldom mentioned but is a major concern with two walls of two story homes designated for the northwest corner with the spacing between homes a total of 20 feet (less than 7 yards). Skyline Drive property owners would be looking at a wall of homes with very little area in this northwest section for any natural drainage. It would flow west into the detention pond and make a lake along the west border by my home and others (we are just north of the ponds).

This information is needed by the Homeowner Associations as we go forward so we understand the steps and can stay informed.

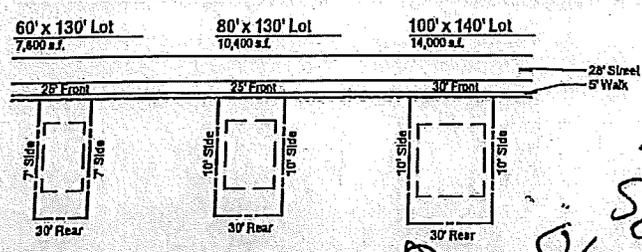


Very wet

Very wet

123
in
RR
zoning

Typical Lots



Runoff
Issues
into
Skyline Drive
Older tree
Issues
lines for
Skyline Drive
Residents

Site Summary

- Gross Site Area
- Less ROW
- Net Site Area
- Existing Zoning
- Open Space
- Regulated Wetland
- Non-Welland Open Space
- Total Open Space
- Unit Breakdown
- 100' x 140'
- 80' x 130'
- 60' x 130'
- Detached Units
- Attached Units
- Total Units
- Density Shown

January 20, 2017

Dear Mr. Menser; Mr. Kieselbach; Meridian Township Planning Commission; Board of Trustees; Manager Walsh, Land Preservation Advisory Board, Zoning Board of Appeals; and Environmental Commission; Ms. Maisner; Parks and Recreation Department;

I am writing this letter in opposition to the rezoning of the Walnut Hills Country Club; based on many reasons, not limited to the following mentioned facts.

According to an Associated Press article dated January 20, the Federal Reserve plans to continue to increase interest rates, leading to higher borrowing costs, thus making the purchase of a home more difficult. The same article stated apartment construction has soared at 54%, which is evident here in plans for development in Okemos, East Lansing and Lansing which continues unchecked, unwarranted and unsustainable.

The Lansing State Journal recently reported there is no need for new housing, student enrollment is declining and President Simon of Michigan State University stated there is already too much housing.

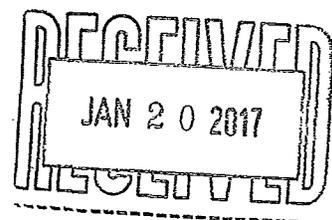
Meridian Township zoning ordinances were designed to protect against this overdevelopment and preserve greenspace, wetlands and ecological balance. At present, the Township is losing taxable income and losing valuable resources that attract families to reside in Meridian Township, due to lack of green space, blighted commercial districts, devalued properties, increased infrastructure costs and empty businesses. Development has caused ecologic imbalance and has led to the decimation of trees and plant life and pushed deer populations into our residential neighborhoods.

"In 2002 Meridian Township Board hired the Greenway Collaborative of Ann Arbor to develop a conservation plan. The residents invested again through taxes in a Land Preservation Millage to preserve and protect the water quality, natural resources, floodplains, wetlands and wildlife", according to the Meridian Township Greenspace Plan of 2004. Meridian Township also "developed a Land Preservation Program and Advisory Board, supported by a Township millage, to preserve and protect the natural areas and vital corridors with a promise of stewardship and natural land conservation". Development of the Walnut Hills Country Club is in violation of these Plans, Programs, Boards, Zoning, Ordinances, and Wetland Protection Ordinances. For these reasons and for the other above aforementioned facts, this request and all future requests for development of Walnut Hill Country Club should be denied.

Please forward this letter to the above participants and other concerned Township affiliates.

Sincerely,

Rhonda Bueche
Okemos resident



Peter Menser

From: ALI MAHDAVI <alimahdavi@sbcglobal.net>
Sent: Sunday, January 22, 2017 9:37 PM
To: Peter Menser
Subject: Opposition to rezoning of Walnut Hills Golf Course

I and my wife are concerned citizens of Meridian Township residing at 6060 Skyline Drive and we are opposed to the rezoning of Walnut Hills Golf Course. We moved to this neighborhood 16 years ago and took up residence in the same house that my in-laws resided in for decades and my wife grew up in. Our children also grew up here, and over the years our family has built many memories which include enjoying the beauty of the golf course. The golf course's club has served as a place for families and community members to gather for decades; from hosting community events, to the clubhouse pool, the restaurant, Walnut Hills has offered so much to our community. While we all understand the changing economic and community milieu may bring changes, the current proposed changes for the golf course are greatly concerning.

First, the construction activities that may take place as a result of this development will most certainly destroy the existing ecosystem regardless of measures developer take to address such issues. Throughout the golf course there are areas characterized by wetlands or consisting of muck. Building houses on this type of soil requires a demucking operation. Demucking usually involves removal of muck/peat to a large depth underground which is done by following methods:

- *Excavating the muck to a depth and perimeter that stable hard ground exists. Specially for a location like the golf course which is meant to have this type of soil, this could be in excess of 10 to 20 feet or more under ground.

- *If the perimeter of demucking is too vast, it may be necessary to isolate the area needed and drive steel sheet piling anchored into the stable ground and perform excavation inside.

- *Driving steel sheet piling will result in significant vibration and can penetrate laterally to a great distance causing permanent damage to existing structures.

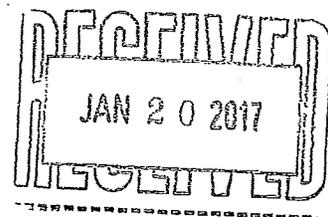
- *Driving steel sheet piling in this area that is known to have underground aquifers can also puncture through the aquifer and result in permanent seepage that again can cause long term damage to surrounding areas.

- *Removal and transferring of excavated muck will require weeks of operation to truck out the material. Loaded trucks can cause significant damage to existing roads and the vibration certainly will be felt through the residential areas.

All of the above are reasons that we are very concerned about the rezoning and oppose that. We hope that the planning commission takes into consideration these issues and deny the requested rezoning.

Sincerely,

Ali & Sunita Mahdavi
6060 Skyline Drive



As a nearby resident and social member of Walnut Hills, I would hate to see this parcel of land (and history) be permanently changed to a housing development. I see it as an irreversible downgrade to the quality of life for current residents in the area, not to mention the environmental impacts that will result.

Of course, if it is built, new residents will move in who do not share my perspective and only see the upside of a new home and surroundings but have no sense of what they missed. Perhaps, that's a reality no different than how each of us view our own surroundings. The question is to what degree we want to preserve community character while also balancing growth for the future.

I personally would not trade the suggested benefits resulting from this development (e.g. higher property values) for the guarantee of increased traffic, pavement/runoff, people, trash and loss of green/open space, habitat, recreation and natural beauty. To me, preservation of community character and quality of life matter more than the chasing economic prospects, which often don't pan out as planned anyway.

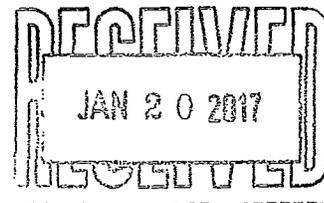
As I look around the East Lansing, Meridian Township area, I don't see a lack of development or housing but where I do see it happening, it's often at the expense of open/green spaces, acquired by speculative developers seeking to maximize profit. Is this kind of growth wanted or needed? Usually not, which is why many of them languish on the market as for sale or lease. I do, however, respect their business-minded position, and in this case I would support any effort by club members/others to make the developer a reasonable purchase offer, which I understand he is open to.

Change is inevitable but this proposal doesn't need to be approved just because it has been presented now and under implied duress of litigation. I would hope that the township planners and council recognize the importance of this large parcel as open/green space and its contribution towards maintaining community character and quality of life. I encourage you to retain the existing zoning to help preserve these values to the greatest extent possible, for both current and future citizens.

Kevin Sayers

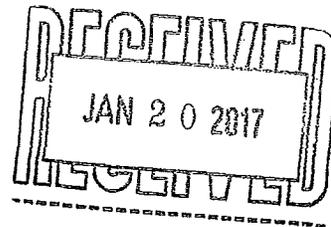
962 Northgate Dr.

East Lansing, MI 48823



Peter Menser

From: Donna Bozgan <dbozgan@gmail.com>
Sent: Monday, January 23, 2017 3:57 PM
To: Peter Menser
Subject: Oppose Rezoning #16060



Meridian Township Board and Planning Commission

c/o Associate Planner Peter Menser

5151 Marsh Road

Okemos, MI 48864

Dear Meridian Township Board and Planning Commission,

This message is regarding Rezoning #16060 – Walnut Hills.

After attending community meetings in the fall, and November's planning commission regular meetings on this topic, the community has voiced the same opinion I share on this matter:

oppose re-zoning #16060.

The site has been a golf course longer than any of us have lived near it, and was probably one of the reasons many of us desired moving to the area. My neighbors have already said the very same things I value about living nearby –majestic mature trees, great diversity of plant and animal wildlife, convenient recreation access, and the tranquility provided by such beautiful, open spaces.

However, while many of us would prefer the site to remain park-like, that is not the relevant question at hand; we must instead focus on rezoning, and the probable effects of the proposed change, compared to existing potential under the current zoning.

The present mixed zoning of the site would already permit the development of more than 200 new single-family dwellings. Changing to consistent RAA zoning across the site would more than double the number of lots permitted on the parcel.

I share my neighbors' and fellow citizens' concerns regarding the dramatic and detrimental effects to vehicle traffic, road condition, pedestrian accessibility, and wildlife which would occur with *any* development of the site, let alone the number of units permitted under RAA zoning.

While the rezoning applicant, Summer Park Realty, has stated intent to build fewer, larger units than the requested RAA zoning would allow, the fact remains that the rezoning would allow development of a very large number of dwellings by either the present or some future owner.

Since the applicant has been unwilling to self-impose planned unit development contingencies to the rezoning application, the community and commission is left to speculate upon the broad spectrum of possibilities the requested rezoning would enable, with the constant consideration of what could happen to the site if sold again.

In the most recent conceptual plan submitted, the rezoning applicant has returned to a mix of attached and detached units, and continues to call wetland areas as designated green space. The 50' setback on the south-east (Dawn Avenue, Longview Drive) is disrespectfully unmatched to the 100' setback granted on the west side (Skyline Drive).

Combined with Summer Park's inconsistent vision for how they would use the site, their aggressive and combative attitude toward the community and Planning Commission is deeply concerning as we consider dealing with this situation developing figuratively, and for some of us - literally, in our back yards.

I would request the commission to advise against, and the board reject, rezoning applications for the Walnut Hills parcel, to retain the unique and valued characteristics inherent to the existing rural zoning.

Thank you kindly for your attention and careful consideration.

Sincerely,

Donna Bozgan

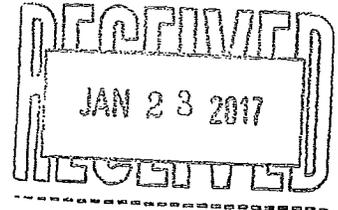
2715 Skyline Court

East Lansing, MI 48823

Recipient: Meridian Township Planning Commission

Letter: Greetings,

Oppose Re-Zoning of Walnut Hills Country Club



RECOMMENDED ACTION: We the undersigned, following careful consideration of the facts related to this proposed up-zoning, including but not limited to: storm drainage issues, limited ability of adjacent roads to handle increased traffic, hazards due to vehicular shortcuts through adjacent neighborhoods, loss of green space, increased road and sewer costs, negative impact on wildlife and the environment, and inherent site limitations (water table and soil types) for road and house construction, find good and sufficient reason that it would be in the best interest of the people of Meridian Township, the Township government, and this neighborhood, for this rezoning request to be denied.

Signatures

Name	Location	Date
LaNita Campbell	East Lansing, MI, United States	2017-01-18
Paula Frantz	East Lansing, MI, United States	2017-01-19
Karen Renner	East Lansing, MI, United States	2017-01-19
James Harrison	East Lansing, MI, United States	2017-01-19
Judith Allswede	East Lansing, MI, United States	2017-01-19
Mark Hiaeshutter	East Lansing, MI, United States	2017-01-19
Justin Tobin	East Lansing, MI, United States	2017-01-19
Dennis Campbell	East Lansing, MI, United States	2017-01-19
Elizabeth Schneider	East Lansing, MI, United States	2017-01-19
Karen Howland	East Lansing, MI, United States	2017-01-19
Marcia Engelkes	East Lansing, MI, United States	2017-01-19
Jane Harrison	East Lansing, MI, United States	2017-01-19
William Triola	East Lansing, MI, United States	2017-01-19
Mary Zaleta	East Lansing, MI, United States	2017-01-19
Kevin Witgen	East Lansing, MI, United States	2017-01-19
Lawrence P Schneider	East Lansing, MI, United States	2017-01-19
Chris Triola	East Lansing, MI, United States	2017-01-20
Gabe Zussman	Lansing, MI, United States	2017-01-20
Jan Ragan	East Lansing, MI, United States	2017-01-20
Christina Lance	East Lansing, MI, United States	2017-01-20
L. Anne Hirschel	East Lansing, MI, United States	2017-01-20
Lissy Goralnik	East Lansing, MI, United States	2017-01-20
William Weatherhead	East Lansing, MI, United States	2017-01-20
Ruthi Bloomfield	East Lansing, MI, United States	2017-01-20
Ben Wood	East Lansing, MI, United States	2017-01-20
Victoria Bellon	East Lansing, MI, United States	2017-01-20
Michael Stock	East Lansing, MI, United States	2017-01-20
Janet MacFarlane	Haslett, MI, United States	2017-01-20
Michael Kendrick	Lansing, MI, United States	2017-01-20
Ron Applegate	Haslett, MI, United States	2017-01-20

Name	Location	Date
Rosemary Buhl	east lansing, MI, United States	2017-01-20
Lisa Farzam	East Lansing, MI, United States	2017-01-20
Elizabeth Ivkovich	East Lansing, MI, United States	2017-01-20
Mary Howard	East Lansing, MI, United States	2017-01-20
Donna Rose	East Lansing, MI, United States	2017-01-20
Thomas Hursey	Okemos, MI, United States	2017-01-20
Kevin Howard	East Lansing, MI, United States	2017-01-20
Thomas Archipley	Okemos, MI, United States	2017-01-20
Katie Lynwood	East Lansing, MI, United States	2017-01-20
Brenda Gordon	East Lansing, MI, United States	2017-01-20
Michael Donahue	Henderson, NV, United States	2017-01-20
Elizabeth Spiegl	Brooklyn, NY, United States	2017-01-20
Sue Nuccio	Syracuse, NY, United States	2017-01-20
Kathleen Walsh	Lansing, MI, United States	2017-01-20
Mary Ellen Sheets	East Lansing, MI, United States	2017-01-20
Ali Mahdavi	East Lansing, MI, United States	2017-01-20
Brent Scott	East Lansing, MI, United States	2017-01-20
Mary Ellen Jakovac	East Lansing, MI, United States	2017-01-20
Erica Letts	East Lansing, MI, United States	2017-01-20
Beth Snyder-Petrowitz	East Lansing, MI, United States	2017-01-20
Ken Ketcham	Bath Township, MI, United States	2017-01-20
Barbara Reeves	East Lansing, MI, United States	2017-01-20
Marianne Flynn	East Lansing, MI, United States	2017-01-20
Linda Kalof	Okemos, MI, United States	2017-01-20
Kevin Mullin	East Lansing, MI, United States	2017-01-20
kerry Brick	East Lansing, MI, United States	2017-01-20
Elizabeth Cox	Okemos, MI, United States	2017-01-20
Paul Nieratko	Bath Township, MI, United States	2017-01-20
Earnest Zubkus	East Lansing, MI, United States	2017-01-20
Shelley Baumgartner	East Lansing, MI, United States	2017-01-20
Rex Foster	East Lansing, MI, United States	2017-01-20
Michael Hudson	East Lansing, MI, United States	2017-01-20

Name	Location	Date
Brian Pentecost	East Lansing, MI, United States	2017-01-20
quinn ferguson	East Lansing, MI, United States	2017-01-20
Jenna Minton	East Lansing, MI, United States	2017-01-20
Annie Campbell	East Lansing, MI, United States	2017-01-20
Sonya Pentecost	East Lansing, MI, United States	2017-01-20
Robert Wood	East Lansing, MI, United States	2017-01-20
James Noble Noble	East Lansing, MI, United States	2017-01-20
Sarah Wescott	Haslett, MI, United States	2017-01-20
Kerri Wilcox	East Lansing, MI, United States	2017-01-20
Margaret Spitzley	East Lansing, MI, United States	2017-01-20
Walt Reynolds	Haslett, MI, United States	2017-01-20
Susan Anderson	East Lansing, MI, United States	2017-01-20
Kelly Paquet	Laingsburg, MI, United States	2017-01-20
Catherine Cleveland	East Lansing, MI, United States	2017-01-20
Stacy Fernandez	East Lansing, MI, United States	2017-01-20
Don Pricco	East Lansing, MI, United States	2017-01-20
Vanessa Cook	East Lansing, MI, United States	2017-01-20
Steven Charchut	East Lansing, MI, United States	2017-01-20
Kelley Minnehan	East Lansing, MI, United States	2017-01-20
Nick Norris	East Lansing, MI, United States	2017-01-20
Kelly Beach	Mason, MI, United States	2017-01-20
Nisha Adams	East Lansing, MI, United States	2017-01-20
Kim Vukovic	Haslett, MI, United States	2017-01-20
Kristin Reinhart	East Lansing, MI, United States	2017-01-20
Allison Parker	East Lansing, MI, United States	2017-01-20
Suellen Hozman	Lansing, MI, United States	2017-01-20
Lori Stewart	East Lansing, MI, United States	2017-01-20
Joan Gochberg	East Lansing, MI, United States	2017-01-20
Rick Gouthro	East Lansing, MI, United States	2017-01-20
Pamela Smiadak	East Lansing, MI, United States	2017-01-20
Roberta Glaser Carlsen	East Lansing, MI, United States	2017-01-20
Steven Kopke	East Lansing, MI, United States	2017-01-20

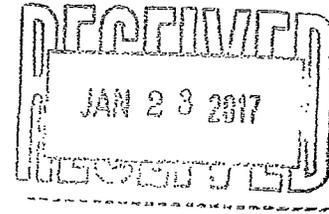
Name	Location	Date
Rhonda Bueche	Okemos, MI, United States	2017-01-20
Greg Grady	Okemos, MI, United States	2017-01-20
Bruce McFee	East Lansing, MI, United States	2017-01-20
Sarah Margulies	East Lansing, MI, United States	2017-01-20
Micheal Shafer	Lansing, MI, United States	2017-01-21
Shannon Beckman	Okemos, MI, United States	2017-01-21
James Shaheen	Okemos, MI, United States	2017-01-21
Kevin Ragan	East Lansing, MI, United States	2017-01-21
Kathryn Jones	East Lansing, MI, United States	2017-01-21
Pam Fraker	Okemos, MI, United States	2017-01-21
Amee OLeary	Okemos, MI, United States	2017-01-21
Jim Heavenrich	East Lansing, MI, United States	2017-01-21
Craig Havican	East Lansing, MI, United States	2017-01-21
jeff weatherhead	East Lansing, MI, United States	2017-01-21
Rau Rich	East Lansing, MI, United States	2017-01-21
Matthew Yeomans	Okemos, MI, United States	2017-01-21
Sharon Reynolds	Haslett, MI, United States	2017-01-21
Jason Hartman	Williamston, MI, United States	2017-01-21
Jennifer Scott	East Lansing, MI, United States	2017-01-21
Peter Burke	East Lansing, MI, United States	2017-01-21
Robert Francoeur	East Lansing, MI, United States	2017-01-21
Don Burkhardt	Okemos, MI, United States	2017-01-21
Stephen Wolcott	East Lansing, MI, United States	2017-01-21
Lynne Hannas	East Lansing, MI, United States	2017-01-21
Greg Minton	Lansing, MI, United States	2017-01-21
Shaheen Farzam-Behboodi	East Lansing, MI, United States	2017-01-21
Frank Woronoff	Okemos, MI, United States	2017-01-21
Elizabeth Wakulsky	East Lansing, MI, United States	2017-01-21
John Voorheis	Haslett, MI, United States	2017-01-21
Robert Regan	East Lansing, MI, United States	2017-01-21
Sunita Mahdavi	East Lansing, MI, United States	2017-01-21
Brett Bean	Haslett, MI, United States	2017-01-21

Name	Location	Date
crippen jeff	East Lansing, MI, United States	2017-01-21
Lawrence Shanker	East Lansing, MI, United States	2017-01-21
Tim Wellemeyer	Haslett, MI, United States	2017-01-21
Dave Regan	East Lansing, MI, United States	2017-01-21
Chester Lewis	East Lansing, MI, United States	2017-01-21
Megan VanZwoll	East Lansing, MI, United States	2017-01-21
Chris Haddad	East Lansing, MI, United States	2017-01-21
Nina Glauch	East Lansing, MI, United States	2017-01-21
Jeff Thompson	East Lansing, MI, United States	2017-01-21
Mike Ramsby	East Lansing, MI, United States	2017-01-21
H James Fitzgerald	East Lansing, MI, United States	2017-01-21
Benjamin Louagie	East Lansing, MI, United States	2017-01-21
john Gobel	East Lansing, MI, United States	2017-01-21
Betty Simon	East Lansing, MI, United States	2017-01-21
Arthur Irish	East Lansing, MI, United States	2017-01-21
Meliss Spadafore	East Lansing, MI, United States	2017-01-21
Chuck Levy	Haslett, MI, United States	2017-01-21
Gina Brick	East Lansing, MI, United States	2017-01-22
Joe Spadafore	East Lansing, MI, United States	2017-01-22
Donald Gochberg	East Lansing, MI, United States	2017-01-22
Linda McCardel	Laingsburg, MI, United States	2017-01-22
Rachel Joseph	East Lansing, MI, United States	2017-01-22
Scott Carney	East Lansing, MI, United States	2017-01-22
Julie Brennan	Bath Township, MI, United States	2017-01-22
Carol Harvin	East Lansing, MI, United States	2017-01-22
Jennifer Louagie	East Lansing, MI, United States	2017-01-22
Martha Brick Brick	East Lansing, MI, United States	2017-01-22
Peter Schonfeld	Bath Township, MI, United States	2017-01-22
Brenda Ramsby	East Lansing, MI, United States	2017-01-22
susie crippen	East Lansing, MI, United States	2017-01-22
John Brick	East Lansing, MI, United States	2017-01-22
Kelly Luther	East Lansing, MI, United States	2017-01-22

Name	Location	Date
Joan Johnson	East Lansing, MI, United States	2017-01-22
Karla Hudson	East Lansing, MI, United States	2017-01-22
Tom Davis	Okemos, MI, United States	2017-01-22
Mary Minnehan	East Lansing, MI, United States	2017-01-22
J.M. Thaden	East Lansing, MI, United States	2017-01-22
Erin Recktenwald	East Lansing, MI, United States	2017-01-22
Rex Copsey	East Lansing, MI, United States	2017-01-22
Patricia Degnan	East Lansing, MI, United States	2017-01-22
Jan Wenglekowski	Dimondale, MI, United States	2017-01-22
William Ragla	East Lansing, MI, United States	2017-01-23
Joseph Reid	East Lansing, MI, United States	2017-01-23
Breeann Anderson	East Lansing, MI, United States	2017-01-23
Kimberly Thompson	East Lansing, MI, United States	2017-01-23
Scott Murray	East Lansing, MI, United States	2017-01-23
Kevin Sayers	East Lansing, MI, United States	2017-01-23
Mary Gates	East Lansing, MI, United States	2017-01-23
Ann VanBaalen	East Lansing, MI, United States	2017-01-23
Shelley Smithson	East Lansing, MI, United States	2017-01-23
Gretchen Karlake	East Lansing, MI, United States	2017-01-23
Lynn Garrett	East Lansing, MI, United States	2017-01-23
Betty Wei	Williamston, MI, United States	2017-01-23
Eleanor Heusner	East Lansing, MI, United States	2017-01-23
Brenda Fry	East Lansing, MI, United States	2017-01-23
cecil simpson	East Lansing, MI, United States	2017-01-23
Valerie Hoag	Okemos, MI, United States	2017-01-23
Paul Rashid	Lansing, MI, United States	2017-01-23
Suzanne Foltz	East Lansing, MI, United States	2017-01-23
Patricia Bean	Haslett, MI, United States	2017-01-23
Rocco Cironi	East Lansing, MI, United States	2017-01-23
Dennis & Diane Bernick	Haslett, MI, United States	2017-01-23
Michael Barnes	East Lansing, MI, United States	2017-01-23
Titun Maiti	East Lansing, MI, United States	2017-01-23

Name	Location	Date
joyce stoughton-kim	East Lansing, MI, United States	2017-01-23
Ryan Jankovic	East Lansing, MI, United States	2017-01-23
Rachael Cupples	Okemos, MI, United States	2017-01-23
Gary Dawson	Haslett, MI, United States	2017-01-23
James Nye	East Lansing, MI, United States	2017-01-23
Elaine Crilley	East Lansing, MI, United States	2017-01-23
Chad Myers	East Lansing, MI, United States	2017-01-23
Wayne Budde	East Lansing, MI, United States	2017-01-23
Elizabeth Rosekrans	East Lansing, MI, United States	2017-01-23
Lori Jungbluth-Ross	East Lansing, MI, United States	2017-01-23
Roy Bierwirth	East Lansing, MI, United States	2017-01-23
Gay Heusner	East Lansing, MI, United States	2017-01-23

Eleanor Heusner
Gay Heusner
6216 Skyline Drive
East Lansing, MI 48823



January 23, 2017

Dear Members of the Meridian Township Planning Commission:

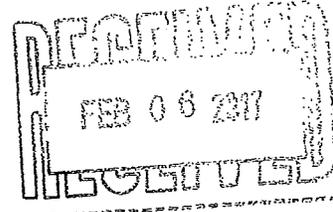
Our family built our home, moved to Skyline Dr., and joined Walnut Hills Country Club in 1964. One of the main reasons for choosing that location was we believed, with the golf course there, we would never be subjected to a crowded housing development behind our home. We have enjoyed the beautiful open views with its varied wildlife for over 50 years. Ideally, we would like to stop the development of the Walnut Hills property entirely. Keeping this beautiful greenspace open, with no dense residential development, as proposed by Mr. Schafer, is essential to continued desirable living for the many residents of this area who enjoy the current environment and diverse wildlife.

Mr. Schafer has continually increased the number of projected units he intends to build on this site. We've been told numbers anywhere from 180 to now 383 units. If a zoning change to RAA is approved, he could change his plans again. In fact the current plan states "Lot Counts are Subject to Change". Based on the Density Calculation included in this meeting's packet, those numbers could increase to as many as 451 units. One of the draws for this area is its uncluttered atmosphere, which will evaporate with this current project. It is very hard to believe that this community has the need for such a large development. We have watched houses in the surrounding area that have been put up for sale, remain on the market for extended periods of time. In addition, this area's current property values will be significantly decreased. We also find it difficult to believe that these new units could possibly sell for up to the \$800,000 prices Mr. Schafer has quoted, when our house which backs up to picturesque ponds on a beautiful golf course is only valued at a little over \$200,000.

The dramatic increase in traffic along Lake Lansing Rd and Park Lake Rd is of great concern. The traffic study presented in a previous meeting indicated an over 521% increase in the weekday traffic on these roads, and that was with 353 proposed units, not the 383 units on the current plan. This is especially concerning for the two elementary schools that are on Lake Lansing Rd. The safety of our school children is already at risk with the current traffic volume. When you add in the traffic from this development, the increase in volume from the new Costco, and the increased number of students attending those elementary schools, it is a tragedy waiting to happen.

Peter Menser

From: Gail Oranchak
Sent: Monday, February 06, 2017 1:24 PM
To: Mark Kieselbach; Peter Menser
Subject: FW: planning commission concerns



From: Thomas Conroy [<mailto:thconroy@comcast.net>]
Sent: Monday, February 06, 2017 11:57 AM
To: Gail Oranchak <oranchak@meridian.mi.us>
Subject: planning commission concerns

Good morning Ms. Oranchak,

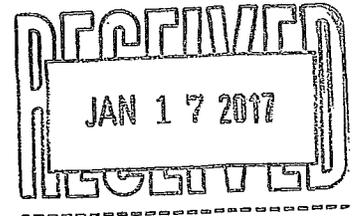
I am writing to you with my concerns on the future development of Walnut Hills. It is not to stop the owners from developing the property, it is to encourage the development as they have planned.

I am a resident in Meridian Township and want my opinion heard. Walnuts Hills has been a going concern for a very long time. Moreover, the members of the club and the surrounding neighbors have had ample opportunity and time to purchase the property at a fair price but failed to do so. To think because you live on the course or are a member does not give you the right to impede on the rights of the property owner. Again they have had years of opportunity to purchase the property themselves and did not, time to move on!

According to the paper attorney Joe Reid is involved in the challenges to the current owners. Joe Reid lives on the course and has been planning on this fight for years. I know because he has told me so. Simply put, he wants to enjoy the amenities that come with living on the course but has no vested interest in keeping the Club a thriving entity. BIDCO, is nothing more than a licensed loan shark owned by the Reid family. BIDCO prays on clients and business that banks may have passed up, in return for very high interest rates. If the Reid family is so interested in the development of the property they can purchase it from the current owner, at a profit!

Thank you for passing this on.

Thomas Conroy
5090 Country Dr.
Okemos, MI 48864



From: Sheila Flynn

6086 Skyline Drive,
East Lansing, MI

To: Planning Commission of Meridian Township
C/O Peter Menser, Senior Planner

RE: Rezoning #16060

Dear Committee,

We have lived on Skyline Drive for over three decades, most recently building on the golf course side. Many neighbors have expressed their desire for the course to remain, but the reality is the course now belongs to Summer Park Realty. I would ask that you not change the zoning, however. The added traffic on Lake Lansing road, and Park Lake roads would definitely impact the neighborhoods in a negative way. The difference in traffic for 180 homes vs 360-450 would be tremendous. My children crossed Lake Lansing to attend Donley. We have four grandchildren who live on skyline who cross that intersection to get to the school grounds and the traffic is already fairly busy...especially before and after school. Costco will add to the traffic, and my understanding is that Lake Lansing Rd may become a three lane with bike paths, which would make it more crowded.

The developer has indicated that 50% of the property would be green space. His PUD reveals that it would be out in the middle, so the neighbors would not benefit, they would only have three units per acre instead of one behind their homes. Because we live on lot 8, we will not directly benefit from not rezoning. The property behind our home is already zoned RAA. However, I know having such a huge subdivision on the course will create substantial problems with traffic and change the flavor of the neighborhood.

Thank you for consideration of this matter. I trust you will do what is best for the neighborhoods and the township.

Sincerely,

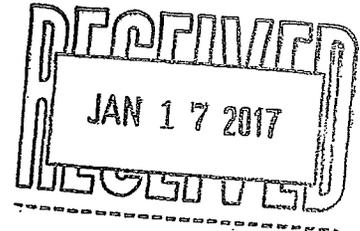
Bill and Sheila Flynn

Peter Menser

From: rlgouthro@gmail.com on behalf of Rick Gouthro <rick@diamonddemotions.com>
Sent: Tuesday, January 17, 2017 12:48 PM
To: Peter Menser
Subject: Walnut Hills ReZoning

January 17, 2017

Peter Menser
Planning Commission Senior Planner



Meridian Township
5151 Marsh Road
Okemos, MI 48864

Dear Mr. Menser,

I am a concerned citizen of Meridian Township opposed to the rezoning of Walnut Hills Golf Course. Walnut Hills Golf Course is a beautiful piece of property that adds value to our neighborhood as well as having history since 1921.

I joined Walnut Hills in 2010 after purchasing our home at 6083 Horizon Drive in order to provide a place where my children could meet new friends as well as enjoy the pool, golf course and tennis facilities offered by the club. Although we knew the expense may be more than we wanted at the time, we believed the experience of becoming a member of such a beautiful facility and the open green space were the factors in making a final decision to join.

We have attended the past meetings where members, neighbors and concerned Meridian Township families have expressed their concerns with traffic, quality of life and concern with Mr. Schafer's plans on how he will develop the land. I became very concerned listening to Mr. Schafer's plans that seemed to change with the wind. He made a lot of comments on what his plans may be but they were very inconsistent. The type of development he proposed was inconsistent and when confronted with this by the Board, he became defensive.

At the last meeting, Mr. Schafer clearly spoke to the concerned citizens attending saying he has already agreed to have golf in 2017 at Walnut Hills. As of today, the operating group has yet to receive a signed lease and has ignored the request and lease submitted by Walnut Hills. Failure to sign a lease jeopardizes the ability to guarantee a facility/golf course for returning members as well as ignoring the number of Wedding & Meetings contracted with Walnut Hills in 2017. The employees and staff need to be informed if they have a job this year so they can support their families. The course needs to be prepared and that requires member dues for this to happen. The longer Mr. Schafer stalls the signing of the lease jeopardizes the ability to hire and prepare the facility for 2017. The couples that have planned their weddings need to be

guaranteed they have a venue to hold one of the most important events in their lives. The concern I have is Mr. Schafer has made a number of promises and I believe this is just the start of broken promises.

The increased traffic for our neighborhood and also surrounding neighborhoods will be greatly impacted with this development as well as the addition of Costco. As I watch the kids from Donnelly try to cross the street at Hagadorn & Lake Lansing, I am very concerned with the number of cars that will be added to the traffic patterns. At Skyline and Lake Lansing entrance, it is a nightmare trying to enter onto Lake Lansing and even worse trying to make a left turn exiting and entering.

At the last meeting, I remember a mom speaking about how they moved into this neighborhood last year and now both are afraid that the additional traffic will endanger her children as they walk to school. Karla Hudson & her husband who are both legally blind are also afraid for their children due to the increase traffic.

It is troubling that a real estate developer with no ties to our community can buy property in an established neighborhood and take a beautiful golf course/green space and begin to carve it up. It is even more troublesome to think the Planning Commission members are almost forced into approving any new subdivision that meets size requirements no matter how disruptive and harmful the subdivision may be to our existing neighborhood.. The fact that the developer had made suggestions on what he may build but had no real plans in place until the neighborhood citizens of Meridian Township voiced their concerns. Until the last meeting, Mr. Schafer had not agreed to show viable plans to the Planning Commission until the Commission made it known that at the present time, they would vote NO versus rezoning. Mr. Schafer then agreed to provide a more thorough plan but also made note that it may have to be turned over to his attorneys versus Meridian Township. With the failure to sign a lease for 2017 with the operating Manager of Walnut Hills is now the second red flag that Mr. Schafer may not be a man of his word and should the rezoning be approved, who really knows what kind of development he may build.

As a father, business owner, Walnut Hills member and more importantly, a Meridain Township homeowner, I strongly oppose Mr. Schafer request to rezone the Walnut Hills golf course.

Sincerely,

Rick & Gerri Gouthro

6083 Horizon Drive

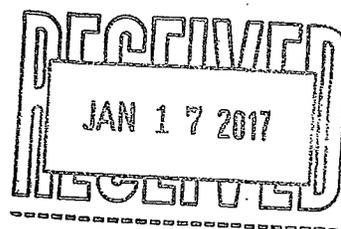
East Lansing, MI 48823

Peter Menser

From: Jim Fitzgerald <hjfitzjr@comcast.net>
Sent: Tuesday, January 17, 2017 10:30 AM
To: Peter Menser
Cc: Carol Fitzgerald
Subject: Walnut hills CC rezoning

As a resident of meridian township living at 5905 patriots way, my wife and I oppose any change in the zoning of the WHCC property. Such a change will adversely affect the quality of life in this area . the traffic will increase and access to lake lansing road will be more difficult and even dangerous. Please use common sense which would deny this request. Thank you H. James Fitzgerald

Sent from my iPad



Peter Menser

From: Gail Oranchak
Sent: Tuesday, January 17, 2017 8:29 AM
To: Mark Kieselbach; Peter Menser
Subject: FW: Rezoning Walnut Hills Country Club

Gail Oranchak, AICP
Principal Planner

Department of Community Planning and Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

517-853-4564
oranchak@meridian.mi.us



From: TRIOLAS@aol.com [<mailto:TRIOLAS@aol.com>]
Sent: Saturday, January 14, 2017 3:58 PM
To: Gail Oranchak <oranchak@meridian.mi.us>
Cc: ctriola@aol.com
Subject: Rezoning Walnut Hills Country Club

To: Meridian Township Planning Commission

Re: Proposed Rezoning of Walnut Hill Country Club

We remain strongly opposed to the rezoning of Walnut Hills Country Club for the reasons we have stated in previous correspondence:

1. **Diminished Quality of Life:** Noise, light, destruction of prime and unique landscape
2. **Urban sprawl:** Non-adherence to SMART GROWTH principals of community development
3. **Traffic increase:** Major egress on Park Lake Road within feet of an elementary school
4. **Destruction of open green space:** non-compliance with township GREENSPACE PLAN
5. **Community opposition:** does not represent the wishes of the impacted community

Note:
At the December meeting of the Planning Commission, so much opposition was expressed by residents that the developer, Mr. Shafer, raised his hands in frustration and exclaimed that "if you don't want this in your community, talk to me, I'm reasonable". Since it is the expressed desire of the members Walnut Hills to repurchase this property, we see this as a very strong reason to help this happen by denying rezoning.

Thank you for your efforts to listen to us and help us preserve what we love about our township.

William and Mary C. (Bill and Chris) Triola
6292 Skyline Drive
E. Lansing, MI 48823

Peter Menser

From: Donna Rose <wild-rose@sbcglobal.net>
Sent: Tuesday, January 17, 2017 2:51 AM
To: Peter Menser
Cc: Frank Walsh; Ronald Styka
Subject: Opposition to Rezoning Walnut Hills

Dear Commissioner Menser,

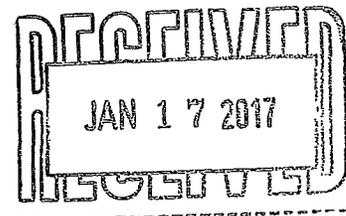
I am writing to express my opposition to the rezoning of Walnut Hills. I am not even certain a residential development on that property is even called for, because we have lots of empty housing in our township as things stand now. I live in the Carriage Hills neighborhood which is about two blocks from Walnut Hills.

I feel property owners and buyers should be responsible when they purchase property and understand the master plan of the city or township where they feel they need to develop. In the case of Meridian Township, we have some large projects going on right now. It doesn't look good to have houses and apartments sitting empty. It actually ruins the property values for the rest of the home-owners, people like myself. We need to stop and think about whether changing the zoning of the property really fits within our township's goals, and whether such development will enhance the quality of life for the individuals, many of whom have lived for years around this sedate property.

I am concerned about elements that should be considered before changing the zoning. . Our neighborhood will likely get a lot of extra traffic when Costco opens. Add to that the traffic which will come from the Walnut Hills development if the zoning is kept the same, and you know that will be a lot of extra traffic. Change the zoning to RAA and it will be about three times more traffic than we receive now, plus the new traffic from the Costco.

I am concerned about our quality of life as well as that for animals. Fumes from car exhausts are still causing enough air pollution to cause lung problems in children and adults. Donnelly Elementary is located at N. Hagadorn and Lake Lansing. And there are a lot of homes along Lake Lansing and beyond. The noise from traffic and the extra air pollution, should be enough incentive to keep the development at its current zoning of RR. It won't be perfect for residents who directly surround this property, but at least this will limit the density a bit.

Sincerely,
Donna Rose
6207 Cobblers Dr.
East Lansing, MI 48823
517-489-2233



Peter Menser

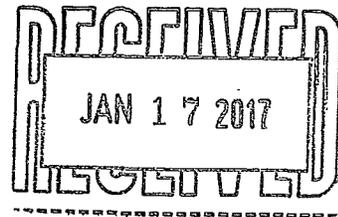
From: Shelley Smithson <sbsmithson@gmail.com>
Sent: Tuesday, January 17, 2017 12:05 AM
To: Peter Menser
Subject: re change in zoning request by Mr. Shafer/Walnut Hills property

Dear Mr. Menser,

I have been a resident on Skyline Drive in Meridian Township since 1979. I lived at 6079 Skyline Drive for eighteen years and then farther north, I have resided since 1996 at 6314 Skyline Drive. I love this street and this neighborhood. This has been a very stable neighborhood with mindful, serious citizens. I am deeply concerned about the proposed plan by a developer to request a reclassification of the green space of Walnut Hills Country Club property and the desire on the part of the developer to build many single and multiple unit residences. The plans that I have seen seem ill conceived. The number of units would place an undue burden on the traffic patterns in this neighborhood. Lake Lansing Road and Park Lake Road would be inundated with traffic. There will already be changes coming because of the new Costco coming to Park Lake Road. There is an elementary school, Donley School, at the southeast corner of Hagadorn and Lake Lansing Roads. That school traffic flow and the safety of children in the school area could all be negatively affected as well by increased residential traffic that I foresee as being significant if 200 plus residential units were built. I have trouble picturing how a large number of homes and the infrastructure required to support those residences would be feasible on the land, considering the requirement of pipes, underground wires, streets, street lights and then proper egress from the neighborhood that would be safe and efficient. The green space that has been the golf course would better remain as open space with other options looked into, whether the membership of the club tries to purchase the land, where the land is offered at a lower price to a group like The Nature Conservancy or whether other proposals for development are looked into that propose far more spacious living units and much more retention of green space.

Thank you for reading this correspondence.
Respectfully submitted,

Ms. Shelley Smithson
6314 Skyline Drive
Meridian Township Resident



Peter Menser

From: Betty <dr.bwei@gmail.com>
Sent: Monday, January 16, 2017 10:54 PM
To: Peter Menser
Cc: Linda McCardel
Subject: Walnut Hills rezoning

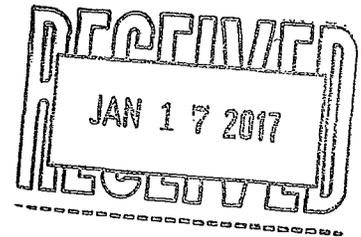
Dear Mr Menser,

My family and I are opposed to the rezoning of Walnut Hills. We are residents near Meridian Township and members of this prestigious and beautiful golf course which hosted the LPGA Oldsmobile Tournament for many years. This is a World Class Golf Course which cannot be duplicated and should not be destroyed for the sake of housing which this community neither needs nor wants.

Our community is concerned with potentially large increases in traffic impacting the safety of the children of two nearby elementary schools, water drainage problems and the elimination of green space and wildlife areas.

Thank you for your consideration of the needs of your neighbors.

Betty D Wei DO

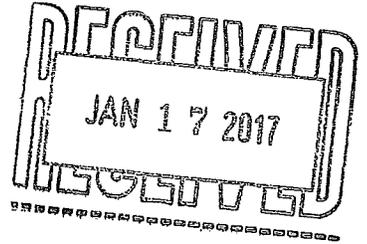


Peter Menser

From: Jan Ragan <jaragan@sbcglobal.net>
Sent: Monday, January 16, 2017 8:40 PM
To: Peter Menser
Subject: Walnut Hills

My name is Jan Ragan and I live at 6195 Skyline Drive. My life has turned upside down since my husband had a stroke on Nov. 15th but I'm taking the time to write to you about what the rezoning would do to our neighborhood. The developer is an interloper. Constantly he showed he didn't have the facts or did the research. Much of the golf course would not perk and the traffic nightmare would be horrible for the neighborhood school. Would you feel safe to have your children walk to school with construction trucks and in general more traffic on Lake Lansing Road? NO! Quit counting on additional taxes from the homes. I'm a decorator and we have been in a slump for years. Realty is slowly coming back but all the new construction is standing empty. "if you build it they will come" doesn't apply here. Do not approve this rezoning! Thank you.

Jan Ragan
6195 Skyline Dr.
East Lansing, MI. 48724

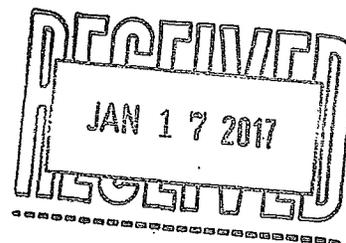


Peter Menser

From: Kevin Witgen <kevinwitgen@icloud.com>
Sent: Monday, January 16, 2017 8:02 PM
To: Peter Menser
Subject: Walnut Hills rezoning

Hello Peter, my name is Kevin Witgen, I live at 1524 Parkvale Ave. in East Lansing, & I have also been a member of Walnut Hills country club for the last four years. Currently I am in Florida for the season. Hence I will not be able to make the meeting regarding the rezoning of Walnut Hills. However, I would like to let you know I strongly oppose the redevelopment of the course. I feel it will be a terrible disservice to the people of East Lansing and Meridian township. It will take away a beautiful golf course and green space, and add more unneeded housing, as well as a great deal more traffic issues we don't need. Thank you, Kevin Witgen

Sent from my iPhone

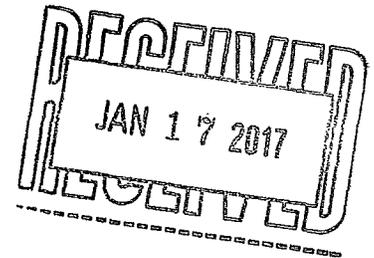


Peter Menser

From: Brett Bean <bjbean@comcast.net>
Sent: Monday, January 16, 2017 7:58 PM
To: Peter Menser
Subject: Fwd: Rezoning Walnut Hills Golf Course

First email inadvertently sent without corrections. Sorry.

>
> Dear Mr. Menser,
>
> We have been members of Walnut Hills Country Club for over 30 years and residents of Meridian Township even longer. We concur with the numerous requests your office has received to deny rezoning and redevelopment of the Walnut Hills property.
>
> Green space is already limited in Meridian Township. Homes for sale already seem to be quite abundant. The developer's plan to densely populate the Walnut Hills property seems contrary to the current Meridian Township development plan and good sense.
>
> We don't need more traffic in the Park Lake Rd and Lake Lansing Rd areas. The many residences already in the area, an elementary school and two retirement properties would suggest less, not more, residential density would be desirable.
>
> Please, lets keep the green space, the golf course and the reasonable residential density in this area of Meridian Township as it exists today. We are a "no vote" on the requested rezoning of the property. We just don't think Mr. Steve Shafer (developer) has the best interest of Meridian Township and its residents at heart.
>
> Sincerely,
>
> Patricia Bean
> Brett Bean
>
> 5532 Silverleaf Ct.
> Haslett, MI 48840
> 517-896-1099



January 15, 2017

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

Re: Walnut Hills Property Development – Rezoning #16060

Thank you for allowing me to speak at the November 21st Planning Commission Meeting. Since the makeup of the Commission has changed or will soon change since then, I'm sending this letter to document my comments made on November 21st.

I quote from Meridian Township's own web site regarding the Land Preservation Program:

Meridian Township's Land Preservation Program was established in 2000 to acquire, preserve, and protect natural areas throughout the township that have unique or special natural features. The protection of these special characteristics will give the gift of permanence and the knowledge that those features will always be available for current and future generations to visit, appreciate, and enjoy.

Since 2002, Meridian Township has spent \$7,347,955 tax dollars acquiring 17 properties, totaling 739 acres.

Walnut Hills Golf Club (WHGC) totals 190 acres, more than 1/4 of what Meridian Township has purchased or had donated to it's Land Preservation Program.

WHGC is visited and enjoyed every day by golfing members and adjacent property owners. I would hazard a guess that it's used and enjoyed by many more people than all the Land Preservation acres Meridian Township has acquired.

Except for an especially convoluted purchase agreement and many thousands of dollars in lawyer's fees, the golf course would have been purchased by the members. Despite what the applicant's request for rezoning states, golf course operations are economically feasible.

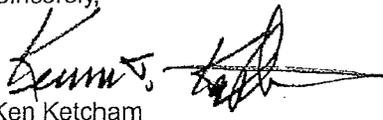
The traffic study performed by HRC for the Costco proposed development did not include the intersection of Hagadorn and Lake Lansing Road, where Donley Elementary School is located, and where many students walk to school. Their traffic counts were also performed on March 3rd, 15th, and 16th of 2016, so it's easy to understand why there was little or no foot or bike traffic on intersections that were part of the study. I'm also confused as to why the study didn't use traffic counts from existing Costco stores to perform their study.

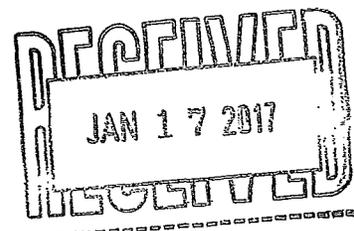
The traffic study performed by Traffic Engineering Associates for the Walnut Hills proposed development, which used the Costco study, estimates 7 out of the 50 turn movements to be Level Of Service D or worse. Level of service D is the minimum acceptable LOS in an urban area. The TEA study also stated the speed on Lake Lansing Road is 35, however, it's 45 from Saginaw Highway to shortly before Hagadorn Road. Anyone who has tried to exit from Walnut Hills Golf Club knows how difficult a left turn can be during higher traffic times.

You have an important decision to make: Do you attempt to preserve a unique and beautiful part of the township or do you allow it to be destroyed for asphalt roads, housing tracts, and tremendously increased traffic.

Although I'm not a township resident, I do enjoy golf in the township and I do most of my shopping in the township. I hope you make the right decision for township residents as well as those who aren't township residents but who use this unique and wonderful resource.

Sincerely,


Ken Ketcham



8445 Cutler Rd • Bath, MI • 48808
Phone: 517-641-4322

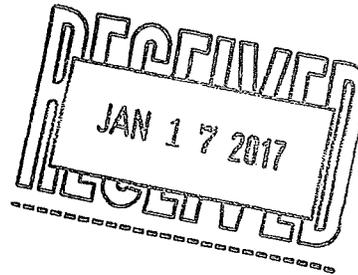
Peter Menser

From: Tom Collins <collitom@aol.com>
Sent: Monday, January 16, 2017 4:40 PM
To: Peter Menser
Subject: Rezoning

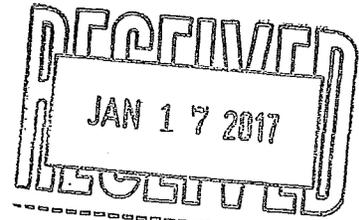
Dear Mr. Menser

I oppose the rezoning of Walnut Hills Golf Course

Thomas M. Collins
6116 E. Longview Dr. (The Greens)
East Lansing, MI. 48823



Sent from my iPad
Tom Collins



My name is Jane Schneider. My husband Larry and I live at 6295 Skyline Drive. Thank you for the opportunity to comment.

We do not live on the golf course proper, but we benefit greatly by living across the street, adjacent to one of the township preservation areas.

We remain in total opposition to this rezoning request. We believe keeping this area an open greenspace is the best use of the property, and is in concert with the Township's own Master Plan and Greenspace plan.

Of particular interest to us, is the Township's own greenspace plan 'key element' of 'Wildlife Crossings'. Since our property backs up to a preservation area, and we are across the street from the golf course, our situation is unique.

We are constantly delighted by the number of mammals and birds that use our property as a thoroughfare to reach the water on the golf course.

We regularly see deer, racoons, rabbits, groundhogs, fox, wild turkeys, possum, skunks and a myriad of birds enter and exit our property, coming or going from one resource rich area to another.

The resources now available to wildlife would disappear under the rubble of years of construction, and the 'wildlife crossings' may become Lake Lansing and Park Lake Roads.

I volunteer during the warmer months at an area wildlife rehabilitation center, and every day we receive injured mammals and birds that have been hit by cars, nests fallen from chopped trees or wildlife displaced by building and renovations.

Just because the developer, who is not from this place..... our township..... our home..... states he plans on 'saving wetlands', it does not mean we will be preserving essential water and nesting resources.

Wildlife will not be able to use the crossings that have been available to them for thousands of generations if there is grading, paving and building in the area. We need to understand that any development will change this space forever.

We need the township to honor its community plans and keep the property under consideration for development, green.

We also feel that there should be no rush in evaluating the merits of the rezoning. The RR zoning appears consistent with the farm to the north of the property, and the owner knew the zoning when the company bought the property.

If any development should ever occur, it should only occur after careful consideration of its need, it's long term impact on the community, the environment at large, drainage over the long term, traffic implications, schools impact, and minimally not until the effects of the new Costco are known.

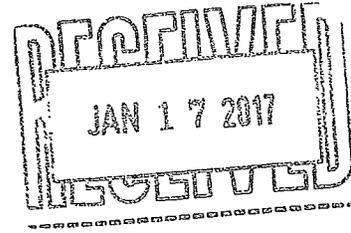
We need space to breathe. Our wildlife needs a place to live. It's why we moved to Meridian Township. What no one has convinced us of, is that we need more concrete, asphalt, years of building noise, houses, people, pets, and trafficand less greenspace.

Please do not approve this rezoning request. Once this current precious greenspace is changed, it will be lost to the township and its residents forever.

Thank you

Peter Menser

From: Mary Jo Stacks <mjstacks@aol.com>
Sent: Tuesday, January 17, 2017 3:10 PM
To: Peter Menser
Subject: Rezoning of Walnut Hills



Dear Mr. Menser,

I am opposed to the rezoning Walnut Hills Country Club.

We are lifelong residents of Meridian Township, additionally our family has lived, worked and gone to school in Meridian Township for five generations. I have attended all of the township meetings regarding the current rezoning and I have read all of the letters etc. I am in agreement with all of those who oppose the rezoning and I believe that they all have valid arguments, which I support, so there is no need to relist them in this e mail.

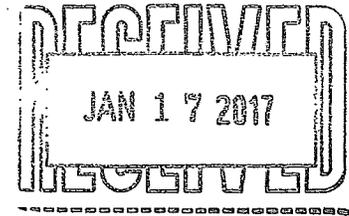
Walnut Hills has offered Students from all over our State opportunities to play golf at this prestigious venue for many decades. It is a venue that has given back to the community in many ways that often go unnoticed and unpublicized. It would be a mistake to destroy this parcel of land.

I am asking that the Planning commission support its constituents and deny the request to rezone Walnut Hills Country Club.

Thank You,
Mary Jo Stacks
5913 Highgate
East Lansing, Mi 48823

Peter Menser

From: Bloomfield, Ruthi <bloomf19@msu.edu>
Sent: Tuesday, January 17, 2017 2:24 PM
To: Peter Menser
Cc: 'Bob Wood (shadow5899@comcast.net)'
Subject: Rezoning of Walnut Hills Golf Course



Dear Mr. Menser,

I am writing in regard to the rezoning of the Walnut Hills Country Club. As a resident of Heritage Hills neighborhood, I am afraid development of that property will lead to further congestion on the surrounding streets of our neighborhood. This is especially concerning given the increased traffic that will be generated by the new Costco on Park Lake Rd. The added congestion is bound to impact quality of life and home values in our neighborhood.

As a Meridian Township resident, I value open green space as well as only necessary development. I hope you will oppose the rezoning of Walnut Hills Country Club.

Thank you for your consideration.

Ruthi Bloomfield

5899 Shadow Lawn Dr.
East Lansing, MI 48823
517-23905760

PROUD MEMBER OF



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Lansing, Michigan
1-517-372-7177

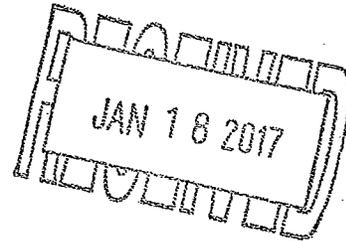
International Memo

Date: January 17, 2017

To: Mr. Peter Menser
Senior Planner
Meridian Township Planning Commission
551 Marsh Road
Okemos, MI 48864

From: Dave Regan
President

Subject: Rezoning of the Walnut Hills property.



Hello and good day to you all on the Planning Commission. This just a note to express my opinion (opposition) to the proposed rezoning of the Walnut Hills (golf course) property.

My wife and I have been members at Walnut Hills since 1979. During that period of time, we have entertained many of our international distributors (and friends) from both Europe and Asia. All of our global friends and business colleagues have remarked how beautiful and serene the course and facilities were. Frankly, many of them do not see anything like Walnut Hills in their home country. At least they do not have access to such a place.

Additionally, I have serious concerns over the proximity of the proposed housing development that close to the school. The normal traffic in the morning and afternoon when school lets out is quite enough. To add the traffic from several hundred homes in that area would be serious challenge for your traffic controls people. Five decades ago when I started my business in North Lansing, Lake Lansing road was two lanes. If you want a very clear picture of what can happen with traffic at morning and evening "rush" hours, just spend some time watching the intersections and potential for congestion. Believe me, it will happen !

Cordially,

A handwritten signature in cursive script that reads 'Dave Regan'. A horizontal line is drawn across the signature.

CONCEPTION ■ INTERPRETATION ■ PRODUCTION ■ SATISFACTION

Peter Menser

From: John Grettenberger Jr <John@lorannoils.com>
Sent: Tuesday, January 17, 2017 4:32 PM
To: Peter Menser
Subject: Please Vote NO for Proposed Rezoning of Walnut Hills

Dear Mr Menser,

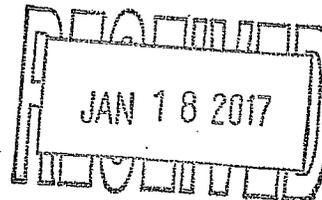
Our family has lived in the White Hills Woods neighborhood since 199 (2448 Pine Hollow Dr), and we want to firmly express our opposition to the current rezoning request for the property known as Walnut Hills Golf Club.

While there is room for some development of the property facing Lake Lansing Road and Park Lake Road, the proposed plan for a significant number of new houses and multi-unit housing in that area is a terrible idea. We already expect to see significant traffic growth in the area due to the addition of the Costco and other development sure to come shortly up and down Saginaw. The added strain and congestion caused by adding all that new housing in place of Walnut Hills would exacerbate this problem for all area residents. Moreover, the greenspace provided by Walnut Hills would be lost forever (just like Par More Golf course and soon to be much of the green space up and down Saginaw)

A better plan would be to put more resources into maintaining and improving the neighborhoods and parks currently in the area. While White Hills and White Hills lakes & Woods are both in good shape, the other residential communities in that area could all use revitalization. Adding more housing to this area will further depress property values for all.

There are better uses for the Walnut Hills property than those being proposed by this out-of-area developer. Please vote no to this rezoning request.

John Grettenberger
CEO
John@LorAnnOils.com
LorAnn Oils Inc.
4518 Aurelius Rd.
Lansing, MI 48910
517-882-0215/800-862-8620



Peter Menser

From: Brenda Ramsby <bramsby@icloud.com>
Sent: Tuesday, January 17, 2017 5:37 PM
To: Peter Menser
Subject: Rezoning of Walnut Hills

Dear Commissioner,

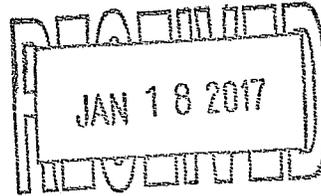
I live off Park Lake Rd. I am very alarmed by the possible rezoning of Walnut Hills. Park Lake Rd is narrow with little or no shoulder in many places and poorly lighted if at all. A major increase of traffic on this road in its current state will result in more accidents.

Furthermore this unique green space of rolling hills, wetlands, ponds and a variety of wildlife including a family of Sandhills cranes that return every summer should be preserved!

Respectfully,

Brenda Ramsby

Sent from my iPhone



Peter Menser

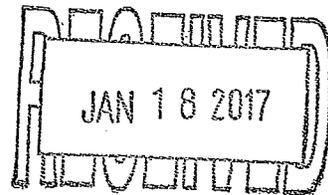
From: Linda McCardel <lindamccardel@gmail.com>
Sent: Tuesday, January 17, 2017 10:03 PM
To: Peter Menser
Subject: Walnut Hills Rezoning

My husband and I are against the rezoning of Walnut Hills Country Club. We have been members for more than 20 years. Walnut Hills is a jewel in Meridian Township - it will be 100 years old in 4 years and should be preserved as a beautiful open greenspace and wildlife refuge by remaining the top rated golf course it currently is.

Rezoning would be contrary to the Township's Master Plan goals. The community is concerned with the traffic impact and the safety of children attending the school nearby. The water drainage is a major concern for surrounding property owners and looking at the course after a moderate rain makes one wonder just how any home built there could be flood free.

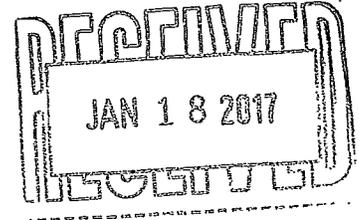
Please follow the Township's Master Plan goals and deny the rezoning request. Thank you.

--
Linda & Gary McCardel
517-712-7266



Peter Menser

From: William Anderson <William.Anderson@hc.msu.edu>
Sent: Wednesday, January 18, 2017 2:41 PM
To: Peter Menser
Subject: Walnut Hills Golf Course Rezoning



Mr Mesner:

I am writing to comment on the proposed rezoning of the Walnut Hills Golf Course. The proposal, as presented by the developer to the Planning Commission on November 21, was incomplete and inconsistent. I am opposed to the proposal until several critical issues are addressed. I do not live on properties adjacent to the golf course, and I have no financial ties to the project. I do have concerns about the impact of such a large development on our neighborhood—Heritage Hills.

1. I am concerned that the Walnut Hills Golf Course represents one of the few open green spaces in the Township. Putting 353 homes on that property would be inconsistent with the Township Master Plan to encourage and keep green space.
2. I am concerned that the developer has no ties to this community. This is simply an economic project for him. If allowed to build, he will depart the area without contributing anything to the future of the Township.
3. I have not heard what problem gets solved by this development plan. There appears to be ample housing (at all economic levels) in the Township but not much green space. I believe the developer must show a need for the kind of project he is proposing.
4. I have not heard the developer address the impact of 353 new homes and a new Costco for traffic on Lake Lansing Road and Park Lake Road. What road improvements are required? Who pays for them?
5. I have not heard the developer discuss the impact of 353 new homes on the East Lansing Public Schools. Has he met with the ELPS Board? What does he see as a potential impact?
6. I have not heard the developer discuss his interactions with the Drain Commissioner on how wetlands would be protected and plans for draining the property.
7. I have not heard anything from the developer about the “character” of the 353 home neighborhood. Will these be cookie-cutter homes?
8. The developer has said that up to 70% of the homes would be designed for seniors. Has he conducted any needs assessments or marketing studies to justify promising such a high total? What need is there for approximately 250 homes designed “especially for seniors”?

In summary, I remain skeptical of this developer. He has no ties to this area and appears to be an opportunist. I understand that he owns the property, but I hope the Meridian Township Planning Commission and Board will not just “rubber stamp” this zoning request. Once a green space is gone, it is gone forever.

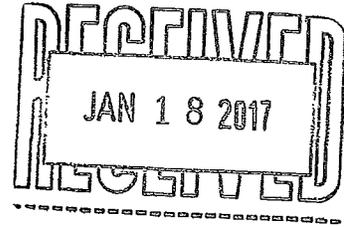
Thank you for the opportunity to comment on this issue.

Signed,

William and Emily Anderson
2910 Crestwood Drive

Peter Menser

From: Melanie Melton <mamtm3@gmail.com>
Sent: Wednesday, January 18, 2017 2:15 PM
To: Peter Menser
Subject: Walnut Hills Country Club



Dear Mr. Menser,

My husband and I are former members of Walnut Hills Country Club, but plan to rejoin in the spring of this year. As former residents of the Whitehills Lakes/Woods subdivision, it is distressing to hear of the plans to turn Walnut into a housing project. Walnut Hills is a beautiful piece of property and has been an upscale, prestigious golf course for nearly 100 years. Developing it as a subdivision would be a shame in and of itself, not to mention the loss of wildlife and green space.

Having lived in the immediate area of Walnut for many years, I have many concerns about developing it besides losing a beautiful piece of property and golf course. Traffic/safety is a major concern! The building of Costco will certainly bring additional traffic to the area and, if Walnut is turned into a housing project, the area will be impacted by much higher traffic counts. We have two elementary schools nearby and, obviously, safety of the children is another concern!

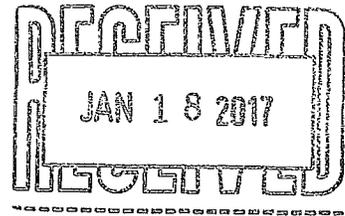
Also, property values in neighboring communities will potentially be affected. Having lived in Whitehills Woods, I have witnessed houses sitting on the market for sometimes two to three years. I don't believe the area needs and I believe the majority of the residents certainly don't want additional housing.

We are opposed to the rezoning of Walnut Hills Country Club! Thank you for your consideration in this matter.

Melanie Melton

Peter Menser

From: bfcjw53@aol.com
Sent: Wednesday, January 18, 2017 1:15 PM
To: Peter Menser
Subject: Walnut Hills Rezoning



Dear Mr. Menser,

I am writing to express our disapproval of the rezoning of Walnut Hills Country Club. We have been members of Walnut Hills for 28 years. We have enjoyed many years of golf and other family activities. It has become home to us, as we have formed many close friendships. Destroying this beautiful setting with its green space, wild life and wetland habitat is not a good decision. We moved to Meridian township from East Lansing because of this tranquil and peaceful surrounding. We have also lived in the Whitehills Lakes neighborhood since 1992. We are very concerned about our property values, traffic increase and safety issues.. Our roads will already be heavily travelled with the development of Cosco a mile away. Safety and road conditions are a major concern.

Developing an area for the sake of development(money), especially by someone who has no involvement in our community and will not have to deal with any of the consequences once its completed, is wrong.

I feel that Meridian Township has always supported green space, wetlands and natural habitats. I also feel that the safety and concerns of your constituents are also very important to the township.

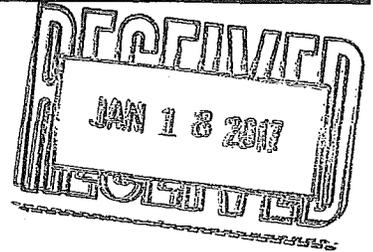
We ask that you do not approve this rezoning request.

Thank you for your time.

Bill and Carol Weatherhead

Peter Menser

From: Bruce Mcfee <bmcfee@aol.com>
Sent: Wednesday, January 18, 2017 12:12 PM
To: Peter Menser
Subject: Opposition to re-zoning of Walnut Hills Property



January 18, 2017

Peter Menser
Meridian Township Senior Planner

Dear Peter

I am writing this letter to express my opposition to the proposed zoning change at Walnut Hills properties.

Please note that I have been a resident of Meridian Township for 32 years, I have been a member of Walnut Hills for 24 years, and I have a long historical knowledge of the area's property development. Also note that I spoke at the November 21, 2016 Planning Commission Meeting.

My primary concern is that numerous property owners will see their property values decline. Over time I have observed how investments and property improvements were impacted by the proximity of the golf course. Many of their specific **improvements risk being obsoleted.**

For instance, several homeowners on Skyline drive made improvements to patios, walkout basements, windows, and pools etc. to connect to the golf course. As a result, the assessed values of properties on Skyline Drive are much higher for those that back up to the golf course as opposed to those on the other side of the road. Improvements like these would not have the same appeal if they backed up to another subdivision.

There are more than 80 condominium units in the **Greens** where the entire **development character came from the golf course.** The condos are upscale, with large windows and balconies intended to be connected to a golf course. IMO, the desirability of these condos would be terribly degraded if the golf was discontinued.

To a lesser degree, homes in Whitehills Lakes and Heritage Hills have had appeal being near the golf course. However, the loss of an anchor like Walnut Hills would also degrade the appeal of these homes.

While denying this proposed zoning change does not guarantee a future for Walnut Hills, passing the zoning change will assure the end of the golf course. Once approved it would never be undone. There are few beneficiaries to a zoning change of the Walnut Hills property, however hundreds of residents might be harmed by the proposed change. **Please consider the rights of these nearby property owners.**

Sincerely,

Bruce C. McFee
6217 Island Lake
Cell: 517-881-4414

PS: Peter, would you reply to this and **acknowledge your receipt of my email?** Thanks.

January 17, 2017

Peter Menser
Meridian Township Senior Planner
Meridian Township Hall
5151 Marsh Rd, Okemos

Dear Sir:

My name is Stuart Sleight and I am a long term resident on Skyline Drive adjacent to the golf course. We moved here in 1962 and now I am living here alone and will probably not be here for many more years. The fact that I personally will not be affected too much by whatever happens does not lessen my concerns. I am strongly opposed to the rezoning as is being proposed by the developer. My apprehension has been increased lately by the developer having survey stakes driven only about 20 feet from my lot line.

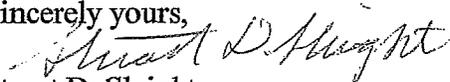
Because the Walnut Hills Golf Club had become insolvent, it was inevitable that changes would be forthcoming. For our township and for you as our Senior Planner I know that the proposed development presents major challenges, but perhaps also gives us opportunities for preserving precious open space where there can be no residential development. To state the obvious, when open space is developed open space is gone forever. To lose all of the now open space on Walnut Hills would be catastrophic. It seems to me that at least 10% of the space should be preserved. That would be an area of 25 to 30 acres. The open space should be easily accessible to the residents of Skyline Hills and to those in the proposed development and also accessible to the public. If the space could also be near or adjacent to already preserved property, that would be great.

If a strip of land approximately 100 yards wide and nearly 3/4 mile long could be preserved it would be in the range of 25 acres. I am proposing that this strip of land extend 3/4 of a mile northward from Lake Lansing Road with the west boundary at the east lot lines of Skyline Hills. This location would provide us, young and old, with all kinds of recreational activities year round. This location would meet the criteria I proposed in the last paragraph.

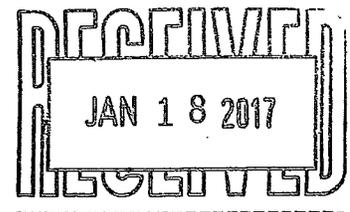
This area is truly beautiful and if this land could be procured by the township it could become one of the most treasured parks in the area.

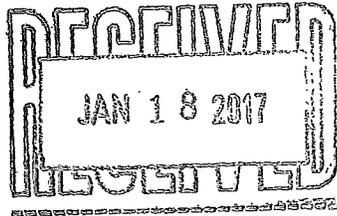
From what I have learned, I believe that the developer acquired Walnut Hills for about \$10,000 per acre. If that is right the property I described has a current market value of between 250 and 300 thousand dollars. You are in a better position than I to know if it is possible for the township to acquire the property and what it would cost to do so. I sincerely hope that you consider what I have proposed. It would be a dream come true if the area could be preserved as a park.

Sincerely yours,


Stuart D. Sleight

6250 Skyline Drive
East Lansing, MI 48823
Phone 332-4922 , e-mail sd_sleight@yahoo.com





January 18, 2017

To: Peter Nenser
Senior Planner, Meridian Township

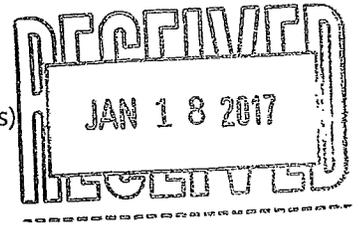
I recommend this planning Commission leave Walnut Hills a golf course. It's the best park in Meridian Township. I have been a member there for almost 30 years. Our daughter learned to swim, golf & play tennis there. Our grand daughter learned to swim there this past summer. It's been home to the East Lansing Golf team for years. Spemos & Haslett Golf teams can be seen there also.

And yes, it's a private facility but for a very reasonable price one can become a member allowing their children & grand children to take part in golf, swimming & many family activities there is no better place for our youth to "hang-out."

Margaret LaValley-Nieratko
15013 Classic Dr. # 118

Peter Menser

From: Gretck <gretck@aol.com>
Sent: Wednesday, January 18, 2017 5:18 PM
To: Peter Menser
Subject: Rezoning of property located on Lake Lansing (Walnut Hills)



Mr. Menser,

I am submitting this email as a concerned citizen of East Lansing regarding the rezoning proposition of Walnut Hills property. I strongly urge this proposition be voted down as this is close to a century old landmark of this community and it would be a travesty to turn it into just another housing development. There's very little open land left in this township or in East Lansing. Other than land owned by the University, you would be hard pressed to find any pristine undeveloped property in this area.

Communities need to offer things like golf courses, parks, bike paths, etc. These promote physical activity, which we know our nation needs, also camaraderie and community spirit. The new owner has returned to this community to ensure the legacy of Walnut Hills remains. As a young boy, I believe his summer job was caddying for the golfers at Walnut Hills.

Hopefully your committee will consider all the correspondence submitted by the local residents of maintaining this golf course and it's natural beauty and wild life conservancy.

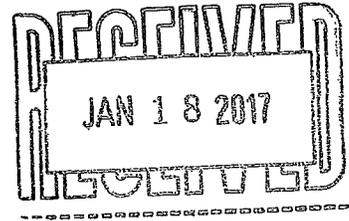
Thank you for your consideration and your public service.

Best regards,

Gretchen Karlake
5860 Printemp Dr.
East Lansing, Mi. 48823

Peter Menser

From: Pat Bridson <pjbridson@gmail.com>
Sent: Wednesday, January 18, 2017 6:26 PM
To: Peter Menser
Subject: Walnut Hills

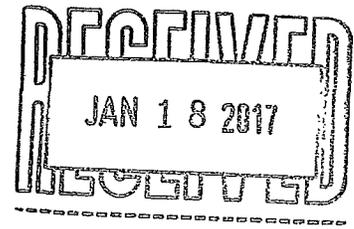


As a property owner on Skyline I am appalled that you would consider allowing the rezoning of the property to give this foreign entity the ability to maximize profits and increase congestion, chance of injury, etc. to the neighborhood. Give them the minimal consideration and allow the lowest possible density to protect YOUR district. Have some GUTS!!!

Sent from my iPad .

Peter Menser

From: Rick Lasch <rwlasch@gmail.com>
Sent: Wednesday, January 18, 2017 7:43 PM
To: Peter Menser
Subject: Please Vote NO to Rezoning of Walnut Hills



Dear Mr. Menser,

Thank you for your public service. I'm writing to express my desire for the planning commission to vote against rezoning Walnut Hills. I've lived in the area since 1986 and have lived in Whitehills Woods since 2008.

Over the years, I've seen many great developments and in general I'm for ongoing development. I oppose this rezoning however because I believe we are becoming over crowded. Meridian township is starting to feel like Farmington Hills. Please vote against the rezoning.

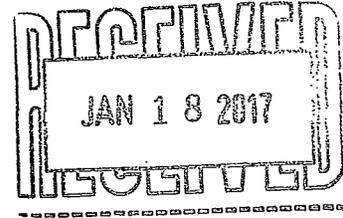
Thank you for your time and consideration.

Sincerely,

Rick and Suzanne Lasch

Peter Menser

From: DENNIS CAMPBELL <dlcampbell@comcast.net>
Sent: Wednesday, January 18, 2017 8:01 PM
To: Peter Menser
Subject: Planning Commission Packet



Dear planning commission

RE: Rezoning of Walnut Hills Country Club

My neighbors have all made an excellent case for denying this rezoning request. I have two points to add.

The developer keeps throwing around the term "spot zoning". Spot zoning is the rezoning of a property to a more aggressive use than the neighboring properties to the benefit of the property owner. What we have here is the almost exact opposite of spot zoning. For starters, the property wasn't rezoned. It has been zoned RR for forty years. Secondly, its zoning isn't more aggressive than properties around it. And its zoning certainly is not to the benefit of the owner. It might be added that he knew it's zoning when it was purchased.

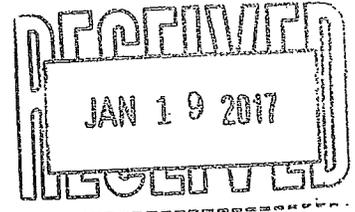
My second point concerns the plans that the developer has submitted to you. It doesn't matter how detailed, complete or attractive these plans are—the fact remains that he is in no way bound to these plans. If the rezoning is granted, he could change his plans on a dime or sell that rezoned property quadrupling his investment to another developer who has completely different ideas for this property. I ask you to vote for denial and I am confident that you will.

Thank you in advance.

Dennis L. Campbell
6049 Skyline Drive
East Lansing, MI 48823

Peter Menser

From: Andrea Jackson <andreaviger@yahoo.com>
Sent: Thursday, January 19, 2017 11:38 AM
To: Peter Menser
Subject: Stop Rezoning of Walnut Hills



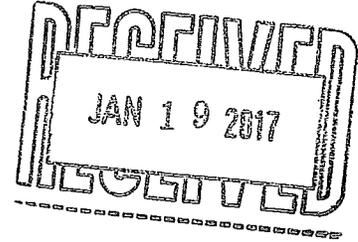
Mr Menser:

We have recently moved into the Heritage Hills neighborhood and are very concerned about the rezoning of Walnut Hills. One of the reasons we chose our neighborhood was because of lack of traffic and overcrowding. This rezoning is going to increase traffic drastically, reduce the value of our house and also remove green space which is very important for wildlife in the area. Please do not rezone the Walnut Hills area.

Sincerely,
Andrea Jackson

Peter Menser

From: Tara Tyler <ttyler@mersofmich.com>
Sent: Thursday, January 19, 2017 11:57 AM
To: Peter Menser
Subject: Opposed to rezoning Walnut Hills



Hello Peter,

It has been brought to my attention that the planning commission will be discussing the rezoning of Walnut Hills at Mondays meeting. I have reviewed the detail behind the proposed plan and strongly oppose the development.

- 1.) This land provides much green space for the area which adds value to the Township for natural views. Maybe the course should consider becoming a Public course or other alternatives.
- 2.) There is not a demand for additional homes in the area as there are plenty of houses on the market that are available for purchase which are not selling and the vacant houses are increasing.
- 3.) Local traffic already seems to be an issue with the increase of accidents on Park Lake and Lake Lansing. With the approval of Costco traffic will continue to increase and roads will need to be reviewed for flow and safety. Adding homes will only make this a greater risk and danger to the increase of traffic.

Honestly my list could go on and on. The board needs to make a reasonable decision to oppose this as the plans and other issues have not been considered or discussed.

I will be at the meeting on Monday to further voice my opinion.

Kindly, tara tyler

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CONFIDENTIALITY NOTICE:

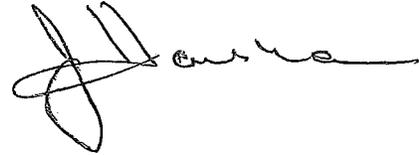
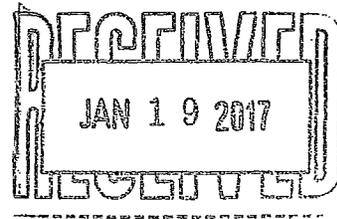
This email and any attachments are for the sole use of the intended recipient(s) and may contain information that is confidential and protected from disclosure under the law, including attorney-client communications. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete/destroy all copies of the original message and attachments.

Dear Mr Peter Menser

My name is Jim Harsha and my wife and I have been members of Walnut Hills since 1977. We would hate to see the zoneing changed it is such a majestic location with a lot of fond memories. We know that is little reason compared to the revenue it would produce but it has to do with the beauty of the location.

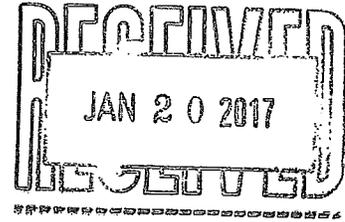
We would ask that you would vote or deny a change to the zoning. Thank you

Jim and Diane Harsha

A handwritten signature in black ink, appearing to read "Jim Harsha". The signature is fluid and cursive, with the first name "Jim" being more prominent.

Peter Menser

From: Judy Kurth <judykurth@comcast.net>
Sent: Thursday, January 19, 2017 8:50 PM
To: Peter Menser
Subject: Rezoning #16060 (Summer Park Realty)



Dear Mr. Menser,

We are neighbors in the Greens whose property abuts this proposed project. We also attended the introductory meeting at Carriage Hills and have watched the subsequent meetings at the township on TV.

Since I have had 25 years experience as a residential broker, I have a very good understanding of this type of endeavor.

This rezoning request is not in the best interest of your constituents. It is only for the greater good of the developer.

It is obvious that they want the maximum density of homes allowed by law to be configured on the property. In fact, Steve Schaefer said that if approved they could feasibly get 3 to 4 units per acre. (Now we are told the number could be 383 to 451 units.)

There is no pressing need to fill this iconic green space with as many homes as they can possibly jam on a site plan. It is a "for profit" only project with no concern for township residents. Developers say anything they think the people want to hear:

"neighborhood swimming pool, Italian Bistro restaurant, 50% green space, we want what you want...."

There are other serious considerations to be taken into account: the new Costco which is underway is obviously very close to this proposed neighborhood. No one can yet imagine the traffic situation with people coming from Saginaw, Lake Lansing and Park Lake from the Greater Lansing area. It is a certainty that accidents will increase as a result.

No matter the size of home, there will undoubtedly be many families with children who will have need of Donley School. The influx of children along with Costco and various neighborhood traffic sets up a dangerous situation for children who are pedestrians.

Through my 25 years working nearly exclusively in Meridian Township as Briarwood's top agent, I have seen so many of these real estate projects fail in the township. College Fields is a prime example....after failing initially, in the end it is a hodgepodge of homes with no architectural control at all because the many developers who picked up the pieces only cared about lot sales to various builders just to get rid of the property.

We just want to add our support to the many residents and neighbors who oppose this rezoning. We respectfully request that you do not approve this change from RR to RAA.

Thank you for your consideration.

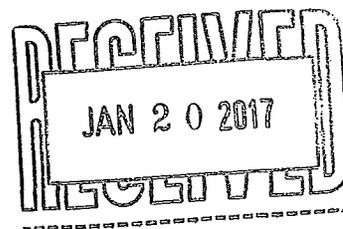
Judy and Phil Kurth

6187 W. Golfridge Drive
East Lansing, MI 48823

517-256-9670

January 19, 2017

Lawrence & Jane Schneider
6295 Skyline Drive
East Lansing MI 48823
(517) 351-8144
Larry.Jane.S@comcast.net



Dear Members of the Meridian Charter Township Planning Commission:

There is a myriad of reasons why the Walnut Hills property on Lake Lansing Road should not receive upgraded zoning. It serves no useful purpose for me to repeat here what others have eloquently and accurately stated in other correspondence to you opposing the proposed rezoning.

Instead, I want to address the recent mistakes of our neighboring communities, and urge this body to learn from those mistakes, not repeat them. Specifically, my greatest concern is traffic. Having served as a planner with the Tri-County Regional Planning Commission many years ago, I am especially sensitive to the need for cooperation between adjoining municipalities. Sadly, foolish actions by one municipal body often have profound consequences for their immediate neighbors.

The City of East Lansing and Lansing Charter Township have created a dramatic example of the destructive community consequences that can be caused by a lack of foresight and mutual cooperation from a regional standpoint. These two communities continue to allow the destruction of the US-127 – Lake Lansing Road intersection, as if they were in a race to see who can raise more revenues from commercial and high-density residential development at this location. It seems that each week, we learn of more high density development which has been approved on one side of the freeway or the other, which in turn promises to require taxpayers to pay for extremely expensive solutions that are only on the drawing boards at this time (e.g., a freeway exit/intersection at State Road which will involve yet a third municipality, DeWitt Township).

Just three miles from the Walnut Hills property on Lake Lansing Road, the same street has become nearly impassible during rush hour and during peak shopping hours. Drivers exiting US-127 intending to go east find it nearly impossible to turn left onto West or Coolidge Roads. With a single center turn lane, cars often come at one another from opposite directions as they attempt to turn left into the Spartan Hall of Fame Café from the east, or onto West Road from the west. A fatal head on collision in this general area is just a matter of time.

The Lake Lansing Road congestion has continued to spread eastward during the past five years, and is now affecting the curve where Lake Lansing Road, Towar Road, and Birch Row intersect. Drivers entering or leaving the commercial plazas on the northwest and southeast segments of the intersection now do so at significant peril because of increasing traffic congestion.

I am pleased, to be sure, that the Carriage Hills Plaza is beginning to see a renaissance of sorts, but this has come with the price of additional traffic volumes from both directions of Lake Lansing Road and from Hagadorn Road. Sadly, two elementary schools are now affected by this constant increase of traffic.

This is happening now, in January 2017. But it is important to pause for a moment and consider what affect the new Costco development at Park Lake Road and Business I-69 will have on our area traffic. I have heard that some have suggested that Costco will only impact Park Lake Road and Business I-69. My experience as a planner and as a resident of this area tells me that these persons are simply incorrect. Regardless, Meridian Township should not consider any increase in density in this general area until the actual traffic effects of Costco (and its inevitable commercial progeny) can be measured.

Meridian Township must step back and look at the Walnut Hills area as it will exist in a year or two. Certainly, the Township was not at fault for the travesty that has been created on Lake Lansing Road three miles west of its border. But the consequences are coming our way, and we cannot stop them. Moreover, as Bath Township continues to develop, traffic on Park Lake Road is continually increasing.

When we moved into our home on Skyline Drive in 2003, it was not a particularly dangerous turn from Skyline onto Lake Lansing Road, to the west or east. Today, especially during peak travel hours, we are coming closer to needing a traffic light at the intersection.

The new owners of the Walnut Hills property propose to add between 342 and 451 housing units on the Walnut Hills property, potentially adding 800 - 1,000 vehicles a day onto Lake Lansing and Park Lake Road. A traffic light will almost certainly be required on Lake Lansing Road; in addition to a center turn lane. All of this, of course, is just two blocks from an elementary school.

The Township can choose to turn Lake Lansing Road into another Okemos Road or Grand River Road. But we must learn from the mistakes of the communities that surround us. I urge the Township to put public safety and green space above tax revenues.

Ideally, I would have the Township invoke its power of eminent domain to acquire the property for a public park.

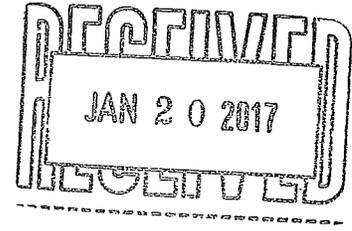
But if that is not the direction the Township takes, please leave its zoning exactly as it is. For the benefit of all of the residents of Meridian Township. It is your legacy as it is mine.

Sincerely,

Lawrence P. Schneider
6295 Skyline Drive
East Lansing MI 48823
(517) 351-8144
Larry.jane.s@comcast.net

Peter Menser

From: Karla Hudson <hudson.kc@live.com>
Sent: Thursday, January 19, 2017 6:45 PM
To: Peter Menser
Subject: Opposition: re-zoning Walnut Hills



Dear Planning Commissioners and township staff,

We write in opposition to the potential re-zoning of Walnut Hills. The change in zoning is unwelcomed, adverse to existing residents and it offers safety and health risks to our community. Donley elementary is located a short distance from the property along with Whitehills school. Both schools are vital educational centers and centers for recreational play for children in the neighborhoods. Many of the children must cross Lake Lansing Road to reach these schools. The intersection at Lake Lansing and Hagadorn stands to receive massive new influx of vehicular traffic as the approved Costco will pipeline traffic from the north and west and new housing in the hundreds of homes will further accelerate the demise of a once livable Lake Lansing corridor. The corridor will become consistent with that virtual highway near Meijer's to the west that children must cross to attend school and reach playgrounds when school is out. Children often take shortcuts across this road which further extends concerns. Recent restructuring of area schools from the former K-4 to the new Pre-K/developmental K-5 has intensified numbers crossing Lake Lansing to get to school. The current crossing already demands extreme vigilance from a paid crossing guard who routinely witnesses risky interactions with the existing traffic levels. Housing changes at MSU have also shifted additional international student families to apartments just north of this intersection with their children also crossing here daily.

We also share news of health concerns created by increase traffic. Below you will find an article entitled "Dementia Risk Rises with Proximity to Major Roads" that is just one of many examples one can find when googling the health impact of traffic on communities. The impact of noise and pollution on mental health and heart conditions are just a few topics discovered when researching the effects of elevated traffic levels.

Our family purchased our home next to Lake Lansing Road knowing that we might have to sustain some noise from the traffic. We were willing to compromise on this given that we had the beautiful nature of Walnut Hills and the farm to the north. The fact that an adverse zoning decision on your part would remove that and pave the way for a highway next to our home is heartbreaking. Along with safety and health challenges we have the following concerns:

1. This out of area developer received a tremendous discount on this precious landmark. Their intention is largely profit-driven without sensitivity to our township heritage. We are losing a significant part of our township history, a parklike vista and gaining a new set of traffic congestion problems.
2. While the developer erroneously claim spot zoning, we recognize this as a parcel where 80% of the land they purchased is rural residential. Let them build rural residential if they insist on new homes in this parklike vista connected to existing township investments in land preserves and a working farm. This property as zoned represents a graceful transition from farm to rural residential to low-density residential. It is perfectly zoned as is.
3. We bought our home knowing this township valued green space and that we were in an area beautifully appointed with a variety of existing residential types, a small shopping center. Indeed, the area offered a rich diversity of options which are now threatened with a move away from our rural heritage.
4. The existing rural zoning already allows them to develop hundreds of houses. We desire to remain as this area has been for nearly 100 years keeping consistent with core Meridian quality of life greenspace values.

Sincerely,
Karla and Michael Hudson
6009 Skyline Drive

Dementia Risk Rises With Proximity to Major Roads

Sue Hughes
January 05, 2017

Living close to heavy traffic was associated with a higher incidence of dementia in a new large population-based cohort study. But no association was seen between proximity to heavy traffic and Parkinson's disease or multiple sclerosis.

Dementia Risk Rises With Proximity to Major Roads

The study, published online in *The Lancet* on January 4, showed a clear dose response in that the risk for dementia increased with the proximity to a major road, with a 7% increased risk when the distance from the road was less than 50 meters, a 4% increase at 50 to 100 meters, and a 2% increase at 100 to 200 meters. No increased risk was seen at over 200 meters.

"Our study suggests a role for traffic pollution in contributing to dementia," coauthor Ray Copes, MD, Public Health Ontario, Toronto, Canada, commented to *Medscape Medical News*. "This is not the first study to show a link between pollution and dementia, but it is the largest to date and it used the best methods to assess such associations."

The highest risk of all was seen in people who lived in an urban environment, close to a major road, and had lived there for a long time. "This was the most heavily exposed group and they showed a 12% increased risk of developing dementia," Dr Copes said.

"We believe this data, along with previous studies showing air pollution contributes to cardiovascular and respiratory disease, is enough to warrant action," he added.

This could include further controls on traffic-related emissions, planning future land use so that major roads are positioned away from residential areas, and improvements to buildings that are near major roads to protect against air pollution, he said. "It also has implications for people taking exercise outside — if you are running, walking, or cycling — try to avoid areas with heavy traffic."

"It would be foolish if we didn't consider such accumulating evidence on the health risk of air pollution when going forward in land use planning," Dr Copes added. "This is particularly important in the large cities in Asia where urban development is expanding quickly."

Lead author, Hong Chen, PhD, Public Health Ontario, added: "Increasing population growth and urbanization has placed many people close to heavy traffic, and with widespread exposure to traffic and growing rates of dementia, even a modest effect from near-road exposure could pose a large public health burden."

Coauthor of an accompanying "Comment," Lilian Calderón-Garcidueñas, MD, University of Montana, Missoula, commented on the study for Medscape Medical News.

"This is a very important study because of its size — with the entire population of Ontario included," she said. "It shows a very straightforward result — the closer you live to a major highway the higher your risk of dementia.

"This has massive implications for some cities — such as Mexico City and New York — where almost everybody lives near a major road," she added. "In the US there are many schools have been built close to major highways for logistical reasons but we have to rethink this idea."

For the study, the researchers analyzed data on all adults aged 20 to 50 years (about 4.4 million; multiple sclerosis cohort) and all adults aged 55 to 85 years (about 2.2 million; dementia or Parkinson's disease cohort) who resided in Ontario, Canada, in 2001. Eligible patients were free of these neurologic diseases, had been Ontario residents for 5 years or longer, and were Canadian-born.

Their proximity to major roadways was based on their residential postal-code address in 1996. Incident diagnoses of dementia, Parkinson's disease, and multiple sclerosis were ascertained from provincial health administrative databases.

Almost all people (95%) in the study lived within 1 kilometer of a major road and half lived within 200 meters of one. Between 2001 and 2012, 243,611 incident cases of dementia were identified.

After adjustment for individual and contextual factors, such as diabetes, brain injury, socioeconomic status, education levels, and body mass index, the adjusted hazard ratio (HR) of incident dementia was 1.07 for people living less than 50 meters from a major traffic road (95% confidence interval [CI], 1.06 - 1.08), 1.04 (95% CI, 1.02 - 1.05) for 50 to 100 meters, 1.02 (95% CI, 1.01 - 1.03) for 101 to 200 meters, and 1.00 (95% CI, 0.99 - 1.01) for 201 to 300 meters vs farther than 300 meters (P for trend = .0349).

The associations were robust to sensitivity analyses and seemed stronger among urban residents, especially those who lived in major cities (HR, 1.12 for people living <50 meters from a major traffic road) and those who had never moved (HR, 1.12 for people living <50 meters from a major traffic road).

The study also identified 31,577 cases of Parkinson's disease and 9247 cases of multiple sclerosis, but no association between these conditions and proximity to a major road was seen.

Dr Copes pointed out that using records from the Canadian single-payor health system meant that patients with dementia could be identified with good accuracy. "We were also able to accurately assess exposure from information on postal addresses and we were able to ascertain that the dementia developed after exposure to pollution."

On the possible mechanism involved, he said: "We know the fine particles in exhaust fumes get into the lungs and the circulation and move around the body. We also know they cause oxidative stress and inflammation throughout the body. This is possibly the mechanism that contributes to dementia, which has a chronic inflammatory vascular component." He added that traffic-related noise may also play a role.

In the "Comment" piece, Dr Calderón-Garcidueñas and coauthor Rodolfo Villarreal-Ríos, Universidad del Valle de México, Mexico City, note that this study might also provide new insights into the mechanisms for the early development of oxidative stress, neuroinflammation, and neurodegeneration, and opportunities to prevent and ameliorate such harmful brain effects.

They write: "We have made little progress in understanding the pathogenesis of neurodegenerative disorders such as Alzheimer's disease. We desperately need novel integrative paradigms that cut across the molecular and cellular level to the individual and societal level. In light of these new research directions, we need to prioritise research funding, including understanding brain health from conception, the impact of epigenetic changes, and the early interaction between environment and genetics.

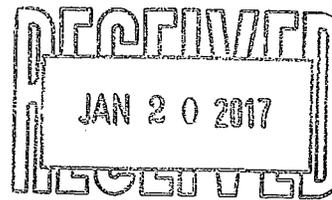
"We must implement preventive measures now, rather than take reactive actions decades from now."

The study was funded by Health Canada. The authors and editorialists have disclosed no relevant financial relationships.

Lancet. Published online January 4, 2017.

Peter Menser

From: Vicky Bellon. <bellonvicky@gmail.com>
Sent: Thursday, January 19, 2017 9:44 PM
To: Peter Menser
Subject: Walnut Hills rezoning



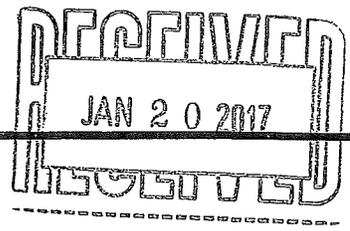
Dear Sir,

I am writing to you to oppose the re-zoning plan for Walnut Hills. I am very concerned about the increase in traffic on Lake Lansing Road and its impact on our school, Donley Elementary. Many children cross from the north side of Lake Lansing Road to get to and from school, with the help of our wonderful crossing guard. I think there are real safety implications by putting an additional 320+ houses, and cars, through that intersection.

Thank you for listening to my concerns,

Vicky Bellon

Resident of the Heritage Hills neighborhood, Meridian taxpayer, and parent of two children at Donley.



Peter Menser

From: rharveymd . <rharveymd@gmail.com>
Sent: Thursday, January 19, 2017 10:54 PM
To: Peter Menser
Subject: Rezoning 16060 "Summer Park Reality) Walnut Hills Country Club property.

TO Meridian Township Panner Peter menser

My wife and I have lived in Heritage Hills subdivision since June 1990. Our son went to school at Donley Elementary. We are about 3 blocks south of the Wallet Hills Country Club.

As I try to read up on the request for resulting from RR to RAA, I have some thoughts and questions. I will admit I have had difficulty finding details at the Township website. I do plan to attend the meeting on Monday evening.

The 'raw data' that I have is that the property is 157 acres, which includes some wetlands. If there were no wetlands involved, RR zoning could allow for potentially ~170 parcels. RAA could allow for a minimum of 506 lots, and possibly a higher number.

I have heard "anecdotally" that current traffic flow on Lake Lansing Road is approximately 1,000 vehicles/day. With the proposed development(s) in the areas, traffic flow might increase to 10,000 vehicles. A 10 fold increase in traffic could have a major impact on Lake Lansing Rd, Park Lake Rd, and potentially on Hagadorn, and Saginaw.

I am hoping that the potential impact on traffic flow on our area from the Costco project is being factored into potential traffic flow on the rezoning of Walnut Hills.

My areas of concern include:

- 1) What is the % and distribution of wetlands within the Walnut Hills GC property?
How is the developer conceptualizing the use of this property?
- 2) What is the developer's proposed site plan?... is he designing for 150 lots, or > 500?
- 3) What is the projected impact on traffic flow on the surrounding major streets, including Lake Lansing Rd, Hagadorn, Park Lake, and Saginaw?
- 4) Are the design and condition of those roads, and their intersections currently adequate to sustain a proposed increase in traffic?
- 4) Does the developer propose adequate 'infrastructure' to support a project that could allow for up to 500 or more homes?
- 5) What are developer's plans/thoughts/intentions in terms of wetlands?
- 6) Is the developer planning or committing to any % of the property being dedicated to open space?
- 7) On a 'broader scope', is this within the desired scope/intent of Meridian Township? Is this zoning change going to improve the quality of life for the neighbors, and for the larger Meridian Township community?

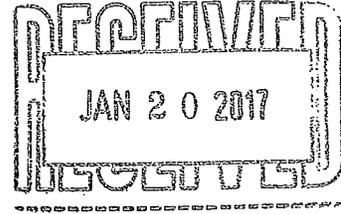
Thank you for listening!

Sincerely,

Ralph Harvey, MD & Catherine Harvey
2819 Southwood Drive
East Lansing, MI 48823

Peter Menser

From: Lisa Farzam <lisa.farzam@gmail.com>
Sent: Thursday, January 19, 2017 10:35 PM
To: Peter Menser
Subject: Opposed to rezoning



To whom it may concern:

I am emailing you to express my opposition to the rezoning of walnut hills country club. My family and I are members at whcc. This landmark club and golf course are a huge part of East lansing and a huge part of our family. We have 3 children under the age of 5 that have been swimming in the pool since they were babies. Not to mention that my husband and I grew up spending our summers there as children. We now enjoy golfing while the grandparents watch the kids on a gorgeous summer day. I don't have time to understand all of the goals of the developer because i am very busy stay at home mom that looks forward to spending her summers with her kids and husband at the pool and golf course. Walnut Hills country club brings joy to our family and we intend to be members for life. Thank you for your consideration.

Lisa Farzam

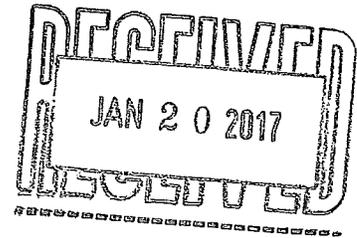
Peter Menser

From: Sue Foltz <suefoltz@comcast.net>
Sent: Friday, January 20, 2017 7:55 AM
To: Peter Menser
Subject: Proposal for walnut hills golf course real estate development

I am a resident of Whitehills Lakes. I would like to strongly disapprove of the proposed development of Walnut Hills. I have been a resident of Meridian Township for over thirty years and have enjoyed the green space the course provides the township. The fact that a big housing development would come in there is disheartening. I hope you will vote against this project and keep the area a pleasure to look at.

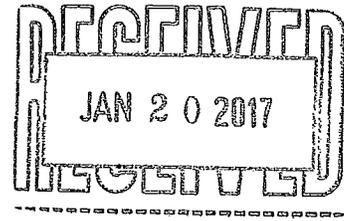
Thank you,
Suzanne J Foltz
2429 Pine Drive

Sent from my iPad



Peter Menser

From: Stuart Sleight <sd_sleight@yahoo.com>
Sent: Friday, January 20, 2017 10:58 AM
To: Peter Menser
Subject: Walnut Hills Development

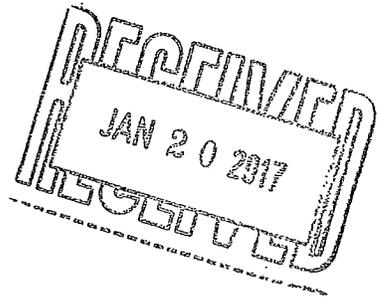


In my recent letter I stated that I was opposed to rezoning Walnut Hills. Opponents have presented many reasons why. The developer keeps proposing fewer numbers of units as a maximum that he would develop. For the township and for those opposed to the rezoning, the question should be why under the current zoning couldn't the developer develop the property and make a profit doing so? In other words, we should be looking at minimums rather than maximums. This area is too beautiful to have it spoiled by over development'

Stuart Sleight
6250 Skyline Drive
East Lansing, MI

TO: Meridian Township Planning Commission

FROM: Karen Renner, 6270 Skyline Drive



RE: Rezoning of Walnut Hills Country Club to RAA

January 20, 2017

I had the opportunity to review the proposed PUD of the Walnut Hills property by Schafer Development.

I am asking the Planning Commission to **not rezone and consider a PRD with current zoning before proceeding any further.** My reasoning includes:

1. Drainage issues: The development of this site cannot have surface water discharge greater than surface discharge prior to the development (per drainage commissioner comments at a previous meeting). This development is going to concentrate runoff in smaller areas. Adding impervious layers and changing topography will increase total runoff, and the developer must have the detention ponds adequate for the increased runoff at this site. Climate is changing and rainfall events with greater accumulation are increasing in number. The Planning Commission must consider the rainfall patterns predicted for the next 50-100 years and ensure adequate drainage within the development. This is my greatest concern with the proposed PUD.
2. Soil mapping units classified as poorly drained muck occur throughout the northern half of the property. See the attached map of the soil mapping units and the adjacent site plan submitted by the developer. There are major issues in the northern area of the property. A PRD with fewer housing units may be a more appropriate fit for the site topography and soils.
3. Reduced truck traffic for removing muck soils and replacing with fill (see previous letter). Lake Lansing Road and Park Lake Road are deteriorating with current auto traffic. Over the 2-4 year building process how will these roads tolerate heavy truck traffic?
4. Safety with trucks on Park Lake and Lake Lansing Roads. William Donley elementary school is on the corner of Lake Lansing and Hagadorn roads. Children and their safety must be considered when putting in such a large housing development in a congested area, regardless of whether the development is a PUD or a PRD. A PRD will decrease truck traffic by at least 1/3 due to less development.

A PRD (planned residential development) in the current zoning would allow for an estimated 240 units, 150 units less than the proposed PUD under RAA zoning. Proposed lots on the north end of the property are on poorly drained muck soils. The side spur road running to the west of the main proposed road in the northern part of the property will create increased runoff into

the proposed northwest detention pond and the natural ponds on the west side of the golf course. Removing this side road with 34 housing units would increase the buffer on the north end and create greater site appeal to those considering purchasing a lot and building on the main road that runs north-south through the property. The majority of the mature trees in the interior of the northern half of this property that line the golf course fairways would be removed with the current plan submitted by the developer.

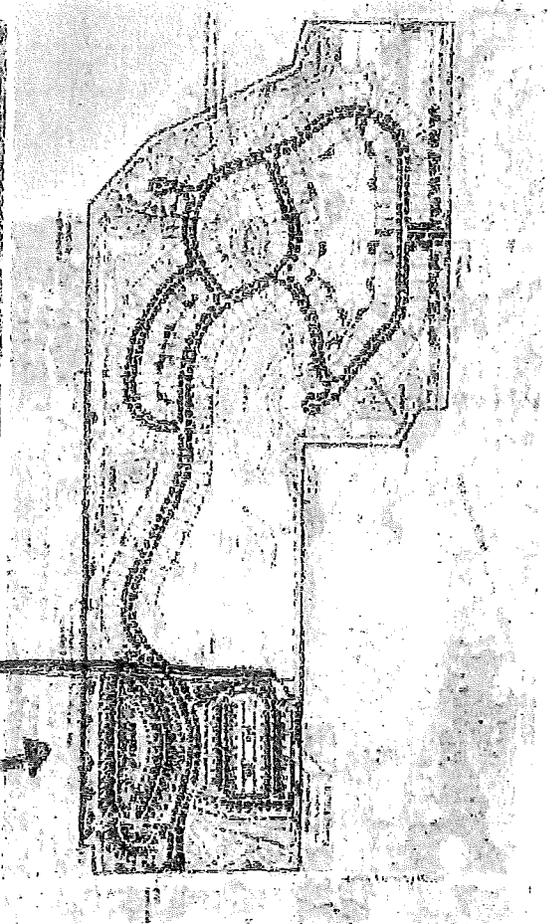
Furthermore, a PUD in RAA would allow a developer to potentially place 1000 units into the plan; he has proposed much fewer but once rezoned there are many opportunities to change the proposed plan.

In closing, **the developer bought the property as zoned RR. The Master Plan does show a potential change in zoning to RAA, but it is a plan and not 'the law'. There are numerous reasons not to rezone including drainage issues across much of the north end (there are flooded areas every spring and fall), and much of the property is not suitable for building without extensive soil removal and fill.**

The developer and the Planning Commission should consider a PRD for the benefit of the developer and current Meridian Township residents. It is better to stay out of the wet, poorly drained muck soil areas when building and provide greater buffers for drainage, less soil removal, and an appealing residential development for current and future homeowners in Meridian Township. The current property owners in Meridian Township should benefit from the development; this decision by the Planning Commission must be a win-win for all stakeholders.

Ingham County, Michigan (M1065)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrB	Boyar sandy loam, 0 to 6 percent slopes	1.4	0.8%
ByA	Brady sandy loam, 0 to 3 percent slopes	9.5	5.4%
Co	Colwood-Brookston loams	7.2	4.0%
Hn	Houghton muck, 0 to 1 percent slopes	29.7	16.8%
MaB	Marietta fine sandy loam, 2 to 6 percent slopes	46.0	26.0%
MaC	Filar fine sandy loam, Saginaw Loam, 6 to 12 percent slopes	28.8	16.2%
MaD2	Marietta loam, 12 to 18 percent slopes, eroded	24.1	13.6%
MoE	Marietta-Boyar complex, 18 to 25 percent slopes	8.1	4.5%
SpC	Sprints loamy sand, 6 to 12 percent slopes	3.7	2.1%
Ud	Udorthents and Udipsamments	3.3	1.9%
UpA	Urban land-Capeo-Colwood complex, 0 to 4 percent slopes	9.2	5.2%
UtB	Urban land-Marietta complex, 2 to 12 percent slopes	3.7	2.1%



Poorly drained 30% of the RR zoned property

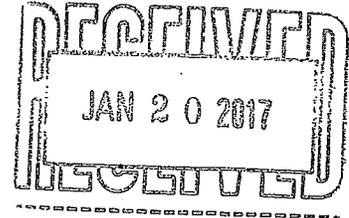
RAA zoning south



= Poorly drained soils

Peter Menser

From: Roy Bierwirth <rcbierwirth@comcast.net>
Sent: Friday, January 20, 2017 11:56 AM
To: Peter Menser
Subject: Re-zoning of Walnut Hills Golf Course



Dear Mr. Menser,

I am writing to provide another voice in opposition to the proposed re-zoning and development of the Walnut Hills Golf course. I will list my concerns briefly as I know others have stated the same:

1. Planned development will result in a huge increase in traffic on Park Lake and Lake Lansing roads. These roads are already overburdened and dangerous to exit the Whitehills Lakes subdivision.
2. Reduction of green-space in our community is directly opposed to stated position of our community leaders and planners.
3. Developer is not from our community and obviously does not understand the market that exists in and around East Lansing.
4. Meridian Township and East Lansing are already overbuilt. There is already a glut of unoccupied houses and apartments, yet more continue to be built.
5. This development will continue to drive home prices down in the area.
6. This development will directly impact the quality of life in Meridian Township. Throwing up more housing resulting in less green-space and natural areas will make the Township a less desirable place to live.

I urge you not to support this development.

Regards,

Roy C. Bierwirth, COL, USA (Ret.)

C: 517.231.4526

E: rcbierwirth@comcast.net

Peter Menser

From: Pamela Andrews <pam5917@yahoo.com>
Sent: Friday, January 20, 2017 12:27 PM
To: Peter Menser
Subject: Fw: Walnut Hills



On Friday, January 20, 2017 11:19 AM, Pamela Andrews <pam5917@yahoo.com> wrote:

Mr. Menser,

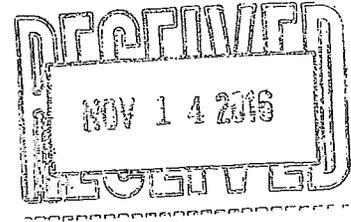
I have been a resident of Heritage Hills for over 30 years. For many reasons, I have always thoroughly enjoyed living in Meridian Township and do not have plans to leave anytime soon! One of the main reasons I love where we live is the township's commitment to saving green space. Walnut Hills is a fine example of this. PLEASE do not allow this area to be destroyed by developers. We need to protect it!

Thank you for taking the time to read this.

Sincerely,
Pam Andrews
5917 Blythefield Drive

Peter Menser

From: Howard Majors <hemajors@gmail.com>
Sent: Monday, November 14, 2016 1:23 PM
To: Peter Menser
Subject: Rezoning #16060 (Summer Park Realty)



Mr. Peter Menser
Senior Planner
Charter Township of Meridian

Dear Peter

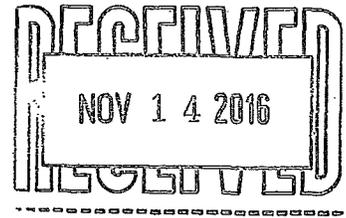
My name is Howard Majors. I am the president of the Whitehills Lakes and Whitehills Woods Home Owners Association. Unfortunately, I am unable to attend the Planning Commission meeting tonight. However, I am writing to express my strong opposition the rezoning of Walnut Hills Golf Corse as proposed by Summer Park Realty. Walnut Hills Golf Course has been an important community asset for more than 100 years and it would be shameful to allow Summer Park to come in and tear up the course and recreational facilitates in order to build more homes in an area already saturated, I believe, with the type of low density housing proposed by Summer Park.. Also, my understanding is that there is another party interested in the property for continued use as a golf course consistent with current zoning requirements.

Finally, although I cannot speak for all of the +290 homeowners in Whitehills Lakes and Whitehills Woods, all of the feedback that I have received to date from our homeowners indicates strong resistance to the Summer Park development and the proposed re-zoning. Thank you for taking my position under consideration ahead of the Planning Commission meeting this evening .

Howard Majors
6310 Island Lake Drive
East Lansing, MI

Peter Menser

From: Anne Hirschel <alicerichard@comcast.net>
Sent: Monday, November 14, 2016 11:13 AM
To: Peter Menser
Subject: Walnut Hills CC Update



As a local home owner, I strongly oppose the proposed development of the Walnut Hills Country Club.

- 1) Such a rezoning will inevitably diminish quality of life for residents in this area. (see Meridian Township Greenspace Plan.)
- 2) Traffic, pollution and noise will increase to an unacceptable level
- 3) Public Service Costs, will inevitably rise. Rezoning will deny us of healthy environmentally desirable spaces.

This is not only about us but also about the well being of generations to come. Let us not selfishly forget our responsibilities but look towards the future and safely preserve this small corner of the world that we love.

.L. Anne Hirschel, DDS

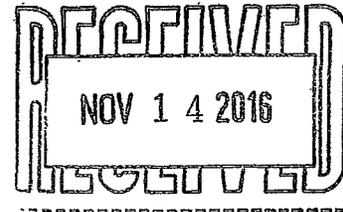
5990 Highgate
East Lansing
MI 48823
(517) 333 1748

Peter Menser

From: Jennifer Louagie <louagiej@hotmail.com>
Sent: Friday, November 11, 2016 10:44 AM
To: Peter Menser
Subject: Opposition to changes allowing Summer Park Realty to rezone approximately 157 acres of Walnut Hills Golf Course

I am writing to express my opposition to the changes in zoning from RR to RAA at 2874 Lake Lansing Road. Our family recently built a home that backs up to the property. The rezoning will have a significant impact on the character, quality, and value not only of our home but of our neighborhood as a whole. More importantly, I am concerned about the safety of the children- my children as well as other children in the neighborhood, and all the children attending the local elementary schools. Years of construction will cause a the dramatic increase in traffic and will be dangerous for them and is not a responsible choice for the Commission to allow. Finally, I believe that the proposed zoning change directly contradicts the comprehensive plan that the Township has in place. I urge you not to yield to the request of a single investor who seeks this zoning change, but rather to vote against the proposal for the good of the entire community.

Thank you,
Jennifer Louagie
6118 Skyline Dr.
East Lansing, MI 48823
(517) 930-4228



Peter Menser

From: Ryan Henry <R.Henry@kincaidhenry.com>
Sent: Monday, November 14, 2016 9:54 AM
To: Mark Kieselbach; Peter Menser; Gail Oranchak; Frank Walsh; Board
Cc: Ryan Henry
Subject: Walnut Hills Rezoning Request

Importance: High

Everyone,

I recently purchased a un-developed lot on Skyline Drive that is contiguous to Walnut Hills Golf Course and I plan to build a new home for my family on it. I want to express to you my concern with the rezoning request proposed for Walnut Hills. Meridian Township has spent a large amount of taxpayer dollars in the last decade to create green space in the land surrounding Walnut Hills. At the time, with Walnut already a green space, I am sure it was thought that Walnut would continue as a golf course, which would contribute to the overall green space plan providing for animals and nature seekers.

Times change and development may not be avoidable. However, a rezoning without a committed development plan or PUD puts the cart before the horse. It is important not only for the residents of Skyline, the Greens, and White Hills Lakes to see the plan first, but it is important for Meridian Township so that the impact to the green space surrounding the course can be reviewed and its impact on wildlife and nature seekers measured.

The current zoning limits the number of homes that can be developed which is positive for the surrounding green space and neighbors. The proposal regarding a PUD must require that the zoning is contingent upon the PUD plan. Changing the zoning without any contingencies allows the developer the option of a bait and switch. This will cause great anxiety from the surrounding neighbors.

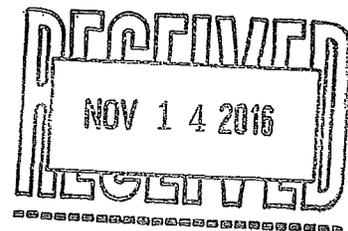
As one of the many residents who's property borders Walnut and as one of the many residents who relied upon the green space plan when purchasing my lot / home, and with the requirement that a PUD maintain 50% undeveloped land, I am hopeful that great consideration will be given to locating a majority of the undeveloped land around the perimeter of the development, which will enhance the surrounding Meridian Township green space, enhance the residents property currently on the course by creating a buffer, and limit the amount of negative reaction this proposal will ultimately receive.

I hope the township will disallow a zoning change unless it is contingent upon a committed PUD and that the residents will have the opportunity to comment on the PUD prior to Meridian Township considering any zoning change.

Thank you for your consideration.

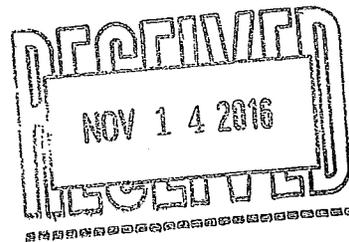
Sincerely,

RYAN N. HENRY
OWNER
KINCAID HENRY
934 Clark St.
Lansing, MI 48906
517.332.8210 O
517.896.2552 C



Peter Menser

From: Chester Lewis <chet2fran@mac.com>
Sent: Monday, November 14, 2016 10:31 AM
To: Peter Menser
Subject: Walnut Hills Golf Course Rezoning



To: the Meridian Township Planning Commission
From: Chester W. Lewis, 5944 Patriots Way

Re: Proposed Rezoning of the Walnut Hills Golf Course property

I have lived since 1977 at 5944 Patriots Way in the Heritage Hills neighborhood that is adjacent to Walnut Hills Golf Course.

I ask the Planning Commission to table the requested rezoning of this property until there is a comprehensive planning study of the best use of the property for the benefit of the Township. Rezoning the property now removes much of the leverage that the Township now has on the redevelopment of this privately owned park. Every effort should be made to preserve as much as possible of the site in recreation or open space use that is compatible with the adjacent neighborhoods. At the very least, the rezoning should occur after acceptable redevelopment plans are submitted to the township.

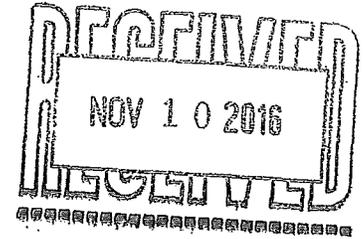
TO: Meridian Township Planning Commission

FROM: Karen Renner, Professor, Plant, Soil and Microbial Sciences, MSU

6270 Skyline Drive East Lansing, MI

November 10, 2016

RE: Walnut Hills Development by Schafer Development



I would like to call your attention to two important components of the proposed development of Walnut Hills Country Club. I live at 6270 Skyline Drive. My back property line abuts the golf course. I have read the proposed development plan and viewed the two sketches provided by the developer. The developer wrote:

"Plans call for maintaining the current tree line along the rear of Skyline Hills homes along golf course, preserving the best trees, with a 35 to 50 foot buffer off the back of the trees. Schafer said, "We'll work with every abutting neighbor to assure their input and desires are heard, so we have a satisfactory result."

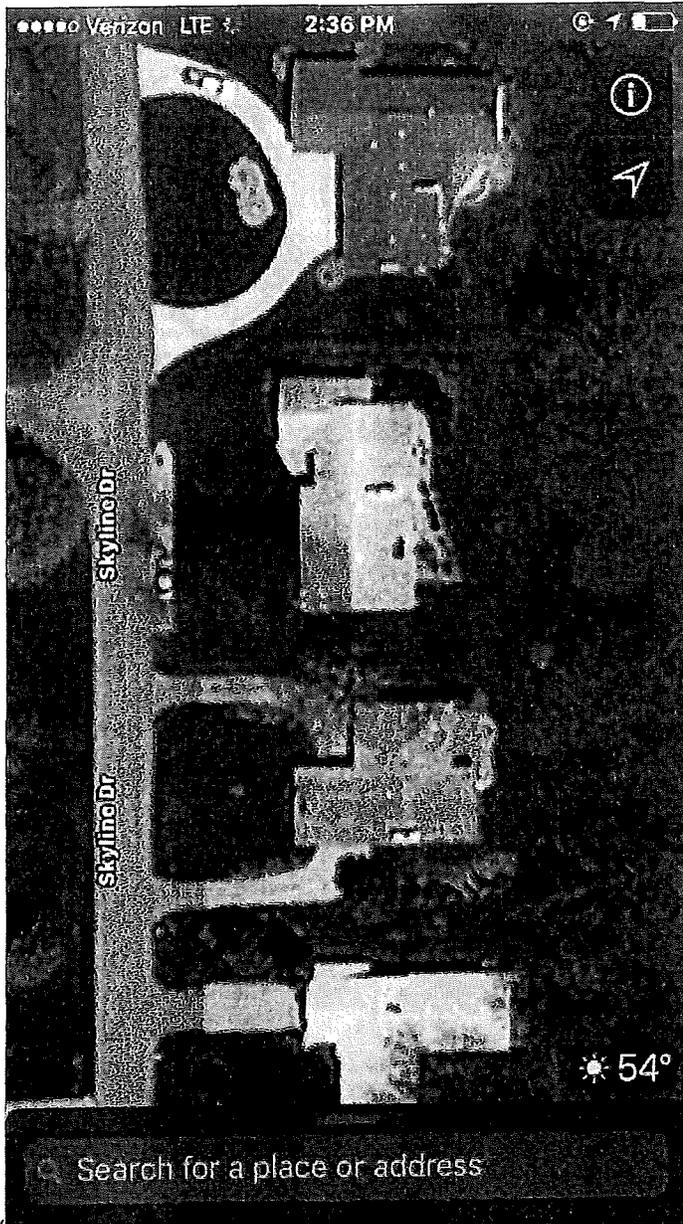
I would like to make the following points to the Planning Commission for their consideration:

1. **"Best trees" is a subjective statement.** The decision of removing a tree should be made by the developer and the adjacent property owner. This should be rewritten to read: **"All trees unless agreed to by Skyline Owner and Developer.** This allows the developer to remove only those trees both interested parties deem acceptable.
2. **"...so we have a satisfactory result."** This statement should be amended to read a "satisfactory result for current property owners and the developer".
3. **The trees along the border** were planted when Walnut Hills opened. These trees are oaks and maples and quite large. The crown of most of the trees (the four on my property line and others on either side of me) are **very large and exceed 50 feet. Tree crowns and the area of root distribution are considered to be of similar size by commercial foresters.** To avoid disturbing these huge trees **the buffer must be a minimum of 75 feet** from the furthest tree into or closest to the golf course. I 'paced' the measurement of a 50 foot buffer and that is the edge of the current rough along the 14th fairway. The tree crowns are well past the 50 foot buffer.
4. **Consumers Energy has an easement** along the west side of the Walnut Hills golf course. This easement was not drawn in the development plans.
5. **When drainage changes, trees are at much higher risk of being killed,** and that just isn't acceptable for these majestic border buffer trees. Removal of trees this size is very, very costly to the homeowner. Is the developer planning on paying for removal of any mature trees that die within the first five years of development due to construction and/or drainage issues? If trees on my property or the adjacent homeowner's property are damaged it would cost over \$5000 per tree to have a tree and stump totally removed; this should be the developer's responsibility for the five years following construction because these trees will not die overnight (or in the first year of development). How will we be guaranteed that funds are at least set aside to address this issue?

6. **The site plans shared by the developer are not adequate for a decision to be made by the Planning Commission to rezone. They are not drawn to scale; there are no units (feet) for the width of the roads, road rights-of-ways, the size of the lots, etc.** The roads as drawn are the width of a four lane highway (in comparison to current residential streets). The lot depth appears to be only twice that of the road width. The developer said some lots would be larger and some smaller but these are not drawn in. The developer wrote 'buffer' on the plans. This does not tell anyone a buffer **zone** size. It appears that the homes behind Skyline Drive along the 14th fairway will be built within 50 foot of the current lot line. The buffer may be 12 yards only and the other home built 12 yards farther to the east; very detrimental to property owners on the east side of Skyline Drive.

In closing, it appears to a concerned homeowner the drawing is not adequate for the Planning Commission to make an informed decision. I understand that the Walnut Hills property is for sale and the developer would like to build a planned community on the acres. **Meridian Township does not want to devalue the properties on Skyline Drive and other adjacent roads by placing new homes in the backyards of current homeowners. A 100 foot Buffer along the western edge of the development is needed.** As the FRIB and other economic developments bring more residents to Meridian Township and surrounding communities, it is imperative that the new building opportunities be attractive to these individuals. They do not want to have an existing home in their backyard; they too will desire a well-planned community with greenspace and neighbors that don't invade their space. Lots won't sell and homes won't be built if the community is crowded. The developer should provide to the Planning Commission drawings to scale; the lots platted with dimensions, the drainage and holding ponds and wetlands drawn to scale. The Consumers Energy easement needs to be shown on the plans; is the easement the suggested buffer strip? **The property values of those living on the east side of Skyline Drive will be severely impacted if homes are built close to the current lot line. I urge the Planning Commission to table their decision until a more detailed development, drawn to scale, is brought forward to the Planning Commission. This time is essential for the current homeowners to review, understand and for the Planning Commission to make an informed decision about this development project.** This should not be too much to ask; it is how all residents of Meridian Township would want to be treated if this was a new development that abutted your personal property.

Respectfully submitted,
Dr. Karen Renner, MSU Professor & Concerned Homeowner



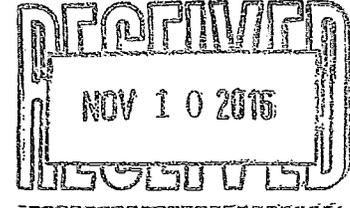
XX

Peter Menser

From: TRIOLAS@aol.com
Sent: Thursday, November 10, 2016 11:11 AM
To: Peter Menser; triolas@aol.com
Cc: beemetros@gmail.com; nitacprn@comcast.net
Subject: Proposed Land Development- Walnut Hills Country Club

To: Meridian Township Planning Commission

Re: Proposed Land Development- Walnut Hills Country Club



We ask that you consider the following before making a decision to allow rezoning and development of Walnut Hills Country Club:

1. DIMINISHED QUALITY OF LIFE

Noise, light and visual pollution will become an unwanted reality for the residents of this area of the township who choose live here for the peace and calm this area of the township offers. Walnut Hills CC is in a Priority Conservation Corridor detailed in the **Meridian Township Greenspace Plan**. We ask that you honor this and deny development of this prime and unique property.

2. SMART GROWTH

Low density residential development threatens open space, raises public service costs and, and degrades the environmental quality of the area. We ask that you adhere to new **Smart Growth Principals** to control sprawling land development by stopping the ongoing construction of dispersed, auto-dependent, single use residential areas throughout the township. Instead, to use these new principles towards building a healthier, more people- oriented community. A more compact urban residential/commercial design would offer healthier living areas where people could walk to obtain their daily needs, preserve our open green spaces, and accommodate future growth while upholding the values outlined in our Master Plan.

3. INCREASE IN TRAFFIC

Adding 250+ automobile- dependent residences with exclusive egress on Lake Lansing and Park Lake Road to the increase in regional traffic on these local, residential roads from the Costco Warehouse development is irresponsible community planning.

4. GREED Vs. NEED

As stated in the minutes of a 2012 township planning work session " A Master plan Update is needed that includes a general statement to show (the township) has ample capacity for at least the next twenty years. Without substantial growth or new development, the renovation and improvement of existing housing and the rehab and redevelopment of existing commercial areas" (should take priority), and that "Data is needed on significant chunks of undeveloped lots in

existing subdivisions." As is the case, there is no justification for allowing an out-of-town developer to use it for personal profit.

.. CONTESTED SALE OF PROPERTY

Sadly, the members of Walnut Hills had and still have, the desire, means and **Right of First Refusal** to purchase this 97 year old parcel and maintain it as a beautiful golf course/wildlife habitat, recreational facility but were sold out by an unfortunate series of events that ended with a foreclosure and quick turnover sale by the bank to Summer Hill Realty of Detroit before that or any option was honored.

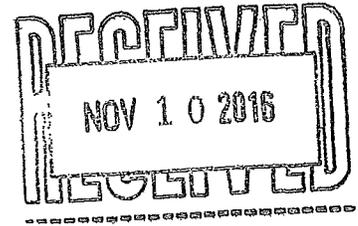
We appreciate your ongoing efforts to preserve what we have and love about our Township and to accommodate inevitable growth in the most appropriate and sensitive way.

William and Mary (Bill and Chris) Triola
6292 Skyline Drive
E. Lansing MI 48823
triolas@aol.com

Please confirm receipt of this letter.

Peter Menser

From: Joseph Reid III <jdreid3@accessbidco.com>
Sent: Thursday, November 10, 2016 9:32 AM
To: Peter Menser
Subject: Walnut Hills Rezoning Request



Mr. Menser,

I am a resident of Meridian Township, at 6340 Skyline Drive. I want to express to you my concern with the rezoning request proposed for Walnut Hills. Meridian Township has spent a large amount of taxpayer dollars in the last decade to create green space in the land surrounding Walnut Hills. At the time, with Walnut already a green space, I am sure it was thought that Walnut would continue as a golf course, which would contribute to the overall green space plan providing for animals and nature seekers.

Times change and development may not be avoidable. However, a rezoning without a committed development plan or PUD puts the cart before the horse. It is important not only for the residents of Skyline, the Greens, and White Hills Lakes to see the plan first, but it is important for Meridian Township so that the impact to the green space surrounding the course can be reviewed and its impact on wildlife and nature seekers measured.

The current zoning limits the number of homes that can be developed which is positive for the surrounding green space and neighbors. The proposal regarding a PUD must require that the zoning is contingent upon the PUD plan. Changing the zoning without any contingencies allows the developer the option of a bait and switch. This will cause great anxiety from the surrounding neighbors.

As one of the many residents who's property borders Walnut and as one of the many residents who relied upon the green space plan when purchasing my home, and with the requirement that a PUD maintain 50% undeveloped land, I am hopeful that great consideration will be given to locating a majority of the undeveloped land around the perimeter of the development, which will enhance the surrounding Meridian Township green space, enhance the residents property currently on the course by creating a buffer, and limit the amount of negative reaction this proposal will ultimately receive.

I hope the township will disallow a zoning change unless it is contingent upon a committed PUD and that the residents will have the opportunity to comment on the PUD prior to Meridian Township considering any zoning change.

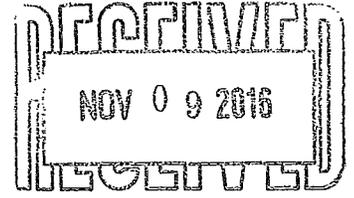
Thank you for your consideration.

Sincerely,

Joseph D. Reid III
President
Access BIDCO LLC
(517) 372-1376
jdreid3@accessbidco.com

Peter Menser

From: Benjamin <louagieb@hotmail.com>
Sent: Thursday, November 10, 2016 8:34 AM
To: Peter Menser
Subject: Rezoning Walnut Hills golf course

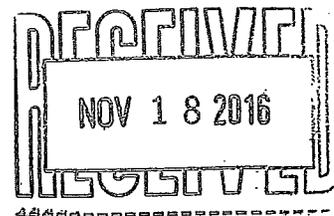


Re: Opposition to changes allowing Summer Park Realty to rezone approximately 157 acres of Walnut Hills Golf Course

I am writing to express my opposition to the changes in zoning from RR to RAA at 2874 Lake Lansing Road. I recently built a home that backs up to the property. The rezoning will have a significant impact on the character, quality, and value not only of my home but of our neighborhood as a whole. More importantly I am concerned about the safety of my children, other children in the neighborhood, and those attending the local elementary schools. Years of construction and the dramatic increases in traffic will be dangerous and not responsible for the Commission to allow. Finally, I believe that the proposed zoning change directly contradicts the comprehensive plan that the Township has in place. I urge you not to yield to the request of a single investor who seeks this zoning change, but rather to vote against the proposal.

Benjamin Louagie
6118 Skyline Drive

Rex Foster
5857 Troyes Rd.
East Lansing, MI 48823



Mark Kieselbach
Director of Community Planning and Development
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

Re: The Proposed Development at Walnut Hills Golf Course

Dear Mr. Kieselbach and the Meridian Township Planning Commission:

I am contacting you as someone interested in this decision for several reasons: 1) I am a community member and live down the street from Walnut Hills. My wife and I drive by this property every day. 2) I have lived in this community for 10 years, and intend to remain here as both my wife and I own businesses here – one in Okemos and East Lansing. We have one child and look forward to raising her in this community. 3) I have been a member of Walnut Hills Country Club since 2006. My wife's parents have been members of the club since the early 80's and we have intended on our daughter enjoying the club as we have over the years.

When faced with tough decisions it is very easy to get lost in the "noise" that surrounds a tough decision. Look no further than the last presidential election and how quickly people can become extremely divided in their views. Myself, when faced with tough decisions, especially as a financial advisor dealing with clients, I often refer back to something Stephen Covey wrote in his very successful book "The Seven Habits of Highly Successful People" - all deals need to be WIN-WIN for both parties involved in trying to reach a common goal or its NO DEAL at all.

Mr. Schafer, as a developer and entrepreneur, is seeking to develop the Walnut Hills property for maximum profit. How do we know this? Because this is what successful businessmen do in a capitalist economy and he would not otherwise be asking for the rezoning of the property in order to build 300+ homes in the \$350,000 to \$800,000 price range. Mr. Schafer being a very successful businessman knows he must meet the board's criteria for rezoning in order to reach his goal of maximum profit for his development. That being said, clearly if Mr. Schafer gets his way and develops the property and sells his homes, he will have met his goal and on his way to his next project to make a profit. I cannot blame Mr. Schafer for wanting to maximize profits since that is what successful businessmen or woman do in capitalism. However, Mr. Schafer is not from this community nor will he live here after his potential development is built.

Meridian Township, as the other party involved, needs to determine if Mr. Schafer's proposal is most beneficial for their community and supports the community in reaching its goals. One thing to keep in mind is that Mr. Schafer can only make a profit on this development if he

puts in enough housing to make it worth it – therefore, if the zoning change is granted, Meridian Township can expect to see a significant increase in residences on the property. In order to determine what goals Meridian Township has as it relates to this potential project, I believe it should reflect on its own vision which is contained in their planning Mandate. There are seven goals in this mandate and the first two goals are to 1. “Preserve and strengthen residential neighborhoods” and 2. “Preserve open space and natural areas”. It appears to me that Goals 3-7 do not apply or present enough of an impact.

As you read through the objectives contained under goals 1 and 2, it is clear that Mr. Schafer’s development does not fit within the vision and mandate the board has for the community. It will certainly not strengthen the surrounding residential neighborhoods by increasing the constant traffic flow. In addition, it will no longer be attractive for the surrounding neighborhoods without a golf course – it is a substantial attraction for people moving into the area and remaining in the area. There is also a long standing history and tradition that Walnut Hills holds within the community. Multiple generations of families have been members. Not to mention that it was the location of the successful LPGA Oldsmobile Classic for several years.

As it relates to Goal 2, removing the golf course will remove the significant open space and natural area that is automatically provided with the golf course.

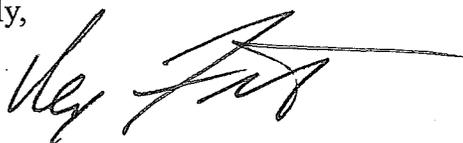
This is clearly a lose - win situation with the people of Meridian Township on the losing end; especially for the adjacent neighborhoods, and the members of Walnut Hills. The impact on these people is significant and long term. Even further, once the zoning on this property is changed, it is changed forever.

One significant consideration is that there is another willing and able buyer for the property who intends on maintaining it as a golf club. This buyer has shown his commitment to the community and to the club by leasing the property in 2016 and proposed leasing for 2017 from Mr. Schafer with no guarantee of leasing or ownership after 2017.

Finally, this decision for Meridian Township plays a role in a much greater initiative in the Lansing area to 1) encourage new residents to move to area, 2) retain talent in the community, and 3) recharge its economic growth. Local initiatives such as #lovelansing, Capital Comeback, and the many new developments taking place on the Michigan Avenue Corridor play a role. Maintaining this golf course and green space would also play an important role. The community does not need more of the housing that Mr. Schafer is proposing based on my experience of working with families in the area on their finances. They instead need more affordable housing in in price range of 150K to 300K for families. This is also evident in the greater number of homes already for sale in the higher price range that Mr. Schafer is building. Instead we do need things like the golf course and country club membership for attraction on the east side of the community. Young families are attracted to a country club that offers junior golf, swimming, and other family programming and special events.

Thank you for your time and consideration.

Sincerely,



Rex Foster

Hello. My name is Dr. Karen Renner and I am a professor in Plant and Soil Sciences at MSU. I live on the east side of Skyline Drive – my backyard is along the 14th fairway.

I thank the Planning Commission for letting me speak to voice concerns expressed by myself and others that live in the community surrounding Walnut Hills. I would like to make the following **key points**.

Point #1 – I am asking the Planning Commission to NOT change the zoning of the Walnut Hills property. I ask the commission to **keep zoning of the northern portion of the property as RR- one family rural residential.** This will require development of lots near 1 acre in size with increased setback distances and the design of wide buffer strips to reduce impact to property owners. **RR will allow the Walnut Hills property to remain as more of a park like setting-** even if homes are built.

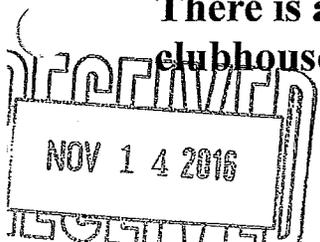
RR complies with the GREEN SPACE plan on the Meridian Township website. There is a large park just west of the Walnut Hills property that is designated greenspace. **The Walnut Hills property is also designated green space. Let's keep this unique space as part of the Master and Green Space plans.**

Leaving zoning as RR would reduce the impact on drainage throughout the site- a major issue with the slope of the property as discussed by Mr. Lindeman at the meeting on November 7. We do not want the problems that Hawk Hollow has had with their development in Bath Township.

RR would reduce the impact on the 100 year old trees that line the western boundary and line the other fairways that run north south through the center of the property.

RR would reduce the impact on traffic flow by reducing traffic by 1/3 (based on 1/3 acre versus 0.91 acres) as proposed by the developer.

There is a current maintenance path that runs north south from the clubhouse tennis courts to the maintenance building on the northern



edge of the property. This path, if made a single road, would have minimal 'line of sight' impact on the adjacent property owners.

Point #2 – Keeping Walnut Hills property zoned as is will NOT cause undue hardship to the developer. The property was bought under foreclosure; the developer mentioned at a meeting that the entire property was purchased by the realty company for near \$2 million. A single lot sold on Skyline Drive was over \$70,000. **By purchasing this large acreage at such a bargain – the developer will still make a substantial profit by leaving the zoning codes as is – there is no need to sell 250 lots on this park like, unique property.**

People interested in building and acquiring a new home in Meridian township do not want their backyard providing a view of 60+ year old homes within 50 feet of their doors. Meridian Township does not want to have a development that doesn't sell. There are many options for people in the greater Lansing community to build a new home with 'greenspace' out their back doors.

I urge the Planning Commission to make a sound decision and not change current zoning.

I encourage the planning commission to walk the property, view the trees, view the muck soils throughout much of the northern ½ of the property and the drainage and required trucking in of fill that will be involved, and not rezone this prime piece of real estate.

Leave the park like setting for individuals to enjoy another 100 years while having revenue return to the township by a carefully planned use of this acreage.

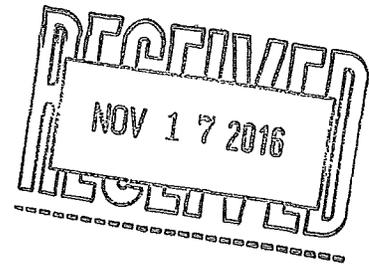
November 17, 2016

TO: Meridian Township Planning Commission

FROM: Karen Renner, Professor Plant, Soil and Microbial Sciences

6270 Skyline Drive, East Lansing MI

RE: Walnut Hills Property Development - Rezoning 16060



I would like to thank the Meridian Township Planning Commission for the opportunity to provide input at the November 14 meeting. There were **questions** from Planning Commission members **following the public remarks period that the developer answered that I would like to address.**

- 1) Planned unit development (PUD) ordinances “allow developers flexibility to depart from existing zoning requirements in exchange for fulfilling an established set of planning criteria”. A PUD does not require rezoning. **The developer can submit a PUD and keep the RR zoning currently in place** for the northern portion of the Walnut Hills property. **The developer repeatedly stated to the Planning Commission that he needed rezoning first before he could consider developing his PUD, and I don’t believe this is correct.**
- 2) **Walnut Hills is a unique property; a township was built around the property for over 50 years.** There is **farming to the north; a large township park to the west.** Most homes on Skyline Drive were built 60 years ago; homes sell rapidly because of the street name and existing communities. Whitehills and Heritage Hills are to the south/southwest and Whitehills Lakes is to the east; all are prestigious communities in which to live. These communities are zoned RAA as they were platted and developed with RAA zoning. People purchased lots and built homes knowing the zoning regulations and where the greenspace was going to be in the housing development. **Keeping land zoned RR is not detrimental to the development of Meridian Township; RR co-exists with the zoning to the north and the parks and greenspace throughout this area of Meridian Township.**
- 3) One member of the Planning Commission asked about the lot sizes of current homes on Skyline Drive. The lot size varies but averages 0.4 acres. **The huge concern of property owners on Skyline Drive is the buffer between existing homes and the new development. The current ‘sketch’** provided by the developer shows a road winding around a pond north of the tennis courts and then curving abruptly west to run north-south along the east border of the 14th fairway, **suggesting a series of homes with their footprint in the middle of the 14th fairway, directly abutting the current homes along Skyline Drive.** If the development is going to have 50% greenspace, **why can’t the developer create a 100-foot or more buffer along the Skyline Drive ‘border’ to allow the 14th fairway to remain as a buffer and have new homes and roads built off the eastern edge of the fairway? Could the existing fairway be greenspace? Are there opportunities for the developer to deed a 100+ foot buffer strip over to the Skyline Hills Association to maintain the buffer strip? Can the developer deed a 100+ foot buffer strip to the Nature Conservancy or to Meridian Township to keep a wildlife conservation pathway?** There are considerable options for greenspace along the western border of Walnut Hills that will help protect the 100-year old trees.
- 4) **Where does the purple line shown on the map at the November 14 fit with planned roads and development? Can the purple line be moved?** (I couldn’t find the PowerPoint slide with the ‘purple line’ in the meeting packet.)

- 5) What wetlands will be regulated and what wetlands will not be regulated and subject to regrading? **The developer corrected himself twice when he forgot to use the word 'regulated', suggesting that he may not keep a wetland if not regulated to do so. An engineering survey and classification is needed prior to development and approval of a site use plan by the Board.**
- 6) **There is affordable housing for workers just outside Meridian Township borders west of Walnut Hills, including Carriage Hills East, Castle Pointe Apartments, and Edgewood Village Apartments. Bath Township to the north has Hawks Ridge Apartments and Somerset Park Apartments. Lake of the Hills Apartments are to the east on Lake Lansing Road. StoneRidge Apartments are located on Hagadorn Road as well as condominiums to the west (Hagadorn Hills Condominium Association). There are also numerous condominiums off Park Lake Road both to the north and to the south of Lake Lansing Road. A quick search on Zillow showed over 60 homes/ condominiums in the \$125-\$175K price range for sale within a five-mile radius of the Walnut Hills property.**
- 7) I would like to comment on **truck traffic during construction** of the new development. **The Houghton and Brady and Urban land- Capac soil associations limit building unless the soil is removed and replaced with fill.** "A cubic foot of soil weighs between 74 and 110 pounds, depending on the type of soil and how moist it is." If the builder removed soil to a 10- foot depth x 1500 square foot area = 15,000 cubic feet of soil to be moved. $15,000 \times 75 \text{ lb/cubic foot} = 1.1$ million pounds of soil = **562 tons of soil to be removed and then replaced with fill for one moderate sized 1500 square foot home.** This truck traffic will have a **huge impact on Lake Lansing and Park Lake roads** where semi-trucks seldom run. Fewer housing units means fewer tons of earth moved on Lake Lansing and Park Lake roads. **Where will the muck be hauled to and where will the fill come from? Will trucks haul soil down Lake Lansing Road past the William Donley elementary school? Roads will need to be repaved; truck traffic and speed limits during the construction phase will have a huge impact on the safety of individuals in Meridian Township, Bath Township and East Lansing. Trucks hauling 10 tons cannot stop easily – load limits and speed limits will need to be strictly enforced and traffic light phases changed.**

In closing, **most individuals attending the November 14 meeting are not opposed to change. Residents want a planned community with a buffer that doesn't jeopardize current property values.** Current property owners have been paying Meridian Township taxes for more than 60 years; their opinion should have strong merit in the discussion. Don't devalue current tax revenue for Meridian Township by placing new homes within 50 feet of existing homes along the western border of the property. **New homeowners want greenspace in their backyards; so do current homeowners.**

Do not rezone the property to RAA. Require a site development plan from the developer that can be viewed and found acceptable by the Planning Commission and current property owners. Consider having the developer reduce the number of units to keep a park-like setting. Why have dense housing in the center of the property? Would you buy a single residential home on the southern border knowing you have 150 housing units behind you that will drive down your street? **The Walnut Hills development can be unique and bring revenue to Meridian township. Keep the 'line of site' at a distance from current property owners along Skyline Drive that do not have the advantage of a wetland buffer providing desirable greenspace.** Meridian Township has always paid careful attention to planned communities. **Consider the current community and approve a plan that does not devalue Skyline Hills and enhances Meridian Township.**

To: Meridian Township Planning Commission
Re: Rezoning # 16060



Thank you for the opportunity to comment on the proposed rezoning of the current greenspace, known for almost 100 years as Walnut Hills Country Club.

As 13 year residents of Meridian Charter Township, we remain in total opposition of rezoning request #16060- approximately 157 acres of RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 E. Lake Lansing Road.

Keeping this an open greenspace area, whether it remains a golf course or not, is critical to adhering to the Greenspace Plan adopted by this Township in the document "Meridian Township Greenspace Plan – A Decade Later."

The beauty and synergy this resource provides to wildlife, plants, and trees extends far beyond its perimeter and into the Township and to its residents at large. We all breathe cleaner air due to the ecosystem created by greenspace.

As stated in the Greenspace Plan, Meridian Township's vision for greenspace is:

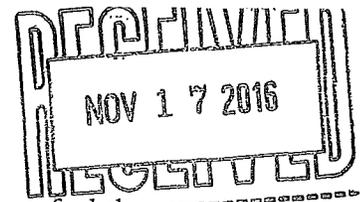
"The greenspace plan will provide a network of greenspaces and non-motorized linkages that will protect and connect values natural and cultural resources, provide linkages to adjacent communities and *improve the quality of life for township residents.*" (Emphasis added.)

Anyone who is familiar with this parcel of land cannot help but notice the prevalence of wildlife, including a wide variety of mammals and birds, and of course the beauty of the majestic trees that breathe life into the entire community. This area serves as a major source of water and food for wildlife from other natural areas as well.

One of the key elements in the Townships greenspace document denotes "Wildlife crossings" as an area of special concern. Many residents of areas around this site, not just those adjacent to the property itself, will attest to the number of wildlife crossings of deer, wild turkey flocks, possum, fox, sand hill cranes, and the many other species of birds that utilize this greenspace to survive. One can only imagine what will happen if yet more of the Township's greenspace is replaced by years of construction of concrete, asphalt and buildings. What the addition of hundreds of people with cars and pets will do to the resources now available is unimaginable and not reversible. Will this not force the wildlife crossings to be across Lake Lansing and Park Lake Roads?

This precious Township resource should be preserved. This resource should remain green.

Thank you,
Larry and Jane Schneider
6295 Skyline Drive
East Lansing, MI 48823
ejaneschneider@gmail.com



With respect to the zoning request now before the Commission, we do not feel that adequate time, study, or notification of other involved entities such as East Lansing Schools, and nearby township neighbors beyond 300 feet of the proposed zoning change, warrants a any rezoning decision at this time.

To that end, we request that the Township Planning Board delay any decision on rezoning, until January 2017, at a minimum, and complete the following due diligence:

1. **A more current traffic impact study.** The existing traffic assessment is dated 2005. An up-to-date study must be made for an accurate report of current traffic loads on Lake Lansing and Park Lake Roads. The projected impact of the increased traffic load on these roads from a subdivision using current and incoming Costco Warehouse Store with attached tire center and gasoline and diesel fueling facility at 5800 Park Lake Rd. (8/10ths of a mile from proposed subdivision entrance) can then be more accurately assessed. We ask that you create an honest, long range evaluation that also factors in traffic that will be created by this and by future developments on 3 out lots proposed at the Costco site.
2. **A long range environmental impact study.** The property involved has been (and still is) groomed and maintained as a beautiful green space with old -growth trees, natural wetlands and a gently rolling terrain that opens across its northern border to open farmland. It functions as fly-through for migrating birds and natural habitat for animals, as well as a spiritual retreat for area residents whether they golf or not. We ask that you produce a full report of the impact that grading and excavating large portions of this prime and unique land will have in the long run, for a minimum of 5 years out.
3. **A full report of the need for more suburban style housing.** We ask that you make a full report of the number of empty homes and lots in the township and demonstrate the need for denser, auto-dependent housing developments. Previous studies show that we have adequate housing through 2032, and that the rehab and redevelopment of these existing properties is thought to be a priority. The SMART GROWTH principles used in progressive urban planning calls for doing this and for compacting new growth within walking distance of services.
4. **Gather more input from citizens.** Only those within 300' of the property were notified of the request to rezone and the scheduled meeting to discuss this issue. This did not include the clear majority of residents in the area who will be affected, nor did it include the parents and staff at Donley School. Also, the televised broadcast of the first meeting did not function, so concerned residents did not have the opportunity to be informed. Lastly, we ask that any decision to rezone this property be postponed until after the holiday season (January) to allow you time to

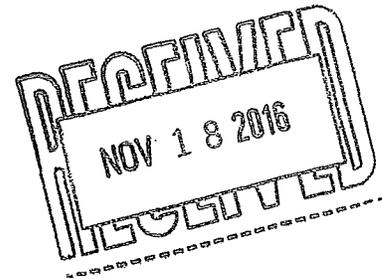
make a more informed decision so all interested parties can participate.

5. **Explore whether this is an appropriate case for the Township to exercise its power of eminent domain so that the land can be retained for a public purpose.** Given that the sale of the land has only recently occurred and supposedly occurred at arm's length, the market value of the land per acre is not particularly significant. There may be members of the public who would willingly donate significant sums to insure the acquisition would be affordable to the Township.

Bill & Chris Triola
6292 Skyline Drive

Peter Menser

From: Allison Parker <aparker@peckham.org>
Sent: Friday, November 18, 2016 10:28 AM
To: Peter Menser
Subject: Walnut Hills Country Club Rezoning



To: Meridian Township Planning Commission

Re: Proposed Land Development- Walnut Hills Country Club

To the Commission:

As I write this to you, I am looking out at Walnut Hills, the last of the maple leaves are falling and a stand of evergreens is bearing witness to another changing of the seasons- as they have done for over 100 years. We purchased our home in 2015, unaware of the controversy concerning the status of Walnut Hills CC. We fell in love with not only our home (6150 Skyline Drive), but the property upon which it sits; it offers privacy as well as amazing views of Walnut Hills. Our home sits upon $\frac{3}{4}$ of an acre and was designed to maximize views of the course- its rolling hills, wetlands, mature evergreens, deciduous trees and abundant wildlife. It offers us, our neighbors and the township four seasons of Pure Michigan beauty. It is an absolute delight to watch the blue birds visit our yard. Winter offers a pristine wind swept vista that transmutes the stresses of everyday living and working. It is our slice of heaven.

We have four children- twin boys aged 13 and twin girls who will turn 3 in exactly one week. We have significant concerns with regard to the already busy traffic on Lake Lansing Rd., especially as it concerns visibility when turning into or out of the Skyline Hills neighborhood. Paramount to this is access to Donley Elementary; safely crossing at Hagadorn and Lake Lansing; this is the school to which our daughters will attend in a few short years. It is difficult to see, difficult to turn, and traffic does not slow down. I've had a few near misses turning onto Skyline with my turn signal on well in advance- inattentive drivers abound and the situation will not be mitigated in any way by an additional 3000+ car trips in and out of the vicinity (in addition to traffic movement toward Costco).

The issue at hand is the rezoning of the property from RR to RAA. I am truly alarmed at the developer's plan to build a minimum of 353 homes on the site while preserving 50% of the green space; I'm not sure how this is possible. I look at neighborhoods like Hawk Nest and envision the same claustrophobic site usage with houses stacked upon on another. Walnut Hills is not an empty agricultural lot or a property "ripe" for development; it is a historic piece of land belonging to the entire Meridian Twp community. A large housing development will neither enhance nor preserve the profound natural beauty of the Walnut Hills property. This development is contrary to the township Master Plan as well as the goals and visions of the township; neither does it address a need for more housing as asserted by the developer. If housing were a significant concern, there appears to be ample property along Saginaw highway to address this need. But that really isn't the issue, is it? This is about personal profit. Pure and simple.

The bottom line is that the developer surreptitiously purchased the Walnut Hills property for nearly nothing; the "need" for housing, really isn't a need at all. The developer is not a part of this community, nor does he have its interests at heart. He does not have to live here, nor will he deal with any consequences of the development. The developer, in fact, did not answer any of the concerns brought forward by the public at the 11/14/16 Planning Commission meeting. "My goal is to preserve wetlands," is not an answer. It is just a "goal," something that may or may not hold true in the end. We all set goals we may not ultimately meet. Additionally, "I don't anticipate," and "I will try," are not answers. They are not commitments, but rather words that can easily be backtracked based on 'unforeseen' events or

circumstances- manufactured or otherwise. Rezoning to RAA is in all practicality permanent and does not prevent the developer from selling the property at a high profit after-the-fact. He is not bound by any commitment or concern or responsibility. There are parties who wish to purchase the property and maintain it in its current state and intended use. It is shameful that their right to purchase was not honored. Our family desires to join WHCC; however, we have not yet done so as a result on the uncertain status.

I respectfully request that the Commission consider the historic nature and stunning beauty of this invaluable property in Meridian Township. We are all stewards of this land and have a responsibility to the greater community to preserve the legacy of WHCC. Once it is gone, it can never be replaced or recreated. This is an outstanding opportunity to preserve the property—as designed by nature. A series of man-made retention ponds and engineered drainage is a poor substitute and will never function as a true eco-system.

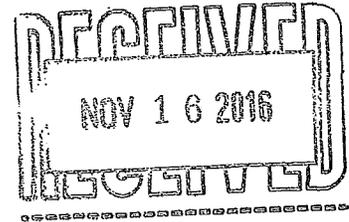
Respectfully,

Allison Parker-Johnson
6150 Skyline Drive

Your Comments: Peckham is committed to delivering the highest levels of customer service. Your comments help us to reach this goal. If you would like to provide feedback, please email our continuous improvement team at comments@peckham.org. Thank you for the opportunity to serve you better. **CONFIDENTIALITY:** The information contained in this electronic mail message and any attachments is intended only for the use of the individual or entity to whom it is addressed and may contain legally privileged, confidential information or work product. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution, or forwarding of this email message is strictly prohibited. If you have received this message in error, please notify confidentiality@peckham.org immediately and delete the original message from our system.

Peter Menser

From: Chester Lewis <chet2fran@mac.com>
Sent: Wednesday, November 16, 2016 1:37 PM
To: Peter Menser
Subject: Walnut Hills Rezoning



To: the Meridian Township Planning Commission
From: Chester Lewis, 5944 Patriots Way

A major part of the Walnut Hills property, including the existing clubhouse/restaurant and part of the golf course and other recreation facilities could be retained and re-purposed as part of a Continuing Care Retirement Community. A residential/nursing home addition would have to be made to the clubhouse, but free standing homes would also be part of the CCRC. (See the build-out of Burcham Hills to include free standing residences) This would be consistent with Summer Park Realty's desire to keep the clubhouse and restaurant and to orient at least part of the housing to empty nest households.

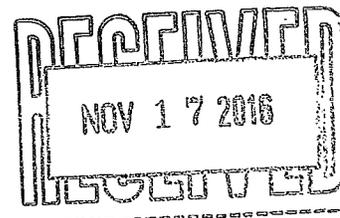
Grand Rapids has several nice CRCC's and one of them might be interested in building a campus in East Lansing. MSU might also partner with a CCRC to allow alumni to retire near MSU.

CCRC's try to attract active and healthy adults and a CCRC that has good recreation facilities should be quite attractive. Burcham Hills is the only CCRC in the Lansing area. Compared with Grand Rapids, we are underserved and there should be a good market for an additional CCRC in our community.

Please consider a CCRC in your determination for the best use of this unique and very valuable property.

Peter Menser

From: Mark Kieselbach
Sent: Thursday, November 17, 2016 10:08 AM
To: Peter Menser
Subject: FW: Walnut Hills Development



From: jim bartow [<mailto:jbartow1962@gmail.com>]
Sent: Thursday, November 17, 2016 10:07 AM
To: Frank Walsh; Mark Kieselbach
Subject: Walnut Hills Development

I am registering my support for the Steve Shafer development as a resident of the Greens and recent past president.

I am impressed with his positive approach to the neighbors to do whatever it takes to make all of us at ease. The connecting neighborhood walkways, clubhouse access, added trees for buffers, 50 per cent Green space are just some of the positives.

The added tax base will also help the township overall and raise the value of our current homes.

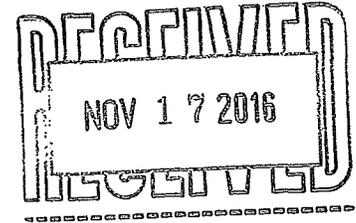
I am not concerned with the gradual addition of traffic expressed by some at Skyline.

Tnx

Jim Bartow
6154 WLongview
East Lansing

Peter Menser

to: Frank Walsh; Donna Rose
subject: RE: Regarding Walnut Hills



> On Nov 17, 2016, at 5:02 PM, Donna Rose <wild-rose@sbcglobal.net> wrote:

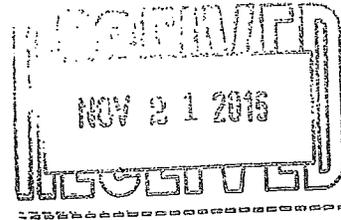
>
> Dear Manager Walsh,
>
> Please place this correspondence in the packet for the upcoming Planning Commissioners meeting for this coming week regarding the rezoning of Walnut Hills property. I couldn't find an email address for them on the website.
>
> I am writing to voice my opinions about the rezoning of Walnut Hills from RR to RAA. I live about two blocks from the property to be considered for rezoning. I am concerned about several issues with the rezoning. First, what will prevent the owner from getting the property rezoned and then selling it to another developer with a different vision for the property? He has not put forth a solid plan for this property. Second, the traffic will be increased by about 3000 cars on Lake Lansing Road an Donnelly Elementary School is located almost just across the street and children cross without always going to the signaled intersection at N. Hagadorn. When Costco is built we are expecting to have even more traffic through this area. Third, I believe that Planning Commissioners need to think about properties facing the gulf course and how rezoning for development purposes could affect property values. Finally, I am not certain it is in the Township's best interest to develop every square inch of land. I realize that development increases tax rolls, but I think we need to consider quality of life issues and the well-being of our residents too.

> If Commissioners decide to recommend rezoning, please hold this developer accountable for the future of this property by asking to see a concrete plan for its development. I really don't want to see a bait and switch plan.

>
> Sincerely,
> Donna Rose
> 6207 Cobblers Drive
> East Lansing, MI 48823
> 517-489-2233
>

Mark Kieselbach

From: Lawver, Adam <lawver@ipf.msu.edu>
Sent: Monday, November 21, 2016 7:56 AM
To: Mark Kieselbach
Cc: lawverjo@gmail.com
Subject: Walnut Hills Rezoning



11/21/2016

Planning Commission
Meridian Township

RE: Walnut Hills Country Club Property – Rezoning Proposal

Adam and Jody Lawver, new residents of 6240 Skyline Dr. respectfully oppose the rezoning proposal. As we moved back into the area in June of this year, we searched the surrounding communities, but ultimately focused our search in Meridian Township because of the past planning and great efforts many in the leadership positions you hold today have done to preserve the natural habitats and smart-planned growth of the community. We found the community very attractive and a place we want to grow our family.

As we review the Meridian Township Greenspace Plan entry paragraph, “the desire that future growth should come not at the expense of water quality, natural systems, and wildlife, rather that the new development be used as a tool to permanently protect key natural and cultural resources and enhance the Township’s sense of place”, contradicts the developer’s proposal to increase density and reduce the amount of greenspace and impermeable surfaces on the current site.

As we review the Transportation Corridors section of the Master Plan, we find a contradiction to the developers plan to increase the density of the planned site when Ingham County is proposing a “road diet” for Lake Lansing Rd. At a minimum, this proposal should include buy-in from Ingham County Road Commission, as it seems to contradict long-range planning proposed in both public service entities (Meridian Township and ICRC).

When we reviewed the Master Plan and future price per home of future growth in the \$150k range, the developer’s proposal of building residential units in \$350k-800k contradict the need this community has for future residents.

All of these contradictions pertain to the planned density change that would occur as a result of the change from RR. We understand the property is no longer owned by a golf course, but instead by a developer and can respect the position the developer is in to want to make their decisions to prosper and develop the land they own. However, appealing to the smart-growth strategy that has been carefully planned by folks in your planning positions must be carefully considered with the proposed changes and we hope you carefully and thoughtfully consider such a change in zoning which may have a negative long-term impact to the community.

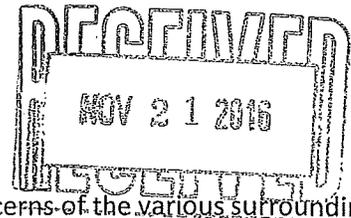
Thank you for taking the time to review our concerns,

Respectfully,

Adam and Jody Lawver
6240 Skyline Dr
East Lansing, MI 48823

Peter Menser

From: jim bartow <jbartow1962@gmail.com>
Sent: Monday, November 21, 2016 3:23 PM
To: Peter Menser; Mark Kieselbach
Subject: Walnut Hills Development



I sent an email last week supporting the Development if the developer met the concerns of the various surrounding neighborhoods.

Today, I read the various opposition letters by nearby homeowners and the traffic study in the packet for tonight's meeting and now I have concerns.

If the development proceeds, I support the minimum building of homes due to the traffic issues as others have voiced.

I strongly oppose any lower cost housing, apartments or duplexes. This would drag down our current home values in my opinion.

I found it interesting that some think the Township should purchase the golf course for other purposes or the board should deny the application

and hopefully the developer would resell the property to a potential buyer that would keep WH a golf course?

I think the board should consider both options.

Thanks.

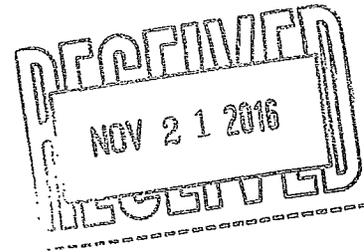
Jim Bartow
6154 W. Longview Dr.
E Lansing (The Greens)

Alexis Lay 517-763-9802

6160 Hermandad, East Lansing MI 48823

<https://www.linkedin.com/in/alexislay>

Department of Community Planning and Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864



Re: Walnut Hills Development

Planning Commission,

As a resident of Meridian Township I would like to voice my opinion in regards to the Walnut Hills Redevelopment.

In order to design healthy communities, I support a mixed-income development that includes multiple income levels (which may also include the larger lot size "executive developments" as the developer mentioned) in order to accommodate various types of income groups.

First and foremost, I support a large portion of the development be designated for higher density/lower lot size development with single family detached homes and tree-lined streets, with alleyways in the back of the housing for parking. Please see the Bailey neighborhood near MSU as a model for this type of development. I support the inclusion of a small common space (i.e. open field) that is safely accessible through pedestrian access for the children living in the area.

However, I am opposed to "big box stores" with large parking lots. I do support a mixed-use zoning along the perimeter of the proposed Walnut Hills development that allows for businesses on the bottom floor and residential on the upper stories. With these stores pedestrian friendly, there will not be a need for large parking lots.

I am aware of other neighborhoods and/or residents opposed to higher density and concerned about the increase in traffic along Lake Lansing. However, the point is that if the developer designs a pedestrian friendly neighborhood with walkable businesses close to a residential use, then the developer is actually **alleviating** heavy traffic, within his development, rather than increasing it.

The issue of traffic along Lake Lansing is a wider issue that has more to do, in fact, with the single use, large-lot zoning of the affluent neighborhoods that are not pedestrian friendly to local businesses. Nor do they allow pedestrian access by nearby neighborhoods. In fact, the rushing, heavy traffic along Lake Lansing has a lot to do with drivers having to drive **around** the affluent, exclusive neighborhood to get somewhere else.

Please accept my vote for pedestrian friendly, tree-lined streets similar to those immediately surrounding MSU in East Lansing. Let's start a new trend in Meridian Township!!

Sincerely,

Alexis Lay, MRCP PhD

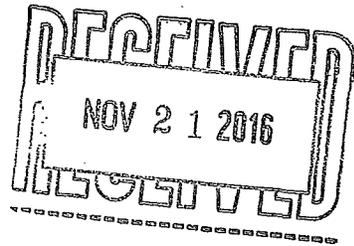
Peter Menser

From: Gail Oranchak
Sent: Monday, November 21, 2016 8:21 AM
To: Peter Menser
Subject: FW: Walnut Hills development proposal

Gail Oranchak, AICP
Principal Planner

Department of Community Planning and Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

517-853-4564
oranchak@meridian.mi.us



From: Mike Ramsby [<mailto:birdierambo@gmail.com>]
Sent: Thursday, November 17, 2016 4:04 PM
To: Gail Oranchak <oranchak@meridian.mi.us>
Subject: Walnut Hills development proposal

Dear Planning Commission,

I was a Walnut Hills Board member when we sold 40 acres to Meridian Twp. I believe it was around 2005 and about \$600,000. My dates and figures may be off, but I'm certain the Twp bought the property to maintain green space. It would seem very ironic to take adjacent land that is a golf course and develop it for residential or commercial use. The Twp is already losing green space at the old Par Moore golf course site. I don't think the Twp wants to become a cement habitat.

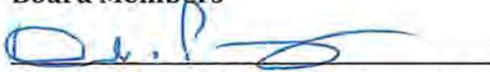
I'm also concerned for endangered species that summer there, Sandhill Cranes. Will developing this property change their migration habits?

Lastly, increased traffic on Lake Lansing. I see daily many residents walking the stretch of Lake Lansing between Park Lake and Hagadorn. Will Costco bring more traffic? Will residential development at Walnut Hills? Is this safe to the school children of Donley?

Thank you for your attention to this matter.

Sincerely,
Mikel Ramsby
904 Pebblebrook LN
East Lansing, MI 48823



To: Board Members
From: 
Derek N. Perry, Assistant Township Manager
Director of Public Works & Engineering
Date: April 18, 2017
Re: Granger Recycling Agreement

Granger has expressed an interest in entering into an agreement with Meridian Township to provide large roll out carts for recycling at no cost to its customers (1 to 4 unit home) that are enrolled in their solid waste collection program. They currently provide free recycling to their customers utilizing a small bin, and charge \$1.50 per month for those that want the large roll carts (Curby Recycler).

In exchange for providing the large roll out carts and associated free recycling services, they are requesting that the Township agree to forgo any exclusive or sole source agreement with a rubbish/recycling vendor that would limit their ability to compete in the Township for market share. Granger currently has similar agreements with Delta Township (10 year) and Delhi Township (15 year).

When this was first presented to the Township last summer, a request to accommodate and include customers that use the individual "bag tag" system be investigated. Since that time, Ms. Tonia Olson, Director of Governmental & Community Relations for Granger, has been working on a way to accomplish the request. On Tuesday night, Ms. Olson will be present to discuss her concept, and to answer any questions on the proposed program.

If the Township Board would like to consider an agreement with Granger to implement a program as described, staff would proceed with negotiating an agreement (proposed draft attached) and prepare an implementation plan for your action and potential approval at an upcoming meeting.

The following motion is recommended for Board consideration once it has been moved to ACTION:

MOVE TO APPROVE THE ATTACHED RESOLUTION AND AGREEMENT FOR RECYCLING SERVICES WITH GRANGER AS PRESENTED.

Attachment(s): Draft Agreement for Recycling Services.

DRAFT

AGREEMENT FOR RECYCLING SERVICES

THIS AGREEMENT for recycling service is made this ___ day of _____, 201_ (the “*Effective Date*”) by and between Granger Container Service, Inc., a Michigan corporation (“*Granger*”), whose address is 16980 Wood Road, Lansing, Michigan 48906 and Meridian Charter Township, a Michigan municipal corporation (“*the Township*”), whose address is 5151 Marsh Road, Okemos, Michigan 48864 (each a “*Party*” and collectively, the “*Parties*”).

RECITALS

WHEREAS, the Township desires recycling collection, transportation, processing and marketing services for its residents; and

WHEREAS, the Township desires to increase awareness of the benefits of recycling and to expand the availability of affordable residential recycling opportunities; and

WHEREAS, Granger or its affiliates have containers, trucks and a processing facility to properly and effectively manage recyclables in accordance with applicable governmental regulations; and

WHEREAS, Granger offers and provides individual township residents with subscription-based municipal solid waste hauling services and further has the ability to provide curbside recyclable material hauling services to its customers; and

WHEREAS, the Township recognizes the environmental and transportation benefits of utilizing local resources for the management of solid waste and recyclable materials, and desires to minimize the environmental impacts of such activities; and

WHEREAS, the Township desires that Granger provide recycling services (“*Curbside Recycling Services*”) that are without additional cost to the Township or its residents; and

WHEREAS, the Township acknowledges that, in order to perform the Curbside Recycling Services, Granger will be required to incur substantial costs in capital expenditures, which Granger would not otherwise incur; and

WHEREAS, Granger desires to perform the Curbside Recycling Services in accordance with the terms of this agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the following mutual promises, covenants and conditions, the Parties agree as follows:

1. CURBSIDE RECYCLING SERVICES: Beginning no later than __ days after the Effective Date and continuing thereafter during the Term (as defined in Paragraph 6) Granger will provide without additional charge the Curbside Recycling Services described in Exhibit A hereto to any occupied single-family residential household located in Meridian Charter Township with four or fewer units that has a current single subscription **or annual fee bag tag service** with Granger for municipal solid waste collection services and that is not in arrears for payment of such services (an “*Eligible Single-Family Household*”), and that requests such Curbside Recycling Services from Granger. For the avoidance of doubt, Granger shall have no obligation to provide Curbside Recycling Services to: (a) any single-family residential household that is not subject to a current single subscription with Granger for municipal solid waste collection services or that is in arrears for payment of such services; (b) any single-family residential household with five or more units; (c) any commercial or industrial establishment; (d) any single family household that receives municipal solid waste collection services from Granger pursuant to a collective contract or agreement, such as through a condominium or other homeowner association; (e) any single-family residential household that uses collection service from Granger via the bag tag program beginning on the Effective Date of this contract or after; or (f) any other household, establishment or person that is not an Eligible Single Family Household as defined in this Section 1.

2. NOTICE TO ELIGIBLE SINGLE-FAMILY HOUSEHOLDS: Within __ days after the Effective Date, Granger shall provide a notice via United States mail or electronic mail to each Eligible Single-Family Household informing the subscriber of the opportunity to receive Curbside Recycling Services from Granger at no cost, and providing instructions on how to request such services from Granger by mail, phone, in person or online. Granger shall provide a similar notice to any Eligible Single Family Household that becomes a subscriber to Granger’s

municipal solid waste collection services after the Effective Date. Granger may, but is not required to, provide a similar notice to any other single family residential household located within Meridian Charter Township that is not an Eligible Single Family Household.

3. FREE MARKET SYSTEM: In recognition of the substantial costs in capital expenditures that Granger will be required to incur in order to perform the Curbside Recycling Services, and as a material inducement for Granger to enter into this Agreement, the Parties agree that Granger shall have the unfettered right to compete for, and provide, collection services for solid waste or recyclable materials to any person located within Meridian Charter Township that desires to receive such services from Granger, and the Township shall not, directly or indirectly, interfere with, or infringe upon such right. For the avoidance of doubt and without limiting the foregoing sentence, the Township shall not enter into any agreement with any other person that would grant a franchise or similar right to provide collection services for solid waste or recyclable material in a manner that would limit or restrict Granger's right to compete for, and provide, such services.

4. SPECIFIED SERVICE DETAILS: Granger will provide the following Curbside Recycling Services without additional cost to any Eligible Single Family Household requesting such services:

Granger will collect recyclable materials, determined from time to time by Granger based on commodity markets, on at least an every other week schedule specified by Granger from each Eligible Single Family Household that places such recyclable materials at curbside on the specified collection day in a collection container approved by Granger.

Initially, Granger expects to collect the following "single stream" recyclable materials: corrugated cardboard, boxboard, tin cans, aluminum, food and beverage glass (clear and brown), mixed plastics (bottles, jugs, tubs and household items with #1-#7), newspaper, magazines, and office paper/mail.

5. DISPOSAL SUBSCRIPTION RATE INCREASES: Granger may, from time to time and at Granger's discretion, increase rates to Eligible Single-Family Households for subscription municipal solid waste collection services; provided, however, that the increase shall

not be disproportionate to the increase applied by Granger to similarly situated persons located in a community outside of Meridian Charter Township, but within the Greater Lansing Area. For purposes of the preceding sentence, rate increases applied to Eligible Single-Family Households and to similarly situated persons located in a community outside of Meridian Charter Township, but within the Greater Lansing Area shall be compared based on rates charged for individual service types (e.g., bags and/or carts) provided by Granger. Fees or charges imposed by government entities and passed on by Granger to its customers shall not be considered a rate increase for the purposes of this Paragraph 5.

6. TERM: This Agreement shall remain in effect (the “Term”) for ten (10) years after the Effective Date of this Agreement and will renew automatically for two (2) additional five (5) year periods unless one Party notifies the other Party in writing of its intent to not renew the Agreement no later than one hundred eighty (180) days prior to the expiration of the then-current Term.

7. EARLY TERMINATION: In the event of breach of this Agreement, the non-breaching party shall provide the breaching party written notice of the breach. In the event the breach is not cured within (30) days from the date of written notice, the non-breaching party may terminate this Agreement and exercise its rights under applicable law.

8. SURVIVAL OF TERMINATION: Notwithstanding anything to the contrary in the Agreement, except in the case of early termination by the Township due to Granger’s breach, the provisions of Paragraph 3 shall survive the early termination by either Party and shall continue in full force and effect until the expiration of the then-current Term and any extensions thereto.

9. ASSIGNMENT: This Agreement is not assignable without the prior written consent of both parties.

10. ENTIRE AGREEMENT: This Agreement constitutes the entire understanding between Granger and the Township hereto, and cancels and supersedes all prior negotiations, representations, understandings and agreements, written or oral, with respect to the subject

DRAFT

matter hereof. No changes, alterations or modifications to this Agreement will be effective unless in writing and signed by Granger and the Township.

11. APPLICABLE LAW: This agreement shall be governed by the laws of the State of Michigan, and shall be construed as if it were drafted by each party hereto, it being acknowledged by each party that this Agreement is the result of true negotiation by and between the parties.

IN WITNESS WHEREOF, the Parties have executed this Recycling Agreement on the Effective Date first written above.

DRAFT

DRAFT

AGREED:

**Granger Container, Inc.,
a Michigan corporation**

By: _____

Its: _____

**Meridian Charter Township,
a Michigan municipal corporation**

By: _____

Its: _____

DRAFT

EXHIBIT A

CURBSIDE RECYCLING SERVICES

Meridian Charter Township single-family households will be notified via United States mail or electronic mail of the opportunity to add curbside recycling collection at no additional cost if they subscribe to, and pay for, Granger solid waste collection services. Eligible Single-Family Households interested in receiving curbside recycling collection services will be asked to request the service from Granger (by mail, phone, in person or online).

Granger will provide the following Curbside Recycling Services without additional cost to any Eligible Single Family Household requesting such services:

- Granger will collect recyclable materials, determined from time to time by Granger based on commodity markets, on at least an every other week schedule specified by Granger from each Eligible Single Family Household that places such recyclable materials at curbside on the specified collection day in a collection container approved by Granger.
- Initially, Granger expects to collect the following “single stream” recyclable materials: corrugated cardboard, boxboard, tin cans, aluminum, food and beverage glass (clear and brown), mixed plastics (bottles, jugs, tubs and household items with #1-#7), newspaper, magazines, and office paper/mail. Granger reserves the right to change (add or remove) the collected recyclable materials based on commodity markets.