



## AGENDA

CHARTER TOWNSHIP OF  
MERIDIAN  
TOWNSHIP BOARD  
REGULAR MEETING  
July 7, 2015  
6:00 P.M.



1. CALL MEETING TO ORDER\*
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. SPECIAL PRESENTATIONS
  - A. Zachary Reid and Graham Riley – Seasonal Utility Workers
  - B. Planning Commissioner Tom Deits – Summary of Master Plan Public Input Meeting
5. PUBLIC REMARKS\*
6. TOWNSHIP MANAGER REPORT
7. BOARD COMMENTS & REPORTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
  - A. Communications
  - B. Minutes – June 16, 2015 Regular Meeting
  - C. Bills
  - D. Newton Road Paving, Special Assessment District No. 43 – **Resolutions #1 and #2** (Set Public Hearing Date for August 4, 2015)
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
  - A. Mixed Use Planned Unit Development #15014 (Campus Village Development) 2655 Grand River Avenue
12. ACTION ITEMS (PINK)

\*\*Public Comment

  - A. 2016 Budget Schedule
  - B. Whitehills Lakes South #2 Final Preliminary Plat Amendment
  - C. 2015 Township Citizen Survey
  - D. Fire Truck Purchase
  - E. Appointments to the Community Resources Commission
13. BOARD DISCUSSION ITEMS (ORCHID)

\*\*Public Comment

  - A. Mixed Use Planned Unit Development #15014 (Campus Village Development) 2655 Grand River Avenue
  - B. Special Use Permit # 15051 (Campus Village Development) 2655 Grand River Avenue
  - C. Planned Residential Development #15-97015 (SP Investments Limited Partnership) Amendment to the Planned Residential Development Sketch Plan – Ember Oaks
14. PUBLIC REMARKS\*
15. FINAL BOARD MEMBER COMMENT
16. ADJOURNMENT
17. POSTSCRIPT- ELIZABETH LEGOFF

\*PUBLIC REMARKS (Any topic - 3 minutes per person)

\*\*PUBLIC COMMENT (Agenda item specific - 3 minutes per person)

*Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by writing or calling the following:  
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864-1198 (517-853-4258) – Ten Day Notice is Required.*

*Meridian Charter Township: 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 Township Hall Room; [www.meridian.mi.us](http://www.meridian.mi.us)*

+ Appointment of President Pro Tem and/or Temporary Clerk if necessary

*Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.*

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, JULY 7, 2015

(1) Board Information (BI)

- BI-1 Holly Rosen, Director, MSU Safe Place, Letter of appreciation for sponsorship and media coverage for the 21<sup>st</sup> Annual Race for the Place 5K
- BI-2 Teresa Morgan, 4444 Dobie Road, Okemos; RE: Support for rezoning 5458 Okemos Road from RAAA to RR to allow goats on the property
- BI-3 Larry McCurdy, 2710 Sophiea Parkway, Okemos; RE: Petition to rezone 5458 Okemos Road from RAAA to RR to allow goats on the property

(2) Regional Linkage (RL)

- RL-1 Patrick E. Lindemann, Ingham County Drain Commissioner, 707 Buhl Avenue, Mason; RE: Banta Consolidated Drain Drainage District "Notice of Day of Review of Drainage District Boundaries" to be held on July 8, 2015 from 9:00 A.M. to 5:00 P.M. at the Drain Commissioner's Office

(3) Staff Communications (SC)

- SC-1 Martha Wyatt, Associate Planner; RE: Site Plan Review Decisions as of July 1, 2015

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

Material received at the June 16, 2015 Board Meeting

- Treasurer Julie Brixie; RE: Michigan Department of Transportation (MDOT) Response to questions about funding of the Bus Rapid Transit (BRT)
- Lisa M. Hansknecht, 6178 Columbia, Haslett; RE: Support for Township purchase of tax foreclosed property at 6201 Lake Drive

**MEMORANDUM**

**TO:** Township Board

**FROM:**

  
\_\_\_\_\_  
Mark Kieselbach  
Director of Community Planning and Development

  
\_\_\_\_\_  
Gail Oranchak, AICP  
Principal Planner

**DATE:** June 30, 2015

**RE:** May 21, 2015 Master Plan Public Input Work Session Update

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Planning Commissioner Tom Deits will attend the July 7, 2015 Township Board meeting to briefly summarize the Planning Commission's Master Plan Public Input Meeting held on May 21, 2015. Attached for the Board's information are two documents which capture word-for-word all comments listed on each table's flip chart (attachment #1) and the "three main ideas" selected by the participants at each table (attachment #2).

**Attachments**

1. Complete Public Comments by table/goal - May 21, 2015
2. "Three Main Ideas" by table - May 21, 2015

G:\Planning\2005 Master Plan Update\5-21-2015 Public Input Meeting\7-7-15 TB Meeting Memo

May 21, 2015

Planning Commission Work Session  
MASTER PLAN PUBLIC INPUT MEETING

ALL RECORDED PUBLIC COMMENTS BY GOAL/TABLE

Table 1 – GOAL 1: Preserve and strengthen residential neighborhoods. Richard Honicky

1. Ensure a variety of housing types.
2. Single senior housing.
3. Affordable, owner occupied, single family residences in older, established neighborhoods (to attract young families).
4. Using housing market to maintain density standards at “traditional” levels.
5. Renters by choice trend needs to be accommodated “across the board”.
6. Ensure public safety.
7. Central park in each neighborhood
8. Neighborhood association in each neighborhood.
9. Neighborhood code enforcement
10. Enforce environmental and safety standards in new developments

Table 2 – GOAL 2: Preserve open space and natural areas. Tom Deits

1. There is already too much development.
2. There is already too much pavement.
3. It’s great to have land preserved purely as natural areas, for nature.
4. There should be permanent staff to maintain existing natural areas
  - a. Remove invasive species
  - b. Trash
  - c. Debris
5. Fewer variances that decrease the amount of natural areas when development occurs.
6. Should implement the Greenspace plan as a requirement
7. The current state of greenspaces should be evaluated and Greenspace Plan updated based on the latest science.
8. Purchase development rights
9. Use zoning overlays/conservation easements to keep private land undeveloped.
10. Develop a natural features inventory and implement measures to protect them.
11. Keep the eastern part of the Township rural.
12. Create a tree protection ordinance that applies to road projects and new development.
13. Protect wetlands in their entirety, without modification (no mitigation).
14. Implement better storm water quality and control to protect the Red Cedar River.
15. From Williamston to MSU, make Red Cedar a featured/ kayaking and canoeing recreational area with launch areas and liveries.

16. Conserve Lake Lansing as a natural area (less chemical control) and increase access points for nature viewing.

Table 3. – GOAL 3: Enhance the viability of Township business. Christine Tenaglia

1. More commercial zoning along Grand River – change zoning
2. Walkable business district- centered at the mall.
3. Development of Hamilton/Okemos/Marsh restaurants.
4. Traffic consideration Okemos/Jolly.
5. Options for public transportation. Make downtown more accessible without driving.
6. Expansion of bike/walk pathways
7. Locally owned business –Look at other communities like Portland.
8. Brookfield to Van Atta (?)
9. Local entertainment draw. We need an attraction.
10. Repurpose Land Preservation tax use for walkability. Increasing millage.
11. Rehabilitate small shopping centers. Priority rehabilitation of smaller shops close to neighborhoods
12. Downtown Okemos-
  - a. Restaurants,
  - b. mixed use,
  - c. better parking
  - d. Higher end businesses
  - e. Outdoor dining.
13. Lost Movie, lost a lot
14. Restaurants starting to suffer
15. More commercial development at Okemos and I-96 Offices only
16. Grand River compare to other areas
17. Zoning Issues, Change Grand River Zoning
18. Wants walkability-infrastructure. Mall is the hub-Playmakers-Dusty's downtown
  - a. Infrastructure problematic
  - b. Development of Hamilton and Okemos Road
19. No sidewalks
20. Support Commercial development Brookfield to Van Atta
21. Okemos/Haslett-good mid-priced bar restaurant
  - a. Mixed use
  - b. Residential above
  - c. Downtown Brewery- apartments
22. Who are we thinking? What is in Okemos to attract people- higher end fashionc

Table 4. - GOAL 4: Maintain and expand a diverse park system. **Brett DeGroff**

1. Increase
  - a. Walkability
  - b. Connectivity
  - c. Bikeability
2. Soccer fields – Haslett
3. Canoe/Kayak Launch – Harris Nature Center and Wonch Park
4. Update maps and APPS?
5. River Clean Up- keep paths clean
6. Paved internal /loop park trails
7. Towne Courier –park update
8. Bike share
9. Public/private partnership
10. Adaptive park equipment (swings)
11. Bike racks – MORE! And Lockers
12. Facebook/ social media for Parks specifically.

Table 5.- GOAL 5: Maintain essential public services. **Joyce Van Covering**

1. Keep two (2) libraries
2. Community policing
3. Shared service model s/ communications/conversations between municipalities
4. Sewer and water policies to encourage responsible growth
5. Larger library. LARGE central library.
6. Police body cameras
7. Community policing
8. Assigned police officers to neighborhoods
9. Proactive involvement. More Township involvement
10. Prescription bottles with drugs taken/ allergies, so EMS knows if they come. Taped to side wall of refrigerator.
11. Shared services model for Haslett, Okemos, Williamston and East Lansing
  - a. Mailing surplus
12. “Conversations” between municipalities

Table 6. – GOAL 6: Provide and support an efficient, safe and environmentally sensitive multi-modal transportation network. **Holly Cordill**

1. Street lights Marsh Road
2. Trails
3. BRT
4. Public Transit
5. Local Streets, for pavement

May 21, 2015 Work Session  
Complete Public Comments

6. Bike, complete streets. BIKE LANES.
7. Traffic
8. Roads
9. Redi-Ride

Table 7. – GOAL 7: Promote efficient and sustainable growth principles. Dante Ianni

1. Infill and growth up-not out.
2. Urban services boundaries
3. Incentives for developers
  - a. Green based i.e. LED Lighting
4. Renewable vs. Clean
  - a. Focus Clean
5. Sustainability varies in parts of Township
  - a. Code
6. Form-based code
7. Phase II energy audit
8. Central person (group) focused on sustainable energy programs
  - a. Grand River fire stations- using geothermal
  - b. Integrated into building code
9. Flexibility in code
10. Incentives for developers, private citizens and businesses
  - a. for redevelopment\*
  - b. Contaminated sites
11. Green energy for Township and other government buildings
12. Up front tax credits
13. Good to level playing field
14. Township taking the lead as an example
15. Brownfield credits
16. 60/40 Residential/Renters

MAY 21, 2015

Planning Commission Work Session  
MASTER PLAN PUBLIC INPUT MEETING

"THREE MAIN IDEAS" BY GOAL/TABLE

GOAL 1: Preserve and strengthen residential neighborhoods.

- A. Provide a variety of housing (11)
  - a. Owner occupied (1)
  - b. Senior options (4)
  - c. Renters by choice (2)
  - d. Aging in place (2)
  - e. Appropriate locations (2)
- B. Ensure code enforcement (16)
  - a. Density
  - b. Public Safety
  - c. Environmental standards
- B. Attract young families
  - a. Schools
  - b. Affordable housing (20)

GOAL 2: Preserve open space and natural areas.

- A. Develop an inventory of greenspace and other natural features; enforce and focus development and preservation, through: (33)
  - a. Purchase development rights
  - b. Use zoning overlays
  - c. Construction easements
  - d. Develop tree protection ordinance (4)
  - e. Fewer variances
- B. Enhance river quality and access (27)
- C. Have permanent township staff who steward or natural areas ( 17 plus township preserves) (14).

Goal 3: Enhance the viability of Township businesses.

- A. Rehabilitation of primary commercial districts ( Grand River Avenue, Okemos/ Marsh/ DDA) (50)
  - a. Flexibility in zoning
  - b. Flexibility in ordinances
  - c. Include social, meeting space
- B. Connectivity for (?) access (traffic, pedestrians, bikes, parking ) (25)
  - a. Easy
  - b. Safe
  - c. Park once mentality

May 21, 2015  
"Three Main Ideas"

- C. Entice/Incentivize locally owned businesses to develop in our satellite business districts; i.e. Carriage Hills, Village Square, Shoptown (23)

Goal 4: Maintain and expand a diverse park system.

- A. Trail connectivity (43)
  - a. Park "Loops"
  - b. Bike share as a public/private partnership
  - c. River clean up
- B. Communications (16)
  - A. Applications and maps and weather alerts
  - B. More use of Towne Courier
  - C. More Use of Facebook
  - D. Weather Alerts at every park
- C. Park Enhancements
  - a. Soccer fields in Haslett (8)
  - b. Swings – adaptive (2)
  - c. Kayak Launch(5)
  - d. Bike lockers and racks (1)

Goal 5: Maintain essential public services

- A. Keep two (2) libraries (9)
- B. Community policing (12)
- C. Shared services and conversations between municipalities (6)

Goal 6: Provide and support an efficient, safe and environmentally sensitive multi-modal transportation network.

- A. Implement complete streets (28)
- B. Local road maintenance (13)
- C. public transit (11)
  - a. More efficient
  - b. Crossing township borders (lines)

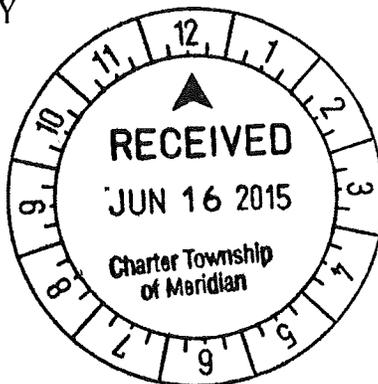
Goal 7: Promote efficient and sustainable growth principles.

- A. Implement Urban Services Boundary (USMA) (35)
  - a. Utilize infill
  - b. Utilize form-based code
- B. Sustainability Ombudsman (14)
  - a. Green and Clean
  - b. Lead by example within Township
- C. Development based on cultural growth and preservation of local culture (3)

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
JULY 7, 2015**

**Board Information (BI)**

**MICHIGAN STATE**  
**UNIVERSITY**



June 5, 2015

Deborah Guthrie  
HOMTV  
5151 Marsh Road  
Okemos, MI 48864

Dear Ms. Guthrie:

It is with great pleasure that I thank you for your sponsorship and contribution of media coverage (over \$1,000 value) for the 21<sup>st</sup> annual Race for the Place 5K. Your contribution helps in our continued fight against relationship violence and stalking. Funds raised through our event will ensure that our program is able to continue to provide free and confidential support services for those experiencing relationship violence and/or stalking in the MSU and Greater Lansing area. Your support for our program has been invaluable!

There are many ways in which your support of Race for the Place helps our program to succeed. The funds raised through this event allow us to offer many services, such as emergency shelter; support groups; individual counseling; advocacy support for victims/survivors in obtaining new housing, connecting with legal resources, safety planning, and meeting other essential needs; financial assistance, such as paying fees to get a Personal Protection Order served; transportation for clients to school, work or other appointments; consultation for family members, friends and colleagues of those affected by violence; and many other much needed services. Without your support we would not be able to provide such comprehensive services to those in need!



**MSU SAFE PLACE**

Michigan State University  
219 Wilson Rd, Rm G60  
East Lansing, MI  
48825-1208

517-355-1100  
Fax: 517-432-6193

[www.safeplace.msu.edu](http://www.safeplace.msu.edu)  
[noabuse@msu.edu](mailto:noabuse@msu.edu)

We had a beautiful day and great event with almost 800 walkers and runners who participated in the 2015 Race for the Place 5K. Additionally, as in previous years, Sparty and MSU varsity athletes came out to support this family friendly event, offering medals and support to the 80 children who participated in the 100-yard dash and one mile fun run events.

We are very grateful for your continued support! We look forward to working with you again for next year's Race for the Place!

Sincerely,

A handwritten signature in black ink that reads "Holly Rosen".

Holly Rosen  
MSU Safe Place  
Director

JUL 07 2015

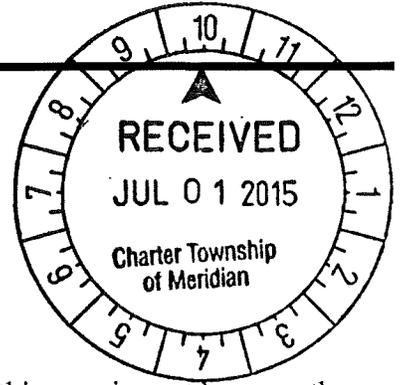
BI-1

JUL 07 2015

**Sandy Otto**

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**From:** Teresa (DeLisle) Morgan <tldmorgan@gmail.com>  
**Sent:** Wednesday, July 01, 2015 10:28 AM  
**To:** Board  
**Subject:** McCurdy Goats



Hello,

As a relatively new resident of Meridian Township, I can say that I was drawn to this area in part because the people and families who make up the community. One of those families is the McCurdy family. I find their suburban farm fascinating and a wonderful addition to the fabric of the community. It is creative and resourceful people like the McCurdy family that really make Meridian Township special and their farm provides a breath of fresh air amongst the suburban landscape. Based on having a large lot heading away from town, I feel that re-zoning to allow the goats would be in the best interest of all involved.

Thank you for your consideration.

Teresa Morgan

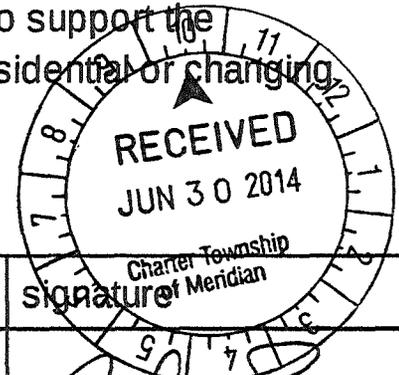
4444 Dobie Rd.  
Okemos, MI 48864

JUL 0 7 2015

BI-2

JUL 0 7 2015

We the undersigned friends and neighbors of the McCurdy Family at 5458 Okemos Rd. wish to support the McCurdy's in their efforts to maintain their goats either through rezoning the property to rural residential or changing the RAA zoning rules to allow for goats on appropriately sized parcels.



printed name	address	email	Signature
JOHN ESSER	5448 OKEMOS	HERONPROJCOMCDS.NET	John Esser
Tom Cheatham	5404 Okemos Rd	tharantij@aol.com	Tom Cheatham
W Kirk Green	5473 Okemos Rd	wkgreen1@gmail.com	W Kirk Green
Kate Murray	5420 Okemos Rd	murrayme@yahoo.com	Kate Murray
Greg Lamb	5420 Okemos Rd.	lambgreg@msu.edu	Greg Lamb
Jessica Stuart	2072 Cameron Oaks	jessica.m.stuart@gmail.com	Jessica Stuart
Nate Stuart	2072 Cameron Oaks	nstuart@msu.edu	Nate Stuart
Douglas FEDERAU	5370 OKEMOS RD E.L.	dfed3@sbcglobal.net	Doug Federau
Serendy Federau	5370 Okemos, E.L.	berfed@sbcglobal.net	Serendy Federau

JUL 07 2015  
 BI-3  
 JUL 07 2015



**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
JULY 7, 2015**

**Regional Linkage (RL)**

# Patrick E. Lindemann

## Ingham County Drain Commissioner

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

Phone: (517) 676-8395

Fax: (517) 676-8364

<http://dr.ingham.org>



Carla Florence Clos  
*Deputy Drain Commissioner*

Paul C. Pratt  
*Deputy Drain Commissioner*

David C. Love  
*Chief of Engineering and Inspection*

Sheldon Lewis  
*Administrative Assistant*

June 24, 2015

Re: Banta Consolidated Drain Drainage District

Dear Clerk:

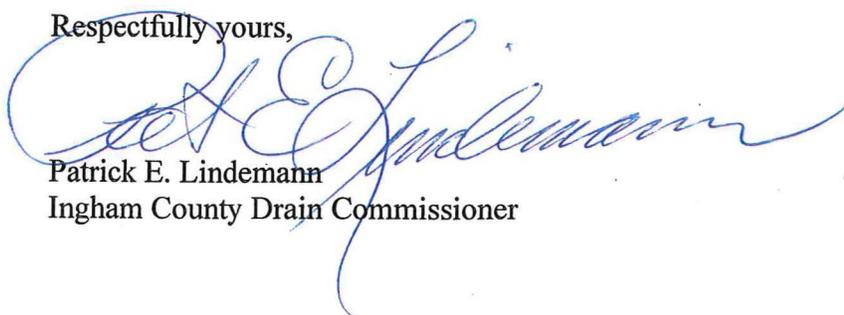
I am sending the enclosed Notice of Day of Review of Drainage District Boundaries to you in accordance with Public Act 261 of 2013. The Review will be held on Wednesday, July 8, 2015, from 9 a.m. to 5 p.m. at my office located at 707 Buhl Avenue, Mason, Michigan, 48854.

The purpose of the Review is to ensure that landowners are only billed for work on drains to which their lands actually drain. This Review will not decide any assessment. However, it may establish new drainage district boundaries for the future. Your attendance at the Review is not required, but is most welcome and appreciated.

A map showing the drainage district is posted on the Ingham County web site (<http://dr.ingham.org>) and at my office. A list of Frequently Asked Questions is included with this mailing.

If you have any questions, please call me. If you choose to attend the Review, I look forward to meeting with you on July 8<sup>th</sup>. Please know that I consider it a great honor and privilege serving you and the other citizens of Ingham County.

Respectfully yours,

  
Patrick E. Lindemann  
Ingham County Drain Commissioner



JUL 07 2015

RL-1

JUL 07 2015

STATE OF MICHIGAN  
OFFICE OF THE INGHAM COUNTY DRAIN COMMISSIONER

In the Matter of: Banta Consolidated Drain

*Notice is Hereby Given* that on **Wednesday, July 8, 2015**, the Ingham County Drain Commissioner will hold a Day of Review of Drainage District Boundaries for one day from 9 a.m. to 5 p.m. at the Office of the Ingham County Drain Commissioner, 707 Buhl Avenue, Mason, Michigan 48854. At that time and place, the Drain Commissioner will hear the proofs and allegations and carefully reconsider and review the description of lands comprising the Drainage District, and determine whether the addition or deletion of lands will more accurately define the boundaries of the land benefited by the Drain and is just and equitable pursuant to Section 197 of the Michigan Drain Code of 1956, as amended. The Drain is located and established in Sections 1 and 2 in Delhi Charter Township; Section 36 in Lansing Charter Township; Section 31 in Meridian Charter Township; Sections 35 and 36 in the City of Lansing, County of Ingham, State of Michigan. The lands to be added or deleted are located in Sections 1 and 2 in Delhi Charter Township.

Persons with disabilities needing accommodations for effective participation in the meeting should contact the Ingham County Drain Commissioner at (517) 676-8395 or the Michigan Relay Center at 711 (TTY) at least 24 hours in advance of the meeting to request mobility, visual, hearing, or other assistance.

*You are Further Notified* that persons aggrieved by the decision of the Drain Commissioner to add or delete lands from the Drainage District may seek judicial review in the Ingham County Circuit Court within ten (10) days of the decision.

Dated: June 16, 2015

  
Patrick E. Lindemann  
Ingham County Drain Commissioner  
707 Buhl Avenue  
Mason, MI 48854  
(517) 676-8395

JUL 07 2015

RL-1

(page 2 of 3)

JUL 07 2015

## FREQUENTLY ASKED QUESTIONS

**Q: Why did I receive a notice in the mail?**

**A:** You received a notice because you own property in a drainage district where changes to the boundaries of the drainage district are under consideration.

**Q: What is a drainage district?**

**A:** A drainage district is a land area benefitting from an established county drain. Under Michigan law, a drainage district is a public corporation authorized to build and maintain a drain, and to own land and hold property rights necessary for that purpose. It is also authorized to assess lands within its boundaries.

**Q: Why is my property in a drainage district?**

**A:** Generally, a property is determined to be in a drainage district if runoff from that property drains to, or has the potential to drain to, an established county drain.

**Q: Why are changes to the drainage district boundaries being considered?**

**A:** In many cases, drainage district boundaries were established decades or even a century ago. Since that time, changes in land use, surface composition, and topography may have occurred that alter historic drainage patterns. These alterations can change whether, and to what extent, properties are now benefitting by a county drain.

**Q: Is my property affected by the proposed boundary change?**

**A:** Only a portion of properties are affected by the proposed boundary change. See the map online at <http://dr.ingham.org/> or call (517) 676-8395 to find out whether your property is one of those proposed to be added to, or deleted from, the drainage district.

**Q: What if I don't see a drain near my property?**

**A:** Not all county drains are visible. Although county drains can be watercourses and/or manmade ditches that appear to be creeks or streams, many drains are underground tiles beneath fields or storm drain pipes below streets or under backyards.

**Q: How does my property benefit from the drain?**

**A:** County drains are an important part of public infrastructure in much the same way as roads, water mains, and sanitary sewers. Although drains may not be visible, they provide an outlet for storm water runoff and reduce the risk of property damage caused by flooding.

**Q: What happens on the Day of Review of Drainage District Boundaries?**

**A:** On the Day of Review, historical drainage district boundaries will be updated so that all properties currently benefitting from the drain are included, and the properties not benefitting from the drain are excluded. The Day of Review of Drainage District Boundaries provides property owners with an opportunity to talk to Drain Office staff to ensure that their property is correctly included or excluded from the drainage district.

**Q: Do I have to attend the hearing?**

**A:** You have the right to attend the hearing, but you are not required to attend.

**Q: How can I get more information?**

**A:** Visit our website at <http://dr.ingham.org/> or call (517) 676-8395 and a member of our Drain Office staff will be happy to assist you.

JUL 07 2015

RL-1

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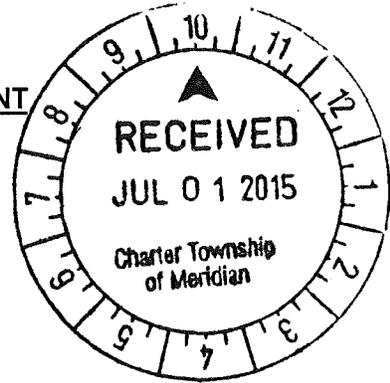
JUL 07 2015

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
JULY 7, 2015**

**Staff Communications (SC)**

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

SITE PLAN REVIEW DECISIONS



Site Plan Review Approvals (as of 7/1/15):

**#15-04 (MF Okemos, LLC)**

Request to raze the existing building and construct an approximate 6,000 square foot multi-tenant retail building with one drive-through lane at 2049 Grand River Avenue, Okemos, MI

Approved: 5/21/15

**#15-03 (BBI Holdings, LLC)**

Request to construct an approximate 12,351 square foot child care facility and learning center (Gilden Woods), to be located at 2190 Association Drive, Okemos, MI

Approved: 5/27/15

**#15-05 (Kroger)**

Request to construct a gasoline station (Kroger) with seven fueling dispensers (14 fuel nozzles), a 265 square foot transaction kiosk, and a 5,418 square foot canopy structure at 4884 Marsh Road, Okemos, MI

Approved: 5/29/15

G:\COMMUN PLNG & DEV\PLNG\SITEPLAN\SPR\SPRmtg\SPRdecisions44

JUL 0 7 2015

SC-1

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**PROPOSED BOARD MINUTES**

PROPOSED MOTION:

Move to approve and ratify the minutes of the June 16, 2015 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the June 16, 2015 Regular Meeting with the following amendment(s): [insert amendments].

**JULY 7, 2015**  
**REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - DRAFT -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, JUNE 16, 2015 6:00 P.M.

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra  
ABSENT: Trustee Wilson  
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Director of Communications Deborah Guthrie, Interim Attorney John Dewane

1. CALL MEETING TO ORDER

Supervisor LeGoff called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor LeGoff led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. MOMENT OF SILENCE FOR VIRGINIA WHITE

Brian Beauchine offered a few words regarding recently deceased Virginia White, Clerk for Meridian Township from 1972 to 1997.

5. SPECIAL PRESENTATION

A. Dr. William Porter and Dr. Joanne Crawford – Michigan State University (MSU) Department of Fisheries and Wildlife

Dr. Joanne Crawford offered a brief update on MSU's urban deer management for Meridian Township, explaining the social structure of deer and their family units in suburban landscapes. She indicated MSU began mapping deer families and their home range area in two focal areas within the Township in 2013 by collecting approximately 1,000 fecal samples. Dr. Crawford added those samples (as well as other samples from hunters in the Township's deer management program) were taken to MSU's laboratory from which individual deoxyribonucleic acid (DNA) fingerprints were constructed through forensics. Dr. Crawford stated once a fingerprint is constructed, individual deer can be identified, a count can be obtained and relatedness can be researched, mapping family groups within the Township. She noted preliminary results showed such a social structure exists in Meridian Township and localized management might be possible.

Dr. Crawford mentioned MSU is finished with the lab analyses and is currently working on the statistical analyses related to genetics. She confirmed there is evidence to support the theory of related groups occupying approximately a ¼ square mile area. Dr. Crawford added when the chronic wasting disease (CWD) issue surface within Meridian Township, MSU was poised to assist the Department of Natural Resources (DNR) in providing a preliminary population estimate for deer as of 2013 (approximately 59 deer per square mile in the focal areas within a 10.5 square study area).

Board, MSU and DNR representatives' discussion:

- Study areas were two smaller "circles" within the 10.5 square study area in the Township, one near the Municipal Building and one south of Grand River Avenue
- Study area did not encompass the area where the CWD deer was found
- MSU is exploring options with the DNR to collect tissue samples of the harvested deer which would provide more of the genetic profile of the individual deer than fecal samples
- In the last year of the current MSU study which will focus on the statistical analyses and report writing

- If MSU decides to use tissue samples, it will have to contract for “new” work
- Desirous to freeze the tissue samples until a decision is made regarding a new contract which would fund analyzing the samples
- Three major ways for a disease to be introduced into an area
  - Infected animal walks over the border – Indiana and Ohio have no reported cases in their free range deer population
  - Deer to deer contact
  - Indirect contact primarily through urination and defecation on land which contains the prions (protein)
- Wisconsin has reported many cases of CWD since 2002
- Infectious agent is a “mutated” prion with the ability to continually replicate
- Prion accumulates within the deer and begins attacking its central nervous system
- Deer can shed prions while otherwise appearing healthy
- No determination known as to the length of transmission (can exist in the environment for years)
- Appreciation for the study performed by MSU
- Appreciation to Jane Greenway by MSU for her assistance in coordinating the effort for Township hunters to collect samples

#### 6. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Shari Middlewood, 5562 Canoga Lane, Vice-President of the Haslett Beautification Association (HBA), voiced her support for Township acquisition of 6201 Lake Drive, offering their assistance to help maintain the parcel upon Township acquisition.

Henry Kwok, 2643 Melville Drive, East Lansing, introduced himself for Board consideration of appointment as an alternate to the Zoning Board of Appeals.

Neil Bowlby, 6020 Beechwood Drive, Haslett, voiced concern the public notices which were published in the June 14, 2015 edition of the Towne Courier were premature and requested clarification on whether a motion to approve which fails to pass constitutes a denial. He addressed information included in a press release regarding a recent home invasion/robbery in the Township, questioning whether the included information violated the Michigan Medical Marihuana Act (MMMA).

Supervisor LeGoff closed Public Remarks.

#### 7. TOWNSHIP MANAGER REPORT

Manager Walsh reported on the following:

- Opening of the Okemos Pedestrian Pathway Bridge at 11:00 AM tomorrow
- 24 deer removed through the hunt to address the CWD, all of which have tested negative
- Deer taken through road kill and other means all have tested negative
- Okemos Boys LaCrosse Team played in the state championship title and will be invited to receive acknowledgment at a Board meeting
- Kinawa Pedestrian Safety Project is underway with contracted work to begin soon
- Central Fire Station is on schedule and under budget, with commencement of vertical construction
- Rain has had an impact on the central fire station’s December 15<sup>th</sup> opening
- Update on the 2015 infrastructure improvements approved by the Township Board
  - New roof on the Service Center is complete
  - Bids for the north central fire station roof have been opened and one bid is under the budgeted amount
- 90-120 days for completion of the Municipal parking lot repavement areas and streetlight replacement
- Township Hall renovation to begin tomorrow with a finish date by July 7<sup>th</sup>

Board and staff discussion:

- Review of the level of achievement for sports teams to be acknowledged before the Board

#### 8. BOARD COMMENTS & REPORTS

Treasurer Brixie announced summer tax bills are being prepared and will be mailed out July 1<sup>st</sup>. She noted there is an option for automatic electronic payment, with signup information on the Township's website, [www.meridian.mi.us](http://www.meridian.mi.us). She reminded residents the white drop box in front of the Meridian Municipal Building is available for 24 hour drop off of tax payments. Treasurer Brixie urged residents not to mail their tax bill at the post office the day before tax bills are due, as it can take up to 10 days to arrive at the Township.

Clerk Dreyfus announced he received his Certified Michigan Municipal Clerk (CMMC) certification, a three year process through the Clerk's Institute. He reported his attendance at a June 3<sup>rd</sup> legislative reception sponsored by the Michigan Association of Municipal Clerks (MAMC) to discuss issues relevant to Clerks with various state legislators. Clerk Dreyfus noted Representative Sam Singh shared with him the Michigan Legislature allocated \$5 million to update election equipment, with Meridian Township to receive a small portion of the state-wide distribution. He stated Representative Singh indicated the state legislature plans to introduce legislation to obtain an additional \$10 million to fund more of the turnover in equipment which will occur in 2016 and 2017. Clerk Dreyfus indicated a decision was made not to have Meridian Township sign up for the pilot program to test the new equipment in order to avoid potential risk.

Clerk Dreyfus reported his attendance at the June 4<sup>th</sup> Meridian Economic Development Corporation (MEDC) meeting where business development topics were discussed, including the future of the Meridian Area Resource Center (MARC), how to improve the Celebrate Okemos event and improvements to the Okemos and Haslett downtown areas as well as the Grand River corridor. He noted his attendance at the Tri County Regional Planning Commission's (TCRPC) Urban Services Management Subcommittee where information was shared that the Tri-County region (including Meridian Township) will have a one-year access to receive assistance through an urban sustainability partnership on targeted ways to develop public/private partnerships. He added assistance would also be available during that one year period to develop partnerships with non-profits, work on the Master Plan, evolution of retail corridors, complete street analyses, adaptive reuse of buildings and issues relative to parking constraints. He also reported his attendance at the Harris Nature Center's (HNC) annual Nature Friend's barbeque on June 10<sup>th</sup> which honored volunteers.

Trustee Styka voiced his pleasure at the success of the Celebrate Downtown Okemos Event. He reported Music in the Village begins Wednesday, June 16<sup>th</sup> for six (6) Wednesdays at 7:00 P.M. in the Historical Village. Trustee Styka announced the Farmers Market will open on Wednesdays beginning July 1<sup>st</sup>. He reported the annual Meridian Township fireworks display will take place on July 4<sup>th</sup>, adding Culvers will host a fundraiser on June 24<sup>th</sup> with a percentage of the proceeds to be donated to the fireworks event.

Trustee Veenstra addressed the communication contained in the Board packet from Noel Walker regarding the improved appearance of the face of the former's Travelers Club. He spoke to the issue of whether a failure to approve is or is not a denial, requesting an opinion from the new Township attorney. Trustee Veenstra requested an explanation as to the purpose of revealing in a recent press release regarding a home invasion that the home housed a medical marijuana caregiver operation. He offered his opinion on a recent Township press release regarding grass height, stating the Township's vegetation ordinance is poorly written. Trustee Veenstra critiqued the verbiage "other vegetation" by stating trees, shrubs and flowers would not be subject to the eight (8) inch height requirement.

Trustee Scales congratulated the police department on its press release regarding a home invasion and robbery where the home was occupied by its residents. Trustee Scales attended the last two Planning Commission meetings to understand ways to develop a “win-win” for nearby residents and the developer of Ember Oaks. Trustee Scales brought forth a request mentioned at last month’s neighborhood leadership meeting for a streetlight at the intersection of Tihart and Marsh Roads to assist with increased bicycle traffic along Marsh Road. He reported his attendance at a meeting held at the Meridian Senior Center where Representative Sam Singh provided information on a variety of topics relevant to seniors. Trustee Scales also reported his attendance, along with other members of the Board, at the retirement party of Ray Severy, the Director of Public Works and Engineering, who served the Township over the last 14 years.

Trustee Scales noted meetings with owners of taxi cab companies in the area revealed owners prefer to have an age limit of 23 for their drivers due to the insurance costs and added insurance risk. These meetings were held in response to Trustee Veenstra’s concern that individuals 18 years of age were being denied the ability to be a taxi operator.

9. APPROVAL OF AGENDA

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

VOICE VOTE: Motion 6-0.

10. CONSENT AGENDA

Supervisor LeGoff reviewed the consent agenda.

**Treasurer Brixie moved to adopt the Consent Agenda. Seconded by Trustee Styka.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

A. Communications

**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 Trustee Styka.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

B. Minutes

**Treasurer Brixie moved to approve and ratify the minutes of the June 2, 2015 Regular Meeting. Seconded by Trustee Styka.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

C. Bills

**Treasurer Brixie moved that the Township Board approve the Manager’s Bills as follows:**

Common Cash	\$ 1,723,641.98
Public Works	\$ 323,306.29
Total Checks	\$ 2,046,948.27
Credit Card Transactions	\$ 7,822.48
Total Purchases	\$ 2,054,770.75
ACH Payments	<u>\$ 684,056.78</u>

**Seconded by Trustee Styka.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

(Bill list in Official Minute Book)

- D. Firework Permit – Meridian Township 4<sup>th</sup> of July Display  
**Treasurer Brixie moved to approve the Fireworks Permit for the Meridian Township 4<sup>th</sup> of July Celebration on July 4, 2015 by pyrotechnic operator Night Magic Displays. Rain date will be July 5, 2015. Seconded by**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

11. QUESTIONS FOR THE ATTORNEY (See Agenda Items #13A, #13F)

12. HEARINGS (None)

13. ACTION ITEMS

Supervisor LeGoff opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, offered grammatical critique to language contained in Agenda Items #13B and #13F.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke in opposition to the selection of the Fahey Firm as Township counsel because of past “biases” expressed by the chief lawyer relative to certain medical marihuana issues which may surface in the general state election by referendum. He expressed doubts that the lawyer can separate his personal values from representing the Township with a clear legal voice. Mr. Provencher expressed appreciation that the Township fought for the retention of five (5) PEG channels as contained in the Comcast Uniform Agreement.

Supervisor LeGoff closed Public Remarks.

A. Okemos Road Redevelopment Agreement

**Trustee Veenstra moved to authorize the Township Manager to sign the attached purchase agreement with Evergreen Companies for the purchase of the former Central Fire Station (2150 Clinton Street) and the MARC (4675 Okemos Road). Seconded by Trustee Scales.**

**Treasurer Brixie offered the following friendly amendment:**

- Add “and addendum” after “Agreement”

**The friendly amendment was not accepted by the maker.**

Board and staff discussion:

- Addendum sets a ceiling of \$75,000 on the amount of “defects” in the building to be repaired by the Township
- Addendum was attached to the Buy and Sell Agreement and is, therefore, included in the Agreement
- The original motion covers any addendum as addendums are part of the Agreement
- Request for Proposal (RFP) included a condition on the maximum commission of 5%
- Developer has committed to a cash deal

Necessity of including the paragraph regarding new mortgage if the buyer is paying cash: (Questions for the Attorney (See Agenda Item #10))

Q. Is the paragraph about a new mortgage superfluous and ought to be deleted?

A. The agreement does provide for cash. The second provision about the mortgage also provides that the payment will be in cash, but it gives the purchaser the opportunity to get a mortgage by the time the closing comes about. If he doesn't have the money otherwise, it gives the Township the right to cancel. The closing is October 1<sup>st</sup>, so the cash wouldn't be exchanged until the closing, in any event. That's an opportunity to give the purchaser a chance to get the financing put in place to pay in cash, which he has agreed to do.

Q. I believe the closing is by October 1<sup>st</sup>, not necessarily on October 1<sup>st</sup>; it may be sooner.

A. It may be later, as he has an opportunity to extend that, too.

Continued Board and staff discussion:

- Township purchased the Meridian Area Resource Center (Marc) property several years ago for \$500,000, approximately half of the land included in this purchase
- Net price of \$525,000 is a good sale price given the appraisal of the property
- Proposed use on the property will be an attractive development for downtown Okemos and will hopefully stimulate other redevelopment near the intersection of Okemos and Hamilton Roads
- Language in the contract includes a \$35,000 credit to have the owner show the first physical improvement by no later than December 31, 2015 and remove the old fire station building no later than April 30, 2016
- Appreciation the Township was able to obtain a full price offer for the subject property
- Township will obtain a great local restaurant in the downtown Okemos area
- Proposed development has generated excitement among nearby residents
- Proposed project will "kickstart" the downtown Okemos area

Need for penalty provisions for non-compliance of deadlines: (Questions for the Attorney (See Agenda Item #10))

Q. One of my big concerns, and I know it is the concern of many citizens, is that we not have another property in downtown Okemos which just sits there, not being developed even though someone has purchased it or has proposed that they are going to develop it. I don't see any penalty for violation of Paragraph 9 of the Addendum, which is that they will actually begin no later than December 31, 2015 or completed by December 31<sup>st</sup> of the following year. Is there no penalty in this that I could find?

A. There is none.

Q. There is nothing in here about getting an apartment building built; it could just end up being an empty field behind the restaurant. There was nothing at all that I could find; am I correct?

A. Yes.

Continued Board and staff discussion:

- Penalty provisions should be included for non-compliance
- A condition regarding construction of an apartment building should be included in the agreement
- Appreciation to the redevelopment committee members for their hard work
- Concern with additional punitive conditions
- Offer on the table exceeded all other offers by several hundred thousand dollars
- \$35,000 credit will dissipate if deadlines are not met (language included in addendum 1<sup>st</sup>)
- Agreement met the concerns previously expressed by the Board
- Purchaser does have plans to build on the back of the property
- Property owner intends to save the large tree on the property
- Ability of a Board member to abstain from voting

Ability of a trustee to abstain from voting: (Questions for the Attorney (See Agenda Item #10))

Q. I don't have a literal conflict of interest, but my son worked for one of the other bidders, so it is an appearance of a conflict of interest. I would ask the attorney whether I can abstain or not.

Continued Board discussion:

- Recusing oneself from a vote v. abstaining

- Q. As a member of the Board and having an obligation to vote, as you declare a conflict of interest, then you declare it to the members of the Board and they vote on whether or not that is a conflict. Am I correct?
- A. I think that a trustee who feels he has a conflict of interest can abstain from voting.

Continued Board discussion:

- Request for the parliamentarian to research this question
- Board member suggestion to temporarily table this issue for the attorney to review the procedure for someone to recuse themselves
- If the Board is satisfied there is no conflict, the Board member will vote on this issue

**Without objection, a straw vote was taken on whether Trustee Styka should vote on the Okemos Road redevelopment agreement, the results of which were a majority was in favor.**

TOWNSHIP ATTORNEY COMMENT: Let me just add if I could. There is a Michigan Supreme Court case, back in 1939 or so, that says a spouse can vote on another spouse's contract.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

B. Investment Policy

**Treasurer Brixie moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the updated Meridian Township Investment Policy. Seconded by Trustee Scales.**

Board discussion:

- No language in the investment policy that the Township should only deposit money in banks and credit unions which are insured
- Specifics in the law were not included because the entire law is very lengthy, but depository only in insured institution is covered under the law

TOWNSHIP ATTORNEY COMMENT: The Deposit of Public Monies Act specifically requires it to be in an insured institution, the principal office or branch office of which is in the state.

- Insured institution vs. insured funds
- There is a \$250,000 limit on Federal Deposit Insurance Corporation (FDIC) insured money
- This policy is sent to every institution with which the Township invests

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

C. Agreement for Legal Services – Fahey Firm

**Trustee Styka moved to authorize the Township Manager to sign the attached legal services engagement letter with Fahey Schultz Burzych Rhodes PLC. Seconded by Trustee Scales.**

Board discussion:

- Length of agreement is for three (3) years
- \$5,000 monthly retainer will be reviewed by both parties after six (6) months
- List of included and non-included charges is not a comprehensive list
- Firm does not charge for computerized legal research
- Steve Schultz to act as Township Attorney
- Although the attorney will not have regular office hours at the Municipal Building, the Township has the ability to have legal counsel attend meetings on an as needed basis

- Clause for termination included in the agreement
- All non-discrimination language included
- If outside counsel is necessary for specialized legal services, they would be under the guidance of Mr. Schultz
- When the Township is sued, the Township's insurance company provides legal representation
- Appreciation for the firm's presentation to the Board when it was interviewed
- Appreciation to the representation provided by the Hubbard Law Firm's for the past decade
- Appreciation for Judge Dewane's service as the Township's interim attorney
- Board member concern with the firm's action on an issue before the Township in 2012
- During the interview process, the firm indicated it will represent the Township's interest if it is in opposition to the firm's own beliefs
- Appreciation to the legal services committee for their hard work
- Concern the monthly retainer does not include attendance at any depositions
- Litigation would be over and above the retainer, as charged by the Township's former legal counsel
- Suggestion for the legal services committee to convene in six (6) months to review the cost of the monthly retainer
- \$5,000 monthly retainer does not take actual billable hours into consideration
- Cap of \$200 per billable hour
- Board member belief this firm made false statements during the proposed rezoning of the adjacent property from RR to PO and the ensuing referendum

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Supervisor LeGoff, Treasurer Brixie,  
 Clerk Dreyfus  
 NAYS: Trustee Veenstra  
 Motion carried 5-1.

D. Appointment of Alternate Members to the Zoning Board of Appeals  
**Treasurer Brixie moved to appoint Henry Kwok and Ken Lane to the Charter Township of Meridian Zoning Board of Appeals as an alternate. Seconded by Trustee Scales.**

Board discussion:

- Mr. Kwok is a business owner who returned to the Township to run the family business
- Mr. Lane is with the law firm of Clark Hill
- Preference to allow the Clerk to substitute a correctly worded motion
- Board member preference to divide the question into two separate motions

**Clerk Dreyfus offered the following friendly amendment:**

- **moved to appoint Henry Kwok as Alternate #1 and Ken Lane as Alternate #2 to fill vacancies on the Charter Township of Meridian Zoning Board of Appeals for terms ending December 31, 2017.**

**The amended motion was accepted by the maker and seconder.**

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

E. Comcast Uniform Agreement

Director of Communications Deborah Guthrie summarized events which have transpired relative to the Michigan Uniform Video Service Local Franchise agreement between Comcast and Meridian Township over the last few months. She noted the uniform franchise agreement was delivered by Comcast on May 12<sup>th</sup> with a 30 day deadline for response. Through negotiations, the Township was able to obtain a 1% PEG fee (equates to \$100,000/year in revenue) and a letter of authorization to allow public, educational and government (PEG) channels to be on the program guide system.

Board discussion:

- Appreciation for all the hard work by Director Guthrie

- Cable Commission was fully behind staff
- Sacrifice of a HD station to retain five (5) PEG channels
- Franchise Agreement can contain any language agreeable to both parties
- Uniform Agreement did not allow for any discussion of equipment, service drops, etc
- Previously, there were no PEG fees obtained by the Township
- Inquiry if the uniform agreement provides for a reduction of the monthly bill paid to Comcast by the Township
- Comcast does not provide the software for the program guide software
- Third party vendor who manages the channel guide will charge the Township an unknown fee

- F. Freedom of Information Act (FOIA) Procedures and Guidelines  
**Clerk Dreyfus move to adopt the submitted documents (Meridian Township FOIA Procedures and Guidelines, Summary of Meridian Township Procedures and Guidelines, and FOIA Request – Detailed Fee Itemization Form) as components of Meridian Township’s Freedom of Information Act written policies. Seconded by Trustee Veenstra.**

Board discussion:

- Clerk overview of the new state amendments passed this year
- According to state law, the Board must adopt procedures and guidelines
- More specific itemization of costs were written into state law
- Changes were made to what a municipality could legally recover in terms of cost
- Changes were made to how labor charges are calculated
- Michigan Townships Association (MTA) and the Michigan Municipal League (MML) provided templates which were then customized for Meridian Township
- Judge John Dewane and the Township’s new legal firm have both reviewed the documents before the Board
- Law offers a provision for modification in the future
- State law goes into effect July 1, 2015
- Board member concern the public has not had an opportunity to comment on these policies
- Question on status as an action item v. discussion item

Recommendations from counsel regarding the FOIA procedures and guidelines: (Questions for the Attorney (See Agenda Item #10))

- Q. In reading this, it says that the procedures and guidelines were reviewed by the law firm and our current attorney. Are there any recommendations that you had that are not included in here.
- A. I was asked to do one opinion on one specific item which I did and it is included in there. That had to do with whether it was lawful to have the Township Manager act in an appellate capacity. The only other thing that I encountered was the reference, when I initially read it, to excluding people who were incarcerated. That is not what the statute says. The statute says people under sentence of imprisonment. There is a big difference there, because you can be in jail on bond and/or you can’t pay your bond; you are not sentenced, but you are still incarcerated. So that was cleaned up and that was the only comment I had.

The other things mainly had to do with the fees and that is just what’s in the statute.

Continued Board discussion:

- Concern with the appropriateness of including language mentioning the FOIA coordinator as the developer of the FOIA Request Form as part of the policy (Paragraph 2 of Section 2)
- Appreciation to the Clerk for his work on this issue
- Appreciation for the first paragraph in the public summary of the procedures and guidelines
- Board member request for the word “verbal” to be substituted by “oral” in all instances
- Language being critiqued was taken directly from state statute

Use of language consistent with state law: (Questions for the Attorney (See Agenda Item #10))

- Q. I would ask Judge Dewane to confirm that the Michigan act does use the term verbal, not written, and as a result, our policy should follow that format in order to be implemented.

- A. I can't recall off the top of my head, but if it uses verbal, we should use verbal. It is what the Legislature said.

Continued Board discussion:

- First drafts were distributed by MTA to Clerks in May
- If the policy is not adopted by July 1<sup>st</sup>, the Township could not charge FOIA fees until adoption
- Many FOIA requests will qualify for no charge under the new law as many of them are under 15 minutes of research time
- If the Board chooses, it can wait until the July 7<sup>th</sup> Board meeting to adopt the new FOIA Procedures and Guidelines with minimal financial consequence
- Procedures and Guidelines were customized for Meridian Township using a compilation of material from the MTA, MML, and the City of Kalamazoo
- Board member preference for Board members to have been provided with the old policy for comparative purposes
- There was no previous written policy
- Guidelines previously used to handle FOIA requests were taken directly from the FOIA statute
- Offer by the Clerk to provide Board members with a copy of the current FOIA response form sent to the requestor by the Clerk's office
- Request for the Clerk to provide Board members with a list of changes
- Most of the changes deal with the fee structure
- New Freedom of Information Act Request Detailed Fee Itemization was included in the Board packet
- Township previously charged .10 per sheet for copying and the minimum hourly rate for the person capable of fulfilling the request times the estimated number of hours, requiring a 50% deposit if the cost calculated exceeded \$50.00
- Separation of contracted labor from non-contracted labor is new and changes the hourly multiplier rate
- When using specialized contract labor, the Township can charge up to six (6) times the minimum wage
- Board member concern that people might make new labor-intensive FOIA requests if the Board does not adopt the procedures and guidelines tonight
- Addressing transparency for the public by including information offered by the Clerk in the next Board packet
- Commitment by the Clerk to email Board members the current FOIA request form and a printout of the Powerpoint presentation given by a legal firm contracted by the Michigan Association of Municipal Clerks (MAMC)

Incarcerated individuals prohibited from submitting FOIA requests: (Questions for the Attorney (See Agenda Item #10))

- Q. On the third page, right above Section 3 there is a paragraph which says, "A person serving a sentence of imprisonment in a local, state or federal correctional facility is not entitled to submit a request for a public record." I don't understand that, as a person sitting in prison may need some kind of record to try to prove his innocence. What on earth is the rationale to say people serving a prison sentence can't make a FOIA request?

- A. Again, that's what in the statute. That is what the Legislature provided.

- Q. Does anyone know why they put it in the statute?

- A. Yes, because if you've ever been in the position of the Clerk (it probably doesn't happen in Meridian Township, but it happens in many municipalities), prisoners who have nothing else to do are constantly making FOIA requests. They have no money and they go under the indigent provision.

Township Manager serving as the head of the public body: (Questions for the Attorney (See Agenda Item #10))

- Q. My second question would be to you, Judge Dewane. You said one of the legal issues usually asked is whether someone could appeal the denial of a FOIA request (I think the statute says) to the head of the public body, which I thought would have been the Supervisor. Meridian Township adopted a policy that it was the Manager. How did you rule on that question?
- A. If you read only the FOIA statute, that's the conclusion you come to. But if you read in conjunction with the FOIA statute the Township Manager provision in the Charter Township statute, you'll see that the Township Manager can be vested with any power that could lawfully be performed by anybody else.

Continued Board discussion:

- Board member concern with transparency in order for Township residents to understand the ramifications when significant changes to Township policies and procedures are adopted
- Current FOIA request is on the Township website
- Policies and guidelines being voted on was uploaded to the Township website on Friday as part of the packet and was available for public perusal prior to tonight's Board meeting

ROLL CALL VOTE: YEAS: Trustees Styka, Veenstra, Supervisor LeGoff, Treasurer Brixie, Clerk Dreyfus  
 NAYS: Trustee Scales  
 Motion carried 5-1.

14. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Teri Banas, 5606 Creekwood Lane, Haslett, President of the HBA, gave a brief history on the property located at 6201 Lake Drive and voiced her support for Township acquisition of this tax foreclosed property. She noted the HBA has offered to help improve the gardens currently on the property and create a redesign contest for the parcel.

Leonard Provencher, 5824 Buena Parkway, Haslett, requested the Board commence the 2015 Citizen Survey process right after Labor Day to have greater participation by Township residents.

Neil Bowlby, 6020 Beechwood Drive, Haslett, addressed items regarding the 2015 Citizen Survey, among them the number of people who did not respond and civic involvement. He posed several suggestions for customized questions (.e.g., pension liability funding, marihuana, possible dog ordinances, etc.) He drew attention to the importance of how the customized questions are framed.

Supervisor LeGoff closed Public Remarks.

A. Tax Foreclosed Properties

Treasurer Brixie summarized the two (2) parcels of land noticed by Ingham County Treasurer Schertzing which were foreclosed for unpaid property taxes as outlined in staff memorandum dated June 11, 2015.

Ingham County Treasurer Schertzing explained action taken by Ingham County to date on the parcel located at 6201 Lake Drive. He stated the structure, asphalt and any hard surface will be removed by the county at its cost (\$6,000-\$7,000) within 30-60 days. Treasurer Schertzing noted this parcel will be included in the bundle of tax auctioned properties around the county designated as blighted. He stated it can be turned over to the Township prior to year's end.

Board discussion of the parcel at 6201 Lake Drive:

- Water to the property has been turned off at the curb
- Township met with members of the HBA and the Lake Lansing Property Owners Association (LLPOA)
- LLPOA submitted a letter in unanimous support of the project between Ingham County and Meridian Township
- Suggestion to have the ICRD abandon the road to bring more greenspace to the area

- Only one drive is being serviced on Lake Drive
- ICRD concern with the acute angle on Reynolds Road relative to installation of a right turn lane
- Bundle in which the parcel would be included will not likely be purchased during the auction process
- Subject parcel belongs in the public trust
- Township has the right of first refusal and could obtain the parcel by paying back taxes
- Suggestion to let all the taxing authorities share in the tax burden
- Once the subject parcel has been sent to auction twice, it will be turned over to the Township at no cost unless the Township objects
- Appreciation to the Ingham County Treasurer for suggesting the process by which the Township can obtain this parcel
- Appreciation for the collaborative effort of the Ingham County and Meridian Township Treasurers

B. 2015 Township Citizen Survey

Assistant Township Manager/Director of Public Works Derek Perry provided the 2012 Citizen Survey results as requested by the Board at its June 2, 2015 meeting.

Board and staff discussion:

- Past four citizen surveys have been conducted in the month of May
- Board member belief local firms can provide this type of survey service
- Suggested custom question which can be asked could be whether citizens support an increase in the local road tax
- Preference to keep with the existing surveyor for benchmarking purposes
- Suggestion to schedule some informal public gatherings to glean information by asking the same questions
- Board member preference to change firms conducting the survey this time
- Survey has limited response rate and the 330 respondents offer skewed responses
- General questions are too generic
- Four (4) customized questions specific to Meridian Township are not enough
- Information technology is very different than what existed in 2003, the first year a citizen survey was conducted
- Many aspects of the township have changed since 2003
- Board member support to expend some additional funds to use MSU for a survey specifically customized for Meridian Township, using detailed questions which drill down and get to the “heart” of the matter
- New benchmarks would be created which would all be specific to Meridian Township
- The new survey process could use generic questions which compare to the benchmarks used in the national survey and then have specific questions for Meridian Township
- Topic for discussion could be the time frame used between surveys

15. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, stated whatever method is used for the citizen survey will produce bias. He suggested some incentive be provided (e.g., sweepstakes) to solicit increased return of responses. He objected to medical marijuana being mentioned in a recent press release that speculated on why the reported home invasion had occurred.

Supervisor LeGoff closed Public Remarks.

16. FINAL BOARD MEMBER COMMENT

Treasurer Brixie responded to the previous speaker regarding why she believed the home invasion took place at that specific residence (medical marijuana operation). She believed the inclusion of identifying the residence as a medical marijuana operation in the press release was a service to the Township and all the neighbors. She asked if there was Board interest in placing the medical marijuana issue on a future Board agenda.

Trustee Styka was puzzled as to why zoning regulations with respect to medical marihuana have not come before the Board for final action, as the Board spent a great deal of time on this issue. He believed because the home invasion included the use of a firearm and residents were held at gunpoint, it is a different scenario than a simple home invasion and the public needed to be aware and wary. Trustee Styka also believed it important for medical marihuana providers to be aware of the reason for the home invasion and take necessary precautions.

Clerk Dreyfus stated the Michigan Medical Marihuana Act (MMMA) has strict provisions on confidentiality and believed it a violation of the act for anyone to publicly speculate whether someone is a caregiver, user or provider. He asked for a legal opinion from the new legal services firm if the police department is allowed to reveal whether or not a home or person is a caregiver, provider or user under the MMMA. Clerk Dreyfus added the medical marihuana issue was debated by the Board over many meetings, and a subcommittee was formed which provided a reasonable compromise accepted by the Board and then sent to the Planning Commission. He believed the Planning Commission has not taken action on the medical marihuana issue to date.

Trustee Scales requested the Township Manager urge the Planning Commission to move the medical marihuana issue up on its agenda.

Trustee Veenstra inquired as to why the Township would only get four local questions on the citizen survey when there were six (6) on the last survey in 2012. He believed citizens are most concerned about the condition of roads, and suggested one of the questions should be to ask if residents favor an increase in the gas tax. Trustee Veenstra suggested one of the new questions to be asked could be regarding the use of recreational marihuana. He did not believe it necessary to spend much time on a discussion of the square footage allowed in order to grow 12 marihuana plants, believing it covered already by state law.

17. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 9:15 P.M.

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ELIZABETH LEGOFF  
TOWNSHIP SUPERVISOR

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BRETT DREYFUS, CMMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary

9.C

**Charter Township of Meridian  
Board Meeting  
7/07/2015**

GGOM

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

<b>COMMON CASH</b>	<b>\$ 1,122,841.49</b>
<b>PUBLIC WORKS</b>	<b><u>172,714.17</u></b>
<b>TOTAL CHECKS:</b>	<b>\$ 1,295,555.66</b>
<b>CREDIT CARD TRANSACTIONS</b>	<b>11,769.05</b>
<b>TOTAL PURCHASES:</b>	<b><u>\$ 1,307,324.71</u></b>
<b>ACH PAYMENTS</b>	<b><u>\$ 464,734.94</u></b>

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Vendor Name	Description	Amount	Check #
1. 4IMPRINT	T-SHIRTS FOR HOMTV INTERNS- NIGHT MEETINGS	728.04	
2. 54-A DISTRICT COURT	CASH BOND	150.00	89994
3. ADP INC.	6/12 PAYROLL PROCESSING FEE	1,834.66	
4. ALLEY T SCREEN PRINT & EMBROIDERY	STAFF T-SHIRTS	249.40	
5. ALLGRAPHICS CORP	SOFTBALL JERSEYS FOR HASLETT	308.00	
	SOFTBALL JERSEYS FOR OKEMOS	980.00	
	FITNESS PROGRAM SHIRTS/BASEBALL CAPS	300.00	
	SAND VOLLEYBALL CHAMPION SHIRTS	309.00	
	TOTAL	1,897.00	
6. AMERICAN RENTALS	TENT/CHAIR RENTAL-MEMORIAL DAY EVENT	310.00	
7. ARTISTIC BRONZE INC	PLAQUE FOR FRIEND OF THE PARK TREE	115.00	
8. ASAP PRINTING	FORMS AND PAMPHLET PRINTING	145.50	
	WILLIAMSTON FLAG FOOTBALL FLYERS	191.95	
	WILLIAMSTON CHEER FLYERS	152.96	
	WILLIAMSTON TACKLE FOOTBALL FLYERS	152.96	
	SOCCER FLYERS	294.42	
	FLAG FOOTBALL FLYERS	294.42	
	HYRA SOCCER FLYERS	224.23	
	HYRA FLAG FOOTBALL FLYERS	224.23	
	TOTAL	1,680.67	
9. AT &T	JUNE SERVICE	39.69	
10. AT&T MOBILITY	JUNE SERVICE	52.27	89976
11. BANNASCH WELDING INC	TRUCK REPAIR/WELDING	385.14	
12. BARYAMES CLEANERS	POLICE UNIFORM CLEANING	744.75	
13. BEST BEST & KRIEGER	LEGAL FEES-HOM-TV	270.00	
14. BEYER ROOFING CO	RE-ROOF THE SERVICE CENTER	157,503.00	
15. BLUE CROSS BLUE SHIELD OF MICHIGAN	JULY PREMIUM	99,639.18	89980
	JULY PREMIUM	2,837.51	89981
	TOTAL	102,476.69	
16. BOARD OF WATER & LIGHT	JUNE STREET LIGHTS	528.74	
17. BS&A SOFTWARE	PAYROLL & TIMESHEET SOFTWARE	12,595.00	
18. CATHERINE ADAMS	MAY MILEAGE REIMB	37.09	
19. CBI INC	HNC COPIER MAINT-MAY	23.12	
20. CENTRAL STATES ALLIANCE	CONF SPONSOR REVENUE REC'VD BY MCT DUE CSACM	6,635.00	
	CONF REG-HOM-TV STAFF	1,095.00	
	TOTAL	7,730.00	
21. CHRISTI KRAUS	PAYROLL WITHHOLDING-DEC MEMORIAL FUND	35.00	89986

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22. CINTAS CORPORATION #725	MECHANICS UNIFORMS	24.66	
	MECHANICS UNIFORMS	24.66	
	TOTAL	49.32	
23. CITY PULSE	FARM MRKT ADS/SPEC EDITION	341.10	
	TWP NOTICES	140.98	
	TOTAL	482.08	
24. COMCAST CABLE	JULY SERVICE-MUN BLDG	164.61	
	JULY SERVICE-HNC	129.58	
	TOTAL	294.19	
25. CONSUMERS ENERGY	PATHWAY LEASE	563.08	
26. COTY KENNETH	REIMB-VOLUNTEER LUNCH EXPENSE	41.93	89977
27. CRANDELL BROS TRUCKING CO	SAND FOR VOLLEYBALL COURTS/N MERIDIAN ROAD PARK	3,000.00	
	SAND FOR VOLLEYBALL COURTS/ N MERIDIAN ROAD PARK	2,000.00	
	SAND FOR VOLLEYBALL COURTS	4,008.20	
	BEACH SAND FOR VOLLEYBALL COURTS	1,000.00	
	BEACH SAND FOR VOLLEYBALL COURTS	2,002.60	
	TOTAL	12,010.80	
28. DAVID BAILEY	INSTRUCTOR'S FEE-PITCHING CLINICS	120.00	
29. DBI	OFFICE SUPPLIES	94.95	
	OFFICE SUPPLIES	27.55	
	OFFICE SUPPLIES	61.03	
	OFFICE SUPPLIES	60.14	
	OFFICE SUPPLIES	20.12	
	OFFICE SUPPLIES	129.99	
	TOTAL	393.78	
30. DEBRA ELLIS	REFUND SUP FEE-NOT REQUIRED	200.00	
31. DELTA DENTAL	JULY PREMIUM	13,159.44	89987
32. DISCOUNT ONE HOUR SIGNS	GRAPHICS - POLICE INTERCEPTERS	490.00	
	PARK SIGNS	143.90	
	TOTAL	633.90	
33. DLZ MICHIGAN INC	ENGINEERING SERVICES FOR NEW FIRE STATION	5,050.00	
34. DOUGLAS SIGNS	BLDG PERMIT FEE REFUND-1982 GRD RIVER	100.00	
35. DOUGLASS SAFETY SYSTEMS LLC	FIRE EQUIPMENT/GEAR	549.26	
36. ELECTION SOURCE	OPTECH INSIGHT TABULATOR ANNUAL MAINTENANCE	2,858.00	
37. FEDEX	SHIPPING CHRGS	376.44	
	SHIPPING CHRGS	18.43	
	TOTAL	394.87	
38. FIRE SERVICE MANAGEMENT	FIRE GEAR CERTIFICATION/REPAIRS	92.50	

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39. GIGUERE HOMES INC.	PERFORMANCE GUARANTEE/2565 SOPHIEA	750.00	
	REFUND-PERFORMANCE GUARANTEE/2638 SOPHIEA	750.00	
	TOTAL	1,500.00	
40. GRANICUS INC	JULY MAINT-MANAGED SERVICE/HOM-TV	725.00	
	JULY -OPEN PLATFORM/GOV SERVICE-HOM-TV	325.00	
	TOTAL	1,050.00	
41. HALT FIRE INC	WATER VALVE REPAIR KIT TRUCK 501	1,034.43	
42. HANG TUFF FASTPITCH	INSTRUCTOR'S FEE-PITCHING CLINIC	120.00	
43. HANNEWALD LAMB FARM	FARM MRK VENDOR - 6/20/15	20.00	
44. HASLETT COMMUNITY EDUCATION	BASEBALL/SOFTBALL CLINIC-SPACE RENTAL	189.00	
45. HASLETT PUBLIC SCHOOLS	2ND QTR MAINT REIMB	4,434.39	
46. HERBERT L CONFER JR	FARM MARKET VENDOR- 5/30/2015	22.00	
47. INGHAM COUNTY HEALTH DEPT	CAMP LICENSING FEE - HNC	220.00	
48. INTEGRITY HEATING & AIR LLC	REFUND-PLUMBING PERMIT FEE	125.00	
49. JEN MALINOWSKI	HNC CAMP FEE REFUND	60.00	
50. JOHNNY MAC'S	BELTS FOR SOFTBALL AND BASEBALL TEAMS	252.00	
	SOCKS FOR BASEBALL AND SOFTBALL TEAMS	1,733.45	
	BASEBALL/SOFTBALL EQUIPMENT	249.50	
	BASEBALL/SOFTBALL SUPPLIES	184.90	
	TOTAL	2,419.85	
51. KAMPS INC	PLAYGROUND SAFETY SURFACE	2,015.00	
52. KIT RICH	MAY MILEAGE REIMB	67.85	
53. KODIAK EMERGENCY VEHICLES	BRAUN CHIEF XL TYPE III AMUBLANCE ON 2015 CHEVY G4	179,540.00	89984
54. KOLACHE KITCHEN	FARM MARKET VENDOR - 6/13/15	8.00	
55. KUSTOM SIGNALS INC	ANTENNAS-POLICE VEHICLES	108.00	
56. L3 COMM MOBILE VISION INC	CAMERA REPAIR-POLICE VEHICLE	125.00	
	POLICE EQUIP REPAIR	153.00	
	TOTAL	278.00	
57. LANSING SANITARY SUPPLY INC	TISSUE DISPENSERS FOR PARKS	244.25	
58. LANSING UNIFORM COMPANY	STANDARD POLICE UNIFORM PURCHASE	990.50	
	UNIFORMS-FIRE DEPT	551.20	
	UNIFORMS-FIRE DEPT	12.00	
	POLICE UNIFORM PURCHASE	121.00	
	POLICE UNIFORM PURCHASE	714.00	
	TOTAL	2,388.70	
59. LEAK PETROLEUM EQUIPMENT INC	FUEL ISLAND REPAIRS FOUND DURING ANNUAL INSPECTION	4,749.60	

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60. MARK EBENER	FARM MARKET VENDOR - 6/20/15	35.00	
61. MARK'S LOCK SHOP, INC.	KEYS AND PADLOCKS	42.00	
62. MASON STATE BANK	REINVESTING IN MASON STATE BANK CD	495,254.60	89991
63. MATTHEW BENDER & CO INC	MI MCLS UPDATES	310.31	
64. MEGAN SLIVA	FITNESS INSTRUCTOR'[S FEE	112.00	
65. MERIDIAN TOWNSHIP PETTY CASH	PETTY CASH REIMB- SERVICE CENTER	343.11	
	PETTY CASH REIMB	313.97	
	TOTAL	657.08	
66. MERIDIAN TOWNSHIP RETAINAGE	RETAINAGE-MOORE TROSPER	545.20	
67. MICHIGAN DEMOLITION	INSTALLATION OF SAND VOLLEYBALL COURT	10,000.00	
68. MICHIGAN POLICE EQUIPMENT CO	AMMUNITION	9,351.00	
69. MICHIGAN STATE UNIVERSITY	DARE CONF REG-JUHRS & SCACCIA	200.00	
70. MICHIGAN.COM	FARM MRKT ADS	123.50	
71. MOLLY HUNSBERGER	FITNESS INSTRUCTORS FEE	48.00	
72. MOORE MEDICAL LLC	EMS OPERATING SUPPLIES	167.91	
	EMS OPERATING SUPPLIES	1,383.02	
	EMS OPERATING SUPPLIES	112.81	
	C BATTERIES-FIRE DEPT	26.07	
	TOTAL	1,689.81	
73. MOORE TROSPER CONSTRUCTION	2015 CONCRETE REPAIR CONTRACT	4,906.80	
74. MOSQUITO SQUAD OF GREATER LANSING	TREATMENT AT NANCY MOORE PARK	375.00	
	MOSQUITO CONTROL - MARKET AND ADMIN BUILDING	175.00	
	TREATMENT AT NANCY MOORE PARK	375.00	
	MOSQUITO CONTROL FOR MARKET AND ADMIN BUILDING	175.00	
	TOTAL	1,100.00	
75. NOKOMIS LEARNING CENTER	JULY P'MT/PARKING LOT LIGHT COSTS	70.09	
76. NORTH GRAND RIVER COOPERATIVE	AMBULANCE LINEN	378.10	
77. OFFICEMAX	PRINTER INK	81.62	
	RECYCLED MULTI-USE WHITE COPY PAPER	1,773.43	89978
	TOTAL	1,855.05	
78. OKEMOS COMMUNITY EDUCATION	SOCCER FIELD RENTAL	1,200.00	
79. PITNEY BOWES	POSTAGE METER LEASE P'MT	822.00	
80. PRO AIR	SERVICE CALL-DECOMMISSION COMPRESSOR	90.10	
81. PROFESSIONAL BENEFITS SERVICES INC	JULY ADMIN/PREMIUM	8,742.60	89983
	FLEX ADMIN FEE-JULY	126.00	
	TOTAL	8,868.60	

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Vendor Name	Description	Amount	Check #
82. PRO-TECH MECHANICAL SERVICES			
	A/C REPAIRS HARRIS CENTER	330.00	
	HVAC MAINTENANCE SERVICES	2,933.75	
	A/C REPAIRS HNC,N.FIRE STATION	310.00	
	TOTAL	<u>3,573.75</u>	
83. PURE GREEN			
	ATHLETIC FIELD WEED AND FEED	1,725.00	
84. RESERVE ACCOUNT			
	TWP POSTAGE	2,500.00	
85. RON ST GERMAIN			
	INSTRUCTOR'S FEE-PHOTOGRAPHY CLASS	866.25	
86. SAFETY SYSTEMS INC			
	ANNUAL ALARM SERVICE AGREEMENT-VILLAGE	389.00	
	ANNUAL ALARM SERVICE AGREEMENT-MUN BLDG	378.00	
	ANNUAL ALARM SERVICE AGREEMENT-HNC	389.00	
	ANNUAL ALARM SERVICE AGREEMENT-PS BLDG	532.00	
	ANNUAL ALARM SERVICE AGREEMENT-FIRE STN	567.00	
	ANNUAL ALARM SERVICE AGREEMENT - SRVC CTR	775.00	
	TOTAL	<u>3,030.00</u>	
87. SAMIA'S MEDITERRANEAN GOURMET LLC			
	FARM MARKET VENDOR - 6/13/15	40.00	
88. SANDRA STONE			
	FARM MARKET VENDOR - 6/13/15	34.00	
	FARM MARKET VENDOR - 5/30/2015	23.00	
	TOTAL	<u>57.00</u>	
89. SAXON INC.			
	BUSINESS CARDS-FIRE DEPT	61.57	
90. SIGNATURE FORD INC.			
	FORD POLICE UTILITY INTERCEPTOR	27,257.00	
91. SOLDAN'S FEED & PET SUPPLIES			
	CANINE SUPPLIES FOR TWO DOGS	46.99	
	CANINE SUPPLIES FOR TWO DOGS	32.99	
	CANINE SUPPLIES FOR TWO DOGS	46.99	
	TOTAL	<u>126.97</u>	
92. SPARTAN COUNTRY MEATS LLC			
	FARM MARKET VENDOR - 6/20/15	32.00	
93. SPARTAN DISTRIBUTORS			
	TORO REPAIR PARTS	131.93	
94. STAMP RITE INC			
	NOTARY STAMP	35.50	
95. STATE CHEMICAL SOLUTIONS			
	PARK MAINT SUPPLIES	98.09	
96. STATE OF MICHIGAN			
	STORMWATER CERTIFICATION-YOUNES	95.00	89973
97. SUPERIOR SAW			
	REPLACEMENT SAW BLADES AND CHAINS	378.41	
98. SUPREME SANITATION			
	PORTABLE TOILET RENTAL-NEWTON ST	40.00	
	PORTABLE TOILET RENTAL-WILLIAMSTON	42.50	
	PORTABLE TOILET RENTAL-WILLIAMSTON MS	160.00	
	PORTABLE TOILET RENTAL-KINAWA	80.00	
	PORTABLE TOILET RENTAL-HILLBROOK	80.00	
	PORTABLE TOILET RENTAL - TOWNER	40.00	
	PORTABLE TOILET RENTAL-HNC	80.00	
	TOTAL	<u>522.50</u>	
99. SUZANNE THREADGOULD			
	FARM MARKET VENDOR - 5/30/2015	17.00	

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Vendor Name	Description	Amount	Check #
100 TDS	JUNE SERVICE	1,354.34	
101 THE HARKNESS LAW FIRM PLLC	LEGAL FEES-UTC	6,768.73	
102 THE LINCOLN NAT'L LIFE INS CO	JULY PREMIUM	2,910.31	89982
103 THE POLACK CORPORATION	MAY METER CHRG-7 COPIERS	967.45	89979
	METER CHRGS - 7 COPIERS	1,272.24	
	TOTAL	2,239.69	
104 U.S. BANK EQUIPMENT FINANCE	COPIER(7) MAINT CONTRACT	954.00	
105 UNUM LIFE INSURANCE CO OF AMERICA	PAYROLL WITHHOLDING- LIFE INS	536.46	89974
106 URBAN LAND INSTITUTE	ANNUAL DUES-KIESELBACH	220.00	
107 VAN ATTA'S FLOWER SHOP	FRIEND OF THE PARK TREE-HISTORICAL VILLAGE	354.99	
	FLOWERS/GARDEN CLUB -TWP PARKS	93.98	
	PLANTS FOR TWP PARKS	168.25	
	FLOERS/GARDEN CLUB PROJECTS	98.55	
	FLOWERS FOR TWP PARKS	11.22	
	FLOWERS/GARDEN PROJECT	57.56	
	PLANTS/SHRUBS FOR TWP PARKS	83.57	
	TREE-NANCY MOORE PARK-WILL BE REIMB BY GRANT	742.41	
	PLANTS FOR PARKS	48.58	
	TOTAL	1,659.11	
108 WEST SHORE FIRE	SCBA MASK STRAPS	203.16	
109 WILBUR HOCHSTETLER	FARM MARKET VENDOR - 6/20/15	196.00	
110 WILL JOHNSON	SIGN PERMIT FEE REFUND-1830 GRD RIVER	500.00	
111 WILLIAM CRAFTS	INSTRUCTOR'S FEE-PITCHING CLINIC	120.00	
TOTAL - ALL VENDORS		1,122,841.49	

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PUBLIC WORKS

Vendor Name	Description	Amount	Check #
1. BLUE CROSS	BLUE SHIELD OF MICHIGAN		
	JULY PREMIUM	16,324.31	25878
	JULY PREMIUM/VISION	342.90	25879
	TOTAL	16,667.21	
2. CARL SCHLEGEL INC	SAND - WATER DEPT	342.00	
3. CHAMPION WOODS, LLC	JULY SETTLEMENT P'MT	4,100.00	
4. DALE AMES	REFUND-OVERP'MT OF FINAL UTILITY BILL	31.90	
5. DELTA DENTAL	JULY PREMIUM	1,525.58	25881
6. JAMES CESPEDES	REFUND-OVERP'MT OF FINAL UTILITY BILL	114.39	
7. MATTHEW FOREMAN	REIMB-MDEQ TEST EXPENSE	70.00	
8. MAULDON BROTHERS CONSTRUCTION LLC	CONSTRUCT TOWAR GARDENS LIFT STATION	130,346.00	
9. MERIDIAN TOWNSHIP RETAINAGE	RETAINAGE-MOORE TROSPER	840.50	
	RETAINAGE - MAULDON	5,554.00	
	TOTAL	6,394.50	
10. MIDWEST GAS INSTRUMENT SERVICE	IMPACT SENSOR CARTRIDGE	313.42	
11. MOORE TROSPER CONSTRUCTION	2015 CONCRETE REPAIR CONTRACT	7,564.50	
12. ROBERT GEITH	REFUND-OVERP'MT OF FINAL UTILITY BILL	21.44	
13. SHERWIN WILLIAMS CO	HYDRANT PAINT	208.88	
	HYDRANT PAINT	208.88	
	TOTAL	417.76	
14. SME	DENSITY TESTING-TOWER GARDENS	3,842.95	
15. SPARTAN PROPERTIES LLC	REFUND-OVERP'MT OF FINAL W/S BILL	51.42	
16. STAMP RITE INC	PRE-INKED STAMP	78.75	
17. TDS	JUNE SERVICE	154.98	
18. THE LINCOLN NAT'L LIFE INS CO	JULY PREMIUM	396.66	25880
19. TRI TITLE AGENCY	REFUND-OVERP'MT OF FINAL UTILITY BILL	210.71	
20. ZACHARY ARCHIBALD	MDEQ EXAM FEE REIMB	70.00	
TOTAL - ALL VENDORS		172,714.17	

## Credit Card Transactions - June 11 - 30, 2015

Transaction Da	Transaction Merchant Name	Transaction Amount	Account Name
2015/06/16	244 AUTO VALUE EAST LANSI	\$15.39	RICH WHEELER
2015/06/11	AMAZON MKTPLACE PMTS	19.95	KATHERINE RICH
2015/06/16	AMAZON MKTPLACE PMTS	47.48	KATHERINE RICH
2015/06/18	AMAZON MKTPLACE PMTS	117.92	CHRISTOPHER DOMEYER
2015/06/29	AMAZON MKTPLACE PMTS	101.51	DEREK PERRY
2015/06/23	AMAZON.COM	161.87	CHRISTOPHER DOMEYER
2015/06/19	B&H PHOTO, 800-606-6969	309.99	DARKUS BEASLEY
2015/06/17	BANNERSONTHECHEAP.COM	19.66	ROBIN FAUST
2015/06/15	BED BATH & BEYOND #369	79.99	WILLIAM PRIESE
2015/06/19	BEST BUY 00004168	24.99	DARKUS BEASLEY
2015/06/18	BEST BUY 00004168	39.99	ANDREA SMILEY
2015/06/18	BESTBUYCOM731911001348	(42.39)	ANDREA SMILEY
2015/06/18	BESTBUYCOM731911001348	42.39	ANDREA SMILEY
2015/06/13	BIGGBY COFFEE #121	33.42	DEBORAH GUTHRIE
2015/06/17	BIGGBY COFFEE #121	11.53	DEBORAH GUTHRIE
2015/06/17	BLANKS USA	56.55	MARTHA TOWNSEND
2015/06/21	BOYNE HIGHLANDS LOD	287.21	DAVID HALL
2015/06/22	BOYNE MTN LODGING	93.55	KEN PLAGA
2015/06/16	CHILI'S S.W. DETROIT	29.34	DARKUS BEASLEY
2015/06/29	CIMA INTERNATIONAL, INC.	805.95	KEN PLAGA
2015/06/25	CITY LIMITS	153.00	MICHAEL DEVLIN
2015/06/22	CMP DISTRIBUTORS INC	71.55	ANDREW MCCREADY
2015/06/23	COMCAST OF LANSING	9.44	KRISTI SCHAEING
2015/06/24	COMCAST OF LANSING	126.28	ANDREA SMILEY
2015/06/29	COMPLETE BATTERY SOURCE	20.62	DENISE GREEN
2015/06/25	CRACKER BARREL #517 OKEMO	30.05	FRANK L WALSH
2015/06/13	CRUCIAL.COM	59.99	ERIC MILLER
2015/06/12	DEQ DW TRAIN AND CERTIFY	95.00	JOE VANDOMMELEN
2015/06/11	DICK'S CLOTHING&SPORTING	119.96	GREG GROTHOUS
2015/06/26	DICK'S CLOTHING&SPORTING	(3.59)	GREG GROTHOUS
2015/06/15	DISCOUNT ONE HOUR SIGNS I	149.75	ROBERT MACKENZIE
2015/06/11	DISCOUNT ONE HOUR SIGNS I	12.00	WILLIAM PRIESE
2015/06/25	DISCOUNT-TIRE-CO MIL-11	250.00	TODD FRANK
2015/06/24	DOMINO'S 1206	33.90	ANDREW MCCREADY
2015/06/24	EAST LANSING PARKING	2.60	FRANK L WALSH
2015/06/19	FACEBOOK GFYCD7EM92	0.56	LUANN MAISNER
2015/06/19	FACEBOOK HFYCD7EM92	20.00	LUANN MAISNER
2015/06/22	FEDEX 497300230	18.96	WILLIAM PRIESE
2015/06/12	FEDEXOFFICE 00004069	38.16	ANDREA SMILEY
2015/06/11	GAN*SUBSCRIPTION	25.00	BRANDIE YATES
2015/06/27	GFS STORE #1901	(118.24)	MICHAEL DEVLIN
2015/06/26	GFS STORE #1901	186.91	MICHAEL DEVLIN
2015/06/12	GFS STORE #1901	86.21	CAROL HASSE
2015/06/24	GRAFF-CHEVROLET-OKEMOS	101.94	TODD FRANK
2015/06/16	HAMMOND FARMSLANDS	39.75	JOE VANDOMMELEN
2015/06/12	HAMMOND FARMSLANDS	209.60	KEITH HEWITT
2015/06/11	HAMMOND FARMSLANDS	230.56	ROBERT MACKENZIE
2015/06/11	HAMMOND FARMSLANDS	85.00	ROBERT MACKENZIE

2015/06/19	HAMMOND FARMSLANDS	83.84	ROBERT MACKENZIE
2015/06/19	HAMMOND FARMSLANDS	230.56	ROBERT MACKENZIE
2015/06/25	HAMMOND FARMSLANDS	377.28	ROBERT MACKENZIE
2015/06/29	HASLETT TRUE VALUE HDW	47.45	JIM ANDERSON
2015/06/25	HASLETT TRUE VALUE HDW	7.09	CHRISTOPHER DOMEYER
2015/06/23	HASLETT TRUE VALUE HDW	91.09	PETER VASILION
2015/06/11	HASLETT TRUE VALUE HDW	30.77	RICH WHEELER
2015/06/16	HASLETT TRUE VALUE HDW	138.49	RICH WHEELER
2015/06/22	HASLETT TRUE VALUE HDW	2.79	TAVIS MILLEROV
2015/06/18	HASLETT TRUE VALUE HDW	35.96	DAN PALACIOS
2015/06/25	IN *SIGN A RAMA	22.50	CHRISTOPHER DOMEYER
2015/06/12	JETS PIZZA OF HASLETT	51.00	WILLIAM PRIESE
2015/06/12	LEOS SPIRITS AND GRUB	42.54	FRANK L WALSH
2015/06/12	MARATHON PETRO103556	100.00	TODD FRANK
2015/06/23	MARATHON PETRO127472	43.32	DAVID HALL
2015/06/12	MEIJER INC #025 Q01	14.55	CATHERINE ADAMS
2015/06/17	MEIJER INC #025 Q01	10.51	CATHERINE ADAMS
2015/06/25	MEIJER INC #025 Q01	14.47	CATHERINE ADAMS
2015/06/29	MEIJER INC #025 Q01	44.54	CATHERINE ADAMS
2015/06/19	MEIJER INC #025 Q01	18.94	KATHERINE RICH
2015/06/19	MEIJER INC #025 Q01	8.58	MICHAEL DEVLIN
2015/06/23	MEIJER INC #025 Q01	16.61	CHRISTOPHER DOMEYER
2015/06/22	MEIJER INC #025 Q01	23.16	ROBIN FAUST
2015/06/15	MEIJER INC #025 Q01	70.00	JANE GREENWAY
2015/06/11	MEIJER INC #025 Q01	20.00	GREG GROTHOUS
2015/06/15	MEIJER INC #025 Q01	34.73	GREG GROTHOUS
2015/06/15	MEIJER INC #025 Q01	29.49	GREG GROTHOUS
2015/06/12	MEIJER INC #025 Q01	101.98	CAROL HASSE
2015/06/13	MEIJER INC #025 Q01	46.32	PETER MENSER
2015/06/20	MEIJER INC #025 Q01	109.00	KENNITH PHINNEY
2015/06/15	MEIJER INC #025 Q01	44.30	WILLIAM PRIESE
2015/06/12	MICHIGAN MUNICIPAL LEAGUE	105.00	CAROL HASSE
2015/06/12	MICHIGAN PIPE	156.00	JOE VANDOMMELEN
2015/06/26	MISSION POINT RESORT	439.29	BRETT DREYFUS
2015/06/11	MOUNTAIN GRD LODGE	185.92	CAROL HASSE
2015/06/19	MOUNTAIN GRD LODGE	185.92	DEREK PERRY
2015/06/11	MSU DEMMER CENTER	60.00	CATHERINE ADAMS
2015/06/16	NFPA NATL FIRE PROTECT	150.00	TAVIS MILLEROV
2015/06/17	OC PIZZA 7071	43.37	DEREK PERRY
2015/06/25	OFFICEMAX CT*IN#581503	73.08	CAROL HASSE
2015/06/29	OFFICEMAX CT*IN#637886	168.99	CAROL HASSE
2015/06/11	OFFICEMAX/OFFICEDEPOT #61	21.99	CHRISTOPHER DOMEYER
2015/06/23	OFFICEMAX/OFFICEDEPOT #61	67.17	CHRISTOPHER DOMEYER
2015/06/19	OFFICEMAX/OFFICEDEPOT #61	38.99	DEREK PERRY
2015/06/28	OKEMOS HARDWARE INC	5.99	MATTHEW WALTERS
2015/06/18	OKEMOS HARDWARE INC	20.43	JIM ANDERSON
2015/06/11	OKEMOS HARDWARE INC	9.99	WILLIAM RICHARDSON
2015/06/25	OKEMOS HARDWARE INC	5.96	PETER VASILION
2015/06/26	OKEMOS HARDWARE INC	17.96	JAY GRAHAM
2015/06/15	OKEMOS HARDWARE INC	3.98	ROBERT MACKENZIE
2015/06/12	OKEMOS HARDWARE INC	4.49	PETER MENSER
2015/06/22	PAYPAL *MICHIGANEME	250.00	KEN PLAGA
2015/06/29	PAYPAL *VANBURENCON	21.49	YOUNES ISHRAIDI
2015/06/19	QUALITY DAIRY 31280027	52.80	JANE GREENWAY
2015/06/19	QUALITY DAIRY 31280027	18.63	JANE GREENWAY

2015/06/15	QUALITY DAIRY 31280027	30.45	GREG GROTHOUS
2015/06/25	SHERWIN WILLIAMS #1339	107.49	DENNIS ANTONE
2015/06/16	SOLDAN'S FEEDS & PET S	53.72	CATHERINE ADAMS
2015/06/25	SOLDAN'S FEEDS & PET S	64.72	CATHERINE ADAMS
2015/06/23	STAR LINE	18.00	BRETT DREYFUS
2015/06/17	STATE DEQ WORKSHOPS	25.00	YOUNES ISHRAIDI
2015/06/22	STATE DEQ WORKSHOPS	25.00	YOUNES ISHRAIDI
2015/06/15	SUNBELT RENTALS #315	128.60	KEITH HEWITT
2015/06/19	SYMPPLICITY CORP	25.00	BRANDIE YATES
2015/06/25	TARGET 00003657	75.00	GRETCHEN M GOMOLKA
2015/06/17	TAVERN AND TAP	117.40	DEBORAH GUTHRIE
2015/06/19	THE BOULEVARD INN	378.48	FRANK L WALSH
2015/06/18	THE HOME DEPOT 2723	124.75	KATHERINE RICH
2015/06/12	THE HOME DEPOT 2723	12.36	DENNIS ANTONE
2015/06/18	THE HOME DEPOT 2723	98.88	DENNIS ANTONE
2015/06/25	THE HOME DEPOT 2723	26.91	DENNIS ANTONE
2015/06/11	THE HOME DEPOT 2723	198.00	CHRISTOPHER DOMEYER
2015/06/18	THE HOME DEPOT 2723	23.25	CHRISTOPHER DOMEYER
2015/06/25	THE HOME DEPOT 2723	10.22	CHRISTOPHER DOMEYER
2015/06/19	THE HOME DEPOT 2723	64.40	PETER VASILION
2015/06/19	THE HOME DEPOT 2723	219.00	PETER VASILION
2015/06/22	THE HOME DEPOT 2723	53.70	PETER VASILION
2015/06/26	THE HOME DEPOT 2723	25.16	PETER VASILION
2015/06/19	THE HOME DEPOT 2723	192.40	JANE GREENWAY
2015/06/25	THE HOME DEPOT 2723	78.52	JANE GREENWAY
2015/06/11	THE HOME DEPOT 2723	71.94	KEITH HEWITT
2015/06/23	THE HOME DEPOT 2723	146.55	DAVID LESTER
2015/06/22	THE HOME DEPOT 2723	35.64	ROBERT MACKENZIE
2015/06/25	THE HOME DEPOT 2723	4.99	ROBERT MACKENZIE
2015/06/26	THE HOME DEPOT 2723	51.90	KENNITH PHINNEY
2015/06/26	TONY MS LANSING	58.76	TAVIS MILLEROV
2015/06/25	TRACTOR SUPPLY #1149	134.99	ROBERT MACKENZIE
2015/06/23	USPS 25698008630809271	5.95	GRETCHEN M GOMOLKA
2015/06/26	W.S. DARLEY & CO.	82.86	WILLIAM PRIESE
2015/06/12	WAL-MART #2866	79.88	PETER MENSER
2015/06/18	WW GRAINGER	276.55	JIM ANDERSON
2015/06/16	WWW.NEWEGG.COM	123.98	ERIC MILLER
2015/06/20	ZORO TOOLS INC	188.10	WILLIAM PRIESE

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\$11,769.05

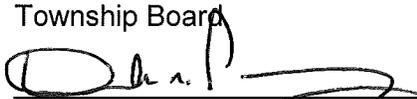
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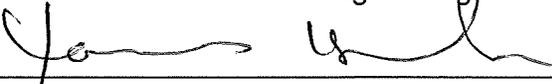
ACH Transactions  
June 11, 2015 - June 30, 2015

Date	Payee	Amount	Purpose
6/15/2015	MCT-PW	\$ 707.50	Twp W/S Bills
6/17/2015	Consumer Energy	173.57	Gas/Electric Bills
	Elan Financial	19,413.36	Paym't of Twp Credit Card Purchases
6/19/2015	Consumer Energy	897.29	Gas/Electric Bills
6/22/2015	Consumer Energy	12,632.00	Gas/Electric Bills
6/23/2015	Consumer Energy	24.13	Gas/Electric Bills
6/24/2015	ADP	380,068.56	6/26/2015 Payroll
6/26/2015	ICMA	50,818.53	Payroll Deductions
	Total ACH Payments	<u>\$ 464,734.94</u>	

**MEMORANDUM**

**TO:** Township Board

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

  
 Younes Ishraidi, P.E., Chief Engineer

**DATE:** July 1, 2015

**RE:** **Newton Road Public Road Improvements  
 Special Assessment District #43  
 Resolutions 1 & 2**

Newton Road is a local road, approximately 3142 feet long, running from Lake Lansing Road north to Saginaw/BL-69/M-78. The developer is responsible to pave Newton Road along the Sierra Ridge subdivision frontage, approximately 2125 feet, as a requirement of the plat. The developer is planning on paving in 2015.

The additional footage to pave Newton Road, from Lake Lansing Road to Saginaw/BL-69/M-78, (excluding Sierra Ridge Subdivisions) is approximately 1020 feet. The total estimated project cost is \$86,000. Approximately \$20,000 will be paid by the Township's pathway millage for the proposed 3' paved shoulders. As such, the total estimated assessments will be \$66,545.

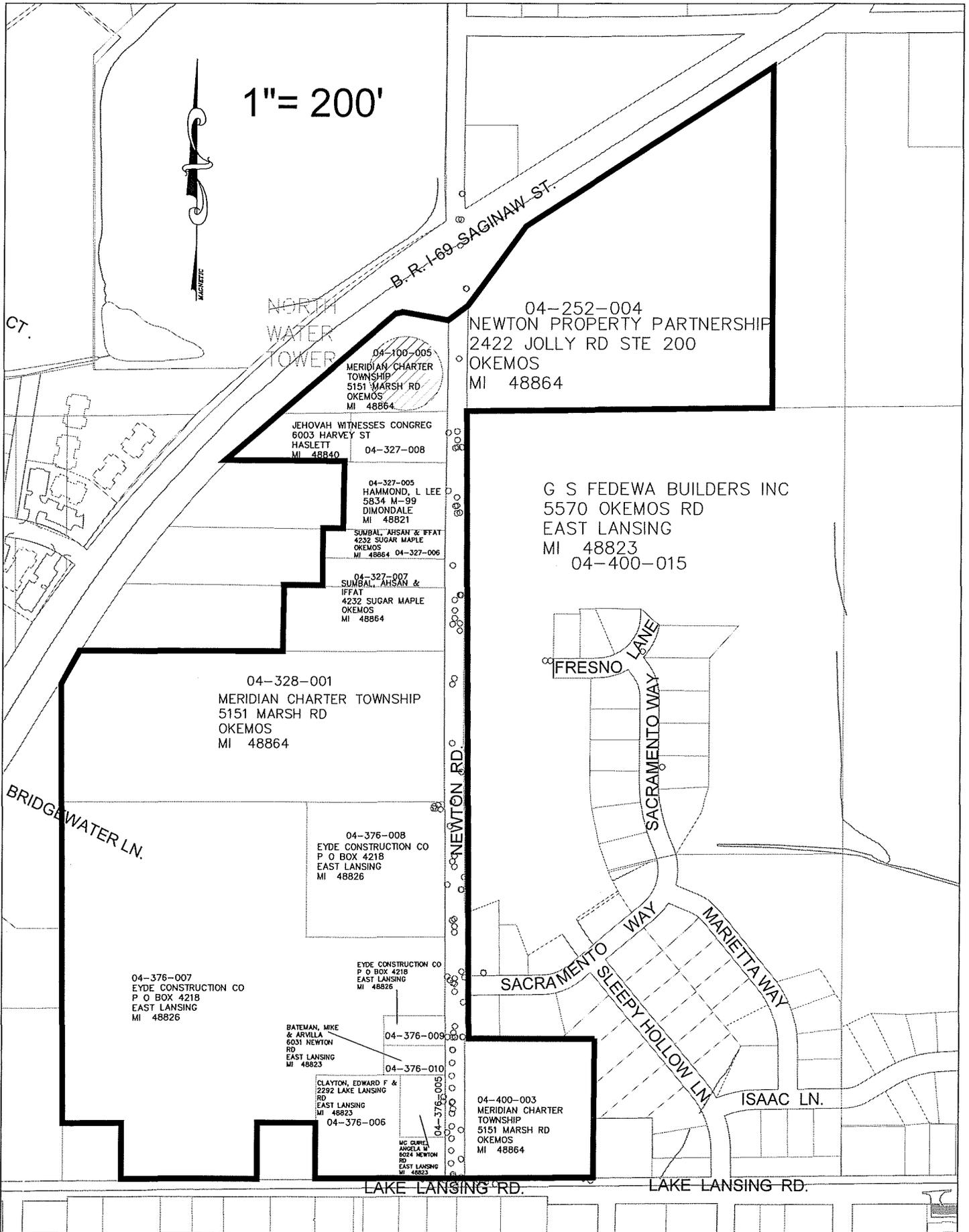
There are fourteen (14) parcels in the district, including residential, commercial, and Township owned parcels. The estimated assessments would range from \$3,033 to \$9,025. Meridian Township has three (3) parcels along Newton Road, which include the Newton Road Water Tower, Newton Road Park, and a Land Preservation parcel. Meridian Township's portion would be \$23,022.

Attached are resolutions 1 and 2. Resolution #1 calls for creation of a plan and cost estimate. Resolution #2 tentatively declares the Township Board's intention to make the public improvement and sets a date for a public hearing.

**Proposed Motion:**

**"Move to approve Newton Road Public Road Improvements Special Assessment District No. 43 Resolution No. 1, and orders plans and an estimate of costs to be prepared; and move to tentatively approve Newton Road Public Road Improvements District No. 43 Resolution No. 2, tentatively declaring the Township Board's intention to make the public road improvements: grade, gravel and pave Newton Road from Lake Lansing Road north approximately 500' and from Saginaw/BL-69/M-78 south approximately 500'; and sets the Public Hearing for August 4, 2015 for the purpose of hearing objections to the improvement and the special assessment district of Newton Road Public Road Improvement Special Assessment District No. 43."**

Attachments



# NEWTON ROAD PAVING ASSESSMENT DISTRICT #43



**NEWTON ROAD PUBLIC ROAD IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT NO. 43**

**RESOLUTION NO. 2**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, Phone (517) 853-4000, on Tuesday, July 7, 2015 at 6:00 p.m.

**PRESENT:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_  
and supported by \_\_\_\_\_.

**WHEREAS**, the Township Board of the Charter Township of Meridian deems it advisable and necessary for the public health, safety, and welfare of the Township and its inhabitants to construct the following described public road improvements:

Grade, gravel and pave Newton Road, from Lake Lansing Road north approximately 500'  
and from Saginaw/BL-69/M-78 south approximately 500';

and to defray the cost thereof by special assessment against the properties specially benefited thereby; and

**WHEREAS**, the developer is required to grade, gravel, and pave Newton Road along the Sierra Ridge Subdivisions property as a requirement of the plat; and is planning on paving in 2015; and

**WHEREAS**, the developer's paved portion would lead to unpaved portions of Newton Road at both ends, of approximately 500' each; and

**WHEREAS**, the Township Board has caused to be prepared by the Township's Chief Engineer, plans showing the improvement and location thereof and an estimate of the cost thereof; in accordance with a resolution of the Township Board pursuant to Act 188, Public Acts of Michigan, 1954, as amended; and

**WHEREAS**, the same has been received by the Township Board; and

**WHEREAS**, the Township Board desires to proceed further with the improvements;

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

1. The plans showing the improvement and location thereof and an estimate of the cost thereof be filed with the Township Clerk and be available for public examination.

2. The Township Board tentatively declares its intention to make the public road improvements previously listed in this resolution.

3. There is hereby tentatively designated a special assessment district against which the cost of said improvement is to be assessed, consisting of the lots and parcels of land described as:

**(SEE ATTACHED PROPOSED ASSESSMENT ROLL)**

4. The Township Board shall meet in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI on Tuesday, August 4, 2015 at 6:00 p.m. at which time and place the Township Board will hear objections to the improvement and to the special assessment district therefore. All objections must be filed in writing.

5. The Township Clerk is hereby ordered to cause notice of such hearing and the fact that the Township Board is proceeding on its own initiative to be published twice prior to said hearing in a newspaper of general circulation in the Township, the first publication to be at least ten (10) days before the time of the hearing, and pursuant to Act 188, Public Acts of Michigan, 1954, as amended, shall cause said notice to be mailed by first class mail to all record owners of, or parties in interest in, property in the special assessment district, at the addresses shown on the current tax records of the Township, at least ten (10) full days before the date of said hearing.

6. Said notice shall be in substantially the following form: (see attached)

7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same 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, **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, July 7, 2015.

\_\_\_\_\_  
Brett Dreyfus, Township Clerk

**NEWTON ROAD PUBLIC ROAD IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT NO. 43**

**NOTICE OF HEARING**

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

**(SEE ATTACHED PROPOSED ASSESSMENT ROLL)**

**PLEASE TAKE NOTICE** that the Township Board of the Charter Township of Meridian, acting on its own initiative, pursuant to Act 188, Public Acts of Michigan, 1954, as amended, has determined to make the following described public road improvements:

Grade, gravel and pave Newton Road, from Lake Lansing Road north approximately 500'  
and from Saginaw/BL-69/M-78 south approximately 500';

and to defray the cost thereof by special assessment against the properties specially benefited thereby.

Plans and estimates have been prepared and are on file with the Township Clerk for public examination.

**TAKE FURTHER NOTICE** that the Township Board will meet Tuesday, August 4, 2015, at 6:00 p.m. at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, for the purpose of hearing objections to the improvement and the special assessment district therefore. The Township Board is also interested in hearing those that favor the proposed project.

Appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the state tax tribunal. Your personal appearance at the hearing is not required, but you or your agent may appear in person at the hearing and protest the special assessment. To make an appearance and protest, you must file your written objections by letter or other writing with the Township Clerk before the close of this hearing. The owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal with 30 days after the confirmation of the special assessment roll if that person appeared and protested the special assessment at this hearing.

The Township Board may proceed with the improvement and special assessment district unless written objections from owners of land constituting more than 20% of the total road frontage are filed with the Township board at or before the hearing.

**"FOR PURPOSES OF THIS HEARING, THE AMOUNT TO BE ASSESSED AGAINST YOUR  
PROPERTY IS ESTIMATED TO BE \$ \_\_\_\_\_."**

Dated: \_\_\_\_\_

\_\_\_\_\_  
Brett Dreyfus, Township Clerk  
CHARTER TOWNSHIP OF MERIDIAN

**NEWTON ROAD PUBLIC ROAD IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT #43**

**ASSESSMENT ROLL**

<b><u>Parcel # &amp; Street Address/Legal Desc</u></b>	<b><u>Property Owner Name &amp; Address</u></b>	<b><u>Proposed Special Assessment Amount</u></b>
<b>3302-02-04-100-005</b> M-78 & Newton Legal Desc M4-26-2 That pt of S 104 A. of NW ¼ of Sec 4, S of Hwy M-78, on NW FRL ¼ of FRL Sec 4, T4N, R1W.	<b>MERIDIAN CHARTER TOWNSHIP</b> 5151 Marsh Road, Okemos, MI 48864	<b>\$5,385.00</b>
<b>3302-02-04-252-004</b> 6276 Newton Legal Desc: M4-22 that pt of SW ¼ of NE ¼ S of M-78 Hwy, exc beg at inter of cen line of E bound rdwy of M-78 state hwy & NS ¼ line of Sec 4-N 59 deg 40'E 300 ft- S 35 deg 44'30" W 433.44 ft to pt on NS ¼ line of Sec 4 a distance of 200 ft from beg N 200 ft to beg also exc beg at inter of cen line of E bound rdwy of M-78 state hwy & cen line of Towner Rd-S 59 deg 40' W 300 ft S 72 deg 07'20" E to E 1/8 line of Sec 4 N along E 1/8 line to cen line of Towner Rd W'ly along said cen line to beg - also except com at cen of Sec 4, S 88 deg 13' 47" E along E-W ¼ line of Sec 4, 1079.47 ft to pt of beg: N 01 deg 24'16" E 1156.35 ft to pt on S'ly R/W line of Hwy M-78, N 71 deg 57' 55" E along said R/W line 231.81 ft, S 01 deg 24'16" W 1234.90 ft to pt on E-W ¼ line of Sec 4, N 88 deg 13'47" W 218.60 ft along said E-W ¼ line to pt of beg, Sec 4, T4N, R1W.	<b>NEWTON PROPERTY PARTNERSHIP</b> 2422 Jolly Rd, Ste. 200, Okemos, MI 48864	<b>\$5,385.00</b>
<b>3302-02-04-327-005</b> Newton Legal Desc MP 1840, Lot 3, Mitchell Acres	<b>L LEE HAMMOND</b> 5834 M-99, Dimondale, MI 48821	<b>\$4,082.00</b>
<b>3302-02-04-327-006</b> M-78 Legal Desc: MP 1843, N ½ of Lot 6, Mitchell Acres	<b>AHSAN &amp; IFFAT SUMBAL</b> 4232 Sugar Maple, Okemos, MI 48864	<b>\$3,458.00</b>
<b>3302-02-04-327-007</b> 6217 Newton Legal Desc MP 1843-1, MP 1844, S ½ of Lot 6 & Lot 7, Entire Mitchell Acres	<b>AHSAN &amp; IFFAT SUMBAL</b> 4232 Sugar Maple, Okemos, MI 48864	<b>\$3,984.00</b>

**NEWTON ROAD PUBLIC ROAD IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT #43  
ASSESSMENT ROLL**

<b>Parcel # &amp; Street Address/Legal Desc</b>	<b>Property Owner Name &amp; Address</b>	<b>Proposed Special Assessment Amount</b>
<b>3302-02-04-327-008</b> 2231 M-78 Legal Desc: MP 1838 & 1829, Lots 1 & 2, Mitchell Acres	<b>JEHOVAH WITNESSES CONGREG</b> 6003 Harvey St, Haslett, MI 48840	<b>\$3,030.00</b>

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<b>3302-02-04-328-001</b> M-78 Legal Desc: M4-28 Beg on N-S ¼ line at pt N 1 deg 40'10"E 1323.0 ft from S ¼ cor of Sec 4, N 88 deg 19' 04"W 1335.13 ft along N line of SE ¼ of SW ¼ to E line of W ½ of SW ¼ of Sec 4, N 1 deg 13'20"E 394.19 ft along said E line to SE'ly R/W line of M-78 Hwy, said R/W line being 70 ft SE'ly of cen line of E bound lanes, measured perpendicular to said cen line, N 34 deg 06' E 133.46 ft along said R/W line to S'ly line of Mitchell Acres Plat, S 88 deg 18' 08" E 1266.63 ft along said S'ly line to said N & S ¼ line, S 1 deg 40' 10" W 506.5 ft to P.O.B. on SW ¼ of Sec 4, T4N, R1W.	<b>MERIDIAN CHARTER TOWNSHIP</b> 5151 Marsh Road, Okemos, MI 48864	<b>\$9,029.00</b>
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<b>3302-02-04-376-005</b> 6024 Newton Legal Desc: M4-42-1 Com in N & S ¼ line at pt 187 ft N of S ¼ post -W 177 ft - N 210 ft- E 177 ft -S 210 ft to beg on SW ¼ of Sec 4, T4N, R1W.	<b>ANGELA M. MCGUIRE</b> 6024 Newton Road, East Lansing, MI 48823	<b>\$3,743.00</b>
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<b>3302-02-04-376-006</b> 2292 Lake Lansing Legal Desc: M4-42 S 397 ft of E 464 ft of SE ¼ of SW ¼ of Sec 4 exc com 187 ft N of S ¼ post, W 177 ft N 210 ft E 177 ft-S to beg Sec 4, T4N, R1W.	<b>EDWARD F CLAYTON &amp; SUSAN LUKS</b> 2292 Lake Lansing Road, East Lansing, MI 48823	<b>\$3,333.00</b>
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<b>3302-02-04-376-007</b> Newton & Lake Lansing Legal Desc: M4-42-2 SE ¼ of SW ¼ exc. S 397 ft of E 464 ft Thereof on SW ¼ of Sec 4, T4N, R1W. exc beg on S li of Sec 4 at pt 464 ft N 88 deg 20' W of S ¼ cor of Sec 4 N 88 deg 20'W 200 ft on S line of Sec 4 N 01 deg 40' 10" E 233 ft S 88 deg 20' E 200 ft S 01 deg 40' 10" W 233 ft to Beg & also exc beg on N & S ¼ li of Sec 4 at pt 397 ft N01 deg 40'10" E of S ¼ cor of Sec 4 N 88 deg 20'W 233 ft N01 deg 40'10" E 200 ft S 88 deg 20' E 233 ft S 01 deg 40'10" W 200 ft on N & S ¼ li of Sec 4 to Beg & also exc beg on S li of Sec 4 at pt 1124.8 ft N 88 deg 20' W of S ¼ cor of Sec 4 N 88 deg 20' W 200 ft on S li of Sec 4 to SW cor of SE ¼ of SW cor of Sec 4 N 01 deg 13' 20" E 233 ft on W line of SE ¼ of SW ¼ of Sec 4 S 88 deg 20' E 200 ft S 01 deg 13'20" W233 ft to Beg Sec 4 T4N R1W. Exc beg on N-S ln at pt N 1 deg 40' 10" E 863 ft from the S ¼ cor of Sec 4 th parallel with the N ln of SE ¼ of SW ¼ N 88 deg 19' 04" W 500 ft th parallel with the N-S ¼ ln N 1 deg 40' 10" E 460 ft to N ln of said SE ¼ of SW 1/4 , Th alg N ln S 88 deg 19' 04" E 500 ft to N-S ¼ ln th S 1 deg 40' 10" W 460 ft to beg Sec 4 T4N, R1W.	<b>EYDE CONSTRUCTION COMPANY</b> P.O. Box 4218, East Lansing, MI 48823	<b>\$4,742.00</b>
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**NEWTON ROAD PUBLIC ROAD IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT #43  
ASSESSMENT ROLL**

<b>Parcel # &amp; Street Address/Legal Desc</b>	<b>Property Owner Name &amp; Address</b>	<b>Proposed Special Assessment Amount</b>
<b>3302-02-04-376-008</b> Newton Legal Desc: M4-42-2-4 That pt of the SE ¼ of SW ¼ of Sec 4, Beg on N-S ¼ line at a pt N 1 deg 40'10"E 863 ft from the S ¼ cor of Sec 4 th parallel with the N line of SE ¼ of the SW ¼ N 88 deg 19'04" W 500 ft th parallel with the N-S ¼ line N 1 deg 40'10"E 460 ft to N line of said SE ¼ of SW ¼, th alg N line S 88 deg 19'04"E 500 ft to N-S ¼ line, th S 1 deg 40'10"W 460 ft to Beg Sec 4, T4N, R1W, Meridian Township.	<b>EYDE CONSTRUCTION COMPANY</b> P.O. Box 4218, East Lansing, MI 48823	<b>\$8,200.00</b>
<b>3302-02-04-376-009</b> Newton Legal Desc: M4-42-2-2-1 Beg on the N-S ¼ line of Sec 4 at a pt 397 ft, N 01 deg 40'10" E of S ¼ corner of Sec 4, th N 88 deg 20' W 233 ft, th N 01 deg 40'10" E, 200 ft; th S 88 deg 20' E, 233 ft; th S 01 deg 40' 10" W, 200 ft on the N-S ¼ line of Sec 4 to pt of beg exc the S ½, Sec 4, T4N, R1W.	<b>EYDE CONSTRUCTION CO</b> P.O. Box 4218, East Lansing, MI 48823	<b>\$1,783.00</b>
<b>3302-02-04-376-010</b> 6031 Newton Legal Desc: M 4-42-2-2 Beg on the N-S ¼ line of said Sec 4 at a pt 397 ft, N 01 deg 40' 10" E of S ¼ cor of Sec 4, th N 88 deg 20' W, 233 ft; th N 01 deg 40'10"E, 200 ft; th S 88 deg 20 min. E 233 ft; th S 01 deg 40 min 10 Sec W, 200 ft on the N-S ¼ line of Sec 4 to pt of beg. exc the N ½, Sec 4, T4N, R1W.	<b>MIKE &amp; ARVILLA BATEMAN</b> 6031 Newton Road, East Lansing, MI 48823	<b>\$1,783.00</b>
<b>3302-02-04-400-003</b> 6025 Newton Legal Desc: M4-44-1-2 Beg at S ¼ cor of Sec 4, th E along Sec line 482.9 ft, th N at rt angles to sec line 520 ft, th W pll to Sec line 481.6 ft to N & S ¼ sec line, th S along ¼ sec line 520 ft to pt of beg, Sec 4, T4N, R1W.	<b>MERIDIAN CHARTER TOWNSHIP</b> 5151 Marsh Road, Okemos, MI 48864	<b>\$8,608.00</b>
<b>TOTAL</b>		<b>\$66,545.00</b>

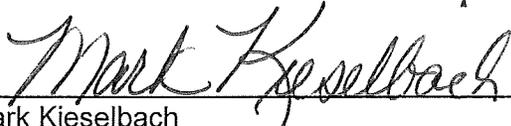
11 – A

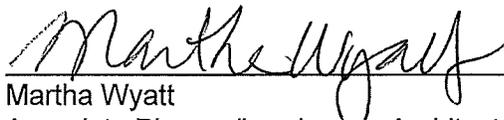
13 – A

**MEMORANDUM**

**TO:** Township Board

**FROM:**

  
Mark Kieselbach  
Director of Community Planning and Development

  
Martha Wyatt  
Associate Planner/Landscape Architect

**DATE:** July 1, 2015

**RE:** MUPUD #15014 (Campus Village Development) request to develop a mixed use planned unit development at 2655 Grand River Avenue

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Campus Village Development has submitted a proposal to establish a mixed use planned unit development (MUPUD) on the property located southwest of the intersection of Grand River Avenue and Park Lake Road. The site, addressed as 2655 Grand River Avenue, consists of three parcels and is currently known as Meridian Pointe. The existing commercial development was approved as a shopping center in 1997 under Special Use Permit #96141, with three building sites, for a total of 107,500 square feet. Foods for Living, State of Fitness, and a Salvation Army store occupy the existing multitenant building. The third building pad, west of the Salvation Army store is vacant. The proposed MUPUD combines the existing retail building with new multiple family housing and mixed use buildings, which will occupy the entire 12.65 acre site. The site is zoned C-2 (Commercial) and is located in Section 20 of the Township.

The project, called "The Avenue on Grand River", includes the construction of 10 multi-story buildings plus the existing retail building. Eight apartment buildings and two mixed use buildings are proposed and are designated as Block 1, 2, and 3 on the plans. One mixed use building offers retail space on the first floor and apartment units on floors two through four (Block 1). The second mixed use building has an on-site business center/entrepreneurial hub on the first floor and apartment units on floors two through three (Block 2). A clubhouse/community center is located on the first floor of one of the apartment buildings (Block 2). Block 3 consists of four, 3-story apartment buildings arranged around a central courtyard. Block 4 is the existing retail building. Amenities are provided throughout the development and are intended to benefit the residents and the public.

The Planning Commission held a public hearing on May 11, 2015 for MUPUD #15014. Based on the discussion at the public hearing the applicant revised the plans (dated May 27, 2015) which were reviewed by the Planning Commission at their June 8, 2015 regular meeting.

**MUPUD #15014 (Campus Village Communities, LLC)**  
**Township Board (7/1/15)**  
**Page 2**

At the meeting the Planning Commission noted several concerns about the project, including the following: a lack of buffering between the adjoining industrially zoned properties on Dawn Avenue and the apartments on the subject site (in Block 2 and 3); a portion of the proposed amenities are not designated for use by the public; the number of apartment units should be reduced and more greenspace should be provided; traffic issues; the proposed impervious surface coverage (81%) exceeds the maximum allowed coverage for C-2 zoning (70%); the number of proposed parking spaces is considerably less than the number of required parking spaces; and some type of barrier should be provided between the apartment building and the railroad tracks, located south of the subject site.

At the June 8, 2015 Planning Commission meeting, a resolution to approve MUPUD #15014 was offered. The motion to approve failed in a vote of 1-5.

Since June 8, 2015 meeting, the applicant has provided revised site plans, dated June 22, 2015 and revised building elevations dated June 23, 2015. Revisions to the site plans are summarized in the letter from Jeff Kyes, KEBS, Inc., dated June 22, 2015. The layout of the site and number of buildings remains generally the same with some design changes, as follows: buildings in Block 3 have been reduced in size (east to west), thus reducing the square footage of the buildings; the number of dwelling units has been reduced from 222 to 198 dwelling units (apartments); landscaped areas have been added between the west property line and the parking areas adjacent to Block 2 and 3, ranging from 10 to 12 feet in width; existing vegetation along the west property line is proposed to be preserved; impervious surface coverage has been decreased from 81% to 79.43% (using all landscaped areas, including parking islands that are smaller than 20 feet by 20 feet in size); the number of parking spaces has been reduced from 545 to 524 spaces; canopy trees have been added along Grand River Avenue and within the site; a detail drawing of the protection wall has been provided (to be located along the southwest corner of the subject site, as a barrier between the buildings and the railroad); and public art has been added as an amenity (by the bus stop on Grand River Avenue).

The applicant has provided a communication from Harold Sebastian, Dynamic Railroad Consulting, which discusses federal and railroad requirements regarding safe building clearance distances and usage of a crash wall structure in instances where a building is located near railroad tracks.

An updated parking analysis has also been provided by the applicant which compares standard parking requirements and anticipated parking needs for the proposed mixed use project.

Based on the revised plans, the residential portion of the project is approximately 157,602 square feet, with 198 apartment units and 400 beds. Approximately 9,473 square feet of new retail space is proposed in the mixed use building (Block 1). In combination with the existing retail space (54,547 square feet), approximately 64,202 square feet of retail space is provided. The applicant has indicated some office space may be available to the public in the business center/entrepreneurial hub (Block 2) via membership, lease, or other means. The combined total of all buildings (existing and proposed) is approximately 227,748 gross square feet. The proposed density is 16 dwelling units per acre (198 dwelling units over 12.65 acres). The combined total of existing and proposed off-street parking spaces is 524 spaces. Bicycle spaces are provided in the amount of 225 spaces.

**MUPUD #15014 (Campus Village Communities, LLC)  
Township Board (7/1/15)  
Page 3**

Amenities include an outdoor fitness park and outdoor gathering spaces for residents and the public; public bus stop and shelter on Grand River Avenue; dog park for use by the residents and the public; covered bicycle parking; clubhouse/community center; recreational resources (swimming pool, gazebos, and courtyards); pocket parks; entrepreneurial hub/business center; sidewalk planters, balconies; public pedestrian pathway along the south side of the property line; LED light fixtures for outdoor lighting; and public art by the public bus stop.

Questions arose at the June 8, 2015 meeting regarding residential (residential building or use) being located adjacent to an Industrial (I) zoning district. The subject site is zoned C-2 (Commercial) and abuts Industrial (I) along the west property line, in the vicinity of Block 2 and 3, which are comprised of one, two, and four bedroom apartment units. Standards applicable to the Industrial (I) zoning district are outlined in Section 86-435 of the Code of Ordinances, where the minimum required building setback is 100 feet (side and rear yard) where Industrial (I) is adjacent to a residential district zone line.

The proposed project is located in a commercial district (C-2) and is being reviewed under the mixed use planned unit development ordinance (Section 86-440). Standards for the underlying zoning district can be waived as part of the review of a mixed use project. The required side and rear yard setback for a structure in C-2 is 15 feet, where adjacent to the same or other nonresidential zoning district.

Based on the submitted plans for The Avenue, the apartment building in the northwest corner of Block 2, is located approximately 72 feet from the Industrial (I) district zone line (west property line). The apartment buildings in Block 3 are located approximately 87 feet from the Industrial (I) district zone line.

A special use permit (SUP #15051) is also required for a group of buildings greater than 25,000 square feet in gross floor area which is being processed concurrently with MUPUD #15014.

### **Township Board Options**

The Township Board may approve, approve with conditions, or deny MUPUD #15014. A resolution will be provided for consideration at a future meeting.

Copies of staff memorandums and minutes of the Planning Commission's meetings are attached.

### **Attachments**

1. Staff memorandums dated May 8, 2015 and June 5, 2015
2. Parking Analysis, prepared by Campus Village Communities, dated June 18, 2015
3. Communication from Jeff Kyes, KEBS, Inc. dated June 22, 2015
4. Planning Commission minutes dated May 11, 2015 (public hearing) and June 8, 2015
5. Communications
6. Revised Building Elevations, prepared by Progressive AE, dated June 23, 2015
7. Site plans (Cover Sheet and Amenities Plan), prepared by KEBS, Inc. dated May 27, 2015
8. Revised site plans prepared by KEBS, Inc, dated June 22, 2015

**Mixed Use Planned Unit Development #15014  
(Campus Village Development)  
May 8, 2015**

**APPLICANT:** Campus Village Development  
919 West University Drive Suite 700  
Rochester, MI 48307

**STATUS OF APPLICANT** Option to purchase

**REQUEST:** Construct a mixed use planned unit development project

**CURRENT ZONING:** C-2 (Commercial)

**LOCATION:** 2655 Grand River Avenue

**AREA OF SUBJECT SITE:** Approximately 12.65 acres

**EXISTING LAND USE:** Shopping Center

**FUTURE LAND USE:** Commercial

**EXISTING LAND USES  
IN AREA:** North: Commercial  
South: Residential  
East: Residential  
West: Industrial

**CURRENT ZONING IN AREA:** North: C-2 (Commercial)  
South: RAA (Single Family, Low Density)  
East: RAA (Single Family, Low Density)  
West: I (Industrial)

**FUTURE LAND USE MAP:** North: Commercial  
South: Residential (1.25-3.5 DU/A)  
East: Residential (1.25-3.5 DU/A)  
West: Industrial

# MEMORANDUM

TO: Planning Commission

FROM:



Martha Wyatt  
Associate Planner/Landscape Architect

DATE: May 8, 2015

RE: MUPUD #15014 (Campus Village Development) request to develop a mixed use planned unit development at 2655 Grand River Avenue

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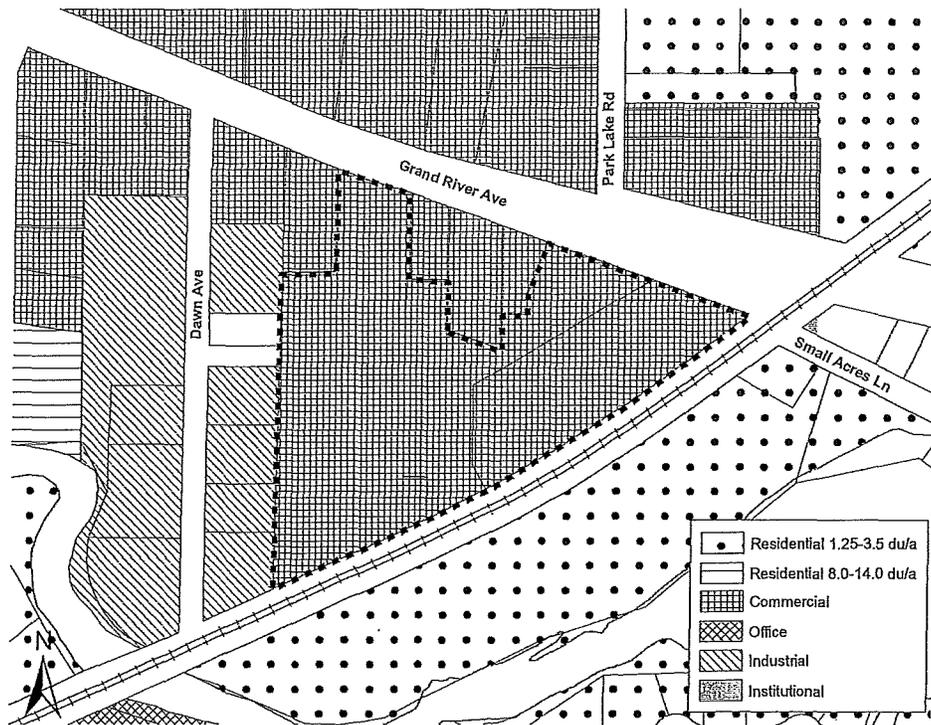
Campus Village Development, prospective property owner, has submitted a proposal to establish a mixed use planned unit development (MUPUD) on the property located southwest of the intersection of Grand River Avenue and Park Lake Road. The site, addressed as 2655 Grand River Avenue, consists of three parcels and is currently known as Meridian Pointe. The existing commercial development was approved as a shopping center in 1997 under Special Use Permit #96141, with three building sites, for a total of 107,500 square feet. Foods for Living, State of Fitness, and a Salvation Army store occupy the existing multitenant building for a total of 54,547 square feet. The third building pad, west of the Salvation Army store is vacant. The proposed MUPUD combines the existing retail building with new multiple family housing and mixed use buildings, which will occupy the entire 12.65 acre site. The site is zoned C-2 (Commercial) and is located in Section 20 of the Township.

The project, called "The Avenue on Grand River" includes the construction of 10 new multi-story buildings plus the existing retail building. Eight apartment buildings and two mixed use buildings (retail and residential units) are proposed and include a clubhouse/community center and an on-site business center (entrepreneurial hub). The 222 residential units include one, two, and four bedroom configurations with a total of 412 beds. The residential portion of the project is approximately 166,066 square feet. Approximately 8,865 square feet of new retail is proposed in the mixed use building. In combination with the existing retail space (54,547 square feet), approximately 63,412 square feet of retail space is provided.

The *proposed* amenities include an outdoor fitness park and outdoor gathering spaces for residents and the public; public bus stop and shelter on Grand River Avenue; dog park for use by the residents and the public; covered bicycle parking; clubhouse/community center; recreational resources (swimming pool, gazebos, courtyards); pocket parks; entrepreneurial hub/business center; sidewalk planters, balconies; and LED light fixtures for outdoor lighting. Additional amenities will be discussed in the Staff Analysis section of this memorandum.

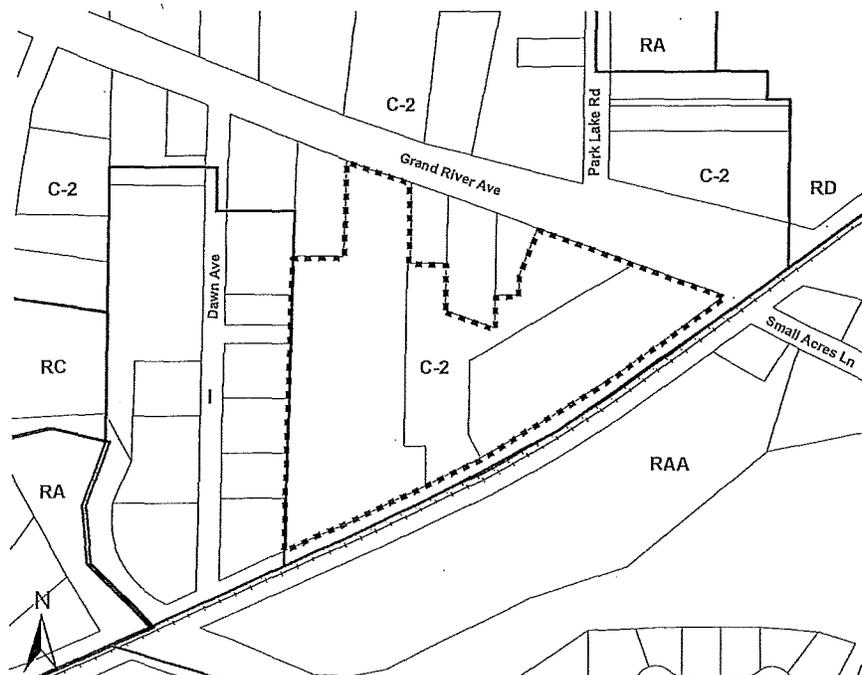
Based on the Cover Sheet information the gross floor area of all buildings, existing and proposed, is approximately 235,640 square feet. A special use permit (SUP #15051) is also required for buildings greater than 25,000 square feet in gross floor area; it is being processed concurrently with the MUPUD. The Planning Commission will make recommendations to the Township Board on both requests.

### FUTURE LAND USE MAP



The properties in the project area are designated on the Future Land Use Map from the 2005 Master Plan as Commercial.

### ZONING MAP

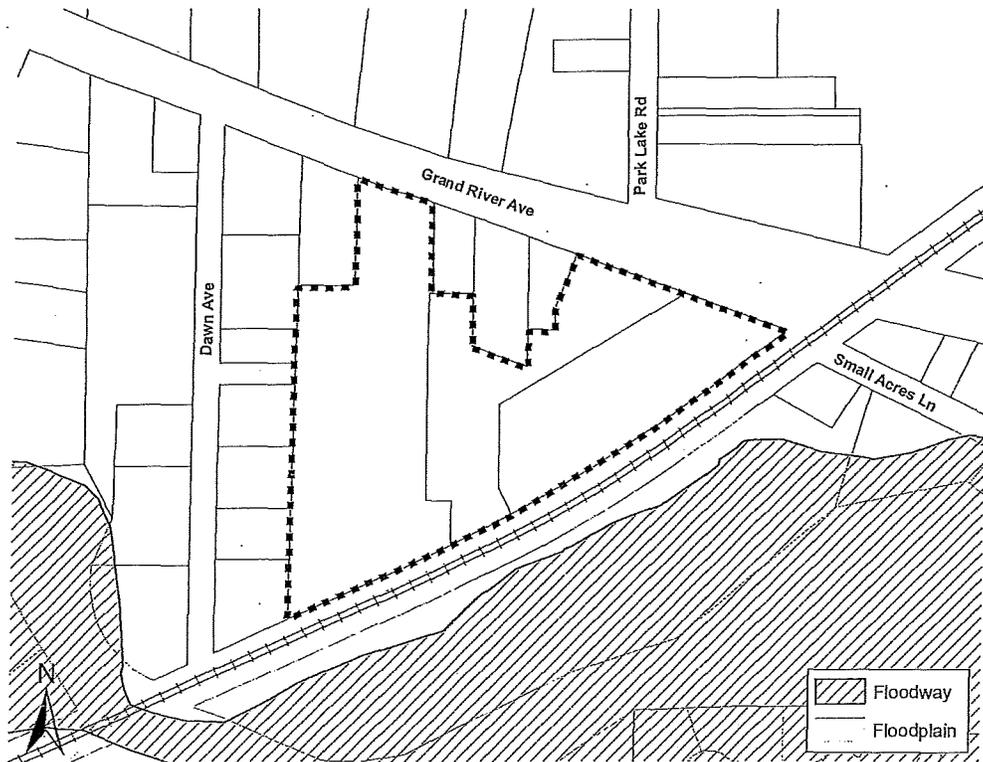


The entire project area is located in the C-2 (Commercial) zoning district. The C-2 zoning district requires a minimum lot area of 4,000 square feet and 100 feet of lot width. At approximately 12.65 acres, the subject site exceeds the minimum lot area and also exceeds the lot width with approximately 603 total feet of frontage along Grand River Avenue (includes all 3 parcels).

**Physical Features**

The subject site was originally developed for a shopping center in 1997 as approved under Special Use Permit #96141. The final building pad west of the Salvation Army store has been vacant for the last 17 years. Parking, landscaped areas, and two detention ponds were installed as part of the original development. A grassy area designated for future parking spaces is located east of the western entrance drive. A Natural Features Study was not required for the proposed project as the site is already developed.

**Floodplain**



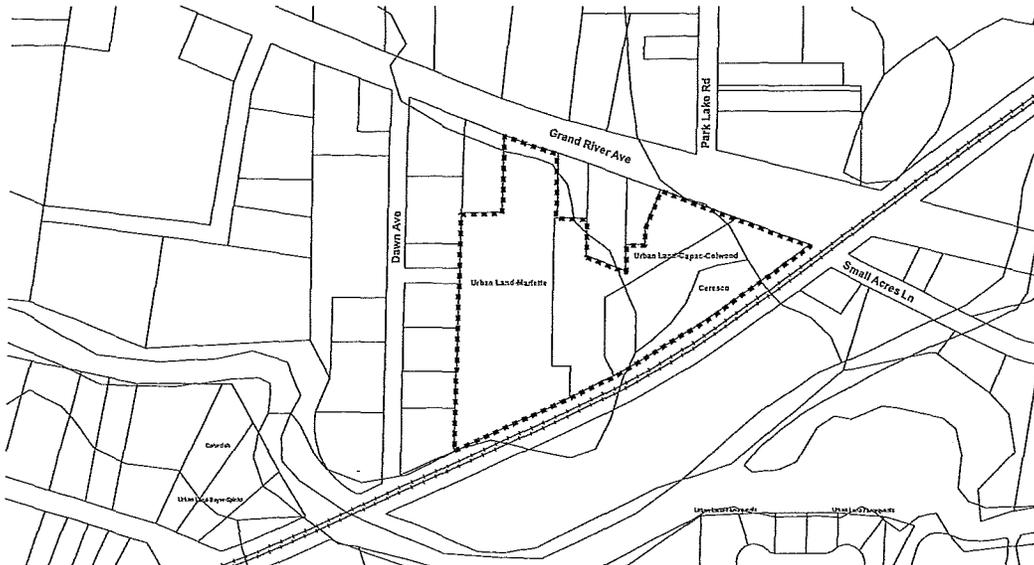
The project area is located near the Red Cedar River, which has both floodplain fringe and floodway. Floodplain areas appear to be limited to the banks of the river in this area and seem not to extend onto the project site.

**Wetlands**



The wetland map is intended only as a guide. The wetland area along the southern portion of the subject site was reviewed under previous applications associated with the shopping center (Rezoning #95130 and Special Use Permit #96141). It was determined at that time the wetland (Township Wetland #20-5) was located in a ditch in the railroad right-of-way and was too small to be regulated.

**Soils**

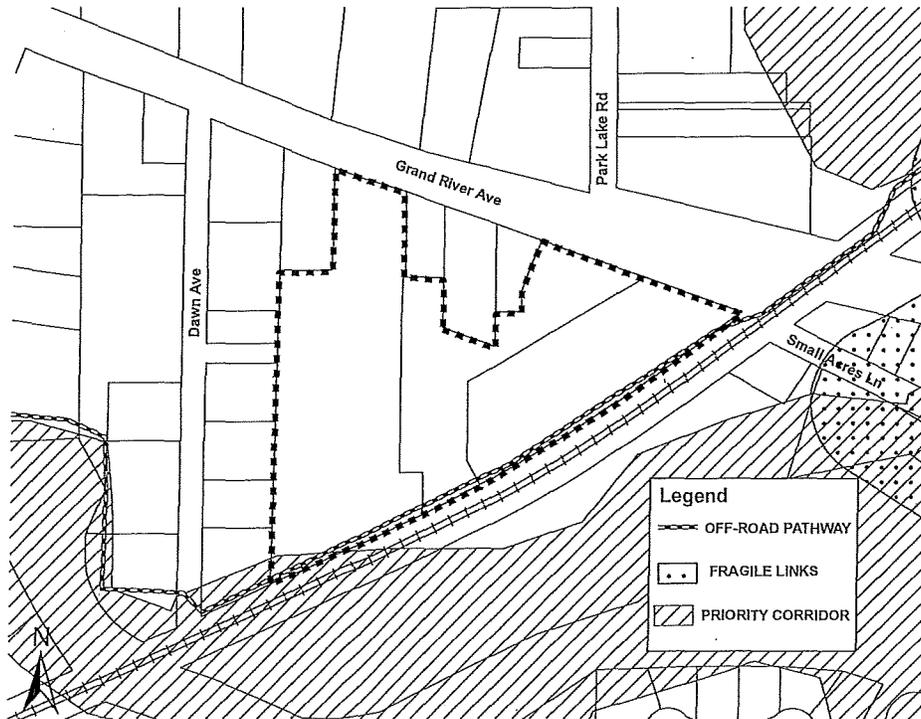


The following chart summarizes soil information for the site:

SOIL ASSOCIATION	SEVERE BUILDING SITE LIMITATIONS
Urban Land Capac-Colwood	Severe: ponding; wetness
Urban Land Marlette	Slight limitations
Ceresco	Severe: flooding; wetness

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

**Greenspace Plan**



The Township Greenspace Plan shows the southwest corner of the site as a "Priority Conservation Corridor" (PCC). A PCC is a network of ecologically significant open spaces. In this case the PCC is associated with off-site areas where the Red Cedar River, associated floodplain, and wetlands are shown. An Off-Road Pathway is shown along the south property line of the subject site.

The Township Greenspace Plan, like the Township Wetland Map, is a guide; it is not intended to serve as a detailed map at the parcel level. Instead it should be used as a general guide in determining where certain features could be located such as the Off-Road Pathway or Priority Conservation Corridors.

### **Streets and Traffic**

Grand River Avenue provides access to the site via two existing driveways; the eastern driveway aligns with Park Lake Road which is a signalized intersection; and the western driveway is a stop-controlled driveway and aligns with Sparrow Urgent Care, on the north side of Grand River Avenue (2682 Grand River Avenue). The western driveway provides the only access to parking associated with Denny's Restaurant (2701 Grand River Avenue).

Grand River Avenue is four lanes with a center turn lane; it is classified as a Principal Arterial in the 2005 Master Plan. The posted speed limit is 45 MPH and the roadway is under the jurisdiction of the Michigan Department of Transportation (MDOT). A traffic count taken in 2013 by MDOT between Hamilton Road and Brookfield Street indicates an average of 28,000 vehicles traveled Grand River Avenue in a 24 hour period (Average Daily Traffic or ADT). An average of 7,468 vehicles traveled Park Lake Road in a 24 hour period between Grand River Avenue and Mansfield Drive per the 2008 Ingham County Road Department (ICRD) traffic count. Northwind Drive, located approximately 900 feet west of the subject site, forms a T-intersection at Grand River Avenue and is signalized. Traffic count information for Northwind Drive was not available from the ICRD.

The applicant's Traffic Impact Study, prepared by Fleis and Vandenbrink, dated April 13, 2015, studied the following intersections: Grand River Avenue (M-43) and Park Lake Road; M-43 and Denny's Restaurant driveway (2701 Grand River Avenue), which is the western driveway of subject site; and M-43 and Northwind Drive. The study provides level of service (LOS) analysis at three intersections for current, background, and future traffic during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak weekday hours.

Trip generation for future traffic is provided and is based on data from the Trip Generation Manual published by the Institute of Transportation Engineers (ITE), 9<sup>th</sup> Edition and the Trip Generation Handbook 2<sup>nd</sup> Edition. Using ITE Land Use Codes 220 (Apartment) and 820 (Shopping Center), approximately 1,820 ATD are projected. The AM peak hour generates 121 total trips (28 trips in and 93 trips out). Afternoon peak hour traffic generates 161 total trips (101 trips in and 60 trips out). These figures represent the combined totals for the apartment and retail uses, as summarized in Table 5.

Under future conditions the report notes the northbound right turn movement will operate at a LOS of E and eastbound through movement will operate at a LOS of F during the PM peak period at the intersection of M-43 and Park Lake Road. Southbound right turn movement at M-43 and Park Lake Road will continue to operate a LOS of E during both AM and PM peak periods. The study suggests a northbound right turn overlap phase and minor signal timing adjustments be made at the M-43/Park Lake Road intersection in order to improve movements at that intersection. Per the study, it is anticipated long vehicle delays will continue to occur at the subject site's west access driveway (stop-controlled site western driveway) for northbound traffic in the PM peak period.

The Township's Traffic Consultant reviewed the traffic study and recently visited the site, observing traffic volumes at the west access driveway adjacent to Denny's Restaurant (2701 Grand River). He noted concerns regarding future traffic entering the driveway from the west (100 vehicles) and east (22 vehicles), along with traffic trying to exit the site.

**MUPUD #15014 (Campus Village Communities, LLC)**

**Planning Commission (5/8/15)**

**Page 7**

In his opinion, the western driveway should be used solely for Denny's Restaurant and traffic associated with The Avenue should use the signalized eastern driveway at Park Lake Road and Grand River Avenue.

Bus Route 1, Capital Area Transportation Authority (CATA) runs along Grand River Avenue from the capital to Meridian Mall. A bus stop is currently located on the south side of Grand River Avenue, near Kildea Kar Kare (2649 Grand River Avenue) for eastbound travel. For westbound travel a CATA bus stop is located on the north side of Grand River Avenue between 2682 (Sparrow Urgent Care) and 2660 Grand River (Art Van Pure Sleep). As an amenity, the applicant is proposing to relocate the bus stop and add a bus shelter north of Block 1 on Grand River Avenue. The location may be subject to review and approval from other entities such as CATA and MDOT.

The applicant's traffic study was sent to MDOT however comments were not received prior to the completion of this memorandum

**Utilities**

The Department of Public Works and Engineering has indicated municipal water and sanitary sewer are available to serve the site. Looping of the watermain may be required and will be reviewed in more detail during site plan review. The site plan shows a schematic layout for stormwater management which includes filling in approximately 2/3 of the existing detention basin in the southwest corner of the site to create parking areas. A more thorough stormwater plan including calculations will be required during site plan review. Review and approval from the Ingham County Drain Commissioner's office may also be required.

The applicant sent copies of the development plans to the Ingham County Drain Commissioner's office (ICDC) for their review. Written comments from the ICDC were not been provided prior to the completion of this memorandum.

**Staff Analysis**

As background information, approval of the original shopping center (Special Use Permit #96141) included a condition that restaurants be prohibited from locating on the site through a deed restriction. A copy of the deed restriction was not found in the files. A parking deferral was approved by the Township Board as part of SUP #96141 for the deferment of the construction of 30 parking spaces. Currently this area is lawn and is located east of the western entrance drive, approximately where Block 1 is proposed.

The proposed project is a request to establish a mixed use planned unit development (MUPUD), at the existing shopping center. The project includes the existing multitenant retail building and associated parking and ten new buildings, parking and site amenities. The existing and proposed buildings are designated as blocks on the plans, as described below:

Block 1: Mixed use, 4-story building with approximately 8,865 gross square feet of retail on the ground floor and 27 apartment units on floors 2 through 4.

**MUPUD #15014 (Campus Village Communities, LLC)**  
**Planning Commission (5/8/15)**  
**Page 8**

Block 2: Five, 3-story buildings. Four detached buildings are set in a quadrangle format with an interior courtyard. The clubhouse/community center (3,730 square feet) is located on first floor of the northern building. The courtyard offers recreational resources (swimming pool, gazebo, grill bar) and covered bicycle parking.

The fifth building is a 3-story mixed use building, located on the west side of existing retail building. The mixed use and existing retail building are not physically attached but appear as such. The entrepreneurial hub/business center (1,615 square feet) is located on the first floor and apartment units are located on floors 2 and 3. A combined total of 110 apartment units are provided in Block 2

Block 3: Four, 3-story (detached) buildings are set in a quadrangle configuration with an interior courtyard. The courtyard provides gathering spaces, grill bar, and bicycle parking. A total of 84 apartment units are located on floors 1 through 3.

Block 4: Existing retail building with three tenants totaling approximately 54,547 square feet of retail space.

The combined total of retail space of existing retail space (54,547 sq. ft.) and proposed retail space (8,865 sq. ft.) is approximately 63,412 square feet. The 222 apartments total approximately 166,066 square feet. Other areas such as the business center, clubhouse/community center and maintenance areas sum up to an additional 6,126 square feet. The combined total of all buildings (existing and proposed) is approximately 235,640 gross square feet.

Different apartment options are offered with 1-bedroom (392 square feet), 2-bedroom (924 square feet), and 4-bedroom (1,215 square feet) units. Sample floor plans are provided.

The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, building, parking, wetland setbacks, maximum impervious surface regulations, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance provides flexibility for the Planning Commission and Township Board to set appropriate standards during the review process (Section 86-440(f)(1)).

*The following waivers are assumed:*

**Impervious Surface**

C-2 zoned sites may be up to 70 percent impervious. The proposed impervious coverage is approximately 78.86 percent.

**Loading and Unloading space**

A dedicated loading and unloading space is required for every building with over 500 square feet of gross floor area (Section 86-721(b.)). The plans indicate loading/unloading spaces along the south side of the existing retail building however a loading space is not provided near the proposed mixed use building in Block 1.

**Parking**

Per Section 86-755, the standard motor vehicle parking requirements for commercial uses and multiple-family uses are as follows:

**Motor Vehicle Parking:**

Multiple-Family Use	2 spaces for each dwelling unit plus 25% for future parking
Shopping center	4 to 4½ spaces per 1,000 gross square feet (Between 25,000-400,000 sq. ft.)

A typical 222 multiple family housing project would be required to construct 444 parking spaces and reserve an area where 111 additional parking spaces could be constructed if the need arose (555 parking total spaces).

Parking for a shopping center with approximately 63,412 gross square feet of retail space (existing and proposed) would require a minimum of 254 and a maximum of 286 parking spaces. The proposed project would require a combined total of 809 parking spaces (residential plus retail uses). The plan shows 533 parking spaces thus the site is short 376 parking spaces using the traditional parking standards. Approximately 301 parking spaces are located near the proposed apartment and mixed use buildings. The number of required motor vehicle parking spaces could be reduced up to 10% (81 parking spaces) when bicycle parking is provided. A reduction of one motor vehicle parking space is allowed for every two bicycle parking spaces provided on-site, but no more than 10% of the required number of motor vehicle parking spaces (Section 86-760).

**Parking Design Standards**

Parking design standards for required landscaped buffers are outlined in Section 86-756(14). Where adjoining the same or other nonresidential district a 15 foot wide landscape buffer is required between the parking area or its associated internal access or service drives. The following table summarizes the proposed setbacks:

	<b><u>Standard Setback</u></b>	<b><u>Proposed Setback (nearest point)</u></b>
Parking	15 feet	North: 5 feet South: 2.0 feet East: 6.4 feet West: 0.75 feet

**Landscaping**

Landscaping should generally comply with the provisions of the Code of Ordinances per Section 86-440(f)(4) of the MUPUD ordinance. Section 86-758 outlines the typical landscape requirements for off-street parking areas including: landscaped islands at least 10 feet in width, a minimum of 200 square feet of interior landscaping for every ten parking spaces and two interior canopy trees per ten parking spaces. A preliminary landscape plan has been provided for the proposed development (areas related to Block 1-3) however information on the existing landscaping is not provided.

Regarding the proposed landscaping, the plans do not provide the required square footage of interior landscaping nor the required number of interior canopy trees as outlined in Section 86-758 (Landscaping). Street trees (Section 86-473) are not shown on the plan however the applicant has explained to staff street trees will be provided along the frontage of the site and thus a waiver is not required.

**Design Standards-General Restrictions**

The design standards in the MUPUD ordinance states residential uses shall be located as far as possible from railroad tracks (Section 86-440(f)(1)c.). If using the standard outlined in Section 86-470, a 175 foot setback from a railroad right-of-way is typically required. The plans note the southeast corner of the southern building in Block 3 is approximately 71 feet from railroad right-of-way. A portion of the eastern building and all of the southern building in Block 3 are located within 175 feet of the railroad right-of-way.

**Architectural design**

Section 86-440(f)(2)b.2. of the MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the façade. Scaled building elevations have not been provided, however it appears this standard has not been met for the apartment buildings in Block 2 and 3.

*The following information summarizes the project's compliance with other MUPUD ordinance standards and standards for development in the C-2 district.*

Location. The project site is zoned C-2 (Commercial). Any use permitted by right or by special use permit in the underlying zoning as well as residential uses, is permitted in the MUPUD.

Uses and Density. Single- and multiple-family uses are allowed up to a density of 14 dwelling units per acre when a site is being redeveloped for a use permitted by right or by special use permit in the underlying district and on the same parcel of land (Section 86-440(c)(2)c.). The plan shows a total of 222 residential units spread over approximately 12.65 acres, resulting in an overall residential density of approximately 17 dwelling units per acre (du/a). The maximum density for a redevelopment MUPUD may be increased to no more than 18 du/a when a project offers four or more additional unique and extraordinary amenities. The applicant has provided more than four amenities.

Amenities. One or more amenities are required for every MUPUD project and should represent multiple categories from the list: Conservation; Environment; Accessibility; Parks, Recreation and Culture; Social Interaction; and Site and Building Design. Guidelines for acceptable amenities are found in Section 86-440(e)(2) of the MUPUD ordinance.

The site plan lists the following amenities grouped by category in Sheet 5:

1. Conservation: LED site lighting-all exterior lights.
2. Environment: Site recycling of trash.
3. Accessibility: Relocate bus stop near the western entrance driveway; Foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on-site.
4. Parks: Public recreation resources-fitness park; dog park.
5. Social Interaction: outdoor gathering resourced-pocket parks; seating plazas visible to the street; private courtyards; public internet; bus stop.

6. Site and building design: underground utilities; upper floor balconies; sidewalk planters; consolidation of multiple parcels into one facility.

Building Height. The maximum building height for a MUPUD project is 45 feet. The height of the mixed use building in Block 1 is 45'-6" to the parapet wall. This building has a flat roof which is 2-3 feet below the top of the parapet wall so the actual building height is less than 45 feet. The height of the mixed use building (has a flat roof) in Block 2 is 45'-5" to the parapet wall. The apartment buildings in Block 2 and 3 have peaked roofs and the building height for each building is 38'-2".

Building materials. Sample building materials will be provided at the public hearing. Per the building elevations, the exterior finish materials will include brick, round face/CMU concrete block, fiber cement lap and shake siding, and clear anodized aluminum storefront system on the mixed use buildings and the north façade of the clubhouse/community center building. Asphalt shingles are proposed for the roofing on the apartment buildings.

Railings, benches, trash receptacles, or bicycle racks. Accessory items shall be of commercial quality and complement the building design and style, per Section 86-440(f)(2)b.5. Bicycle racks are planned however examples of designs and materials have not been provided for consideration.

Two 2-stall dumpster enclosures are shown however elevation drawings of the enclosures and have not been provided.

Bicycle Parking:

1 bicycle parking space for every
10 motor vehicle parking spaces required
(not less than 2, not more than 50)

MUPUD Section 86-440(f)(3)d. states bicycle parking shall be separated from automobile parking in visible locations. The site plan shows 189 bicycle racks (378 bicycle parking spaces) scattered throughout the new development area including covered bicycle parking in the interior courtyards of Block 2 and 3.

Location of parking areas. The MUPUD ordinance encourages parking to be located on the side or rear of a building, per Section 86-440(f)(3)c. and the site plan is generally in compliance.

Lighting. The MUPUD ordinance indicates site lighting shall comply with the Outdoor Lighting Ordinance, Section 38-371 and street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height. A photometric plan and examples of light fixtures have not been submitted. LED light poles are labeled on the site plans.

Signs. A sign program is generally required as part of the MUPUD application showing the style, size, number and location of signs, as outlined in Section 86-440(f)(6) of the ordinance. The Director of Community Planning and Development may be authorized to approve the entire sign program, or any part of the sign program, as part of the site plan review process. A formal sign program has not been submitted however individual wall signs are shown on the elevation drawings for the proposed retail tenant spaces. The site has two existing freestanding signs, one at each entrance drive. The signs have slots available for new tenant signage.

Sidewalks.

Sidewalk standards are outlined in Section 86-440(f)(7). In general sidewalks should be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area or when it is part of the Township's Pedestrian/Bicycle Pathway system. The existing 7-foot wide Pedestrian/Bicycle pathway along Grand River Avenue is shown on the site plan. Internal circulation is provided via 5-foot wide sidewalks around the proposed buildings with connections to the existing internal sidewalks. Stripped crosswalks are provided in various locations in the parking areas.

A pocket park with paver patio and connecting sidewalk from the pathway on Grand River Avenue into the subject site are proposed. This is located near the western driveway and the relocated bus stop.

The Township Pedestrian/Bicycle Pathway Master Plan shows a cross country pathway south of the Grand Trunk Western Railroad tracks. The railroad and right-of-way parallels the south property line of the subject site. In reviewing the plans, the Township Engineering Department has expressed a preference that the cross country pathway be located within the subject site and be constructed as part of the MUPUD project.

Other

The Township Development Review Committee reviewed the plans and offered the following comments.

Fire Department:

- A fire suppression system is required for the proposed buildings.
- Fire alarm is required.
- Access for fire and safety vehicles appears to be adequate throughout the site.
- Additional fire hydrants may be required dependent on the fire suppression system.

Parks Department:

- Crosswalks should be striped at each end of the linear fitness park.
- The dog park should be enlarged if possible.
- A pathway easement should be provided between the railroad right-of-way and the development.

**Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial. A motion will be provided at a future meeting.

**Attachments**

1. Application and supporting materials
2. Letter from William Savage, P.E., dated April 30, 2015
3. Site Plans dated May 6, 2015, prepared by KEBS, Inc.
4. Building Elevations/Perspective Drawings and Floor Plans prepared by Progressive AE

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

MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

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

Part I

A. Applicant Campus Village Development  
Address of Applicant 919 West University Drive Suite 700 Rochester, MI 48307  
Telephone - Work 248-609-0412 E-Mail greg@campusvillage.com Fax 248-609-0438  
Interest in property (circle one): Owner Tenant Option Other \_\_\_\_\_  
(Please attach a list of all persons with an ownership interest in the property.)

B. Site address / location / parcel number 2655 Grand River  
Legal description (please attach if necessary): See Attached Survey  
Current zoning C-2  
Project name The Avenue on Grand River

C. Developer (if different than applicant) Same As Applicant  
Address N/A  
Telephone: Work N/A E-Mail N/A Fax N/A

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name Kebs, Inc. -- Jeff Kyes, P.E.  
Address 2116 Haslett Road Haslett, Michigan 48840  
Telephone(s) 517-339-1014 E-Mail jkyes@kebs.com Fax 517-339-8047

E. Acreage of all parcels in the project: Gross 12.57 Net 12.57

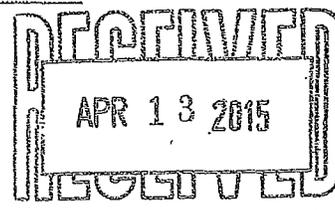
F Proposed Uses and Site Amenities:

1. Non-residential uses:

- a. Type Retail | Clubhouse | Entrepreneurial Hub
- b. Percent of project area 62%
- c. Total square feet for non-residential uses 68,186
- d. Usable floor area 54,549
- e. Number of employees TBD
- f. Hours of operation TBD (Based on Tenant mix)

2. Residential Uses:

- a. Percent of project area 38%
- b. Total dwelling units 222
- c. Dwelling unit mix:
  - i. Number of single family detached: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
  - ii. Number of duplexes: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
  - iii. Number of townhouses: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
  - iv. Number of garden style apartments: for Rent 222 Condo \_\_\_\_\_
  - v. Number of other dwellings: for Rent \_\_\_\_\_ Condo \_\_\_\_\_



3. Parking:
  - a. Non-residential uses \_\_\_\_\_
  - b. Residential uses 533
  
4. Proposed Amenities: Type See Attached Amenities Plan  
 (General) Type \_\_\_\_\_  
 Type \_\_\_\_\_  
 Type \_\_\_\_\_  
  
 Proposed Amenities: Type \_\_\_\_\_  
 (Density Bonus) Type \_\_\_\_\_  
 Type \_\_\_\_\_  
 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 fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership.
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities.
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of plans for readability):
  - Total property, its location in the Township, its relationship to adjacent properties
  - 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
6. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
9. Floor plans of proposed residential units.

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

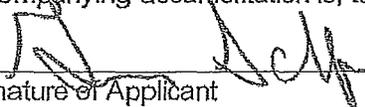
H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

**Part II**

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

Yes     No    (Please check one).

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

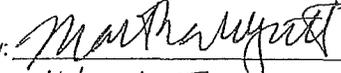
  
Signature of Applicant

04/13/2015  
Date

Greg Schaefer

Type/Print Name

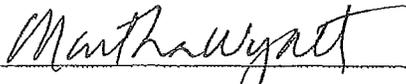
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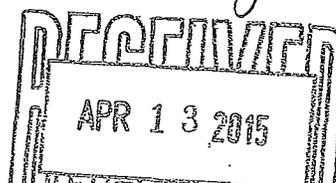
Received by: 

Date: 4/13/15

Pre-Application Meeting Held: 3/13/15 Date

Application Complete: 4/17/15 Date

By:  Staff



## The Avenue on Grand River

APR 13 2015

The Avenue on Grand River is a mixed use retail and housing development that combines existing retail with new housing and new retail into a new vibrant community. The project will be located at 2655 E. Grand River. Three retail entities, Food for Living, State of Fitness, and Salvation Army are currently located on the site. The project will convert a retail site that has sat vacant for over 17 years into a new community that encompasses all the aspects of new urbanism. The project combines both horizontal and vertical mixed use elements into a warm and inviting walkable community. The project incorporates many public spaces that can be used not only by the site residents, but by all community residents. By combining residential housing with significant existing and new site retail and public spaces, a walkable community is created where residents can fulfill their needs for shopping, other activities and relaxation directly on site.

The project will add 15,040 square feet of new retail and community space and 165,939 square feet of new housing to the existing 53,616 square feet of retail already on the site. The residential portion of the development will be comprised of 222 units in one, two and four bedroom configurations. The majority of the residential units are one and two bedroom with a bedroom to unit ratio of 1.86 for the entire community. The majority of the new retail space will be located on the first floor of a new vertical mixed use building located on the northern portion of the site adjacent to Grand River. Additional new commercial space will be located as an extension on the west end of the existing retail. The new residential housing will be located above the new retail, and in two housing clusters centered around interior court yards on the west side of the site. The residential units will have high end finishes with granite countertops, dark wood cabinets, and faux wood flooring. With the focus towards older students and young professionals, technology will be emphasized both in the units and the amenities. In addition the units will be furnished.

The entire site includes many amenities for use by both residents and non-residents of the community. In the conservation category, all exterior lighting for the community will be LED fixtures. Site recycling of trash will be undertaken to help preserve the environment. We are planning to relocate the bus transit stop to the front of the community and make it a gathering space by adding benches, flower boxes, and public WIFI access. Foot and bicycle pathways through the community connecting to the existing township system will provide additional means of accessibility to the project. In addition we will provide significant bicycle storage, including covered storage, for the residents and retail customers. An additional amenity will be a fitness park to provide a work-out area with specialized exercise equipment for the entire community. Additional outdoor gathering areas, public seating spaces and plazas will be available for residents and non-residents alike. The project will also feature a dog park for use by the entire community, which we understand to be a desired public amenity in the Township. The apartment units will incorporate many state of the art amenities including private courtyards, underground utilities, balconies, sidewalk planters, swimming pool, gazebos, and many other

features. A community center will provide a work-out facility, computer lab, conference and meeting rooms, a lounge area, and game room for residents.

A unique feature of the community will be an entrepreneurial hub. This feature supports the transitional period of many upper level students, new graduates and young professionals to establish their business pursuits. The purpose of this concept is to provide an environment and support facilities for young professionals starting with their own business to excel in their new venture. Many residents in college community environments start their own small business in the later years of their university experience. Our community will be geared to support this activity by providing an on-site business center where residents can meet with associates, hold small conferences, utilize business support facilities, and in general grow their business. The residential component of the project is structured to attract these potential residents by providing over 75% of its units as one and two bedroom units.

Requested ordinance waivers:

Side yard parking setback. 15' required 0.75' proposed.

Rear yard parking setback 15' required 2.0' proposed.

Maximum impervious area. 70% required 77.26% proposed

Internal parking landscape areas and landscaping

Parking:

Required - Commercial 219 spaces

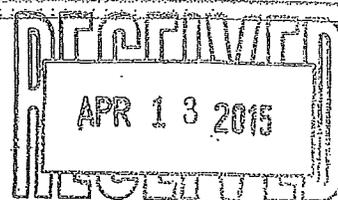
Residential 444 spaces plus 111 spaces that could be built in the future

Total required 663 spaces plus 111 shown that could be built = 774 spaces

Proposed- 533 spaces

We are very excited to bring this project forward for your consideration. We look forward to working with the township throughout this process. If you have any questions as you go through this material please do not hesitate to contact us.

CHARTER TOWNSHIP OF MERIDIAN  
ENVIRONMENTAL PERMITS CHECKLIST



Name: The Avenue on Grand River  
Mailing Address: 919 West University Drive Suite 700 Rochester, Michigan 48307  
Telephone: 248-609-0402 Fax: 248-609-0438 E-Mail: greg@campusvillage.com  
Type of Business (if applicable): Multiple  
Owner/Manager: Campus Village Development  
Date: 04/13/2015 Signature: [Handwritten Signature]

Circle (Y/N) the items that may pertain to your project or facility; then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the Department of Community Planning & Development as part of your project or development submittal – even if the approvals have not yet been obtained. This list includes the most common permits and approvals related to water and air quality, waste, and the environment. Other permits and approvals, including Township approvals may also be necessary.

1. Y  N Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, wetland, or other surface water? Contact: MDNRE/Water Bureau @ (517) 335-4176; MDNRE/Land & Water Management @ (517) 373-1170; Meridian Township Dept. of Community Planning and Development @ (517) 853-4560.
2. Y  N Will the project involve any construction work, fill with any material, or soil disturbance in the 100-year floodplain? Contact: MDNRE Land & Water Management/Floodplain Management @ (517) 335-3181 and Meridian Township Dept. of Community Planning & Development @ (517) 853-4560.
3. Y  N Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or on the ground? Contact: MDNRE/ Waste & Hazardous Materials @ (517) 335-2690.
4.  N Will the project involve construction or alteration of any sewage collection or treatment facility? Contact: MDNRE/Water Bureau @ (517) 335-4176. For discharging to surface waters; Contact: MDNRE/Water Bureau @ (517) 335-4176. For discharging to groundwater; Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
5. Y  N Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. Contact: MDNRE/Waste & Hazardous Materials @ (517) 373-8481; Ingham County Health Dept./Environmental Health Division @ (517) 887-4312; Meridian Township Fire Administration @ (517) 853-4700..
6. Y  N Will the project involve the installation, operation, or removal of an underground or above ground storage tank containing a petroleum product or hazardous substance? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-4035 and Meridian Township Fire Administration @ (517) 853-4700.
7. Y  N Will the project involve liquefied petroleum gas storage tanks, container filling station, or a compressed natural gas dispensing station? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-4035.
8. Y  N Will the project involve the generation of hazardous waste or medical waste? Hazardous Waste Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-9875. Medical Waste Contact: MDNRE/Waste & Hazardous Materials @ (517) 241-1320 or (517) 335-1146.
9. Y  N Will the project involve the on-site treatment, storage, or disposal of hazardous waste? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-9875.
10. Y  N Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-9875.
11. Y  N Will the project involve landfilling, transferring or processing solid non-hazardous wastes on site? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
12. Y  N Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which could emit air contaminants? Contact: MDNRE/Air Quality @ (517) 373-7023.

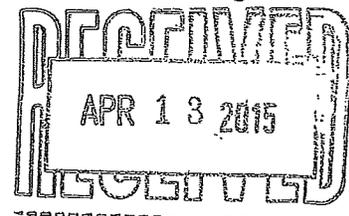
13. Y  N Will the project or facility involve the storage, mixing, or distribution of pesticides or fertilizers in bulk quantities? Contact: Michigan Department of Agriculture/Region 6 Pesticide & Plant Pest Management @ (517) 335-1830.
14.  N Will the project involve a manmade change in the natural cover (land clearing) and/or topography of land, such as cut/fill activities that may contribute to soil erosion/sedimentation? Contact: Meridian Township Dept. of Public Works & Engineering @ (517) 853-4440 and MDNRE/Land & Water Management @ (517) 373-1170.
15. Y  N Will the project involve any dredging, filling with any material, or construction in, across, under, or within 500 feet of a river, stream, creek, ditch, drain, lake, pond, swamp, or wetland(s)? Contact: MDNRE/Land & Water Management @ (517) 373-1170 and Meridian Township Dept. of Community Planning & Development (517) 853-4560.
16. Y  N Will an on-site wastewater treatment system or septic system be installed?  
 For subsurface sanitary sewage disposal in quantities of 10,000 gallons per day or less: For any subsurface discharge or sanitary sewage in quantities equal to or greater than 10,000 gallons per day. Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.  
  
 For subsurface disposal of sanitary sewage in quantities of 6,000 to 10,000 gallons per day: In addition to obtaining a construction permit from the Ingham County Health Department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.  
  
 For industrial or commercial wastewater (other than sanitary sewage) in any quantity. Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
17.  N Will the project involve construction of a water supply well or extension of a water supply service from an existing water system? Contact: MDNRE/Water Bureau @ (517) 241-1374 and Ingham County Health Dept./Environmental Health @ (517) 887-4312.
18. Y  N Are there out-of-service wells, abandoned wells, or cisterns on the site? (drinking water, irrigation & monitoring wells). Contact: MDNRE/Water Bureau @ (517) 241-1413; Ingham County Health Dept./Environmental Health @ (517) 887-4312; and Meridian Township Department of Community Planning & Development @ (517) 853-4560.
19. Y  N Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? Contact: Ingham County Health Dept./Environmental Health @ (517) 887-4312.
20. Y  N Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? Contact: MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
21. Y  N Has the site/facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a Baseline Environmental Assessment (BEA) been completed for the property? Contact: MDNRE/Remediation & Redevelopment @ (517) 373-9837 and/or MDNRE/Waste & Hazardous Materials @ (517) 335-2690.
22. Y  N Will the project involve the installation of a seawall or bulkhead? Contact: MDNRE/Land & Water Management @ (517) 373-1170 and Meridian Township Dept. of Community Planning & Development @ (517) 853-4560.

Notes:

- For assistance with permits and approvals from the Michigan Department of Natural Resources and Environment (MDNRE), including coordination among MDNRE divisions, contact the Permit Coordination Unit at (517) 373-9244.
- For assistance on environmental issues at the MDNRE, contact the Environmental Assistance Center at (800) 662-927
- For Spill/Release reporting to the MDNRE, call (517) 373-8481.
- For pollution emergencies, call the MDNRE at (800) 292-4706 in Michigan and (517) 373-7660 outside of Michigan.

Last updated, June 2010

g:\planning\forms\applications\environmental permits checklist.doc



CHARTER TOWNSHIP OF MERIDIAN  
HEALTH IMPACT ASSESSMENT

Revision Date: March, 2012

Please provide written responses to each applicable question. For those questions which are not applicable, please indicate so on the form. Attach additional sheets if more space is necessary to respond fully to the questions. Submit completed form with your project/development application.

Project Name: The Avenue on Grand River, Address/Location: 2655 Grand River Case # \_\_\_\_\_  
Type of Project:  Residential  Commercial  Office  Public

Water Quality Considerations/Impacts

YES NO

- What is the source of water for the proposed project/development? Meridian Township  
What is the estimated daily water demand? TBD
- If public water, is there available capacity to handle this project in the municipal facilities?  
  If private well, is the water considered potable (safe)?  
  Is the project/development within existing municipal service areas?  
  Are there nearby sources of potential water contamination? IF YES LIST \_\_\_\_\_  
  Are there underground storage tanks? IF YES LIST \_\_\_\_\_  
  Are there gasoline or oil pipelines? IF YES LIST \_\_\_\_\_  
  Is there a nearby known source of contaminated soil? IF YES LIST \_\_\_\_\_  
  Are there abandoned wells on the site? IF YES LIST \_\_\_\_\_  
  Will the water supply require on-site treatment, such as Iron removal?  
  Are there any wetlands on the site?  
If YES what is/are the size(s) of the wetland(s)? \_\_\_\_\_  
  If wetlands are being impacted, is adequate mitigation being proposed?  
  Is the project located in a known floodplain?  
  Will the proposed project affect groundwater recharge?  
What percentage of the parcel is covered by impervious surfaces? 77.26%  
  Does the project affect the overall percentage of impervious surfaces in the watershed?

Wastewater Considerations/Impacts

YES NO

- Does the project/development require an on-site wastewater system?  
  If YES, are the soils appropriate to support a septic system?  
  Is project/development within the service area of the municipal sewage system?

Air Quality Considerations/Impacts

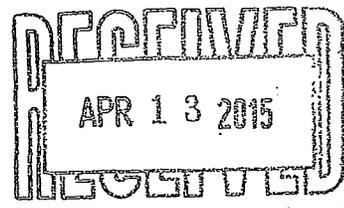
YES NO

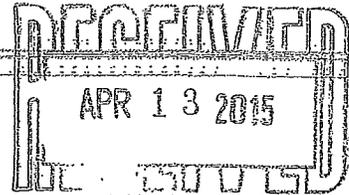
- Does the project/development entail demolition activities?  
  If YES, has the site been examined for asbestos and/or lead?  
  Are there plans for mitigating dust?  
  Will the project/development result in increased stationary air emissions?  
  If YES, are emissions controlled contaminants? PLEASE LIST \_\_\_\_\_  
  Has the applicant obtained necessary permits?  
  Will the project result in increased air emissions from cars?  
What is the increase in traffic volume projected for peak hours? See Attached Traffic Study  
  Is the proposed use compatible with adjacent uses?  
  Is the site near known areas affected by radon?

Solid & Hazardous Waste Disposal

YES NO

- Is the proposed project/development located near any facility handling or disposing of hazardous waste?  
  Will the proposed project/development provide on-site recycling?  
  Is there historic evidence of solid or hazardous waste disposal or releases on or adjacent to the site?  
  Are there plans in place to prevent the release of hazardous materials into the environment in the case of fire?  
If YES describe \_\_\_\_\_  
  Does the project entail hazardous waste disposal?  
  If YES is the proposed waste handling or disposal activity compatible with adjacent use and/or zoning?  
  Is the proposed waste handling or disposal activity compatible with the Ingham County Solid Waste Management Plan?  
  Is the facility near vulnerable resources (e.g. nursing homes) that may require contingency planning for extra protection in the event of an on-site fire? IF ANY LIST \_\_\_\_\_





Noise Considerations/Impacts

- YES NO
[ ] [x] Is the project/development likely to generate noises that will create a nuisance to neighboring uses?
If YES please list type of noise(s) and hours
[ ] [x] Are there engineered or non-engineered measures that can be employed to mitigate nuisance noises?
If YES please list
[ ] [x] Does the generated noise violate the noise ordinance?

Social Capital

- YES NO
[x] [ ] Does the project/development promote interaction between neighbors?
If Yes please list Community Events, Shared Common Areas, Business Opportunities
[x] [ ] Is the physical design of the project harmonious with the overall neighborhood?

Physical Activity and Injury Prevention

- YES NO
[x] [ ] Does the project/development provide mobility options for those who cannot drive?
[x] [ ] Does the project/development have sidewalks that lead to local destinations?
If YES what is the proposed width of the sidewalks? 5' - 7'
[x] [ ] Does the project/development have or connect to a trail system for walking or biking?
[x] [ ] Does the project/development contain elements that enhance the feeling of neighborhood safety?
[x] [ ] Are local streetlights being provided?
[x] [ ] Are houses oriented toward the street to provide "eyes on the street?"
[x] [ ] Can a child walk safely to school?
[x] [ ] Are there sidewalks/pathways along the route to the school(s)?
[ ] [ ] What is the walking distance to the area's schools? 0.7 Miles
[x] [ ] Is the visibility at intersections good?/Can drivers see short children?
[ ] [x] Does the route contain known dangerous intersections?
If YES please list
[ ] [x] Are there crossing guards at these intersections?
[ ] [x] Will the project/development contain a significant elderly population?
[x] [ ] Can the elderly walk to important destinations (i.e. banks, post office, and library)?
What is the walking distance to these destinations?
[x] [ ] Are there sidewalks/pathways along the routes to these destinations?
[ ] [x] Does the route contain known dangerous intersections?
[ ] [x] Does the project contain design elements to calm traffic such as speed humps, extended corners, raised street crossings, or similar features? IF ANY LIST
[ ] [x] Does the project/development present unsafe conditions or deter access and free mobility for the physically handicapped?
[x] [ ] For projects/development on arterial streets does the plan include pedestrian crossing signals and/or mid-street islands?
[x] [ ] Is public transportation available? If YES where and how close is the nearest bus stop? On site
[x] [ ] Does the nearest bus stop have a shelter?
[x] [ ] Does the nearest the bus stop have a bench?

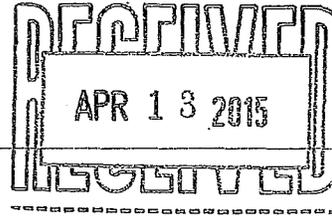
Health Equity/Food Systems (HOUSING PROJECTS ONLY)

- YES NO
[ ] N/A [ ] Does the project provide for a diversity of housing types to accommodate a variety of income groups?
What is the square footage of the smallest dwelling unit?
What is the estimated market price?
[ ] N/A [ ] Does this price represent an "affordable house" given the area median income?
[x] [ ] Is the proposed project/development located in an area that provides easy access to healthy foods?
What is the distance to the nearest full service grocery store? On site
What is the distance to the nearest convenience store? On site
[ ] [x] Will dwelling units (multiple family housing projects) be smoke-free?
[ ] [x] Does the neighborhood have a disproportionate number of liquor/party stores?
[ ] [x] Is the project/development located in a neighborhood or region characterized by concentrated poverty?
[ ] [x] Are affected residents involved in the planning process?
[ ] [x] Are disadvantaged populations at greater risk of exposure to environmental hazards?

Growth Objectives/Regional Growth Project

- YES NO
[x] [ ] Is the project located within the designated growth area of the Tri-County Regional Growth Project?

# MEMO



VIA EMAIL

**To:** Mr. Greg Schaefer  
Campus Village Communities

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**From:** Michael J. Labadie, PE  
Fleis & VandenBrink Engineering

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**Date:** April 13, 2015

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**Re:** The Avenue on Grand River  
Meridian Charter Township, Michigan  
Traffic Impact Assessment

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## Introduction

This memorandum presents the results of a Traffic Impact Assessment (TIA) for the proposed Avenue on Grand River residential development in Meridian Charter Township, Michigan. The project site is located on the southwest quadrant of the intersection of E. Grand River Avenue (M-43) and Park Lake Road in Meridian Charter Township, Michigan. The proposed residential/commercial development would include 222 residential units and 8,688 square feet of commercial space with site access provided via two (2) existing access drives off of M-43; one aligned with Park Lake Road and one aligned with the Sparrow Urgent Care facility driveway.

The Michigan Department of Transportation (MDOT) has jurisdiction over Grand River Avenue and has required a TIA for the proposed project in accordance with Traffic and Safety Note 607B. The study scope includes the intersections of M-43 & Park Lake Road, M-43 & Denny's Driveway, and M-43 & Northwind Drive. The purpose of this study is to identify the traffic related impacts, if any, of the proposed development on the adjacent road network.

## Data Collection

Existing vehicular turning movement counts were collected by Traffic Engineering Associates. Intersection turning movement counts were collected during the Weekday AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods at the study intersections. F&V collected an inventory of existing lane use and traffic controls and obtained existing traffic signal timing information from MDOT. The existing AM and PM peak hour traffic volumes were identified based on the data collected. Peak hour turning movements volumes at each intersection were utilized for this study and the volumes were balanced upward through the study network where appropriate. The applicable data referenced in this memorandum are attached.

## Existing Conditions

Existing peak hour vehicle delays and Levels of Service (LOS) were calculated at the study intersections using Synchro (Version 9) traffic analysis software. This analysis was based on the existing lane use and traffic control, the existing peak hour traffic volumes, and the methodologies presented in the *Highway Capacity Manual, 2010* (HCM). Typically, LOS D is considered acceptable, with LOS A representing minimal delay, and LOS F indicating failing conditions. Additionally, SimTraffic network simulations were reviewed to evaluate network operations and vehicle queues. The existing conditions results are attached and shown in Table 1.

**Table 1**  
**Existing Intersection Operations**

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. E. Grand River Avenue (M-43) & Park Lake Road / Site Drive	Signalized	EB	7.7	A	23.0	C
		WB	27.2	C	21.4	C
		NB	46.6	D	48.2	D
		SB	53.6	D	53.9	D
		<b>Overall</b>	<b>28.3</b>	<b>C</b>	<b>26.8</b>	<b>C</b>
2. E. Grand River Avenue (M-43) & Northwind Drive	Signalized	EB	1.9	A	5.4	A
		WB	0.5	A	0.6	A
		NB	47.8	D	51.2	D
		<b>Overall</b>	<b>2.0</b>	<b>A</b>	<b>6.5</b>	<b>A</b>
3. E. Grand River Avenue (M-43) & Site Drive / Sparrow Drive	STOP (Minor)	EB LT	12.4	B	8.6	A
		WB LT	8.2	A	11.0	B
		NB	19.9	C	288.7	F
		SB	25.4	D	30.7	D

The results of the existing conditions analysis indicate that all study intersection approaches and movements currently operate acceptably at a LOS D or better during the AM peak period. During the PM peak period, all study intersection approaches and movements operate acceptably except the STOP controlled proposed site driveway approach to M-43 aligned with Sparrow Drive, which currently operates at a LOS F. However, a limitation of the HCM Two-Way Stop Controlled (TWSC) methodology is that it cannot completely account for the effects of upstream signalized intersections. In order to evaluate the gaps created by the adjacent upstream and downstream signalized intersections, a simulation model is required. Therefore, SimTraffic was utilized to further evaluate vehicle delays for the M-43 & proposed site drive / Sparrow Drive intersection.

The results of the vehicle delays at the intersection were calculated based on the average of five simulation runs in SimTraffic and are shown in Table 2. These results indicate that the two adjacent signalized intersections help to provide gaps in the traffic stream which facilitate driveway turning movements at the proposed site driveway approach. Additionally, review of network simulations indicates acceptable traffic operations at the signalized intersections and vehicle queues which are acceptably processed.

**Table 2**  
**Existing Intersection Delays (SimTraffic)**

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
2. E. Grand River Avenue (M-43) & Site Drive / Sparrow Drive	Stop (Minor)	EB LT	6.5	-	7.2	-
		WB LT	2.1	-	25.4	-
		NB	10.5	-	40.8	-
		SB	13.3	-	19.1	-



### Background Conditions

In order to determine the applicable traffic growth rate for the existing traffic volumes to the project build-out year, MDOT historical traffic data for Grand River Avenue were referenced. MDOT data for the study section of Grand River Avenue indicates that between 2011 and 2013, the Average Annual Daily Traffic (AADT) volumes increased 3% overall in the two year period. Therefore, an annual growth rate of 1.5% per year was forecast for one year to the project build-out year of 2016.

In addition to background traffic growth, it is important to account for traffic that will be generated by approved developments within the vicinity of the study area that have yet to be constructed or are currently under construction. Through conversations with MDOT and Meridian Township, one background development was identified within the study area. A Whole Food grocery store is currently under construction along the north side of M-43 approximately 900 feet west of the subject site and will have signalized site access via the north leg of the M-43 & Northwind Drive intersection. Site-generated traffic volumes for the Whole Food development were obtained from MDOT.

Future peak hour vehicle delays and LOS *without the proposed development* were calculated based on the existing lane use and traffic control, the projected background traffic volumes, and the methodologies presented in the HCM. Additionally, SimTraffic simulations were utilized to evaluate network operations and vehicle queues. The results of the analysis of background conditions are attached and summarized in Table 3.

**Table 3**  
**Background Intersection Operations**

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. E. Grand River Avenue & Park Lake Road / Site Drive	Signalized	EB	8.2	A	32.0	C
		WB	28.1	C	22.0	C
		NB	46.6	D	48.5	D
		SB	<u>54.8</u>	<u>D</u>	<u>56.1</u>	<u>E</u>
		<b>Overall</b>	<b>29.1</b>	<b>C</b>	<b>31.9</b>	<b>C</b>
2. E. Grand River Avenue & Northwind Drive	Signalized	EB	2.5	A	9.1	A
		WB	1.2	A	1.4	A
		NB	44.7	D	42.1	D
		SB	<u>44.1</u>	<u>D</u>	<u>41.4</u>	<u>D</u>
		<b>Overall</b>	<b>3.2</b>	<b>A</b>	<b>9.4</b>	<b>A</b>
3. E. Grand River Avenue & Site Drive / Sparrow Drive	STOP (Minor)	EB LT	12.7	B	8.7	A
		WB LT	8.3	A	11.5	B
		NB	21.1	C	505.1	F
		SB	27.5	D	40.2	E

The results of the background conditions analysis indicate that all study intersection approaches and movements will continue to operate acceptably at a LOS D or better during the AM peak period. During the PM peak period, the southbound approach and eastbound through movement at the intersection of M-43 & Park Lake Road will be reduced to a LOS E and F, respectively.

At the intersection of M-43 & Proposed Site Drive / Sparrow Drive, the two minor STOP controlled driveway approaches will continue to operate unacceptably during the PM peak period based on HCM calculations. The results based on SimTraffic simulations for this intersection are shown in Table 4 below and indicate that the northbound approach will begin to experience long vehicle delays during the PM peak period.

**Table 4**  
**Background Intersection Delays (SimTraffic)**

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
2. E. Grand River Avenue & Site Drive / Sparrow Drive	Stop (Minor)	EB LT	6.7	-	7.3	-
		WB LT	1.6	-	28.5	-
		NB	10.3	-	79.3	-
		SB	8.0	-	45.9	-

**Site Trip Generation and Assignment**

The number of AM and PM peak hour vehicle trips that would be generated by the proposed residential and commercial development was forecast based on data published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 9<sup>th</sup> Edition* and the *Trip Generation Handbook, 2<sup>nd</sup> Edition*.

As is typical of most retail land uses, a portion of the site-generated trips are already present on the adjacent road network and are interrupted to visit the site. These trips are known as “pass-by” trips and account for a portion of the site-generated trips. Pass-by trips result in turning movements at the site driveways but do not increase traffic volumes on the adjacent road network. The site trip generation forecast is shown on Table 5.

**Table 5**  
**Site Trip Generation**

Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Apartment	220	222	D.U.	1,469	23	90	113	91	49	140
Shopping Center	820	8,688	GFA	371	5	3	8	15	17	32
	<i>Pass-by</i>	<i>34% PM</i>						5	6	11
	<i>New Trips</i>			371	5	3	8	10	11	21
<b>Total</b>				1,840	28	93	121	106	66	172
	<i>Pass-by</i>							5	6	11
	<i>New Trips</i>			1,840	28	93	121	101	60	161

The peak hour site trips shown in Table 5 were assigned to the adjacent road network based on existing traffic patterns. These patterns indicate that 70% of site traffic would enter/exit the site to/from the west during both peak periods. The site-generated traffic volumes to/from the east were distributed through the intersection of M-43 & Park Lake Road based on existing turning movement percentages.

Additionally, based on the HCM and SimTraffic peak hour delays calculated for the proposed site driveway approach to M-43 aligned with Sparrow Drive, a capacity restrained traffic assignment was utilized. The site traffic assignments shown on the attached Figure 4 were determined based on the direction of approach and departure for the site-generated trips and the locations of site access locations. Capacity restrained assignment also considers the principle that traffic will utilize all reasonable paths to minimize the total travel



times spent by all users in the network (*Transportation Engineering and Planning, Papacostas and Prevedouros, 2001*). Therefore, due to the existing high peak hour delays at the proposed site driveway approach all egress site-generated trips were assigned to the signalized site driveway aligned with Park Lake Road during both peak periods.

**Future Conditions**

The site-generated trip assignments were added to the future background traffic volumes to determine the total future peak hour traffic volumes with the proposed development. Future peak hour vehicle delays and LOS were calculated at the study intersections based on these volumes, the existing intersection lane use and traffic control, and the methodologies presented in the HCM. The future conditions results are attached and shown in Table 6.

**Table 6  
 Future Intersection Operations**

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1. E. Grand River Avenue & Park Lake Road / Site Drive	Signalized	EB	8.7	A	32.2	C
		WB	28.0	C	22.3	C
		NB	48.6	D	52.9	D
		SB	<u>53.6</u>	<u>D</u>	<u>54.6</u>	<u>D</u>
		<b>Overall</b>	<b>29.9</b>	<b>C</b>	<b>32.4</b>	<b>C</b>
2. E. Grand River Avenue & Northwind Drive	Signalized	EB	2.5	A	9.7	A
		WB	1.3	A	1.5	A
		NB	44.7	D	42.1	D
		SB	<u>44.1</u>	<u>D</u>	<u>41.4</u>	<u>D</u>
		<b>Overall</b>	<b>3.2</b>	<b>A</b>	<b>9.7</b>	<b>A</b>
3. E. Grand River Avenue & Site Drive / Sparrow Drive	STOP (Minor)	EB LT	13.3	B	8.9	A
		WB LT	8.3	A	11.7	B
		NB	22.4	C	720.2	F
		SB	30.3	D	52.7	F

The results of the future conditions analysis indicate that all signalized study intersection approaches would operate acceptably at a LOS D or better-during both peak periods; however, several movements would operate at a LOS E or F. At the intersection of M-43 & Park Lake Road, the southbound right turn movement would operate at a LOS E during both peak periods, while the northbound right turn movement and eastbound through movement would operate at a LOS E and F, respectively, during the PM peak period.

At the intersection of M-43 & Proposed Site Drive / Sparrow Drive, the two minor STOP controlled driveway approaches will continue to operate unacceptably during the PM peak period based on HCM calculations. The results based on SimTraffic simulations for this intersection under future conditions are shown in Table 7 below and indicate that the northbound approach will continue to experience long vehicle delays during the PM peak period.



**Table 7**  
**Future Intersection Delays (SimTraffic)**

Intersection	Control	Approach	AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
2. E. Grand River Avenue & Site Drive / Sparrow Drive	Stop (Minor)	EB LT	9.4	-	8.8	-
		WB LT	2.2	-	38.0	-
		NB	12.3	-	69.2	-
		SB	17.1	-	39.4	-

Therefore, improvements were investigated to provide acceptable network traffic conditions, including site ingress and egress. At the intersection of M-43 & Park Lake Road, an overlap phase should be provided for the northbound right turn movement. With the overlap phase and minor signal timing adjustments, all approaches and movements would operate acceptably during both peak periods, except the southbound right turn movement which would continue to operate at a LOS E during both peak periods. However, review of network simulations indicates acceptable traffic operations and does not indicate significant vehicle queues for this movement.

At the STOP controlled site driveway aligned with Sparrow Drive, results as shown in Table 7 indicate that the northbound approach will experience long vehicle delays during the PM peak period. However, during both peak period's excess capacity is available for the northbound approach at the signalized intersection of M-43 & Park Lake Road. Therefore, during peak periods egress traffic can utilize the traffic signal at M-43 & Park Lake Road to exit the site.

**Conclusions**

The conclusions of this Traffic Impact Assessment are as follows:

1. At the intersection of M-43 & Proposed Site Drive / Sparrow Drive, the northbound approach currently operates at a LOS F based on HCM calculations.
2. Under Background conditions **without the proposed development** the southbound approach and eastbound through movement at the intersection of M-43 & Park Lake Road will be reduced to a LOS E and F, respectively.
3. Under future conditions **with the proposed development** the southbound right turn movement would operate at a LOS E during both peak periods, while the northbound right turn movement and eastbound through movement would operate at a LOS E and F, respectively, during the PM peak period at the intersection of M-43 & Park Lake Road.
4. With a northbound right turn overlap phase and minor signal timing adjustments, all approaches and movements at the signalized study intersections will operate acceptably except the southbound right turn movement at the intersection of M-43 & Park Lake Road which will operate at a LOS E; however, review of network simulations indicates acceptable traffic operations for this movement and significant queues are not observed.
5. The signalized intersection of M-43 & Park Lake Road has excess capacity for the northbound approach to accommodate egress traffic during the peak periods.

Any questions related to this memorandum, study, analyses, and results should be addressed to Fleis & VandenBrink.

**Attached:** Traffic Volume Data  
 Figures 1-5  
 MDOT Data  
 Synchro / SimTraffic Results

SJR:mjl

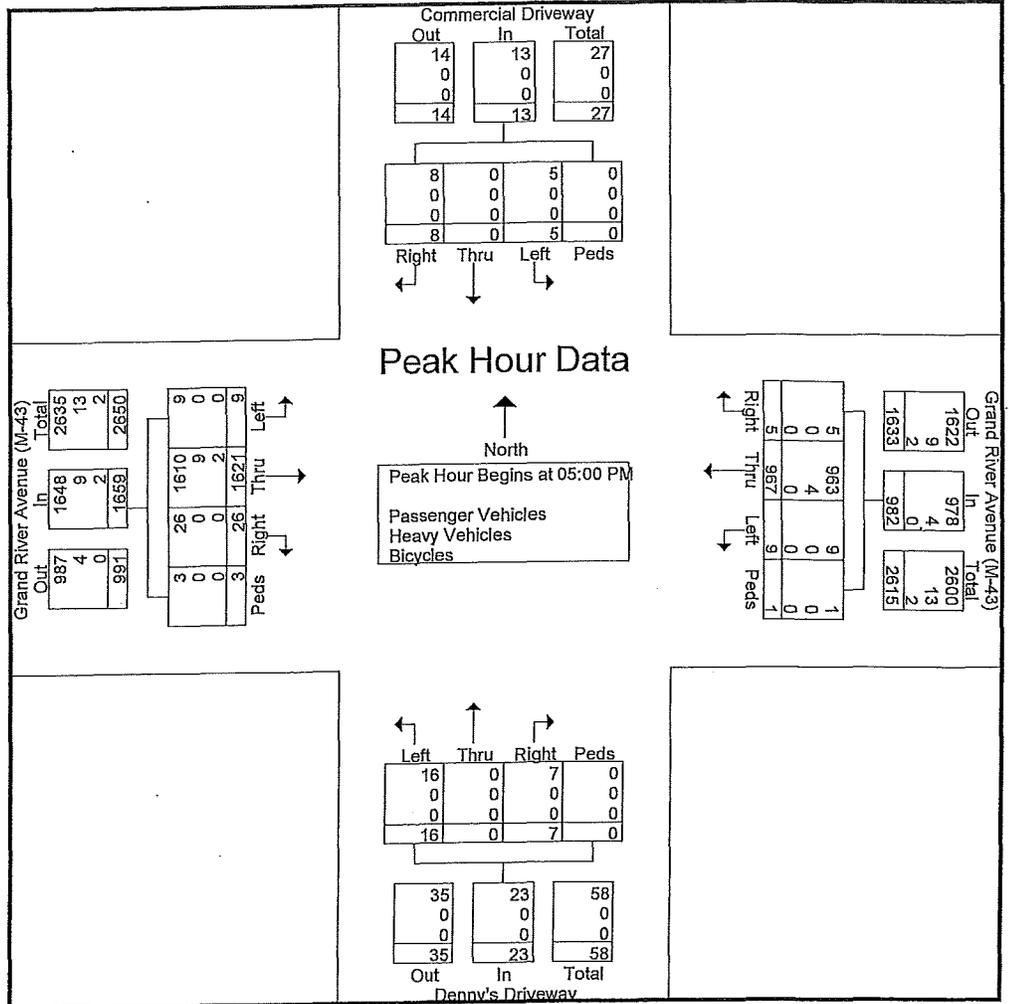


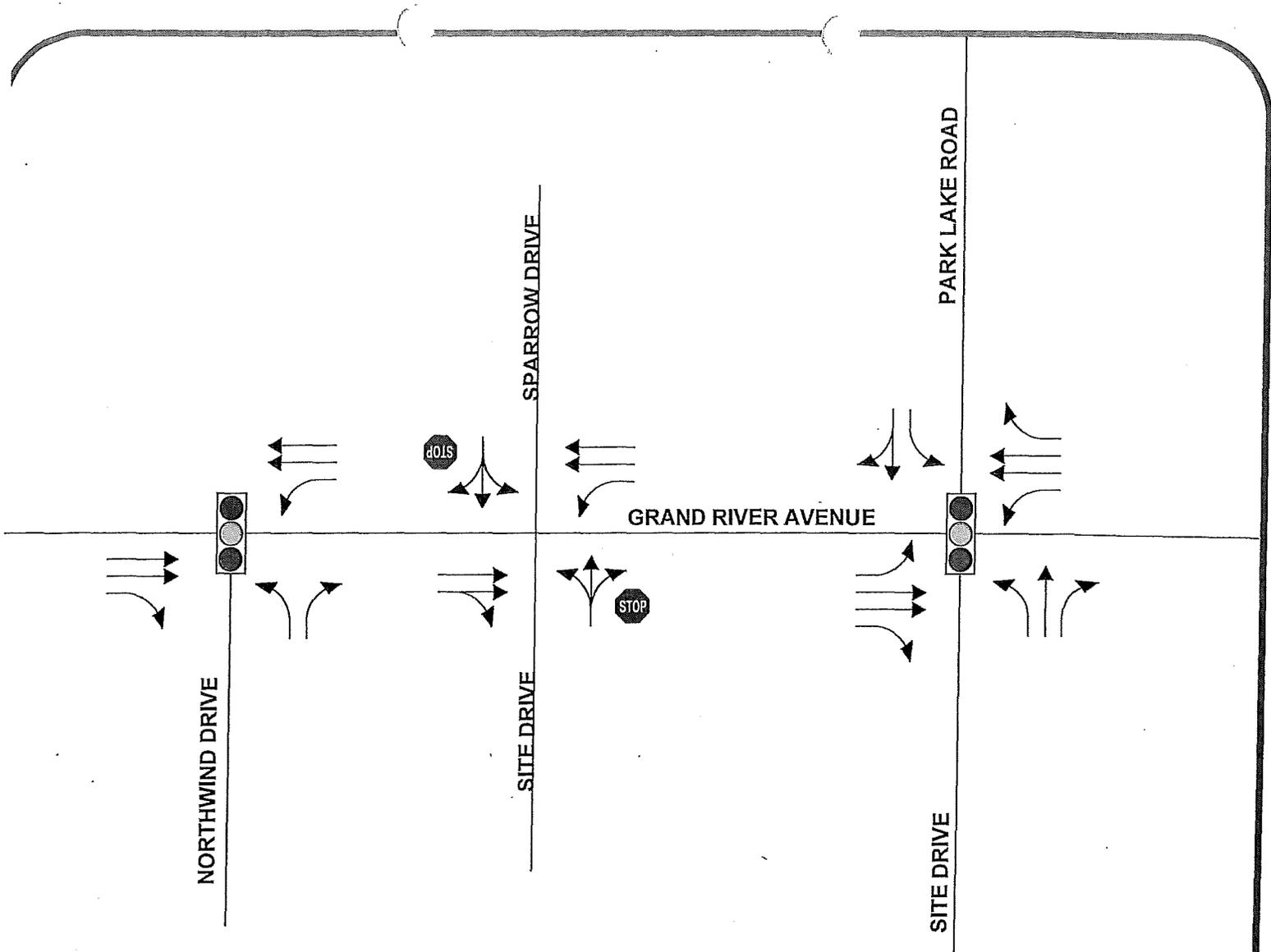
# Traffic Engineering Associates, Inc.

PO Box 100  
Saranac, Michigan 48881  
517-627-6028

Location: Denny's Drive & Grand River  
City/County: Meridian Twp., Ingham Cty  
Weather: Cloudy  
Counted By: DES

File Name : Dei  
Site Code : 040  
Start Date : 4/2  
Page No : 3





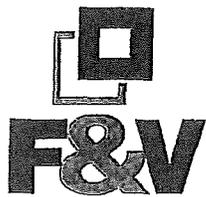
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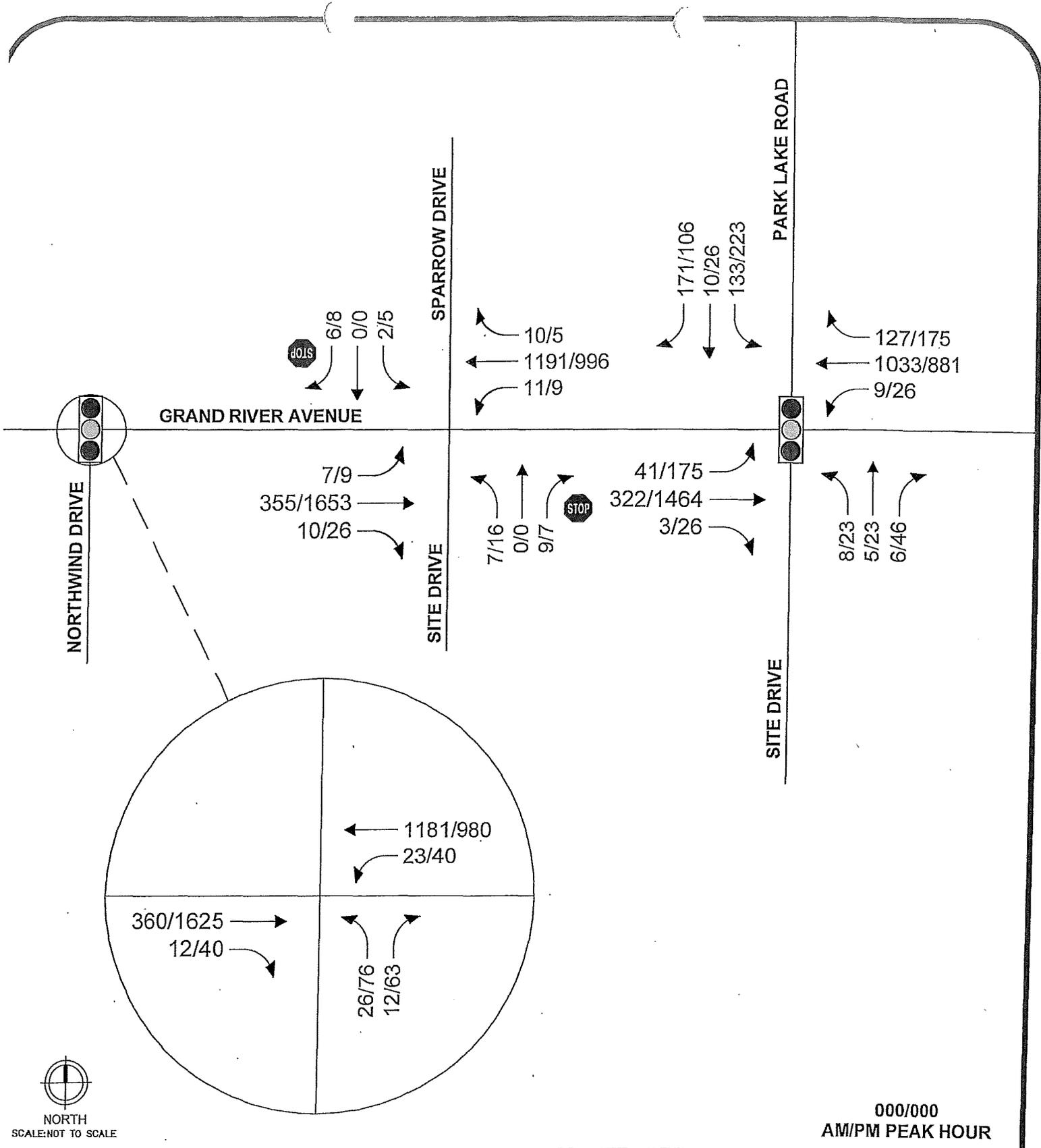
# FIGURE 1 LANE USE AND TRAFFIC CONTROL

THE AVENUE ON GRAND RIVER TIA - MERIDIAN  
CHARTER TOWNSHIP, MI

## LEGEND

-  ROADS
-  LANE USE
-  SIGNALIZED INTERSECTION
-  UNSIGNALIZED INTERSECTION

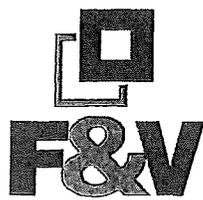




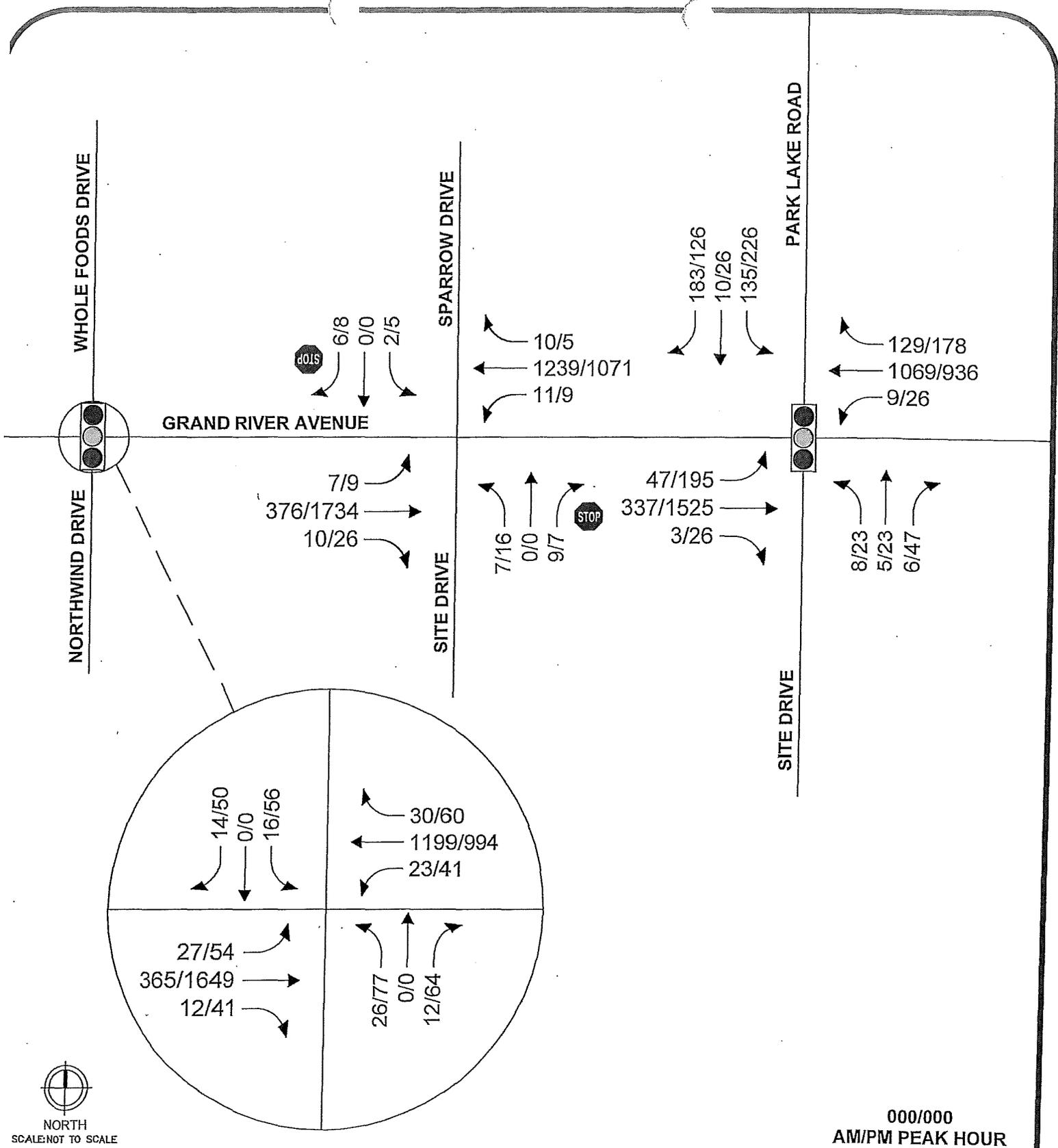
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## FIGURE 2 EXISTING TRAFFIC VOLUMES

THE AVENUE ON GRAND RIVER TIA - MERIDIAN  
CHARTER TOWNSHIP, MI



- LEGEND**
- ROADS
  - TRAFFIC VOLUMES (AM/PM)
  - SIGNALIZED INTERSECTION
  - UNSIGNALIZED INTERSECTION



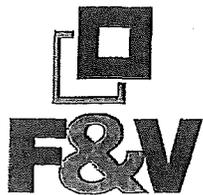
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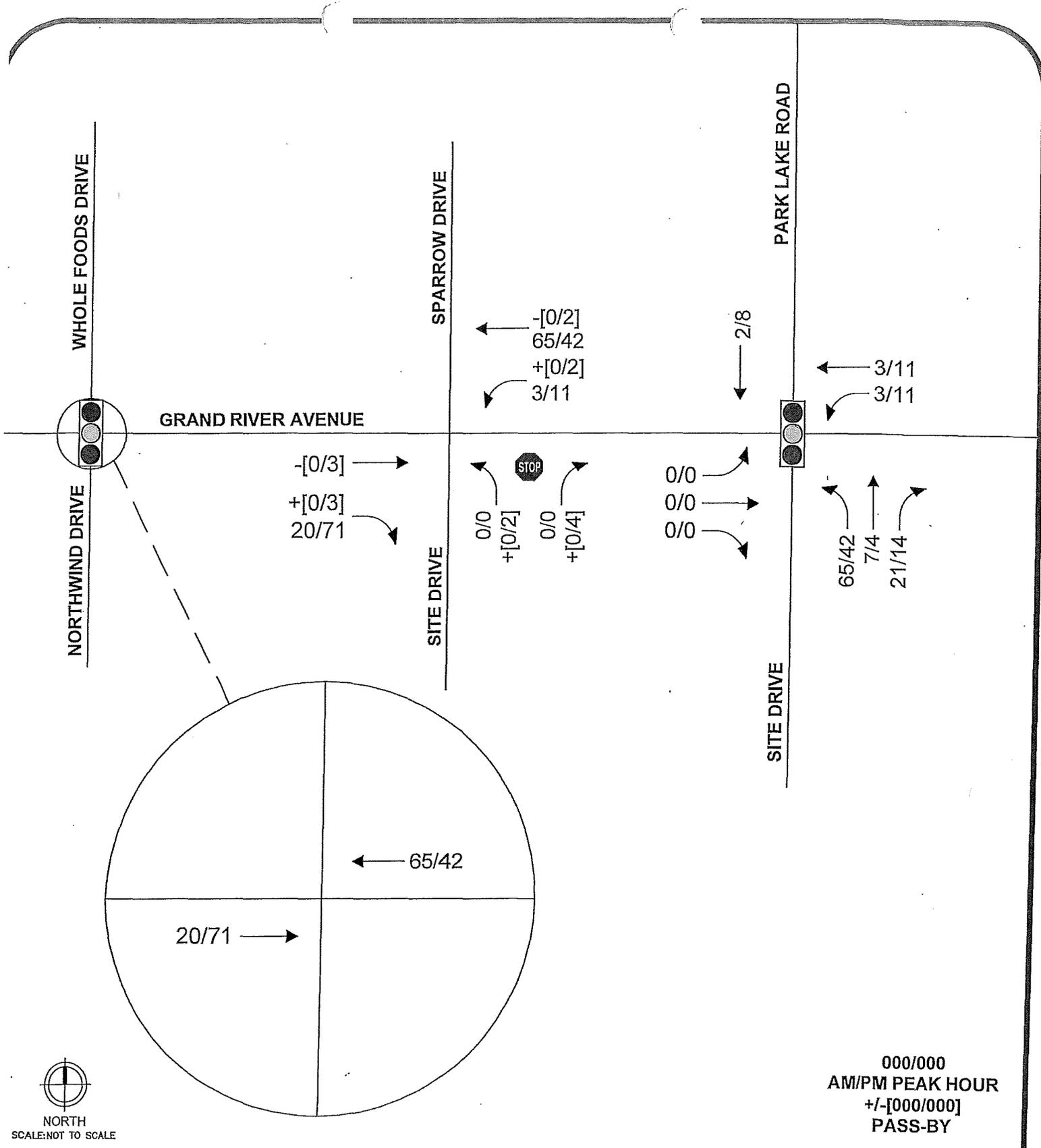
# FIGURE 3 BACKGROUND TRAFFIC VOLUMES

THE AVENUE ON GRAND RIVER TIA - MERIDIAN  
CHARTER TOWNSHIP, MI

## LEGEND

- ROADS
- TRAFFIC VOLUMES (AM/PM)
- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION





NORTH  
 SCALE: NOT TO SCALE

**F&V**

**FIGURE 4**  
**SITE-GENERATED**  
**TRAFFIC VOLUMES**  
 THE AVENUE ON GRAND RIVER TIA - MERIDIAN  
 CHARTER TOWNSHIP, MI

**LEGEND**

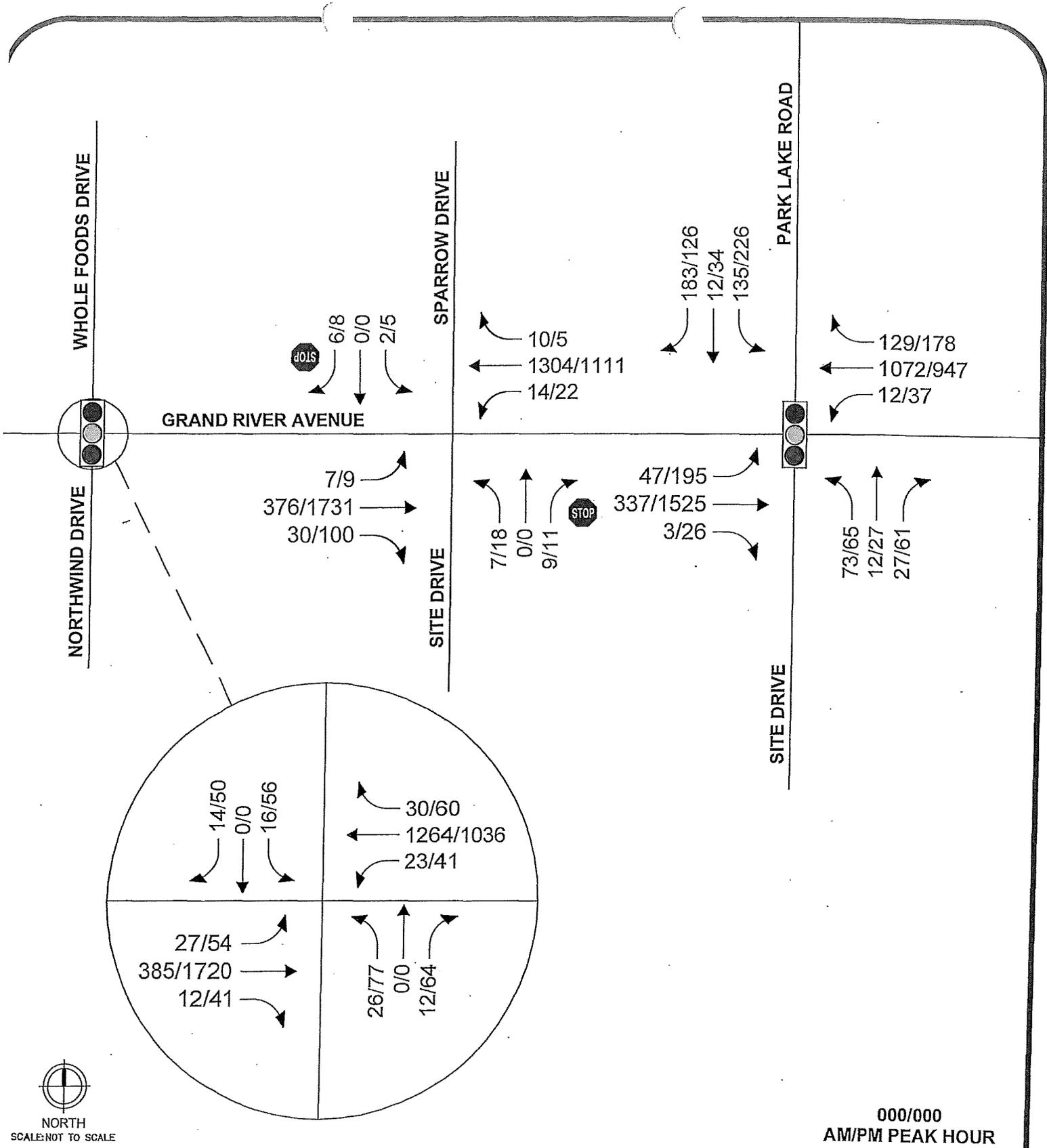
ROADS

TRAFFIC VOLUMES (AM/PM)

SIGNALIZED INTERSECTION

UNSIGNALIZED INTERSECTION

2015



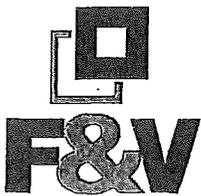
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# FIGURE 5 FUTURE TRAFFIC VOLUMES

THE AVENUE ON GRAND RIVER TIA - MERIDIAN  
CHARTER TOWNSHIP, MI

### LEGEND

- ROADS
- TRAFFIC VOLUMES (AM/PM)
- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION



**William F. Savage, P.E.  
Savage Traffic Engineering, Inc.**

Summer Address

6401 Timber Ridge Trail  
East Lansing, MI 48823  
Phone & Fax: 517-339-3933

e-mail: [MSUSavage@aol.com](mailto:MSUSavage@aol.com)

Winter Address

6611 Stone River Road, #206  
Bradenton, FL 34203  
Phone & Fax: 941-755-4681

April 30, 2015

Martha Wyatt, Associate Planner/Landscape Architect  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48826

RE: The Avenue on Grand River

Dear Martha:

I conducted a morning (7:30 – 8:30 am on Thursday, April 30) at the Denny Restaurant entrance, to familiarize myself to the traffic at the entrance. I found that there were 7 vehicles entering and 5 vehicles leaving the restaurant.

Also, there were 10 vehicles entering the site, and 8 leaving (not stopping at Denny's).

The traffic was light, with only a couple 20 to 30 second delays.

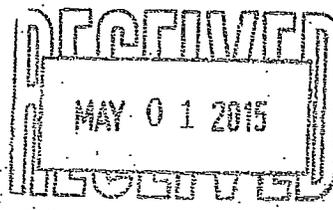
My concern is that when completed, the 100 vehicles entering from the west, along with 22 entering from the east, along with a number of vehicles trying to exit the site will be much more than this failing entrance can handle.

A solution would be to have Denny's Restaurant be the sole user of this entrance, and the rest of the traffic use the signalized entrance at Park Lake Road.

Sincerely,

*WFSavage*

William F. Savage, P.E.



# MEMORANDUM

TO: Planning Commission

FROM:   
Martha Wyatt  
Associate Planner/Landscape Architect

DATE: June 5, 2015

RE: MUPUD #15014 (Campus Village Development) request to develop a mixed use planned unit development at 2655 Grand River Avenue

---

The Planning Commission held a public hearing on May 11, 2015 regarding the request from Campus Village Development to establish a mixed use planned unit development (MUPUD) on the property located southwest of the intersection of Grand River Avenue and Park Lake Road, at 2655 Grand River Avenue. The mixed use project will occupy the entire 12.65 acre site. The site is zoned C-2 (Commercial) and is located in Section 20 of the Township.

The proposed project incorporates the existing multitenant retail building with new multiple family housing and mixed use buildings. Eight apartment buildings and two mixed use buildings (retail and residential units) are proposed, offering a total of 222 apartment units (multiple family units) and 412 beds. A clubhouse/community center, an on-site business center (entrepreneurial hub), retail space, and a diverse range of amenities are offered.

The residential portion of the project is approximately 166,066 square feet. Approximately 8,865 square feet of new retail is proposed in the mixed use building (Block 1). In combination with the existing retail space (54,547 square feet), approximately 63,412 square feet of retail space is provided. The applicant has indicated some office space may be available to the public in the office center (Block 2) via membership, lease, or other means. The combined total of all buildings (existing and proposed) is approximately 235,640 gross square feet. The proposed density is 17 dwelling units per acre (222 dwelling units over 12.65 acres).

A special use permit (SUP #15051) is also required for a group of buildings totaling more than 25,000 square feet in gross floor area, which is being processed concurrently with the MUPUD. The Planning Commission will make recommendations to the Township Board on both requests.

Several concerns were discussed at the public hearing. Revised plans have been provided which include the following design changes as summarized by the applicant:

- Added an easement and public pedestrian pathway along the south side of the property line.
- Increased the width of the existing sidewalk along the east side of the entrance drive at Grand River Avenue, from five feet to eight feet wide to provide improved access and to become part of the public pathway.
- Relocated the public fitness area and pocket park to an area along the pedestrian pathway (south property line) for improved public access.
- Revised the project renderings to show all stairwells enclosed and to provide building detail in previously undefined areas.

**MUPUD #15014 (Campus Village Communities, LLC)  
Planning Commission (6/5/15)  
Page 2**

- Revised the design and structure of the barrier wall between the railroad and rear parking area (southwest corner of the site) to comply with railroad safety regulations.
- Added a fence along the west property line. Details on the fence (materials and height) have not been provided.
- Revised the parking layout in the front of the site to increase the number of parking spaces (area where the public fitness area was previously located). Twelve additional parking spaces are provided.
- Moved the refuse recycling center from the southwest corner of the property to a site further east along the southern property line.

The number of residential units (222 units), square footage for retail and residential uses, and overall layout of the buildings have not changed.

The applicant has provided a document regarding railroad setback recommendations and barrier wall design. A railroad safety expert will attend the Planning Commission meeting on June 8, 2015 and may provide additional information at that time, per the applicant. The MUPUD ordinance states a residential use shall be located as far as possible from the railroad tracks.

A parking analysis has also been provided by the applicant which compares standard parking requirements and anticipated parking needs for the proposed mixed use project.

Several communications have been received since the public hearing. A letter from the Ingham County Drain Commissioner's office, dated May 22, 2015, was submitted with preliminary comments on stormwater management for the subject site. Copies of letters of support and a petition signed by several local business owners are included as attachments in this memorandum.

The Michigan Department of Transportation (MDOT) has reviewed the applicant's traffic study and concurred with the findings that the Level of Service (LOS) is acceptable at the studied intersections (Grand River Avenue and Northwind Drive; Denny's Restaurant driveway and Grand River Avenue; and the eastern driveway of the subject site, Grand River Avenue and Park Lake Road). MDOT further noted the signalized intersections (Grand River Avenue and Northwind Drive, and Grand River Avenue and Park Lake Road) will be monitored to see if any recommended signal modifications will be necessitated by the development.

The MUPUD ordinance states yard, setback, lot size, type and size of dwelling unit, frontage requirements impervious surface regulations and restrictions are generally waived provided the spirit and intent of the MUPUD are incorporated into the overall development plan.

The following waivers are being requested by the applicant:

- Section 86-402(17) allows up to 70% impervious surface for a commercially zoned site. The proposed impervious surface coverage is 80.99%, using all landscaped areas, including parking islands that are smaller than 20 feet by 20 feet in size.
- Section 86-721(b) requires a dedicated loading/unloading space, 12 feet in width and 25 feet in length, for every building over 500 square feet of gross floor area. The plans do not provide a loading/unloading space adjacent to the mixed use building in Block 1.

- Section 86-755 outlines the standard motor vehicle parking requirements for commercial and multiple-family uses. Using these standards, a minimum of 809 parking spaces are required (555 spaces for residential plus 254 spaces for retail). The number of required motor vehicle parking spaces could be reduced up to 10% (81 parking spaces) when bicycle parking is provided, thus 728 motor vehicle parking spaces are required. The revised plan shows 545 motor vehicle parking spaces.
- Section 86-756(14) requires a 15 foot wide landscape buffer is between the parking area or its associated internal access or service drives where adjoining the same or other nonresidential district. The following table summarizes the proposed setbacks for areas where new construction is occurring:

	<u>Standard Setback</u>	<u>Proposed Setback (nearest point)</u>
Parking	15 feet	North: 5.35 feet South: 10.0 feet East: 6.4 feet West: 0.75 feet

- Section 86-758 outlines landscaping standards including interior canopy trees and interior landscaping. Based on 545 motor vehicle parking spaces, 109 interior canopy trees are required and 46 tree symbols are shown on the revised plan. Staff is not sure what type (species) of trees are shown or how many existing trees will be preserved.
- Section 86-470 requires a dwelling unit to be located 175 feet from a railroad right-of-way. The plans note the southeast corner of the southern building in Block 3 is approximately 71 feet from railroad right-of-way. A portion of the eastern building and all of the southern building in Block 3 are located within 175 feet of the railroad right-of-way.

Street trees (existing and proposed) are not shown on the plans, however nine street trees are required along the frontage of the site (602 lineal feet) per Section 86-473. If not provided on the landscape plans when reviewed under site plan review, the applicant shall be required to apply for a variance from the Zoning Board of Appeals.

Unless building elevations for several buildings are revised to provide the required articulation, as outlined in Section 86-440(f)(2)b.2. of the MUPUD ordinance, a variance from the Zoning Board of Appeals is required.

**Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial. The attached resolution recommends approval with conditions for Mixed Use Planned Unit Development #15014.

**MUPUD #15014 (Campus Village Communities, LLC)**  
**Planning Commission (6/5/15)**  
**Page 4**

**Attachments**

1. Resolution to approve
2. Communication from Dave C. Love, Engineer, Ingham County Drain Commissioner's office, dated May 22, 2015
3. Communication from Mary Seager, D.V.M., 2643 Grand River Avenue, dated May 27, 2105
4. Communication from Justin Grinnell, Owner, State of Fitness, 2655 Grand River Avenue, dated June 2, 2015
5. Communication from Kirk Marrison, Manager, Foods For Living, 2655 Grand River Avenue, dated June 3, 2015
6. Communication from Paul Vlahakis, Vlahakis Companies, 4900 Montrose Avenue, dated received June 4, 2015
7. Communication Adam Anderson, Advance Auto Parts, 2786 Grand River Avenue, dated June 3, 2015
8. Communication from Richard McCarius, Tom's Party Store, 2780 Grand River Avenue, dated received June 4, 2015
9. Petition of support, dated received June 4, 2015
10. Railroad Barrier Wall article ("Development of Crash Wall Design Loads from Theoretical Train Impact")
11. Parking Analysis from the Applicant
12. Revised plans and elevations

G:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15014 (The Avenue)\staff reports\mupud pc2

**RESOLUTION TO APPROVE**

**Mixed Use Planned Unit Development #15014  
(Campus Village Development)  
2655 Grand River Avenue**

**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 8th day of June, 2015 at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Campus Village Development has submitted a request to establish an approximate 235,640 square foot mixed use planned unit development at 2655 Grand River Avenue, incorporating the existing multitenant retail building with the construction of eight apartment buildings and two mixed use buildings, consisting of 222 one, two, and four bedroom apartment units plus retail space and an entrepreneurial center in the mixed-use buildings, on an approximate 12.65 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 11, 2015 and has reviewed and discussed staff material forwarded under staff memorandums dated May 6, 2015 and June 5, 2015; and

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

WHEREAS, the proposed mixed use planned unit development has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed mixed use planned unit development is in furtherance of Township Board policy #1.5.2 which encourages diverse housing opportunities; and

WHEREAS, the proposed project will establish residential housing units that exist in close proximity to commercial establishments and is within walking distance of the university; and

WHEREAS, the proposed mixed use planned unit development is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, and existing roadways; and

WHEREAS, the proposed mixed use planned unit development is adequately served by public water and sanitary sewer; and

WHEREAS, the number and type of amenities are consistent with the standards of Section 86-440 of the Code of Ordinances.

**Resolution to Approve  
MUPUD #15014 (Campus Village Development)  
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #15014, subject to the following conditions:

1. The recommendation for approval is based on the Cover Sheet, Utility Plan, and Amenities Plan, prepared by KEBS, Inc., dated May 27, 2015, and building elevations prepared by Progressive AE, dated May 27, 2015, subject to revisions as required.
2. MUPUD #15014 (Campus Village Communities); a request to establish a mixed use planned unit development with the existing retail building and ten new buildings, consisting of mixed use and residential buildings, with a total of 222 one, two, and four bedroom apartment units, shall be contingent on the approval of Special Use Permit (SUP) #15051 (Campus Village Development).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 5): LED lighting; site recycling of trash; relocate transit stop to front of the property; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; fitness park as public recreation; dog park; outdoor pocket parks; seating plazas visible to the street; private courtyards; public internet; public internet-bus stop; underground utilities; upper floor balconies; sidewalk planters; and consolidation of multiple parcels into one.
4. Waivers shall be granted for those sections of the Code of Ordinances as follows: Impervious surface coverage (Section 86-402(17)); setback for a dwelling unit from the railroad right-of-way (Section 86-470); loading/unloading space (Section 86-721(b)); number of parking spaces (Section 86-755); landscaped buffers adjacent to parking areas and access drives (Section 86-756(14)); and interior canopy trees and interior landscaping (Section 86-758).
5. Any future building additions or expansions to the buildings will require modification to the MUPUD #15014 and SUP #15051.
6. Building materials should include, but are not limited to, wood, brick, clapboards, glass, and stone. Other materials, such as vinyl, aluminum, and other metals should be avoided. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.
7. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
8. Unless the building elevations are revised, the applicant will be required to receive a variance from the Zoning Board of Appeals for non-compliance with Section 86-440(f)(2)b.2., stating, "Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the façade."
9. Windows shall cover no less than 50 percent of nonresidential street level facades.

**Resolution to Approve  
MUPUD #15014 (Campus Village Development)  
Page 3**

10. The residential and mixed use buildings which comprise MUPUD #15014 shall accommodate no more than 412 tenants. No more than one person may occupy each bedroom.
11. All utility service distribution lines should be installed underground.
12. The final design of the two recycling enclosures shall be subject to the approval of the Director of Community Planning and Development.
13. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
14. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
15. A minimum of nine street trees shall be provided along the frontage of the site (Grand River Avenue) or the applicant shall be required to request a variance from the Zoning Board of Appeals.
16. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development, including the height of any new parking lot light pole.
17. A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.
18. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
19. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
20. The utility, grading, and storm drainage plans for the site shall be 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.
21. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.

**Resolution to Approve  
MUPUD #15014 (Campus Village Development)  
Page 4**

ADOPTED: YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss  
COUNTY OF INGHAM     )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township 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 8th day of June 2015.

\_\_\_\_\_  
John Scott-Craig, Chair  
Planning Commission

G:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15014 (The Avenue)\staff reports\mupud 15014 pc res approve

# Patrick E. LinCemann

## Ingham County Drain Commissioner

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

Phone: (517) 676-8395

Fax: (517) 676-8364

<http://dr.ingham.org>



Carla Florence Clos  
*Deputy Drain Commissioner*

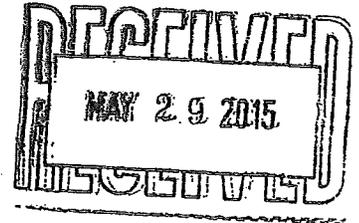
Paul C. Pratt  
*Deputy Drain Commissioner*

David C. Love  
*Chief of Engineering and Inspection*

Sheldon Lewis  
*Administrative Assistant*

May 22, 2015

John Scott-Craig, Chair  
Meridian Township Planning Commission  
5151 Marsh Road  
Okemos, MI 48864



Re: The Avenue on Grand River  
Meridian Charter Township – Section 20  
Conceptual Site Plan Review Drain Office #15036

Dear Mr. Scott-Craig:

We are in receipt of conceptual plans dated 4/13/15 for The Avenue on Grand River project located south of Grand River Avenue and north of the C N Railroad tracks in Section 20 of Meridian Charter Township. The developed portion of the site has an existing stormwater management plan based on an earlier development. There are two existing detention basins that pretreat and detain some of the rainfall events. This site drains directly to the Red Cedar River along and within the Canadian National Railroad right-of-way, which is private property.

This conceptual review is offered as a courtesy Meridian Charter Township only and should not be construed by the project owner or others as formal submission to the Ingham County Drain Commissioner for site plan or drainage review.

The Ingham County Drain Commissioner (ICDC) offers Meridian Charter Township the following conceptual review comments on the stormwater system for this project:

1. The site is not located in the 100-year floodplain.
2. No County Drains are affected by this project.
3. The plans must be submitted to the Drain Commissioner's Office for drainage review.
4. The site is located in a Phase II area and the stormwater discharge should be held to adequate pretreatment standards to protect the receiving waters of the Red Cedar River.
5. Low impact development design techniques are being proposed and are strongly encouraged for this site.

6. Three copies of the construction drawings must be submitted to our office, along with the necessary fees and a stormwater management plan (including runoff calculations for the existing site and proposed redevelopment) for the Drain Commissioner's approval. The drawings will be reviewed for conformance to the Drain Commissioner's Standards with regard to the additional runoff generated by the proposed improvements on the site.

We appreciate the opportunity to comment on this plan.

Sincerely,

A handwritten signature in black ink, appearing to read "David C. Love". The signature is fluid and cursive, with a large initial "D" and "L".

David C. Love  
Ingham County Drain Engineer

cc: Campus Village Communities  
Greg Petru, P.E., KEBS, Inc.

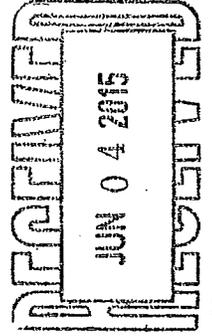
# Development of Crash Wall Design Loads from Theoretical Train Impact

Gaylene Layden, P.Eng  
Bridge Engineer  
AECOM

2014

Annual Conference & Exposition

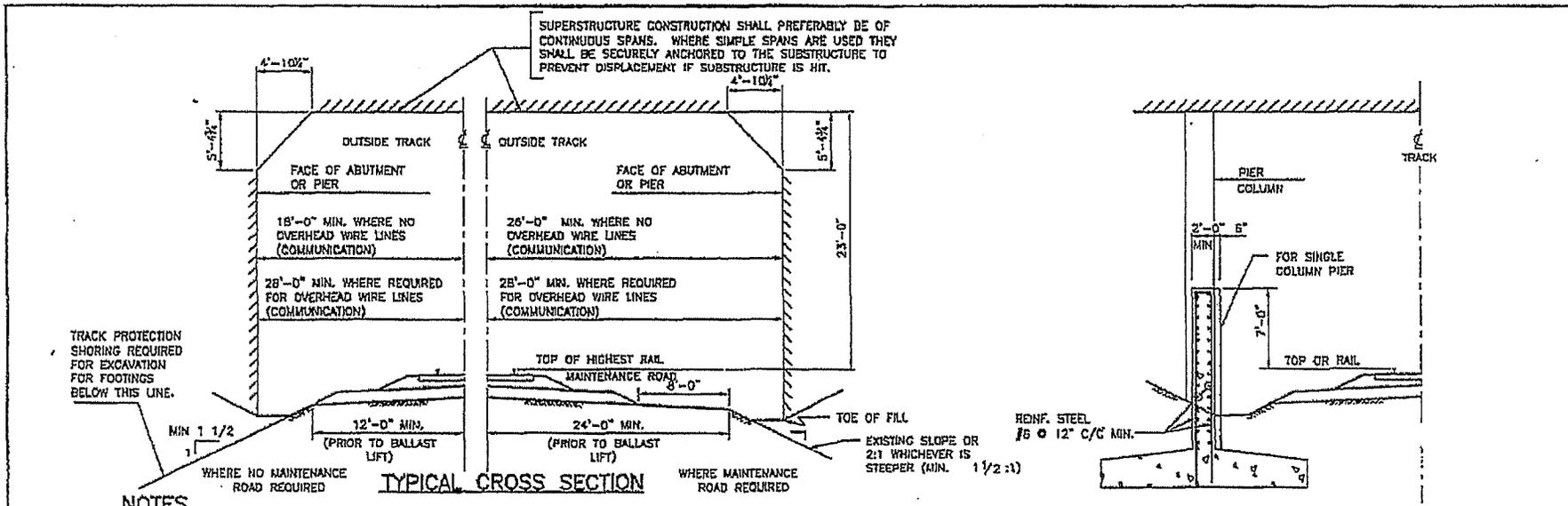
CHICAGO September 23 - October 1



in the case of new residential development. It provides a buffer from railway operations; permits dissipation of rail-oriented emissions, vibrations, and noise; and accommodates a safety barrier. Residential separation distances from freight rail yards are intended to address the fundamental land use incompatibilities. Proponents are encouraged to consult with the railway early in the development process to determine the capacity of the site to accommodate standard setbacks (see below). On smaller sites, reduced setbacks should be considered in conjunction with alternative safety measures. Where the recommended setbacks are not technically or practically feasible due, for example, to site conditions or constraints, then a Development Viability Assessment should be undertaken by the proponent to evaluate the conditions specific to the site, determine its suitability for new development, and suggest options for mitigation. Development Viability Assessments are explained in detail in Appendix A.

### 3.3.1 Guidelines

- The standard recommended building setbacks for new residential development in proximity to railway operations are as follows:
  - »» Freight Rail Yard: 300 metres
  - »» Principle Main Line: 30 metres
  - »» Secondary Main Line: 30 metres
  - »» Principle Branch Line: 15 metres
  - »» Secondary Branch Line: 15 metres
  - »» Spur Line: 15 metres
- Setback distances must be measured from the mutual property line to the building face. This will ensure that the entire railway right-of-way is protected for potential rail expansion in the future.
- Under typical conditions, the setback is measured as a straight-line horizontal distance.
- Where larger building setbacks are proposed (or



**NOTES**

- ALL HORIZONTAL DIMENSIONS ARE TO BE TAKEN PERPENDICULAR TO RAILWAY TRACKS.
- ALL VERTICAL DIMENSIONS ARE TO BE TAKEN FROM THE TOP OF RAIL.
- FOR TRACKS ON CURVE, CONSULT SYSTEM ENGINEER - TECHNICAL SERVICES.
- FOR RAILWAY REQUIREMENTS FOR ADDITIONAL FUTURE TRACK PROVISIONS AND FOR THE MINIMUM TEMPORARY CONSTRUCTION CLEARANCES CONSULT SYSTEM ENGINEER - TECHNICAL SERVICES.
- NO WATER FROM DECK OF STRUCTURE SHALL DRAIN ONTO RAILWAY TRACK BETWEEN TRACK DITCHES.
- NO WATER FROM ROAD APPROACH EMBANKMENT SHALL DRAIN INTO RAILWAY DITCHES WITHOUT PROPER PROTECTION AGAINST EROSION OF SLOPE OR FILLING WITH FINES OF DITCHES.
- APPROACH SLOPES IF ADJACENT TO TRACKS ARE TO BE PAVED OR OTHERWISE PROTECTED FROM EROSION.
- ANY DEVIATION FROM THIS STANDARD MUST RECEIVE PRIOR APPROVAL OF THE CHIEF ENGINEER.

**PIER PROTECTION**

- PIERS WITHIN 25'-0" OF CENTER LINE OF ADJACENT TRACK SHALL BE OF SOLID HEAVY CONSTRUCTION OR SHALL BE PROTECTED BY REINFORCED CONCRETE PROTECTION WALL EXTENDING 7'-0" ABOVE TOP OF RAIL. WHERE 2 OR MORE COLUMNS COMPOSE A PIER, A PROTECTION WALL AT LEAST 2'-0" THICK SHALL CONNECT THE COLUMNS. WHEN THE PIER CONSISTS OF A SINGLE COLUMN, THE PROTECTION WALL SHALL BE PARALLEL TO THE TRACK, 2'-6" THICK, EXTEND AT LEAST 7'-0" BEYOND BOTH SIDES OF THE COLUMN, END PROJECT 6" BEYOND THE FACE OF THE COLUMN ON THE SIDE ADJACENT TO THE TRACK. PROTECTION WALL SHALL BE ANCHORED TO THE COLUMN AND FOOTINGS WITH ADEQUATE REINFORCING STEEL.
- DESIGN AND LOCATION OF PROTECTION WALLS SHALL BE VERIFIED WITH THE RAILWAY COMPANY.

**PROTECTION WALL DETAIL**

\*DOES NOT COVER THE EVENTUALITY OF ELECTRIFICATION

Designer: JHN	Checked: Verification:	<b>PROTECTION AND MINIMUM CLEARANCES FOR OVERHEAD BRIDGES</b>	
Scale: AS NOTED	Date: JULY 31/2003		
Office of chief engineer Bureau de L'ingénieur en chef			Drawing number Dessin Numéro <b>KIU-10.2i</b>

# SAFETY INVESTMENT

## RAILROAD INVESTMENTS INCREASE SAFETY ON THE RAILS

Railroads' annual investments to modernize and improve America's freight rail network have significantly contributed to freight rail's strong safety record. There is a direct correlation between the increase in rail network investments and enhanced safety performance. With record levels of private investment in capital improvements and maintenance over the last five years and \$575 billion invested since 1980, America's privately owned freight railroads are at the forefront of advancing safety.

- The train accident rate fell 46 percent since 2000 and 80 percent since 1980.
- The rail employee injury rate fell 47 percent since 2000 and 84 percent since 1980.
- The grade crossing collision rate fell 35 percent since 2000 and 78 percent since 1980.

## **The Avenue on Grand River Parking Analysis**

Following is our analysis of the actual parking requirements for the Avenue on Grand River:

### **Apartment Community Requirements:**

Typically an apartment community of this size requires parking for 95 percent of the bedrooms. This ratio works because the community very seldom operates at 100 percent occupancy and not all residents will have a vehicle. Based on this ratio, the apartment community will require 391 parking spaces.

### **Retail Requirements:**

The current retail space utilizes 173 parking spaces and an additional 39 parking spaces are needed for the new retail. This totals to 212 parking spaces required for retail.

### **Shared Parking:**

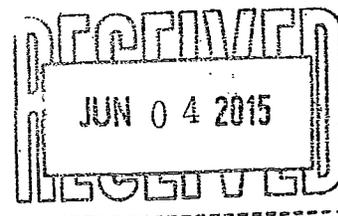
The Urban Land Institute has determined that in a mixed use community with the synergy between the multiple property types a certain amount of parking is shared between the various uses. For our project parking requirements can be reduced by 59 spaces using ULI data for sharing.

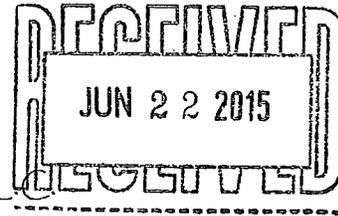
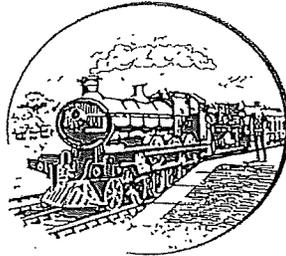
### **Adjusted Requirement:**

If we sum the total requirements based on the above individual requirements the total number of parking spaces required for all uses is 544. This compares favorably with the 545 parking spaces provided in the design.

### **Other Considerations:**

- The high parking requirement for this project is being driven in large part by the township requirement of two parking spaces per unit. Our unit count is very high because we have a high percentage of one and two bedroom units. If our community was comprised entirely of three bedroom units with the same number of beds the parking requirements would be reduced by 211 spaces.
- There are multiple elements to our project that will reduce the need for parking. These include the mixed use element, the fact that public transportation is readily available, the entrepreneurial center that will allow residents to work on site, and multiple workout and exercise facilities located on site.
- We have provided a significant number of covered parking spots for bicycles to encourage their use rather than motor vehicles.





Dynamic Railroad Consulting, L.L.C.

## EXECUTIVE SUMMARY

This document is to provide an understanding on the federal and railroad requirements regarding safe building clearance distances and the usage of a "Crash Wall" structure when applied to building near the railroad tracks.

### DATE STARTED REVIEW:

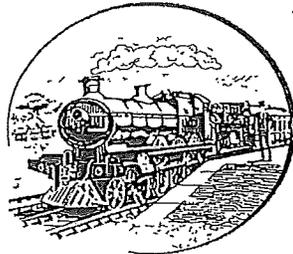
May 8, 2015

### RESEARCH DATA

1. Reviewed property and trackage.
2. Reviewed regulations of the Federal level. Railroad requirements and AREMA regulations.
3. Reviewed "Crash Wall" requirements used by the above agencies.
4. In the case of new residential development a "Crash Wall" provides a buffer from railway operations; permits dissipation of rail-oriented emissions, vibrations, and noise; and accommodates a safety barrier.
5. After researching the development area, I observed a trench along the tracks, a berm between the tracks and the proposed development and adding a "Crash Wall" as provided in the attached spec would provide every safety precaution to protect the local residents. The railroad industry only requires the "Crash Wall" for buildings to be twenty-five feet away from the tracks, however Campus Village has proposed having the "Crash Wall" over 50 feet from the track.
6. Reviewed the Canadian National (CN) Timetable between mile marker 225.07 and mm 226.4 and below are my findings:
  - I. Right at E Grand River (M-43) the timetable speed changes. Between MP 225.7 and MP 226.4 the train speed is 50 mph for Freight / 50 mph for Passenger trains on both mains.
  - II. Either side of the two mile post 225.07 and 226.4 it would be 60 mph Freight / 65 mph Passenger on both mains.

### FINDINGS

1. Increasing the distance from the tracks from the railroad, twenty-five feet to over one hundred feet would ensure a design for safety by three times the required distance that the railroad industry and the federal regulations required.
2. Utilizing the attached spec with the "Crash wall" regarding thickness and height is in consideration.
3. The trench between the tracks and the berm varies. The dirt berm is also protecting the proposed development. Adding the "Crash Wall" just adds to the integrity of safety and protection.
4. The Main 1 (north track nearest to the site) needs 50 feet of space from the center line of track to the nearest structure and the CN does not require a "Crash Wall" at that distance. The Amtrak depot on Harrison road is only twenty-one feet from structures in that community.

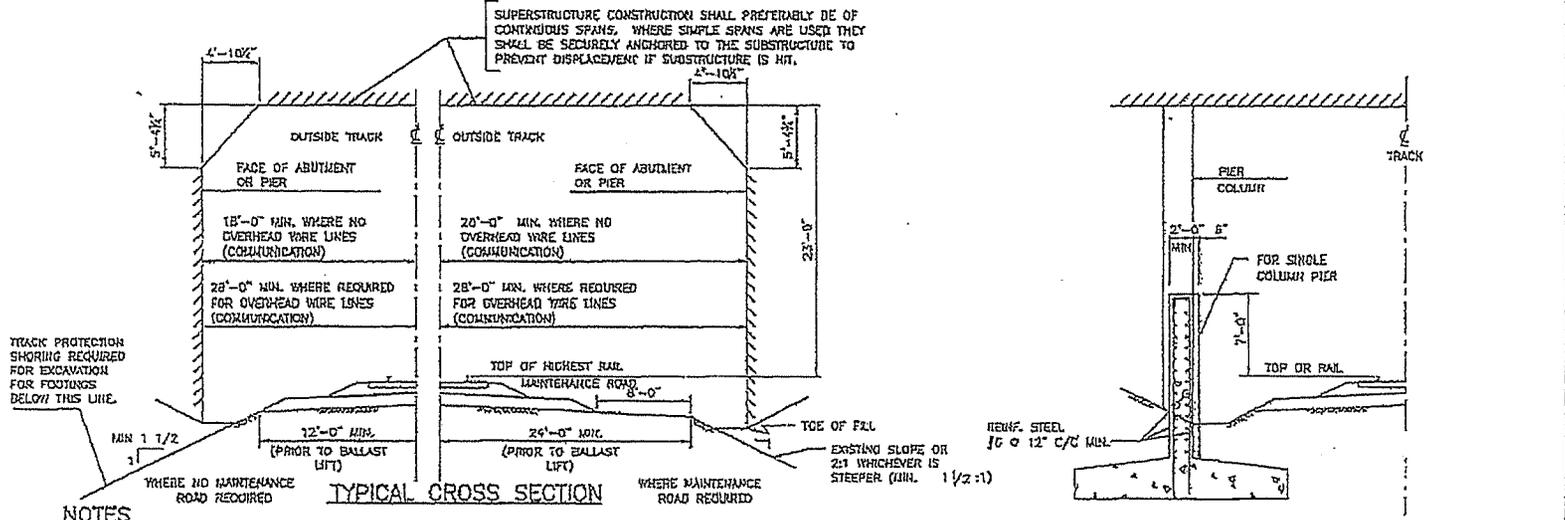


Dynamic Railroad Consulting, L.L.C.

## CONCLUSION

The railroad industry and the federal government, to ensure safety to the public and the railroads, are working diligently to provide a safe means of moving railcars through communities. Although the industry has had recent incidents, it has heightened expectations by the Federal Railroad Administration and the railroads are complying.

When I reviewed the area, I observed a track system that had integrity and regular track maintenance in process. I also observed a deep trench that follows the track and a rather substantial dirt embankment. Those factors along with a "Crash Wall" allows for all the precaution required and is above the necessary requirement of the Federal agencies and Class 1 Railroads.



**NOTES**

- ALL HORIZONTAL DIMENSIONS ARE TO BE TAKEN PERPENDICULAR TO RAILWAY TRACKS.
- ALL VERTICAL DIMENSIONS ARE TO BE TAKEN FROM THE TOP OF RAIL.
- FOR TRACKS ON CURVE, CONSULT SYSTEM ENGINEER - TECHNICAL SERVICES.
- FOR RAILWAY REQUIREMENTS FOR ADDITIONAL FUTURE TRACK PROVISIONS AND FOR THE MAXIMUM TEMPORARY CONSTRUCTION CLEARANCES CONSULT SYSTEM ENGINEER - TECHNICAL SERVICES.
- NO WATER FROM DECK OF STRUCTURE SHALL DRAIN DND RAILWAY TRACK BETWEEN TRACK DITCHES.
- NO WATER FROM ROAD APPROACH EMBANKMENT SHALL DRAIN INTO RAILWAY DITCHES WITHOUT PROPER PROTECTION AGAINST EROSION OF SLOPE OR FILLING WITH FRIES OF DITCHES.
- APPROACH SLOPES IF ADJACENT TO TRACKS ARE TO BE PAVED OR OTHERWISE PROTECTED FROM EROSION.
- ANY DEVIATION FROM THIS STANDARD MUST RECEIVE PRIOR APPROVAL OF THE CHIEF ENGINEER.

**PIER PROTECTION**

- PIERS WITHIN 25'-0" OF CENTER LINE OF ADJACENT TRACK SHALL BE OF SOLID HEAVY CONSTRUCTION OR SHALL BE PROTECTED BY REINFORCED CONCRETE PROTECTION WALL EXTENDING 7'-0" ABOVE TOP OF RAIL. WHERE 2 OR MORE COLUMNS COMPOSE A PIER, A PROTECTION WALL AT LEAST 7'-0" THICK SHALL CONNECT THE COLUMNS. WHEN THE PIER CONSISTS OF A SINGLE COLUMN, THE PROTECTION WALL SHALL BE PARALLEL TO THE TRACK, 2'-0" THICK, EXTEND AT LEAST 7'-0" BEYOND BOTH SIDES OF THE COLUMN, END PROJECT 5" BEYOND THE FACE OF THE COLUMN ON THE SIDE ADJACENT TO THE TRACK. PROTECTION WALL SHALL BE ANCHORED TO THE COLUMN AND FOOTINGS WITH ADEQUATE REINFORCING STEEL.
- DESIGN AND LOCATION OF PROTECTION WALLS SHALL BE VERIFIED WITH THE RAILWAY COMPANY.

\*DOES NOT COVER THE EVENTUALITY OF ELECTRIFICATION

Project Director: JHN Checked/Verified by:		<b>PROTECTION AND MINIMUM CLEARANCES FOR OVERHEAD BRIDGES</b>	
Scale: AS NOTED	Date: JULY 31/2003	Office of chief engineer Bureau de L'ingénieur en chef	
			Drawing number Dessin Numéro <b>KIU-10.21</b>



## Harold "Sonny" Sebastian

Owner, DYNAMIC RAILROAD CONSULTING

Greater Detroit Area Transportation/Trucking/Railroad

Current DYNAMIC RAILROAD CONSULTING

Previous DELRAY CONNECTING RAILROAD

Education Southern Illinois University, Edwardsville

### Contact Info

[harold.sebastian@dynamicrailroad.com](mailto:harold.sebastian@dynamicrailroad.com)

### Background and Company Website



### Summary

I worked at National Steel as a track laborer in 1972 and worked my way up through various assignments to become General Manager and eventually President of Delray Connecting Railroad. This was a transition that took incredible determination and hard work, and it was a career goal that once achieved, opened the doors for further success.

I started Dynamic Railroad Consulting, LLC in 2005. I have over 41 years of experience in the steel, coal, stevedoring and railroad management industry. This has attributed to the knowledge and sense of comfort I have within the industry. It has become second nature to me, and that allows me to deliver the best service through my company.

The company grew from a consulting business into DRC Services, which includes various types of railroad and raw material activities. DRC has performed due diligence for corporate purchases, track inspection/repairs, derailment investigation, railcar inspection/repairs, screening raw material product, vessel loading, grading roads and the handling of fugitive dust issues for our customers. The railroad department at DRC is now a M-1003 certified AAR shop with certified AAR welders. This is something we pride ourselves on. It not only benefits us as a company, but it benefits our customers, too. Professional Memberships include the Transportation Club of Detroit, where I am a previous President of the Club. Also, I am a member of the American Short Line Railroad Association, member of the Detroit and Windsor Interchange Association and a member of the Michigan Chapter of Coal and Coke Association. Myself, as well as DRC Services, believe that community relations and involvement is key to continued success as a company. The Metro Detroit area has given us their business, and in return, we want to give back to this industry as much as possible via organizations, clubs, and events. DRC doesn't want to meet expectations, we want to exceed expectations. We look forward to doing business with you.



### Experience

#### Owner

DYNAMIC RAILROAD CONSULTING

October 2005 – Present (9 years 9 months) | ROCKWOOD MICHIGAN

Specialties: Logistic Consultant – Railcar Repairs – Track Inspections/Repairs – Screening Raw Material (Coke) – Vessel Loading – Dust Control – Grading and Dozing piles. DRC Services is a diverse, forward thinking, hard working company that can offer any one, or all, of these specialties as needed.

- 1 project
- 2 honors and awards

#### PRESIDENT AND GENERAL MANAGER

DELRAY CONNECTING RAILROAD

October 1996 – May 2005 (8 years 8 months)

OPERATED A SHORTLINE RAILROAD FOR NATIONAL STEEL THEN US STEEL

#### PRESIDENT

DELRAY CONNECTING RAILROAD

October 1998 – May 2005 (8 years 8 months)

WAS RESPONSIBLE IN REPORTING TO THE BOARD OF DIRECTORS FOR ALL SAFETY REGULATORY, OPERATIONAL AND FINANCIAL MATTERS



## Projects

### COAL FIELD MANAGEMENT

March 2006 – August 2009

CREATING ROADS, PROPER GRADE OF THE AREA PROPER DRAINAGE SEPARATION OF THE DIFFERENT TYPES OF COAL, PROFILING THE COAL PILES AND OVERALL CONTROL OF THE INVENTORY ISSUES



## Honors & Awards

### PRESIDENT

TRANSPORTATION CLUB OF DETROIT

January 2012

I HAVE THE HONOR OF BECOMING THE NEW PRESIDENT OF THE TRANSPORTATION CLUB OF DETROIT THIS THURSDAY JANUARY 26 2012 AT THE DETROIT ATHLETIC CLUB OF DETROIT

### RAILCAR DIVISION

M1003 CERTIFIED - (AAR)

May 2013

The railcar shop just passed the AAR certification and is now considered a M1003 shop

Congratulation to the car men at DRC



## Skills

### Top Skills

99+ Transportation

85 Logistics

54 Operations Management

52 Trucking

42 Rail

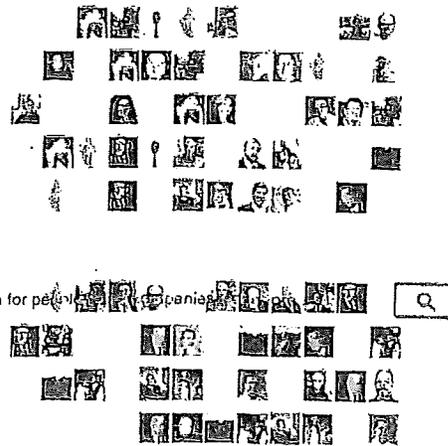
38 Contract Negotiation

36 Management

28 Container

24 Truckload

24 Transportation



Harold "Sonny" also knows about

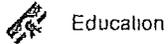
22 Freight 18 Strategic Planning 17 Team Building 17 Leadership

14 Project Planning 13 Logistics Management 11 Negotiation

11 Customer Service 10 New Business Development 10 Shipping

10 Contract Management 10 Supervisory Skills 6 Procurement

6 Supply Chain Management 6 3PL See 25+



Southern Illinois University, Edwardsville  
HISTORY - BUSINESS  
1973 - 1976

SIUE

CLEVELAND HIGH SCHOOL (2) GRANITE CITY HIGH (2)  
12, HISTORY  
1966 - 1972

GARDENVILLE GRADE SCHOOL  
1967 - 1967

ST. TRINITY LUTHERAN  
1965 - 1966

ST JOESPH CATHOLIC  
1960 - 1964

Additional Info

• Interests

BOATING, GOLF, HORSEBACK RIDING AND BIKING



Additional Organizations

DETROIT TRANSPORTATION CLUB, ASLRRRA, AAR COAL AND COKE ASSOCIATION

## Owner

DYNAMIC RAILROAD CONSULTING

Search for people jobs companies and more



**Benjamin Milkovich**  
tutor at Tutor.com

“ Sonny has always shot straight. He is knowledgeable of what needs to be completed and knows how to get to that goal as well as have his employees reach that same goal. Ever since I have known him one of the first qualities that stuck out and continues to stick out is his fairness. Sonny always can see other people's perspectives, and is very respectful and respected .. more

August 23, 2011, Benjamin was with another company when working with Harold "Sonny" at DYNAMIC RAILROAD CONSULTING.



**Peter Daly**  
Manager Finished Vehicle Sales and Development at VASCOR Ltd

“ Sonny is a proven leader who works tirelessly to promote and support the Transportation Club of Detroit. He is generous, creative and his energy wears off on all those he touches. In addition he makes work fun and helps keep everyone positive. This combination of skills helps get things done.

April 10, 2011, Peter worked directly with Harold "Sonny" at DYNAMIC RAILROAD CONSULTING.



**David Olshansky**  
Co-Founder, DriverSource Inc.

“ To Whom It May Concern - I have known Sonny Sebastian for many years and have had the pleasure of working with him closely at the Transportation Club of Detroit. His high level of integrity and hard working nature best exemplifies him as a person and I feel privileged to be a colleague and a good friend.

Sincerely,  
David J. Olshansky  
Co-Founder & Chief Operating more

April 4, 2011, David worked directly with Harold "Sonny" at DYNAMIC RAILROAD CONSULTING.

**George Jerome Jr.**  
Owner, George Jerome & Co

“ I have worked with Sonny on multiple projects over the years and he has consistently delivered outstanding service and innovative solutions to our mutual clients. He is very adept at bringing whatever resources are necessary to a client to enable them to solve their existing problems. I have always enjoyed working with Sonny and look forward to more mutual projects.

April 4, 2011, George was a consultant or contractor to Harold "Sonny" at DYNAMIC RAILROAD CONSULTING.

## Groups



**RAILROADING INTE**  
1,290 members  
Join

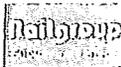


**Buy a Rail Service or**  
146 members  
Join



**Iron Ore Mining**  
4,352 members  
Join

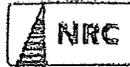
**Steam Railfans USA**  
520 members  
Join



**Railgroup -- [60,000+**  
81,097 members  
Join



**American Railway En**  
4,943 members  
Join



**National Railroad Co**  
7,240 members  
Join

See 45 more

## **The Avenue on Grand River Parking Analysis**

Following is our analysis of the actual parking requirements for the Avenue on Grand River:

### **Apartment Community Requirements:**

Typically an apartment community of this size requires parking for 93 percent of the bedrooms. This ratio works because the community very seldom operates at 100 percent occupancy and not all residents will have a vehicle. Based on this ratio, the apartment community will require 372 parking spaces.

### **Retail Requirements:**

The current retail space utilizes 173 parking spaces and an additional 39 parking spaces are needed for the new retail. This totals to 212 parking spaces required for retail.

### **Shared Parking:**

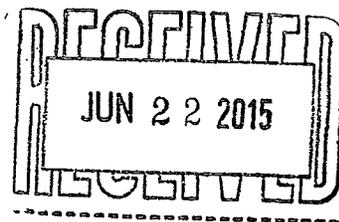
The Urban Land Institute has determined that in a mixed use community with the synergy between the multiple property types a certain amount of parking is shared between the various uses. For our project parking requirements can be reduced by 59 spaces using ULI data for sharing.

### **Adjusted Requirement:**

If we sum the total requirements based on the above individual requirements the total number of parking spaces required for all uses is 525. This compares favorably with the 524 parking spaces provided in the design.

### **Other Considerations:**

- The high parking requirement for this project is being driven in large part by the township requirement of two parking spaces per unit. Our unit count is very high because we have a high percentage of one and two bedroom units. If our community was comprised entirely of three bedroom units with the same number of beds the parking requirements would be reduced by 162 spaces.
- There are multiple elements to our project that will reduce the need for parking. These include the mixed use element, the fact that public transportation is readily available, the entrepreneurial center that will allow residents to work on site, and multiple workout and exercise facilities located on site.
- We have provided covered parking spaces for bicycles. The Township ordinances state that parking can be reduced by 10 percent (75 spaces) when bike parking is provided



The Avenue on Grand River  
Plan Revisions 6-22-15 Re-submittal.

Reduced Block 3 number of units and size east to west. Total units and building size tabulation was updated.

Added 10' "green" strip on west side of Blocks 2 and 3.

Increased pervious area, ie reduced impervious area. Added info on detention basin reduction for clarification.

With reduced total units required parking was reduced. We lost parking on West side of Blocks 2 and 3. Parking tabulation was updated.

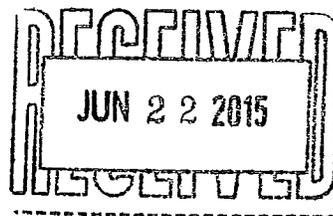
Added proposed trees along Grand River and various other areas on the site. Also, no need to remove the existing trees on the west side of Blocks 2 and 3. Removed the proposed fence from the west side of Blocks 2 and 3 in lieu of existing and proposed trees.

Added protection wall detail (railroad).

Added Public Art amenity by bus stop area.

  
JEFF ICYES

6-22-15



2. If required, the applicant shall obtain a soil erosion and sedimentation control permit from the Department of Public Works & Engineering prior to any work taking place related to the deck project. A copy of the permit shall be provided to the Department of Community Planning & Development.
3. The elevation of the proposed deck shall be a minimum of one foot above the level of the base flood elevation of 847 feet above mean sea level.
4. In no case shall the impoundment capacity of the 100-year floodplain be reduced by the deck.
5. Fill placed in the floodplain as part of the project shall be protected against erosion pursuant to a soil erosion permit from the Department of Public Works & Engineering.
6. The applicant shall properly dispose of all excess materials from the post holes to an off-site location subject to the approval of the Director of Community Planning & Development.

Seconded by Commissioner Ianni.

Planning Commission discussion:

- Conditions in the resolution address Planning Commission concerns expressed at the last meeting

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

#### 6. Public hearings

- A. Mixed Use Planned Unit Development #15014 (Campus Village Development), request to establish a mixed use planned unit development at 2655 Grand River to include the existing multi-tenant commercial building and new construction consisting of 15,040 square feet of commercial space and 222 multiple family dwelling units and
- B. Special Use Permit #15051 (Campus Village Development), request for a group of buildings greater than 25,000 square feet (approximately 236,000 square feet) consisting of an existing commercial building (approximately 55,000 square feet) and new construction (approximately 181,000 square feet) at 2655 Grand River

Chair Scott-Craig opened the public hearings at 7:10 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)

- Summary of subject matter  
Associate Planner Wyatt summarized the proposed mixed use planned unit development (MUPUD) and special use permit request as outlined in staff memorandums dated May 8, 2015.
- Applicant  
Mark Clouse, George Eyde Family LLC, 4660 S. Hagadorn Road, Suite 660, East Lansing, offered history on the site, beginning when Circuit City was built in 1997/1998. Over the years, George Eyde Family, LLC, acquired each of the three (3) subject parcels. He noted the retail component of the big pad site did not meet big box needs and companies were not forthcoming. Through meetings with the Township Manager and the Director of Community Planning and Development over the last 15 months, it was determined the site would be a good location for a "horizontal" mixed use planned unit development (MUPUD).

John Gaber, Attorney, Campus Village Communities, 380 N. Old Woodward, Suite 300, Birmingham, highlighted changes made to the plan based on comments made by Planning Commissioners on the concept plan approximately six (6) weeks ago. He indicated moving the buildings and changing the configuration to have complimentary designs, building materials and colors. The building out front will house a variety of retail uses (e.g., pizza carry-out) and integrate with existing retail already on the site.

Mr. Gaber stated a fenced in dog park was added to provide an underserved need for on- and off-site residents. He indicated the fitness park was expanded, with exercise stations within to augment a workout routine. Mr. Gaber noted a pocket park was added adjacent to Foods for Living and the bus shelter will provide public wi-fi.

Mr. Gaber noted Block 3 has been decreased and moved to the north to increase the distance of the corner nearest the railroad track from 41 feet to 116.5 feet, with installation of a barrier wall. He added the railroad tracks are 6-1/2 feet lower than the finished floor elevation of the Block 3 building. Mr. Gaber indicated he is working with railroad personnel to provide the Planning Commission with additional information.

Mr. Gaber noted the applicant is offering 15-20 amenities in exchange for requested waivers. He stated the applicant's traffic consultant concluded that with or without the proposed project, the future northbound traffic at the west drive would have congestion when exiting (level of service E to F). Mr. Gaber indicated the applicant's traffic consultant believed one way for vehicles wishing to make a left hand turn onto Grand River Avenue during rush hour is to conduct traffic signal modification at the nearby signaled intersection, which would address congestion from the site. He stated the Township traffic consultant's comment regarding restricting the west drive for use only by Denny's is problematic from both an accessibility and enforcement standpoint. Mr. Gaber believed it necessary to have circulation around the building for adequate traffic flow and indicated a possible fire safety issue if there was no traffic circulation around the building by the west drive.

Mr. Gaber pointed out the viability of shared parking between residential, retail and non-residential uses. He voiced concern with placing a pedestrian pathway on the south side of the project, given the parking spaces next to the property line, the detention area and the barrier wall for the railroad.

Mr. Gaber requested the special use permit restriction prohibiting restaurants be eliminated to provide options for the residences.

- Public  
Kirk Marrison, 938 Sunset Lane, East Lansing, General Manager, Foods for Living, spoke in support of the project.
- Planning Commission and staff discussion:  
Commissioner Van Coevering inquired if there was a pedestrian crosswalk over to the north side of Grand River Avenue.

Associate Planner Wyatt replied there is not.

Commissioner Van Coevering asked if the Michigan Department of Transportation (MDOT) has commented on the project, given that Grand River Avenue is a state trunk line.

Associate Planner Wyatt replied the Township has not received comments from MDOT.

Commissioner Van Coevering inquired whether the Bus Rapid Transit would be on the interior of exterior lane on Grand River Avenue.

Principal Planner Oranchak responded it is not known at this time.

Commissioner Van Coevering questioned whether the fitness park and dog park would be open to the public.

Associate Planner Wyatt responded in the affirmative.

Commissioner Van Coevering inquired as to the price point of the apartments.

Greg Schaefer, Executive Vice President of Business Development, Campus Village Communities, 919 West University, Suite 700, Rochester, responded rent for the apartments has not yet been finalized, but is estimated to range from \$575 to \$795.

Commissioner Van Coevering asked if the Planning Commission can debate and decide the waiver requests proposed by the applicant.

Associate Planner Wyatt responded the Planning Commission can look at those and make recommendations for the project.

Commissioner Honicky believed having a portion of the pedestrian bicycle pathway system as part of this project would alleviate parking and traffic issues as many of the residents who would be Michigan State University (MSU) students would have connectivity through to campus.

Commissioner Honicky suggested the western driveway contain three (3) lanes; one for Denny's, one ingress and an obligate right hand turn. He suggested the applicant eliminate the two "middle" buildings and place the southern-most building sideways which would

reduce the percentage of impervious surface and provide the 175 feet setback from the railroad tracks.

Mr. Gaber responded the footprint has already been reduced for the building nearest the railroad track. He expressed appreciation for Commissioner Honicky's thoughts on the driveway configuration which will be discussed with the applicant's traffic engineer. Mr. Gaber acknowledged having direct access to the MSU campus through the pathway system would be ideal, but was unsure sure how the pathway connects, traverses the river and deals with the overpass.

Commissioner Honicky suggested the applicant look at the path of the sanitary sewer line as a possibility for continuous pathway connection.

Commissioner Cordill voiced concern with frequency and times of trains on the Grand Trunk Railroad, given that rail traffic will likely increase. She expressed a desire to see more street trees as it is a suburban site with urban lot coverage.

Commissioner Cordill requested clarification whether the entrepreneurial function was part of the northern most mixed use building or two separate buildings.

Associate Planner Wyatt responded it is not physically attached to the Salvation Army.

Commissioners Cordill suggested adding more landscaping in the fitness park.

Mr. Gaber stated he will ensure more trees are planted throughout the site and the balance will be addressed during site plan review.

Commissioner DeGroff inquired as to the location of the covered bicycle spaces.

Mr. Gaber answered the covered bicycle parking spaces are on the courtyard side of the buildings for safety reasons.

Commissioner DeGroff noted the proposed project does not seem like a MUPUD and most of the amenities do not benefit the public at large. As an example, he cited the inability of the public wishing to shop at the retail establishments by riding their bicycle to the development and parking their bikes under the covered bicycle spaces. Commissioner DeGroff did not believe other residents would drive to the development to use the exercise space.

Mr. Gaber expressed appreciation for the comments about amenities, adding the Township's MUPUD ordinance specifies the offered amenities (e.g., rehabilitation of a degraded site).

Commissioner Jackson noted the retention pond in the southwest corner was designed for the previous development and was calculated to handle the expected runoff. She inquired if comparable calculations have been made for this design.

Associate Planner Wyatt responded the Township has not yet received calculations from the applicant's engineers (KEBS, Inc.), adding discussion has taken place about the options of

porous pavement, pervious pavement and possible remodeling for increased detention capacity.

Commissioner Jackson inquired if those were stated possibilities to compensate for the fact the applicant intends to fill in some of the existing detention pond. She asked when the decision would be made regarding those possibilities within the design.

Associate Planner Wyatt answered the calculations and more detailed design will be provided during the site plan review phase.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, noted the design of the original site was based on old stormwater runoff standards. He noted since newer standards are being required by the Ingham County Drain Commissioner's office, there will be greater difficulty in reaching the water quality than the issues of quantity and detention, adding there is a need to incorporate pervious concrete to deal with water quality. Mr. Kyes added he will work with the ICDC and the Township and the existing detention basin will be modified to make the project "work."

Commissioner Jackson expressed concern with where Building 5, Block 2 is placed on the site. She inquired if there will be housing plus the entrepreneurial center within that building.

Greg Schaefer responded there is also a small maintenance facility in the rear on the first floor.

Commissioner Jackson expressed concern that residents in Block 3 look northeast at the side of the Salvation Army building, at the back of Building 5, at the railroad tracks and into an industrial area.

Mr. Schaefer noted there is parking all around the development and was the reason for the design presented, looking into the courtyard.

Commissioner Jackson stated the satellite view of the parking spaces in back of the existing buildings have disappeared in the applicant's drawing. She inquired if they will be used in the parking space count.

Mr. Kyes responded the parking in question does not meet the aisle width and depth required in the ordinance and, therefore, cannot be counted.

Commissioner Van Coevering elucidated several MUPUDs have previously been approved which amenities have not all benefited the general public. She believed a precedent has been set with a mix of amenities for both residents and the general public.

Associate Planner Wyatt offered examples of other developments where there has been a mix of amenities (e.g., hotel, Aldi development)

Commissioner Ianni added the dog park on the north end and pocket parks will be open to the general public.

Commissioner Jackson stated the LED lighting and underground wiring should not be counted as amenities.

Chair Scott-Craig added the ordinance is old and needs to be “updated,” adding the spirit the Planning Commission is looking for is one where amenities are totally accessible to the public. He noted the balconies facing the interior courtyard do not benefit the public in any way.

Commissioner Jackson encouraged the applicant to add more decorative material on the façade in the back of Building 1 to address the requirement of articulation every 50 feet as it will be clearly seen by traffic.

Mr. Schaefer added the apartments on the upper floors have a two foot “bump out” on both the east and west sides, which breaks up the façade.

Commissioner Tenaglia reminded Commissioners that all 12.65 acres are being considered for the MUPUD requirements and amenities.

Commissioner Cordill indicated the storefronts will be most visible traveling eastbound on Grand River. She asked for a definition of what building material CMU is an acronym for and what it looks like.

Mr. Schaefer responded CMU is concrete masonry unit and is man-made split faced block or cast stone, adding most of the CMU units will be on the lower parts of the buildings and will not resemble a concrete block.

Commissioner DeGross stated public use of the dog park makes sense only in conjunction with the trail connectivity, as he did not believe residents would drive to the dog park to exercise their dogs next to Grand River Avenue. He revisited the “philosophical difference” in interpretation of what counts towards the mixed use requirements.

Commissioner Honicky reiterated his concern with the setback from the railroad, as he believed there will be an increase in the Grand Trunk train traffic with propane tank cars, and the Planning Commission should be wary of offering a variance to the 175 foot safety buffer.

Mr. Gaber responded he had talked with the railroad and a 175 foot safety buffer is fairly unique in that not many communities require such a great distance. He reminded Planning Commissioners that railroad setback variances were given to two recent projects, the Lodges and the Hamptons (63 feet from the right-of-way with a three foot wall).

Commissioner Ianni clarified the MUPUD ordinance does state what percentage of the development must be commercial and what percentage must be residential. He believed the MUPUD ordinance is about the synergy the development creates and noted support by the retail establishments surrounding the proposed project, specifically citing increased foot traffic.

Commissioner Jackson believed there was an additional entrance off Grand River near the animal hospital and inquired why it can't be considered as an additional ingress or egress into the site.

Associate Planner Wyatt indicated it is not to be considered a designated egress entrance point for the shopping center, but a connection with the animal hospital as a cooperative understanding.

Principal Planner Oranchak added it is not a true ingress/egress point as it does not provide direct access out to the street.

Commissioner Jackson inquired about the history of the restaurant use restriction.

Associate Planner Wyatt indicated residents along Park Lake Road had concerns about increased traffic if the shopping center was allowed to have restaurant uses. She stated the approval letter includes language that the applicant agrees to place a deed restriction on the property prohibiting restaurant uses.

Commissioner Jackson asked if that was one of the conditions of the original special use permit.

Associate Planner Wyatt responded in the affirmative.

Commissioner Jackson inquired if that condition of the original special use permit would be vacated and no longer a consideration for this special use permit request with regard to allowed uses.

Associate Planner Wyatt responded she would like to obtain clarification on that issue from the Director of Community Planning and Development.

Chair Scott-Craig reminded fellow Commissioners that the restriction is on the deed, not on the special use permit.

Associate Planner Wyatt stated the current property owner could request that the deed restriction be removed.

Principal Planner Oranchak added it could also be a condition of the special use permit or the MUPUD to eliminate the deed restriction and, upon approval, it would officially be removed from the deed.

Principal Planner Oranchak stated that when the project was built, there was no opportunity for any service drive, so that was why the connection near the animal hospital was made.

Commissioner Cordill believed the proposed location would be an excellent location for a coffee house or pizzeria; however, drive-through windows should be discouraged as they run counter to the walkability of the site.

Commissioner DeGross believed the trail connectivity is crucial to the creation of synergy for the general public.

Chair Scott-Craig voiced concern the current failing entrance of level of service (LOS) E to F will get worse with this development. He spoke to crossing Grand River Avenue to take the bus to campus as extremely dangerous, believing the only safe way to cross is to walk

to the intersection at Park Lake Road. Chair Scott- Craig believed moving the bus stop closer to the development on the south side of Grand River makes sense, but not on the north side.

Chair Scott-Craig indicated the position of the building which houses the entrepreneurial center blocks easy access of Block 3 traffic to the Park Lake Road entrance. He stated such a configuration creates excessive traffic in front of the Foods for Living store and is a danger for residents who enter the store to shop. He did not believe allowing only Denny's traffic to use the western entrance was practical and would not entice businesses to locate in that area.

Chair Scott-Craig noted there is an easement from the edge of this property over to Dawn Avenue which belongs to the Ingham County Road Department (ICRD). He stated there has been no input from many of the experts (e.g., ICRD, Drain Commissioner, Michigan Department of Transportation) involved in this project so, as a result, he is not ready to make any determination.

Chair Scott-Craig indicated there needs to be expert advice provided as to why it is acceptable for the applicant to be 376 parking spaces "short."

Chair Scott-Craig spoke to the importance Meridian Township places on greenspace and trees, voicing concern with the 77% impervious coverage. He inquired if detention ponds count as greenspace.

Associate Planner Wyatt responded 50% can be counted, adding that Mr. Kyes relayed such in a communication to her so that is why the impervious surface is listed at only 77% on the plans.

While acknowledging parking buffers are greenspace, Chair Scott-Craig stated the Township's ordinance requires a 15 foot buffer and the applicant has provided only three-quarters of a foot in one spot. He added the Zoning Board of Appeals has requested on several occasions that the Planning Commission not send them projects which require multiple variances.

Chair Scott-Craig stated the dog park is small, on a slope and not in a good location. He did not believe the dog park, as proposed, is a good amenity for the project. Chair Scott-Craig believed there is a safety issue with the long balconies and questioned where the snow shoveled off the balconies and stairways would be placed. He suggested limiting the balconies and have covered stairways. Chair Scott-Craig expressed appreciation for the shutters on the apartment building windows and the recycling center.

Chair Scott-Craig noted if the project is downsized it will address many of the concerns (e.g., greenspace, parking, setback requirements, traffic circulation).

Mr. Schaefer responded to earlier Planning Commission comments by noting all stairways and patios are covered, management handles snow removal and 24/7 security is provided to address the safety issue.

One of the applicant's representatives commented the economics of a 96-bed reduction as suggested by Planning Commissioners would render the proposed project financially unfeasible to build.

Associate Planner Wyatt mentioned she received an email communication from the ICRD who had reviewed the plans, but do not have any jurisdiction as MDOT has control of Grand River Avenue, traffic light signalization and phasing.

Commissioner Van Coevering stated the applicant may want to come back with changes based on comments this evening and a need for information from MDOT.

Commissioner Ianni suggested placing this item back on the Planning Commission's June 8<sup>th</sup> agenda.

Chair Scott-Craig closed the public hearings at 9:32 P.M.

#### 7. Unfinished Business

- A. Special Use Permit #15031 (BBI Holdings LLC), request to establish a child care center at 2172 and 2190 Association Drive

Commissioner DeGroff moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15031 subject to the following conditions:**

1. Approval is based on application materials submitted by BBI Holdings, LLC; site plans prepared by Nederveld, dated April 3, 2015; and building elevations prepared by Architectural Concepts, dated April 2, 2015, subject to revisions as required.
2. Special Use Permit #15031 shall be subject to the applicant receiving approval of Wetland Use Permit #15-01 for the proposed work in regulated wetland and proposed wetland mitigation plan.
3. As part of the site plan review process, a planting plan for the required 20 foot water features setback/natural vegetation strip shall be provided for review and approval by the Director of Community Planning & Development.
4. Once established, the required 20 foot water features setback/natural vegetation strip shall be maintained and be free of structures, grading, or other disturbances.
5. Street trees shall be provided along the frontage of the site.
6. The final site plan, landscape plan, building elevations, building materials and colors, shall be subject to the approval of the Director of Community Planning and Development.
7. The requirement for a northbound right-turn taper on Okemos Road at Association Drive will be reviewed during site plan review and shall be subject to the review and approval of the Ingham County Road Department.
8. The trash dumpster shall be enclosed on four sides; three sides of the enclosure shall

Chair Scott-Craig closed the public hearing at 8:53 P.M.

[Chair Scott-Craig recessed the meeting at 8:53 P.M.]

[Chair Scott-Craig reconvened the meeting at 9:03 P.M.]

 7. Unfinished Business

- A. Mixed Use Planned Unit Development #15014 (Campus Village Development), request to establish a mixed use planned unit development (MUPUD) at 2655 Grand River to include the existing multi-tenant commercial building and new construction consisting of 15,040 square feet of commercial space and 222 multiple family dwelling units

Commissioner Van Coevering moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #15014, subject to the following conditions:**

1. The recommendation for approval is based on the Cover Sheet, Utility Plan, and Amenities Plan, prepared by KEBS, Inc., dated May 27, 2015, and building elevations prepared by Progressive AE, dated May 27, 2015, subject to revisions as required.
2. MUPUD #15014 (Campus Village Communities), a request to establish a mixed use planned unit development with the existing retail building and ten new buildings, consisting of mixed use and residential buildings, with a total of 222 one, two, and four bedroom apartment units, shall be contingent on the approval of Special Use Permit (SUP) #15051 (Campus Village Development).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 5): LED lighting; site recycling of trash; relocate transit stop to front of the property; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; fitness park as public recreation; dog park; outdoor pocket parks; seating plazas visible to the street; private courtyards; public internet; public internet-bus stop; underground utilities; upper floor balconies; sidewalk planters; and consolidation of multiple parcels into one.
4. Waivers shall be granted for those sections of the Code of Ordinances as follows: Impervious surface coverage (Section 86-402(17)); setback for a dwelling unit from the railroad right-of-way (Section 86-470); loading/unloading space (Section 86-721(b)); number of parking spaces (Section 86-755); landscaped buffers adjacent to parking areas and access drives (Section 86-756(14); and interior canopy trees and interior landscaping (Section 86-758).
5. Any future building additions or expansions to the buildings will require modification to the MUPUD #15014 and SUP #15051.
6. Building materials should include, but are not limited to, wood, brick, clapboards, glass, and stone. Other materials, such as vinyl, aluminum, and other metals should be avoided. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.

7. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
8. Unless the building elevations are revised, the applicant will be required to receive a variance from the Zoning Board of Appeals for non-compliance with Section 86-440(f)(2)b.2., stating, "Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the façade."
9. Windows shall cover no less than 50 percent of nonresidential street level facades.
10. The residential and mixed use buildings which comprise MUPUD #15014 shall accommodate no more than 412 tenants. No more than one person may occupy each bedroom.
11. All utility service distribution lines should be installed underground.
12. The final design of the two recycling enclosures shall be subject to the approval of the Director of Community Planning and Development.
13. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
14. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
15. A minimum of nine street trees shall be provided along the frontage of the site (Grand River Avenue) or the applicant shall be required to request a variance from the Zoning Board of Appeals.
16. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development, including the height of any new parking lot light pole.
17. A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.
18. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
19. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.

20. The utility, grading, and storm drainage plans for the site shall be 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.
21. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.

Seconded by Commissioner Jackson.

Planning Commission, staff and applicant's discussion:

- Language contained in condition #10 regarding number of occupants in a bedroom was placed there to prevent renting out the four bedroom units to four individuals
- Township ordinances contain language regarding occupancy relative to the number of unrelated individuals
- Language regarding unrelated occupants was created when the Lodges and Lofts were going through the approval process in order to address not renting to more than four unrelated individuals in the four-bedroom units
- Requirement in condition #10 which allows only one occupant in a bedroom discourages married couples and families while encouraging student housing

The maker offered the following friendly amendment:

- Delete the second sentence in condition #10 and insert the following language: "No more than two unrelated persons may occupy the one and two bedroom units and no more than one person may occupy each bedroom in the four bedroom units."

The friendly amendment was accepted by the seconder.

Continued Planning Commission discussion:

- The proposed project does not provide buffering to transition between adjoining industrial and residential on the site
- Project retains the commercial standards for transition and buffering to the MUPUD
- Fence on the property line between the proposed project and adjacent industrial is insufficient to protect the health, safety and welfare of residents of the MUPUD and jeopardizes the continued interest of the adjacent industrially zoned property
- Requested waivers take away the features which promote health, safety and welfare of residents as well as their quality of living (i.e., pervious surface, green space, etc.)
- Too many units on the designated space
- Project is not what the Township envisioned when it created the MUPUD ordinance
- Amenities offered by the developer (i.e., covered bicycle parking, recycling, type of lighting) are not designed for use by the public
- Resolution does not clearly articulate the construction of a crash wall, although one of the waivers includes the setback for a dwelling unit from the railroad right-of-way (condition #4)
- Condition #3 of the resolution does not include construction of a foot pathway as an amenity, although it is shown on the map
- Request for staff to include specifications in the resolution on the walkway and construction of the crash wall
- Township recently approved construction of a brewery on land zoned industrial, which is a use by right according to Township ordinance

- Need for more buffer and greenspace with fewer apartments
- Township's Master Pathway plan is to place a pathway along this land which connects at both ends (one of which would go under the railroad, and one which would go over the river)
- Suggestion for the applicant to provide an easement for a future pathway
- Michigan Department of Transportation (MDOT) has "weighed in" that it has no issue with the entrance next to Denny's
- Planning Commissioner belief the majority of traffic will use the entrance at Park Lake Road as it has a light at that intersection
- Building which would house the entrepreneurial center at the blocks the access to the main entrance
- Concern with the considerable difference between the number of parking spaces required by ordinance and the number of parking spaces offered by the applicant
- Concern with the increase to 81% impervious surface when the underlying C-2 zoning allows for a maximum of 70%
- Reminder that the Planning Commission is making a recommendation to the Township Board on this proposal
- Drawing appears to show the project will utilize some of the space which currently is a portion of one of the stormwater retention ponds
- Request for KEBS, Inc. to provide information on how the reconfigured stormwater retention will "work"
- There is little downstream space as the river is right behind it and water which is not properly treated will go directly into the Red Cedar River
- Concern there are no environmental amenities being offered
- Appreciation for the applicant's efforts to provide amenities
- Suggestion to have some restriction (e.g., fence) between the project and the railroad tracks
- Reminder the land is zoned C-2, but the use is residential
- Review of the industrial zoned area last week shows it to contain various types of thriving businesses (chemical, metal stamping and foundry)

ROLL CALL VOTE: YEAS: Commissioner Van Coevering

NAYS: Commissioners Cordill, DeGroff, Honicky, Jackson, Chair  
Scott-Craig

Motion failed 1-5.

- 
- B. Special Use Permit #15051 (Campus Village Development), request for a group of buildings greater than 25,000 square feet (approximately 236,000 square feet) consisting of an existing commercial building (approximately 55,000 square feet) and new construction (approximately 181,000 square feet) at 2655 Grand River

Commissioner Cordill moved [and read into the record] **NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #15051 (Campus Village Development) for a group of buildings (ten new buildings and one exiting retail building) totaling more than 25,000 square feet in gross floor area subject to the following conditions:**

1. Approval of the special use permit is recommended in accordance with the Cover Sheet (Site Plan) prepared by KEBS, Inc., dated May 27, 2015, and building elevations prepared by Progressive AE, dated received May 27, 2015, subject to revisions as required.

2. Special Use Permit #15051 is subject to all conditions placed on Mixed Use Planned Unit Development #15014 (Campus Village Development) by the Township.
3. The gross square feet of all buildings on the site shall not exceed 235,640 square feet unless the applicant applies for and receives an amendment to Special Use Permit #15051 (Campus Village Development).
4. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
5. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
6. The utility, grading, and storm drainage plans for the site shall be 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.
7. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.
8. The above-stated conditions shall replace all prior conditions listed in the approval letter for Special Use Permit #96141, dated March 19, 1997.

Seconded by Commission Van Coevering.

ROLL CALL VOTE: YEAS: None

NAYS: Commissioners Cordill, DeGroff, Honicky, Jackson, Van  
Covering, Chair Scott-Craig

Motion failed 0-6.

- C. Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the PRD sketch plan for the unplatted portions of Ember Oaks preliminary plat located north of Jolly Road

Commissioner Van Coevering moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN** hereby approves the amendment to Planned Residential Development #15-97015 dated April 17, 2015 for the remaining 111 lots on 161.88 acres in the Ember Oaks plat. Seconded by Commissioner Jackson.

Planning Commission discussion:

- Planning Commissioners are limited as to what they can consider while deliberating this request
- Request meets all the Township requirements for a PRD approval

## Martha Wyatt

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**From:** Mary Seager <seagerjil@gmail.com>  
**Sent:** Wednesday, May 27, 2015 9:50 AM  
**To:** Martha Wyatt  
**Subject:** The Avenue - Campus Village Development

Ms. Wyatt,

I am writing to you on behalf of Mr. Greg Shafer of Campus Village Communities concerning their proposed development project, The Avenue. I own Eastside Animal Hospital at 2643 East Grand River, East Lansing, Mi. I have worked at this location since 1985 and have owned my property since June of 1991. I have seen numerous proposed projects for this area - some of them such as Foods for Living and State of Fitness be great successes and others fail (e.g. Circuit City!). Having looked at this proposed project and the details of the site planning, I feel that this project will be an asset to this corridor into Meridian Township. I believe it will be both a great face lift to the area as well as a benefit to the surrounding businesses.

If you have any questions for me, please feel free to contact me either via e-mail or you may contact me at my office: 517-332-2511.

Best Regards,  
Mary Seager, D.V.M.  
[seagerjil@gmail.com](mailto:seagerjil@gmail.com)

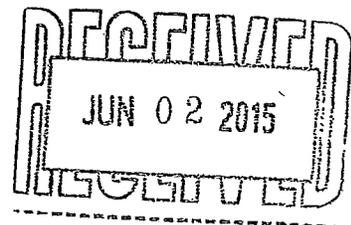
# STATE OF FITNESS

To whom it may concern,

I wanted to take a moment to express my support for The Avenue project that is currently being proposed on Grand River Avenue near Park Lake Road. As a business owner in the area I feel the project will be a great benefit to the township by providing more density along the Grand River corridor where it is needed. The addition of the housing component directly on Grand River will allow for residents to easily access the local businesses within walking distance. This project will definitely have a positive impact on my business. I have been in contact with Campus Village and they have answered all of my questions related to the project and are making an attempt to engage the neighbors on the project. I urge you to approve this project. Please feel free to contact me if you have further questions.

Sincerely,

Justin Grinnell B.S., CSCS  
Owner State of Fitness  
Email: [Justin.grinnell@mystateoffitness.com](mailto:Justin.grinnell@mystateoffitness.com)  
Phone: (517) 708-8828





June 3<sup>rd</sup>, 2015.

To whom it may concern:

We are submitting this document in an effort to communicate our full support of The Avenue on Grand River/Campus Village Communities project.

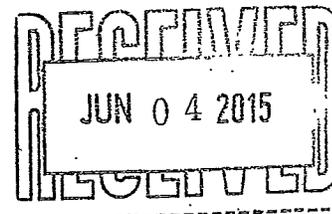
This development has the potential to bring consistent commerce to our establishment. The close proximity of the large residential unit and proposed dog park at the opposite ends of the property are both attractive opportunities for increasing our visibility in the community. As you know, Foods for Living has a significant competitor arriving within a stone's throw down the street early next year. It seems clear that this development would be directly beneficial to Foods for Living in the future.

Thank you for your time.

Kirk Marrison, General Manager.

Sarah Campbell, Store Director.

Foods for Living  
2655 E. Grand River Ave.  
East Lansing, Mi. 48823  
517.324.9010





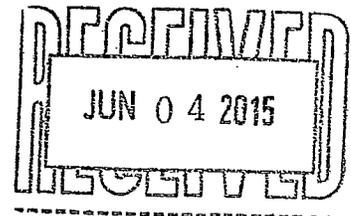
**VLAHAKIS**  
C O M P A N I E S

To whom it may concern,

I wanted to take a moment to express my support for The Avenue project that is currently being proposed on Grand River Avenue near Park Lake Road. As a business owner in the area I feel the project will be a great benefit to the township by providing more density along the Grand River corridor where it is needed. The addition of the housing component directly on Grand River will allow for residents to easily access the local businesses within walking distance. This project will definitely have a positive impact on my business. I have been in contact with Campus Village and they have answered all of my questions related to the project and are making an attempt to engage the neighbors on the project. I urge you to approve this project. Please feel free to contact me if you have further questions.

Sincerely,

PAUL VLAHAKIS



Advance Auto Parts  
2786 E. Grand River

6-3-15

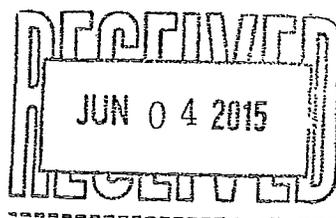
To whom it may concern,

I would like to send a letter in support for The Avenue project that is currently being proposed on Grand River Avenue. This project will help my business by locating more people in the immediate area. Please vote yes on this project

Sincerely,



Adam Andersson



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*Tom's Party Store, Inc.*

2780 EAST GRAND RIVER AVENUE  
EAST LANSING, MICHIGAN 48823

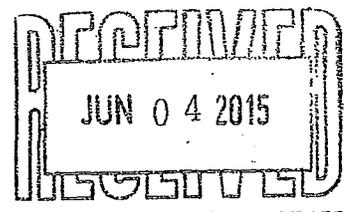
To whom it may concern,

I would like to send a letter in support for The Avenue project that is currently being proposed on Grand River Avenue near Park Lake Road. As a business owner in the area I feel the project will be a great benefit to the township by providing more density along the Grand River corridor where it is needed. The addition of the housing component directly on Grand River will allow for residents to easily access the local businesses within walking distance. This project will definitely have a positive impact on my business. I have been in contact with Campus Village and they have answered all of my questions related to the project and are making an attempt to engage the neighbors on the project. I urge you to approve this project.

Sincerely,

*Richard S. McCarrick Jr.*

*Richard S. McCarrick Jr.*





CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP  
Principal Planner

DATE: June 4, 2015

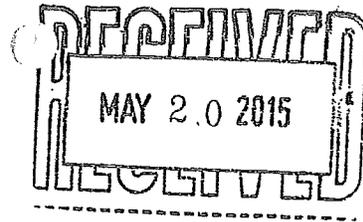
RE: MUPUD #15014 (Campus Village Development) request to develop a mixed use  
planned unit development at 2655 Grand River Avenue

Commissioner Deits prepared the attached document for distribution to the Planning Commission regarding the above referenced project.

**Attachments**

1. Communication from Commissioner Deits received May 20, 2015

G: \Planning\ \REZI\PRD 15015 (SP Investments)\Staff Reports\Deits communication 5-20-15



Colleagues

I wanted to bring forth a situation regarding the Campus Village project that I mentioned briefly at the initial concept plan meeting but that was not brought forward at the public hearing that I think we need to consider. I am writing this through Gail now so that you will have a chance to consider these issues in advance of our next meeting on this project.

The issue revolves around the fact that the property immediately to the west of the subject site is zoned Industrial. We don't have a lot of industrial zoned land in the township but we also have no area where industrial zoning abuts multiple family zoning as far as I can tell. (note added per Gail's expertise – the Collingswood apartments abut Industrial and were built in the 1970's; I guess we would call that a non-conforming use today?).

We do have an ordinance that might at first glance seem relevant; here is the section from the Code for Industrial zoned lands:

"Side and rear yards adjacent to residential district zone lines. No structure shall be less than 100 feet from any residential district zone line. Side and rear yards may be used for passenger vehicle parking except for a strip 40 feet in width along the side and rear boundaries of the development. This forty-foot transition strip shall be used for screening purposes and shall be composed of interlocking trees and/or foliage and other appropriate ground cover. The maintenance of this transition area shall be a continuing obligation of the owner of such area."

I mentioned this to staff and their interpretation of the ordinance is that it applies only to residential zoned land and since the MUPUD is being built as an overlay on C-2 land, not residentially zoned land, this section of the ordinance does not apply.

I have trouble with this interpretation. At the time of the writing of this ordinance (which preceded by many years the MUPUD ordinance), the Township had no situation in which land could be zoned non-residential yet be used for residential purposes (outside of existing non-conforming uses, of course). I also think that it is entirely reasonable to infer that the intent of this portion of our ordinances was to prevent close juxtaposition of industrial and residential uses. Now that we have an MUPUD which decouples residential zoning from residential use, that has changed.

If it is appropriate to consider that this section of the ordinance does apply to residential buildings built under the MUPUD (and that is one thing I am asking you to think about), building the Campus Village project will render a number of buildings in the Industrial zoned land immediately to the west of the project non-conforming and quite possibly render some of the sites unbuildable for future uses.

A second issue related to this that does not require a close interpretation of the ordinance is in our consideration of the Special Use permit that accompanies the MUPUD. Among the criteria are these two:

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

and

The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.

Without quoting chapter and verse, we have consistently applied the principal of orderly development embodied in a graded intensity concept, that is, high intensity uses such as C-3 or C-2 should be buffered from residential areas, for example by PO or other zonings. When you consider whether this project meets the SUP criteria, I ask that you consider whether the proposed project is consistent with this principle (if not, it violates the first criterion above) and whether the proposed project is appropriately juxtaposed to an industrial site whose uses include chemical storage (neighboring the proposed site) and a chemical plant (across the street to the west) among others (which you may consider inconsistent with the second criterion).

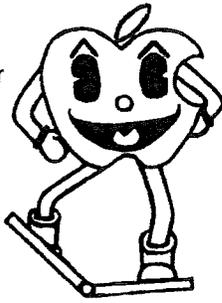
Tom



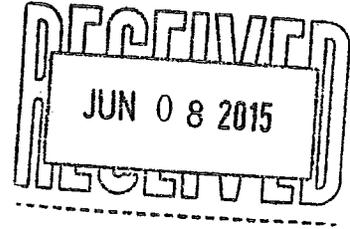
# Mac Men

Computer, iPad, and iPhone Repair

2660 E. Grand River Ave.  
East Lansing, MI 48823  
517-333-6533  
macmenllc@att.net



macmenrepair.com



To whom it may concern,

I would like to express my support for The Avenue project that is currently being proposed on Grand River Avenue near Park Lake Road. As a business owner in the area I feel the project will be great for the township. I like the addition of residential on Grand River. This project will be good for my business. I urge you to approve this project. Please feel free to contact me if you have further questions.

Sincerely,

  
Mac Men Computers

**MEMORANDUM**

**TO:** Township Board  
**FROM:**   
Gretchen M. Gomolka, Finance Director  
**DATE:** June 29, 2015  
**RE:** 2016 Budget Schedule

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In order to avoid the Truth in Taxation Public Notice, which can often be misinterpreted by the general public, we are recommending that the timeline for adopting the 2016 budget be moved up so that it will be completed by September 30, 2015. Having the final budget hearing and adoption by this date will satisfy the State of Michigan requirements for Truth in Taxation without having to publish the confusing Public Notice.

The proposed timeline is attached for your consideration and the following motion is proposed:

**MOVE TO APPROVE THE PROPOSED 2016 BUDGET TIMELINE WITH FINAL ADOPTION AT THE SEPTEMBER 15, 2015 BOARD MEETING.**

**Attachment:**

1. Proposed 2016 Budget Timeline

## Proposed 2016 Budget Timeline Meridian Charter Township

July 17	ALL Budgets due to Finance Director
July 27-28	Management review of requests. Individual discussions
Aug 5	Directors Discussion 2:00 – 5:00 p.m. in the Nelson Room (Public Safety Building)
Aug 18	Recommended Budget distributed to Board at Board Meeting
Sept 1	Board Meeting – Budget Deliberations and Public Hearing
Sept 8	Board Meeting – Budget Deliberations (if necessary)
Sept 15	Board Meeting – Final Adoption of Budget
Quarterly	Review and approve budget amendments

**MEMORANDUM**

**TO:** Township Board

**FROM:**



Mark Kieselbach

Director of Community Planning and Development



Gail Oranchak, AICP

Associate Planner

**DATE:** June 30, 2015

**RE:** Final Preliminary Plat #06012 (Signature Land Development), Whitehills Lakes South

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Michael R. McGraw, representing Signature Land Development, is requesting final preliminary plat approval for the second phase of Whitehills Lakes South subdivision. The proposed final preliminary plat consists of 21 lots numbered 14 through 34 on approximately 15 acres of land located north of Lake Lansing Road and east of Park Lake Road. The site is zoned RAA (Single Family-Low Density).

The Township Board approved the Whitehills Lakes South tentative preliminary plat on February 23, 2006 for a subdivision consisting of 32 lots and on December 19, 2006 approved the final preliminary plat. A final plat consisting of Lots 1 through 13 was approved by the Township Board on August 7, 2007.

In 2012, Signature Land Development (previously Redwood Land Investment, LLC) acquired the remaining 15 acres covered by final preliminary plat #06012 and has requested and received the necessary extensions from the Township Board to maintain the plat's approval status through December 19, 2016.

The applicant is now seeking final preliminary plat approval from the Township for a revised plat layout. Changes to the plat include:

- Increasing the land area in Phase 2 by adding land from Lots 8, 9, 10, 11 and 12 in Phase 1 (Final Plat of Whitehills Lakes South) to the northern boundary of the undeveloped preliminary plat parcel. A land division (CR #12033) was approved for the land swap.
- Eliminating the intersection of Southridge Road and Lake Lansing Road by creating a cul de sac at the south end of Southridge Road resulting in a more north and south orientation. The elimination of the connection with Lake Lansing Road results in a cul de sac street from Whitehills Lakes Drive to the end of Southridge Road with a length of 1,910 feet, which exceeds the maximum permitted of 1,320 feet. A waiver was

previously granted at the time of tentative preliminary plat approval for the length of a cul de sac street from Whitehills Lakes Drive to Winterfield Court of 1,410 feet.

- Reducing the curvature of Winterfield Court.
- Increasing the number of total lots from 32 to 34, 21 being in Phase 2 of development as a result of adding additional land, eliminating the cul de sac and straightening Southridge Road and Winterfield Court.
- Constructing a seven foot wide emergency access/non-motorized pathway on a 15 foot wide strip of land between Lots 21 and 22 to connect Southridge Road with Lake Lansing Road. Combined with the 15-foot wide area for the sidewalk, a five-foot wide easement along the east property line of Lot 21 (total 20 feet) will be stabilized to accommodate emergency vehicles as requested by the Fire Department.
- In the previous preliminary plat, the stormwater detention basin was located outside the plat boundaries. It is now within the plat identified as "Southridge Park South Drain Easement & Detention." It will be dedicated to the Ingham County Drain Commissioner to ensure long term care and maintenance, a condition of the final preliminary plat approval.

In keeping with the requirements of the Land Division ordinance, the plat was submitted to the Ingham County Drain Commissioner, Ingham County Road Department, and Michigan Department of Transportation for their approvals. The design standards established by the Ingham County Road Department include factors such as roadway width, turning radius, and slope. In approving the road design, the Ingham County Board of Commissioners granted a variance from the Road Department's cul de sac length.

Since neither wetlands nor floodplain are present in Phase 2, approval by the Department of Environmental Quality and Meridian Township is not required.

Final preliminary plat approval confers upon the applicant, for a period of two years, the conditional right that the general terms and conditions under which preliminary plat approval was granted will not be changed.

### **Township Board Options**

The Township Board has the option to approve, modify, or deny the final preliminary plat based on the standards outlined in the Township Land Division Ordinance, the State Land Division Act; and the Zoning Ordinance for the RAA (Single Family-Low Density) zoning district. The State Land Division Act, as well as the Township Land Division Ordinance provide for a 20 day review period once a final preliminary plat request has been deemed complete. The end of the 20 day period allotted for the Township's review is July 13, 2015. A resolution to approve the final preliminary plat has been provided for the Board's consideration.

### **Attachments**

1. Resolution
2. Application and supporting documentation
3. Final Preliminary Plat approval letter
4. Final Preliminary Plat dated received December 12, 2006
5. Final Preliminary Plat dated received June 15, 2015

**RESOLUTION TO APPROVE  
(REVISION)**

**Final Preliminary Plat #06012  
Signature Land Development  
Whitehills Lakes South**

**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 7th day of July 2015, at 6:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Michael R. McGraw, on behalf of Signature Land Development has requested final preliminary plat approval for a revised version of a single family subdivision of lots, commonly known as Whitehills Lakes South, located north of Lake Lansing Road, west of BL-69 and east of Park Lake Road;

WHEREAS, the Township Board approved the tentative preliminary plat on February 23, 2006; and

WHEREAS, the Township Board approved the final preliminary plat on December 19, 2006; and

WHEREAS, the Township Board approved the final plat Whitehills Lakes South, as a single family subdivision of 13 lots on August 7, 2007; and

WHEREAS, the applicant has requested final preliminary plat approval for 21 lots on the remaining 15 acres of the Whitehills Lakes South subdivision, two more than the original final preliminary plat; and

WHEREAS, the Board of Ingham County Commissioners approved the preliminary plat of Whitehills Lakes South No. 2, lots 14 through 34 on July 23, 2013 with a waiver for the length of the Southridge Road cul de sac; and

WHEREAS, the Ingham County Drain Commissioner, in a letter dated May 11, 2015, stated the plat meets the rules of the Ingham County Drain Commissioner with conditions: and

WHEREAS, The Michigan Department of Transportation, in a communication dated November 6, 2014 indicated approval of the layout subject to review for hydraulics; and

WHEREAS, the site is properly zoned RAA (Single Family-Low Density); and

WHEREAS, all lots in the proposed Whitehills Lakes South subdivision meet or exceed the minimum lot width and minimum lot area requirements of the RAA Single Family-Low Density) zoning district; and

**Resolution to Approve (Revision)  
Final Preliminary Plat #06012 (Signature Land Development)  
Whitehills Lakes South  
Page 2**

WHEREAS, the Whitehills Lakes South subdivision complies with the Township Land Division Ordinance and the Land Division Act, (MCL 560.101 et. seq., as amended); and

WHEREAS, the Whitehills Lakes South subdivision will be adequately served by public utilities and services.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants approval of the final preliminary plat for a single family subdivision of 21 lots, commonly known as Whitehills South, located north of Lake Lansing Road, west of BL-69 and east of Park Lake Road with the following conditions:

1. Approval is granted in accordance with the final preliminary plat prepared by KEBS, Inc received June 15, 2015, indicating 21 single family lots, subject to revisions as required. Any revisions of the plat shall be subject to the Township's approval.
2. The Township Board hereby grants a variance from Section 62-62(7) of the Township's Land Division ordinance to allow Southridge Road to exceed the maximum cul de sac length of 660 feet. In a letter from Greg Petru, P.E., KEBS, Inc. dated June 17, 2013, the reasons for the variance are enumerated and include: steep slope, site vision on Lake Lansing Road, the elimination of 20-30 trees to construct the connection to Lake Lansing Road, and proximity to M-78/BL-69 (300-350 feet).
3. Construction shall not commence until the applicant has obtained all necessary permits and approvals from the Ingham County Drain Commissioner, Board of Ingham County Commissioners, Michigan Department of Transportation, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. Final utility plans shall be subject to the approval of the Director of Public Works and shall be completed in accordance with Township Engineering Design and Construction Standards
5. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
6. Store sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works.
7. A five foot wide concrete sidewalk shall be constructed along the east side of Southridge Road, the north side of Winterfield Court, as well as the frontage on Lots 14, 15, 16, and 34 on the cul de sac. The sidewalk shall be designed and constructed in accordance with Township Engineering Design and Construction Standards.
8. A seven foot wide asphalt pathway shall be constructed between Lots 21 and 22 to extend from the southern end of the Southridge Road cul de sac southward to the pedestrian-bicycle pathway on the north side of Lake Lansing Road. The asphalt pathway shall be centered within a 20 foot wide strip stabilized to accommodate emergency vehicles as requested by the Fire Department. The 20 foot wide strip shall not be within the boundaries of either Lot 21 or Lot 22. The pathway's grade shall not exceed five percent.
9. A seven foot wide concrete pathway shall be constructed on the north side of Lake Lansing Road from Southridge Road east to the existing pathway on the northwest side of BL-69. The final location of the pathway shall be subject to the approval of the Director of

**Resolution to Approve (Revision)  
Final Preliminary Plat #06012 (Signature Land Development)  
Whitehills Lakes South  
Page 3**

Public Works. The design and construction of the pathway shall be in accordance with Township Engineering Design and Construction standards.

10. In lieu of constructing a seven foot wide concrete pathway on the north side of Lake Lansing Road, west of Southridge Road, the applicant shall provide a cash deposit to the Township.
11. Street trees shall be required along Lake Lansing Road. Street trees shall be required throughout the subdivision along all internal roads. Species and location of trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.
12. The applicant shall identify trees proposed to be removed or relocated on Lots 23 through 28 to determine if there is a need for a vegetative screen between the lots and the existing dwellings on BL-69. If screening is determined to be necessary by the Township, the design and proposed landscape material shall be subject to the review and approval of the Director of Community Planning and Development.
13. Any wellheads located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township prior to issuance of any permit for construction activity, including grading permits.
14. A copy of the information which exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

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 7th day of July, 2015.

\_\_\_\_\_  
Brett Dreyfus  
Township Clerk

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

FINAL PRELIMINARY PLAT APPLICATION

Please complete items A, B and C if any changes have occurred since the tentative preliminary plat was approved by the Township.

A. Proprietor(s) SIGNATURE LAND DEVELOPMENT  
Address of proprietor 1188 EAST PAILS SE GRAND RAPIDS MI 49546  
Contact information: Work (616) 745-5028-cell Home (616) 988-1324-office  
Fax \_\_\_\_\_ Email MMCGRAW@EASTBROOKHOMES.COM

B. Plat name WHITEHILLS LAKES SOUTH NO. 2 Number of lots 21  
Site address/location SOUTHIDGE RD, EAST LANSING, MI 48823  
Legal description (Attach additional sheets if necessary) SEE ATTACHED PLANS  
Parcel number(s) 33-02-02-05-476-010 4 007 Zoning designation PAA  
Acreage of site 15.0 ACRES Acres of floodplain ZERO Acres of wetlands ZERO

C. Architect, engineer, planner, and/or surveyor responsible for the design of the plat:  
Name of Company KEBS  
Contact person GREG PETRU  
Contact information: Work (517) 339-1014 Home \_\_\_\_\_  
Fax (517) 339-8047 Email G.PETRU@KEBS.COM

D. The proprietor shall submit the application, fee and all required materials as outlined in Section 62-35 of the Township Code of Ordinances. An application will not be considered complete until all required materials have been submitted. All required materials must be submitted at least ten days and not more than 15 days prior to the Township Board meeting where action is desired.

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

Yes  No (Please check one)

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

[Signature]  
Signature of Proprietor

6/4/15 \$405.00  
Date Fee

\_\_\_\_\_  
Proprietor's name (Printed)

Hail Oandir 6/5/15  
Received by/Date

**SIGNATURE LAND DEVELOPMENT CORPORATION**  
**BY: MICHAEL R. MCGRAW, VICE PRESIDENT**

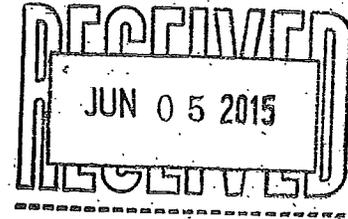


# KEBS, INC

Engineering • Surveying

June 5, 2015

Gail Oranchak - Principal Planner  
Charter Township of Meridian - Planning Department  
5151 Marsh Road  
Okemos, Michigan 48864-1198



Re: Whitehills Lakes South No. 2 - Final Preliminary Plat Submittal

Dear Ms. Oranchak:

Please find enclosed 10 sets of Final Preliminary Plat documents, a completed application, checklist, check and supporting documents for your review, as follows:

**Attachments:**

1. 10 sets of sealed plans
2. 1 copy of plat at 8.5" x 11" and 11" x 17"
3. All information as required for the tentative preliminary plat (section 62-34(1)(b))
4. Preliminary engineering drawings that show water, sanitary, storm sewer layouts and includes a 10' utility easement for all private utilities such as gas, electric, cable and/or phone.
5. Preliminary engineering drawings that show site grading, sidewalk connectivity, street trees and landscaping. The developer will not be providing an additional entry sign, so no entry sign detailing has been included. Since this phase is connected to an existing street, it did not warrant its own sign.
6. Stormwater runoff calculations have been attached.
7. Letters to all agencies that have been sent copies of the plat. Several of the agencies were not sent copies (MDEQ for wetland/floodplain permitting, MDEQ for cluster system, Ingham County Health Department and the Natural Resource Conservation Service). These agencies were not sent copies since the site does not have wetlands or floodplains, or is proposing septic systems (public water and sanitary).
8. Responses from agencies including the Road Commission, Drain Commission and MDOT.
9. A landscape plan has been included that shows street trees and cul-de-sac landscaping. A 20' buffer area has also been shown on the plat drawings. At this time the developer would like to show the 20' buffer area as a natural buffer area. The developer understands the requirements of the buffer and will work with Township staff to ensure the buffer can be maximized using existing vegetation and proposed vegetation as the review process continues.
10. A construction operations plan has been included.
11. A waiver has been included for the cul-de-sac length.

If there are any questions regarding the submittal or you need any further information, please feel free to contact me at (517) 339-1014, or email me at [gpetru@kebs.com](mailto:gpetru@kebs.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Petru". The signature is stylized with a large initial "G" and a long horizontal stroke.

Greg Petru, P.E.  
KEBS Inc.

Cc: Mike McGraw

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

FINAL PRELIMINARY PLAT APPLICATION

Please complete items A, B and C if any changes have occurred since the tentative preliminary plat was approved by the Township.

A. Proprietor(s) SIGNATURE LAND DEVELOPMENT  
Address of proprietor 1188 EAST PARIS SE, GRAND RAPIDS MI 49546  
Contact information: Work (616) 745-5028-cell Home (616) 988-1324-office  
Fax \_\_\_\_\_ Email MMCGRAW@EASTBROOK-HOMES.COM

B. Plat name WHITEHILLS LAKES SOUTH No. 2 Number of lots 21  
Site address/location SOUTHMIDGE RD, EAST LANSING, MI 48823  
Legal description (Attach additional sheets if necessary) SEE ATTACHED PLANS  
Parcel number(s) 33-0202-05-476-010 4007 Zoning designation PAA  
Acreage of site 15.1263 Acres of floodplain ZERO Acres of wetlands ZERO

C. Architect, engineer, planner, and/or surveyor responsible for the design of the plat:  
Name of Company KEBS  
Contact person GREG PETRU  
Contact information: Work (517) 339-1014 Home \_\_\_\_\_  
Fax (517) 339-8047 Email GPETRU@KEBS.COM

D. The proprietor shall submit the application, fee and all required materials as outlined in Section 62-35 of the Township Code of Ordinances. An application will not be considered complete until all required materials have been submitted. All required materials must be submitted at least ten days and not more than 15 days prior to the Township Board meeting where action is desired.

E. 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 Proprietor

6/9/15  
\_\_\_\_\_  
Date

\$405.00  
\_\_\_\_\_  
Fee

\_\_\_\_\_  
Proprietor's name (Printed)

Hail Oudrin 6/5/15  
\_\_\_\_\_  
Received by/Date

**SIGNATURE LAND DEVELOPMENT CORPORATION**  
**BY: MICHAEL R. MCGRAW, VICE PRESIDENT**

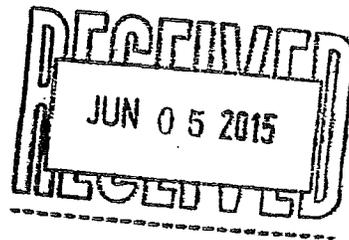
## FINAL PRELIMINARY PLAT CHECKLIST

The checklist is intended only as a guide to the information and materials that are required to be submitted with a final preliminary plat application. For a detailed list, refer to Section 62-35 of the Township Code of Ordinances.

Plat name WHITEHILLS LAKES SOUTH No. 2

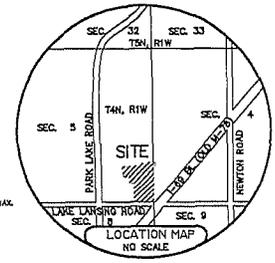
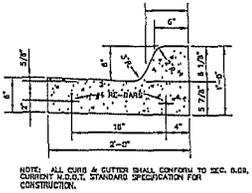
**Check if provided**

✓	1.	Ten sealed copies on paper not greater than 24" X 36" drawn at a scale of not more than 200 feet to one inch.
✓	2.	One 8.5" X 11" copy of the plat. <del>+</del> 11x17
✓	3.	Scale and north arrow shown on the plat.
✓	4.	All the information required for the tentative preliminary plat (Section 62-34(1)(b)).
✓	5.	Preliminary engineering plans. <del>+</del> PUBLIC SANITARY
✓	6.	Preliminary specifications for <del>sewage disposal systems</del> , water supply systems (including fire hydrants), stormwater drainage systems, site grading, street trees, street lighting and sidewalks.
✓	7.	Stormwater runoff calculations.
✓	8.	Preliminary engineering plans showing the connections to any existing or proposed gas, electric, telephone, cable television or other utility systems.
N/A	9.	The locations and results of all soil borings for individual septic systems or the design and engineering plans pertaining to a proposed cluster system.
N/A	10.	Approval of the cluster system from the Ingham County Health Department or the Michigan Department of Environmental Quality.
N/A	11.	Detailed drawing to scale of entry features, boulevards, walls, signs and lighting. (NO ENTRY SIGNS)
✓	12.	The proposed construction operations plan.
✓	13.	A landscape plan showing location and type of street trees including landscaping in cul-de-sacs, development entrances and buffer areas.
✓	14.	A certified list of all agencies to which the proprietor has sent copies of the tentative preliminary plat.

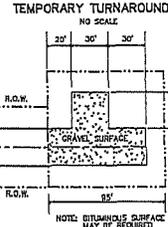
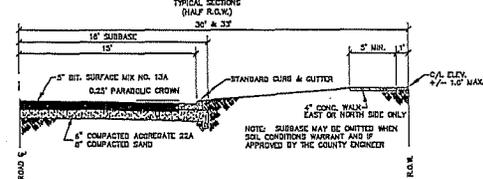


# PRELIMINARY PLAT OF WHITEHILLS LAKES SOUTH NO. 2

A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE SOUTHWEST 1/4 OF SECTION 4, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



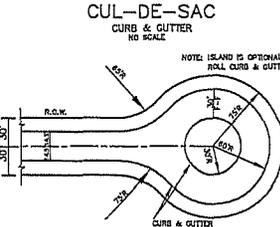
NOTE: ALL CURB & GUTTER SHALL CONFORM TO SEC. 604, CURRENT M.C.L.R. STANDARD SPECIFICATION FOR CONSTRUCTION.



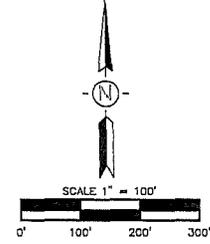
**SURVEYOR:**  
KEES INC.  
2116 HASLETT ROAD  
HASLETT, MI 48840  
(517) 339-1014

**PROPRIETOR: LAND DEVELOPMENT**  
MICHAEL R. MCGRAW  
1165 EAST 285<sup>TH</sup> AVENUE, SUITE 100  
GRAND RAPIDS, MI 49540  
(616) 968-1324

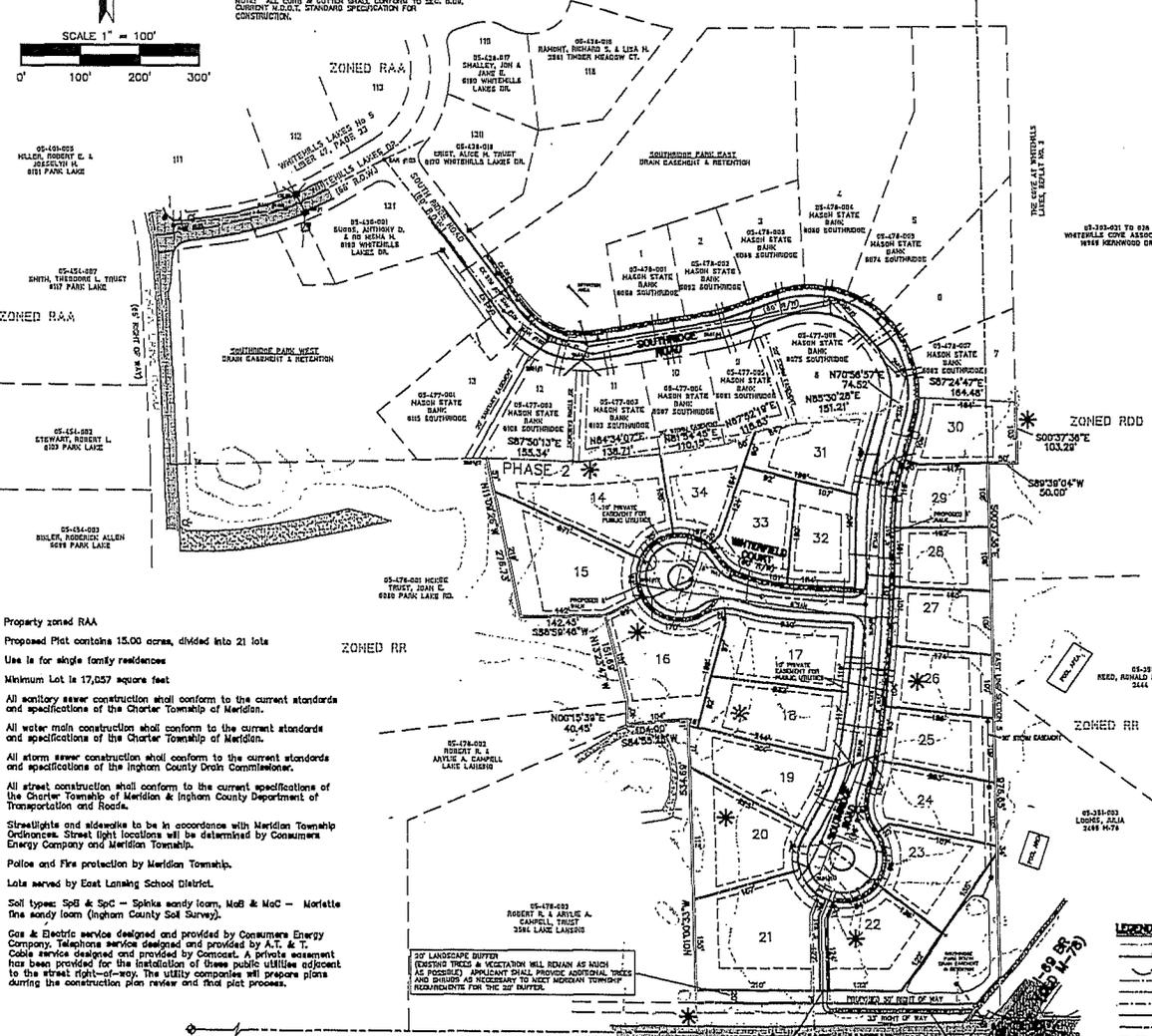
**ENGINEER:**  
KEES INC.  
2116 HASLETT ROAD  
HASLETT, MI 48840  
(517) 339-1014



**LEGAL DESCRIPTION**  
A Subdivision of part of the Southeast 1/4 of Section 5, and the Southwest 1/4 of Section 4, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Beginning at the Southeast corner of said Section 5; thence N89°50'03"W along the South line of said Section 5 a distance of 514.82 feet; thence N01°00'33"W 534.89 feet; thence S83°52'37"W 104.00 feet; thence N00°15'30"E 40.45 feet; thence N13°24'47"W 151.69 feet; thence S88°57'46"W 142.45 feet; thence N11°02'25"W 276.73 feet; thence S87°50'13"E 133.34 feet; thence N84°34'07"E 138.71 feet; thence N01°54'45"E 110.15 feet; thence N87°52'19"E 118.83 feet; thence N83°52'28"E 151.21 feet; thence N07°56'57"E 74.52 feet; thence S87°24'47"E 194.48 feet to the Westery line of the Cove of Whitehills Lakes Condominium, part of Subdivision Plan 101, recorded in L166 3072, Page 248; thence along said Westery line the following 3 courses: S00°37'35"E 103.32 feet, S82°50'04"W 50.00 feet to the East line of said Section 5 and S00°37'35"E along said East line 978.85 feet to the point of beginning; containing 15.00 acres, and containing 21 lots numbered 14 through 34 inclusive, with 1 park.



SCALE 1" = 100'



Property zoned RAA  
Proposed Plat contains 15.00 acres, divided into 21 lots  
Use is for single family residences  
Minimum Lot is 17,057 square feet

All sanitary sewer construction shall conform to the current standards and specifications of the Charter Township of Meridian.

All water main construction shall conform to the current standards and specifications of the Charter Township of Meridian.

All storm sewer construction shall conform to the current standards and specifications of the Ingham County Drain Commission.

All street construction shall conform to the current specifications of the Charter Township of Meridian & Ingham County Department of Transportation and Roads.

Streights and sidewalks to be in accordance with Meridian Township Ordinances. Street light locations will be determined by Consumers Energy Company and Meridian Township.

Police and Fire protection by Meridian Township.

Lots served by East Lansing School District.

Soil types: SpB & SpC - Spinks sandy loam, MoB & MoC - Norlette fine sandy loam (Ingham County Soil Survey).

Gas & Electric service designed and provided by Consumers Energy Company. Telephone service designed and provided by A.T. & T. Cable service designed and provided by Comcast. A private easement has been provided for the installation of these public utilities adjacent to the street right-of-way. The utility companies will prepare plans during the construction plan review and that plat process.

LOT	SQ. FT.	FRONTAGE	DEPTH
14	24,092	86'	275'
15	24,090	81'	292'
16	20,000	112'	178'
17	20,027	110'	181'
18	24,929	114'	218'
19	24,304	120'	202'
20	37,745	81'	466'
21	24,892	86'	287'
22	27,026	117'	231'
23	25,190	127'	197'
24	18,314	102'	180'
25	18,746	102'	183'
26	15,109	102'	148'
27	17,047	120'	142'
28	17,105	101'	167'
29	17,028	111'	152'
30	15,023	114'	130'
31	21,382	107'	199'
32	18,819	114'	162'
33	18,963	122'	154'
34	17,899	96'	187'

**ROADS**  
LAKES DR. 4 LANE, 24,000 AVG. DAILY TRAFFIC VOLUME  
LAKES LANDING ROAD: 4 LANE, 6,300 AVG. DAILY TRAFFIC VOLUME  
PARK LAKE ROAD: 2 LANE, 7,126 AVG. DAILY TRAFFIC VOLUME  
WHITEHILLS LAKES DRIVE: 2 LANE, VOLUME NOT AVAILABLE

THIS PLAN WAS MADE AT THE DIRECTION OF THE PARTIES NAMED HEREON AND IS WITNESSED SOLELY FOR THEIR IMMEDIATE USE. NO SURVEY HAS BEEN MADE AND NO PROPERTY LINE MARKS MONUMENTED, UNLESS OTHERWISE SPECIFICALLY NOTED. THE SURVEYOR ASSUMES NO LIABILITY FOR USE IN ESTABLISHING PROPERTY LINES.

**BENCHMARKS**

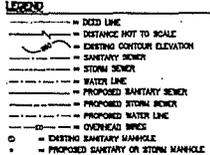
BENCHMARK #1 ELEVATION: 629.67  
BIG ANV OF FINE HYDRANT EASTERN SIDE OF THE SOUTH END OF SOUTHWOOD ROAD.

BENCHMARK #2 ELEVATION: 664.68 (FROM 67-0-55141)  
BIG ANV OF FINE HYDRANT SOUTH SIDE OF LAKE LANSING, 2ND HYDRANT EAST OF PARK LAKE ROAD, NODE 32 BAYON

BENCHMARK #3 ELEVATION: 681.18 (FROM 67-0-55141)  
600 ANV. IN SOUTH SIDE OF POWER POLE, SOUTHWEST CORNER OF LAKE LANSING ROAD AND SUBDIVISION 16, NODE 32 BAYON

BENCHMARK #4 ELEVATION: 680.63  
SET RAILROAD SPIKE IN THE SOUTHWEST OF 16" THIN COTTONWOOD (TREE 678), 25ft EAST OF OLD NORTH-SOUTH FENCE LINE ALONG EAST PROPERTY LINE, NODE 30 BAYON

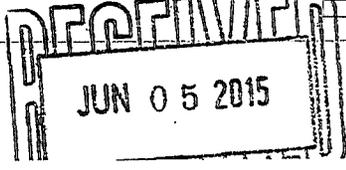
**SHEET INDEX:**  
1. PRELIMINARY PLAT  
2. SITE, UTILITY AND LANDSCAPE PLAN  
3. STORM SEWER AND GRADING PLAN



THE 7" CONCRETE SIDEWALK ALONG LAKE LANSING ROAD TO BE BUILT TO THE EAST DURING CURRENT PHASE. OUTSIDE TO THE WEST TO BE BUILT AT A LATER DATE.

REVISIONS	DATE	BY	DESCRIPTION
ORIGINAL	11-12-12	AKB	
REVISIONS PER REVIEW	2-15-13	KDB	
REVISIONS PER REVIEW	5-9-13	SDP	
CLIENT SUBMITTAL	12-11-13	AKB	
CLIENT SUBMITTAL	10-16-14	EXP	

DATE: 10-5-12  
DRAWN BY: KDB  
CHECKED BY: MICHAEL MCGRAW  
SCALE: 1" = 100'  
SHEET 1 OF 3  
65428.SUB-PP



# PRELIMINARY PLAT OF WHITEHILLS LAKES SOUTH NO. 2

A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE SOUTHWEST 1/4 OF SECTION 4, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SCALE 1" = 60'  
0' 60' 120' 180'

☉ DENOTED PROPOSED STREET TREE LOCATIONS\*\*

STREET FRONTAGE ON LOT	STREET TREES REQUIRED
LESS THAN 100 FT.	1
LESS THAN 100 FT. TO 150 FT.	2
LESS THAN 150 FT. TO 200 FT.	3
LESS THAN 200 FT. TO 250 FT.	4
FOR EVERY 50 FT. OVER 250 FT.	1

\*\*STREET TREE LOCATIONS MAY VARY DEPENDING ON DRIVEWAY LOCATIONS AND OWNER PREFERENCE

### STREET TREE NOTES:

- STREET TREES SHALL BE 2" MIN. CALIPER WHEN PLANTED
- NO MORE THAN TWO PLANTED TREES IN A ROW SHALL BE THE SAME SPECIES.
- NO MORE THAN 25% OF STREET TREES CAN BE THE SAME SPECIES.

### PLANT LIST (TREES AVAILABLE\*\* FOR USE AS STREET TREES)

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
DECIDUOUS				
AF	AUTUMN BLAZE MAPLE	ACER X FREEMANI "AUTUMN BLAZE"	2.5" CAL.	B & B
AR	RED SUNSHY MAPLE	ACER RUBRUM "RED SUNSET"	2.5" CAL.	B & B
PC	ARISTOCRAT PEAR	PIRUS CALLERYANA "ARISTOCRAT"	2.5" CAL.	B & B
PR	CHANTRELLE PEAR	PIRUS CALLERYANA	2.5" CAL.	B & B
TS	STERLING SILVER LINDEN	TILIA TOMENTOSA "STERLING"	2.5" CAL.	B & B
TC	GREENSPIRE LITTLELEAF LINDEN	TILIA TOMENTOSA "GREENSPIRE"	2.5" CAL.	B & B

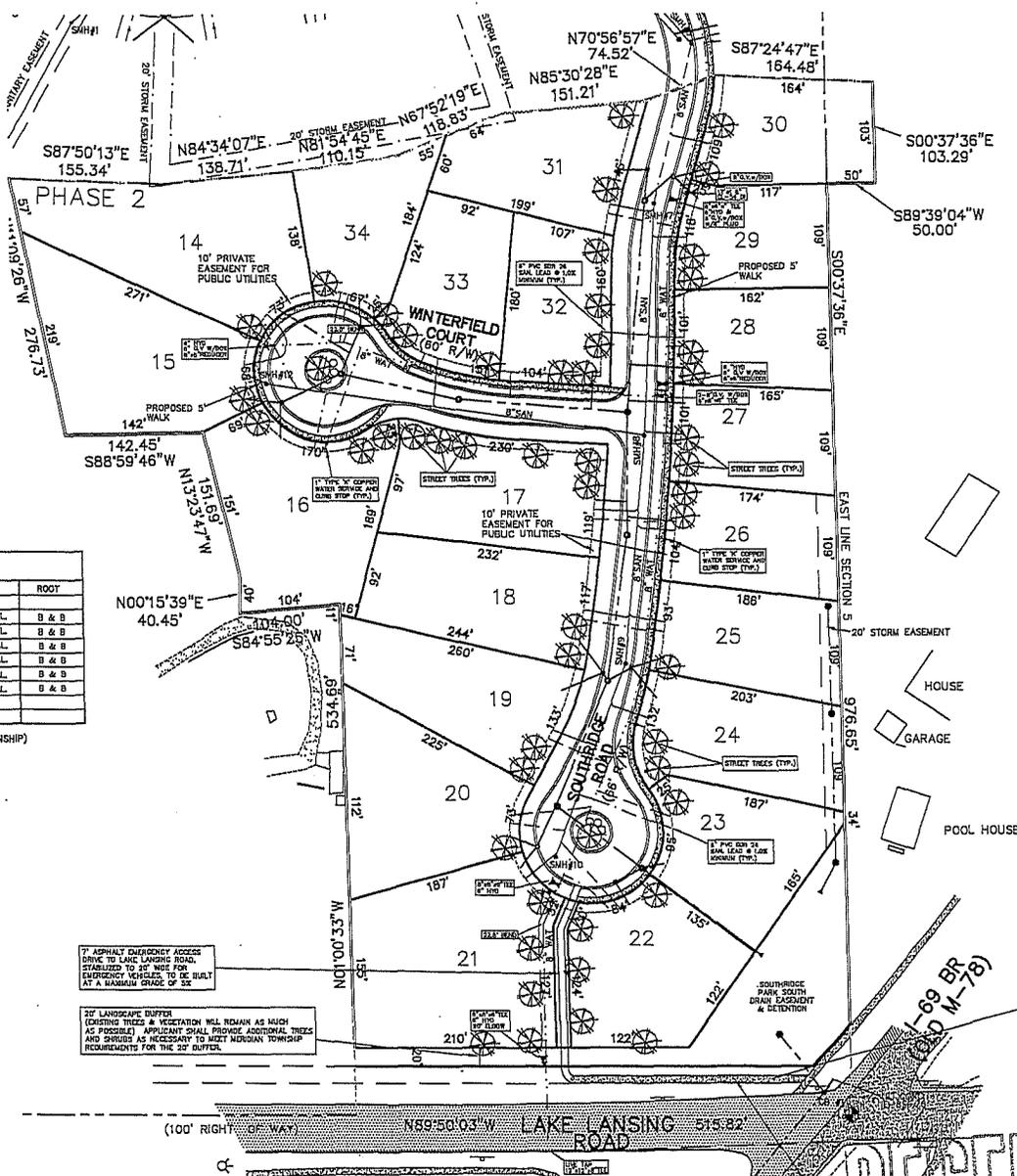
\*\* (OWNER MAY SUBSTITUTE ANY CANOPY TREES THAT ARE APPROVED BY MERIDIAN CHARTER TOWNSHIP)

### BENCHMARKS

- BENCHMARK #1** ELEVATION: 859.67  
BIG IRN OF FIRE HYDRANT EASTERLY SIDE OF THE SOUTH END OF SOUTHRIDGE ROAD, NGVD 29 DATUM
- BENCHMARK #2** ELEVATION: 866.08 (FROM 97-B-55141)  
BIG IRN OF FIRE HYDRANT SOUTH SIDE OF LAKE LANSING, 2ND HYDRANT EAST OF PARK LAKE ROAD, NGVD 29 DATUM
- BENCHMARK #3** ELEVATION: 861.68 (FROM 97-B-55141)  
600 NAIL IN SOUTH SIDE OF POWER POLE, SOUTHWEST CORNER OF LAKE LANSING ROAD AND BUSINESS -69, NGVD 29 DATUM
- BENCHMARK #4** ELEVATION: 859.85  
SET RAILROAD SPIKE IN THE SOUTHWEST OF 16" TWN COTTONWOOD (TREE #578), 25' E. OF OLD NORTH-SOUTH FENCE LINE ALONG EAST PROPERTY LINE, NGVD 29 DATUM

### LEGEND

- DEED LINE
- - - DISTANCE NOT TO SCALE
- - - EXISTING CONTAIN ELEVATION
- - - SANITARY MANHOLE
- - - STORM MANHOLE
- - - WATER LINE
- - - PROPOSED SANITARY MANHOLE
- - - PROPOSED STORM MANHOLE
- - - PROPOSED WATER LINE
- - - OVERHEAD WIRE
- - - EXISTING SANITARY MANHOLE
- - - PROPOSED SANITARY ON STORM MANHOLE
- = PROPOSED DRAINAGE MANHOLE
- = PROPOSED CATCHBASIN
- = PROPOSED FIVE HYDRANT
- = UTILITY POLE
- = WATER WALK
- = UTILITY MEDICAL
- = TRANSFORMER
- = SLOPE GREATER THAN 4%
- = WELAND BUTTER MARKER (PRELIMINARY LOCATIONS)



### STANDARD CONSTRUCTION NOTES

- The Contractor shall notify the Charter Township of Meridian, Department of Public Works, Office of Engineering, pH 517-693-4440, a minimum of 72 hours prior to the start of construction of public utilities or of construction within the public right-of-way.
- All construction shall conform to the current standards and specifications of the Charter Township of Meridian which are included on plan of these plans in effect at the time of construction.
- After the completion of construction of public utilities or construction within public right-of-way, the contractor must request a final inspection. Any punchlist items resulting from the final inspection must be resolved to final condition and acceptable.
- The existing utilities indicated on the plans are in accordance with available information. It shall be the contractor's obligation to verify the exact location of all existing utilities, which might affect the job.
- The contractor shall notify "8888 010" 1-800-462-7171 at least 72 hours prior to the start of construction.
- The contractor shall at all times be aware of inconvenience caused to the existing property owners and the general public. Where the contractor does not remedy existing inconvenience, the Meridian Charter Township, upon four hours notice, reserves the right to perform the work and deduct the cost therefrom from the money due the contractor.
- A Registered Land Surveyor provided by the contractor at the contractor's expense shall locate all property lines and monuments disturbed or destroyed by the contractor's operations.
- Contractor shall provide Owner and Township Engineer a copy of written permission to use private property for storage of equipment and materials or for the construction operations.
- Through limited under existing or proposed roadways, driveways, and parking areas, shall be sand or gravel, placed in 12" layers (maximum) and consolidated to 85% of maximum density as measured by modified proctor unless otherwise noted.
- Trees and shrubs are to be protected during construction and bared where necessary.
- Existing fences shall be removed and replaced to their original condition or better where in conflict with construction.
- Driveways, culverts, bridges, over the site, utility structures, etc. that are disturbed by the contractor's operations shall be immediately replaced.
- All established lawn areas disturbed by the contractor's operations shall be reseeded with matching seed. All other areas shall be seeded and mulched. Seeding and mulching shall be done in accordance with the General Specifications.
- All utility poles shall be established in accordance with the General Specifications.
- All utility poles to close proximity to construction shall be supported in a manner satisfactory to the utility owner.
- Prior to acceptance of the public utility, one complete set of acceptable as-built plans, minimum 3 mile (radius) and one complete (radius) forms shall also be submitted to the Office of Engineering.
- On-site parking and storage facilities shall be provided for construction workers. The facilities shall be constructed and operated (with minimal impact to the surrounding area) to the satisfaction of the Township.

### SANITARY SEWER NOTES

- All sewers to be placed in Class "D" bedding or better.
- Wells, risers, and house leads are to be placed at locations shown on the plans or as directed by the Engineer. All wells are to be sealed.
- Each well or house lead shall have a plug of the same type of wood as the house lead.
- House leads shall be a minimum of 6" deep at the property line. Indicated site topography may require a deviation of this minimum.
- Downspouts or other sanitary carrying storm or ground water shall not be connected to the sanitary sewer.
- Where existing manholes or sewer pipe are to be legend, holes are to be drilled at 4-inch center to center spacing around the periphery of the proposed manhole to create a plane of minimum joint (or core seal) shall be provided with sealant/cement.
- All sanitary sewer manholes shall be provided with sealant/cement.
- All sanitary sewer manholes shall be sealed with 2" x 2" or 3" x 3" ASD Trap Pipe. Clay pipe may be installed in locations approved by the Township Engineer.
- The PVC (200-251) pipe material shall conform to ASTM D2241, with dual and signal joints in accordance with ASTM D 472.
- Pipe installation shall be in accordance with ASTM D 2321. All pipe shall be marked to provide ASTM designation, 200 number, manufacturer's name, and pipe diameter.
- The contractor shall install the flexible pipe manhole for detection by pulling a manhole through the sewer after all bedding has been placed and compacted over the pipe. The maximum allowable deflection shall not exceed 3% of the pipe's inside diameter. The outside diameter of the test mandrel shall be equal to the inside diameter of the pipe less 3/32". The inlet test shall be performed at least 30 days after pipe installation. A second test shall be performed after 10 months of pipe installation or just before the line is intended to use.
- Inspection and testing of the sanitary system shall include video inspection by CCTV method of sanitary manhole, air testing of sanitary manhole, and vacuum testing of sanitary manhole. All operations and testing shall be performed in the presence of Township Inspectors.

### WATER MAIN NOTES

- Hydrant elevations and gate well top elevations shall be set to existing ground elevations unless otherwise directed by the Township Engineer.
- All water mains shall be constructed with 3 feet of cover below finish grade, unless otherwise indicated on the plans.
- Construction to the existing water main shall not be made until after the successful completion of pressure and bacteriological tests. Pressure testing shall be performed in accordance with ANWA Standard C-202. Disinfection and bacteriological testing shall be in accordance with the ANWA Standard C-521. Before the mains are chlorinated, they shall be thoroughly flushed. All mains shall be chlorinated for a period of twenty-four (24) hours. Chlorine shall be added in sufficient quantity to give a 50-ppm residual of free chlorine after a twenty-four (24) hour period. After completion of the chlorine procedure, the mains shall be flushed. Test water samples shall be taken from the main for bacteriological tests. If the tests would result in unsafe conditions, the chlorinating shall be repeated by the contractor. The chlorinating process shall be repeated at least 24 hours apart must be obtained before the mains can be connected to the existing water system.
- All mains shall be constructed with 300 psi.
- All fire hydrants shall be CAW 5-RR (code 54815) Traffic Type with breakaway flange or approved equal.
- There shall be a 1 inch corporation stop installed on both sides of 1/2-inch gate valves that are 12" diameter and larger.
- The best practice shall be installed at each joint on ductile iron pipe.
- Existing manholes or approved equal shall be used around the water main of gate well wells.
- For all gate wells, the contractor shall install all off valves and provide the manholes to the property shall be made by Township Department of Public Works personnel for connections 2" and smaller.
- Where water meter or air line sewer or sanitary sewer, the sections which are deeper than normal shall be kept to a minimum length by the use of 43, 223, or 11K degree bends properly installed.
- Manholes shall be pointed OSHA red.
- 12x12 inch covers shall bear the legend "Meridian Water" with tree logo, where available.

JUN 05 2015

REVISIONS		DATE	
ORIGINAL	11-12-12 KDB	2114 HASLETT ROAD, HASLETT, MI 48840	PH 517-334-1014 FAX 517-333-6047
REVISIONS	2-15-13 KDB	15432 PRESTON DRIVE, MARSHALL, MI 48869	PH 248-763-0000 FAX 248-763-0000
REVISIONS	2-15-13 KDB		
REVISIONS	12-11-13 GAP		
REVISIONS	12-11-13 GAP		
REVISIONS	8-1-15 GAP		

SCALE: 1" = 60' DRAWN BY: KDB APPROVED BY: LAD  
DATE: 05-29-15 SHEET: 2 OF 3  
AUTHOR: MDR  
MICHAEL MCDRAW

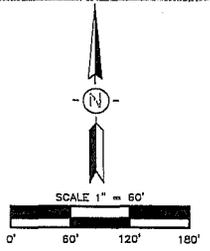
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05/28/15-wrhm.plotted

### WHITEHILLS LAKES SOUTH NO. 2

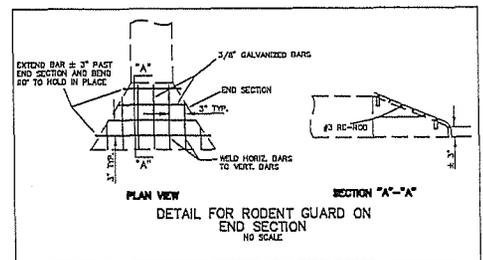
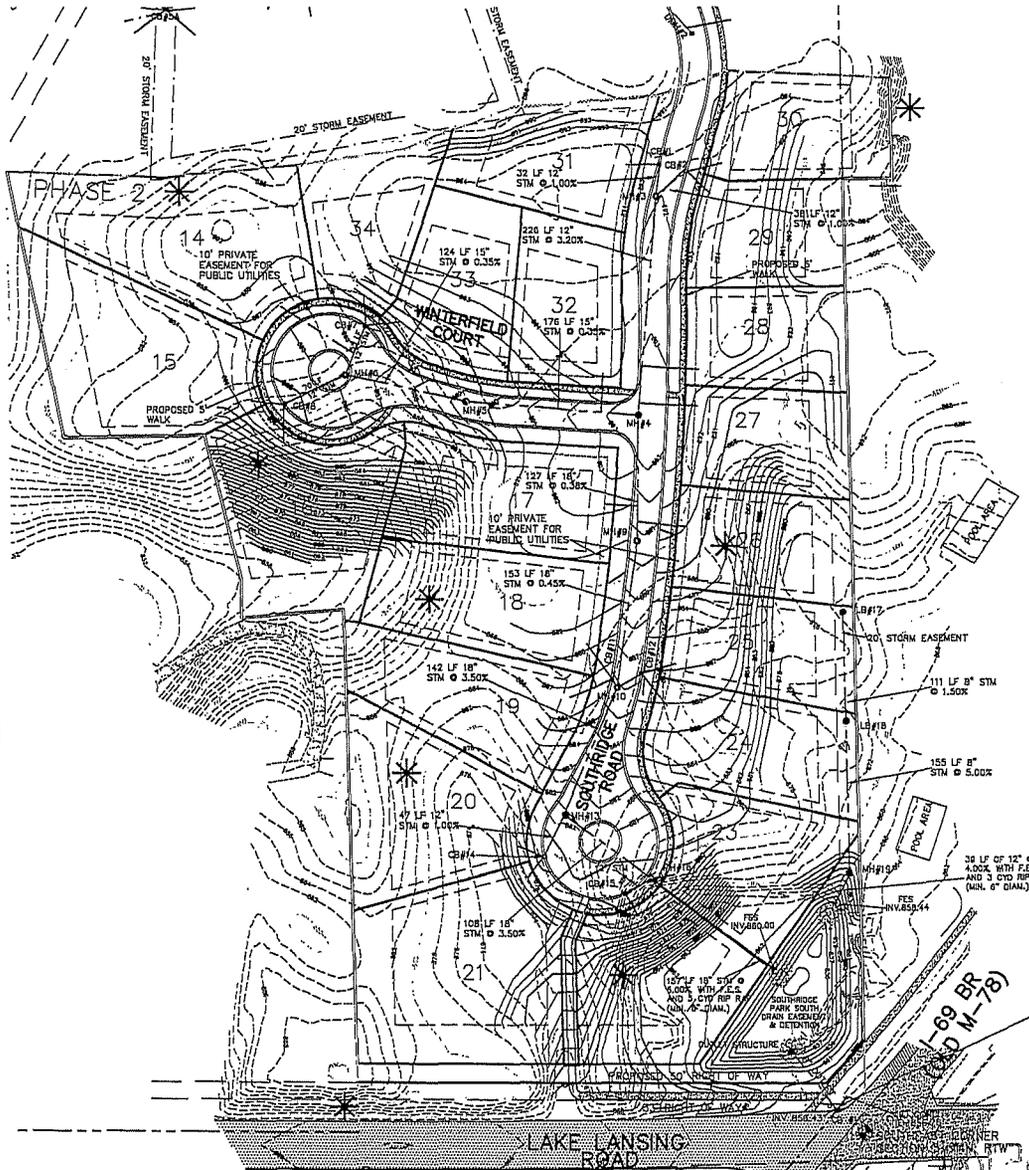
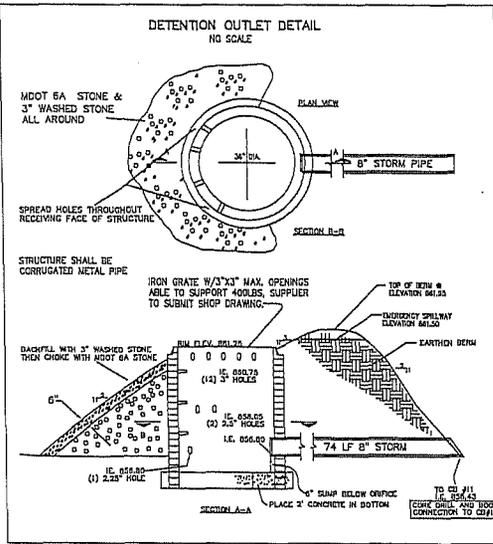
DATE: 05-29-15  
SHEET: 2 OF 3  
APP: MDR

# PRELIMINARY PLAT OF WHITEHILLS LAKES SOUTH NO. 2

A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE SOUTHWEST 1/4 OF SECTION 4, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



PROPOSED STORM INVENTORY:	
CB#1 T/CURB 891.75 I.E. 12" S 886.95	CB#11 T/CURB 886.45 I.E. 12" SE 880.35
CB#2 T/CURB 891.75 I.E. 12" SW 887.01	CB#12 T/CURB 886.80 I.E. 12" SW 880.50
MH#3 T/CAS 891.95 I.E. 12" N 886.63 I.E. 12" S 885.63 I.E. 12" NE 886.63	MH#13 T/CAS 880.90 I.E. 18" SE/NE 873.25 I.E. 12" SW 875.00
MH#4 T/CAS 893.70 I.E. 12" N 879.39 I.E. 16" S 879.39 I.E. 12" W 879.39	CB#14 T/CURB 879.90 I.E. 12" NE 875.47
MH#5 T/CAS 889.35 I.E. 12" E/W 880.01	CB#15 T/CURB 879.90 I.E. 12" NE 875.75
MH#6 T/CAS 886.80 I.E. 12" E 880.45 I.E. 12" N 880.45 I.E. 12" SW 880.45	MH#16 T/CAS 891.00 I.E. 18" NE 889.46 I.E. 18" SE 887.85 I.E. 12" SW 876.00
CB#7 T/CURB 885.10 I.E. 12" S 881.00	LB#17 T/CAS 874.50 I.E. 8" S 870.50
CB#8 T/CURB 885.20 I.E. 12" NE 880.70	LB#18 T/CAS 873.50 I.E. 8" N 886.83
MH#9 T/CAS 890.70 I.E. 18" N/S 878.91	MH#19 T/CAS 864.80 I.E. 8" N 861.08 I.E. 12" SW 860.00
MH#10 T/CAS I.E. 18" SW/N 878.22 I.E. 12" NW/NE 890.22	



CATCH BASIN #11 (SQUARE)		CATCH BASIN #10 (SQUARE)	
INLET= 898.99	12" CONC. H/SSE= 856.63	INLET= 898.82	12" CONC. H/SSE= 855.62
12" CONC. S427W= 856.38	12" CONC. S427W= 856.38	12" CONC. S427W= 856.38	12" CONC. S427W= 856.38
12" CONC. S427W= 856.35	12" CONC. S427W= 856.35	12" CONC. S427W= 856.35	12" CONC. S427W= 856.35

- BENCHMARKS:**
- BENCHMARK #1 ELEVATION: 899.67  
BIG ARM OF FIRE HYDRANT EASTERLY SIDE OF THE SOUTH END OF SOUTHDRIVE ROAD. NGVD 29 DATUM
  - BENCHMARK #2 ELEVATION: 886.08 (FROM 97-5-55141)  
BIG ARM OF FIRE HYDRANT SOUTH SIDE OF LAKE LANSING, 2ND HYDRANT EAST OF PARK LAKE ROAD. NGVD 29 DATUM
  - BENCHMARK #3 ELEVATION: 861.68 (FROM 97-5-55141)  
S&D NAIL IN SOUTH SIDE OF POWER POLE, SOUTHWEST CORNER OF LAKE LANSING ROAD AND BUSINESS W-69. NGVD 29 DATUM
  - BENCHMARK #4 ELEVATION: 890.65  
SET RAILROAD SPIKE IN THE SOUTHSIDE OF 16" TWIN COTTONWOOD (TREE #576), 25'± EAST OF OLD NORTH-SOUTH FENCE LINE ALONG EAST PROPERTY LINE. NGVD 29 DATUM

- LEGEND**
- DEED LINE
  - - - DISTANCE NOT TO SCALE
  - - - EXISTING CONTOUR ELEVATION
  - SANITARY SINK
  - STORM SINK
  - WATER LINE
  - PROPOSED SANITARY SINK
  - PROPOSED STORM SINK
  - PROPOSED WATER LINE
  - OVERHEAD WIRES
  - EXISTING SANITARY MANHOLE
  - PROPOSED SANITARY OR STORM MANHOLE
  - PROPOSED DRAINAGE MANHOLE
  - PROPOSED CATCH-BASIN
  - PROPOSED FIRE HYDRANT
  - UTILITY POLE
  - WATER VALVE
  - UTILITY FOOTCUT
  - TRANSFORMER
  - SLOPES GREATER THAN 8%
  - WELLS AND BUFFER MARKER (PRELIMINARY LOCATIONS)

CORE DRILL AND BOOT CONNECTION TO CB#11

REVISIONS		DATE	
ORIGINAL	11-12-12 KOB	DATE	10-3-12
REVISIONS PER REVIEW	2-15-13 KOB	DRAWN BY	KOB
SUBMITTAL	5-8-13 GEB	APPROVED BY	LAO
REVISIONS	12-11-13 CAP	DATE	10-3-12
SUBMITTAL	10-10-14 CAP	DRAWN BY	KOB
REVISIONS	4-21-16 CAP	APPROVED BY	LAO

**WHITEHILLS LAKES SOUTH NO. 2**  
 PRELIMINARY STORM & GRADING PLAN  
 SCALE: 1" = 60'  
 SHEET 3 OF 3  
 AUTHORIZED BY: MICHAEL W. GIBSON  
 DATE: 10-3-12

103052010

## DRAINAGE DESIGN CHECKLIST FOR ACCESSING STATE TRUNKLINES

This checklist should assist the MDOT Utility Permit Engineers' review of permits and help each applicant's engineer submit adequate drainage design information. MDOT's Drainage Manual (DM), should be used as the primary reference for hydrologic and hydraulic calculations. The DM can be found at the following web address: <http://www.michigan.gov/stormwatermgt>

### Required Information

- Plans of proposed storm water conveyance system
- Outlet control details
- Connection details to MDOT system
- Hydrologic and hydraulic design calculations
- Certification Statement (Signed by a Michigan Registered Professional Engineer)
- Contour Map (100-Year Storm Event)

### Required Information for Detention/Retention Basins

- Elevation vs storage table or curve
- Elevation vs discharge table or curve
- Soil boring information showing groundwater elevations, permeability tests shall be performed for infiltration basins

### Additional Information

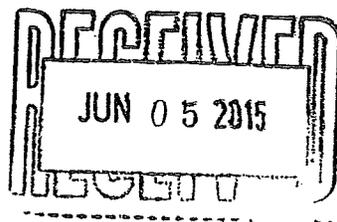
- Public Drainage Easement(s)  
(Required when multiple properties share the proposed drainage system)
- NPDES Storm Water Industrial Permit (Certificate of Coverage)  
(Required when storm water discharge associated with industrial activities defined by 40 CFR 122.25(b)(14)).
- Energy Dissipation details to control outlet velocities  
(Required when proposed velocity is greater than 6 fps)
- Outlet shut off details for water quality purposes  
(Required when the possibility for a potentially hazardous material spillage exists)
- Local Requirements  
(Required when either flows or storage volumes are more restrictive than MDOT's requirements)
- Input and output reports for all range of flows  
(Required when computer application is used)

### Flood Routing Method

- NRCS TR55 Graphical
- NRCS TR55 Tabular
- TR20
- Rational Method  
(Acceptable when the drainage area is less than 20 acres, and the duration is equal to time of concentration)
- HEC-1
- Modified Rational Method  
(Acceptable when the drainage area is less than 20 acres, and the duration is equal to time of concentration)
- Other (specify) \_\_\_\_\_

### Water Quality

- Discharge to MDOT's stormwater system will not cause a violation of MDOT's National Pollution Discharge Elimination System storm water discharge permit.



## DRAINAGE DESIGN CHECKLIST FOR ACCESSING STATE TRUNKLINES

Data Summary

**ALL FIELDS SHALL BE COMPLETED!**

Frequency	Existing flow to MDOT ROW		Proposed flow to MDOT ROW						
			Without detention			With required detention***			
	Discharge (cfs)	Run off Volume (cft)	Discharge (cfs)	Velocity * (ft/s)	Run off Volume (cft)	Discharge (cfs) <small>4.15 cfs/Acre</small>	Velocity (ft/s)	Required Storage Volume** (cft)	Water Surface Elevation (ft)
10-year Storm Event	8.55	5130	26.57	N/A	15942	1.65	4.73	N/A	
50-year Storm Event	10.77	6462	33.46	N/A	20076	1.65	4.73	N/A	
100-year Storm Event Harmful Interference Evaluated	11.46	6996	36.23	N/A	21738	1.65	4.73	49500 <small>(PCA ICDC)</small>	860.94
Drainage Area (Acres)	9.72		10.98						
Design Storage Volume (cft)								49,500	

- \* Not applicable (N/A) if "sheet flow" into MDOT right of Way, or detention is proposed.
- \*\* Difference in volume between the proposed and existing conditions.  
i.e. Required Storage Volume = Proposed Volume - Existing Volume,  
or (N/A) if Proposed Volume <= Existing Volume
- \*\*\* Not required i.e. Proposed discharge is less than or equal to the existing discharge.

Certification

I, GREG PETRU, P.E.,  
have prepared the attached plans and specifications for the proposed drainage system. The proposed outlet control from this drainage system is discharged at a flow rate equal to or less than the existing flow rate conditions into the MDOT storm water conveyance system; the velocity discharged is properly dissipated; there exists sufficient storage on the permit applicant's property for all the range of flows summarized above, so that no harmful interference to MDOT ROW or adjacent properties will be caused as a result of utilizing this facility. This discharge to MDOT's stormwater system will not cause a violation of MDOT's National Pollution Discharge Elimination System storm water discharge permit.

G.A.P., P.E.  
Michigan Professional Engineer License Number: 50958



This document shall be sealed in the space provided to the left and submitted with the permit package.

# KEBS, INC.

JOB WHITEHILLS LAKES SOUTH No. 2  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_ DATE \_\_\_\_\_

## MDOT CALCULATIONS

EXISTING FLOW TO MDOT R.O.W. (TO CB #11)

→ AREA = 9.72 ACRES       $C_{AVG} = 0.20$

10 YR =  $Q = CIA = 0.20 \times 4.40 \times 9.72 = 8.55$  CFS

50 YR =  $Q = CIA = 0.20 \times 5.54 \times 9.72 = 10.77$  CFS

100 YR =  $Q = CIA = 0.20 \times 6.00 \times 9.72 = 11.66$  CFS

EXISTING RUNOFF VOLUME

10 YR =  $8.55 \text{ CFS} \times 60 \frac{\text{SEC}}{\text{MIN}} \times 10 \text{ MIN.} = 5,130 \text{ CFT}$

50 YR =  $10.77 \text{ CFS} \times 60 \frac{\text{SEC}}{\text{MIN}} \times 10 \text{ MIN.} = 6,462 \text{ CFT}$

100 YR =  $11.66 \text{ CFS} \times 60 \frac{\text{SEC}}{\text{MIN}} \times 10 \text{ MIN.} = 6,996 \text{ CFT}$

PROPOSED FLOW TO MDOT R.O.W.

→ AREA = 10.98 ACRES       $C_{AVG} = 0.55$

10 YR =  $Q = CIA = 0.55 \times 4.40 \times 10.98 = 26.57$  CFS

50 YR =  $Q = CIA = 0.55 \times 5.54 \times 10.98 = 33.46$  CFS

100 YR =  $Q = CIA = 0.55 \times 6.00 \times 10.98 = 36.23$  CFS

PROPOSED RUNOFF VOLUME

10 YR =  $26.57 \text{ CFS} \times 60 \frac{\text{SEC}}{\text{MIN}} \times 10 \text{ MIN.} = 15,942 \text{ CFT}$

50 YR =  $33.46 \text{ CFS} \times 60 \frac{\text{SEC}}{\text{MIN}} \times 10 \text{ MIN.} = 20,076 \text{ CFT}$

100 YR =  $36.23 \text{ CFS} \times 60 \frac{\text{SEC}}{\text{MIN}} \times 10 \text{ MIN.} = 21,738 \text{ CFT}$

# MDOT DRAINAGE MANUAL RAINFALL INTENSITY – DURATION TABLE

3-B-19

*US & So for all 3*

TIME INTERVAL ON THIS SHEET = 0.1 MINUTES  
Rainfall Intensity given in inches per hour.

Time in Minutes	Zone 6			Zone 7			Zone 8			Zone 9			Zone 10		
	10 year	50 year	100 year	10 year	50 year	100 year	10 year	50 year	100 year	10 year	50 year	100 year	10 year	50 year	100 year
10.0	4.26	5.37	5.82	4.09	5.16	5.58	4.42	5.58	6.06	4.40	5.54	6.00	4.19	5.28	5.76
10.1	4.24	5.35	5.79	4.07	5.13	5.55	4.40	5.55	6.03	4.37	5.52	5.97	4.17	5.26	5.73
10.2	4.22	5.32	5.76	4.05	5.11	5.53	4.38	5.52	6.00	4.35	5.49	5.94	4.15	5.23	5.70
10.3	4.19	5.29	5.74	4.03	5.08	5.50	4.36	5.50	5.97	4.33	5.46	5.91	4.12	5.21	5.67
10.4	4.17	5.27	5.71	4.00	5.06	5.48	4.33	5.47	5.94	4.30	5.43	5.89	4.10	5.18	5.65
10.5	4.15	5.24	5.68	3.98	5.03	5.45	4.31	5.45	5.92	4.28	5.41	5.86	4.08	5.15	5.62
10.6	4.13	5.22	5.65	3.96	5.01	5.43	4.29	5.42	5.89	4.26	5.38	5.83	4.06	5.13	5.59
10.7	4.11	5.19	5.63	3.95	4.99	5.40	4.27	5.39	5.86	4.24	5.36	5.80	4.04	5.11	5.56
10.8	4.09	5.17	5.60	3.93	4.96	5.38	4.25	5.37	5.83	4.22	5.33	5.78	4.02	5.08	5.54
10.9	4.07	5.15	5.58	3.91	4.94	5.36	4.23	5.34	5.81	4.20	5.31	5.75	4.00	5.06	5.51
11.0	4.05	5.12	5.55	3.89	4.92	5.33	4.21	5.32	5.78	4.18	5.28	5.73	3.98	5.04	5.49
11.1	4.03	5.10	5.53	3.87	4.89	5.31	4.19	5.30	5.76	4.16	5.26	5.70	3.96	5.01	5.46
11.2	4.01	5.08	5.50	3.85	4.87	5.29	4.17	5.27	5.73	4.14	5.24	5.68	3.94	4.99	5.44
11.3	3.99	5.05	5.48	3.83	4.85	5.26	4.15	5.25	5.70	4.12	5.21	5.65	3.93	4.97	5.41
11.4	3.97	5.03	5.45	3.82	4.83	5.24	4.13	5.23	5.68	4.10	5.19	5.63	3.91	4.95	5.39
11.5	3.96	5.01	5.43	3.80	4.81	5.22	4.11	5.20	5.66	4.08	5.17	5.60	3.89	4.92	5.36
11.6	3.94	4.99	5.41	3.78	4.79	5.20	4.09	5.18	5.63	4.06	5.14	5.58	3.87	4.90	5.34
11.7	3.92	4.97	5.38	3.76	4.77	5.18	4.07	5.16	5.61	4.04	5.12	5.56	3.85	4.88	5.32
11.8	3.90	4.94	5.36	3.75	4.75	5.16	4.05	5.14	5.58	4.03	5.10	5.53	3.84	4.86	5.29
11.9	3.88	4.92	5.34	3.73	4.73	5.14	4.03	5.11	5.56	4.01	5.08	5.51	3.82	4.84	5.27
12.0	3.87	4.90	5.32	3.71	4.71	5.12	4.02	5.09	5.54	3.99	5.06	5.49	3.80	4.82	5.25
12.1	3.85	4.88	5.30	3.70	4.69	5.10	4.00	5.07	5.52	3.97	5.04	5.47	3.79	4.80	5.22
12.2	3.83	4.86	5.27	3.68	4.67	5.08	3.98	5.05	5.49	3.95	5.02	5.44	3.77	4.78	5.20
12.3	3.82	4.84	5.25	3.66	4.65	5.06	3.96	5.03	5.47	3.94	5.00	5.42	3.75	4.76	5.18
12.4	3.80	4.82	5.23	3.65	4.63	5.04	3.95	5.01	5.45	3.92	4.98	5.40	3.74	4.74	5.16
12.5	3.78	4.80	5.21	3.63	4.61	5.02	3.93	4.99	5.43	3.90	4.96	5.38	3.72	4.72	5.14
12.6	3.77	4.78	5.19	3.62	4.59	5.00	3.91	4.97	5.41	3.89	4.94	5.36	3.70	4.70	5.12
12.7	3.75	4.77	5.17	3.60	4.58	4.98	3.90	4.95	5.39	3.87	4.92	5.34	3.69	4.69	5.10
12.8	3.74	4.75	5.15	3.59	4.56	4.96	3.88	4.93	5.36	3.85	4.90	5.32	3.67	4.67	5.08
12.9	3.72	4.73	5.13	3.57	4.54	4.94	3.87	4.91	5.34	3.84	4.88	5.30	3.66	4.65	5.06

# KEBS, INC.

JOB WHITE HILLS LAKES SOUTH No. 2

SHEET NO. 1 OF 7

CALCULATED BY GP DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_ DATE \_\_\_\_\_

## I.C.D.C CALCULATIONS

### OVERALL SITE DRAINAGE

EXISTING :  
DRAINAGE

To NORTH	To WEST	To EAST	To SOUTH
1.30 ACRE	4.58 ACRE	4.39 ACRE	4.09 ACRE
C=0.20	C=0.20	C=0.20	C=0.20
CA=0.26	CA=0.92	CA=0.88	CA=0.82

PROPOSED :  
DRAINAGE

To NORTH	To WEST	To EAST	To SOUTH
1.047 ACRE	1.90 ACRE	0.42 ACRE	0.65 ACRE
C=0.25	C=0.30	C=0.30	C=0.35
CA=0.26	CA=0.57	CA=0.13	CA=0.23

To DETENTION

DETENTION DESIGN (SEE SPREADSHEETS)

AREA To DETENTION = 10.98 ACRES

AVERAGE 'C' VALUE = 0.55

VOLUME REQUIRED FOR FIRST FLUSH =	10,961 CFT	ELEV (858.05)
VOLUME REQUIRED FOR BANK FULL =	49,339 CFT	(860.93)
VOLUME REQUIRED FOR 100-YEAR =	49,500 CFT	(860.94)

### VOLUME PROVIDED

OUTLET - 856.80	6375	ft <sup>2</sup>	>	1445 CFT (AVAILABLE ABOVE 856.80)
857	8077		>	
858	9980		>	9,028
859	11,995		>	10,987
860	14,520		>	13,258
861	16,820		>	15,670
				<u>50,388 CFT</u>

2116 Haslett Road  
Haslett, MI 48840  
Ph: 517-339-1014  
Fax: 517-339-8047

13432 15 Mile Road  
Marshall, MI 49068  
Ph: 269-781-9800  
Fax: 269-781-9805

Detention pond volumes are designed by determining the volume difference between 10 year storm, EXPOSED land use and 100 year storm, PROPOSED land use. Computation form below must be completed and attached to any project plans submitted for Drain Office approval.

Site Location Whitehills Lakes South

Runoff "C" Value 0.55

Maximum Allowable Outflow (CFS) 1.65

Drainage Area (Acres) 10.98

Storm Recurrence Interval (Yrs) 100

Duration Hrs	A Rainfall	B 100% Runoff	C Runoff "C"	D Runoff (Ac.-Ft.)	E Outflow (Ac.-Ft.)	F Storage (Ac.-Ft.)
0.17	0.17x7.0= 1.19	1.089	0.55	0.599	0.023	0.576
0.33	0.33x5.0= 1.65	1.510	0.55	0.830	0.045	0.785
0.50	0.50x3.9= 1.95	1.784	0.55	0.981	0.068	0.913
0.67	0.67x3.1= 2.08	1.903	0.55	1.047	0.091	0.956
1.00	1.00x2.4= 2.40	2.196	0.55	1.208	0.136	1.071
2.00	2.00x1.4= 2.80	2.562	0.55	1.409	0.273	1.136
3.00	3.00x1.0= 3.00	2.745	0.55	1.510	0.409	1.101
4.00	4.00x0.8= 3.20	2.928	0.55	1.610	0.545	1.065
5.00	5.00x0.65= 3.25	2.974	0.55	1.636	0.682	0.954
6.00	6.00x0.55= 3.30	3.020	0.55	1.661	0.818	0.843
7.00	7.00x0.48= 3.36	3.074	0.55	1.691	0.955	0.736
8.00	8.00x0.43= 3.44	3.148	0.55	1.731	1.091	0.640
9.00	9.00x0.39= 3.51	3.212	0.55	1.766	1.227	0.539
10.00	10.00x0.36= 3.60	3.294	0.55	1.812	1.364	0.448
12.00	12.00x0.31= 3.72	3.404	0.55	1.872	1.636	-0.236
18.00	18.00x0.22= 3.96	3.623	0.55	1.993	2.455	-0.462
24.00	24.00x0.18= 4.32	3.953	0.55	2.174	3.273	-1.099

- A) Inches of Rainfall: Select the appropriate value from the East Lansing, Michigan Rainfall Intensity-Duration-Frequency Curves, 1910-1951, and multiply by the given duration in hours.
- B) 100% Runoff for 10.98 Acres: Divide inches of rainfall by 12 and multiply by number of acres.
- C) Proposed % Runoff: Insert selected "C" value. "C" value of the total site can be adjusted as a ratio of impervious area, plus 0.05 for vacant area.
- D) Runoff: Multiply 100% runoff value by "C" value.
- E) Outflow: Multiply outflow in cfs by duration in hours, then by 3600 and divide by 43,560.
- F) Storage Required: Subtract Outflow from Runoff. Storage value will increase to a peak value and then decrease. The peak (largest) value for storage should be used.

\* Maximum allowable Outflow (FCS)

Q(CFS)= 6.00

	Runoff Detention (cft):	By:	Date:
	49500	GP	12/11/2013

OUTLET STRUCTURE

First Flush Volume

The first flush storm is defined as the first 0.5" of rain over the entire watershed:

$$V_{ff} = (0.5") \left( \frac{1'}{12"} \right) \left( \frac{43560 \text{ ft}^2}{1 \text{ ac}} \right) AC$$

$$V_{ff} = [(0.5") \left( \frac{1'}{12"} \right) \left( \frac{43560 \text{ ft}^2}{1 \text{ ac}} \right)] (10.98) (0.55) = (1815) (11) (0.55)$$

$$V_{ff} = \underline{\underline{10961 \text{ ft}^3}}$$

First flush of runoff:

The average allowable release rate for runoff resulting from 0.5" of rain over watershed area in 24 hours:

$$Q_{ff} = \frac{V_{ff}}{t_{24}}$$

$$Q_{ff} = \frac{10961 \text{ ft}^3}{(24 \text{ hr})(3600 \text{ sec/hr})}$$

$$Q_{ff} = \underline{\underline{0.127 \text{ cfs}}}$$

Place openings in standpipe at bottom of basin: 856.80

To determine the appropriate size orifice to release the first flush volume, an average head value can be used in the orifice equation. If the basin is designed to be trapezoidal in shape, 2/3 of the total head is an acceptable approximation for the average head.

$$h_{ave} = \frac{2}{3} (\text{elev}_{ff} - \text{elev}_{bot})$$

$$h_{ave} = \frac{2}{3} (858.05 - 856.80)$$

$$h_{ave} = \underline{\underline{0.83 \text{ ft}}}$$

$$A = \frac{Q_{ff}}{0.62 \cdot \text{sqrt}(2gh_{ave})}$$


---


$$A = \frac{0.127 \text{ cfs}}{0.62 \cdot \text{sqrt}[2(32.2 \text{ ft/sec}^2)(0.83 \text{ ft})]}$$

$$A = \underline{\underline{0.028 \text{ ft}^2}}$$

The number and size of orifices to meet the area requirements is variable. In general larger holes are preferable, although multiple outlets should be used if possible. For this project, we will choose a 2.25" diameter orifice (which has an area of: 0.0276 (ft<sup>2</sup>)

$$\# = \frac{0.028 \text{ ft}^2}{0.0276 \text{ ft}^2}$$

$$\# = 1.01$$

Therefore, use 1 - 2.25" diameter holes @ elev. 856.80 for first flush of runoff.

The detention time for 1 - 2.25" diameter holes:

$$Q_{ff}^{new} = A_{ff}^{new} (0.62) \cdot \text{sqrt}(2gh_{ave})$$

$$Q_{ff}^{new} = 0.0276 \text{ ft}^2 * (1) (0.62) \cdot \text{sqrt}[2(32.2 \text{ ft/sec}^2)(0.83 \text{ ft})]$$

$$Q_{ff}^{new} = \underline{\underline{0.1254 \text{ cfs}}}$$

$$T_{ff}^{new} = \frac{V_{ff}}{Q_{ff}^{new}}$$

$$T_{ff}^{new} = \frac{10961 \text{ ft}^3}{0.1254 \text{ cfs} * (3600 \text{ sec/hr})}$$

$$T_{ff}^{new} = \underline{\underline{24.3 \text{ hr}}}$$

Bankfull Flood Volume:

The bankfull storm is defined as the 24 hour, 2-year storm event:

$$V_{bf} = (2.42") (1/12) (43560 \text{ ft}^2/\text{ac}) AC$$

$$V_{bf} = 8170 * A * C$$

$$V_{bf} = \underline{\underline{49339 \text{ ft}^3}}$$

The bankfull flood must be detained 24-40 hours; check the discharge through the first flush orifice to see if additional holes are necessary

$$h_{ave} = \frac{2}{3} (\text{elev}_{bf} - \text{elev}_{bot})$$

$$h_{ave} = \frac{2}{3} ( 860.86 - 856.80 )$$

$$h_{ave} = \underline{2.71 \text{ ft}}$$

$$Q = A_{ff} * (0.62) * \text{sqrt}(2gh_{ave})$$

$$Q = 0.0276 \text{ ft}^2 * ( 1 ) (0.62) * \text{sqrt}[ 2(32.2 \text{ ft/sec}^2)( 2.71 )]$$

$$Q_{ff} = \underline{0.2259 \text{ cfs}}$$

$$T = \frac{V_{bf}}{Q}$$

$$T = \frac{49339 \text{ ft}^3}{0.2259 \text{ cfs} * (3600 \text{ sec/hr})}$$

$$T = \underline{60.7 \text{ hr}}$$

Because the holding time exceeds 40 hours,....

$$V_{rem} = V_{bf} - V_{ff}$$

$$V_{rem} = 38,378 \text{ cft}$$

$$T_{rem} = T_{tot} - T_{ff}^{new}$$

$$T_{rem} = \underline{15.7 \text{ hrs}}$$

Volume through 1 - 2.5 " diameter holes:

$$h_{ave,ff} = (2/3) * (\text{elev}_{.bf} - \text{elev}_{.ff}) + (\text{elev}_{.ff} - \text{elev}_{.bot})$$

$$h_{ave,ff} = \underline{2.7067 \text{ ft}}$$

Q<sub>1</sub> will be defined as the discharge through the ff orifices when both thff and bf holes are contributin.

$$Q_1 = 0.62 * A_{ff} * \text{sqrt}[2 * (32.2 \text{ ft/sec}^2) * h_{ave,ff}]$$

$$Q_1 = \underline{0.2259 \text{ cfs}}$$

$$V_1 = T_{rem} * Q_1 * 3600 \text{ sec/hr}$$

$$V_1 = \underline{12,779 \text{ cft}}$$

The leftov

$$V_2 = V_{rem} - V_1$$

$$V_2 = \underline{25,599 \text{ cft}}$$

$$Q_2 = V_2 / (T_{rem} * 3600 \text{ sec/hr})$$

$$Q_2 = \underline{0.45 \text{ cfs}}$$

$$h_{ave,bf} = 2/3(\text{elev}_{.bf} - \text{elev}_{.ff})$$

$$h_{ave,bf} = \underline{1.87 \text{ ft}}$$

$$A_2 = Q_2 / (0.62 * \text{sqrt}(2 * g * h_{ave,bf}))$$

$$A_2 = \underline{0.07 \text{ sf}}$$

The number and size of orifices to meet the area requirements is variable. In general larger holes are preferable, although multiple outlets should be used if possible. For this project, we will choose a 2.5 " diameter orifice (which has an area of: 0.0341 (ft<sup>2</sup>))

# of holes = A<sub>2</sub> / Area of 2.5 " orifice  
# of holes = 1.95

Therefore, use 2 - 2.5 " Diameter Holes @ elev. 858.05 for the bankfull flood

100 year flood:

Q<sub>a</sub> = 0.15 \* A (USED LESS THAN STANDARD 0.25)  
Q<sub>a</sub> = 1.65 cfs

Q<sub>a</sub> is the total allowable flow. Calculate the maximum flow passing through the first flush and bankfull orifices, using the total head, and subtract from Q<sub>a</sub> to determine

h<sub>tot</sub> (elev.100-year - elev.bot) 4.13 ft  
h<sub>tot,bf</sub> (elev.100-year - elev.ff) 2.88 ft

Q<sub>ff</sub> + Q<sub>bf</sub> = 0.62\*A<sub>ff</sub>\*sqrt(2\*g\*h<sub>tot</sub>) + 0.62\*A<sub>bf</sub>\*sqrt(2\*g\*h<sub>tot,bf</sub>)  
Q<sub>ff</sub> + Q<sub>bf</sub> = 0.85 cfs

Q<sub>100</sub> = Q<sub>a</sub> - (Q<sub>ff</sub> + Q<sub>bf</sub>)  
Q<sub>100</sub> = 0.79 cfs

A<sub>100</sub> = Q<sub>100</sub> / 0.62 \* sqrt(2\*g\*h<sub>100</sub>)  
A<sub>100</sub> = 0.60 ft<sup>2</sup>

The number and size of orifices to meet the area requirements is variable. In general larger holes are preferable, although multiple outlets should be used if possible. For this project, we will choose a 3 " diameter orifice (which has an area of: 0.0491 (ft<sup>2</sup>))

~~# of 3"-100-year flood-holes = A<sub>100</sub>/area of Hole~~  
# of 3 " 100-year flood holes = 12.25

Therefore, use 12 - 3 " Diameter holes @ elev. 860.86 for the 100-year flood

STORM DRAINAGE COMPUTATIONS BY: . . . . .

PROJECT Whitehills Lakes South No. 2

KEBS, INC.  
2116 Haslett Road  
Haslett, MI 48840  
(517) 339-1014

SHEET # 6 OF 7

CALCULATED BY: \_\_\_\_\_ DATE: 12/5/2013

CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**10 YEAR STORM**

STR #	MH3	TO STR#	MH4	INCREMENT AC. =		1.55	"C"=	0.60			
INCREMENT "CA"=	0.93	TOT AC.=	1.55	TOT "CA"=	0.93	TC=	12.00	"I"=	4.41		
Q10	4.10	SIZE	12	"V"=	8.14	LENGTH	226	TIS	0.46	SLOPE=	3.20%
INV. UP=	886.63	INV. DOWN=	879.39	HYD. %	1.32%	REMARKS	INCLUDES CB 1 AND CB 2				
HYD EL UP=	883.37	HYD EL DOWN=	880.39								
RIM EL											

STR #	MH6	TO STR#	MH5	INCREMENT AC. =		2.74	"C"=	0.60			
INCREMENT "CA"=	1.64	TOT AC.=	2.74	TOT "CA"=	1.64	TC=	12.00	"I"=	4.41		
Q10	7.23	SIZE	15	"V"=	5.89	LENGTH	124	TIS	0.35	SLOPE=	0.35%
INV. UP=	880.45	INV. DOWN=	880.01	HYD. %	1.25%	REMARKS	INCLUDES CB 7 AND CB 8				
HYD EL UP=	886.61	HYD EL DOWN=	885.06								
RIM EL											

STR #	MH5	TO STR#	MH4	INCREMENT AC. =		0.00	"C"=	0.00			
INCREMENT "CA"=	0.00	TOT AC.=	2.74	TOT "CA"=	1.64	TC=	12.35	"I"=	4.35		
Q10	7.13	SIZE	15	"V"=	5.81	LENGTH	176	TIS	0.50	SLOPE=	0.35%
INV. UP=	880.01	INV. DOWN=	879.39	HYD. %	1.22%	REMARKS					
HYD EL UP=	885.06	HYD EL DOWN=	882.91								
RIM EL											

STR #	MH4	TO STR#	MH9	INCREMENT AC. =		0.00	"C"=	0.00			
INCREMENT "CA"=	0.00	TOT AC.=	4.29	TOT "CA"=	2.57	TC=	12.85	"I"=	4.27		
Q10	10.97	SIZE	18	"V"=	6.21	LENGTH	127	TIS	0.34	SLOPE=	0.38%
INV. UP=	879.39	INV. DOWN=	878.90	HYD. %	1.09%	REMARKS					
HYD EL UP=	882.91	HYD EL DOWN=	881.53								
RIM EL											

STR #	MH9	TO STR#	MH10	INCREMENT AC. =		0.00	"C"=	0.00			
INCREMENT "CA"=	0.00	TOT AC.=	4.29	TOT "CA"=	2.57	TC=	11.62	"I"=	4.47		
Q10	11.49	SIZE	18	"V"=	6.50	LENGTH	153	TIS	0.39	SLOPE=	0.45%
INV. UP=	878.90	INV. DOWN=	878.21	HYD. %	1.19%	REMARKS					
HYD EL UP=	881.53	HYD EL DOWN=	879.71								
RIM EL											

STORM DRAINAGE COMPUTATIONS BY:

PROJECT Whitehills Lakes South No. 2

KEBS, INC.  
2116 Haslett Road  
Haslett, MI 48840  
(517) 339-1014

SHEET # 7 OF 7

CALCULATED BY: 0 DATE: 12/5/2013

CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**10 YEAR STORM**

STR #	MH10	TO STR#	MH13	INCREMENT AC. =		1.58	"C"=	0.60			
INCREMENT "CA"=	0.95	TOT AC.=	5.87	TOT "CA"=	3.52	TC=	12.01	"I"=	4.41		
10	15.52	SIZE	18	"V"=	11.13	LENGTH	142	TIS	0.21	SLOPE=	3.50%
INV. UP=	878.21	INV. DOWN=	873.24	HYD. %	2.18%	REMARKS	Includes CB #11 and #12				
HYD EL UP=	877.87	HYD EL DOWN=	874.77								
RIM EL											

TR #	MH13	TO STR#	MH16	INCREMENT AC. =		1.67	"C"=	0.60			
INCREMENT "CA"=	1.00	TOT AC.=	7.54	TOT "CA"=	4.52	TC=	12.22	"I"=	4.37		
10	19.75	SIZE	18	"V"=	11.18	LENGTH	108	TIS	0.16	SLOPE=	3.50%
INV. UP=	873.24	INV. DOWN=	869.46	HYD. %	3.53%	REMARKS	Includes CB #14				
HYD EL UP=	874.77	HYD EL DOWN=	870.96								
RIM EL											

TR #	MH16	TO STR#	POND	INCREMENT AC. =		0.99	"C"=	0.60			
INCREMENT "CA"=	0.59	TOT AC.=	8.53	TOT "CA"=	5.11	TC=	12.38	"I"=	4.35		
10	22.23	SIZE	18	"V"=	13.30	LENGTH	157	TIS	0.20	SLOPE=	5.00%
INV. UP=	867.85	INV. DOWN=	860.00	HYD. %	4.47%	REMARKS	Includes CB #15				
HYD EL UP=	868.52	HYD EL DOWN=	861.50								
RIM EL											

TR #		TO STR#		INCREMENT AC. =			"C"=				
INCREMENT "CA"=		TOT AC.=		TOT "CA"=		TC=		"I"=			
10		SIZE		"V"=		LENGTH		TIS		SLOPE=	
INV. UP=		INV. DOWN=		HYD. %		REMARKS					
HYD EL UP=		HYD EL DOWN=									
RIM EL											

TR #		TO STR#		INCREMENT AC. =			"C"=				
INCREMENT "CA"=		TOT AC.=		TOT "CA"=		TC=		"I"=			
10		SIZE		"V"=		LENGTH		TIS		SLOPE=	
INV. UP=		INV. DOWN=		HYD. %		REMARKS					
HYD EL UP=		HYD EL DOWN=									
RIM EL											

# LAKE LANSING ROAD

WB I-69 BL CONST & CURVE 2  
 $\Delta=38^{\circ} 40' 09.00"$  (LT)  
 $D=1^{\circ} 09' 03"$   
 $R=5,729.65'$   
 $T=2,016.00'$   
 $L=3,876.97'$   
 $E=344.32'$   
 (N E COORDINATES)  
 PC=215+34.79 (455737.65, 13100562.13)  
 PI=235+50.79 (458463.37, 13102465.04)  
 PT=254+11.76 (458173.98, 13103531.83)  
 EX SUPER = 2.0%  
 PROP SUPER = 2.4%  
 SUPER TRANS (148.0') 214+24.62 TO 215+84.79  
 FULL SUPER 215+84.79 TO 253+61.76  
 SUPER TRANS (148.0') 253+61.76 TO 55+02.73

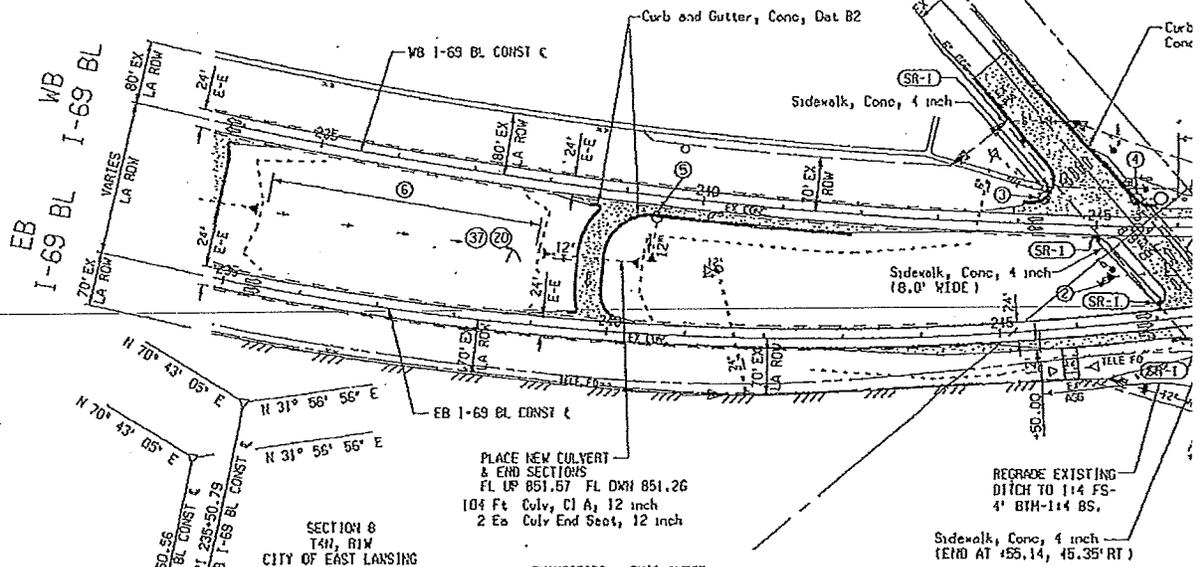
EB I-69 BL CONST & CURVE 2  
 $\Delta=38^{\circ} 46' 09"$  (LT)  
 $D=1^{\circ} 30' 00"$   
 $R=3,819.83'$   
 $T=1,344.02'$   
 $L=2,584.69'$   
 $E=229.55'$   
 (N E COORDINATES)  
 PC=222+16.54 (455923.81, 13101207.42)  
 PI=235+60.56 (456367.83, 13102476.05)  
 PT=248+01.23 (457508.06, 13103187.25)  
 EX AND PROP SUPER = 4.0%  
 SUPER TRANS (240.0') 1220+56.54 TO 222+96.54  
 FULL SUPER 222+96.54 TO 247+21.23  
 SUPER TRANS (240.0') 247+21.23 TO 249+61.23

⑥ PLACE DR STRUCTURE, SEWER AND END SECTION  
 239+43 WB, 13.31' RT. RIM ELEV. 858.79  
 FL UP 858.04 12" FL DN 853.63 12"  
 1 Ea Dr Structure, 18 inch dia  
 655 Lb Dr Structure Cover (COVER J)  
 48 Ft Sewer, CI A, 12 inch, Tr Det A  
 1 Ea Culv End Sect, 12 inch

③ 244+33.80 WB, (32.40' LT) PLACE DR STR & RECONNECT EX SEWER  
 1 Ea Dr Structure, 18 inch dia  
 655 Lb Dr Structure Cover (COVER J)  
 0 Ft Sewer, CI A, 18 inch, Tr Det B  
 RIM ELEV: 858.05

④ 245+50.67 WB, (35.0' LT)  
 1 Ea Dr Structure  
 655 Lb Dr Structure  
 24 Ft Sewer, CI A  
 1 Ea Culv End Sect  
 RIM ELEV: 850.40  
 PROP FL ELEV: 856.25 S & 856.15

SECTION 8  
 T4N, R1W  
 MERIDIAN 1W



PLACE NEW CULVERT & END SECTIONS  
 FL UP 851.67 FL DN 851.26  
 104 Ft Culv, CI A, 12 inch  
 2 Ea Culv End Sect, 12 inch

**QUANTITIES - THIS SHEET**

CITY OF EAST LANSING ACT 51	NON-CITY PART	SYD	DESCRIPTION	SECTION 5 T4N, R1W CITY OF EAST LI
40	200	Syd	Pave for Butt Joint, Rem	① 248: +
	1651	Syd	Cold Milling HMA Surface	655
	306	Ton	HMA, 13A	24-
1303	32559	Syd	Slope Restoration - Type A	+
	620	Syd	Slope Restoration - Type B	RIM
	46.0	Sia	Station Grading	PRO
	40.4-89.8	Sto	Trenching	857
	1	Ea	Dr Structure, Top, 6 inch 4 inch	
	7376	Ft	Underdrain, PBS, Open-Graded, 12 inch	
	114	-329	Ft Underdrain Outlet, 6 inch	
	6	+7-	Ea Underdrain, Outlet Ending, 6 inch	
18	3485	Cyd	Subbase, CIP	
	1113	Ton	HMA, 3C	
	342	Ton	HMA, 4C	
	222	Ton	HMA, 4E3	
	159	Ton	HMA, BE3	
	1289	Ton	HMA, 4E3, High Stress	
	938	Ton	HMA, SE3, High Stress	
78	1440	Ton	HMA Approach, High Stress	
71	3927	Ton	Asphalt Stabilized Crack Relief Layer	
	901	Sft	Sidewalk, Conc, 4 inch	
	265	Sft	Sidewalk Ramp, ADA	
	908	Ft	Curb and Gutter, Conc, Det B2	
	1104	Ton	Shoulder, CI II	
	3682	Syd	Aggregate Base, 6 inch	
	4659	Cyd	Embankment, CIP	
	619	Cyd	Excavation, Earth	
	2282	Ft	Underdrain, Subbase Modified, 6 inch	
	1	Ea	Shoulder Gutter, Conc, Det 3	

⑥ REGRADE EXISTING DITCH  
 FL UP 852.06 FL DN 851.57

**EROSION AND SEDIMENTATION CONTROL**

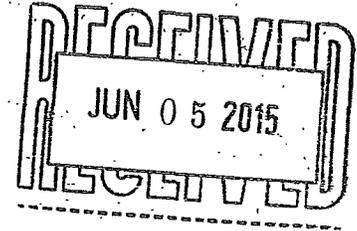
- ②⑦ Erosion Control, Sediment Trap 4 Ea
- ③⑦ Erosion Control, Check Dam, Stone 48 Ft
- ②⑦ & ③⑦ TO BE USED AS DIRECTED BY THE ENGINEER

1 2 9.10 11.12 13.14 15.16 17.18 19 21.22 24.25 26 28.29 30 31 33



# KEBS, INC

Engineering • Surveying



June 5, 2015

Gail Oranchak - Principal Planner  
Charter Township of Meridian - Planning Department  
5151 Marsh Road  
Okemos, Michigan 48864-1198

Re: Whitehills Lakes South No. 2 - Final Preliminary Plat Submittal - Waiver Request

Dear Ms. Oranchak:

We would like to request a waiver for Whitehills Lakes South No. 2 under section 62-62(7) of the Township ordinance. The length of the cul-de-sac from the intersection of Whitehills Drive and Southridge Road, to the center of the cul-de-sac is 1,960 feet. The waiver request is to allow an additional 1,300 feet for the proposed cul-de-sac. Section 62-62(7) states the following:

"Cul-de-sac streets, stub streets, and loop streets. The length of the cul-de-sac streets, stub streets, and loop streets with a single point of access and egress shall not exceed 660 feet, unless a longer street is necessary and appropriate because of topography or other natural features, existing conditions or other circumstances as may be approved by the Township Board and the Ingham County Road Commission."

I have attached a copy of my June 17, 2003 letter to the Ingham County Road Commission requesting a variance for the same thing. I have also attached a copy of a letter from the Road Commission from August 1, 2013 that approved the plat with the cul-de-sac as shown.

If there are any questions regarding the request or you need any further information, please feel free to contact me at (517) 339-1014, or email me at [gpetru@kebs.com](mailto:gpetru@kebs.com).

Sincerely,

Greg Petru, P.E.  
KEBS Inc.

Cc: Michael R. McGraw



# KEBS, INC

Engineering • Surveying

June 17, 2013

Mr. Robert Peterson, P.E.  
Ingham County Department of Transportation and Roads  
Director of Engineering  
301 N. Bush Street  
Mason, MI 48854-0038

Re: Whitehills Lakes South No. 2 – Variance Request

Mr. Peterson:

This letter is a request for a variance for Whitehills Lakes South No. 2. The variance is being requested on behalf of our client, Eastbrook Homes. The owner would like to construct Southridge Road as a cul-de-sac, instead of connecting to Lake Lansing Road, just West of M-78. According to the Board of County Road Commissioners May 2009 Procedures and Guidelines for Developing Public Roads, dead-end roads, ending in cul-de-sacs, shall not be less than 250 feet or greater than 660 feet in length as measured from the intersecting road centerline and the center of the cul-de-sac.

The length of cul-de-sac from the intersection of Whitehills Drive and Southridge Road, to the center of the cul-de-sac is 1,960 feet. The variance request is to allow an additional 1,300 feet for the proposed cul-de-sac. This variance is requested for the following reasons:

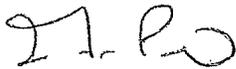
1. The existing terrain from Lake Lansing Road to the cul-de-sac location is approximately a 20' drop. To construct Southridge Road to Lake Lansing Road would require the terrain to be severely altered or the road to be installed at a steeper grade than normal (5-7%). The road commission manual suggests that 5% should be the maximum slope for road design. This could make for a potentially unsafe, steep road coming out to Lake Lansing Road.
2. Site vision at the intersection of Lake Lansing and Southridge Drive could also be a potential safety issue. There is a 10-15' embankment immediately adjacent to Lake Lansing Road. This would have to be significantly altered to provide safe sight vision for cars pulling out onto Lake Lansing Road.
3. There are potentially 20-30 mature trees that would have to be eliminated to construct the connection to Lake Lansing Road.
4. Lastly, the distance from a potential new entrance on Lake Lansing Road to the Lake Lansing-M-78 intersection would only be 300-350 feet.

The main reasons for keeping the cul-de-sac lengths relatively short are for winter maintenance and for emergency responses. In regards to emergency responses, the developer would keep the existing access driveway in place (Out to Lake Lansing Road) to serve as an emergency entrance to the far end of the cul-de-sac. The driveway would be improved to ensure it would be wide enough for a fire truck or ambulance to use in the case that a tree or debris might be blocking the street. In my opinion, the ability to access the cul-de-sac from both ends would provide emergency responders the means necessary to provide safe and adequate protection.

As far as winter maintenance goes, there could potentially be a few days a year that are difficult for some homeowners to navigate, but I don't think it is full reason to disallow a longer cul-de-sac. From my perspective (living on a cul-de-sac), I have found that homeowners are willing to work together to help clear/plow/shovel what is necessary to provide access to their homes when county maintenance has been delayed.

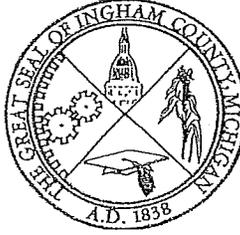
If you should have any questions regarding this letter please do not hesitate to contact me at (517) 339-1014, or you can email me at [gpetru@kebs.com](mailto:gpetru@kebs.com).

Sincerely,

A handwritten signature in black ink, appearing to read "G. Petru". The signature is fluid and cursive, with the first letter of the first name being a large, stylized "G".

Greg Petru, P.E.  
KEBS Inc.

**INGHAM COUNTY ROAD DEPARTMENT  
AUSTIN E. CAVANAUGH ADMINISTRATION BUILDING  
301 Bush Street, P.O. Box 38, Mason, MI 48854-0038**



**William M. Conklin, P.E.  
Managing Director**

August 1, 2013

Michael R. McGraw, Vice President  
Signature Land Development  
1188 East Paris Avenue SE, Suite 100  
Grand Rapids, Michigan 49525

**RE: Preliminary Plat of Whitehills Lakes South No. 2**

Dear Mr. McGraw:

At its July 23, 2013 meeting, the Board of Ingham County Commissioners considered and approved the preliminary plat of Whitehills Lakes South No. 2, lots 14 through 34, as illustrated on the preliminary plat drawing dated October 2, 2012. A copy of the Board Resolution is enclosed.

Approval of the preliminary plat was granted for a period of two years, in accordance with state statute. The preliminary plat approval expires July 24, 2015.

Should you have questions or comments, please contact me at (517) 676-9722 or via email at [rpeterson@inghamcrc.org](mailto:rpeterson@inghamcrc.org).

Sincerely,

**INGHAM COUNTY ROAD DEPARTMENT**

Robert H. Peterson  
Director of Engineering  
County Highway Engineer

cc: Mark Kieselbach, Director of Community Planning and Development  
Greg Petru, KEBS Inc.

Introduced by the County Services of the:

INGHAM COUNTY BOARD OF COMMISSIONERS

**RESOLUTION TO AUTHORIZE APPROVAL OF THE PRELIMINARY PLAT OF  
WHITEHILLS LAKES SOUTH NO. 2**

**RESOLUTION # 13 - 290**

WHEREAS, on April 4, 2006, the former Road Commission, now Ingham County Department of Transportation and Roads approved the Preliminary Plat for the residential subdivision called Whitehills Lakes South. The subdivision is part of the Southwest ¼ of Section 4 and Southeast ¼ of Section 5, Meridian Township, Ingham County, Michigan; and

WHEREAS, Phase 1 of the Whitehills Lakes South plat (lots 1 through 13) was subsequently built and the roads accepted into the county road system; and

WHEREAS, the two-year Preliminary Plat approval period, dictated by state statute, has expired and the proprietor, The Eastbrook Homes, is requesting approval of a new Whitehills Lakes South No. 2 Preliminary Plat (lots 14 through 34); and

WHEREAS, the new Whitehills Lakes South No. 2 Preliminary Plat (lots 14 through 34) contains a reasonable revision from the original road layout that exceeds the county's cul-de-sac length requirements, which requires a Board of Commissioners variance approval.

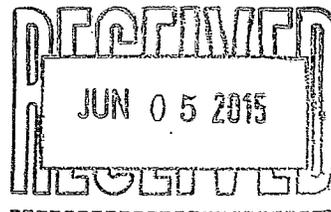
THEREFORE BE IT RESOLVED, that upon the recommendation of Road Department staff, the Ingham County Board of Commissioners approves the proposed cul-de-sac length variance and approves the Whitehills Lakes South No. 2 Preliminary Plat (lots 14 through 34) for a period of two years, in accordance with state statute.

**COUNTY SERVICES: Yeas:** De Leon, Koenig, Celentino, Holman, Nolan, Tsernoglou, Maiville  
**Nays:** None      **Absent:** None      **Approved 7/16/13**

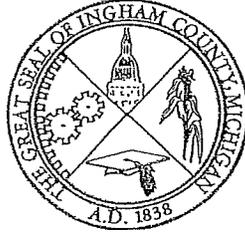
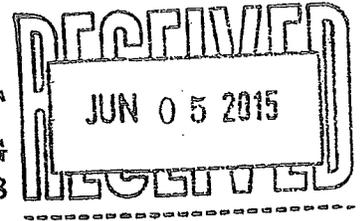
## Whitehills Lakes South Phase 2

### Construction Operations Plan

- 1) Construction traffic will access the site via Park Lake Road, Whitehills Lakes Drive, Southridge Drive, through Whitehills Lakes South Phase 1.
- 2) Dust levels will be controlled by street sweeping, as needed (likely each week) of Whitehills Lakes Drive and Southridge Road. Other dust control measures include a "water truck" over the gravel road base as needed, once that has been installed, prior to asphalt.
- 3) The limits of construction disturbance will include silt fencing containing the construction site, to minimize any potential run off, etc. Storm water catch basins, upon installation will include silt sacs.
- 4) The typical construction hours on site will be Monday-Friday from 7am – 7pm. Saturday, as needed, will be limited to 8am – 4pm.



INGHAM COUNTY ROAD DEPARTMENT  
AUSTIN E. CAVANAUGH ADMINISTRATION BUILDING  
301 Bush Street, P.O. Box 38, Mason, MI 48854-0038



William M. Conklin, P.E.  
Managing Director

August 1, 2013

Michael R. McGraw, Vice President  
Signature Land Development  
1188 East Paris Avenue SE, Suite 100  
Grand Rapids, Michigan 49525

**RE: Preliminary Plat of Whitehills Lakes South No. 2**

Dear Mr. McGraw:

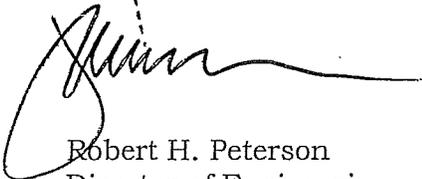
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Approval of the preliminary plat was granted for a period of two years, in accordance with state statute. The preliminary plat approval expires July 24, 2015.

Should you have questions or comments, please contact me at (517) 676-9722 or via email at [rpeterson@inghamcrc.org](mailto:rpeterson@inghamcrc.org).

Sincerely,

**INGHAM COUNTY ROAD DEPARTMENT**



Robert H. Peterson  
Director of Engineering  
County Highway Engineer

cc: Mark Kieselbach, Director of Community Planning and Development  
Greg Petru, KEBS Inc.

ADOPTED - JULY 23, 2013  
Agenda Item No. 12

Introduced by the County Services of the:

INGHAM COUNTY BOARD OF COMMISSIONERS

**RESOLUTION TO AUTHORIZE APPROVAL OF THE PRELIMINARY PLAT OF  
WHITEHILLS LAKES SOUTH NO. 2**

**RESOLUTION # 13 - 290**

WHEREAS, on April 4, 2006, the former Road Commission, now Ingham County Department of Transportation and Roads approved the Preliminary Plat for the residential subdivision called Whitehills Lakes South. The subdivision is part of the Southwest ¼ of Section 4 and Southeast ¼ of Section 5, Meridian Township, Ingham County, Michigan; and

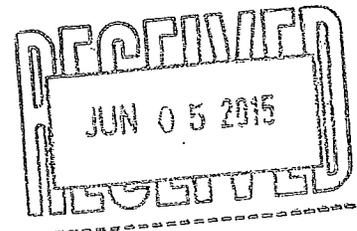
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WHEREAS, the new Whitehills Lakes South No. 2 Preliminary Plat (lots 14 through 34) contains a reasonable revision from the original road layout that exceeds the county's cul-de-sac length requirements, which requires a Board of Commissioners variance approval.

THEREFORE BE IT RESOLVED, that upon the recommendation of Road Department staff, the Ingham County Board of Commissioners approves the proposed cul-de-sac length variance and approves the Whitehills Lakes South No. 2 Preliminary Plat (lots 14 through 34) for a period of two years, in accordance with state statute.

**COUNTY SERVICES: Yeas:** De Leon, Koenig, Celentino, Holman, Nolan, Tsernoglou, Maiville  
**Nays:** None      **Absent:** None      **Approved 7/16/13**



# Patrick E. Lindemann

## Ingham County Drain Commissioner

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

Phone: (517) 676-8395

Fax: (517) 676-8364

<http://dr.ingham.org>



Carla Florence Clos  
*Deputy Drain Commissioner*

Paul C. Pratt  
*Deputy Drain Commissioner*

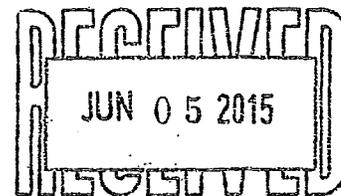
David C. Love  
*Chief of Engineering and Inspection*

Sheldon Lewis  
*Administrative Assistant*

May 11, 2015

Mike McGraw  
Redwood Land Investments, LLC  
6936 Wildflower Way  
Muskegon, MI 49444

Re: Whitehills Lakes South No. 2  
Preliminary Plat - Residential Development  
Meridian Township – Section 5  
Raby Drain Drainage District  
Pre-Preliminary Plat Review – Drain Office #13029



COPY

Dear Mr. McGraw:

This letter is in response to the submittal of the Pre-Preliminary Plat for Whitehills Lakes South No. 2 from KEBS, Inc. The area consists of 15.00 acres; 21 residential lots are proposed. It is understood that the proposed plat will have public roads and public drainage.

Stormwater detention is proposed at the southeast corner of the proposed plat, adjacent to Lake Lansing Road and business loop (BL) I-69. The south end discharges to a drainage area in the Michigan Department of Transportation right-of-way of BL I-69. This area is in the upper end of the Raby Drain Drainage District.

### **The Pre-Preliminary Plat meets the Rules of the Ingham County Drain Commissioner with the following conditions:**

- 1) Provide a statement from MDOT that they are in approval of the detained stormwater discharging at a pre-development rate of flow can be directly connected into their catch basin.
- 2) Provide a statement from the proprietor that the intent is to capture as much of the stormwater runoff as possible from the home sites, including roof drains, and connect them to the footing drains.
- 3) Provide public drainage through the Drain Code Section 433 process.

- 4) Inspection of the storm system in the right-of-way will be required along with compaction testing and furnishing as-built plans.
- 5) In conformance with Phase-2 of the Clean Water Act, provide pretreatment for the first 0.5" of rainfall

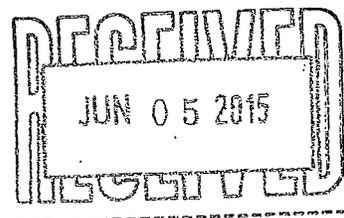
If you have any questions, please contact our office. It is an honor and a privilege to serve you and the other businesses, citizens, and municipalities of Ingham County.

Sincerely,



David C. Love  
Ingham County Drain Engineer

cc: Derek Perry, Meridian Charter Township  
Coreen Strzalka, MDOT  
Bob Peterson, Ingham County Road Department  
Jim Wilson, Ingham County Health Department  
Derrick Quinney, Ingham County Plat Board  
Greg Petru, KEBS, Inc.



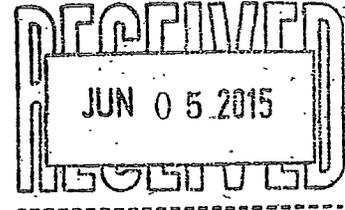


# KEBS, INC

Engineering • Surveying

May 14, 2013

Mr. Larry Thelen  
MDOT – Lansing TSC – Permitting Agent  
3101 Technology Blvd., Suite H  
Lansing, MI 48910-8546



Re: - Whitehills Lakes South No. 2

Dear Mr. Thelen:

Please find enclosed 1 set of plans for your preliminary review and comment. This project is proposed to be an extension of the existing Plat, and we are currently waiting to submit to Meridian Township for the final Preliminary Plat. During the Final Preliminary Plat process, the Township requests comments from the MDOT when the property in questions is adjacent to MDOT R.O.W. The Whitehills Plat is adjacent to M-78 at the SE corner, near the intersection of Lake Lansing Road. If you could review the plans and provide some preliminary comments to myself or Mark Kieselbach at the Township, it would be greatly appreciated. If it would help to expedite, I am available anytime to review/discuss the proposed preliminary plan.

Mark Kieselbach  
Meridian Charter Township – Director of Community Planning and Development  
5151 Marsh Road  
Okemos, MI 48864-1104

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at [gpetru@kebs.com](mailto:gpetru@kebs.com).

Sincerely,

Greg Petru, P.E.  
KEBS Inc.

Enclosures: 1 sets of plans

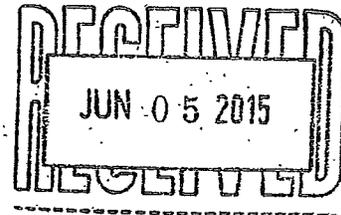


# KEBS, INC

Engineering • Surveying

August 29, 2014

Mr. Ghazi Mustafa  
MDOT – Lansing TSC  
2700 Port Lansing Road  
Lansing, MI 48906



Re: Whitehills Lakes South No. 2 – Drainage Question

Dear Mr. Mustafa:

Please find enclosed 1 set of plans and calculations for Whitehills Lakes South for your preliminary review and comment. Jeff Kyes had talked to you recently about this project near the intersection of Lake Lansing Road and M-78. We are proposing to outlet our storm sewer into the existing ditch and catch basin on the NW side of the intersection. This pipe then crosses Lake Lansing Road and discharges into a low area.

We are trying to determine who the storm sewer belongs to and whether or not we can discharge to it. Since it is within the ROW we are asking you to take another look at this and determine if we can discharge into the existing storm. Our discharge rates would meet or be less than the existing drainage into the ditch.

If you should have any questions regarding the site or plans please do not hesitate to contact me at (517) 339-1014, or you can email me at [gpetru@kebs.com](mailto:gpetru@kebs.com).

Sincerely,

Greg Petru, P.E.  
KEBS Inc.

Enclosures: 1 sets of plans

From: Greg Petru [mailto:[gpetru@kebs.com](mailto:gpetru@kebs.com)]  
Sent: Thursday, September 25, 2014 9:41 AM  
To: Mustafa, Ghazi (MDOT)  
Subject: Whitehills Lakes South - Submittal

Ghazi,

Good morning, I was just following up on a submittal I had sent over to you in regards to Whitehills Lakes South, in Meridian Township, at Lake Lansing Road and M-78. Have you had a chance to look at the plan and determine if the outlet connections are MDOT's or not?

Thanks

Greg Petru, P.E.  
KEBS Inc.  
Ph: (517) 339-1014  
Cell: (517) 819-5338

## Greg Petru

---

**From:** Mustafa, Ghazi (MDOT) <MustafaG@michigan.gov>  
**Sent:** Thursday, September 25, 2014 10:40 AM  
**To:** Greg Petru  
**Subject:** RE: Whitehills Lakes South - Submittal

Greg,  
I am going the old plans, I will get back with you soon.

Ghazi

-----Original Message-----

**From:** Greg Petru [<mailto:gpetru@kebs.com>]  
**Sent:** Thursday, September 25, 2014 10:17 AM  
**To:** Mustafa, Ghazi (MDOT)  
**Subject:** RE: Whitehills Lakes South - Submittal

Ghazi,

The drain office and Meridian Township said the storm is not theirs and they do not maintain it. The drain office sent me a map which shows the county drains that are nearby, I have attached it. We are just at a point where we are not sure what to do if we cannot connect to the existing storm that drains a majority of this parcel. If it is not yours, ICDC or Meridian's, do you have any thoughts on what could be done.

Thanks

Greg Petru, P.E.  
KEBS Inc.  
Ph: (517) 339-1014  
Cell: (517) 819-5338

-----Original Message-----

**From:** Mustafa, Ghazi (MDOT) [<mailto:MustafaG@michigan.gov>]  
**Sent:** Thursday, September 25, 2014 9:55 AM  
**To:** Greg Petru  
**Subject:** RE: Whitehills Lakes South - Submittal

Greg,  
Did you get confirmation from the County drain commission and from Meridian township that these drains are not theirs.

Ghazi

-----Original Message-----

## Greg Petru

---

**From:** Mustafa, Ghazi (MDOT) <MustafaG@michigan.gov>  
**Sent:** Wednesday, November 05, 2014 7:42 AM  
**To:** Greg Petru  
**Subject:** RE: Whitehills Lakes South

Greg,

I did, it looks good to me, once you apply for a permit it will be reviewed again by our hydraulics unit.

Regards,

Ghazi

-----Original Message-----

**From:** Greg Petru [mailto:[gpetru@kebs.com](mailto:gpetru@kebs.com)]  
**Sent:** Tuesday, November 04, 2014 8:23 AM  
**To:** Mustafa, Ghazi (MDOT)  
**Subject:** Whitehills Lakes South

Ghazi,

Good morning, I was just following up on the Whitehills Lakes South Packet I had sent a while back. Have you had a chance to take a look at the drainage/calculations? The developer is hoping to move forward at the Township with their Plat approval so they can be ready for construction early next year. If there is anything you need from me please let me know.

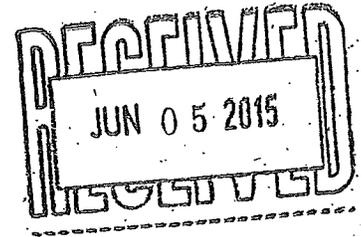
Thanks

Greg Petru, P.E.  
KEBS Inc.  
Ph: (517) 339-1014  
Cell: (517) 819-5338



# KEBS, INC

Engineering • Surveying



June 3, 2015

Tri County Regional Planning Commission  
3135 Pine Tree Road  
Suite 2C  
Lansing, MI 48911

RE: Preliminary Plat of Whitehills Lakes South No. 2 (dated 2/15/13)

To whom it may concern:

Enclosed is a copy of the Preliminary Plat of Whitehills Lakes South No. 2, being part of the Southeast 1/4 of Section 5 and the Southwest 1/4 of Section 4, Meridian Township, Ingham County, Michigan.

We are requesting preliminary plat approval on this development and are submitting a copy to you for your review for potential road name issues or conflicts. Please let us know if you have any comments on this preliminary plat.

If you have any questions or need further information, please feel free to contact us.

Sincerely,

Larry A. Bryan, PS  
KEBS, Inc.

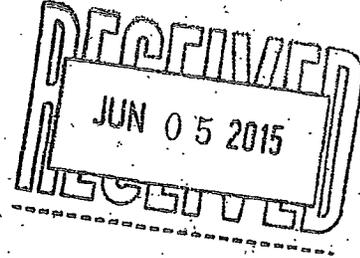


# KEBS, INC

Engineering • Surveying

June 3, 2015

Ingham County Plat Board  
c/o Derrick Quinney, Register of Deeds  
Ingham County Court House  
P.O. Box 195  
Mason, Michigan 48854-0195



RE: Preliminary plat of Whitehills Lakes South No. 2 (dated 2/15/13)

Dear Mr. Quinney,

Per the Meridian Township ordinance enclosed you will a copy of the preliminary plat of Whitehills Lakes South No. 2, being part of the Southeast 1/4 of Section 5 and the Southwest 1/4 of Section 4, Meridian Township, Ingham County, Michigan. This copy is being sent for informational purposes for your records.

If you have any questions or need further information, please feel free to contact me.

Sincerely,

Larry A. Bryan, PS  
KEBS, Inc.

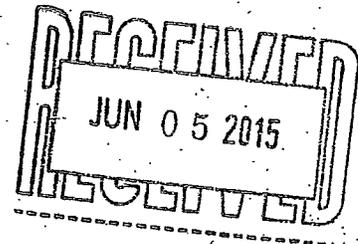


# KEBS, INC

Engineering • Surveying

June 3, 2015

Haslett School Board  
Haslett Public Schools  
5593 Franklin Street  
Haslett, Michigan 48840



RE: Preliminary plat of Whitehills Lakes South No. 2 (dated 2/15/13)

To whom it may concern,

Per the Meridian Township ordinance enclosed you will a copy of the preliminary plat of Whitehills Lakes South No. 2, being part of the Southeast 1/4 of Section 5 and the Southwest 1/4 of Section 4, Meridian Township, Ingham County, Michigan. This copy is being sent for informational purposes for your records.

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Sincerely,

Larry A. Bryan, PS  
KEBS, Inc.

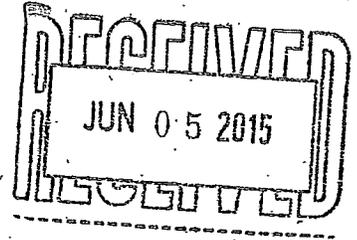


# KEBS, INC

Engineering • Surveying

June 3, 2015

Consumers Energy  
530 W. Willow Street  
Lansing, Michigan 48906



RE: Preliminary plat of Whitehills Lakes South No. 2 (dated 2/15/13)

To whom it may concern,

Per the Meridian Township ordinance enclosed you will a copy of the preliminary plat of Whitehills Lakes South No. 2, being part of the Southeast 1/4 of Section 5 and the Southwest 1/4 of Section 4, Meridian Township, Ingham County, Michigan. This copy is being sent for informational purposes for your records.

If you have any questions or need further information, please feel free to contact me.

Sincerely,

Larry A. Bryan, PS  
KEBS, Inc.

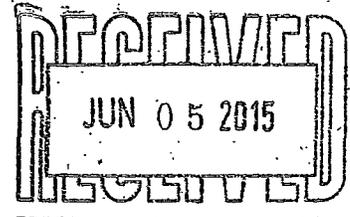


# KEBS, INC

Engineering • Surveying

June 3, 2015

A T & T  
221 N. Washington Square  
Lansing, Michigan 48933



RE: Preliminary plat of Whitehills Lakes South No. 2 (dated 2/15/13)

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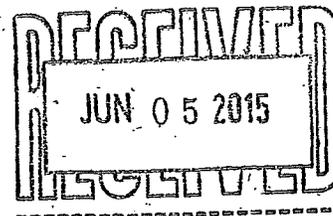


# KEBS, INC

Engineering • Surveying

June 3, 2015

Comcast Lansing  
120 N. Washington Square  
Lansing, Michigan 48933



RE: Preliminary plat of Whitehills Lakes South No. 2 (dated 2/15/13)

To whom it may concern,

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Larry A. Bryan, PS  
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# CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor  
Mary M.G. Helmbrecht Clerk  
Bruce D. Hunting Treasurer  
Gerald J. Richards Manager



Julie Gracie Trustee  
Andrew J. Such Trustee  
John Veenstra Trustee  
Anne M. Woiwode Trustee

December 20, 2006

Mr. Gil White  
South Whitehills Limited Partnership  
PO Box 822  
East Lansing, MI 48823

**RE: Final Preliminary Plat #06012 - Whitehills Lakes South**

Dear Mr. White:

The Township Board, at its regular meeting held on December 19, 2006, voted to approve the Final Preliminary Plat #06012 for Whitehills Lakes South, a single family subdivision of 32 lots located north of Lake Lansing Road, east of Park Lake Road, and west of BL-69. Approval of the final preliminary plat was granted subject to the following conditions:

1. Approval is granted in accordance with the final preliminary plat prepared by KEBS, Inc. received December 12, 2006, indicating 32 single family lots, subject to revisions as required. Any revisions to the layout of the plat shall be subject to the Township's approval.
2. Construction shall not commence until the applicant has obtained all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
3. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
4. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
5. Prior to any construction or grading on the site, the applicant shall install silt fencing at the upland edge of the water features setback. After construction, the fencing shall be removed once the area is stabilized.
6. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering.

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000 FAX (517) 853-4096

<http://www.twp.meridian.mi.us>

An Equal Opportunity Employer

**Mr. Gil White**  
**December 20, 2006**  
**Page 2**

7. The stormwater detention basin and drainage system located south of Lot 22 shall be dedicated to the Ingham County Drain Commissioner.
8. A temporary "T" turn around shall be installed where Southridge Road ends at the south edge of Phase 1 or a temporary gravel road shall be provided to Lake Lansing Road until the Southridge Road is completed subject to the approval of the Ingham County Road Commission and Meridian Township Fire Department.
9. Prior to any construction or grading taking place related to Phase 2, the proprietor shall apply for and obtain a land division for the parcel containing the stormwater detention basin south of Lot 22.
10. A five foot wide concrete sidewalk shall be constructed along the east side of Southridge Road, the north side of Winterfield Road, as well as the frontage of Lots 14, 15, 16, and 32 on the cul-de-sac. The sidewalk shall be designed and constructed in accordance with Township Engineering Design and Construction Standards.
11. A seven foot wide concrete pathway shall be constructed on the north side of Lake Lansing Road from Southridge Road east to the existing pathway on the northwest side of BL-69. The final location of the pathway shall be subject to the approval of the Director of Public Works and Engineering. The design and construction of the pathway shall be in accordance with Township Engineering Design and Construction Standards
12. In lieu of constructing a seven foot wide concrete pathway on the east side of Park Lake Road and the north side of Lake Lansing Road, west of Southridge Road, the applicant shall provide to the Township a cash deposit.
13. Lots 1, 2, 3, 4, 5, and 13 on the final preliminary plat shall have the natural vegetation strip clearly identified with permanent markers. The size, number and location of markers, and the language on the markers shall be subject to the approval of the Director of Community Planning and Development.
14. A deed restriction shall be included with the final plat acknowledging the presence of the water feature setback and referencing the appropriate Township regulation on lots which contain a water feature setback.
15. Street trees shall be required along Lake Lansing and Park Lake Roads. Street trees shall be required throughout the subdivision along all internal roads. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Commission.
16. The applicant shall identify those trees proposed to be removed or relocated on Lots 22, 23, 24, 25, and 26 to determine if there is a need for a vegetative screen between those lots and the existing dwellings on BL-69. If screening is determined to be necessary by the Township, the design and proposed landscape materials shall be subject to the review and approval of the Director of Community Planning and Development.

Mr. Gil White  
December 20, 2006  
Page 3

17. Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.
18. A copy of the information which exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

All lots contained in the plat shall be developed in accordance with applicable Township ordinances, regulations and permitting requirements including, but not limited to, building permits that may include conditions for the protection and preservation of trees, soils and other natural resources.

Final preliminary plat approval is valid for a period of two (2) years. Consequently, the final preliminary plat for Whitehills Lakes South is valid until December 19, 2008. The final preliminary plat may be extended if a request for an extension is submitted to the Township prior to the expiration of the two (2) year period.

If you have any questions regarding this matter, please contact me.

Sincerely,

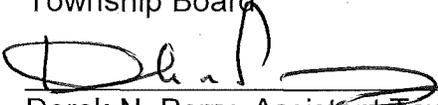


Mark Kieselbach  
Director of Community Planning and Development

cc: Patrick Lindemann, Ingham County Drain Commissioner  
Francisco Llinas, Ingham County Road Commission  
Paula Johnson, Ingham County Plat Board  
Doug Weir, Weir Engineering  
Bruce Stewart, KEBS, Inc.  
Ray Severy  
John Heckaman

## MEMORANDUM

TO: Township Board

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

DATE: July 7, 2015

RE: **2015 Township Citizen Survey**

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As previously discussed, the Township Board has identified conducting a Citizen Survey as a goal for 2015. If the Board would like to proceed with a survey this year, please authorize the project and direct staff on the type of survey to be utilized.

The following motion is offered for Board consideration:

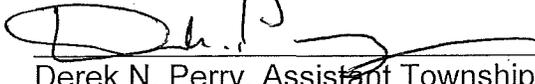
**MOVE TO AUTHORIZE STAFF TO CONDUCT A 2015 CITIZEN SURVEY USING THE SURVEY METHOD AS DIRECTED BY THE TOWNSHIP BOARD.**

Attachments:

- 06-02-15 Memo to the Township Board
- Sample Citizen Survey Questionnaire

# MEMORANDUM

**TO:** Township Board

**FROM:**   
Derek N. Perry, Assistant Township Manager  
Director of Public Works

**DATE:** June 2, 2015

**RE:** **2015 Township Citizen Survey**

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In 2003 the Township contracted with the National Research Center of Boulder, Colorado to conduct a Citizen Survey. Since that time additional surveys were also conducted in 2006, 2009, and 2012 using the same organization. As part of the 2015 Goals and Objectives (Goal 8, item S.) a survey has been designated to be completed. A project budget of \$12,510 would be needed to conduct the survey in the same format and sample size as in years past.

According to information provided by the National Research Center (NRC) the standard survey sample size would include 1,400 households throughout the Township. The NRC has stated that based on Meridian Charter Township's 16,000 households, the standard sample size will provide a +/-5% margin of error for results that are representative. They have indicated that a typical project from start to finish takes about 4 months.

As in prior years, the survey questions are fairly standardized, but the survey does provide space for custom questions that the Township may wish to include. The reason for the standardization, according to NRC, is to be able to benchmark comparisons and trend information with other communities across the United States. As part of the survey final report the Township will receive this national benchmark information as well as our local survey results.

For your reference, the custom questions asked since 2003 included topics such as: support for new library, increasing tax rates for roads, road enhancements and a central library, becoming a city, recycling, using a single trash hauler, fire station location, fire station funding, community gardens, economic development efforts and priority, location of the farmers market and trails and their construction. If the Board would like to include custom questions in the 2015 Citizen Survey, questions would need to be developed based on topics most pertinent to the Meridian Township Board.

# The XYZ of ABC 2015 Citizen Survey

Please complete this questionnaire if you are the adult (age 18 or older) in the household who most recently had a birthday. The adult's year of birth does not matter. Please select the response (by circling the number or checking the box) that most closely represents your opinion for each question. Your responses are anonymous and will be reported in group form only.

**1. Please rate each of the following aspects of quality of life in ABC:**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
ABC as a place to live .....	1	2	3	4	5
Your neighborhood as a place to live.....	1	2	3	4	5
ABC as a place to raise children .....	1	2	3	4	5
ABC as a place to work.....	1	2	3	4	5
ABC as a place to visit .....	1	2	3	4	5
ABC as a place to retire .....	1	2	3	4	5
The overall quality of life in ABC.....	1	2	3	4	5

**2. Please rate each of the following characteristics as they relate to ABC as a whole:**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Overall feeling of safety in ABC.....	1	2	3	4	5
Overall ease of getting to the places you usually have to visit.....	1	2	3	4	5
Quality of overall natural environment in ABC .....	1	2	3	4	5
Overall "built environment" of ABC (including overall design, buildings, parks and transportation systems).....	1	2	3	4	5
Health and wellness opportunities in ABC .....	1	2	3	4	5
Overall opportunities for education and enrichment.....	1	2	3	4	5
Overall economic health of ABC.....	1	2	3	4	5
Sense of community.....	1	2	3	4	5
Overall image or reputation of ABC .....	1	2	3	4	5

**3. Please indicate how likely or unlikely you are to do each of the following:**

	<i>Very likely</i>	<i>Somewhat likely</i>	<i>Somewhat unlikely</i>	<i>Very unlikely</i>	<i>Don't know</i>
Recommend living in ABC to someone who asks .....	1	2	3	4	5
Remain in ABC for the next five years .....	1	2	3	4	5

**4. Please rate how safe or unsafe you feel:**

	<i>Very safe</i>	<i>Somewhat safe</i>	<i>Neither safe nor unsafe</i>	<i>Somewhat unsafe</i>	<i>Very unsafe</i>	<i>Don't know</i>
In your neighborhood during the day.....	1	2	3	4	5	6
In ABC's downtown/commercial area during the day.....	1	2	3	4	5	6

**5. Please rate each of the following characteristics as they relate to ABC as a whole:**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Traffic flow on major streets .....	1	2	3	4	5
Ease of public parking.....	1	2	3	4	5
Ease of travel by car in ABC.....	1	2	3	4	5
Ease of travel by public transportation in ABC .....	1	2	3	4	5
Ease of travel by bicycle in ABC.....	1	2	3	4	5
Ease of walking in ABC .....	1	2	3	4	5
Availability of paths and walking trails .....	1	2	3	4	5
Air quality .....	1	2	3	4	5
Cleanliness of ABC .....	1	2	3	4	5
Overall appearance of ABC.....	1	2	3	4	5
Public places where people want to spend time .....	1	2	3	4	5
Variety of housing options .....	1	2	3	4	5
Availability of affordable quality housing .....	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.) .....	1	2	3	4	5
Recreational opportunities.....	1	2	3	4	5
Availability of affordable quality food.....	1	2	3	4	5
Availability of affordable quality health care .....	1	2	3	4	5
Availability of preventive health services .....	1	2	3	4	5
Availability of affordable quality mental health care .....	1	2	3	4	5

**6. Please rate each of the following characteristics as they relate to ABC as a whole:**

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Availability of affordable quality child care/preschool.....	1	2	3	4	5
K-12 education.....	1	2	3	4	5
Adult educational opportunities.....	1	2	3	4	5
Opportunities to attend cultural/arts/music activities.....	1	2	3	4	5
Opportunities to participate in religious or spiritual events and activities.....	1	2	3	4	5
Employment opportunities.....	1	2	3	4	5
Shopping opportunities.....	1	2	3	4	5
Cost of living in ABC.....	1	2	3	4	5
Overall quality of business and service establishments in ABC.....	1	2	3	4	5
Vibrant downtown/commercial area.....	1	2	3	4	5
Overall quality of new development in ABC.....	1	2	3	4	5
Opportunities to participate in social events and activities.....	1	2	3	4	5
Opportunities to volunteer.....	1	2	3	4	5
Opportunities to participate in community matters.....	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds.....	1	2	3	4	5
Neighborliness of residents in ABC.....	1	2	3	4	5

**7. Please indicate whether or not you have done each of the following in the last 12 months.**

	<i>No</i>	<i>Yes</i>
Made efforts to conserve water.....	1	2
Made efforts to make your home more energy efficient.....	1	2
Observed a code violation or other hazard in ABC (weeds, abandoned buildings, etc.).....	1	2
Household member was a victim of a crime in ABC.....	1	2
Reported a crime to the police in ABC.....	1	2
Stocked supplies in preparation for an emergency.....	1	2
Campaigned or advocated for an issue, cause or candidate.....	1	2
Contacted the XYZ of ABC (in-person, phone, email or web) for help or information.....	1	2
Contacted ABC elected officials (in-person, phone, email or web) to express your opinion.....	1	2

**8. In the last 12 months, about how many times, if at all, have you or other household members done each of the following in ABC?**

	<i>2 times a week or more</i>	<i>2-4 times a month</i>	<i>Once a month or less</i>	<i>Not at all</i>
Used ABC recreation centers or their services.....	1	2	3	4
Visited a neighborhood park or XYZ park.....	1	2	3	4
Used ABC public libraries or their services.....	1	2	3	4
Participated in religious or spiritual activities in ABC.....	1	2	3	4
Attended a XYZ-sponsored event.....	1	2	3	4
Used bus, rail, subway or other public transportation instead of driving.....	1	2	3	4
Carpooled with other adults or children instead of driving alone.....	1	2	3	4
Walked or biked instead of driving.....	1	2	3	4
Volunteered your time to some group/activity in ABC.....	1	2	3	4
Participated in a club.....	1	2	3	4
Talked to or visited with your immediate neighbors.....	1	2	3	4
Done a favor for a neighbor.....	1	2	3	4

**9. Thinking about local public meetings (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.), in the last 12 months, about how many times, if at all, have you or other household members attended or watched a local public meeting?**

	<i>2 times a week or more</i>	<i>2-4 times a month</i>	<i>Once a month or less</i>	<i>Not at all</i>
<u>Attended</u> a local public meeting.....	1	2	3	4
<u>Watched</u> (online or on television) a local public meeting.....	1	2	3	4

# The XYZ of ABC 2015 Citizen Survey

## 10. Please rate the quality of each of the following services in ABC:

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
Police/Sheriff services.....	1	2	3	4	5
Fire services.....	1	2	3	4	5
Ambulance or emergency medical services.....	1	2	3	4	5
Crime prevention.....	1	2	3	4	5
Fire prevention and education.....	1	2	3	4	5
Traffic enforcement.....	1	2	3	4	5
Street repair.....	1	2	3	4	5
Street cleaning.....	1	2	3	4	5
Street lighting.....	1	2	3	4	5
Snow removal.....	1	2	3	4	5
Sidewalk maintenance.....	1	2	3	4	5
Traffic signal timing.....	1	2	3	4	5
Bus or transit services.....	1	2	3	4	5
Garbage collection.....	1	2	3	4	5
Recycling.....	1	2	3	4	5
Yard waste pick-up.....	1	2	3	4	5
Storm drainage.....	1	2	3	4	5
Drinking water.....	1	2	3	4	5
Sewer services.....	1	2	3	4	5
Power (electric and/or gas) utility.....	1	2	3	4	5
Utility billing.....	1	2	3	4	5
XYZ parks.....	1	2	3	4	5
Recreation programs or classes.....	1	2	3	4	5
Recreation centers or facilities.....	1	2	3	4	5
Land use, planning and zoning.....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.).....	1	2	3	4	5
Animal control.....	1	2	3	4	5
Economic development.....	1	2	3	4	5
Health services.....	1	2	3	4	5
Public library services.....	1	2	3	4	5
Public information services.....	1	2	3	4	5
Cable television.....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations).....	1	2	3	4	5
Preservation of natural areas such as open space, farmlands and greenbelts.....	1	2	3	4	5
ABC open space.....	1	2	3	4	5
XYZ-sponsored special events.....	1	2	3	4	5
Overall customer service by ABC employees (police, receptionists, planners, etc.).....	1	2	3	4	5

## 11. Overall, how would you rate the quality of the services provided by each of the following?

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
The XYZ of ABC.....	1	2	3	4	5
The Federal Government.....	1	2	3	4	5

## 12. Please rate the following categories of ABC government performance:

	<i>Excellent</i>	<i>Good</i>	<i>Fair</i>	<i>Poor</i>	<i>Don't know</i>
The value of services for the taxes paid to ABC.....	1	2	3	4	5
The overall direction that ABC is taking.....	1	2	3	4	5
The job ABC government does at welcoming citizen involvement.....	1	2	3	4	5
Overall confidence in ABC government.....	1	2	3	4	5
Generally acting in the best interest of the community.....	1	2	3	4	5
Being honest.....	1	2	3	4	5
Treating all residents fairly.....	1	2	3	4	5

**13. Please rate how important, if at all, you think it is for the ABC community to focus on each of the following in the coming two years:**

	<i>Essential</i>	<i>Very important</i>	<i>Somewhat important</i>	<i>Not at all important</i>
Overall feeling of safety in ABC.....	1	2	3	4
Overall ease of getting to the places you usually have to visit.....	1	2	3	4
Quality of overall natural environment in ABC.....	1	2	3	4
Overall "built environment" of ABC (including overall design, buildings, parks and transportation systems).....	1	2	3	4
Health and wellness opportunities in ABC.....	1	2	3	4
Overall opportunities for education and enrichment.....	1	2	3	4
Overall economic health of ABC.....	1	2	3	4
Sense of community.....	1	2	3	4

xx. Custom Question #1  
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 Custom Question #1 Custom Question #1 Custom Question #1 Custom Question #1 Custom Question #1  
 Custom Question #1 Custom Question #1

- Scale point 1       Scale point 2       Scale point 3       Scale point 4       Scale point 5

xx. Custom Question #2  
 Custom Question #2 Custom Question #2 Custom Question #2 Custom Question #2 Custom Question #2  
 Custom Question #2 Custom Question #2 Custom Question #2 Custom Question #2 Custom Question #2  
 Custom Question #2 Custom Question #2

- Scale point 1       Scale point 2       Scale point 3       Scale point 4       Scale point 5

xx. Custom Question #3  
 Custom Question #3 Custom Question #3 Custom Question #3 Custom Question #3 Custom Question #3  
 Custom Question #3 Custom Question #3 Custom Question #3 Custom Question #3 Custom Question #3  
 Custom Question #3 Custom Question #3

- Scale point 1       Scale point 2       Scale point 3       Scale point 4       Scale point 5

xx. **OPTIONAL [See Worksheets for details and price of this option] Open-Ended Question Open-Ended Question  
 Open-Ended Question Open-Ended Question Open-Ended Question Open-Ended Question Open-Ended  
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 Ended Question**

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# The XYZ of ABC 2015 Citizen Survey

**Our last questions are about you and your household. Again, all of your responses to this survey are completely anonymous and will be reported in group form only.**

**D1. How often, if at all, do you do each of the following, considering all of the times you could?**

	<i>Never</i>	<i>Rarely</i>	<i>Sometimes</i>	<i>Usually</i>	<i>Always</i>
Recycle at home .....	1	2	3	4	5
Purchase goods or services from a business located in ABC .....	1	2	3	4	5
Eat at least 5 portions of fruits and vegetables a day .....	1	2	3	4	5
Participate in moderate or vigorous physical activity .....	1	2	3	4	5
Read or watch local news (via television, paper, computer, etc.) .....	1	2	3	4	5
Vote in local elections.....	1	2	3	4	5

**D2. Would you say that in general your health is:**

- Excellent     
  Very good     
  Good     
  Fair     
  Poor

**D3. What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:**

- Very positive     
  Somewhat positive     
  Neutral     
  Somewhat negative     
  Very negative

**D4. What is your employment status?**

- Working full time for pay  
 Working part time for pay  
 Unemployed, looking for paid work  
 Unemployed, not looking for paid work  
 Fully retired

**D5. Do you work inside the boundaries of ABC?**

- Yes, outside the home  
 Yes, from home  
 No

**D6. How many years have you lived in ABC?**

- Less than 2 years       11-20 years  
 2-5 years       More than 20 years  
 6-10 years

**D7. Which best describes the building you live in?**

- One family house detached from any other houses  
 Building with two or more homes (duplex, townhome, apartment or condominium)  
 Mobile home  
 Other

**D8. Is this house, apartment or mobile home...**

- Rented  
 Owned

**D9. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?**

- Less than \$300 per month  
 \$300 to \$599 per month  
 \$600 to \$999 per month  
 \$1,000 to \$1,499 per month  
 \$1,500 to \$2,499 per month  
 \$2,500 or more per month

**D10. Do any children 17 or under live in your household?**

- No       Yes

**D11. Are you or any other members of your household aged 65 or older?**

- No       Yes

**D12. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)**

- Less than \$25,000  
 \$25,000 to \$49,999  
 \$50,000 to \$99,999  
 \$100,000 to \$149,999  
 \$150,000 or more

**Please respond to both questions D13 and D14:**

**D13. Are you Spanish, Hispanic or Latino?**

- No, not Spanish, Hispanic or Latino  
 Yes, I consider myself to be Spanish, Hispanic or Latino

**D14. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)**

- American Indian or Alaskan Native  
 Asian, Asian Indian or Pacific Islander  
 Black or African American  
 White  
 Other

**D15. In which category is your age?**

- 18-24 years       55-64 years  
 25-34 years       65-74 years  
 35-44 years       75 years or older  
 45-54 years

**D16. What is your sex?**

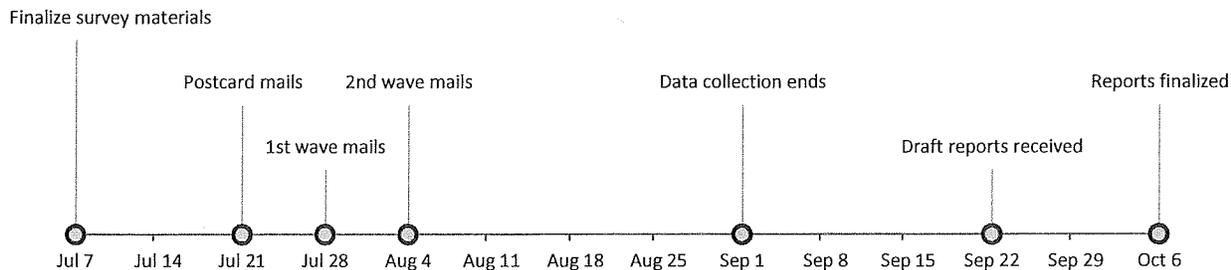
- Female       Male

**D17. Do you consider a cell phone or land line your primary telephone number?**

- Cell       Land line       Both

**Thank you for completing this survey. Please return the completed survey in the postage-paid envelope to: National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502**

## Timeline for The National Citizen Survey™



Item	Date
<b>Preparing for the Survey</b>	
⊙ The NCS survey process is initiated upon receipt of your enrollment form and first payment	Jun 2
← NRC emails you information to customize The NCS	Jun 2
→ Due to NRC: Selection of add-on options	Jun 16
→ Due to NRC: Drafts of the optional custom questions to be included in the survey	Jun 16
→ Due to NRC: Zip code information and GIS boundary data	Jun 23
→ Due to NRC: Additional payment for add-on options	Jun 30
⊙ NRC finalizes the survey instrument and mailing materials and sends .pdf samples for your records	Jul 7
⊙ NRC generates the sample of households in your community	Jun 30 to Jul 7
⊙ NRC prints materials and prepares mailings	Jul 14
→ Due to NRC: Selection of custom benchmark profile(s) (if custom benchmark add-on selected)	Jul 14
<b>Conducting the survey</b>	
⊙ Survey materials are mailed	Jul 21 to Aug 4
⊙ Prenotification postcards sent	Jul 21
⊙ 1st wave of surveys sent	Jul 28
⊙ 2nd wave of surveys sent	Aug 4
⊙ Data collection: surveys received and processed for your community	Jul 28 to Sep 1
⊙ During this time, you will receive postcards that were undeliverable due to bad addresses, or vacant housing units. This is normal. Please count all the postcards, as we will subtract the number of returned postcards from the total number mailed to estimate the number of "eligible" households in calculating the final response rate.	
→ Due to NRC: Final count of returned postcards	Sep 1
⊙ Survey analysis and report writing	Sep 1 to Sep 22
⊙ During this time, NRC will process the surveys, perform the data analysis, and produce a draft report for your community. The report of results will contain a description of the methodology, information on understanding the results, and graphs and tables of your results, as well as a description of NRC's database of normative data from across the U.S. and actual comparisons to your results, where appropriate.	
← NRC emails draft report (in PDF format) to you along with invoice for balance due on The NCS Basic Service and any additional add-on options	Sep 22
→ Due to NRC: community feedback on the draft report (most final reports are identical to the draft reports, except being labeled as final instead of draft)	Sep 29
← NRC emails final report and data file to you	Oct 6

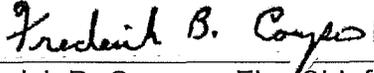
### Legend

← Indicates when items from NRC are due to you    → Indicates when items from you are due to NRC    ⊙ Indicates information items

**MEMORANDUM**

**TO:** Township Board

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

  
Frederick B. Cowper, Fire Chief

**DATE:** July 7, 2015

**RE:** Fire Truck Purchase

---

Over the past few months members of the Fire Department and the Public Works & Engineering Department (Motor Pool) have met to discuss the specifications for a new fire truck. This new rescue/pumper will replace a 1993 unit that has reached the end of its service life. The new fire truck will be used primarily to respond to structure fires and rescue emergencies and will be assigned to the new Central Fire Station.

As you may recall, in the 2015 Motor Pool budget, \$150,000 was allocated towards the purchase of a new truck. The balance of the funding for the truck was intended to be provided for in the 2016 Motor Pool budget for this critical emergency response vehicle. After significant refinement of the truck specifications, we have determined that \$273,951 will be necessary for the 2016 fire truck purchase allocation.

Because the construction of the Fire Truck will take approximately a year, we are requesting that approval of the truck be authorized by the Township Board to provide for a delivery date of June 2016.

The following motion is offered for Board consideration:

**MOVE TO AUTHORIZE THE TOWNSHIP MANAGER TO EXECUTE AN AGREEMENT WITH KODIAK EMERGENCY VEHICLES IN THE AMOUNT OF \$423,951 FOR THE PURCHASE OF A SPENCER PUMPER/SPARTAN CHASSIS FIRE TRUCK.**



10120 W. Grand River Hwy., Grand Ledge, MI 48837  
PHONE: 517-803-4268 FAX: 517-827-4969

## PROPOSAL OVERVIEW

**PROPOSAL TO:** Meridian Twp. Fire Department June 24, 2015  
5151 Marsh Road  
Okemos, MI 48864

**PROPOSAL FOR:** One (1) Spencer Pumper on custom Spartan Chassis, per attached specifications and prints

**LEAD-TIME/DELIVERY:** Chassis (Spartan): Approximately 5 months from receipt of signed agreement and prints

\*Apparatus (Spencer): Approximately 4 months after receipt of chassis from Spartan.

(\*Add two months if demo discount is accepted)

*Anticipated delivery date, if agreement is signed by July 1, 2015 and if completed vehicle is used by Spencer Manufacturing for two months: June 1, 2016*

**PROPOSAL PRICE:** Includes:

- Specification per the attached, including all changes outlined after review
- Spartan Chassis = \$202,981
- Trade-in credit = - (\$11,000)
- Credit for use as demo by Spencer Manufacturing after complete = -(\$5,000)

**TOTAL COST**

**\$423,951**

(Includes all rebates, discounts and trade-in vehicle)



10120 W. Grand River Hwy., Grand Ledge, MI 48837  
PHONE: 517-803-4268 FAX: 517-827-4969

## AGREEMENT

THIS AGREEMENT is made between Kodiak Emergency Vehicles, 10120 W. Grand River Hwy., Grand Ledge, MI 48837 ("COMPANY") and Meridian Twp. Fire Department 5151 Marsh Road Okemos, MI 48864 ("Buyer"). THE COMPANY agrees to sell and the BUYER agrees to purchase one (1) Spencer Fire Apparatus on a Spartan Chassis as described in the COMPANY'S proposal, all in accordance with the terms and conditions of the Agreement. The finished Fire Truck/Pumper shall be delivered from the Spencer Manufacturing facility in South Haven, MI and delivered by the COMPANY personnel to the Meridian Twp. Fire Department.

BUYER AGREES to pay total CONTRACT PRICE of \$423,951 for one (1) Spencer Fire Apparatus on a Spartan Chassis

CONTRACT PRICE: \$423,951

DOWN PAYMENT: \$0.00 with signed agreement

---

**BALANCE DUE AT TIME OF CHASSIS COMPLETION, AT SPARTAN CHASSIS:**  
**\$202,981**

**BALANCE DUE AT TIME OF VEHICLE COMPLETION, AT SPENCER MANUFACTURING: \$220,970** (*includes trade-in and demo discount. If trade-in and/or demo discount is not accepted, price will increase accordingly*).

**Trade-in to be transferred to Kodiak Emergency Vehicles once new apparatus is in Service.**

NOTE - Other changes or equipment additions will be invoiced OR credited separately upon completion and delivery. Unless otherwise specified, the Purchase Price is exclusive of all Federal, State, and Local Taxes of any nature.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Initials)



1340 S. WAVERLY ROAD STE. 3, LANSING, MI 48917  
PHONE: 517-803-4268 FAX: 517-827-4969

BUYER AGREES that the terms of final payment, unless otherwise specified, shall be made in the form of a cashier's check, money order, or municipal check made out to Kodiak Emergency Vehicles at time of final inspection at Spartan Chassis (for the chassis) and at Spencer Manufacturing (for the completed apparatus). THIS AGREEMENT, including its attachments and exhibits, constitutes the entire understanding between the parties relating to the subject matter contained herein, and merges all prior discussions and agreements. NO agent or representative of the company has authority to make any representations, statements, warranties or agreements not herein expressed and all modifications or amendments of the agreement, including its attachments and exhibits, must be in writing, signed by an authorized representative of each of the parties hereto.

IN WITNESS WHEREOF, the Company and the Buyer have caused this Agreement to be executed by their duly authorized representatives as of the date set forth by each.

**BUYER: Meridian Township, Michigan**

By: \_\_\_\_\_  
PRINT SIGNATURE

Title: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
PRINT SIGNATURE

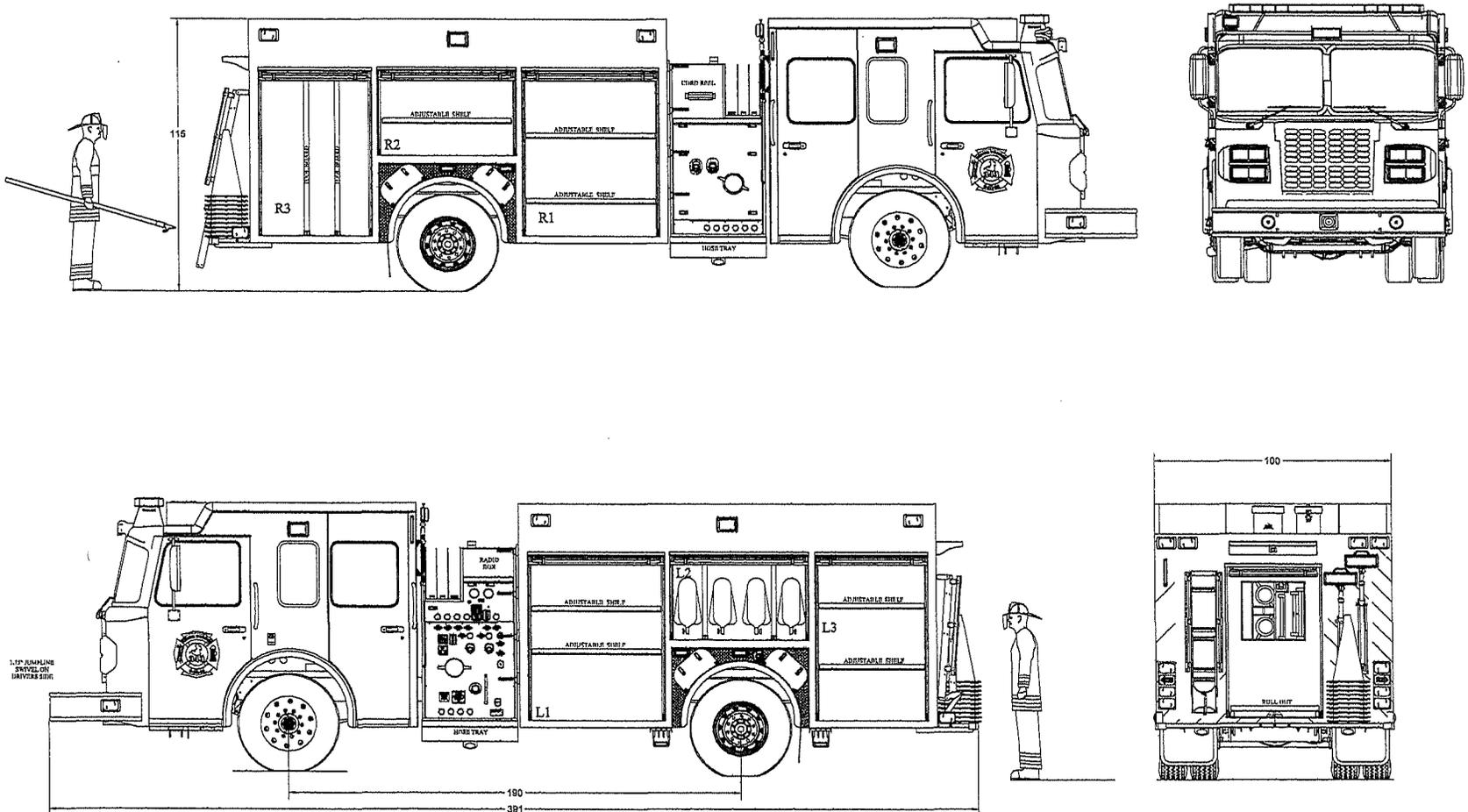
Title: \_\_\_\_\_ Date: \_\_\_\_\_

**COMPANY: Kodiak Emergency Vehicles**

By: AHREN TASZREAK  
PRINT SIGNATURE

Title: VP of Sales and Operations Date: \_\_\_\_\_

**MERIDIAN TOWNSHIP  
FIRE DEPARTMENT**



CHASSIS: SPARTAN METROSTAR  
 PUMP: WATERLOUS 1250  
 TANK: POLY 1000 GALLON WITH 20 GALLON FOAM  
 BODY: ALUMINUM  
 COMPARTMENT DOORS: ROM ALUMINUM WITH LED STRIP LIGHTING  
 GROUND LADDERS AND EQUIPMENT  
 LADDER: 1 - 24' 2 SECTION ALUMINUM  
 LADDER: 1 - 14' ROOF ALUMINUM  
 LADDER: 1 - 10' ATTIC ALUMINUM  
 PIKE POLE: 2 - 8' FIBERGLASS  
 SUCTION HOSE: 2 - 10' HARD 6"

COMPARTMENTS

L	OVERALL			DOOR OPENING	
	WIDTH	HEIGHT	DEPTH	WIDTH	HEIGHT
L1	61	70	26	58	66
L2	58	35	26	55	31
L3	47	70	26	44	66
B	32	28	27	29	24
R1	51	70	26	56	66
R2	58	35	26	55	31
R3	47	70	26	44	66

LIGHTING

WARNING: 14 - WHELEN 600  
 WARNING: 2 - WHELEN 500  
 SCENE: 1 - FRC EVOLUTION  
 SCENE: 2 - FRC SPECTRA  
 SCENE: 2 - FRC 900 2 - FRC 900 OPTIONAL  
 LIGHTBAR: 1 - WHELEN

ADDITIONAL EQUIPMENT

**MADE IN MICHIGAN**



DATE: 6-25-15 DRAWN BY: RWB REV: E

CUSTOM BUILT FIRE APPARATUS  
 PROUDLY MADE IN THE U.S.A.  
 LEADING THE INDUSTRY  
 IN QUALITY, INNOVATION, DESIGN AND  
 PRIDE OF WORKMANSHIP

165 VETERANS BLVD. - SOUTH HAVEN, MI 49090  
 269.637.8721 Fax 269.639.1697

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE AND MAY CHANGE AS NECESSARY DURING CONSTRUCTION. MINOR DETAILS MAY NOT BE SHOWN. THIS DRAWING IS FOR REFERENCE PURPOSES ONLY. SOME ITEMS MAY OR MAY NOT BE SHOWN ON THE DRAWING AND ITEMS SHOWN MAY OR MAY NOT BE INCLUDED IN THE SPECIFICATIONS. THE FINAL SPECIFICATIONS SHALL SUPERCEDE ALL OTHER DOCUMENTATION. ALSO ANY UNSPECIFIED EQUIPMENT SUCH AS DECK GUNS WILL NOT BE INCLUDED IN THE OVERALL HEIGHT AND MAY INCREASE THE OVERALL DIMENSIONS OF THE VEHICLE.

**PRE BID  
DRAWING**

APPROVAL SIGNATURES

DATE	FIRE CHIEF
DATE	SALES
DATE	PRODUCTION



www.spencerfiretrucks.com

VISIT US ON

**MEMORANDUM**

**TO:** Township Board  
**FROM:**   
Frank L. Walsh, Township Manager  
**DATE:** July 1, 2015  
**RE:** **Appointments to the Community Resources Commission**

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The following motion is offered for Board consideration:

**MOVE TO APPOINT ALICIA LANE AND REBECCA CHESSNEY JONES-HENRY TO THE COMMUNITY RESOURCES COMMISSION FOR TERMS ENDING DECEMBER 31, 2016.**

**Attachments:**

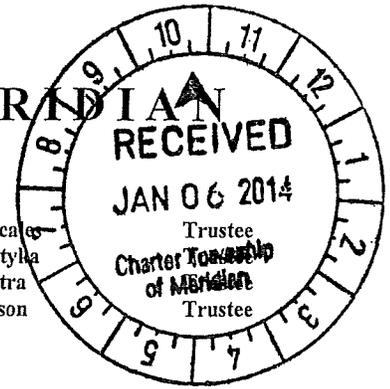
1. Application for Public Service – Alicia Lane
2. Application for Public Service – Rebecca Chessney Jones-Henry

# CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff      Supervisor  
 Brett Dreyfus              Clerk  
 Julie Brixie                Treasurer  
 Frank L. Walsh             Manager



Milton L. Scates  
 Ronald J. Styka  
 John Veenstra  
 Angela Wilson



## 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 type="checkbox"/> Land Preservation Advisory Board           |
| <input type="checkbox"/> Cable Communications Commission*                                   | <input type="checkbox"/> Park Commission (elected/appointed)        |
| <input type="checkbox"/> Capital Area Transportation Authority (C.A.T.A.)                   | <input type="checkbox"/> Pension Trustees                           |
| <input checked="" type="checkbox"/> Community Resources Commission                          | <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"/> Zoning Board of Appeals                    |
| <input type="checkbox"/> Economic Development Corporation                                   | <input type="checkbox"/> Lake Lansing Watershed Advisory Committee* |
|   | <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:

N/A

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

*Community involvement & improvement.*

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

*Experienced working on boards; enjoy the collaboration & purpose.*

*See attached resume*

Name: Alicia Lane (Fabiano)

Occupation: Assistant Prosecutor Place of Employment: Kent County

Home Address: 540 Juneberry Ln., Okemos 48864

Phone: (days) \_\_\_\_\_ (evenings) \_\_\_\_\_ E-mail fabes74@hotmail.com

Signature Alicia Lane Date 12/29/14

Other than the Downtown Development Authority Board, 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>1.06.15</u>	Distro: <u>EL DJ</u>	Application # <u>CRC 1501</u>
Registered Voter:	<u>(X)N</u>	<u>FW</u>	
Date Appointed:		<u>BD MEMBERS</u>	

Revised: November 24, 2014

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

www.meridian.mi.us



---

**Alicia Fabiano**  
**540 Juneberry Ln.**  
**Okemos, MI 48864**  
**fabes74@hotmail.com**

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### EDUCATION

**Michigan State University College of Law, Juris Doctorate**  
May, 2003

- University of Michigan Bergstrom Law Fellow & Scholarship recipient, 2002.
- Child & Family Advocacy certificate recipient from the Chance at Childhood program, 2002.
- Student Bar Association Representative & Community Service Chair, 2002-2003.
- Family Law Society Officer, Big Brothers/Big Sister volunteer

**Michigan State University, Bachelor of Arts**  
August, 1997

- Honors: Deans List, 1996-1997
- Tutor for MSU Basketball team member, 1996-1997
- Community Volunteer: Allen Street Elementary School

### EXPERIENCE

**Kent County Prosecutors Office, Assistant Prosecuting Attorney**  
November, 2003-present

- Assist in student in/extern hiring, including organizing, interviewing, and training.
- Manage child abuse/neglect, juvenile delinquency, personal protection order violations & mental health involuntary commitment hearing dockets.
- Review, authorize and prosecute juvenile delinquency Felony and Misdemeanor State of Michigan offenses and Kent County ordinance violations.
- Legal Adviser to Michigan Department of Human Services on child abuse/neglect petitions & actions to terminate parental rights.
- Prosecuting Attorney Association of Michigan conference presenter, 2014.
- State Bar of Michigan District C Character & Fitness Committee member, 2013-present
- SCAO Court Improvement Project Statewide Task Force member, 2012-present
- Children's Law Section Council Member, 2003-present; Education Committee Chair, 2005-2007; Treasurer, 2009-2011. Award for Outstanding Service recipient, 2014.
- Prosecuting Attorneys Coordinating Council, Family Law Council Member, 2005-2006.

**Michigan Attorney General, Law Clerk**  
May, 2002-May, 2003

- Drafted for submission, briefs to the MI Court of Appeals.
- Assisted Assistant Attorney General's with trial preparation, including writing a variety of legal pleadings, memorandum & legal research.
- Appeared before referees on pre-trial & post-termination hearings.

### INTERESTS

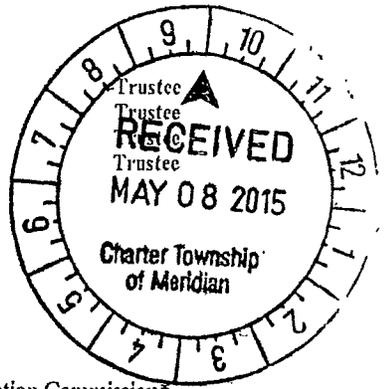
Traveling, writing, golfing, running, & volunteering for various non-profit & community organizations.

# CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff    Supervisor  
 Brett Dreyfus            Clerk  
 Julie Brixie              Treasurer  
 Frank L. Walsh          Manager



Milton L. Scales  
 Ronald J. Styka  
 John Veenstra  
 Angela Wilson



## 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 type="checkbox"/> Land Preservation Advisory Board           |
| <input type="checkbox"/> Cable Communications Commission*                                   | <input type="checkbox"/> Park Commission (elected/appointed)        |
| <input type="checkbox"/> Capital Area Transportation Authority (C.A.T.A.)                   | <input type="checkbox"/> Pension Trustees                           |
| <input checked="" type="checkbox"/> Community Resources Commission                          | <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"/> Zoning Board of Appeals                    |
| <input type="checkbox"/> Economic Development Corporation                                   | <input type="checkbox"/> Lake Lansing Watershed Advisory Committee* |
|   | <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:  
 I have interest in creating an atmosphere in which individuals with intellectual disabilities can congregate and socialize in an inclusive and safe environment.

Summarize your reasons for applying for this type of public service:  
 I want to serve the people of Meridian Township by utilizing the skills that I have honed as a counselor to promote social justice and ensure the well-being of those in my community.

Describe education, experience or training which will assist you if appointed. (Attach resume if available)  
 I have been working to benefit the community for the past fifteen years in both the private and public sector. I am cognizant of the needs of the community and eager to utilize my interpersonal and leadership ability to make a lasting impact on the lives of those around me.

Name: Rebecca Chessney Jones-Henry  
 Occupation: Developmental Disability Clinician Place of Employment: Community Mental Health CEI  
 Home Address: 6039 Hardy Avenue, East Lansing, Michigan, 48823  
 Phone: (days) (517)346-9543 (evenings) (517)755-0043 E-mail chessney33@yahoo.com;joneshen1@celcmh.org  
 Signature [Handwritten Signature] Date 5/5/15

Other than the Downtown Development Authority Board, 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		Distro: <u>EL FW</u>	Application # <u>CRC1504</u>
Registered Voter:	<u>Y/N</u>	<u>DJ</u>	
Date Appointed:		<u>BD MEMBERS</u>	



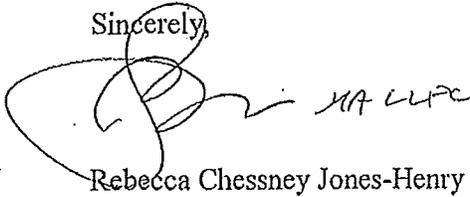
Rebecca Chessney Jones-Henry  
6039 Hardy Avenue  
East Lansing, Michigan 48823  
(517)755-0043  
[Chessney33@yahoo.com](mailto:Chessney33@yahoo.com)

I am writing this letter with a deep desire to serve the community. I would like to inquire about and give my candidature for any suitable opening for Community Resources Commission that involves working with a full spectrum of community support and organization. I have enclosed my resume and application for your consideration. I can begin immediately and schedule hours as needed.

I have been a consistent participant in various social activities organized within a clinical and field setting within both the private and public sector for many years. I am certain with my education and passion I will be an effective member of your organization, and meet your requirements. I have completed my M.A. in "Counseling" and now want to dedicate my life working with people. I love to interact with individuals by hearing their stories and problem solving. I am sure that my thirst for change, diligence, and humility; I will be able to reach many people.

I would appreciate any opportunity given to me and look forward to meeting with a representative in person to discuss suitable opportunities. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Chessney Jones-Henry". The signature is stylized and includes a large loop on the left side. To the right of the main signature, there are some smaller, less legible handwritten marks that could be interpreted as "MA LHC".

Rebecca Chessney Jones-Henry

Enclosure

# Rebecca Chessney Jones-Henry

PO Box 4371, East Lansing, Michigan 48823; Chessney33@yahoo.com  
517-755-0043

## SKILL SUMMARY

---

My skill set includes:

- Result oriented and Evidence based counseling professional with administrative, operations, and practical experience in a clinical setting.
- Excellent inter-personal skills, and a team player; have the ability to work on all levels of an organization, trouble shooting and problem solving abilities.
- Empowering individuals to encourage further growth and increase resiliency.

## EDUCATION

---

- ❖ M.A. Counseling 2013 from Central Michigan University, Mt. Pleasant, MI
- ❖ B.S. Biblical Studies and Art Therapy, 2001 from Columbia International University, SC
  - Licensure: LLPC, LPC expected: 2016
  - Special Training in DBT, ACT, Positive Psychology and Art Therapy

## SOCIAL WORK SKILLS & EXPERIENCE

---

2014-Current                      Community Mental Health (Current)                      Lansing MI

- Work with serious and persistently mentally ill adults.
- Provide crisis intervention techniques.
- Perform clinical diagnostic assessments and evaluations.
- Advocacy for people who experience Developmental Disabilities

2012-14                      The Women's Center of Greater Lansing                      Lansing, MI

- Perform individual therapy for adults, families, groups and children.
- Facilitate therapeutic process so to allow the client to explore resolutions and create positive change, as well as reviewing progress on a regular basis.
- Develop treatment plan using person-centered processes and client input to determine goals, objectives and best practice treatment modalities, including frequency and duration of treatment.

2012                      VFW National Home for Children                      Eaton Rapids, MI

*Case Manager*

- Worked with the caseworker team to develop or enhance the program for clients.
- Matched client needs with available resources in order to ensure that clients receive the most appropriate services for specific challenges and situations, as well as providing services for psychosocial needs.
- Maintain client records by following protocols, adhering to timelines, entering and updating data, maintaining case history and progress notes.

2011-2                      Children and Family Charities (Internship)                      Lansing, MI

- Conducted mental health screening and counseling, prepared complex clinical reports.
- Skilled in client assessment and evaluation with development and treatment plans.
- Actively worked with counselors, primary care physicians, Community Mental Health Services, and Child Protective Services.

**MEMORANDUM**

**TO:** Township Board

**FROM:**



Mark Kieselbach  
Director of Community Planning and Development



Martha Wyatt  
Associate Planner/Landscape Architect

**DATE:** July 1, 2015

**RE:** Special Use Permit #15051 (Campus Village Development); request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

In conjunction with Mixed Use Planned Unit Development (MUPUD) #15014, a special use permit is being requested by Campus Village Development to construct a group of buildings totaling more than 25,000 gross square feet. The project includes one existing multitenant retail building and ten multi-story buildings which include retail space and 198 apartment units (multiple family units). The total square footage of all buildings is approximately 227,748 square feet. The project location is at the existing shopping center known as Meridian Pointe, addressed as 2655 Grand River Avenue. Three parcels comprise the approximate 12.65 acre site which is zoned C-2 (Commercial) and is located in Section 20 of the Township.

Additional information has been provided in the staff memorandum associated with MUPUD #15014, dated July 1, 2015.

The Planning Commission held a public hearing on May 11, 2015 for Special Use Permit (SUP) #15051. At the June 8, 2015 meeting of the Planning Commission, a resolution to approve SUP #15051 was offered. The motion failed by a vote of 0-6.

Copies of the staff memorandums and minutes of the Planning Commission's meetings are attached. Site plans and communications are attached to the staff memorandum dated July 1, 2015 for MUPUD #15014.

**Township Board Options**

The Township Board may approve, approve with conditions, or deny SUP #15051. A resolution will be provided for consideration at a future meeting.

**Attachments**

1. Staff memorandums dated May 8, 2015 and June 5, 2015
2. Planning Commission minutes dated May 11, 2015 and (public hearing) and June 8, 2015

**Special Use Permit #15051  
(Campus Village Development)  
May 8, 2015**

**APPLICANT:** Campus Village Development  
919 West University Drive Suite 700  
Rochester, MI 48307

**STATUS OF APPLICANT** Option to purchase

**REQUEST:** Construct a mixed use planned unit development project

**CURRENT ZONING:** C-2 (Commercial)

**LOCATION:** 2655 Grand River Avenue

**AREA OF SUBJECT SITE:** Approximately 12.65 acres

**EXISTING LAND USE:** Shopping Center

**FUTURE LAND USE:** Commercial

**EXISTING LAND USES  
IN AREA:** North: Commercial  
South: Residential  
East: Residential  
West: Industrial

**CURRENT ZONING IN AREA:** North: C-2 (Commercial)  
South: RAA (Single Family, Low Density)  
East: RAA (Single Family, Low Density)  
West: I (Industrial)

**FUTURE LAND USE MAP:** North: Commercial  
South: Residential (1.25-3.5 DU/A)  
East: Residential (1.25-3.5 DU/A)  
West: Industrial

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:   
Martha Wyatt  
Associate Planner

DATE: May 8, 2015

RE: Special Use Permit #15051 (Campus Village Development), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

In conjunction with Mixed Use Planned Unit Development (MUPUD) #15014, a special use permit is being requested to construct a group of buildings totaling more than 25,000 gross square feet. The project includes one existing multitenant retail building and ten multi-story buildings which include retail space and 222 apartment units (multiple family units). The total square footage of all buildings is approximately 235,640 square feet. The project location is at the existing shopping center know as Meridian Pointe, addressed as 2655 Grand River Avenue. Three parcels comprise the approximate 12.65 acre site which is zoned C-2 (Commercial) and is located in Section 20 of the Township.

Background information has been provided in the staff report associated with MUPUD #15014 dated May 8, 2015. A synopsis applicable to the special use permit follows.

**Master Plan and Zoning**

The Master Plan's Future Land Use Map designates the subject site in the Commercial category and it is zoned C-2 (Commercial). In combination the three parcels exceed the lot area (approximately 12.65 acres) and lot width requirements (approximately 603 feet of combined frontage on Grand River Avenue) for the C-2 district.

**Physical Features**

The 12.65 acre parcel is currently developed as a shopping center which was approved under Special Use Permit #96141. Foods for Living, State of Fitness, and a Salvation Army store occupy the existing multitenant building for a total of 54,547 square feet. The third building pad, west of the Salvation Army store is vacant. There are no floodplain or wetland areas on the site. The Township Greenspace Plan shows the southwest corner of the site as a "Priority Conservation Corridor" (PCC). A PCC is a network of ecologically significant open spaces. In this case the PCC is associated with off-site areas where the Red Cedar River, associated floodplain, and wetlands are shown. An Off-Road Pathway is shown along the south property line of the subject site.

### **Streets and Traffic**

Access to the site is provided from Grand River Avenue currently via two existing driveways, one at each end of the site (east and west). No improvements to the two entrance driveways are proposed. The applicant's traffic study noted long vehicle delays will continue to occur at the subject site's western driveway (stop-controlled) for northbound traffic in the PM peak period. A recommendation was offered in the traffic study suggesting a northbound right turn overlap phase and minor signal timing adjustments be made at the Grand River Avenue/Park Lake Road intersection in order to improve movements at that intersection (eastern driveway).

The Township's Traffic Consultant reviewed the traffic study and noted concerns regarding future traffic entering the western driveway from the west and east, along with traffic trying to exit the site at the same location. In his opinion, the western driveway should be used solely for Denny's Restaurant and traffic associated with The Avenue should use the signalized eastern driveway at Park Lake Road and Grand River Avenue.

### **Utilities**

The Department of Public Works and Engineering has indicated that municipal water and sanitary sewer are available to serve the site. The site plan shows a schematic layout for stormwater management which includes filling in approximately 2/3 of the existing detention basin in the southwest corner of the site to create parking areas. A more thorough stormwater plan including calculations will be required during site plan review. Review and approval from the Ingham County Drain Commissioner's office may also be required.

### **Staff Analysis**

The purpose of the special use permit for structures or groups of structures greater than 25,000 square feet in size is to consider potential impacts such development may have on adjacent land uses. The Planning Commission should take into consideration issues related to the use of the mixed use project including potential hours of operation, number of employees, lighting, and noise. The Commission may recommend appropriate conditions be placed on an approval to address these topics.

### **Planning Commission Options**

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution will be provided for a future meeting. A copy of Section 86-126 is attached.

### **Attachments**

1. Special Use Permit Application
2. Special Use Permit Criteria (Section 86-126)

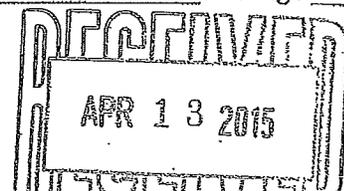
CHARTER TOWNSHIP OF MERIDIAN  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
5151 MARSH ROAD, OKEMOS, MI 48864  
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095

SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant Campus Village Development  
Address of Applicant  
919 West University Drive Suite 700 Rochester, MI 48307 Rochester, MI 48307  
Telephone - Work 248-609-0402 Home N/A Fax 248-609-0438 Email greg@campusvillage.com  
Interest in property (circle one): Owner Tenant Option Other  
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2655 Grand River  
Legal description (please attach if necessary)  
See Attached Survey  
Current zoning C-2  
Use for which permit is requested / project name The Avenue on Grand River  
Corresponding ordinance number \_\_\_\_\_
- C. Developer (if different than applicant) Same as Applicant  
Address N/A  
Telephone - Work N/A Home N/A Fax N/A
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name Kebs, Inc. -- Jeff Kyes, P.E.  
Address 2116 Haslett Road Haslett, Michigan 48840  
Telephone - Work 517-339-1014 Home N/A Fax 517-339-8047
- E. Acreage of all parcels in the project: Gross 12.57 Net 12.57
- F. Explain the project and development phases:
- G. Total number of:  
Existing: structures 1 bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces 174 carports \_\_\_\_\_  
garages \_\_\_\_\_ Proposed: structures 9 bedrooms 412 offices \_\_\_\_\_ parking spaces 359 carports \_\_\_\_\_  
garages \_\_\_\_\_
- H. Square footage: existing buildings 53,407 proposed buildings 56,500  
Usable Floor area: existing buildings 42,725 proposed buildings 45,200
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type None Acreage 0.0  
Proposed Recreation: Type Dog Park, Pocket Parks, Fitness Park & Court Yards Acreage 28,000sf



Existing Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Open Space: Type Dog Park, Pocket Parks, Fitness Park & Court Yards Acreage 2.86 (22.74%)

K. If Multiple Housing:

Total acres of property 12.57  
 Acres in floodplain 0.0 Percent of total 0.0  
 Acres in wetland (not in floodplain) 0.0 Percent of total 0.0  
 Total dwelling units 222  
 Dwelling unit mix: Number of single family detached: for Rent \_\_\_\_\_ Condo \_\_\_\_\_  
 Number of duplexes: for Rent \_\_\_\_\_ Condo \_\_\_\_\_  
 Number of townhouses: for Rent \_\_\_\_\_ Condo \_\_\_\_\_  
 Number of garden style apartments: for Rent 222 Condo \_\_\_\_\_  
 Number of other dwellings: for Rent \_\_\_\_\_ Condo \_\_\_\_\_

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

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

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

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

Part II

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

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

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

Part III

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

Yes     No    (Please check one)

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

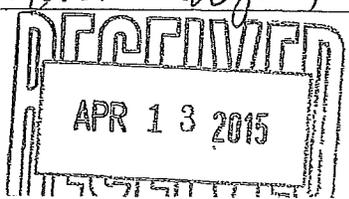
*Greg Schaefer*  
Signature of Applicant  
Greg Schaefer

04/13/2015  
Date

Type/Print Name

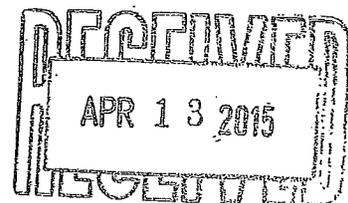
Fee: 880.00

Received by/Date: *Montray Wolf 4/13/15*



THE AVENUE ON GRAND RIVER  
SUP Request Standards – Responses

1. The project is consistent with the intent and purposes of the Township Ordinance. The underlying zoning of the property is C-2, which permits the existing and the new commercial development. The addition of the residential component creates a mixed use project, which Section 86-440 (MUPUD) permits in C-2 zoning districts.
2. The project is consistent with current land use policies in the Township's comprehensive development plan. The mixed use aspect of the project will allow additional retail on the site while also increasing both commercial and residential density on the Grand River corridor. Accessibility to the site will be improved with the relocation of the CATA bus stops to the front of the site, as well as enhanced pedestrian and bicycle access to the site which connects to the existing Township system. The mixed use project will also become a walkable pedestrian oriented site, which does not currently exist. It will also provide synergies between the new residential component and the new and existing retail establishments on site and nearby.
3. The project is to be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the area. The project will use the same building style as the existing retail on the site and the expansion will be designed to seamlessly blend into the existing buildings. In addition the project will connect the existing buildings, which currently sit back from Grand River, by connecting Grand River to the retail near the back of the site. This project will not change the existing character of the area as it will be an extension of the current retail on site. It will also combine the residential and retail as an integrated site, with a design emphasizing enhanced walkability of the site.
4. The project will not adversely affect or be hazardous to existing neighboring uses. The adjacent uses to the site are retail, commercial and industrial uses. The site is located in primarily a retail area of Grand River which will benefit from increased residential density. The residents of the project will patronize the existing businesses on-site and nearby, with pedestrian connections to such establishments. In addition the redevelopment plan calls for additional amenities that will benefit the community including a fitness park and dog park.
5. The project will not be detrimental to the economic welfare of the surrounding properties or the community. The addition of 222 residential units will result in increased patronage of the businesses on-site and nearby along Grand River.
6. The project is adequately served by the existing public facilities. The project can tie directly into the public utilities along Grand River Avenue and the railroad right of way, which have the capacity to service this project. The project will utilize the existing curb cuts onto Grand River. CATA has agreed to add bus stops on both sides of Grand River to accommodate the project. Storm water detention facilities exist on-site to accommodate the proposed building on the vacant pad which was never developed, and such facilities will be adjusted to accommodate the project as needed.
7. The project is adequately served by public sanitation facilities. Public water and sanitary sewer facilities are located in the railroad right of way at the south of the site, which are sized with sufficient capacity to accommodate the project.



8. The project will not have uses that are detrimental to any persons, property, or the general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors. The project is located on a busy corridor, surrounded by commercial uses. The project will have the existing retail uses and additional small retail/commercial uses, as well as residential units, courtyards, parking and a community building with an entrepreneurial hub. No other activities or uses will be generated to produce any of the above detrimental effects to the community.
9. The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, since it is a redevelopment of an existing retail development approved by the Township.

## The Avenue on Grand River

APR 13 2015

The Avenue on Grand River is a mixed use retail and housing development that combines existing retail with new housing and new retail into a new vibrant community. The project will be located at 2655 E. Grand River. Three retail entities, Food for Living, State of Fitness, and Salvation Army are currently located on the site. The project will convert a retail site that has sat vacant for over 17 years into a new community that encompasses all the aspects of new urbanism. The project combines both horizontal and vertical mixed use elements into a warm and inviting walkable community. The project incorporates many public spaces that can be used not only by the site residents, but by all community residents. By combining residential housing with significant existing and new site retail and public spaces, a walkable community is created where residents can fulfill their needs for shopping, other activities and relaxation directly on site.

The project will add 15,040 square feet of new retail and community space and 165,939 square feet of new housing to the existing 53,616 square feet of retail already on the site. The residential portion of the development will be comprised of 222 units in one, two and four bedroom configurations. The majority of the residential units are one and two bedroom with a bedroom to unit ratio of 1.86 for the entire community. The majority of the new retail space will be located on the first floor of a new vertical mixed use building located on the northern portion of the site adjacent to Grand River. Additional new commercial space will be located as an extension on the west end of the existing retail. The new residential housing will be located above the new retail, and in two housing clusters centered around interior court yards on the west side of the site. The residential units will have high end finishes with granite countertops, dark wood cabinets, and faux wood flooring. With the focus towards older students and young professionals, technology will be emphasized both in the units and the amenities. In addition the units will be furnished.

The entire site includes many amenities for use by both residents and non-residents of the community. In the conservation category, all exterior lighting for the community will be LED fixtures. Site recycling of trash will be undertaken to help preserve the environment. We are planning to relocate the bus transit stop to the front of the community and make it a gathering space by adding benches, flower boxes, and public WIFI access. Foot and bicycle pathways through the community connecting to the existing township system will provide additional means of accessibility to the project. In addition we will provide significant bicycle storage, including covered storage, for the residents and retail customers. An additional amenity will be a fitness park to provide a work-out area with specialized exercise equipment for the entire community. Additional outdoor gathering areas, public seating spaces and plazas will be available for residents and non-residents alike. The project will also feature a dog park for use by the entire community, which we understand to be a desired public amenity in the Township. The apartment units will incorporate many state of the art amenities including private courtyards, underground utilities, balconies, sidewalk planters, swimming pool, gazebos, and many other

features. A community center will provide a work-out facility, computer lab, conference and meeting rooms, a lounge area, and game room for residents.

A unique feature of the community will be an entrepreneurial hub. This feature supports the transitional period of many upper level students, new graduates and young professionals to establish their business pursuits. The purpose of this concept is to provide an environment and support facilities for young professionals starting with their own business to excel in their new venture. Many residents in college community environments start their own small business in the later years of their university experience. Our community will be geared to support this activity by providing an on-site business center where residents can meet with associates, hold small conferences, utilize business support facilities, and in general grow their business. The residential component of the project is structured to attract these potential residents by providing over 75% of its units as one and two bedroom units.

Requested ordinance waivers:

Side yard parking setback. 15' required 0.75' proposed.

Rear yard parking setback 15' required 2.0' proposed.

Maximum impervious area. 70% required 77.26% proposed

Internal parking landscape areas and landscaping

Parking:

Required - Commercial 219 spaces

Residential 444 spaces plus 111 spaces that could be built in the future

Total required 663 spaces plus 111 shown that could be built = 774 spaces

Proposed- 533 spaces

We are very excited to bring this project forward for your consideration. We look forward to working with the township throughout this process. If you have any questions as you go through this material please do not hesitate to contact us.

**SPECIAL USE PERMIT – REVIEW CRITERIA**  
**(Section 86-126, Code of Ordinances)**

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

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

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Martha Wyatt  
Martha Wyatt  
Associate Planner

DATE: June 5, 2015

RE: Special Use Permit #15051 (Campus Village Development), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

The Planning Commission held the public hearing for Special Use Permit (SUP) #15051 during the May 11, 2015 meeting. In conjunction with Mixed Use Planned Unit Development (MUPUD) #15014, a special use permit is being requested by Campus Village Development, prospective property owner, to construct a group of buildings totaling more than 25,000 gross square feet. The project consists of one existing multitenant retail building and ten proposed multi-story buildings which include eight apartment buildings and two mixed use buildings. The mixed use buildings offer retail space, a business center (entrepreneurial hub), and residential housing. A total of 222 apartment units (multiple family units) are offered in the ten proposed buildings. In combination, the total square footage of all eleven buildings is approximately 235,640 square feet. The project location is at the existing shopping center known as Meridian Pointe, addressed as 2655 Grand River Avenue. Three parcels comprise the approximate 12.65 acre site which is zoned C-2 (Commercial) and is located in Section 20 of the Township.

Although minor changes have been made to the site plan since the public hearing, the building sizes and overall square footage (existing and proposed buildings) have not changed. Revised plans are attached to the staff memorandum for MUPUD #15014, dated June 5, 2015.

Conditions originally placed on the shopping center under Special Use Permit #96141, in the approval letter dated March 19, 1997 have been replaced with conditions applicable for the proposed project. The resolution reflects those changes.

**Planning Commission Options**

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for a structure of group of structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution to approve is attached.

**Attachment**

1. Resolution to approve
2. Special use permit review criteria

**RESOLUTION TO APPROVE**

**SUP #15051  
(Campus Village Development)  
2655 Grand River Avenue**

**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 8th day of June, 2015 at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Campus Village Development has requested a special use permit to construct ten buildings and include the existing multitenant retail building as part of a mixed use planned unit development, totaling approximately 235,640 square feet in gross floor area on an approximate 12.65 acre site, addressed as 2655 Grand River Avenue and zoned C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 11, 2015; and

WHEREAS, the Planning Commission has reviewed and discussed staff material forwarded under cover memorandums dated May 8, 2015 and June 5, 2015; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial) which permits the development of buildings greater than 25,000 square feet in floor area by special use permit; and

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

WHEREAS, the approximately 235,640 square feet of building area has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from approximately 235,640 square feet of building area to be used for one existing retail building, two mixed use buildings, and eight apartment buildings, with a total of 222 apartment units; and

WHEREAS, the approximate 12.65 acre site meets the minimum lot area and lot width requirements of the C-2 (Commercial) district; and

WHEREAS, the proposed development on the subject site will be served by public water and sanitary sewer.



**Resolution to Approve  
SUP #15051 (Campus Village Development)  
Page 3**

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 8<sup>th</sup> day of June, 2015.

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John Scott-Craig, Chair  
Planning Commission

G:\commun plng & dev\plng\special use permits (sup)\2015\sup 15051 (The Avenue)\staff reports\sup 15051 res to approve PC

**SPECIAL USE PERMIT – REVIEW CRITERIA**  
**(Section 86-126, Code of Ordinances)**

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

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

2. If required, the applicant shall obtain a soil erosion and sedimentation control permit from the Department of Public Works & Engineering prior to any work taking place related to the deck project. A copy of the permit shall be provided to the Department of Community Planning & Development.
3. The elevation of the proposed deck shall be a minimum of one foot above the level of the base flood elevation of 847 feet above mean sea level.
4. In no case shall the impoundment capacity of the 100-year floodplain be reduced by the deck.
5. Fill placed in the floodplain as part of the project shall be protected against erosion pursuant to a soil erosion permit from the Department of Public Works & Engineering.
6. The applicant shall properly dispose of all excess materials from the post holes to an off-site location subject to the approval of the Director of Community Planning & Development.

Seconded by Commissioner Ianni.

Planning Commission discussion:

- Conditions in the resolution address Planning Commission concerns expressed at the last meeting

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

#### 6. Public hearings

- A. Mixed Use Planned Unit Development #15014 (Campus Village Development), request to establish a mixed use planned unit development at 2655 Grand River to include the existing multi-tenant commercial building and new construction consisting of 15,040 square feet of commercial space and 222 multiple family dwelling units and
- B. Special Use Permit #15051 (Campus Village Development), request for a group of buildings greater than 25,000 square feet (approximately 236,000 square feet) consisting of an existing commercial building (approximately 55,000 square feet) and new construction (approximately 181,000 square feet) at 2655 Grand River

Chair Scott-Craig opened the public hearings at 7:10 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)

- Summary of subject matter  
Associate Planner Wyatt summarized the proposed mixed use planned unit development (MUPUD) and special use permit request as outlined in staff memorandums dated May 8, 2015.
- Applicant  
Mark Clouse, George Eyde Family LLC, 4660 S. Hagadorn Road, Suite 660, East Lansing, offered history on the site, beginning when Circuit City was built in 1997/1998. Over the years, George Eyde Family, LLC, acquired each of the three (3) subject parcels. He noted the retail component of the big pad site did not meet big box needs and companies were not forthcoming. Through meetings with the Township Manager and the Director of Community Planning and Development over the last 15 months, it was determined the site would be a good location for a “horizontal” mixed use planned unit development (MUPUD).

John Gaber, Attorney, Campus Village Communities, 380 N. Old Woodward, Suite 300, Birmingham, highlighted changes made to the plan based on comments made by Planning Commissioners on the concept plan approximately six (6) weeks ago. He indicated moving the buildings and changing the configuration to have complimentary designs, building materials and colors. The building out front will house a variety of retail uses (e.g., pizza carry-out) and integrate with existing retail already on the site.

Mr. Gaber stated a fenced in dog park was added to provide an underserved need for on- and off-site residents. He indicated the fitness park was expanded, with exercise stations within to augment a workout routine. Mr. Gaber noted a pocket park was added adjacent to Foods for Living and the bus shelter will provide public wi-fi.

Mr. Gaber noted Block 3 has been decreased and moved to the north to increase the distance of the corner nearest the railroad track from 41 feet to 116.5 feet, with installation of a barrier wall. He added the railroad tracks are 6-1/2 feet lower than the finished floor elevation of the Block 3 building. Mr. Gaber indicated he is working with railroad personnel to provide the Planning Commission with additional information.

Mr. Gaber noted the applicant is offering 15-20 amenities in exchange for requested waivers. He stated the applicant's traffic consultant concluded that with or without the proposed project, the future northbound traffic at the west drive would have congestion when exiting (level of service E to F). Mr. Gaber indicated the applicant's traffic consultant believed one way for vehicles wishing to make a left hand turn onto Grand River Avenue during rush hour is to conduct traffic signal modification at the nearby signaled intersection, which would address congestion from the site. He stated the Township traffic consultant's comment regarding restricting the west drive for use only by Denny's is problematic from both an accessibility and enforcement standpoint. Mr. Gaber believed it necessary to have circulation around the building for adequate traffic flow and indicated a possible fire safety issue if there was no traffic circulation around the building by the west drive.

Mr. Gaber pointed out the viability of shared parking between residential, retail and non-residential uses. He voiced concern with placing a pedestrian pathway on the south side of the project, given the parking spaces next to the property line, the detention area and the barrier wall for the railroad.

Mr. Gaber requested the special use permit restriction prohibiting restaurants be eliminated to provide options for the residences.

- Public  
Kirk Marrison, 938 Sunset Lane, East Lansing, General Manager, Foods for Living, spoke in support of the project.
- Planning Commission and staff discussion:  
Commissioner Van Coevering inquired if there was a pedestrian crosswalk over to the north side of Grand River Avenue.

Associate Planner Wyatt replied there is not.

Commissioner Van Coevering asked if the Michigan Department of Transportation (MDOT) has commented on the project, given that Grand River Avenue is a state trunk line.

Associate Planner Wyatt replied the Township has not received comments from MDOT.

Commissioner Van Coevering inquired whether the Bus Rapid Transit would be on the interior of exterior lane on Grand River Avenue.

Principal Planner Oranchak responded it is not known at this time.

Commissioner Van Coevering questioned whether the fitness park and dog park would be open to the public.

Associate Planner Wyatt responded in the affirmative.

Commissioner Van Coevering inquired as to the price point of the apartments.

Greg Schaefer, Executive Vice President of Business Development, Campus Village Communities, 919 West University, Suite 700, Rochester, responded rent for the apartments has not yet been finalized, but is estimated to range from \$575 to \$795.

Commissioner Van Coevering asked if the Planning Commission can debate and decide the waiver requests proposed by the applicant.

Associate Planner Wyatt responded the Planning Commission can look at those and make recommendations for the project.

Commissioner Honicky believed having a portion of the pedestrian bicycle pathway system as part of this project would alleviate parking and traffic issues as many of the residents who would be Michigan State University (MSU) students would have connectivity through to campus.

Commissioner Honicky suggested the western driveway contain three (3) lanes; one for Denny's, one ingress and an obligate right hand turn. He suggested the applicant eliminate the two "middle" buildings and place the southern-most building sideways which would

reduce the percentage of impervious surface and provide the 175 feet setback from the railroad tracks.

Mr. Gaber responded the footprint has already been reduced for the building nearest the railroad track. He expressed appreciation for Commissioner Honicky's thoughts on the driveway configuration which will be discussed with the applicant's traffic engineer. Mr. Gaber acknowledged having direct access to the MSU campus through the pathway system would be ideal, but was unsure sure how the pathway connects, traverses the river and deals with the overpass.

Commissioner Honicky suggested the applicant look at the path of the sanitary sewer line as a possibility for continuous pathway connection.

Commissioner Cordill voiced concern with frequency and times of trains on the Grand Trunk Railroad, given that rail traffic will likely increase. She expressed a desire to see more street trees as it is a suburban site with urban lot coverage.

Commissioner Cordill requested clarification whether the entrepreneurial function was part of the northern most mixed use building or two separate buildings.

Associate Planner Wyatt responded it is not physically attached to the Salvation Army.

Commissioners Cordill suggested adding more landscaping in the fitness park.

Mr. Gaber stated he will ensure more trees are planted throughout the site and the balance will be addressed during site plan review.

Commissioner DeGroff inquired as to the location of the covered bicycle spaces.

Mr. Gaber answered the covered bicycle parking spaces are on the courtyard side of the buildings for safety reasons.

Commissioner DeGroff noted the proposed project does not seem like a MUPUD and most of the amenities do not benefit the public at large. As an example, he cited the inability of the public wishing to shop at the retail establishments by riding their bicycle to the development and parking their bikes under the covered bicycle spaces. Commissioner DeGroff did not believe other residents would drive to the development to use the exercise space.

Mr. Gaber expressed appreciation for the comments about amenities, adding the Township's MUPUD ordinance specifies the offered amenities (e.g., rehabilitation of a degraded site).

Commissioner Jackson noted the retention pond in the southwest corner was designed for the previous development and was calculated to handle the expected runoff. She inquired if comparable calculations have been made for this design.

Associate Planner Wyatt responded the Township has not yet received calculations from the applicant's engineers (KEBS, Inc.), adding discussion has taken place about the options of

porous pavement, pervious pavement and possible remodeling for increased detention capacity.

Commissioner Jackson inquired if those were stated possibilities to compensate for the fact the applicant intends to fill in some of the existing detention pond. She asked when the decision would be made regarding those possibilities within the design.

Associate Planner Wyatt answered the calculations and more detailed design will be provided during the site plan review phase.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, noted the design of the original site was based on old stormwater runoff standards. He noted since newer standards are being required by the Ingham County Drain Commissioner's office, there will be greater difficulty in reaching the water quality than the issues of quantity and detention, adding there is a need to incorporate pervious concrete to deal with water quality. Mr. Kyes added he will work with the ICDC and the Township and the existing detention basin will be modified to make the project "work."

Commissioner Jackson expressed concern with where Building 5, Block 2 is placed on the site. She inquired if there will be housing plus the entrepreneurial center within that building.

Greg Schaefer responded there is also a small maintenance facility in the rear on the first floor.

Commissioner Jackson expressed concern that residents in Block 3 look northeast at the side of the Salvation Army building, at the back of Building 5, at the railroad tracks and into an industrial area.

Mr. Schaefer noted there is parking all around the development and was the reason for the design presented, looking into the courtyard.

Commissioner Jackson stated the satellite view of the parking spaces in back of the existing buildings have disappeared in the applicant's drawing. She inquired if they will be used in the parking space count.

Mr. Kyes responded the parking in question does not meet the aisle width and depth required in the ordinance and, therefore, cannot be counted.

Commissioner Van Coevering elucidated several MUPUDs have previously been approved which amenities have not all benefited the general public. She believed a precedent has been set with a mix of amenities for both residents and the general public.

Associate Planner Wyatt offered examples of other developments where there has been a mix of amenities (e.g., hotel, Aldi development)

Commissioner Ianni added the dog park on the north end and pocket parks will be open to the general public.

Commissioner Jackson stated the LED lighting and underground wiring should not be counted as amenities.

Chair Scott-Craig added the ordinance is old and needs to be “updated,” adding the spirit the Planning Commission is looking for is one where amenities are totally accessible to the public. He noted the balconies facing the interior courtyard do not benefit the public in any way.

Commissioner Jackson encouraged the applicant to add more decorative material on the façade in the back of Building 1 to address the requirement of articulation every 50 feet as it will be clearly seen by traffic.

Mr. Schaefer added the apartments on the upper floors have a two foot “bump out” on both the east and west sides, which breaks up the façade.

Commissioner Tenaglia reminded Commissioners that all 12.65 acres are being considered for the MUPUD requirements and amenities.

Commissioner Cordill indicated the storefronts will be most visible traveling eastbound on Grand River. She asked for a definition of what building material CMU is an acronym for and what it looks like.

Mr. Schaefer responded CMU is concrete masonry unit and is man-made split faced block or cast stone, adding most of the CMU units will be on the lower parts of the buildings and will not resemble a concrete block.

Commissioner DeGroff stated public use of the dog park makes sense only in conjunction with the trail connectivity, as he did not believe residents would drive to the dog park to exercise their dogs next to Grand River Avenue. He revisited the “philosophical difference” in interpretation of what counts towards the mixed use requirements.

Commissioner Honicky reiterated his concern with the setback from the railroad, as he believed there will be an increase in the Grand Trunk train traffic with propane tank cars, and the Planning Commission should be wary of offering a variance to the 175 foot safety buffer.

Mr. Gaber responded he had talked with the railroad and a 175 foot safety buffer is fairly unique in that not many communities require such a great distance. He reminded Planning Commissioners that railroad setback variances were given to two recent projects, the Lodges and the Hamptons (63 feet from the right-of-way with a three foot wall).

Commissioner Ianni clarified the MUPUD ordinance does state what percentage of the development must be commercial and what percentage must be residential. He believed the MUPUD ordinance is about the synergy the development creates and noted support by the retail establishments surrounding the proposed project, specifically citing increased foot traffic.

Commissioner Jackson believed there was an additional entrance off Grand River near the animal hospital and inquired why it can't be considered as an additional ingress or egress into the site.

Associate Planner Wyatt indicated it is not to be considered a designated egress entrance point for the shopping center, but a connection with the animal hospital as a cooperative understanding.

Principal Planner Oranchak added it is not a true ingress/egress point as it does not provide direct access out to the street.

Commissioner Jackson inquired about the history of the restaurant use restriction.

Associate Planner Wyatt indicated residents along Park Lake Road had concerns about increased traffic if the shopping center was allowed to have restaurant uses. She stated the approval letter includes language that the applicant agrees to place a deed restriction on the property prohibiting restaurant uses.

Commissioner Jackson asked if that was one of the conditions of the original special use permit.

Associate Planner Wyatt responded in the affirmative.

Commissioner Jackson inquired if that condition of the original special use permit would be vacated and no longer a consideration for this special use permit request with regard to allowed uses.

Associate Planner Wyatt responded she would like to obtain clarification on that issue from the Director of Community Planning and Development.

Chair Scott-Craig reminded fellow Commissioners that the restriction is on the deed, not on the special use permit.

Associate Planner Wyatt stated the current property owner could request that the deed restriction be removed.

Principal Planner Oranchak added it could also be a condition of the special use permit or the MUPUD to eliminate the deed restriction and, upon approval, it would officially be removed from the deed.

Principal Planner Oranchak stated that when the project was built, there was no opportunity for any service drive, so that was why the connection near the animal hospital was made.

Commissioner Cordill believed the proposed location would be an excellent location for a coffee house or pizzeria; however, drive-through windows should be discouraged as they run counter to the walkability of the site.

Commissioner DeGroff believed the trail connectivity is crucial to the creation of synergy for the general public.

Chair Scott-Craig voiced concern the current failing entrance of level of service (LOS) E to F will get worse with this development. He spoke to crossing Grand River Avenue to take the bus to campus as extremely dangerous, believing the only safe way to cross is to walk

to the intersection at Park Lake Road. Chair Scott- Craig believed moving the bus stop closer to the development on the south side of Grand River makes sense, but not on the north side.

Chair Scott-Craig indicated the position of the building which houses the entrepreneurial center blocks easy access of Block 3 traffic to the Park Lake Road entrance. He stated such a configuration creates excessive traffic in front of the Foods for Living store and is a danger for residents who enter the store to shop. He did not believe allowing only Denny's traffic to use the western entrance was practical and would not entice businesses to locate in that area.

Chair Scott-Craig noted there is an easement from the edge of this property over to Dawn Avenue which belongs to the Ingham County Road Department (ICRD). He stated there has been no input from many of the experts (e.g., ICRD, Drain Commissioner, Michigan Department of Transportation) involved in this project so, as a result, he is not ready to make any determination.

Chair Scott-Craig indicated there needs to be expert advice provided as to why it is acceptable for the applicant to be 376 parking spaces "short."

Chair Scott-Craig spoke to the importance Meridian Township places on greenspace and trees, voicing concern with the 77% impervious coverage. He inquired if detention ponds count as greenspace.

Associate Planner Wyatt responded 50% can be counted, adding that Mr. Kyes relayed such in a communication to her so that is why the impervious surface is listed at only 77% on the plans.

While acknowledging parking buffers are greenspace, Chair Scott-Craig stated the Township's ordinance requires a 15 foot buffer and the applicant has provided only three-quarters of a foot in one spot. He added the Zoning Board of Appeals has requested on several occasions that the Planning Commission not send them projects which require multiple variances.

Chair Scott-Craig stated the dog park is small, on a slope and not in a good location. He did not believe the dog park, as proposed, is a good amenity for the project. Chair Scott-Craig believed there is a safety issue with the long balconies and questioned where the snow shoveled off the balconies and stairways would be placed. He suggested limiting the balconies and have covered stairways. Chair Scott-Craig expressed appreciation for the shutters on the apartment building windows and the recycling center.

Chair Scott-Craig noted if the project is downsized it will address many of the concerns (e.g., greenspace, parking, setback requirements, traffic circulation).

Mr. Schaefer responded to earlier Planning Commission comments by noting all stairways and patios are covered, management handles snow removal and 24/7 security is provided to address the safety issue.

One of the applicant's representatives commented the economics of a 96-bed reduction as suggested by Planning Commissioners would render the proposed project financially unfeasible to build.

Associate Planner Wyatt mentioned she received an email communication from the ICRD who had reviewed the plans, but do not have any jurisdiction as MDOT has control of Grand River Avenue, traffic light signalization and phasing.

Commissioner Van Coevering stated the applicant may want to come back with changes based on comments this evening and a need for information from MDOT.

Commissioner Ianni suggested placing this item back on the Planning Commission's June 8<sup>th</sup> agenda.

Chair Scott-Craig closed the public hearings at 9:32 P.M.

#### 7. Unfinished Business

- A. Special Use Permit #15031 (BBI Holdings LLC), request to establish a child care center at 2172 and 2190 Association Drive

**Commissioner DeGroff moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15031 subject to the following conditions:**

1. Approval is based on application materials submitted by BBI Holdings, LLC; site plans prepared by Nederveld, dated April 3, 2015; and building elevations prepared by Architectural Concepts, dated April 2, 2015, subject to revisions as required.
2. Special Use Permit #15031 shall be subject to the applicant receiving approval of Wetland Use Permit #15-01 for the proposed work in regulated wetland and proposed wetland mitigation plan.
3. As part of the site plan review process, a planting plan for the required 20 foot water features setback/natural vegetation strip shall be provided for review and approval by the Director of Community Planning & Development.
4. Once established, the required 20 foot water features setback/natural vegetation strip shall be maintained and be free of structures, grading, or other disturbances.
5. Street trees shall be provided along the frontage of the site.
6. The final site plan, landscape plan, building elevations, building materials and colors, shall be subject to the approval of the Director of Community Planning and Development.
7. The requirement for a northbound right-turn taper on Okemos Road at Association Drive will be reviewed during site plan review and shall be subject to the review and approval of the Ingham County Road Department.
8. The trash dumpster shall be enclosed on four sides; three sides of the enclosure shall

- Need for more buffer and greenspace with fewer apartments
- Township's Master Pathway plan is to place a pathway along this land which connects at both ends (one of which would go under the railroad, and one which would go over the river)
- Suggestion for the applicant to provide an easement for a future pathway
- Michigan Department of Transportation (MDOT) has "weighed in" that it has no issue with the entrance next to Denny's
- Planning Commissioner belief the majority of traffic will use the entrance at Park Lake Road as it has a light at that intersection
- Building which would house the entrepreneurial center at the blocks the access to the main entrance
- Concern with the considerable difference between the number of parking spaces required by ordinance and the number of parking spaces offered by the applicant
- Concern with the increase to 81% impervious surface when the underlying C-2 zoning allows for a maximum of 70%
- Reminder that the Planning Commission is making a recommendation to the Township Board on this proposal
- Drawing appears to show the project will utilize some of the space which currently is a portion of one of the stormwater retention ponds
- Request for KEBS, Inc. to provide information on how the reconfigured stormwater retention will "work"
- There is little downstream space as the river is right behind it and water which is not properly treated will go directly into the Red Cedar River
- Concern there are no environmental amenities being offered
- Appreciation for the applicant's efforts to provide amenities
- Suggestion to have some restriction (e.g., fence) between the project and the railroad tracks
- Reminder the land is zoned C-2, but the use is residential
- Review of the industrial zoned area last week shows it to contain various types of thriving businesses (chemical, metal stamping and foundry)

ROLL CALL VOTE: YEAS: Commissioner Van Coevering

NAYS: Commissioners Cordill, DeGroff, Honicky, Jackson, Chair  
Scott-Craig

Motion failed 1-5.

- 
- B. Special Use Permit #15051 (Campus Village Development), request for a group of buildings greater than 25,000 square feet (approximately 236,000 square feet) consisting of an existing commercial building (approximately 55,000 square feet) and new construction (approximately 181,000 square feet) at 2655 Grand River

Commissioner Cordill moved [and read into the record] **NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN** hereby recommends approval of Special Use Permit #15051 (Campus Village Development) for a group of buildings (ten new buildings and one exiting retail building) totaling more than 25,000 square feet in gross floor area subject to the following conditions:

1. Approval of the special use permit is recommended in accordance with the Cover Sheet (Site Plan) prepared by KEBS, Inc., dated May 27, 2015, and building elevations prepared by Progressive AE, dated received May 27, 2015, subject to revisions as required.

2. Special Use Permit #15051 is subject to all conditions placed on Mixed Use Planned Unit Development #15014 (Campus Village Development) by the Township.
3. The gross square feet of all buildings on the site shall not exceed 235,640 square feet unless the applicant applies for and receives an amendment to Special Use Permit #15051 (Campus Village Development).
4. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
5. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
6. The utility, grading, and storm drainage plans for the site shall be 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.
7. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.
8. The above-stated conditions shall replace all prior conditions listed in the approval letter for Special Use Permit #96141, dated March 19, 1997.

Seconded by Commission Van Coevering.

ROLL CALL VOTE: YEAS: None

NAYS: Commissioners Cordill, DeGroff, Honicky, Jackson, Van  
Covering, Chair Scott-Craig

Motion failed 0-6.

- C. Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the PRD sketch plan for the unplatted portions of Ember Oaks preliminary plat located north of Jolly Road

Commissioner Van Coevering moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the amendment to Planned Residential Development #15-97015 dated April 17, 2015 for the remaining 111 lots on 161.88 acres in the Ember Oaks plat. Seconded by Commissioner Jackson.

Planning Commission discussion:

- Planning Commissioners are limited as to what they can consider while deliberating this request
- Request meets all the Township requirements for a PRD approval

## MEMORANDUM

TO: Township Board

FROM:

  
 Mark Kieselbach  
 Director of Community Planning and Development

  
 Gail Oranchak, AICP  
 Principal Planner

DATE: June 30, 2015

RE: Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the Ember Oaks Planned Residential Development (PRD) sketch plan

The applicant, SP Investments Limited Partnership, represented by Keith Schroeder, has requested an amendment to the Ember Oaks Planned Residential Development (PRD) sketch plan originally approved by the Township Board as PRD #97015 on November 16, 1999. In 1999, the sketch plan was approved for 159 lots to be developed using RAAA district standards on 230.3 acres. Since 1999, three final plats have been approved for development of 47 lots on 71.09 acres. The applicant is requesting approval to revise the sketch plan for the remaining 161.88 acres and 111 lots.

The applicant indicated the reasons for the amendment are: acquisition of additional land on Jolly Road eliminated the need to cut Jolly Road to improve site distance, an improved layout around the pipeline, and to address impacts from actions taken to eliminate water flowing onto Meridian Township owned property to the north.

Section 86-378 PRD District: Planned Residential Development Overlay District provides the following criteria for reviewing a PRD sketch plan: at least 20 percent open space; buffering of adjacent properties; compliance with applicable residential zoning district regulations, in this case RAAA; and preservation of natural features/configuration of open space. Planned residential development sketch plan approval results in a change to the zoning map thus a PRD sketch plan review follows the same procedure as a typical rezoning. In this case the remaining 161.88 acres are currently zoned RR/PRD and will remain as such, the only difference being the revision to the sketch plan itself.

The Planning Commission held the public hearing at its May 18, 2015 meeting. During its discussion, the Planning Commission considered the flow of wildlife across the property, the scope of the planned residential development review process, street connections to adjacent subdivision, and the specific standards applicable to the review of a planned residential development.

On June 8, 2015 the Planning Commission voted 7-1 to recommend approval of the request to amend PRD #97015 citing the following reasons for its decision:

**REZ #15-97015 (SP Investments)**  
**Township Board (6/30/2015)**  
**Page 2**

- The 111 lots on the remaining 161.88 acres are consistent with the number permitted by the underlying RR zoning and RAAA district standards for lot width and lot area.
- 44.4 percent dedicated open space for the overall 232.97 exceeds the minimum 20 percent required by PRD district standards.
- A 50 foot buffer is in place to separate lots in the planned residential development and adjacent land zoned for minimum lots sizes greater than the average lot size in the planned residential development.
- Contiguous open space has been retained to the extent possible.
- A buffer has been provided for lots in the planned residential development closest to Jolly Road, an arterial street.

**Township Board Options**

The Township Board may approve, conditionally approve or deny the sketch plan. A resolution will be provided for a future meeting.

**Attachments**

1. Staff reports dated May 15, 2015 (public hearing) and June 4, 2015 (decision)
2. Planning Commission minutes dated May 18, 2015 (public hearing) and June 8, 2015 (decision)
3. Communications
4. PRD #15-97015 Sketch Plan dated April 17, 2015 (proposed)
5. PRD #97015 Sketch Plan approved November 16, 1999

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP  
Principal Planner

DATE: May 15,, 2015

RE: Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the Ember Oaks Planned Residential Development (PRD) sketch plan

The applicant, SP Investments Limited Partnership, represented by Keith Schroeder, has requested an amendment to the Ember Oaks Planned Residential Development (PRD) sketch plan originally approved by the Township Board as PRD #97015 on November 16, 1999. The applicant indicates the reasons for the amendment are: acquisition of additional land on Jolly Road eliminated the need to cut Jolly Road to improve site distance, an improved layout around the pipeline, and to address impacts from actions taken to eliminate water flowing onto Meridian Township owned property to the north.

The purpose of the Section 86-378 Planned Residential Development Overlay district ordinance, is to preserve natural features and open space, minimize development impacts on natural features, and reduce the cost of installing and maintaining infrastructure by allowing flexibility and alternative design standards. This is accomplished by first establishing the maximum number of residential lots permitted by the underlying zoning district using a conventional subdivision design, then permitting a reduction in lot size and lot area to accomplish the intended purpose. Review of a PRD sketch plan request entails confirming standards of the PRD ordinance have been met:

- Consistent with the maximum number of lots permitted by RR zoning
- Consistent with the permitted lot width and lot area reductions based on RAAA zoning
- Shows a minimum 20% of the development parcel as perpetually preserved open space
- Includes a 50 foot butter when adjacent to land zoned with minimum lot sizes greater than the average lot size in the PRD
- Retains contiguous open spaces to the extent possible
- Provides buffering for lots closest to an arterial street

In 1999, review of the Ember Oaks PRD request established 159 lots could be developed on the approximately 230 acres site based on RR zoning standards. Application of PRD standards permitted the 159 lots to be laid out using RAAA (Single Family, Low Density) district standards of 100 feet of lot width and 20,000 square feet of lot area versus the RR requirements of 200 feet of lot width and 40,000 square feet of lot area. After review of the October 6, 1999 sketch plan for consistency with the PRD ordinance, the Township Board granted approval of PRD #97015 consisting of 159 lots laid out in accordance with RAAA standards on November 16, 1999.

**REZ #15-97015 (SP Investments)  
Planning Commission (5/15/2015)  
Page 2**

Since being granted PRD approval, Ember Oaks subdivision received preliminary plat approval (PP #00012) for 158 lots and final plat approval has been granted for 47 lots making them available for construction. The amended sketch plan dated April 17, 2015 shows the remaining 111 lots have been reconfigured and the road network redesigned.

Sheet #2 of the amended sketch plan includes a chart comparing the original design, the combined final plats, and land remaining in the preliminary plat which is the subject of this request. Average lots sizes have decreased but lots remain consistent with the requirements of the RAAA district (100 feet of lot width and 20,000 square feet of lot area). Overall street rights-of-way have increased by approximately two acres after factoring in 2.67 acres added to the site since the original sketch plan approval. The amount of open space has increased by approximately 11.67 acres thus increasing open space over the 230 acres to approximately 45 percent while regulated wetlands in dedicated open space remains the same and net dedicated open space increases by approximately 8.5 acres.

It is important to note, the sketch plan is only reviewed for compliance with the requirements of the PRD District, Section 86-378. If this or a revised sketch plan amendment is approved by the Planning Commission and Township Board, the next step in the process is an amendment to the original preliminary plat for compliance with the Land Division Ordinance when further modifications to lot layouts and the road network are possible.

**Planning Commission Options**

The Planning Commission may approve, conditionally approve or deny the sketch plan. A resolution will be provided for a future meeting.

**Attachments**

1. Application and supporting materials
2. Township Board resolution dated November 16, 1999
3. PRD #15-97015 Sketch Plan dated April 17, 2015 (proposed)
4. PRD #97015 Sketch Plan approved November 16, 1999

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 SP Investments Limited Partnership.  
Address of applicant 4665 Dohic Rd Okemos, MI.  
Telephone: Work (517) 349 0560 Home (517) 349 0560 -  
Fax (517) 349 1370 Email KATH@SCHWABER-HOMES.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: KEBS, INC  
Name / Contact Person JEFF KYES / DANE PASCOE  
Address 2116 HASLETT RD, HASLETT, MI 48840  
Telephone: Work 339-1014 Home \_\_\_\_\_  
Fax 339-8047 Email dpascoe@kebs.com
- C. Site address/location JOLLY RD, OKEMOS, MI 48864  
Legal description (Attach additional sheets if necessary) PART OF W/2, SEC 35, MERIDIAN TWP - SEE Survey  
Parcel number 33-02-02-35-300-011, Site acreage 161.88  
300-027,176-001
- D. Current zoning RAAA WITH PRD OVERLAY Requested zoning RAAA WITH PRD OVERLAY
- E. The following support materials must be submitted with the application:
1. Nonrefundable fee.
  2. Evidence of fee or other ownership of the subject property.
  3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
    - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
    - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.  
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
  4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part 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

Keith L. Schroeder Partner of  
Signature of Applicant SP INVESTMENTS L.P.

4-22-15  
Date

Keith L. Schroeder  
Type/Print Name

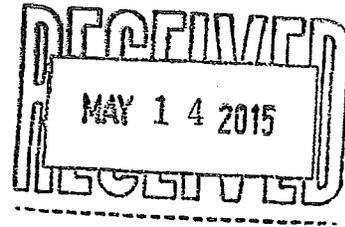
Fee: \$500-

Received by/Date: Hail Orsted 4/22/15

EMBER OAKS COMPANY  
4665 Dobie Road Suite 130  
Okemos, MI 48864

May 14, 2015

Meridian Township  
Gail Oranchak  
5151 Marsh Road  
Okemos, MI 48864



Gail,

Per your request the following are reasons for requesting modifications to the Ember Oaks preliminary plat and PRD sketch plan.

At the time we'd planned Ember Oaks – the only land we owned for a second road access to Jolly Road was where the road was on the plan. This location required cutting Jolly Road in order to have legal sight distance.

The party we purchased the land from had a life lease on 5 acres with the home at 1302 Jolly Road and the big barn. Upon her death we got full control of that land. The new plan moves the road to the west and gives the necessary sight distance.

In the process of moving this road, the engineers found a much better way to deal with the pipeline.

In order to gain these two things, the connection to Forsberg Ave. had to change.

There were changes needed from resolution of the storm water flowing through the land owned by Meridian Township between the railroad and the Red Cedar River.

Sincerely,

Ember Oaks Company

  
Keith L. Schroeder  
president

**RESOLUTION TO APPROVE**

**PRD #97015  
SBI Limited Partnership  
North of Jolly Road  
East of Dobie Road**

**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 16th day of November 1999, at 7:00 p.m., Local Time.

PRESENT: Supervisor McCullough, Clerk Helmbrecht, Treasurer Klunzinger,  
Trustees McGillicuddy, Milliman, Squiers

ABSENT: Trustee Such

The following resolution was offered by Trustee McCullough and supported by Clerk Helmbrecht.

**WHEREAS**, SBI Limited Partnership has requested to apply a Planned Residential Development (PRD) overlay for approximately 230 acres located north of Jolly Road, south of the CSX Railroad, east of the Hiawatha Park and Sierra Vista subdivisions and west of the Ponderosa subdivision with a PRD sketch plan for a 159 lot single family subdivision; and

**WHEREAS**, the Planning Commission held a public hearing on September 13, 1999 and recommended approval of the PRD with conditions on October 25, 1999; and

**WHEREAS**, the Planning and Development Committee of the Township Board met on November 9, 1999 and recommended approval of the PRD with conditions; and

**WHEREAS**, the density for the proposed PRD at 0.69 dwelling units per acre is consistent with the Future Land Use Map designation of Residential at 0.5 to 1.25 dwelling units per acre in the 1993 Comprehensive Development Plan; and

**WHEREAS**, the proposed PRD complies with the Township requirements for the preservation of open space and limiting impacts on important natural features; and

**WHEREAS**, the proposed PRD developed at RAAA (Single Family-Low Density) standards provides a transition between the less dense RR (Rural Residential) Ponderosa subdivision to the east and the RAA (Single Family-Low Density) Hiawatha Park and Sierra Vista subdivisions to the west; and

**WHEREAS**, the proposed PRD is located in an urban reserve area identified in the 1993 Comprehensive Development Plan where utilities would be made available if it would result in higher quality development than would normally be achieved under conventional zoning; and



CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM



Gail Oranchak, AICP  
Principal Planner

DATE: June 4, 2015

RE: Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the Ember Oaks Planned Residential Development (PRD) sketch plan

The Planning Commission held a public hearing regarding SP Investments Limited Partnership's request to amend the Ember Oaks Planned Residential Development (PRD) sketch plan. Review of a PRD sketch plan request entails confirming the following PRD ordinance standards have been met:

- Consistent with the maximum number of lots permitted by RR zoning
- Consistent with the permitted lot width and lot area reductions based on RAAA zoning
- Shows a minimum 20% of the development parcel as perpetually preserved open space
- Includes a 50 foot buffer when adjacent to land zoned with minimum lot sizes greater than the average lot size in the PRD
- Retains contiguous open spaces to the extent possible
- Provides buffering for lots closest to an arterial street

**Planning Commission Options**

The Planning Commission may approve, conditionally approve or deny the sketch plan. A resolution to approve has been provided.

**Attachments**

1. Resolution to approve
2. Letter from Duff Schroder to Ember Oaks Homeowners dated May 20, 2015

**RESOLUTION TO APPROVE**

**Planned Residential Development #15-97015  
SP Investments LP  
Ember Oaks - Jolly Oak Road, east of Dobie 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 8th day of June 2015, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, SP Investments LP requested an amendment to Planned Residential Development #97015 sketch plan for the remaining 161.88 acres of the Ember Oaks plat; and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its May 18, 2015 meeting; and

WHEREAS, on November 16, 1999, the Township Board approved the original sketch plan consistent with the open space and design requirements of Section 86-378 PRD District for 159 lots laid out according to the lot width and lot area of the RAAA district on 230.3 acres; and

WHEREAS, the Township Board approved final plats for Ember Oaks, Ember Oaks #2, and Ember Oaks #3 consisting of 47 total lots on 71.09 acres; and

WHEREAS, approximately 2.67 acres have been added to the development to increase the land area for the entire Ember Oaks development from 230.30 acres to 232.97 acres and

WHEREAS, the 111 lots on the remaining 161.88 acres are consistent with the number permitted by the underlying RR zoning and RAAA district standards for lot width and lot area; and

WHEREAS, at 44.4 percent, dedicated open space for the overall 232.97 exceeds the minimum 20 percent required by PRD district standards; and

WHEREAS, a 50 foot buffer is in place to separate lots in the PRD and adjacent land zoned for minimum lots sizes greater than the average lot size in the PRD; and

WHEREAS, contiguous open space has been retained to the extent possible; and

**Resolution to Approve  
PRD #15-97015 (SP Investments LP)  
Page 2**

WHEREAS, A buffer has been provided for lots closest to Jolly Road, an arterial street;  
and

WHEREAS, at .69 dwelling units per acre, the PRD remains consistent with the 2005  
Future Land Use Map which designates the 232.97 acres as Residential 0.5 – 1.25 dwelling  
units per acre.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF  
THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the amendment to Planned  
Residential Development #15-97015 dated April 17, 2015 for the remaining 111 lots on 161.88  
acres in the Ember Oaks plat.

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 8th day of June 2015.

\_\_\_\_\_  
John Scott-Craig  
Planning Commission Chair



*The Family Name... Built on Quality!*

May 20, 2015

Dear Ember Oaks Homeowners:

I am writing to each of you in an effort to correct what appears to be a misunderstanding about our future development plans at Ember Oaks.

First and foremost, we intend to develop the undeveloped land as future phases of the Ember Oaks Subdivision.

The current plan includes a total of 158 lots, which is the same number of lots as in our prior plan. While average lot size has decreased somewhat, the smallest of the new lots is approximately the same size as current lot 24 (Chinoy). Moreover, the reconfigured plan includes an additional 11.67 acres of open space beyond the prior plan.

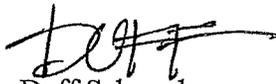
Finally, the next phase will be subject to the same Restrictions as are currently in place.

While it can never be the case that all Ember Oaks' homeowners will love the design of every other home within the subdivision, I promise you that when approving house plans, we always take into consideration its "fit" within the community at large.

In the future, if and when rumors about our intentions circulate, I would ask that you give us the benefit of the doubt and let us know what your concerns are. Schroeder Homes has been a part of Meridian Township for over 50 years, during which time we have worked to maintain a reputation for honesty and integrity. I can assure you of our continued commitment to the Ember Oaks community:

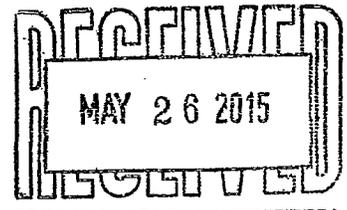
Very truly yours,

SCHROEDER HOMES

  
Duff Schroeder

BS/gaa

cc: John Scott-Craig, Planning Commission Chair  
Mark Kieselbach  
Jeff Kyes



Dr. Lloyd Bingman, 1425 Ambassador Drive, Okemos, requested the Planning Commission deny the proposed amendment to PRD #15-97015 (SP Investments Limited Partnership).

Teresa Bangman, 1425 Ambassador Drive, Okemos, expressed opposition to PRD #15-97015 (SP Investments Limited Partnership), stating the proposed amendment is inconsistent with the current PRD and would allow for smaller lots.

Zubin Chinoy, 1420 Ambassador Drive, Okemos, voiced his opposition to the proposed amendment for PRD #15-97015 (SP Investments Limited Partnership).

Salim Jaffer, 3633 Wandering Way, Okemos, voiced his opposition to the proposed amendment for PRD #15-97015 (SP Investments Limited Partnership).

Chair Scott-Craig closed public remarks.

## 5. Communications

- A. Melvin Jung, 1421 Ambassador Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- B. Srinivas Kandula, 3653 Bandera, Okemos; RE: PRD #15-97015 (SP Investments)
- C. Thomas Jay Dart, Jr., 3569 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- D. Barbara Herdus, PLLC, 1103 North Washington Avenue, Lansing; RE: PRD #15-97015 (SP Investments)
- E. Paul Flynn & Cindy Hollenbeck, 1433 Wandering Way, Okemos; RE: PRD #15-97015 (SP Investments)
- F. Lauie Fata, 3592 Ostego Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- G. Jianguo Liu, 3590 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- H. Patrick England, 3670 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- I. Ashir and Kusum Kumar, 3885 Highwood, Okemos; RE: PRD #15-97015 (SP Investments)
- J. John and Clarissa Dallas, 3586 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)
- K. Edward Liu, 1417 Ambassador Drive, Okemos; RE: PRD #15-97015 (SP Investments)
- L. Kirsten Rawson, 3589 Cabaret Trail, Okemos; RE: PRD #15-97015 (SP Investments)

Communications received and distributed at the May 11, 2015 meeting and placed on file:

- A. Joe Lopez, Denny's, Inc., 2701 E. Grand River, East Lansing; RE: MUPUD #15014 (Campus Village Dev.)

## 6. Public hearings

- A. Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the PRD sketch plan for the unplatted portions of Ember Oaks preliminary plat located north of Jolly Road

Chair Scott-Craig opened the public hearings at 7:28 P.M.

Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)

- Summary of subject matter  
Principal Planner Oranchak summarized the amendment to the planned residential development (PRD) as outlined in staff memorandum dated May 15, 2015. She highlighted the differences between the original PRD and the proposed PRD before the Commission.
- Applicant

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, pointed out the lot width and lot size requirements for the zoning remain the same as the original PRD. He indicated requirements from the Ingham County Drain Commissioner (ICDC) regarding detention and pre-treatment have changed since the original PRD was approved in 1999, necessitating additional land for water treatment. Mr. Kyes addressed another requirement which originated from the Township Board since original plat approval of a 60 foot setback from the gas main pipe, resulting in a 27 foot loss of buildable land on each side of the gas main. He discussed the previous need to cut the hill down on Jolly Road for sight distance purposes, noting the new layout brings the road up the hill, provides greater sight distance and allows the Jolly Road hill to remain intact.

Mr. Kyes stated Ponderosa Drive is not currently receiving any developed water. He indicated the applicant has worked with the ICDC and the Township to comply with their requirement to discharge all water on site to the two detention ponds to the north at the agreed upon discharge rates. Mr. Kyes pointed out the Forsberg Road connection is a requirement from the ICRD and must be constructed. He did not believe the traffic concerns as opined by the residents of Ember Oaks were valid as it would require five (5) turns to reach Jolly Road. Mr. Kyes addressed the concern expressed during public comment regarding lot size, explaining several lots in the original plat have already been built on with some of the lot sizes ranging from 20,100 square feet to 23,000 square feet, adding they meet the 20,000 square foot requirement.

- Public

Mark Hooper, 3653 Stagecoach Drive, Okemos, offered a history of this project since its inception in 1992, outlining continued concern throughout the process regarding traffic and inter-subdivision traffic.

- Planning Commission and staff discussion:

Commissioner Ianni inquired as to how the redesign improves the flow of wildlife across the property.

Mr. Kyes responded the applicant attempted to make everything contiguous. While he was unclear where all the wildlife corridors are located, there is an additional eight (8) acres of open space. He stated the proposed layout maintains the intent of the original PRD relative to contiguous wetlands and contiguous open space.

Commissioner Van Coevering confirmed with staff that house designs and building materials are outside of the scope of the Township's review throughout the process.

Commissioner Van Coevering reiterated the amount of open space has been increased from 20% to 45%.

Commissioner Van Coevering confirmed vehicle trips will not increase as the number of lots in the original PRD of 159 will be reduced to 158.

Commissioner Tenaglia voiced appreciation for public input at tonight's meeting and encouraged residents to attend the May 21<sup>st</sup> Master Plan Public Input Forum to discuss the future development of Meridian Township.

Commissioner DeGroff asked for staff confirmation that the original preliminary plat review showed the Forsberg Drive connection.

Principal Planner Oranchak responded in the affirmative, adding, as the applicant had stated, both the ICRD and the Township were interested in having the connection to the Ponderosa subdivisions.

Chair Scott-Craig indicated there is a corresponding connection to Hiawatha Park on the other side of the development.

Commissioner Deits cautioned Commissioners they should not consider comments regarding “promises” made by the developer to land owners as they are not part of this review process.

Chair Scott-Craig reiterated the six standards shown as bullet points in the staff memorandum are what is under the purview of the Planning Commission to make a decision on.

Commissioner DeGroff addressed the issue that over the last 5-10 years, corporations have been afforded rights that only individuals used to have. He believed corporations should behave like good “citizens” and keep promises made.

Chair Scott-Craig closed the public hearing at 8:04 P.M.

**7. Unfinished Business (None)**

**8. Other Business (None)**

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

Chair Scott-Craig reminded citizens of the Master Plan Public Input Forum to be held on Thursday, May 21, 2015 at 7:00 P.M. in the Town Hall Room.

Commissioner Deits reported his attendance at the last meeting of the Downtown Development Authority (DDA), where the Township is in discussion with developers regarding development on the MARC/Central Fire Station property. He reminded residents of the June 13, 2015 Celebrate Downtown Okemos Event and urged residents who wish to volunteer or give a monetary donation to contact the Township.

**10. New applications**

A. Special Use Permit #15061 (Jacobs Engineering), request to install a 90 foot cell tower on 4980 Park Lake Road

**11. Site plans received (None)**

**12. Site plans approved (None)**

**13. Public remarks**

Chair Scott-Craig opened public remarks.

Zubin Chinoy, 1420 Ambassador Drive, Okemos, stated most residents are apprehensive the amendment will be detrimental to their homestead and believed the Planning Commission must take their concerns into consideration during deliberation of PRD #15-97015.

Warren D’Sousa, 3598 Stagecoach Drive, Okemos, identified himself as an engineer employed by the Michigan Department of Transportation, and suggested the Township employ the contact sensitive solution (CSS) process and consider all the stakeholders affected by PRD #15-97015.

- 
- C. Planned Residential Development #15-97015 (SP Investments Limited Partnership), request to amend the PRD sketch plan for the unplatted portions of Ember Oaks preliminary plat located north of Jolly Road

**Commissioner Van Coevering moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the amendment to Planned Residential Development #15-97015 dated April 17, 2015 for the remaining 111 lots on 161.88 acres in the Ember Oaks plat. Seconded by Commissioner Jackson.**

Planning Commission discussion:

- Planning Commissioners are limited as to what they can consider while deliberating this request
- Request meets all the Township requirements for a PRD approval
- Change being made is minor and does not impact the existing conditions of the PRD
- Issues brought forth by residents are items which should be addressed with the developer
- Planning Commissioners must follow Township ordinances in making their decision
- Commissioners do not have authority to act outside of the purview of the Planning Commission

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Honicky, Jackson, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 6-0.

**8. Other Business (None)**

- 9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**  
Commissioner Honicky addressed earlier public comment regarding sustainability relative to the height of the proposed cell tower, the subject of SUP #15061. He spoke to wind renewable energy, adding modern wind farms have towers which can be 500 feet tall. Commissioner Honicky believes the word sustainability means different things to different people.

Chair Scott-Craig announced public attendance at the Master Plan Public Input Forum held on May 21, 2015 exceeded his expectations and he was very appreciative of those who came out to share their ideas and comments.

**10. New applications**

- A. Special Use Permit #15071 (Children's Enrichment Center), request to establish a child care center at 1549 Haslett Road

**11. Site plans received (None)**

**12. Site plans approved**

- A. Site Plan Review #15-04 (MF Okemos), request to construct a retail building with drive-through window at 2049 Grand River Avenue
- B. Site Plan Review #15-05 (Kroger), request to construct a gas station with a 254 square foot transaction kiosk and eight fueling stations at 4884 Marsh Rd

**13. Public remarks**

Chair Scott-Craig opened and closed public remarks.

## Gail Oranchak

---

**From:** madmel777@aol.com  
**Sent:** Wednesday, May 13, 2015 10:25 PM  
**To:** Gail Oranchak  
**Subject:** Application to Amend PRO #15-97015 Should Be Recommended for Denial  
**Attachments:** image1.JPG; image2.JPG; image3.JPG

Dear Commission,

We, as homeowners, are cognizant of the plans for future development of Ember Oaks subdivision as purposed by Schroeder Home Services LLC. The purposed plan will depreciate our land value, and deter potential buyers from locating to our subdivision. Future development as purposed in this manner could affect property value for the worse. We believe the Developer has potentially breached its representations and warranties made to the existing Ember Oaks homeowners.

I write requesting SP Investments Limited Partnership's petition to amend the Planned Residential Development #97015 ("PRO") be "recommended for denial." "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a. Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki C. Schroeder, and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be, and any assigns, successors, and affiliates thereof.

The Developer, as the applicant, is petitioning this Commission for an amendment. The amendment, as proposed, desires to decrement the lot size and, presumably, increase the number of lots offered. It is further believed the Developer is desirous of making such proposed changes to reflect economic factors not then anticipated when it submitted and received the planned development. And, even if total lot numbers and/or preserved open spaces stay same, by way of lots and open spaces in aggregate, but are modified such that they fail to stay true to the planned development (which is evidenced by the desire to amend such) and the believed upon Developer representations and warranties, such proposed amended planned development would fail to stay in keeping with what purchasers would have or should have relied upon. Furthermore, it is believed such homes, eventually built upon the proposed amended planned residential overlay lots, would be more diminutive than those believed to be represented and warranted to subsisting homeowners including, but not circumscribed to, less stone or masonry requisites presently required.

The problem, as the Commission is now wisely aware of, is buyers under the existing Plat may have relied upon many factors including, but not limited to, the following:

- (1) Original Planned residential overlay, as issued, and reflected in both the Plat and Unplatted lands;
- (2) The believed upon Developer's representations and warranties, particularly as reflected on the Unplatted lands;
- (3) The Declarations of Restrictions (historically representing, by amendment, a history of Unplatted lands entering into the Plat).

Therefore, if the Commission were to "recommend for approval" this petition for amendment of the original planned residential overlay, this Commission would be, with full knowledge of such as evidenced by the Affidavit attached, inadvertently helping the Developer to potentially breach its believed representations and warranties made to the existing Ember Oaks homeowners.

For the reasons discussed above, and others, I humbly request this Commission "recommend denial" of the Developer's requested PRO #15-97015 amendment.

I have full faith in the Commission and believe that the Ember Oaks homeowners rights, as perceived, will be wisely preserved, by "recommending denial" of the applicants petition. Thank you for your consideration.

Regards,

Dr. Melvin Jung  
1421 Ambassador Dr  
Okemos, MI 48864

## AFFIDAVIT

I, Melvin Jung, of 1421 Ambassador Dr, Okemos, MI 48864, under penalty of perjury, declare and state:

(1) On or about May 2005, I purchased my primary residence from Schroeder Homes LLC a Michigan corporation. Such residence is located within the Ember Oaks Subdivision (the "Subdivision").

(2) During the period leading up to my purchase and including, but not limited to, the date of purchase, as outlined above, the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a, Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki L. Schroeder, and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be.

(a) Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association (UHOA").

(i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at :

[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Restrictions.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Restrictions.pdf)

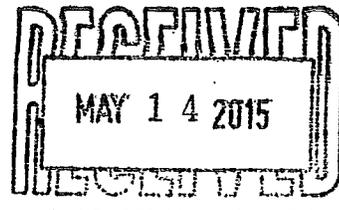
(ii) Copies of the Bylaws are available from the Developers website, located at :

[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)

(iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs available with State of Michigan LARA department

(b) Developer represented and warranted that the Subdivision was an ongoing development, developing in phases. Developer further represented and warranted as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions. The Developer advertised the Subdivision as

(1 of 3)



a controlled community with specific standards. Such standards are evidenced in the Restrictions including, but not limited to, the following:

(i) Building restrictions including, but not limited to, the following:

- (A) Masonry requirements of stone or brick, covering all sides of the home;
- (B) Trim requirements;
- (C) Minimum setbacks;
- (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
- (E) Minimum home square footage requirements for first and second floors.

(c) Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of my knowledge, Developer made such representations and warranties as an assurance to earlier purchasers, thereby reducing their heavy investment risk and insuring Subdivision standards.

(3) On or about May 2005, Developer had a site plan of the Subdivision, in poster board form, believed to be labeled "Ember Oaks", located in the Developer's conference room, showing lot development which included lots yet to be added to the Plat. The lot layout and size appeared to be in keeping with lots sold and Developer referenced such site plan when orally referencing its future development, in keeping with its existing standards.

(4) Developer has existing signage reading "Ember Oaks Future Development." Such signage is for advertising purposes and further suggests its intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property.

I swear or affirm that the foregoing statements are true to the best of my knowledge, information and belief.

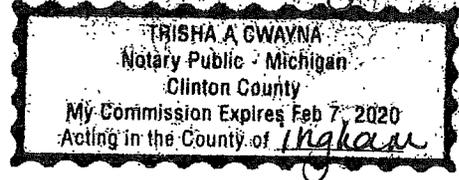
Dated this 12 day of MAY, 2015



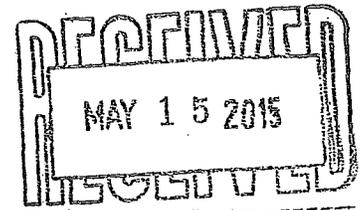
~~[INSERT NAME]~~ MELVIN S. JUNG  
(STATE OF MICHIGAN)  
(INGHAM COUNTY)

Subscribed and sworn before me by Melvin S Jung on this 12 day of May, 2015. Witness  
my hand and official seal. My commission expires: 2/7/2020

*Trisha A Cwayna*



AFFIDAVIT



Reference: Planned Residential Development #15-97015 (SP Investments Limited Partnership)

I, Srinivas Kandula, of Okemos, Michigan, after first being duly sworn, declare that the following information is true to my actual current knowledge and recollection without investigation or inquiry:

- (1) I have personal knowledge of the matters set forth in this Affidavit, except as to those stated on information and belief, and, as to those, I believe them to be true based upon my recollection of the matters set forth in this Affidavit.
- (2) On or about 11/15/2011, I purchased my primary residence from Schroeder Homes, a Michigan based builder and such residence is located Within the Ember Oaks Subdivision (the "Subdivision").
- (3) To the best of my recollection and information and belief the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means SP INVESTMENTS LIMITED PARTNERSHIP; a Michigan limited partnership and Duff Schroeder- AKA BRIAN L. SCHROEDER.
  - (a) To the best of my recollection and upon information and belief, the Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association ("HOA").
    - (i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at :  
[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)
    - (ii) Copies of the Bylaws are available from the Developers website, located at:  
[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)
    - (iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs, corporate entity documents, by way of State of Michigan LARA
  - (b) To the best of my recollection and upon information and belief Developer represented and warranted that the Subdivision was an ongoing development, developing in phases. I am further informed that as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions.

To the best of my recollection and upon information and belief that Developer advertised the Subdivision as a controlled community with Specific standards. Such standards are evidenced in the Restrictions Including, but not limited to, the following:

- (i) Building restrictions including, but not limited to, the following:
  - (A) Masonry requirements of stone or brick, covering all sides of the home;
  - (B) Trim requirements;
  - (C) Minimum setbacks;
  - (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
  - (E) Minimum home square footage requirements for first and second floors.
  
- (c) Affiant to the best of his recollection and upon information and belief, recalls the Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of my recollection, Developer made such representations and warranties as to the Subdivision standards as an assurance to earlier purchasers to induce their purchase of their property.
  
- (4) Developer has existing signage reading "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE." It is my opinion such signage is for advertising purposes and further suggests the intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property and still stands as of May 10, 2015.

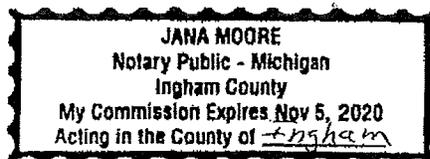
Dated this 14 day of May, 2015



Srinivas Kandula

STATE OF MICHIGAN  
COUNTY OF INGHAM

Subscribed and sworn before me by Srinivas Kandula on this 14<sup>th</sup> day of May, 2015.



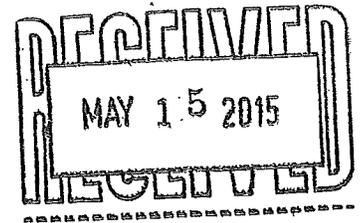
Witness my hand and official seal.

My commission expires: 11-5-20

Jana Moore  
Notary Public

Address: 4815 Okemos Rd.  
Okemos, Mi. 48864

Thomas Jay Dart, Jr.  
3569 Cabaret Trail  
Okemos, MI 48864



05/12/15

**RE: Application to Amend PRD #15-97015 Should Be Recommended for Denial**

Dear Commission,

I write requesting SP Investments Limited Partnership's petition to amend the Planned Residential Development #97015 ("PRD") be "**recommended for denial**." For the purposes of this Letter, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a. Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki C. Schroeder, and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be, and any assigns, successors, and affiliates thereof.

At issue is whether it is appropriate to amend Unplatted lands, as fully described in the Developer's Sketch Plan titled "Ember Oaks (PHASES 4+)." To help aid the honorable Commission, I offer the following concerns:

- (1) The Unplatted lands are already under an existing PRD. The following, with respect to this existing PRD are believed to be true:
  - (a) Meridian Township Ordinance §86.378(d)(4)(c) states "Once the preliminary lot layout is found by the Department of Community Planning and Development to be in conformance with the governing regulations, the total number of lots intended for residential units **shall become the maximum number of dwelling units permitted** on the development parcel under the PRD overlay zoning district.
  - (b) Meridian Township Ordinance §86.378(d)(5)(c) reads "The required amount of open space **shall be preserved in perpetuity**. The preserved open space shall be **deeded to the development's homeowner's association, a land conservancy, the public or otherwise protected** in a manner acceptable to the Township. The form of all preservation instruments shall be approved by the Township Attorney. The preserved open space shall be shown and appropriately labeled on the plat approved by the Township and recorded with the county register of deeds.
- (2) It is believed that the developer represented and warranted the following with respect to Unplatted lands:

- (a) Ember Oaks was a developing community;
  - (b) The Developer planned to develop such community in phases;
  - (c) As each phase became complete, or substantially complete, the Developer would add additional lots within the Unplatted lands to the Plat;
  - (d) The Plat has Declarations or Restrictions, substantially controlling the type of community thereunder; and
  - (e) It is further believed the Developer stated all homes within the subdivision (including Unplatted lands) would be controlled, according to the Declarations of Restrictions. This means homes had to be specific size and quality including, but not limited to, materials used and have architectural integrity (as approved by the Architectural Control Committee of which Developer solely controls).
- (3) It is believed that the Developer has a history supportive of following the model it laid forth during the sales process, as suggested in its believed upon representations and warranties above. That is, the Developer has added Unplatted lands, as lots, to the Plat, as phases in the development were completed. Such additions are evidenced by the necessary amendments to the Declarations of Restrictions, which indeed have been amended 3 times.
- (4) It is believed that the Developer advertised and continues to advertise, as evidenced by signage located directly on the Unplatted lands. Attached and incorporated herein, marked Exhibit A, is a picture taken May 10, 2015, which shows said signage and reads "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE."
- (5) Given the Meridian Township Ordinance §86.378 language, buyers of lots and homes, as the case may be, would have had reason to believe, and further to rely upon, the provisions suggesting (i) maximum numbers of dwelling lots and (ii) the Unplatted lands would be preserved in perpetuity, on a forever basis.
- (6) Given the Developer's believed upon representations and warranties, existing homeowners would have had reason to believe and rely upon such believed representations and warranties including, but not limited to, the future development with respect to Unplatted lands.

Now, the Developer, as the applicant, is petitioning this Commission for an amendment. Such amendment, as proposed, reflects, generally speaking (some lots would actually be larger than existing lots under the existing PRD), desires to decrease the lot size and, presumably, increase the number of lots offered. It is further believed the Developer is desirous of making such proposed changes to reflect economic factors not then anticipated when it originally submitted and received the original PRD.

And, even if total lot numbers and/or preserved open spaces stay the same, by way of lots and open spaces in aggregate, but are modified such that they fail to stay true to the original PRD (which is evidenced by the desire to amend such) and the believed upon Developer representations and warranties, such proposed amended PRD would fail to stay in keeping with what purchasers would have or should have relied upon.

Furthermore, it is believed such homes, eventually built upon the proposed amended PRD lots, would be smaller than those believed to be represented and warranted to existing homeowners including, but not limited to, less stone or masonry requirements presently required.

The problem, as the Commission is now wisely aware of, is buyers under the existing Plat may have relied upon many factors including, but not limited to, the following:

- (1) Original PRD, as issued, and reflected in both the Plat and Unplatted lands;
- (2) The believed upon Developer's representations and warranties, particularly as reflected on the Unplatted lands;
- (3) The Declarations of Restrictions (historically representing, by amendment, a history of Unplatted lands entering into the Plat).

Therefore, if the honorable Commission were to "recommend for approval" this petition for amendment of the original PRD, this Commission would be, with full knowledge of such as evidenced by the Affidavit attached and incorporated herein, marked Exhibit B, inadvertently helping the Developer to potentially breach its believed representations and warranties made to the existing Ember Oaks homeowners.

For the reasons discussed above, and others, I humbly request this Commission "recommend denial" of the Developer's requested PRD #15-97015 amendment.

I have full faith in the Commission and believe that the Ember Oaks homeowners rights, as perceived, will be wisely preserved, by "recommending denial" of the applicants petition. Thank you for your consideration with respect the issues raised above and their direct application to this matter.

Kindest Regards,



EXHIBIT #A

**EMBER**  **OAKS**

PLANNED RESIDENTIAL DEVELOPMENT

**FUTURE PHASE**

**AUTHORIZED  
VEHICLES ONLY**

AFFIDAVIT OF Thomas Jay Dwt, Jr.

I, Thomas Jay Dwt, Jr., of 3569 Cabaret Trail, Okemos, MI, 48864, after first being duly sworn, declare that the following information is true to my actual current knowledge and recollection without investigation or inquiry:

- (1) I have personal knowledge of the matters set forth in this Affidavit, except as to those stated on information and belief, and, as to those, I believe them to be true based upon my recollection of the matters set forth in this Affidavit.
- (2) On or about November 11, 2008, I purchased my primary residence from SP Investments Limited Partnership, a Michigan limited partnership. Such residence is located within the Ember Oaks Subdivision (the "Subdivision").
- (3) To the best of my recollection and information and belief the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership and Keith L. Schroeder.
  - (a) To the best of my recollection and upon information and belief, the Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association ("HOA").
    - (i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at [http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)
    - (ii) Copies of the Bylaws are available from the Developers website, located at [http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)
    - (iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs, corporate entity documents, by way of [http://www.dleg.state.mi.us/bcs\\_corp/image.asp?FILE\\_TYPE=UCO&FILE\\_NAME=D20011112001309100000257.tif](http://www.dleg.state.mi.us/bcs_corp/image.asp?FILE_TYPE=UCO&FILE_NAME=D20011112001309100000257.tif)
  - (b) To the best of my recollection and upon information and belief Developer represented and warranted that the Subdivision was an on going development, developing in phases. Affiant further is informed and believes Developer represented and warranted as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions. To the best of my

recollection and upon information and belief that Developer advertised the Subdivision as a controlled community with specific standards. Such standards are evidenced in the Restrictions including, but not limited to, the following:

- (i) Building restrictions including, but not limited to, the following:
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  - (C) Minimum setbacks;
  - (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
  - (E) Minimum home square footage requirements for first and second floors.

(c) Affiant to the best of his recollection and upon information and belief, recalls the Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of my recollection, Developer made such representations and warranties as to the Subdivision standards as an assurance to earlier purchasers to induce their purchase of their property.

(4) Developer has existing signage reading "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE." It is my opinion such signage is for advertising purposes and further suggests the intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property and still stands as of May 10, 2015.

Dated this 14<sup>th</sup> day of May, 2015

  
\_\_\_\_\_  
Thomas Jay Dent, Jr.

STATE OF MICHIGAN     )  
                                  )SS

COUNTY OF INGHAM )

Subscribed and sworn before me by [INSERT NAME] on this 14<sup>th</sup> day of May, 2015.

Witness my hand and official seal.

My commission expires: 01/08/2021

Danielle Viglianco  
Notary Public

Address: 3777 West Rd

East Lansing, Mi 48823

DANIELLE VIGLIANCO  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF CLINTON  
MY COMMISSION EXPIRES Jan 8, 2021  
ACTING IN COUNTY OF Ingham

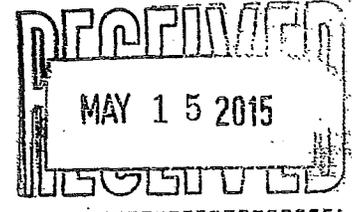
# LAW OFFICES OF BARBARA B. HERDUS P.L.L.C.

1103 NORTH WASHINGTON AVE.  
LANSING, MICHIGAN 48906

PHONE: 517-374-6034 FAX: 517-374-7511 E-MAIL: BHERDUS@JUNO.COM

May 15, 2015

Gail Oranchak  
Principal Planner  
Department of Community Planning and Development  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864



RE: SP Investments LP Petition to Amend Planned Residential Development  
#15-97015

Dear Ms. Oranchak:

Please be advised that I have been retained to represent the interests of Dr. Salim Jaffer. Dr. Jaffer is a current resident of the Ember Oaks subdivision who strongly objects to the above proposal.

In 2009, Dr. Jaffer purchased the one acre lot located at 3633 Wandering Way, Okemos, Michigan from Schroeder Homes. Purchase of the land was conditioned on Dr. Jaffer's agreement to construct a home meeting the following critical requirements including but not limited to: an all brick exterior, at least a three car garage, at least 3500 square feet, at least two stories and a sprinkler system. Dr. Jaffer's understanding and belief was and is that all homes constructed in the subdivision were to meet these requirements.

It has now come to his attention that SP Investments seeks an amendment allowing for the reduction in size of the lots in the remaining portions of the subdivision. It is his understanding the lot sizes will be reduced from a minimum size of .6 acres to .3 acres or lower and the houses to be constructed will no longer be required to have all brick exteriors and will be substantially smaller than the current homes in the subdivision. The lots affected by this amendment are directly across from Dr. Jaffer's home.

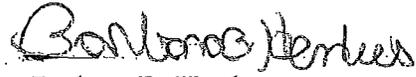
Dr. Jaffer chose to build in Ember Oaks to provide a home for his family but also to invest in real estate that he expected to maintain its value and appreciate. The proposed amendment will result in a serious depreciation in the value of Dr. Jaffer's property. This depreciation will not only affect Dr. Jaffer's interests but the interests of the Township as well, as a reduction in the value of the property will substantially affect the amount of taxes assessed. The proposed amendment is also contrary to the warranties and representations made by Schroeder Homes at the time of Dr. Jaffer's purchase of his land and, as such, if the amendment

Page Two

is permitted, Dr. Jaffer may have to consider litigation seeking, among other remedies, an injunction preventing the proposed construction from proceeding.

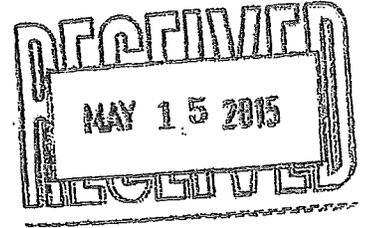
Dr. Jaffer urges the Department to reject the proposed amendment. It is not in the best interests of the township or its residents.

Sincerely,

A handwritten signature in cursive script that reads "Barbara B. Herdus". The signature is written in dark ink and is positioned above the printed name.

Barbara B. Herdus

Paul Flynn & Cindy Hollenbeck  
1433 Wandering Way  
Okemos, MI 48864



May 12, 2015

The Meridian Township Board  
5151 Marsh Road  
Okemos, MI 48864

**Re: Ember Oaks zoning amendment proposal PRD #15-97015**

Dear Members of the board:

It has come to my attention that there is proposal to amend the zoning of the residential neighborhood of Ember Oaks. I have reviewed the minutes of the February 17 meeting and find there is some concern by the board over making the amendment retroactive. The rationale was that individuals who purchased lots in the subdivision did so with the understanding that the size of the lots would not change. Also, I see that to change the plat would require action by the circuit court.

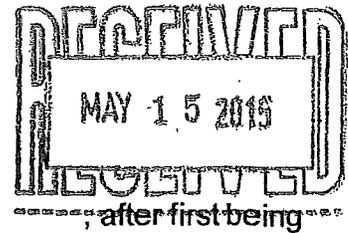
I would like you to know that my wife and I most strenuously object to any proposed changes in the plat that would make the lots smaller. According to the homeowner's association bylaws, there are very specific guidelines for the homes built in the subdivision so far. When we purchased our home some 12 years ago it was explained that there were to be several phases of development. Maps of these phases were given to us and it was expressed by the Schroeder representative, John Sharp, that the building standards that applied to phase I would also be applied to subsequent phases. I am askance that Schroeder and companies would now seek to change the plat and thus build smaller houses in Ember Oaks. I have attached a notarized affidavit attesting to these facts. I would further like to point out that we received no notice of a proposed change from either the township or from the builder.

The original plan was approved and adopted by the township board many years ago. To change it at this point would pose a financial hardship on the current homeowners of Ember Oaks. I would respectfully request that the board not allow the proposed changes.

Sincerely,

Paul Flynn and Cindy Hollenbeck

AFFIDAVIT OF Paul M. Flynn



I, Paul M. Flynn of 1433 Wandering Way, Okemos, MI 48864  
duly sworn, declare that the following information is true to my information, knowledge and  
belief: \_\_\_\_\_

- (1) I have personal knowledge of the matters set forth in this Affidavit, except as to those stated on information and belief, and, as to those, I believe them to be true.
- (2) On or about September 5, 2003, I purchased my primary residence from Schroeder Builders, a Michigan Limited Liability Company. Such residence is located within the Ember Oaks Subdivision (the "Subdivision"). \_\_\_\_\_
- (3) I am informed and believe that the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a. Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki C. Schroeder, John Sharp and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be, and any assigns, successors, and affiliates thereof.
  - (a) I am informed and believe that Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association ("HOA").
    - (i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at [http://schroederhomes.com/pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)
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    - (iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs, corporate entity documents, by way of [http://www.dlg.state.mi.us/fcs\\_corp/image.asp?FILE\\_TYPE=UCO&FILE\\_NAME=D200111200130910000257.tif](http://www.dlg.state.mi.us/fcs_corp/image.asp?FILE_TYPE=UCO&FILE_NAME=D200111200130910000257.tif)

- (b) I am informed and believe Developer represented and warranted that the Subdivision was an on going development, developing in phases. Affiant further is informed and believes Developer represented and warranted as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions. I also am informed and believe Developer advertised the Subdivision as a controlled community with specific standards. Such standards are evidenced in the Restrictions including, but not limited to, the following:
- (i) Building restrictions including, but not limited to, the following:
    - (A) Masonry requirements of stone or brick, covering all sides of the home;
    - (B) Trim requirements;
    - (C) Minimum setbacks;
    - (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
    - (E) Minimum home square footage requirements for first and second floors.
  - (c) Affiant is informed and believes Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of my knowledge, Developer made such representations and warranties as an assurance to earlier purchasers, thereby reducing their heavy investment risk and insuring Subdivision standards.
- (4) Developer has existing signage reading "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE." It is further believed such signage is for advertising purposes and further suggests its intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property and still stands as of May 10, 2015.

I swear or affirm that the foregoing statements are true to the best of my knowledge, information and belief.

Dated this 15 day of May, 2015

Paul M. Kern

STATE OF MICHIGAN )  
                                  )SS  
COUNTY OF INGHAM )

Subscribed and sworn before me by [INSERT NAME] on this 15<sup>th</sup> day of May, 2015.

Witness my hand and official seal.

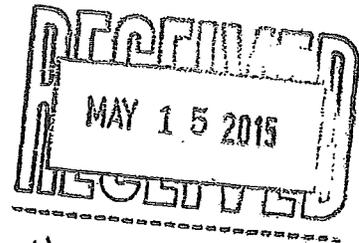
My commission expires: 11-3-19

Shaun Buell  
Notary Public

Address: 2260 Jolly Oak Rd  
Okemos MI 48864

**SHAWN BUELL**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF INGHAM  
My Commission Expires Nov. 03, 2019  
Acting in the County of \_\_\_\_\_

AFFIDAVIT OF Laurie Fata



I, Laurie Fata, of 3592 Otsego Dr. Okemos, MI, after first being duly sworn, declare that the following information is true to my information, knowledge and belief:

- (1) I have personal knowledge of the matters set forth in this Affidavit, except as to those stated on information and belief, and, as to those, I believe them to be true.
- (2) On or about May 2006, I purchased my primary residence from Schroeder Homes, a Michigan limited liability company. Such residence is located within the Ember Oaks Subdivision (the "Subdivision").
- (3) I am informed and believe that the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a. Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki C. Schroeder, John Sharp and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be, and any assigns, successors, and affiliates thereof.
  - (a) I am informed and believe that Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association ("HOA").
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(b) I am informed and believe Developer represented and warranted that the Subdivision was an on going development, developing in phases. Affiant further is informed and believes Developer represented and warranted as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions. I also am informed and believe Developer advertised the Subdivision as a controlled community with specific standards. Such standards are evidenced in the Restrictions including, but not limited to, the following:

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- (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
- (E) Minimum home square footage requirements for first and second floors.

(c) Affiant is informed and believes Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of my knowledge, Developer made such representations and warranties as an assurance to earlier purchasers, thereby reducing their heavy investment risk and insuring Subdivision standards.

(4) Developer has existing signage reading "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE." It is further believed such signage is for advertising purposes and further suggests its intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property and still stands as of May 10, 2015.

I swear or affirm that the foregoing statements are true to the best of my knowledge, information and belief.

Dated this 13<sup>th</sup> day of May, 2015

Kaune Tata

STATE OF MICHIGAN )  
                                  )SS  
COUNTY OF INGHAM )

Subscribed and sworn before me by Shawn Buell on this 13 day of May, 2015.

Witness my hand and official seal.

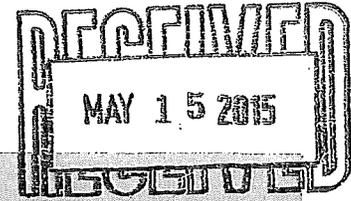
My commission expires: 11-3-19

Shawn Buell

Notary Public

Address: PDC Bank  
2266 Jolly Oak Rd  
Okeemos MI 48864

**SHAWN BUELL**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF INGHAM  
My Commission Expires Nov. 03, 2019  
Acting in the County of \_\_\_\_\_



Jianguo Liu  
1590 Cabaret Trail  
Okemos, MI 48864

05/15/15

RE: Application to Amend PRO #15-97015 Should Be Recommended for Denial

Dear Meridian Township,

I would like to request that SP Investments Limited Partnership's petition to amend the Planned Residential Development #97015 ("PRO") be "recommended for *denial*." For the purpose of this Letter, "Developer" means Schroeder Homes, a Michigan based builder and such residence is located within the Ember Oaks Subdivision (the "Subdivision").

At issue is whether it is appropriate to amend Unplatted lands, as fully described in the Developer's Sketch Plan titled "Ember Oaks (PHASES 4+)." I offer the following concerns:

(1) The Unplatted lands are already under an existing PRO. The following, with respect to this existing PRO, are believed to be true:

(a) Meridian Township Ordinance §86.378(d)(4)(c) states "Once the preliminary lot layout is found by the Department of Community Planning and Development to be in conformance with the governing regulations, the total number of lots intended for residential units *shall become the maximum number of dwelling units permitted* on the development parcel under the PRO overlay zoning district.

(b) Meridian Township Ordinance §86.378(d)(5)(c) reads "The required amount of open space *shall be preserved in perpetuity*. The preserved open space shall be *dedicated to the development's homeowner's association, a land conservancy, the public or otherwise protected* in a manner acceptable to the Township. The form of all preservation instruments shall be approved by the Township Attorney. The preserved open space shall be shown and appropriately labeled on the plat approved by the Township and recorded with the county register of deeds.

(2) It is believed that the developer represented and warranted the following with respect to Unplatted lands:

(a) Ember Oaks was a developing community;

(b) The Developer planned to develop such community in phases;

(c) As each phase became complete, or substantially complete, the Developer would add additional lots within the Unplatted lands to the Plat;

(d) The Plat has Declarations or Restrictions, substantially controlling the type of community thereunder; and

(e) It is further believed that the Developer stated all homes within the subdivision (including Unplatted lands) would be controlled, according to the Declarations of Restrictions. This means that homes must be of specific size and quality including, but not limited to, materials used and

have an historical integrity (as approved by the Architectural Control Committee of which Developer solely controls).

(4) Given the Meridian Township Ordinance §86.378 language, buyers of lots and homes, as the case may be, would have had reason to believe, and further to rely upon, the provisions suggesting (i) maximum numbers of dwelling lots and (ii) the Unplatted lands would be preserved in perpetuity, on a forever basis.

(5) Given the Developer's believed upon representations and warranties, existing homeowners would have had reason to believe and rely upon such believed representations and warranties including, but not limited to, the future development with respect to Unplatted lands. Now, the Developer, as the applicant, is petitioning this Commission for an amendment. Such amendment, as proposed, reflects, generally speaking, desires to decrease the lot size and, presumably, increase the number of lots offered.

And, even if total lot numbers and/or preserved open spaces stay the same, by way of lots and open spaces in aggregate, but are modified such that they fail to stay true to the original PRO (which is evidenced by the desire to amend such) and the believed upon Developer representations and warranties, such proposed amended PRO would fail to stay in keeping with what purchasers would have or should have relied upon. Furthermore, it is believed that such homes, eventually built upon the proposed amended PRO lots, would be smaller than those believed to be represented and warranted to existing homeowners including, but not limited to, less stone or masonry requirements presently required.

The problem, as the Commission is now wisely aware of, is buyers under the existing Plat may have relied upon many factors including, but not limited to, the following:

- (1) Original PRO, as issued, and reflected in both the Plat and Unplatted lands;
- (2) The believed upon Developer's representations and warranties, particularly as reflected on the Unplatted lands;
- (3) The Declarations of Restrictions (historically representing, by amendment, a history of Unplatted lands entering into the Plat).

Therefore, if the honorable Commission were to "recommend for approval" this petition for amendment of the original PRO, this Commission would be, with full knowledge of such as evidenced by the Affidavit attached inadvertently helps the Developer to potentially breach its believed representations and warranties made to the existing Ember Oaks homeowners.

For the reasons discussed above, and others, I humbly request this Commission "recommend denial" of the Developer's requested PRO #15-97015 amendment. I have full faith in the Commission and believe that the Ember Oaks homeowners' rights, as perceived, will be wisely preserved by "recommending denial" of the applicant's petition. Thank you for your consideration of the issues raised in this letter.

Sincerely,

Harold L. [Signature]

**AFFIDAVIT**

**Reference: Planned Residential Development #15-97015 (SP Investments Limited Partnership)**

I, Jianguo Liu, of Oakman, Michigan, after first being duly sworn, declare that the following information is true to my actual current knowledge and recollection without investigation or inquiry.

- (1) I have personal knowledge of the matters set forth in this Affidavit, except as to those stated on information and belief, and, as to those, I believe them to be true based upon my recollection of the matters set forth in this Affidavit.
- (2) In November 2004, I purchased my primary residence from Schroeder Homes, a Michigan based builder and such residence is located within the Ember Oaks Subdivision (the "Subdivision").
- (3) To the best of my recollection and information and belief, the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership and Duff Schroeder.
  - (a) To the best of my recollection and upon information and belief, the Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association ("HOA").
    - (i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at :  
[http://schroederhomes.com/pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)
    - (ii) Copies of the Bylaws are available from the Developers website, located at :  
[http://schroederhomes.com/pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)
    - (iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs, corporate entity documents, by way of State of Michigan LARA
  - (b) To the best of my recollection and upon information and belief Developer represented and warranted that the Subdivision was an ongoing development, developing in phases. I am further informed that as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions.

To the best of my recollection and upon information and belief that Developer advertised the Subdivision as a controlled community with Specific standards. Such standards are evidenced in the Restrictions Including, but not limited to, the following:

- (i) Building restrictions including, but not limited to, the following:
  - (A) Masonry requirements of stone or brick, covering all sides of the home;
  - (B) Trim requirements;
  - (C) Minimum setbacks;
  - (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
  - (E) Minimum home square footage requirements for first and second floors.
- (c) Affiant to the best of his recollection and upon information and belief, recalls the Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of my recollection, Developer made such representations and warranties as to the Subdivision standards as an assurance to earlier purchasers to induce their purchase of their property.
- (4) Developer has existing signage reading "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE." It is my opinion such signage is for advertising purposes and further suggests the intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property and still stands as of May 10, 2015.

Dated this 14 day of May, 2015

[Signature]

STATE OF MICHIGAN )  
                                  )SS  
COUNTY OF INGHAM )

Subscribed and sworn before me by Jeanne Lee on this 15 day of May, 2015.

Witness my hand and official seal.

My commission expires Jan 5 2019

[Signature]  
Notary Public

Address: 4825 E. 14th Street  
East Lansing MI 48823

EMERSON SOCIETY  
NOTARY PUBLIC, STATE OF MI.  
COUNTY OF INGHAM  
MY COMMISSION EXPIRES JAN 5, 2019  
THE COUNTY OF  
Ingham

## Gail Oranchak

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**From:** John Dallas <drjohndallas@gmail.com>  
**Sent:** Monday, May 18, 2015 2:12 AM  
**To:** Gail Oranchak; vboms  
**Subject:** PRD #15-97015

Dear Gail,

When we purchased our house at 3586 Cabaret trail in phase 1 of the Ember Oaks development we were told by Duff and Keith Schroeder that no other phases of the Ember Oaks development would allow houses with different standards than the phase 1 development. My wife and I specifically remember this conversation because we had inquired about purchasing a lot in a different later phase for our parents to build a retirement home.

When purchasing our lot we were shown a plan with an open meadow east of our lot. I therefore would oppose anything that is not in accordance with those conversations.

Sincerely,

John and Clarissa Dallas

## Gail Oranchak

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**From:** Pat England <christianman129@yahoo.com>  
**Sent:** Monday, May 18, 2015 9:13 AM  
**To:** Gail Oranchak  
**Cc:** Pat England  
**Subject:** Ember Oaks addition Concern

Gail-

My name is Pat England, My Wife Stacy and I just purchased our house at 3670 Stagecoach Drive in the Ponderosa Estates subdivision. It has come to my attention that there is going to be a large number of houses coming into a neighboring subdivision (Ember Oaks) and that the plan is to attach that subdivision to Ponderosa Estates by using Forsberg Drive. One of the main reasons that we purchased our house is because we were looking for a quiet neighborhood and for the overall safety for my Family. We have a young child and I am concerned for the fact of the increased traffic that **WILL** be using Forsberg Drive as a point of access and egress. Stagecoach Drive is going to have a **LARGE** increase in traffic coming and going using this normally quiet residential street as a thoroughfare. My concern is echoed throughout the residents of Stagecoach Drive. There are several families on Stagecoach Drive that have younger children as well.

Another concern I have is the disruption of the soil and water issues as there are creeks and ponds in the area and all of this added building will cause added water into the area. Another concern I have is that this addition is designated a Planned Unit development, duplex's are a big concern for property values as well as Condominiums. I am also under the understanding that the lot sizes of the development are much smaller than the neighboring subdivisions which is another concern for home values.

Please forward my e-mail to the rest of the planning commission.

Pat England  
(517) 490-7536  
[Christianman129@yahoo.com](mailto:Christianman129@yahoo.com)

## Gail Oranchak

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**From:** Kusum Kumar <Kusum.Kumar@hc.msu.edu>  
**Sent:** Monday, May 18, 2015 11:04 AM  
**To:** Gail Oranchak  
**Cc:** Ashir Kumar  
**Subject:** Concern regarding amendment of PRD by Schroeder homes

|| Re: Concern regarding amendment of 'planned residential development' #15-97015 for future development of Ember Oaks requested by Schroeder homes.

||  
Dear Commission

We are building a home in Ember Oaks, Okemos, MI. Lately we've been in the midst of an interim move to an apartment which came up unexpectedly at a very short notice as we sold our home in Briarwood very quickly. As a result we are, not only in severe time crunch, but also without any working computer and printing capability. However, we did want to voice our concerns regarding the amendment of PRD that Schroeder homes is requesting the County Commission. Therefore we are sending this email from cell phone.

We are concerned that with the amendment being requested by the developer the future development of Ember Oaks will not be in keeping with the Ember Oaks standards and restrictions. We were sold this house as one in an exclusive community with several restrictions in terms of building of homes, which the builder held us to strictly during the planning/building of our home. We'd expect such restrictions to apply to homes built in any future development of Ember Oaks. Therefore we'd like to request humbly that the amendment requested by the developer be denied.

Thank you for your consideration.

Kindest regards

Ashir Kumar  
and  
Kusum Kumar



AFFIDAVIT OF Edward Liu, (1477 Ambassador Dr Okemos MI 48864)

I, Edward C Liu, of 1477 Ambassador Dr Okemos MI, Ingham County Resident, after first being duly sworn, declare that the following information is true to my actual current knowledge and recollection without investigation or inquiry:

- (1) I have personal knowledge of the matters set forth in this Affidavit, except as to those stated on information and belief, and, as to those, I believe them to be true based upon my recollection of the matters set forth in this Affidavit.
- (2) On or about 2014, June 4th, I purchased my primary residence from Schroeder Builders, a Michigan Builder Co - LLC. Such residence is located within the Ember Oaks Subdivision (the "Subdivision").
- (3) To the best of my recollection and information and belief the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership and Keith L. Schroeder.
  - (a) To the best of my recollection and upon information and belief, the Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association ("HOA").
    - (i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at [http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)
    - (ii) Copies of the Bylaws are available from the Developers website, located at [http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)
    - (iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs, corporate entity documents, by way of [http://www.dleg.state.mi.us/lcs\\_corp/image.asp?FILE\\_TYPE=UCO&FILE\\_NAME=D200111\2001309\00000257.tif](http://www.dleg.state.mi.us/lcs_corp/image.asp?FILE_TYPE=UCO&FILE_NAME=D200111\2001309\00000257.tif)
  - (b) To the best of my recollection and upon information and belief Developer represented and warranted that the Subdivision was an on going development, developing in phases. Affiant further is informed and believes Developer represented and warranted as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions. To the best of my

recollection and upon information and belief that Developer advertised the Subdivision as a controlled community with specific standards. Such standards are evidenced in the Restrictions including, but not limited to, the following:

- (i) Building restrictions including, but not limited to, the following:
  - (A) Masonry requirements of stone or brick, covering all sides of the home;
  - (B) Trim requirements;
  - (C) Minimum setbacks;
  - (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
  - (E) Minimum home square footage requirements for first and second floors.
  
- (c) Affiant to the best of his recollection and upon information and belief, recalls the Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of my recollection, Developer made such representations and warranties as to the Subdivision standards as an assurance to earlier purchasers to induce their purchase of their property.
  
- (4) Developer has existing signage reading "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE." It is my opinion such signage is for advertising purposes and further suggests the intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property and still stands as of May 10, 2015.

Dated this 18th day of May, 2015



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STATE OF MICHIGAN    )  
                                  )SS

COUNTY OF INGHAM )

Subscribed and sworn before me by Edward Liu on this 18 day of May, 2015.

Witness my hand and official seal.

My commission expires: 11/6/19  
Shiawassee County

Pamela J Westervelt  
Notary Public Pamela J Westervelt

Address: 2129 Aurelius Rd  
Holt MI 48842

Edward C. Liu  
1417 Ambassador Dr.  
Okemos. MI. 48864

05/12/15

**RE: Application to Amend PRD #15-97015 Should Be Recommended for Denial**

Dear Commission,

I write requesting SP Investments Limited Partnership's petition to amend the Planned Residential Development #97015 ("PRD") be "**recommended for denial**." For the purposes of this Letter, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a. Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki C. Schroeder, and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be, and any assigns, successors, and affiliates thereof.

At issue is whether it is appropriate to amend Unplatted lands, as fully described in the Developer's Sketch Plan titled "Ember Oaks (PHASES 4+)." To help aid the honorable Commission, I offer the following concerns:

- (1) The Unplatted lands are already under an existing PRD. The following, with respect to this existing PRD are believed to be true:
  - (a) Meridian Township Ordinance §86.378(d)(4)(c) states "Once the preliminary lot layout is found by the Department of Community Planning and Development to be in conformance with the governing regulations, the total number of lots intended for residential units **shall become the maximum number of dwelling units permitted** on the development parcel under the PRD overlay zoning district.
  - (b) Meridian Township Ordinance §86.378(d)(5)(c) reads "The required amount of open space **shall be preserved in perpetuity**. The preserved open space shall be **deeded to the development's homeowner's association, a land conservancy, the public or otherwise protected** in a manner acceptable to the Township. The form of all preservation instruments shall be approved by the Township Attorney. The preserved open space shall be shown and appropriately labeled on the plat approved by the Township and recorded with the county register of deeds.
- (2) It is believed that the developer represented and warranted the following with respect to Unplatted lands:

- (a) Ember Oaks was a developing community;
  - (b) The Developer planned to develop such community in phases;
  - (c) As each phase became complete, or substantially complete, the Developer would add additional lots within the Unplatted lands to the Plat;
  - (d) The Plat has Declarations or Restrictions, substantially controlling the type of community thereunder; and
  - (e) It is further believed the Developer stated all homes within the subdivision (including Unplatted lands) would be controlled, according to the Declarations of Restrictions. This means homes had to be specific size and quality including, but not limited to, materials used and have architectural integrity (as approved by the Architectural Control Committee of which Developer solely controls).
- (3) It is believed that the Developer has a history supportive of following the model it laid forth during the sales process, as suggested in its believed upon representations and warranties above. That is, the Developer has added Unplatted lands, as lots, to the Plat, as phases in the development were completed. Such additions are evidenced by the necessary amendments to the Declarations of Restrictions, which indeed have been amended 3 times.
- (4) It is believed that the Developer advertised and continues to advertise, as evidenced by signage located directly on the Unplatted lands. Attached and incorporated herein, marked Exhibit A, is a picture taken May 10, 2015, which shows said signage and reads "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE."
- (5) Given the Meridian Township Ordinance §86.378 language, buyers of lots and homes, as the case may be, would have had reason to believe, and further to rely upon, the provisions suggesting (i) maximum numbers of dwelling lots and (ii) the Unplatted lands would be preserved in perpetuity, on a forever basis.
- (6) Given the Developer's believed upon representations and warranties, existing homeowners would have had reason to believe and rely upon such believed representations and warranties including, but not limited to, the future development with respect to Unplatted lands.

Now, the Developer, as the applicant, is petitioning this Commission for an amendment. Such amendment, as proposed, reflects, generally speaking (some lots would actually be larger than existing lots under the existing PRD), desires to decrease the lot size and, presumably, increase the number of lots offered. It is further believed the Developer is desirous of making such proposed changes to reflect economic factors not then anticipated when it originally submitted and received the original PRD.

And, even if total lot numbers and/or preserved open spaces stay the same, by way of lots and open spaces in aggregate, but are modified such that they fail to stay true to the original PRD (which is evidenced by the desire to amend such) and the believed upon Developer representations and warranties, such proposed amended PRD would fail to stay in keeping with what purchasers would have or should have relied upon.

Furthermore, it is believed such homes, eventually built upon the proposed amended PRD lots, would be smaller than those believed to be represented and warranted to existing homeowners including, but not limited to, less stone or masonry requirements presently required.

The problem, as the Commission is now wisely aware of, is buyers under the existing Plat may have relied upon many factors including, but not limited to, the following:

- (1) Original PRD, as issued, and reflected in both the Plat and Unplatted lands;
- (2) The believed upon Developer's representations and warranties, particularly as reflected on the Unplatted lands;
- (3) The Declarations of Restrictions (historically representing, by amendment, a history of Unplatted lands entering into the Plat).

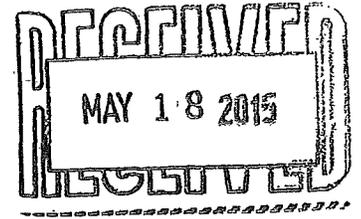
Therefore, if the honorable Commission were to "recommend for approval" this petition for amendment of the original PRD, this Commission would be, with full knowledge of such as evidenced by the Affidavit attached and incorporated herein, marked Exhibit B, inadvertently helping the Developer to potentially breach its believed representations and warranties made to the existing Ember Oaks homeowners.

For the reasons discussed above, and others, I humbly request this Commission "recommend denial" of the Developer's requested PRD #15-97015 amendment.

I have full faith in the Commission and believe that the Ember Oaks homeowners rights, as perceived, will be wisely preserved, by "recommending denial" of the applicants petition. Thank you for your consideration with respect the issues raised above and their direct application to this matter.

Kindest Regards,

**EMBER**  **OAKS**  
PLANNED RESIDENTIAL DEVELOPMENT  
*FUTURE PHASE*  
**AUTHORIZED  
VEHICLES ONLY**



**AFFIDAVIT OF Kirsten S. Rawson**

I, Kirsten S. Rawson, of 3589 Cabaret Trail, Okemos, MI, 48864, under penalty of perjury, declare and state:

(1) On or about the 24<sup>th</sup> of July, 2004, I purchased my primary residence from Schroeder Homes LLC, a Michigan limited liability company. Such residence is located within the Ember Oaks Subdivision (the "Subdivision").

(2) During the period leading up to my purchase and including, but not limited to, the date of purchase, as outlined above, the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a, Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki L. Schroeder, and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be.

(a) Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association (UHOA).

(i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at:

[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Restrictions.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Restrictions.pdf)

(ii) Copies of the Bylaws are available from the Developers website, located at:

[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)

(iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs available with State of Michigan LARA department

(b) Developer represented and warranted that the Subdivision was an ongoing development, developing in phases. Developer further represented and warranted as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions. The Developer advertised the Subdivision as

## AFFIDAVIT OF David James Rawson

I, David James Rawson, of 3589 Cabaret Trail, Okemos, MI, 48864, under penalty of perjury, declare and state:

(1) On or about the 24<sup>th</sup> of July, 2004, I purchased my primary residence from Schroeder Homes LLC, a Michigan limited liability company. Such residence is located within the Ember Oaks Subdivision (the "Subdivision").

(2) During the period leading up to my purchase and including, but not limited to, the date of purchase, as outlined above, the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a, Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki L. Schroeder, and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be.

(a) Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association (UHOA).

(i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at:

[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Restrictions.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Restrictions.pdf)

(ii) Copies of the Bylaws are available from the Developers website, located at:

[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)

(iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs available with State of Michigan LARA department

(b) Developer represented and warranted that the Subdivision was an ongoing development, developing in phases. Developer further represented and warranted as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions. The Developer advertised the Subdivision as

a controlled community with specific standards. Such standards are evidenced in the Restrictions including, but not limited to, the following:

(i) Building restrictions including, but not limited to, the following:

- (A) Masonry requirements of stone or brick, covering all sides of the home;
- (B) Trim requirements;
- (C) Minimum setbacks;
- (D) Garage minimums (minimum of 700 sq. ft., no less than 3 cars, and not facing street); and
- (E) Minimum home square footage requirements for first and second floors.

(c) Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of my knowledge, Developer made such representations and warranties as an assurance to earlier purchasers, thereby reducing their heavy investment risk and insuring Subdivision standards.

(3) On or about the 24<sup>th</sup> of July, 2004, Developer had a site plan of the Subdivision, in poster board form, believed to be labeled "Ember Oaks", located in the Developer's conference room, showing lot development which included lots yet to be added to the Plat. The lot layout and size appeared to be in keeping with lots sold and Developer referenced such site plan when orally referencing its future development, in keeping with its existing standards.

(4) Developer has existing signage reading "Ember Oaks Future Development." Such signage is for advertising purposes and further suggests its intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property.

I swear or affirm that the foregoing statements are true to the best of my knowledge, information and belief.

Dated this 13th day of May, 2015



Kirsten S. Rawson  
STATE OF MICHIGAN  
INGHAM COUNTY

Subscribed and sworn before me by Kirsten S. Rawson on this 13<sup>th</sup> day of May, 2015.

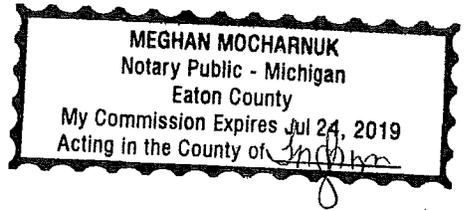
Witness my hand and official seal.

My commission expires: 07/24/2019

Meghan Mocharnuk  
Meghan Mocharnuk  
Notary Public

Address: \_\_\_\_\_  
\_\_\_\_\_

(3 of 3)



a controlled community with specific standards. Such standards are evidenced in the Restrictions including, but not limited to, the following:

(i) Building restrictions including, but not limited to, the following:

- (A) Masonry requirements of stone or brick, covering all sides of the home;
- (B) Trim requirements;
- (C) Minimum setbacks;
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I swear or affirm that the foregoing statements are true to the best of my knowledge, information and belief.

Dated this 13th day of May, 2015



David James Rawson  
STATE OF MICHIGAN  
INGHAM COUNTY

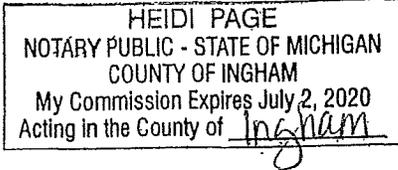
Subscribed and sworn before me by David James Rawson on this 13<sup>th</sup> day of May, 2015

Witness my hand and official seal.

My commission expires: 7/2/2020

Heidi Page

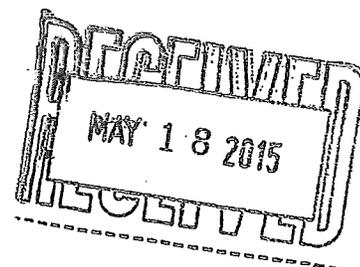
Notary Public



Address: 919 Chester Rd, Suite B  
Lansing, MI 48912

(3 of 3)

## AFFIDAVIT OF Zubin Chinoy



I, Zubin Chinoy, of 1420 Ambassador Dr, after first being duly sworn, declare that the following information is true to my actual current knowledge and recollection without investigation or inquiry:

(1) I have personal knowledge of the matters set forth in this Affidavit, except as to those stated on information and belief, and, as to those, I believe them to be true based upon my recollection of the matters set forth in this Affidavit.

(2) On or about May 2004, I purchased my primary residence from Schroeder Homes, a Michigan corporation. Such residence is located within the Ember Oaks Subdivision (the "Subdivision").

(3) To the best of my recollection and information and belief Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership and Keith L. Schroeder.

(a) To the best of my recollection and upon information and belief, the Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association ("HOA").

(i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at

[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)

(ii) Copies of the Bylaws are available from the Developers website, located at [http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)

(iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs, corporate entity documents, by way of [http://www.dleg.state.mi.us/bcs\\_corp/image.asp?FILE\\_TYPE=UCO&FILE\\_NAME=D200111\2001309\00000257.tif](http://www.dleg.state.mi.us/bcs_corp/image.asp?FILE_TYPE=UCO&FILE_NAME=D200111\2001309\00000257.tif)

(b) To the best of my recollection and upon information and belief Developer represented and warranted that the Subdivision was an on going development, developing in phases. Affiant further is informed and believes Developer represented and warranted as the remaining lots sold within the Plat, it would begin additional phases of development adding

such to the Plat and its corresponding Restrictions. To the best of my recollection and upon information and belief that Developer advertised the Subdivision as a controlled community with specific standards. Such standards are evidenced in the Restrictions including, but not limited to, the following:

- (i) Building restrictions including, but not limited to, the following:
  - (A) Masonry requirements of stone or brick, covering all sides of the home;
  - (B) Trim requirements;
  - (C) Minimum setbacks;
  - (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
  - E) Minimum home square footage requirements for first and second floors.
- c) Affiant to the best of his recollection and upon information and belief, recalls the Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of my recollection, Developer made such representations and warranties as to the Subdivision standards as an assurance to earlier purchasers to induce their purchase of their property.

(4) Developer has existing signage reading "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE."

It is my opinion such signage is for advertising purposes and further suggests the intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property and still stands as of May 10, 2015.

Dated this MAY day of 18, 2015

A handwritten signature in cursive script, appearing to read "Zelman", written over a horizontal line. There are some initials or marks at the end of the signature.

STATE OF MICHIGAN )

Clinton )SS  
COUNTY OF INGHAM )

Subscribed and sworn before me by [ Zubin Chinoz ] on this 13<sup>th</sup> day  
of May, 2015.

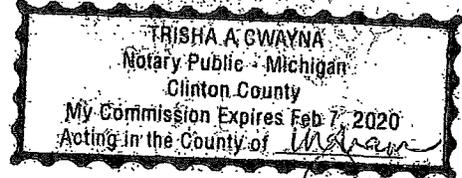
Witness my hand and official seal.

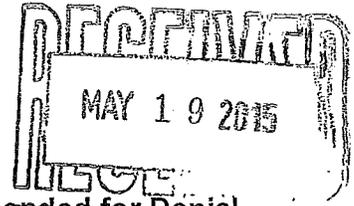
My commission expires: 2/7/2020  
\_\_\_\_\_

Address: 2112 Jolly Rd  
\_\_\_\_\_

Okemos, MI 48864  
\_\_\_\_\_

Trisha A. Gwayna  
Notary Public





**RE: Application to Amend PRD #15-97015 Should Be Recommended for Denial**

Dear Commission,

I write requesting SP Investments Limited Partnership's petition to amend the Planned Residential Development #97015 ("PRD") be "**recommended for denial.**" For the purposes of this Letter, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a. Schroeder Homes.

At issue is whether it is appropriate to amend Unplatted lands, as fully described in the Developer's Sketch Plan titled "Ember Oaks (PHASES 4+)." To help aid the honorable Commission, I offer the following concerns:

(1) The Unplatted lands are already under an existing PRD. The following, with respect to this existing PRD are believed to be true:

(a) Meridian Township Ordinance §86.378(d)(4)(c) states "Once the preliminary lot layout is found by the Department of Community Planning and Development to be in conformance with the governing regulations, the total number of lots intended for residential units **shall become the maximum number of dwelling units permitted** on the development parcel under the PRD overlay zoning district.

(b) Meridian Township Ordinance §86.378(d)(5)(c) reads "The required amount of open space **shall be preserved in perpetuity.** The preserved open space shall be **deeded to the development's homeowner's association, a land conservancy, the public or otherwise protected** in a manner acceptable to the Township. The form of all preservation instruments shall be approved by the Township Attorney. The preserved open space shall be shown and appropriately labeled on the plat approved by the Township and recorded with the county register of deeds.

(2) It is believed that the developer represented and warranted the following with respect to Unplatted lands:

- (a) Ember Oaks was a developing community;
- (b) The Developer planned to develop such community in phases;
- (c) As each phase became complete, or substantially complete, the Developer would add additional lots within the Unplatted lands to the Plat;
- (d) The Plat has Declarations or Restrictions, substantially controlling the type of community thereunder; and
- (e) It is further believed the Developer stated all homes within the subdivision (including Unplatted lands) would be controlled, according to the Declarations of Restrictions. This means homes had to be specific size and quality including, but not limited to, materials used and have architectural integrity (as approved by the Architectural Control Committee of which Developer solely controls).

(3) It is believed that the Developer has a history supportive of following the model it laid forth during the sales process, as suggested in its believed upon representations and warranties above. That is, the Developer has added Unplatted lands, as lots, to the Plat, as phases in the development were completed. Such additions are evidenced by the necessary amendments to the Declarations of Restrictions, which indeed have been amended 3 times.

(4) It is believed that the Developer advertised and continues to advertise, as evidenced by signage located directly on the Unplatted lands. Attached and incorporated herein, marked Exhibit A, is a picture taken May 10, 2015, which shows said signage and reads "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE."

(5) Given the Meridian Township Ordinance §86.378 language, buyers of lots and homes, as the case may be, would have had reason to believe, and further to rely upon, the provisions suggesting

- (i) maximum numbers of dwelling lots and
- (ii) the Unplatted lands would be preserved in perpetuity, on a forever basis.

(6) Given the Developer's believed upon representations and warranties, existing homeowners would have had reason to believe and rely upon such believed representations and warranties including, but not limited to, the future development with respect to Unplatted lands.

Now, the Developer, as the applicant, is petitioning this Commission for an amendment. Such amendment, as proposed, reflects, generally speaking (some lots would actually be larger than existing lots under the existing PRD), desires to decrease the lot size and, presumably, increase the number of lots offered. It is further believed the Developer is desirous of making such proposed changes to reflect economic factors not then anticipated when it originally submitted and received the original PRD.

And, even if total lot numbers and/or preserved open spaces stay the same, by way of lots and open spaces in aggregate, but are modified such that they fail to stay true to the original PRD (which is evidenced by the desire to amend such) and the believed upon Developer representations and warranties, such proposed amended PRD would fail to stay in keeping with what purchasers would have or should have relied upon.

Furthermore, it is believed such homes, eventually built upon the proposed amended PRO lots, would be smaller than those believed to be represented and warranted to existing homeowners including, but not limited to, less stone or masonry requirements presently required.

The problem, as the Commission is now wisely aware of, is buyers under the existing Plat may have relied upon many factors including, but not limited to, the following:

- (1) Original PRD, as issued; and reflected in both the Plat and Unplatted lands;
- (2) The believed upon Developer's representations and warranties, particularly as reflected on the Unplatted lands;

(3) The Declarations of Restrictions (historically representing, by amendment, a history of Unplatted lands entering into the Plat).

Therefore, if the honorable Commission were to "recommend for approval" this petition for amendment of the original PRO, this Commission would be, with full knowledge of such as evidenced by the Affidavit attached and incorporated herein, marked Exhibit B, inadvertently helping the Developer to potentially breach its believed representations and warranties made to the existing Ember Oaks homeowners.

For the reasons discussed above, and others, I humbly request this Commission "recommend denial" of the Developer's requested PRO #15-97015 amendment.

I have full faith in the Commission and believe that the Ember Oaks homeowners rights, as perceived, will be wisely preserved, by "recommending denial" of the applicants petition.

Thank you for your consideration with respect the issues raised above and their direct application to this matter.

Kindest Regards,

A handwritten signature in cursive script, appearing to read "Zubin Chinoy".

Zubin Chinoy

MAY 19 2015

AFFIDAVIT OF GOVINDARAJAN UMAKANTHAN

I, GOVINDARAJAN UMAKANTHAN, of 3581 CABARET TRL OKemos, after first being duly sworn, declare that the following information is true to my actual current knowledge and recollection without investigation or inquiry:

(1) I have personal knowledge of the matters set forth in this Affidavit, except as to those stated on information and belief, and, as to those, I believe them to be true based upon my recollection of the matters set forth in this Affidavit.

(2) On or about Oct 2006, I purchased my primary residence from SCHROEDER HOMES, a Michigan company. Such residence is located within the Ember Oaks Subdivision (the "Subdivision").

(3) To the best of my recollection and information and belief the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership and Keith L. Schroeder.

(a) To the best of my recollection and upon information and belief, the Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association ("HOA").

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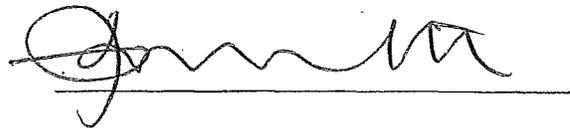
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  - (B) Trim requirements;
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(4) Developer has existing signage reading "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE." It is my opinion such signage is for advertising purposes and further suggests the intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property and still stands as of May 10, 2015.

Dated this 18 day of May, 2015



STATE OF MICHIGAN    )  
                                  )SS

COUNTY OF INGHAM )

Govindarajan. Umakanthan

Subscribed and sworn before me by [INSERT NAME] on this 18 day of May, 2015.

Witness my hand and official seal.

My commission expires: 01/08/2021

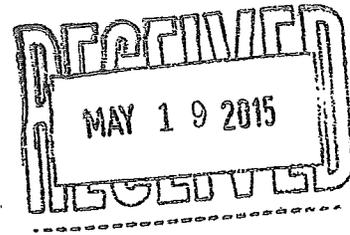
Danielle V. Viglianco  
Notary Public

DANIELLE VIGLIANCO  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF CLINTON  
MY COMMISSION EXPIRES Jan 8, 2021  
ACTING IN COUNTY OF Ingham

Address: 3777 West Rd

East Lansing, Mi 48823

G. Umakanth  
3581 Cabaret Trail  
Okemos, MI 48864



May 18, 2015

RE: Application to Amend PRO #15-97015 Should Be Recommended for Denial

Dear Commission,

I write requesting SP Investments Limited Partnership's petition to amend the Planned Residential Development #97015 ("PRO") be "recommended for *denial*." For the purposes of this Letter, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a. Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki C. Schroeder, and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be, and any assigns, successors, and affiliates thereof.

At issue is whether it is appropriate to amend Unplatted lands, as fully described in the Developer's Sketch Plan titled "Ember Oaks (PHASES 4+)." To help aid the honorable Commission, I offer the following concerns:

(1) The Unplatted lands are already under an existing PRO. The following, with respect to this existing PRO are believed to be true:

(a) Meridian Township Ordinance §86.378(d)(4)(c) states "Once the preliminary lot layout is found by the Department of Community Planning and Development to be in conformance with the governing regulations, the total number of lots intended for residential units *shall become the maximum number of dwelling units permitted* on the development parcel under the PRO overlay zoning district.

(b) Meridian Township Ordinance §86.378(d)(5)(c) reads "The required amount of open space *shall be preserved in perpetuity*. The preserved open space shall be *dede*ded to the *development's homeowner's association, a land conservancy, the public or otherwise protected* in a manner acceptable to the Township. The form of all preservation instruments shall be approved by the Township Attorney. The preserved open space shall be shown and appropriately labeled on the plat approved by the Township and recorded with the county register of deeds.

(2) It is believed that the developer represented and warranted the following with respect to Unplatted lands:

- (a) Ember Oaks was a developing community;
- (b) The Developer planned to develop such community in phases;

- (c) As each phase became complete, or substantially complete, the Developer would add additional lots within the Unplatted lands to the Plat;
- (d) The Plat has Declarations or Restrictions, substantially controlling the type of community thereunder; and
- (e) It is further believed the Developer stated all homes within the subdivision (including Unplatted lands) would be controlled, according to the Declarations of Restrictions. This means homes had to be specific size and quality including, but not limited to, materials used and have architectural integrity (as approved by the Architectural Control Committee of which Developer solely controls).

(3) It is believed that the Developer has a history supportive of following the model it laid forth during the sales process, as suggested in its believed upon representations and warranties above. That is, the Developer has added Unplatted lands, as lots, to the Plat, as phases in the development were completed. Such additions are evidenced by the necessary amendments to the Declarations of Restrictions, which indeed have been amended 3 times.

(4) It is believed that the Developer advertised and continues to advertise, as evidenced by signage located directly on the Unplatted lands. Attached and incorporated herein, marked Exhibit A, is a picture taken May 10, 2015, which shows said signage and reads "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE."

(5) Given the Meridian Township Ordinance §86.378 language, buyers of lots and homes, as the case may be, would have had reason to believe, and further to rely upon, the provisions suggesting (i) maximum numbers of dwelling lots and (ii) the Unplatted lands would be preserved in perpetuity, on a forever basis.

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The problem, as the Commission is now wisely aware of, is buyers under the existing Plat may have relied upon many factors including, but not limited to, the following:

- (1) Original PRO, as issued, and reflected in both the Plat and Unplatted lands;
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Therefore, if the honorable Commission were to "recommend for approval" this petition for amendment of the original PRO, this Commission would be, with full knowledge of such as evidenced by the Affidavit attached and incorporated herein, marked Exhibit B, inadvertently helping the Developer to potentially breach its believed representations and warranties made to the existing Ember Oaks homeowners.

For the reasons discussed above, and others, I humbly request this Commission "recommend denial" of the Developer's requested PRO #15-97015 amendment.

I have full faith in the Commission and believe that the Ember Oaks homeowners rights, as perceived, will be wisely preserved, by "recommending denial" of the applicants petition.

Thank you for your consideration with respect the issues raised above and their direct application to this matter.

Best Regards



G. Umakanth (Govindarajan Umakanthan)

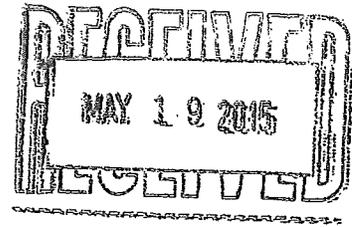
**EMBER OAKS**

PLANNED RESIDENTIAL DEVELOPMENT

**FUTURE PHASE**

**AUTHORIZED  
VEHICLES ONLY**

SRINIVAS KANDULA  
3653 BANDERA LN  
OKEMOS  
MI 48864  
08/15/2015



**RE: Application to Amend PRD #15-97015 Should Be Recommended for Denial**

Dear Commission,

I write requesting SP Investments Limited Partnership's petition to amend the Planned Residential Development #97015 ("PRD") be "**recommended for denial.**" For the purposes of this Letter, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a. Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki C. Schroeder, and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be, and any assigns, Successors, and affiliates thereof.

At issue is whether it is appropriate to amend Unplatted lands, as fully described in the Developer's Sketch Plan titled "Ember Oaks (PHASES 4+)." To help aid the honorable Commission, I offer the following concerns:

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- (b) The Developer planned to develop such community in phases;

(c) As each phase became complete, or substantially complete, the Developer would add additional lots within the Unplatted lands to the Plat;

(d) The Plat has Declarations or Restrictions, substantially controlling the type of community thereunder; and

(e) It is further believed the Developer stated all homes within the subdivision (including Unplatted lands) would be controlled, according to the Declarations of Restrictions. This means homes had to be specific size and quality including, but not limited to, materials used and have architectural integrity (as approved by the Architectural Control Committee of which Developer solely controls).

(3) It is believed that the Developer has a history supportive of following the model it laid forth during the sales process, as suggested in its believed upon representations and warranties above. That is, the Developer has added Unplatted lands, as lots, to the Plat, as phases in the development were completed. Such additions are evidenced by the necessary amendments to the Declarations of Restrictions, which indeed have been amended 3 times.

(4) It is believed that the Developer advertised and continues to advertise, as evidenced by signage located directly on the Unplatted lands. Attached and incorporated herein, marked Exhibit A, is a picture taken May 10, 2015, which shows said signage and reads "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE."

(5) Given the Meridian Township Ordinance §86.378 language, buyers of lots and homes, as the case may be, would have had reason to believe, and further to rely upon, the provisions suggesting

(i) maximum numbers of dwelling lots and

(ii) the Unplatted lands would be preserved in perpetuity, on a forever basis.

(6) Given the Developer's believed upon representations and warranties, existing homeowners would have had reason to believe and rely upon such believed representations and warranties including, but not limited to, the future development with respect to Unplatted lands.

Now, the Developer, as the applicant, is petitioning this Commission for an amendment. Such amendment, as proposed, reflects, generally speaking (some lots would actually be larger than existing lots under the existing PRD), desires to decrease the lot size and, presumably, increase the number of lots offered. It is further believed the Developer is desirous of making such proposed changes to reflect economic factors not then anticipated when it originally submitted and received the original PRD.

And, even if total lot numbers and/or preserved open spaces stay the same, by way of lots and open spaces in aggregate, but are modified such that they fail to stay true to the original PRD (which is evidenced by the desire to amend such) and the believed upon Developer representations and warranties, such proposed amended PRD would fail to stay in keeping with what purchasers would have or should have relied upon.

Furthermore, it is believed such homes, eventually built upon the proposed amended PRO lots, would be smaller than those believed to be represented and warranted to existing homeowners including, but not limited to, less stone or masonry requirements presently required.

The problem, as the Commission is now wisely aware of, is buyers under the existing Plat

may have relied upon many factors including, but not limited to, the following:  
(1) Original PRD, as issued, and reflected in both the Plat and Unplatted lands;  
(2) The believed upon Developer's representations and warranties, particularly as reflected on the Unplatted lands;

(3) The Declarations of Restrictions (historically representing, by amendment, a history of Unplatted lands entering into the Plat).

Therefore, if the honorable Commission were to "recommend for approval" this petition for amendment of the original PRO, this Commission would be, with full knowledge of such as evidenced by the Affidavit attached and incorporated herein, marked Exhibit B, inadvertently helping the Developer to potentially breach its believed representations and warranties made to the existing Ember Oaks homeowners.

For the reasons discussed above, and others, I humbly request this Commission "recommend denial" of the Developer's requested PRO #15-97015 amendment. I have full faith in the Commission and believe that the Ember Oaks homeowners rights, as perceived, will be wisely preserved, by "recommending denial" of the applicants petition.

Thank you for your consideration with respect the issues raised above and their direct application to this matter.

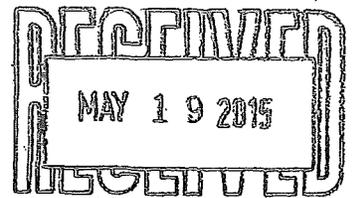
Kindest Regards,



Srinivas Kandula

3653 Bandera Ln

Okemos, MI 48864



AFFIDAVIT

Reference: Planned Residential Development #15-97015 (SP Investments Limited Partnership)

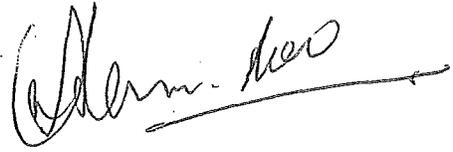
I, Srinivas Kandula, of Okemos, Michigan, after first being duly sworn, declare that the following information is true to my actual current knowledge and recollection without investigation or inquiry:

- (1) I have personal knowledge of the matters set forth in this Affidavit, except as to those stated on information and belief, and, as to those, I believe them to be true based upon my recollection of the matters set forth in this Affidavit.
- (2) On or about 11/15/2011, I purchased my primary residence from Schroeder Homes, a Michigan based builder and such residence is located Within the Ember Oaks Subdivision (the "Subdivision").
- (3) To the best of my recollection and information and belief the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means SP INVESTMENTS LIMITED PARTNERSHIP; a Michigan limited partnership and Duff Schroeder. AKA BRIAN L. SCHROEDER.
  - (a) To the best of my recollection and upon information and belief, the Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association ("HOA").
    - (i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at :  
[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)
    - (ii) Copies of the Bylaws are available from the Developers website, located at:  
[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)
    - (iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs, corporate entity documents, by way of State of Michigan LARA
  - (b) To the best of my recollection and upon information and belief Developer represented and warranted that the Subdivision was an ongoing development, developing in phases. I am further informed that as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions.

To the best of my recollection and upon information and belief that Developer advertised the Subdivision as a controlled community with Specific standards. Such standards are evidenced in the Restrictions Including, but not limited to, the following:

- (i) Building restrictions including, but not limited to, the following:
  - (A) Masonry requirements of stone or brick, covering all sides of the home;
  - (B) Trim requirements;
  - (C) Minimum setbacks;
  - (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
  - (E) Minimum home square footage requirements for first and second floors.
  
- (c) Affiant to the best of his recollection and upon information and belief, recalls the Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of my recollection, Developer made such representations and warranties as to the Subdivision standards as an assurance to earlier purchasers to induce their purchase of their property.
  
- (4) Developer has existing signage reading "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE." It is my opinion such signage is for advertising purposes and further suggests the intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property and still stands as of May 10, 2015.

Dated this 14 day of May, 2015

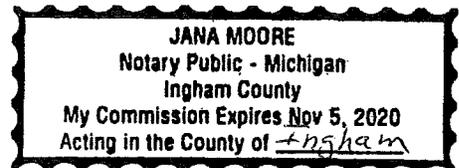


\_\_\_\_\_  
Srinivas Kandula

STATE OF MICHIGAN  
COUNTY OF INGHAM

Subscribed and sworn before me by Srinivas Kandula on this 14<sup>th</sup> day of May, 2015.

Witness my hand and official seal.

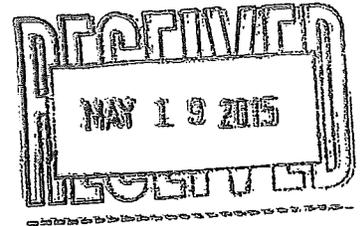


My commission expires: 11-5-20

Jana Moore  
Notary Public

Address: 4815 Okemos Rd.  
Okemos, Mi, 48864

Affidavit of Salim A. Jaffer, MD.



I, Salim A. Jaffer MD, of 3633 Wandering Way, Okemos Michigan, under penalty of perjury, declare and state:

- (1) On or about 2009 and 2010, purchased land for my primary residence addressed above, from Schroeder Homes LLC, a Michigan limited liability company, or their affiliated company. This was located in the Ember Oaks Subdivision.
  
- (2) During the period leading up to the purchase and including, but not limited to, the date of purchase, as outlined above, the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purpose of the Affidavit, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a. Schroder Homes, KDS Homes LLC, a Michigan liability company, Schroeder Homes Services LLC, a Michigan liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki L. Schroeder, and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be.
  - (a) Developer represented and warranted the subdivision was a restricted community, controlled by the Declaration of Restrictions for Ember Oaks Subdivision (the "restriction") and enforced by the Homeowners Association (UHOA).
    - (i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developer's website, located at:  
[http://schroederhomes.com/pdfs/ember\\_Oaks\\_Restrictions.pdf](http://schroederhomes.com/pdfs/ember_Oaks_Restrictions.pdf)
    - (ii) Copies of the bylaws are available from the Developers website, located at:  
[http://schroederhomes.com/pdfs/ember\\_Oaks\\_Restrictions.pdf](http://schroederhomes.com/pdfs/ember_Oaks_Restrictions.pdf)
    - (iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and regulatory Affairs available with state of Michigan LARA department.
  
  - (b) Developer represented and warranted that the subdivision was an ongoing development, developing in phases. Developer further represented and warranted as the remaining lots sold within the plat, it would begin additional phases of development adding such to the plat and its corresponding Restrictions. The Developer advertised the Subdivisions as a controlled community with specific standards. Such standards as evidenced in the Restrictions including, but not limited to, the following:

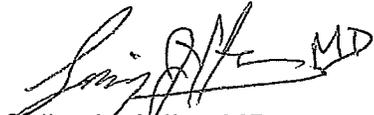
- (i) Building requirements of stone or brick, covering all sides of the home;
- (ii) Three car garage and no less; and minimum 700 sq. ft. garage
- (iii) Minimum set backs from road to house;
- (iv) Minimum home square footage requirement for first and second floors;
- (v) Sprinkler system required for all homes;
- (vi) Side entry garage.

(c) Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the plat and developed, would be done under the same restrictions as existing phases. It is believed, to the best of my knowledge, Developer made such representations and warranties as an assurance to earlier purchasers, thereby reducing their heavy investment risk and insuring subdivisions standards.

- (3) In numerous meetings with ~~the~~ Mr. Schroeder and in the presence of an agent from Tomie Raines, Developer had a site plan of the Subdivision, in the poster board room, believed to be labeled "Ember Oaks", located in the Developer's conference room, showing lot development which included lots yet to be added to the plat. The lot layout and size appeared to be in keeping with lots sold and Developer referenced such site plan when orally referencing its future development, in keeping with its existing standards.
- (4) Mr. Brian Schroeder had on numerous occasions told me that land size on which homes are and would be build in Ember Oaks are "large" and at least 0.5 acres and no less. I remember this distinctly well.

I swear or affirm that the foregoing statements are true to the best of my knowledge, information and belief.

Dated this 18th day of May, 2015.

  
 Salim A. Jaffer, MD  
 STATE OF MICHIGAN  
 INGHAM COUNTY

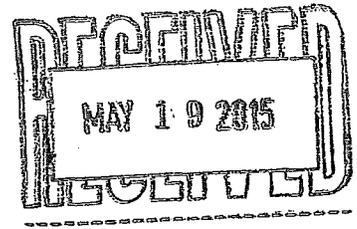
Subscribed and sworn before me by Salim A. Jaffer, MD on this 18th day of May, 2015. Witness my hand and official seal.

My commission expires: December 20, 2016



**Denise K. Hicks**  
 Notary Public  
 State of Michigan  
 Clinton County  
 My Commission Expires 12/20/2016

*Salim A. Jaffer, MD  
3633 Wandering Way,  
Okemos, Michigan 48864*



May 16, 2015.

Re: Application to amend PRD #15-97015.

Dear Commission,

I highly recommend that the request made by SP Investments Limited Partnership to amend the Planned Residential Development #97015 be rejected. This should be voted **“recommended for denial.”**

I bought land from Mr. Brian Schroeder or the company that he represents with the following understanding and promises:

1. All houses build in Ember Oaks will be constructed of only brick or stone or its combination. This will cover all four sides of the house.
2. The land on which houses are to be built will be “large” and at-least 0.5 acres. I distinctly remember “Duff” telling me this.
3. The house sizes are fixed and no smaller than described in the Declaration of Restrictions or Ember Oaks Subdivision.
4. All houses must have a three care garage with a minimum size of 700 square feet.
5. All houses built will have a sprinkler system.

I bought land and built a house on this promise. This promise is now being violated. Schroeder Homes wants to built smaller, lower quality houses on this land. In my opinion, this is a violation of what I was promised an what is Declaration of Restrictions. This is a violation of declaration of deeds. It is my opinion that Schroeder homes or their representatives misrepresented the sale on which I build my house. This is a violation of PRD.

This will become a serious legal issue as house property in this Subdivision will fall. Who will accept this liability? I feel I was tricked into buying land to build a house in excess of one million dollars. Now the price of my house will drop 30%. I recommend you come visit Ember Oak subdivision and visually inspect our houses. You will note brick or stone on all four sides. Note the distance between houses. These are 0.5 to 1.0 million dollar houses whose value will drop if you allow Schroder Homes to build smaller and cheaper homes in this Subdivision. Can you in good conscious allow the value of these houses to drop precipitously. Please deny the petition. Thank you very much.

Sincerely yours,

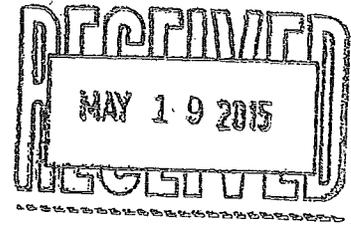
A handwritten signature in black ink, appearing to read "Salim A. Jaffer, MD". The signature is written in a cursive style with a long horizontal stroke at the end.

Salim A. Jaffer, MD

Note:

Two real estate agents believe that house prices in Ember Oaks will drop 30% if this petition is approved. Hence, above statistics are based on this opinion.

May 18, 2015



Planning Commission  
Charter Township of Meridian  
5151 Marsh Rd.  
Okemos, MI 48864

**Reference: Rezoning Application Identified as Planned Residential Development #15-97015 (SP Investment Limited Partnership)**

Thank you for accepting our comments regarding the application for rezoning, above noted. We own 10 acres located at 3663 Stagecoach Drive and share 1,000 feet of contiguous property with Ember Oaks, so we have a vital interest in the proceedings. We purchased our home in 1996 and share a stand of hardwood trees adjacent to our house on the west side, and we are deeply concerned about the future development and how it will affect this stand of hardwoods; we cannot tell from the Proposed Layout Southern section site plan how it would affect these hardwoods but understand there was an agreement in place not to materially disturb them.

We are very concerned about the possibility the site plan could change and cause substantial traffic to funnel into Forsberg Drive and Stagecoach Drive, creating dramatic safety concerns; specifically, the school district for the eastern most area is Williamston. The proposed eastern egress from Ember Oakes does not appear to have adequate clear vision to the west, thus making a turn to the east toward Williamston schools dangerous, which would likely cause Ember Oaks residents to drive into Ponderosa via Forsberg road then Stagecoach to Ponderosa to exit onto Jolly Rd, which would be a safer alternative because egress onto Jolly Rd eastbound is safer. The increased traffic into a neighborhood without sidewalks and with small children makes it dramatically less safe for them. The current site plan provides for Forsberg Drive to enter Ember Oaks and turn south. I do not see why the current plan cannot remain in place to address this issue. If the issue must be solved in another way, I think that both the Schroeder Families and the Meridian Township will have enough increased revenue from this development that they both can afford to do what is in the best interests of everyone and no person or group should have to bear the consequences of a cheap solution.

We are very concerned about how the flow of water will affect all of our properties. I planted an aile'e of trees in 2005. After a couple of years, several trees died. I replanted them and one of them died again. I finally realized that there was a very heavy flow of water coming from the west during hard rains which created the problem. I contacted the Drain Commission but no action was taken. While it is difficult for a layman to measure water flow changes, a few things are simple to understand. The highest point of Ember Oakes is 40 feet high than Ponderosa. When the leaves are off the trees we can now see housing lights well above our height because of housing built in the last several years. An increase in development means and increase in roofs, streets, sidewalks and driveways, all of which are impervious, and without adequate sewer design the flow can get much worse. This could mean that septic tanks and

drain fields could flood, which would require mechanical systems at \$20k per home. It also will affect the water flow into the pond adjacent to our property on the east and because the water flows from our pond to all of the other ponds in Ponderosa, many other homeowners will be affected as well. Here again, both the Schroeder families and Meridian Township will both have enough increased revenue to do what is in the best interests of everyone.

Sincerely,

A handwritten signature in black ink, written in a cursive style. The signature reads "Tom Repaskey" followed by "Martie Repaskey". The first name is written with a large, sweeping initial 'T'.

Tom & Martie Repaskey  
3663 Stagecoach Drive

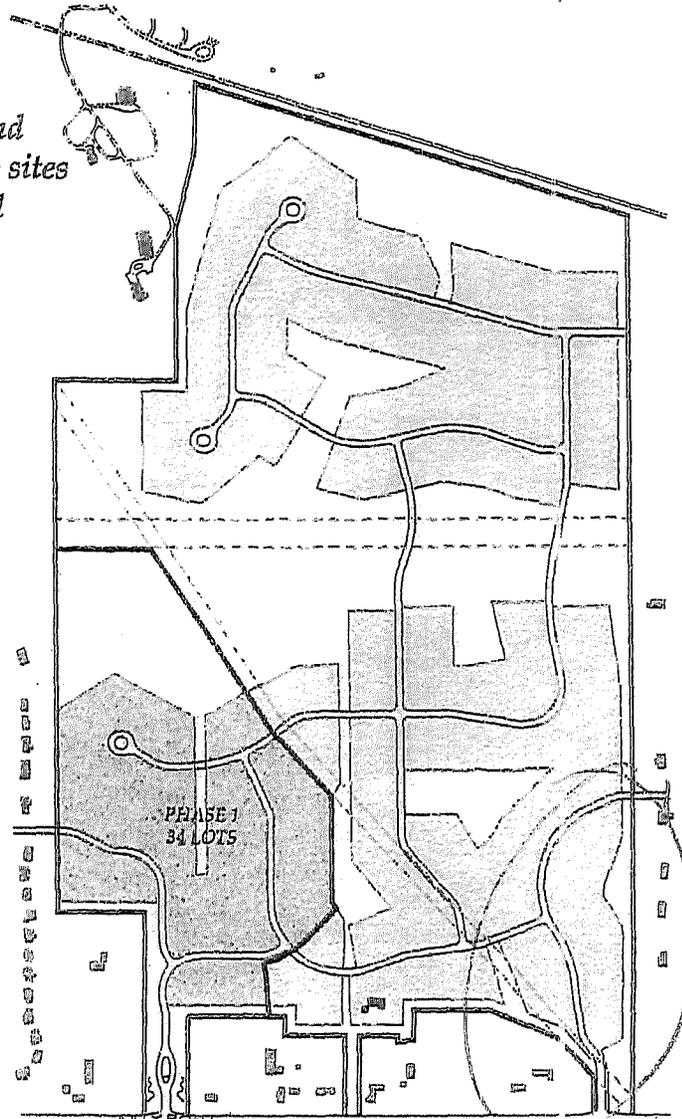
# EMBER OAKS

## PLANNED RESIDENTIAL DEVELOPMENT

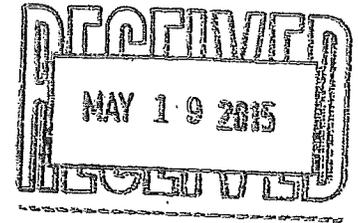
### Common Facts

- \* 232 Acres total land
- \* 158 Total building sites
- \* 90 Acres dedicated open space
- \* Public utilities
- \* Sidewalks
- \* Street lights

K	○	PHASE ONE LOTS
E	○	FUTURE LOTS
Y	○	COMMON AREAS







May 18, 2015

Planning Commission  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864

Reference: Rezoning Application Identified as Planned Residential Development #15-97015 (SP Investments Limited Partnership)

We appreciate the opportunity to offer comments pertaining to the application for Rezoning referenced above. We reside at 3653 Stagecoach Drive, Lot 1 of the "Old Ponderosa" which is immediately contiguous to the Ember Oaks Planned Residential Development Overlay (370 feet of shared lot line). Lot 1 is a corner lot bounded by Forsberg Drive to the south and Stagecoach Drive to the east.

Our history with this development project is long, dating back to the first rezoning application to the Planning Commission in 1992, identified then as number 92040. Concerns identified then are similar to those to be discussed tonight.

The obvious first point to discuss is the merits of consideration of a Rezoning at all. At its regular meeting on July 18, 2000, the Township board approved the preliminary plat of Ember Oaks, subject to certain conditions (Preliminary Plat). Such approval was granted after significant effort and discussion between the developer, township and other governmental representatives, and neighbors contiguous to Ember Oaks between 1992 and July of 2000. In addition, based upon the size of the parcel, it drew the attention and input of many Meridian township residents.

We are aware both the Township and the developer agreed that the property would be developed in phases. While this permits the developer to defer significant costs in moving to a final plat stage for a portion of the development, it should not afford the developer the opportunity to engage in a re-design to the detriment of those who have relied on prior agreements.

Individuals purchasing properties in Phases I to III of Ember Oaks have purchased and constructed homes in reliance on the Preliminary Plat. Similarly, Ponderosa and Hiawatha residents have purchased homes (or alternatively, made decisions to not move) in reliance on the Preliminary Plat. Simply put, we request that the Planning Commission consider the equity and/or fairness of consideration of a Rezoning request.

**Other Comments:**

**Computational Issues:**

Mechanically, the Sketch describes open space with reference to that associated with Easements and Regulated Wetlands. The average lot size reported in Proposed area was 26,525.86 square feet, thereby triggering the exclusion of the buffer required by section 86-378(d)(5)(b)(4) in

determining net open space. There was no separate computation of open space associated with that buffer.

**Re: Traffic**

Schroeder Homes indicates in their August 4, 1992 letter to the Planning Commission that they understand the concerns of residents in Hiawatha Park who would be negatively affected if the street layout caused excessive traffic on their street. The letter goes on to say that this can only be addressed by the layout of the street.

In letter addressed to Mark Hooper, dated December 7, 1992 (later faxed to Mr. Kieselbach), Mr. Schroeder proposed "We will design the road system to discourage traffic from Ember Oaks through Ponderosa but still allow traffic to flow between the two communities. This can be accomplished by Forsberg Dr. turning south for some distance before connecting with any streets in Ember Oaks". The memorandum dated February 5, 1993, by Rob Walsh, then Director of Planning and Development Control for the township, states "the applicant has agreed to limit access to the Ponderosa subdivision by designing new streets with indirect alignments.

The point is that traffic has been a concern for over 20 years, and is heightened for Ponderosa by the recent addition of families with young children. It should be noted that approximately 40 acres of Ember Oaks is in the Williamston school district. This relationship alone will create increased traffic in Ponderosa.

Sight lines and constructed road widths in Ponderosa create risks for those using its streets. The lack of sidewalks are part of the character of the subdivision, but further expose its residents to the burdens of increased traffic.

**Buffering:**

We understand that the PRD design rules trigger the requirement for a 50 foot buffer between Ember Oaks and Ponderosa. The average Ponderosa lot size per the 2/5/93 Walsh memorandum was 55,946. The average proposed by the developer is less than half of that amount at 26,525.86. While we acknowledge the 50 foot buffer, the Sketch places 3 homes in the area directly behind our house. The immediate proximate density will adversely impact our property and is a dramatic change from the approved 2000 Preliminary Plat.

We understand that one purpose of the PRD design rules is to enable higher density clustering to create open spaces benefiting the neighborhood. In this Sketch, the developer has utilized those open spaces solely for the benefit of Ember Oaks. If this Rezoning is advanced, we seek relief by returning to proximate density equal to or below that of the Preliminary Plat.

**Surface water drainage:**

We expressed concerns back in 1992 and again raise those concerns. In our opinion, the construction roads and grading did not adequately address those concerns and the predicted increase in water flow towards Ponderosa has occurred. We understand our neighbor has contacted the Drain Commissioner and no action has been taken. They will be separately

corresponding on their experience.

**Summary:**

The July 18, 2000 Preliminary Plat approved by the Township board addressed a majority of our concerns to our overall satisfaction. It has been relied on by us and others and should not be changed. If you conclude that the Rezoning application should move forward, we ask that all of the concerns raised from 1992 to 2000 once again be addressed.

Very truly yours,

  
Mark and Marcia Hooper  
3653 Stagecoach Drive

Letter to the Planning Commission Dated May 18, 2015  
Attachments – Mark and Marcia Hooper

First - Letter from Schroeder Homes to Meridian Township Planning Commission dated August 4, 1992.

Second – Letter from SP Investments Limited Partnership to Mark Hooper dated December 7, 1992

Third – Memorandum from Rob Walsh, Director of Planning and Development Control to Meridian Township Planning Commission dated February 5, 1993



*The Family Name...Built on Quality!*

August 4, 1992

Meridian Township Planning Commission  
5151 Marsh Road  
Okemos, MI 48864

RE: Rezoning #92040

Dear Commission:

This writing will reiterate points made in verbal presentation at the public hearing. I understand the importance of your decision on this matter and want to supply good information that will allow you to make the best decision.

**1. Comprehensive Plan**

The overall density I am requesting is less than the density under the current Comprehensive Plan, even though I am asking for a slight deviation from the Comprehensive Plan map. There is a difference between the Comprehensive Plan drawing and the Planning Commission's decision. RAA Zoning was to follow the Okemos School District boundary but there was an error in drafting the drawing. The difference is 34 acres; 40 acres being in RR instead of 74 acres as the staff report indicates; (the remainder is RAA). I am willing to cap the overall density to 330 units (1.5 units per acre) which is less than would be allowed under either interpretation of the map and the Planning Commission minutes. Uniform zoning over the entire parcel will make a better overall community.

**2. Size of the Area to be Rezoned**

There appears to be a concern for rezoning an area this size, suggesting that rezoning would be best done in small parcels. Is there logic to the notion that our community would be better off going thru the rezoning process more times for smaller parcels, i.e. 10 rezonings of 22 acres or 5 rezonings of 44 acres to accomplish the same result as one rezoning of 220 acres?

We are committed to the process of first studying, defining, and mapping the existing ecologically sensitive areas. Then, Vital Resources Consulting will

classify the areas according to an ecological value matrix. We will design the streets, drives, walks, active areas and structures to maximize preservation of these features.

We will follow the guidelines of the Global Releaf for New Communities (copy attached). The guidelines deal primarily with trees, but we will evaluate and include all other ecologically sensitive areas.

This is a new and exciting process and will bring harmony between homes, people and the natural environment. A P.U.D. will likely be used in order to maximize preservation. A P.U.D. is not possible with RR Zoning. Glen Goff of Vital Resource Consulting has primary responsibility for environmental considerations; he will involve other experts from MSU as we work through the process.

This process is not feasible on small parcels with separate rezonings. A larger parcel opens planning possibilities that simply do not exist with piecemeal zoning and development. Also, this program simply is not possible with the minimum lot sizes required in RR Zoning which makes the costs of normal development plus the environmental study, classification, preservation and enhancement extremely high, thereby excluding too many potential buyers.

The need for housing in the marketplace is the driving force of development. There can only be as many homes built as the market will absorb. I (as a developer) am a vehicle that provides a product (homes) to meet the needs of our society. We cannot dictate to the marketplace what it needs or wants; we only can provide what is needed. One simply has to examine what product the marketplace has been buying to interpret what is needed. How many lots, developed in RR Zoning, has the marketplace absorbed in any given period of time as compared to RAA Zoning?

Our intention is to provide homes on individual lots with street frontage of 90 feet to 130 feet with preserved and enhanced natural ecological features which will be the focus of this development.

### 3. Traffic

First, I agree that there certainly should not be excessive traffic through Hiawatha Park. I will commit to a maximum of 15 lots having access to Otsego Drive. I certainly understand the concern of residents in Hiawatha Park who would be negatively affected if the street layout caused excessive traffic on their

street. This can only be addressed by the layout of the streets. Ultimate authority of street layout rests with Meridian Township and Ingham County Road Commission and will be worked out at the time the street layout is designed and approved.

Traffic on Jolly Road and Dobie Road will be the same with 330 homes on this parcel as it would be with 200 homes and the other 130 homes built further out Jolly Road, up Vanatta Road or out further on Meridian Road. The point is, you cannot reduce traffic by spreading people further out, away from services and work places. In fact, more traffic is created because everyone must travel greater distance.

Never has this community widened roads ahead of a problem. Roads are only improved as traffic increases. An attempt to reduce traffic by requiring excessively large lots can only be effective to the extent that the resulting excessive lot price excludes people from moving into the area at all. I believe exclusionary zoning is illegal and certainly is snobish and unfriendly.

#### 4. Taxes and Development Costs

We (developers) pay for all development costs to design, engineer and construct all streets and utilities, including storm sewer, sanitary sewer, water, gas, electric and telephone. No costs are paid by the Township. All the infrastructure is then given, or dedicated by platting, to the Township, County Drain Commission and Road Commission after they are constructed.

The Township currently charges \$1,000 sewer connection fee and \$1,000 water connection fee per house which will amount to \$660,000 and will go into the Township's separated sewer and water construction fund. This money will not be spent in this development.

Vacant lots are highly taxed and require no services from the Township whatsoever. Let's assume the project will build out in 10 years with an average of 20 vacant lots taxed each year.  $\$2,000 \text{ per lot} \times 20 \text{ lots} \times 10 \text{ years} = \$400,000$ . The Township, keeps about 10% of property taxes, and would get \$40,000 with no cost of delivering services to the vacant lots.

The homes will be in the upper price level, above the Township average, and certainly pay their fair share of property taxes.

Meridian Township Planning Commission  
Page 4

I hope this alleviates some of the concerns that have been expressed. I welcome an opportunity to discuss this matter further with you.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Keith L. Schroeder", with a long horizontal flourish extending to the right.

Keith L. Schroeder

KLS/b

Attachment

# SP INVESTMENTS LIMITED PARTNERSHIP

4665 Dobie Road, Suite 13  
Okemos, Michigan 4886  
(517) 349-056

December 7, 1992

Mr. Mark Hooper  
3653 Stage Coach Dr.  
Okemos, MI 48864

COPY

Dear Mark,

RE: Zoning land west of Ponderosa, (Ember Oaks)

This writing will document what I understand to be the results of our conversations regarding the rezoning. I understand you are communicating with property owners in Ponderosa, in addition to Ron and Dick who met with us on Wednesday, and you will circulate this to those who are interested.

From our discussion, we have identified four areas of your concern: Added traffic through Ponderosa, added surface water draining into Ponderosa, preserving the character of Ponderosa and overall density of Ember Oaks along with a number of ways to address those concerns.

We will design the road system to discourage traffic from Ember Oaks through Ponderosa but still allow traffic to flow between the two communities. This can be accomplished by Foresberg Dr. turning south for some distance before connecting with any streets in Ember Oaks. This causes traffic coming from any area in Ember Oaks to travel south before it can turn east and back then go north in order to get to Ponderosa. Drivers simply take the shortest route and will not go through Ponderosa unless that is their destination.

The drainage/storm sewer system will be designed to prevent any increase in the amount of water that now flows into Ponderosa from the west. If it is necessary, we will install rear yard drains along the east line of Ember Oaks.

The lots along the east boundary of Ember Oaks between Jolly Rd. and Consumers Power Company will be at least 210 feet deep as you have suggested. This could also be a 50 foot open space buffer with 160 feet deep lots. Either way, the road will not be closer than 210 feet. These lots will have 120 feet frontage which is as largest in the Meridian area with sanitary sewer and water.

We will not request more than 330 lots in Ember Oaks, as you suggested.

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 2
To <i>Mark K.</i>	From <i>Keith</i>	
Co. <i>Mer. Zwoys</i>	Co. <i>Schroeder Rhodes</i>	
Dept. <i>Planning</i>	Phone # <i>3490560</i>	
Fax #	Fax # <i>3491370</i>	

Hooper  
Page 2  
December 7, 1992

When I get to the stage of street and lot layout, you will have the opportunity to review plans prior to submittal to the governmental agencies.

A point to keep in mind is the development of Ember Oaks will bring the sanitary sewer either right to Ponderosa, or certainly close enough so that if property owners in Ponderosa wanted the Township to serve them with sewer, it would be available.

I believe this states the points of our conversations.

These conditions can be imposed on the land. We will work with the Township staff and attorney to work out the best ways to make them enforceable by the Township.

Sincerely,



Keith L. Schroeder, President  
of Schroeder Builders, Inc.,  
General Partner

COPY

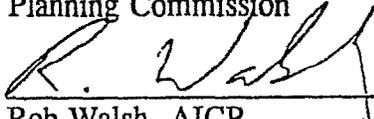
KLS/sam

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

DATE: February 5, 1993

TO: Planning Commission

FROM:   
Rob Walsh, AICP  
Director of Planning and Development Control

RE: Rezoning #92040 (Schroeder/Hoover)

The following information on Rezoning #92040 is in response to specific questions asked by the Chair at the last Planning Commission meeting and also represents a summary of information previously provided to the Commission:

**Sanitary Sewer and Water Service**

- There is an existing 12" sanitary sewer line northwest of the property. This west line has the capacity to serve 569 additional housing units east of Dobie Road.
- There is an existing public water line on the northside of Jolly Road at Sierra Vista. According to the Township Engineering office, capacity is available to serve the proposed development, however, expansion of municipal water supply will be required in the long term.
- According to the Ingham County Health Department, less than 20 lots would be possible on the property using septic systems, due to the poor soil conditions, without expensive engineered drain field options (i.e. mound systems). The Health Department also states that there is little chance of well contamination from septic systems, since most wells are now at depths averaging 200 feet.

**Traffic (final traffic analysis report is attached)**

- Level of service analysis is most meaningful at intersections where substantial delays can occur, verses unobstructed roadway segments.

- Level of service "D" is considered acceptable in Meridian Township by the traffic engineering consultant (level of service "E" is unacceptable).
- There are two instances (northbound through and southbound through) at the Jolly/Dobie Road intersection where the level of service is reduced from "D" to "E". There are two other instances (northbound left and southbound left) where the level of service remains at "E". Out of eight instances, four turning movements would be at level of service "E" during the PM peak hour.
- Five out of eight instances fall from level of service "D" to "E" at the Jolly/Okemos Road intersection.
- The applicant has agreed to limit access to the Ponderosa subdivision by designing new streets with indirect alignments. Access from Hiawatha subdivision would be limited to 15 lots by agreement with the neighborhood.

**Surrounding Residential Density**

- The following data is provided for Hiawatha and Sierra Vista subdivisions to the west and Ponderosa subdivision to the east:

Name	Total Lots	Total Acres	Density	Average Lot Size
Hiawatha #80052	132	99.52	1.33 du/acre	26,379 s.f.
Sierra Vista #84052	45	26.48	1.7 du/acre	18,816 s.f.
Ponderosa #87042 #88072	64	98.9	0.65 du/acre	55,946 s.f.

- The minimum lot size in the proposed RAA zoning is 13,500 square feet. With the applicant's proposed 330 units, average lot size would probably be 18,500 square feet.

### **Buffering from Surrounding Uses**

- The Rural land use designation for the 74 acres at the southeast corner of the 220 acre parcel would provide a buffer between the Ponderosa subdivision and the proposed RAA zoning. The corresponding RR zoning would be consistent with the RR zoning of Ponderosa.
- The applicant has agreed, at the resident's request, to provide a 50 foot open space buffer at the rear of lots adjacent to the Ponderosa subdivision.
- Buffering to the north, although zoned RAA consistent with the proposed zoning, would be provided by the railroad right-of-way.
- There has been no discussion with the applicant concerning buffering to the west (Hiawatha and Sierra Vista, zoned RAA).

### **Environmental Issues**

- There is a 12 acre DNR regulated wetland located within the 220 acre parcel. There are two smaller Township regulated wetlands on the southeastern portion of the property. This is not a technical limitation for development of the property, as long as appropriate permits are secured or the sites are avoided. The applicant has stated that the wetlands will be preserved.
- There are no flood plains on the property.

### **Cluster/Open Space Subdivision Design**

- With our existing zoning ordinance, the only method of clustering housing units to preserve open space is through a Planned Unit Development. This would be available under the proposed RAA zoning, but not the current RR zoning.
- It is possible that an alternative approach to clustering and the preservation of open space will be developed as the new Comprehensive Plan and Zoning Ordinance take shape.
- The applicant has not indicated a willingness to apply clustering principles to this property.

**Boundaries (see attached maps)**

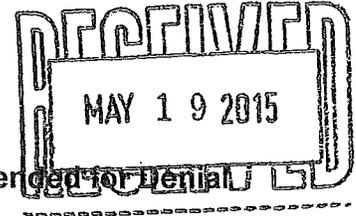
- The 1987 Comprehensive Plan designates 145.5 acres of the property as Residential 1.5 - 2.4 dwelling units/acre. The remaining acreage is designated Rural.
- The 1993 future land use map proposed by the planning consultant and staff shows all of this property as rural residential at .5 - 1.0 dwelling units per acre.
- The boundary between the Okemos and Williamston School Districts runs through the southeast portion of the property.

Staff will assist in preparing a Resolution once the Planning Commission has indicated a position on this rezoning. Restated, the Planning Commission's options are to recommend denial, defer the decision to completion of the Comprehensive Plan, or to recommend approval with conditions enforced by deed restriction, as previously discussed. The option to defer is still considered viable, allowing the opportunity to study the issue from the broader policy perspective of comprehensive planning.

As a final note, the applicant's attorney delivered a packet of information at noon on Friday (attached). Staff will review this material for technical accuracy prior to the meeting.

**Attachments**

RW/hover.rez/hld



RE: Application to Amend PRD #15-97015 Should Be Recommended for Denial

Dear Commission,

I write requesting SP Investments Limited Partnership's petition to amend the Planned Residential Development #97015 ("PRD") be "**recommended for denial.**" For the purposes of this Letter, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a. Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki C. Schroeder, and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be, and any assigns, Successors, and affiliates thereof.

At issue is whether it is appropriate to amend Unplatted lands, as fully described in the Developer's Sketch Plan titled "Ember Oaks (PHASES 4+)." To help aid the honorable Commission, I offer the following concerns:

(1) The Unplatted lands are already under an existing PRD. The following, with respect to this existing PRD are believed to be true:

(a) Meridian Township Ordinance §86.378(d)(4)(c) states "Once the preliminary lot layout is found by the Department of Community Planning and Development to be in conformance with the governing regulations, the total number of lots intended for residential units ***shall become the maximum number of dwelling units permitted*** on the development parcel under the PRD overlay zoning district.

(b) Meridian Township Ordinance §86.378(d)(5)(c) reads "The required amount of open space ***shall be preserved in perpetuity.*** The preserved open space shall be ***deeded to the development's homeowner's association, a land conservancy, the public or otherwise protected*** in a manner acceptable to the Township. The form of all preservation instruments shall be approved by the Township Attorney. The preserved open space shall be shown and appropriately labeled on the plat approved by the Township and recorded with the county register of deeds.

(2) It is believed that the developer represented and warranted the following with respect to Unplatted lands:

- (a) Ember Oaks was a developing community;
- (b) The Developer planned to develop such community in phases;
- (c) As each phase became complete, or substantially complete, the Developer would add additional lots within the Unplatted lands to the Plat;
- (d) The Plat has Declarations or Restrictions, substantially controlling the type of community thereunder; and
- (e) It is further believed the Developer stated all homes within the subdivision (including Unplatted lands) would be controlled, according to the Declarations of Restrictions. This

means homes had to be specific size and quality including, but not limited to, materials used and have architectural integrity (as approved by the Architectural Control Committee of which Developer solely controls).

(3) It is believed that the Developer has a history supportive of following the model it laid forth during the sales process, as suggested in its believed upon representations and warranties above. That is, the Developer has added Unplatted lands, as lots, to the Plat, as phases in the development were completed. Such additions are evidenced by the necessary amendments to the Declarations of Restrictions, which indeed have been amended 3 times.

(4) It is believed that the Developer advertised and continues to advertise, as evidenced by signage located directly on the Unplatted lands. Attached and incorporated herein, marked Exhibit A, is a picture taken May 10, 2015, which shows said signage and reads "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE."

(5) Given the Meridian Township Ordinance §86.378 language, buyers of lots and homes, as the case may be, would have had reason to believe, and further to rely upon, the provisions suggesting

- (i) maximum numbers of dwelling lots and
- (ii) the Unplatted lands would be preserved in perpetuity, on a forever basis.

(6) Given the Developer's believed upon representations and warranties, existing homeowners would have had reason to believe and rely upon such believed representations and warranties including, but not limited to, the future development with respect to Unplatted lands.

Now, the Developer, as the applicant, is petitioning this Commission for an amendment. Such amendment, as proposed, reflects, generally speaking (some lots would actually be larger than existing lots under the existing PRD), desires to decrease the lot size and, presumably, increase the number of lots offered. It is further believed the Developer is desirous of making such proposed changes to reflect economic factors not then anticipated when it originally submitted and received the original PRD.

And, even if total lot numbers and/or preserved open spaces stay the same, by way of lots and open spaces in aggregate, but are modified such that they fail to stay true to the original PRD (which is evidenced by the desire to amend such) and the believed upon Developer representations and warranties, such proposed amended PRD would fail to stay in keeping with what purchasers would have or should have relied upon.

Furthermore, it is believed such homes, eventually built upon the proposed amended PRO lots, would be smaller than those believed to be represented and warranted to existing homeowners including, but not limited to, less stone or masonry requirements presently required.

The problem, as the Commission is now wisely aware of, is buyers under the existing Plat may have relied upon many factors including, but not limited to, the following:

- (1) Original PRD, as issued, and reflected in both the Plat and Unplatted lands;
- (2) The believed upon Developer's representations and warranties, particularly as reflected on the Unplatted lands;

(3) The Declarations of Restrictions (historically representing, by amendment, a

history of Unplatted lands entering into the Plat).

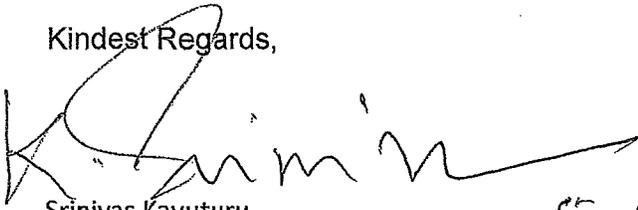
Therefore, if the honorable Commission were to "recommend for approval" this petition for amendment of the original PRO, this Commission would be, with full knowledge of such as evidenced by the Affidavit attached and incorporated herein, marked Exhibit B, inadvertently helping the Developer to potentially breach its believed representations and warranties made to the existing Ember Oaks homeowners.

For the reasons discussed above, and others, I humbly request this Commission "recommend denial" of the Developer's requested PRO #15-97015 amendment.

I have full faith in the Commission and believe that the Ember Oaks homeowners rights, as perceived, will be wisely preserved, by "recommending denial" of the applicants petition.

Thank you for your consideration with respect the issues raised above and their direct application to this matter.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Srinivas Kavuturu', with a long horizontal flourish extending to the right.

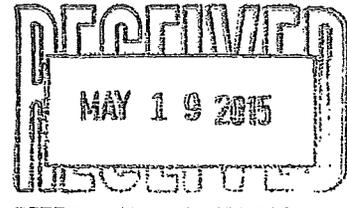
Srinivas Kavuturu

5.18.15

3660 Bandera Lane

Okemos MI 48864

**AFFIDAVIT OF Srinivas Kavuturu**



I, Srinivas Kavuturu of 3660 Bandera Lane, Okemos MI 48864, under penalty of perjury, declare and state:

(1) On or about 1 March 2014, I purchased my primary residence from Schroeder Homes, a Michigan based building company. Such residence is located within the Ember Oaks Subdivision (the "Subdivision").

(2) During the period leading up to my purchase and including, but not limited to, the date of purchase, as outlined above, the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means Schroeder Homes LLC, a Michigan limited liability company, Schroeder Builders Inc., a Michigan corporation, a.k.a, Schroeder Homes, KDS Homes LLC, a Michigan limited liability company, Schroeder Home Services LLC, a Michigan limited liability company, Ember Oaks Company, a Michigan corporation, KBBV LLC, a Michigan limited liability company, SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership, Keith L. Schroeder, Beverly A. Schroeder, Brian L. Schroeder, Viki L. Schroeder, and their employees or representatives, acting as agents on behalf of the Developer, either individually, jointly or collectively, as the case may be.

(a) Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association (UHOA").

(i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at :  
[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Restrictions.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Restrictions.pdf)

(ii) Copies of the Bylaws are available from the Developers website, located at :  
[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)

(iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs available with State of Michigan LARA department

(b) Developer represented and warranted that the Subdivision was an ongoing development, developing in phases. Developer further represented and warranted as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions. The Developer advertised the Subdivision as

a controlled community with specific standards. Such standards are evidenced in the Restrictions including, but not limited to, the following:

(i) Building restrictions including, but not limited to, the following:

- (A) Masonry requirements of stone or brick, covering all sides of the home;
- (B) Trim requirements;
- (C) Minimum setbacks;
- (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
- (E) Minimum home square footage requirements for first and second floors.

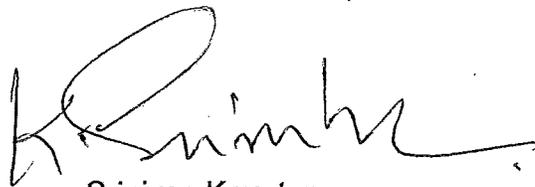
(c) Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of my knowledge, Developer made such representations and warranties as an assurance to earlier purchasers, thereby reducing their heavy investment risk and insuring Subdivision standards.

(3) On or about 1 March 2014, Developer had a site plan of the Subdivision, in poster board form, believed to be labeled "Ember Oaks", located in the Developer's conference room, showing lot development which included lots yet to be added to the Plat. The lot layout and size appeared to be in keeping with lots sold and Developer referenced such site plan when orally referencing its future development, in keeping with its existing standards.

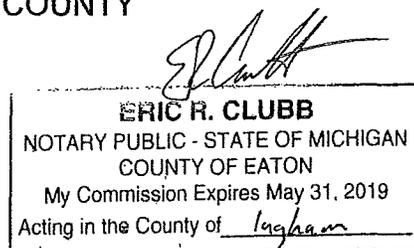
(4) Developer has existing signage reading "Ember Oaks Future Development." Such signage is for advertising purposes and further suggests its intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time I purchased my property.

I swear or affirm that the foregoing statements are true to the best of my knowledge, information and belief.

Dated this 19 day of May 2015



Srinivas Kavuturu  
3660 Bandera Lane Okemos 48864  
STATE OF MICHIGAN  
INGHAM COUNTY

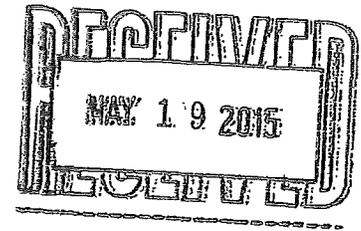


Subscribed and sworn before me by Srinivas Kavuturu on this 12-day of May, 2015. Witness  
my hand and official seal. My commission expires: May 31, 2019



**ERIC R. CLUBB**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF EATON  
My Commission Expires May 31, 2019  
Acting in the County of Lapeer

Urvish Shah, MD  
1441 Wandering Way  
Okemos, MI 48864



May 16, 2015.

Re: Application to amend PRD #15-97015.

Dear Commission,

It is my understanding that SP Investments Limited Partnership seeks to amend the Planned Residential Development #97015. This proposal must be voted **“recommended for denial.”**

I purchased a house from Mr. Brian Schroeder, Schroeder Homes LLC, or his company company with the understanding that the following promises were kept.

- a. Houses built in Ember Oaks are only bricks and stones. Please come into our neighborhood to witness this yourself.
- b. Only three car garages are permitted.
- c. Houses built must fulfill certain size criteria listed in the Restriction of Deeds and **NO SMALLER**. This is registered with Meridian Township.
- d. Lot sizes on which the houses were to be built were to be no smaller than 0.5-0.6 acres.
- e. Sprinkler system is required.

I bought my house with these conditions. **This promise is in violation of the current proposal to construct houses on smaller lots. This is also a violation of PRD. This change will jeopardize quality of houses in Ember Oaks and significantly reduce house prices. This will result in the drop of property taxes effecting the entire Okemos population. There also is a legal question of the assumption of liability in conjunction with the drop in home prices.**

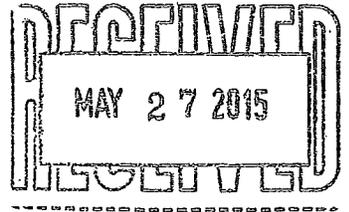
Hence, I must strongly object against the proposal and highly recommend that you reject it. Thank you very much.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Urvish".

Urvish K. Shah, MD

May 27, 2015



Hand Delivered

Township Board, and  
Planning Commission  
Charter Township of Meridian  
5151 Marsh Rd.  
Okemos, MI 48864

**Reference: Rezoning Application Identified as Planned Residential Development #15-97015 (SP Investment Limited Partnership)**

It was apparent at Monday night's Hearing that the presentation caused confusion, not only for me, but perhaps for the members of the Commission as well. I am writing to clear any misunderstanding.

Specifically, Planner Gail Oranchak used a Site Plan to say something like..."this was the original plan approved by the Planning Commission in 1999." It looked like the "Proposed Site Plan" which was available to everyone at the rear of the Township Hall, except that there was no Forsberg Drive connection. She then presented the "Proposed Site Plan" which did include the Forsberg Drive connection. She pointed out that the Forsberg Drive connection was deemed to be essential and included in the Preliminary Plat, which was approved by the Township Board in July of 2000.

What was materially omitted was the "Current Site Plan" from which any proposed changes should be measured. While I understand that this was only a process to determine whether the proposed changes comply with Township ordinances, it is only logical to assume that this is the proposal to advance to a Preliminary Plat process. Your time and our time as participating citizens will be wasted without consideration of the Current Site Plan, and using that as the measuring comparison. It is clear from the developer's marketing materials that he is not using the Planning Commission Plan of 1999 but he is using the "Current Site Plan" as first approved by the Township Board in July of 2000.

As you are hopefully aware from the Public comments, in order to ameliorate the concerns and objections to potential heavy traffic flow into and through Ponderosa Estates, the "Current Site Plan" specifically caused Forsberg Drive to turn south upon entering Ember Oaks before connecting with the main north/south traffic flow on the east side of Ember Oaks, closest to Ponderosa. This single change everyone agreed was likely to keep traffic through Ponderosa Estates to a minimum.

By showing the original Proposed Site Plan of 1999 and the Proposed Site Plan of 2015 and omitting the "Current site Plan" of 2005 and now in place as a part of the Meridian Township Master Plan, it gave the appearance of a simple and inevitable change, not likely to find any objection of the Planning Commission; when in fact, some of the members of the Commission were trying to raise questions but were not sure how to ask the question and were apparently dissuaded from this clarity. Further, those neighbors who watch this process from their cable TV are not likely to fully appreciate the issues.

No evidence presented by the Kebs, Inc. presenter regarding the proposed changes to the "Current Site Plan" were compelling in any way whatsoever to change the road system adjoining and intersecting with Forsberg Drive. Generally speaking, his presentation dealt with a redesign of lots and roads on the north

end of Ember Oaks so as to provide for more greenspace. He attempted to make the compelling argument that with the increase of required setbacks from the railroad line and pipeline, it was necessary to make some lots smaller, though he stated the "average" lot size did not materially change.

Using the table in the Proposed Plan, the 1999 Plan called for an average lot size of 31,974 square feet. (116.71 acres times 43,560 square feet divided by 159). The average in the Proposed Site Plan, including those already under a Final Plat, is 28,327.78 (102.75 acres time 43,560 divided by 158). Since the average larger lots were in Phases I through III, the change impacts the undeveloped sections, dropping those averages to 26,525.86. I believe those changes are material to Ponderosa residents and out of character with the underlying RR zoning. We think the developer is simply trying to maintain the 111 lots he started with years ago and risks "contaminating" the Ponderosa RR zoning and character via his re-design increasing density proximate to Ponderosa.

Safety is a major issue which must be addressed by the Township and the Planning Commission as it reviews and compares the Proposed Site Plan Sketch to the "Current Site Plan." Safety, drainage, character and other issues were agreed to in the Preliminary Plat approved by the Township Board in July of 2000. This Plat design, taken from Ember Oaks marketing materials, is attached, because it is easier to read than the "Current Site Plan" on the table at the rear of the Township Conference room.

The safety issue has 2 parts: the first part is whether Ember Oaks residents exiting the new easternmost Ember Oaks exit onto Jolly Rd, heading east will actually feel safe in doing so. The second part is whether there will be traffic back-up in Ember Oaks (there is already delay at times in the morning exiting Ponderosa). If either condition occurs, a motorist may seek an alternative route. The re-design provides no barrier to entry to Ponderosa, so it is logical to assume the Forsberg Drive entry to Ponderosa will be used. Ponderosa streets were not designed for that traffic, or traffic volumes, placing residents (especially children) at risk.

Our objections to modifications which would be made North of the east/west Consumers Power Easement are based solely upon the change in traffic flow as it might affect traffic into and out of Forsberg Drive. We are focused on those sites immediately contiguous to Ponderosa, and in particular, the street design South of the east/west Consumers Power Easement. We believe this is a significant safety issue affecting Ponderosa residents and their guests. The street design in the 2000 Preliminary Plat was acceptable and we urge you to return to that. Better yet, make Forsberg Drive available for police and fire only.

Sincerely,



Thomas W. Repaskey, J.D.

P38139

3663 Stagecoach Drive

Dear Mr. Scott-Craig,

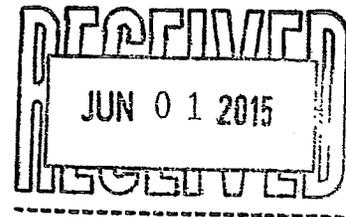
My apologies for including you herein but, in keeping with Schroeder's most recent letter, dated May 20, 2015, I am carbon copying you.

Thank you for your attention to this matter. Furthermore, thank you for your very fine service. Despite my desire to have a different outcome with respect to the Planning Commission meeting, dated May 18, 2015, I felt you and your colleagues did a truly exceptional job. Moreover, I believe we, as residents of Meridian Township, are very fortunate indeed to have such conscientious members.

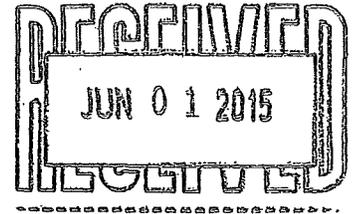
Very Gratefully Yours,



(also known as Thomas J. Dard, Jr.)



Thomas J. Dart, Jr.  
3569 Cabaret Trail  
Okemos, MI 48864



06/01/15

Mr. Duff Schroeder  
Schroeder Homes  
4665 Dobbie Road  
Ste. 130  
Okemos, MI 48864

**RE:** Reply to Your Most Recent Letter, Dated May 20, 2015

Dear Mr. Schroeder,

I am in receipt of your most recent letter (the "Letter"), dated May 20, 2015, and am deeply troubled by many of your assertions. I will attempt to address most herein.

You begin your Letter stating "I am writing to each of you in an effort to correct what appears to be a misunderstanding about our future development plans at Ember Oaks." Let me state, frankly, there is no misunderstanding with respect to your future development plans. You have applied for an amendment to an existing PRD, changing the home site layout including, but not limited to, lot sizes. Such changes are not in keeping with past representations, particularly during the sales process, believed to have been made to existing homeowners within the subdivision.

You further evidence such changes by your statement with respect the Declarations of Restrictions (the "Restrictions"), found in the Letter, fourth paragraph down, which reads "Finally, the next phase will be subject to the same Restrictions as are currently in place."

As evidenced by my Affidavit, dated May 14, 2015, and incorporated herein, SP Investments Limited Partnership (the "Developer"), a Michigan limited partnership, its assigns, affiliates and successors, including, but not limited to, its employees, representatives or agents acting on behalf of the Developer, sold properties upon the believed upon representations and warranties stated therein. Moreover, I believe other homeowners offered similar affidavits attesting to such relied upon Developer representations and warranties. Specifically, the Developer is believed to have represented and warrantied that Ember Oaks is a developing community. As lots within the Plat are sold and developed, new lands would thereby be added to the Plat, sold and developed; All such development was to be under the Restrictions.

Such believed upon representations and warranties are further evidenced by the amended Restrictions, whereby lots were indeed added to the Plat and corresponding Restrictions. There have thus far been 3 phases and three amendments to the Restrictions to accommodate such.

Therefore, your offer of encouragement, implying we should be pleased the next phase, just one among many future phases, will be placed under the Restrictions is meaningless when you previously presented, and made sales based upon such representations, that all such phases would, indeed, be placed under such Restrictions.

You further note the newly proposed lot sizes, in the smallest form, would be "approximately the same size as current lot 24 (Chinoy)." The Chinoy residence, photo attached, is a beautiful home and additive to our community. Furthermore, the Chinoy residence fully complies with the Restrictions.

If, indeed, you plan "...to develop the undeveloped land as future phases of the Ember Oaks Subdivision" as stated, it appears lot size, as evidenced by the Chinoy residence, isn't a reason for failing to place all phases under such Restrictions. However, as described above, you only offer a single phase, such being the next phase. The obvious resulting question is why?

On or about April 22, 2015, Schroeder Homes hosted the Ember Oaks Subdivision's annual meeting. During the meeting, among other items, you, specifically, and Keith Schroeder, were asked about rumors circulating about the Developers new course with respect to developing the unplatted lands with smaller and less expensive homes. Duff, you specifically replied by saying you were "considering" developing the land with "slightly smaller lot sizes, with slightly smaller homes, with slightly less brick or stone requirements." Keith further said "such ideas were under consideration." And, he was looking at potentially creating a separate community, perhaps called "Ember Oaks East," which, he added, "may be separated by a buffer." These stated changes, contemplated or otherwise, are not and could not be in keeping with the Restrictions nor the believed and relied upon representations and warranties previously offered to the home buyers within Ember Oaks.

Despite such conversation, and in particular the position such activity was merely "under consideration", I, not 9 days later, received notification from the Gail Oranchak, Meridian Township Principal Planner. Such letter indicated the Developer's desire to amend the PRD and correspondingly change the characteristics of such future development. Obviously, a request to hear a PRD amendment was in the works for some period of time, including, but not limited to, the creation of a new home site sketch plan, and, indeed, as far back as February 17, 2015, you, the Developer, had applied for such amendments at the Township's regular Board Meeting.

Having just 9 days earlier been told, amongst a group of Ember Oaks homeowners, all at the annual meeting, such matters were "in consideration" isn't in keeping with the facts. Instead, you, the Developer, in active pursuit of such matters most recently represented as "something under consideration," was, contrarily to its own assertions, seeking, instead, active modification.

Such behavior is hardly in keeping with the reputational assertions you make in your Letter, particularly as they relate to honesty and integrity.

Jeff Kyes, of KEBS Inc., represented you well. In particular, he said "things do change out

there in the world and requirements change..." He further pointed out new ordinances requiring increased set backs from the gas line and drain commission requirements including, but not limited to, drainage and pre-treatment requirements, requiring more area to treat water.

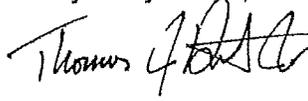
I most certainly can both understand and appreciate ordinance required changes, even when such changes require new site plans to accommodate such. Had you, instead, presented such changes to me, as a homeowner, indicating why you planned on making the changes, provided you kept such unplatted lands under the Restrictions as previously presented, in an unmodified and variance free form, you would have had an ally. Instead, you elected to misrepresent your active pursuit to make such changes as contemplated considerations, despite having expensed considerable funds for a new site sketch plan and pursued the amendment application process.

Even more troubling, you continue to move forward ignoring your previous sales practices including, but not limited to, your believed upon representations and warranties under which many home buyers relied upon; that is, Ember Oaks was a developing community, adding unplatted lands to the Plat, over time and as developed, all in keeping with the Restrictions.

Therefore, I offer the following suggestion. Since, as discussed above, lot size, in and of itself, is not a reason not to continue to place all unplatted lands under the Restrictions (Chinnoy's residence complies with such Restrictions and is of the same or similar size to the smallest newly proposed lots), and no other known reason exists for failing to comply with such Restrictions you had drafted, on your own behalf, and thereby used such drafted Restrictions to induce sales within such community, you should have no problem continuing to place such unplatted lands, through all sequential phases, as developed, under such Restrictions (provided such Restrictions stand as they do now, in present form, as of June 1, 2015, unmodified excepting appropriate amendments to add unplatted lands to the Plat, and variance free from either (a) the Developer or (b) the Architectural Control Committee ((unless such Architectural Control Committee is composed of no less than  $\frac{2}{3}$ 's of the current homeowners excluding any Schroeder ownership or its affiliates))). If you agreed to such actions, in keeping with the promises you made to existing homeowners, and such newly formed home site sketch plans could adequately address the legitimate concerns, as expressed at the Planning Commission meeting, dated May 18, 2015, with respect to health, safety and welfare, I suspect you might gain a number of allies.

In closing, simply stating "...we have worked hard to maintain a reputation for honesty and integrity" doesn't make it so. Actions, instead, are what determines someones reputation. And, thus far, your actions fail to reflect your assertions. In the future, beginning now, I remain hopeful a new course will be chosen focused on honesty and integrity. Only under such circumstances can your stated reputational desire truly be achieved and, through time, perhaps, trust restored.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Thomas J. Dart, Jr.", written in a cursive style.

Thomas J. Dart, Jr.

C.c: Gail A. Anderson (gaa), Attorney for Developer  
John Scott-Craig, Planning Commission Chair  
Mark Kieselbach  
Jeff Kyes  
Milton L. Scales



*The Family Name... Built on Quality!*

May 20, 2015

Dear Ember Oaks Homeowners:

I am writing to each of you in an effort to correct what appears to be a misunderstanding about our future development plans at Ember Oaks.

First and foremost, we intend to develop the undeveloped land as future phases of the Ember Oaks Subdivision.

The current plan includes a total of 158 lots, which is the same number of lots as in our prior plan. While average lot size has decreased somewhat, the smallest of the new lots is approximately the same size as current lot 24 (Chinoy). Moreover, the reconfigured plan includes an additional 11.67 acres of open space beyond the prior plan.

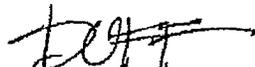
Finally, the next phase will be subject to the same Restrictions as are currently in place.

While it can never be the case that all Ember Oaks' homeowners will love the design of every other home within the subdivision, I promise you that when approving house plans, we always take into consideration its "fit" within the community at large.

In the future, if and when rumors about our intentions circulate, I would ask that you give us the benefit of the doubt and let us know what your concerns are. Schroeder Homes has been a part of Meridian Township for over 50 years, during which time we have worked to maintain a reputation for honesty and integrity. I can assure you of our continued commitment to the Ember Oaks community.

Very truly yours,

SCHROEDER HOMES



Duff Schroeder

BS/gaa

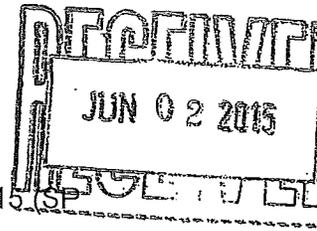
cc: John Scott-Craig, Planning Commission Chair  
Mark Kieselbach  
Jeff Kyes

G:\docs\1200\C1212 rfm002\Proposed Ltr to Homeowners.doc

4665 DOBIE ROAD • SUITE 130 • OKEMOS, MI 48864 • (517) 349-0560 • FAX (517) 349-1370

To: Planning Commission  
From: Neil Story  
3537 Ponderosa Drive  
nstory@me.com

Re: Comment on Rezoning Application, Planned Residential Development #15-97015 (SP Investments Limited Partnership)  
Date: 1 June 2015



Members of the Commission:

My wife Tammy and I live at 3537 Ponderosa Drive, nearly adjacent to the Ember Oaks development parcels. I attended the May 18 Planning Commission meeting, and briefly participated in the Public Comments section of the meeting in regard to the Ember Oaks rezoning application.

## I. Summary

I've thought very hard about that meeting, and have come to believe that the approach being taken on the application, while plausible, is in error, will yield damaged results, and will set the wrong precedent for handling similar applications in the future. I contend that:

1. §86-378 of the Township zoning ordinance requires that the Planning Commission and Township Board review both a sketch plan and a rezoning request from scratch when the applicant is asking for a rezoning from a 1999-established RR with PRD Overlay to a 2015 RR with PRD Overlay;
2. that this may be a novel situation (rezoning an already rezoned PRD with Overlay), and that how it is handled will set an important precedent;
3. that, as part of their review, the Commission and Board are required to examine the sketch plan and application with regard to what the underlying RR zoning would set as the maximum number of developable lots in 2015, given changes in water retention and pipeline setback requirements and added acreage since 1999, and not with regard to the maximum lot number established under the 1999 rezoning/preliminary plat decision;
4. that the rezoning applicant is required to submit a 2015 traffic study with its rezoning application; and
5. that these actions, in light of the long lag between preliminary plat and the requested rezoning/sketch plan amendment are fair to all and unduly burdensome to none.

I request that the Planning Commission return SP Investments' application to the applicant, with an opportunity for the applicant to submit a new application documenting from scratch its supporting evidence for requesting in 2015 the rezoning of land from RR to RR with PRD Overlay.

## II. The Problem Defined

The rezoning application is being framed as a sketch plan amendment for an already existing RR PRD Overlay, and that the job of the Commission and the Township Board at this stage of the application is simply to determine if the application complies with the requirements of the PRD District, §86-378, using six criteria. All of this was spelled out by Township Principal Planner Gail Oranchack in statements made to the Commission at the meeting, and in her May

15 Memorandum to the Commission. Questions about lot layout, the road network, and the like, should be left to a later stage in the review process.

I don't fault Planner Oranchack at all. That framing seems natural, plausible, and sensible. Only decide what needs to be decided at this stage of the process. But that framing can lead to a distortion of the process and to the conclusions that result.

As I read §86-378, it tells me that the ordinance drafters viewed an application for rezoning and a sketch plan as two different things to be evaluated simultaneously ("The Planning Commission and Township Board shall review and approve, conditionally approve, or deny the sketch plan concurrently with the application to rezone the development parcel to PRD overlay" — §86-378(g)). Both the sketch plan and the rezoning need to be in focus. The framing of this application, however, focuses on the sketch, and diminishes attention to the fact that this is an application for REzoning (emphasis intended).

The facts here appear on the surface to be different from the expected normal course of events. This doesn't seem to be a situation where the applicant is asking for the very first time that land be rezoned from RR to RPD Overlay. Here the PRD Overlay already exists, from 1999. I believe that the framing is subtly pushing us to compare the 2015 site plan amendment to the 1999 PRD overlay.

But I believe that the ordinance is telling us to focus not only on the 2015 sketch plan amendment, but also on the 2015 rezoning application for a PRD Overlay; it is telling us to compare 2015 to 2015. Put differently, I think the applicant is required, and quite rightly, to establish from scratch the case for using a PRD Overlay on these parcels of RR land now, in 2015. That, to my understanding, has not been done, and I believe the Planning Commission should return this rezoning application to the applicant, allowing the applicant, SB Investments, time to prepare additional evidence for its rezoning request.

This may be the first time that a PRD Overlay rezoning application has come up in a circumstance where there is already a PRD Overlay in place. I wouldn't know. My wife and I are very new to this township and to this Ember Oaks application. But if it is the first time, then how this application is handled will set an important precedent for the future.

### III. The Problem Exemplified: The Maximum Number of Lots Permitted for Development Under RR with a PRD Overlay

Let me give two concrete examples of where this distinction makes a difference: the maximum number of lots permitted for development under RR with a PRD Overlay, and the handling of traffic studies. There may be others.

First to the maximum number of lots permitted for development under RR with a PRD Overlay. Here the applicant (and the Planning Department) appear to assume that the maximum number of lots that can be platted on the development parcel is the same in 2015 as when the overlay and preliminary sketch were originally approved in 1999 (158 as originally approved, minus 47 finally platted, equalling 111 lots still available to develop).

That assumption may or may not be correct, but I believe that a fair reading of §86-378 requires that, as of the date of filing the rezoning application/sketch plan amendment in 2015, a new calculation of the maximum number of lots that can be developed be made, using the

actual conditions of 2015. Perhaps this has already been done, and the number remains the same. If so, then my concern is not valid.

But if it has not been done, then I believe that it must be done: given new water retention requirements, pipeline setbacks, acreage added, and the like, the maximum number of single family dwellings that the underlying RR zoning would permit in 2015 must be calculated. That number could, in principle, be less than, equal to, or greater than the earlier number. However that may be, I believe that after such a long gap in the development process, §86-378 requires the applicant to treat the rezoning application as a totally new request to rezone RR land to a PRD Overlay District.

#### IV. The Problem Exemplified: The Traffic Study Requirement Imposed by the Rezoning Application Form

Second, the traffic study requirement imposed by the rezoning application form. In pertinent part, Part I(E)(3)(b) of the rezoning application form requires SP Investments to have a rezoning traffic study prepared when it has "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." (Parenthetically, I can well understand why an applicant, asserting that it can develop the same number of dwelling units in 2015 that it was permitted in 1999, would not want to have to establish that fewer peak hour trips would be generated in 2015 than in 1999, all without doing a traffic study, and in order to avoid a new traffic study.)

Perhaps a traffic study has been done and I am not aware of it. In that case my concern is not valid, and can be dismissed. But if a 2015 traffic study has not been prepared, then I believe a fair reading of §86-378 and the rezoning application, quite rightly, requires the study to be done.

If you discount the process as nothing more than a sketch plan amendment, then the traffic study requirement just seems like a misfit between what the applicant is seeking and the closest available form to get its request before the Planning Commission. But there is no misfit when you recognize that this is a rezoning request that is asking for a change from a zoning/preliminary plat decision made 16 years earlier. If circumstances have changed sufficiently to call for a new sketch plan (and ultimately a new plat), they can have changed elsewhere as well. We are not comparing RR with PRD Overlay to RR with PRD Overlay. We are comparing 1999 RR with PRD Overlay to 2015 RR with PRD Overlay, and should be evaluating a from scratch 2015 sketch plan together with a from scratch 2015 rezoning application and its required accompanying 2015 traffic study.

It is certainly possible to imagine that traffic engineers could find that driving habits have changed over, in this case, a 16 year time span; that a greater number of peak hour trips would be generated from within the Ember Oaks subdivision itself in 2015 than would have been the case in 1999. It is even easier to imagine that the number of peak hour trips will have increased on Jolly Road, a narrow, hilly arterial at that location, over that period.

And none of that imagining even takes into account the increased east-bound traffic out of Ember Oaks that will be generated because of the portion of the development in the Williamston School District, and the subsequent redirection of east-bound traffic through the neighboring Ponderosa subdivision via the Forsberg Drive connection to Stagecoach Drive. (My wife and I are very concerned by that diversion, and will address it separately.) Nor does that

imagining even take into account the substantial additional traffic on Jolly that will result from the very large personnel increase at Jackson National Life, only 2 ½ miles to the west.

So there is nothing at all discordant about requiring a traffic study with this rezoning request. If the facts on the ground have changed sufficiently to justify a from scratch new sketch plan, then they justify a from scratch new rezoning application and its attendant traffic study.

#### V. Summary, Request, and Fairness of the Request

In summary, I contend that:

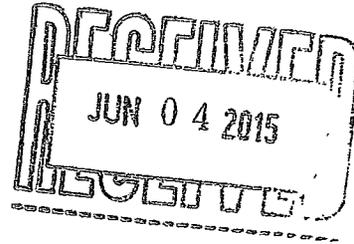
1. §86-378 of the Township zoning ordinance requires that the Planning Commission and Township Board review both a sketch plan and a rezoning request from scratch when the applicant is asking for a rezoning from a 1999-established RR with PRD Overlay to a 2015 RR with PRD Overlay;
2. that this may be a novel situation (rezoning an already rezoned PRD with Overlay), and that how it is handled will set an important precedent;
3. that, as part of their review, the Commission and Board are required to examine the sketch plan and application with regard to what the underlying RR zoning would set as the maximum number of developable lots in 2015, given changes in water retention and pipeline setback requirements, and in acreage added since 1999, and not with regard to the maximum lot number established under the 1999 rezoning/preliminary plat decision;
4. that the rezoning applicant is required to submit a 2015 traffic study with its rezoning application; and
5. that these actions, in light of the long lag between preliminary plat and the requested rezoning/sketch plan amendment are fair to all and unduly burdensome to none.

I request that the Planning Commission return SP Investments' application to the applicant, with an opportunity for the applicant to submit a new application documenting from scratch its supporting evidence for requesting in 2015 the rezoning of land from RR to RR with PRD Overlay.

I believe that this request is true to the language and intent of §86-3788 and the Rezoning Application form. I also believe that this request is fair to the developer, to the residents and neighbors of Ember Oaks, and to residents of the Township. The long lapse of time between the original preliminary plat and this request for rezoning makes this a more complex case. The developer is allowed to recognize changed facts on the ground by being allowed to request a sketch amendment; and the Township and its residents are allowed to recognize changed facts on the ground by having the rezoning application evaluated as a request for a from scratch rezoning from RR to RR with PRD Overlay. I don't think this request unduly burdens anyone, and I note that §62-7 of the Land Division ordinance says that "no vested rights shall accrue to the owner or proprietor of any subdivision solely as a result of tentative or final preliminary plat or final plat approval."

Thank you for your time, and for your consideration.

Neil Story  
3537 Ponderosa Drive  
nstory@me.com



June 4, 2015

Planning Commission  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864

Reference: Rezoning Application Identified as Planned Residential Development #15-97015 (SP Investments Limited Partnership)

Questions related to compliance with zoning ordinance for Planned Residential Developments (PRD).

Dear Commissioners:

While I appreciated the opportunity to make comments at the public hearing May 18, I also appreciate the fact that those hearings are taped. I benefited from listening to the presentation in its re-broadcast. It is clear that not only the presentations, but most of the discussions were influenced from this being described as an amendment. **It may not be.**

It is true that the Notice to Affected Property Owners dated April 30, 2015, refers to it as an amendment. As I stated during the public hearing, I was unable to find any procedures within the Township's zoning ordinance that sets forth standards or processes for amendment by an Applicant. The fact that the Applicant has added 2.67 acres to the existing PRD renders that question moot. It is no longer the same property. To apply "amendment" standards (standards presumably based on an equity theory) to the Application establishes "drag along" rights to this 2.67 acres when those acres have not previously been subjected to the township's rezoning process.

I am mindful of a comment made after the May 18<sup>th</sup> meeting that the township has few PRD's so there is a learning curve and perhaps, precedents being set with all actions taken with respect to a PRD. Accordingly, it is important that actions taken here be deliberate and thoughtful.

You stated that your role in this matter at this stage is to determine whether the applicant has complied with the ordinance. I suggest that if you consider that this is not an amendment, that more due care needs to be exercised and further questions asked and answered (based upon information presented at the May 18 hearing).

Logically, once a Final Plat determination has been reached (in addition to the practical fact that new owners now occupy and possess those properties), those Phases should be viewed as complete in all aspects (hereinafter referred to as Final). If that view is adopted, then this Application should be viewed under its own merits for compliance pertaining solely to the undeveloped lands plus the additional 2.67 acres (hereinafter referred to as Undeveloped). Simply taking the 1999 Sketch and comparing it to the Application 2015 Sketch is not sufficient. If you consider that this is not an amendment, and process it as a normal request for a Planned Residential District, then the Ember Oaks development will end up with two Planned Residential Districts on property with an underlying zoning of Rural Residential. That result appears to be in compliance with the zoning ordinance.

In particular, here are areas for review for compliance under that viewpoint.

Has the Applicant calculated the buffer areas required by section (e)(1) for both Ponderosa and Final for purposes of meeting the open space requirements?

Has the number of lots been properly calculated under section (d)(4)(a) for Undeveloped?

It was clear that the buffer area required for Ponderosa was not included in the calculations of net open space, unless those buffer acres were included in separately labeled areas, like wetlands. It is also clear that the buffer area required for Final was not considered. If the developer had lands subjected to setbacks or other changes affecting the development process, the math would suggest that the number of lots computed using (d)(4)(a) for Final would also change. It is surprising that the same total number as in the 1999 Plan was reached, if a calculation has been made solely on Final.

An equitable argument could be made that outside forces have caused the developer to modify the Sketch. That statement is true solely for those lands currently under the approved PRD. It is not true for the additional 2.67 acres.

I have not been able to determine whether the Applicant has title to other properties contiguous to Final or Undeveloped, or if this Application covers all properties held. Based upon the new proposed Jolly road access, it appears additional acres are held. If so, then a question is whether the remaining acreage's use is consistent with Rural Residential use (lot width, etc).

We hope you will consider all of these points in your deliberation on this Application.

Sincerely,

A handwritten signature in black ink that reads "Mark Hooper". The signature is written in a cursive style with a large, looped initial "M".

Mark Hooper  
3653 Stagecoach Drive

Exhibit attached

## Exhibit to Letter to the Planning Commission dated June 4, 2015

### Referenced sections of Ordinance

#### Section (d)(4)(a)

The applicant shall prepare a preliminary lot layout, containing information required by the Department of Community Planning and Development, in conformance with the underlying zoning district in which the development parcel is located or the district being requested with a concurrent rezoning application, and in conformance with the comprehensive development plan, the subdivision regulations, and the Township's Code of Ordinances, without variances. The preliminary lot layout may show roads crossing regulated wetlands at the narrowest points. The purpose for this requirement is to determine the number of lots that could be located on the development parcel using conventional development standards within the underlying zoning district or the requested zoning district. The Department of Community Planning and Development shall determine the maximum number of dwelling units within 15 days of submittal of a preliminary lot layout meeting the submittal requirements of the department. A fee set forth in the adopted schedule of fees shall accompany the submittal.

(e) The following areas shall not be counted toward the minimum open space requirements:

Residential lots.

Public or private rights-of-way.

Driveways and parking areas.

Buffer areas required by this section, unless contiguous and integrated with other preserved open space.

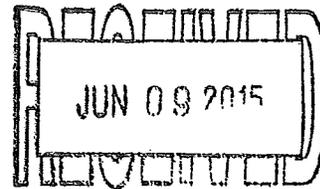
Floodways, floodplains, wetlands, or other water bodies or waterways.

Design standards. The following standards are intended to ensure that the development is designed to preserve important natural features and open space.

(1) Buffering adjacent residential development. When the proposed PRD is adjacent to land zoned with minimum lot sizes greater than the average lot size approved for the PRD, a fifty-foot buffer area shall be provided between the two parcels.

6/8/15

Charter Township of Meridian  
Planning Commission  
Meridian Municipal Building  
5151 Marsh Road  
Okemos, MI 48864



**RE: Application to Amend PRD #15-97015 Should Be Recommended for Denial**

Dear Commission,

I write requesting that the Planning Commission deny the request by SP Investments Limited Partnership's to amend the Planned Residential Development #97015 ("PRD"), which is listed on the June 8, 2015 Agenda as item 7C.

At issue is whether it is appropriate to amend unplatted lands, as fully described in the Developer's Sketch Plan titled "Ember Oaks (PHASES 4+)." We submitted the attached affidavit and provided public comment during your May 18 meeting. Please consider the content of our affidavit and the following concerns:

(1) The Unplatted lands are already under an existing PRD. The following, with respect to this existing PRD are believed to be true:

(a) Meridian Township Ordinance §86.378(d)(4)(c) states "Once the preliminary lot layout is found by the Department of Community Planning and Development to be in conformance with the governing regulations, the total number of lots intended for residential units **shall become the maximum number of dwelling units permitted** on the development parcel under the PRD overlay zoning district.

(b) Meridian Township Ordinance §86.378(d)(5)(c) reads "The required amount of open space **shall be preserved in perpetuity**. The preserved open space shall be **deeded to the development's homeowner's association, a land conservancy, the public or otherwise protected** in a manner acceptable to the Township. The form of all preservation instruments shall be approved by the Township Attorney. The preserved open space shall be shown and appropriately labeled on the plat approved by the Township and recorded with the county register of deeds.

(2) It is believed that the developer represented and warranted the following with respect to Unplatted lands:

- (a) Ember Oaks was a developing community;
- (b) The Developer planned to develop such community in phases;
- (c) As each phase became complete, or substantially complete, the Developer would add additional lots within the Unplatted lands to the Plat;

(d) The Plat has Declarations or Restrictions, substantially controlling the type of community thereunder; and

(e) It is further believed the Developer stated all homes within the subdivision (including Unplatted lands) would be controlled, according to the Declarations of Restrictions. This means homes had to be specific size and quality including, but not limited to, materials used and have architectural integrity (as approved by the Architectural Control Committee of which Developer solely controls).

(3) It is believed that the Developer has a history supportive of following the model it laid forth during the sales process, as suggested in its believed upon representations and warranties above. That is, the Developer has added Unplatted lands, as lots, to the Plat, as phases in the development were completed. Such additions are evidenced by the necessary amendments to the Declarations of Restrictions, which indeed have been amended 3 times.

(4) It is believed that the Developer advertised and continues to advertise, as evidenced by signage located directly on the Unplatted lands.

(5) Given the Meridian Township Ordinance §86.378 language, buyers of lots and homes, as the case may be, would have had reason to believe, and further to rely upon, the provisions suggesting

(i) maximum numbers of dwelling lots and

(ii) the Unplatted lands would be preserved in perpetuity.

(6) Given the Developer's believed upon representations and warranties, existing homeowners would have had reason to believe and rely upon such believed representations and warranties including, but not limited to, the future development with respect to Unplatted lands.

Now, the Developer, as the applicant, is petitioning this Commission for an amendment. Such amendment, as proposed, reflects, generally speaking (some lots would actually be larger than existing lots under the existing PRD), desires to decrease the lot size and, presumably, increase the number of lots offered. It is further believed the Developer is desirous of making such proposed changes to reflect economic factors not then anticipated when it originally submitted and received the original PRD.

Even if total lot numbers and/or preserved open spaces stay the same, by way of lots and open spaces in aggregate, but are modified such that they fail to stay true to the original PRD (which is evidenced by the desire to amend such) and the believed upon Developer representations and warranties, such proposed amended PRD would fail to stay in keeping with what purchasers have relied upon.

Furthermore, it is believed such homes, eventually built upon the proposed amended PRO lots, would be smaller than those believed to be represented and warranted to existing

homeowners including, but not limited to, less stone or masonry requirements presently required.

The problem, as the Commission is now aware of, is that buyers under the existing Plat may have relied upon - and many homeowners did in fact rely upon, as evidenced by Affidavits and letters submitted and public statements - many factors including, but not limited to, the following:

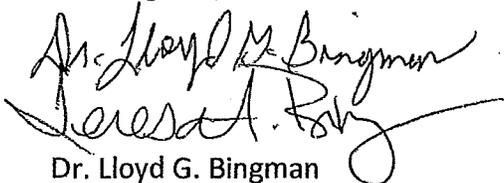
- (1) Original PRD, as issued, and reflected in both the Plat and Unplatted lands;
- (2) The believed upon Developer's representations and warranties, particularly as reflected on the Unplatted lands;
- (3) The Declarations of Restrictions (historically representing, by amendment, a history of Unplatted lands entering into the Plat).

Therefore, if the honorable Commission were to "recommend for approval" this petition for amendment of the original PRO, this Commission would, with full knowledge of such as evidenced by the Affidavit attached and incorporated herein, inadvertently help the Developer to potentially breach its believed representations and warranties made to the existing Ember Oaks homeowners.

For the reasons discussed above, and others, we humbly request this Commission "recommend denial" of the Developer's requested PRO #15-97015 amendment.

Thank you for your consideration with respect the issues raised above and their direct application to this matter.

Best regards,



Dr. Lloyd G. Bingman

Teresa A. Bingman, Esq.

## AFFIDAVIT OF DR. LLOYD AND TERESA A. BINGMAN

We, **Dr. Lloyd G. Bingman and Teresa A. Bingman, Esq.**, of 1425 Ambassador Drive, Okemos, Michigan, after first being duly sworn, declare that the following information is true to my actual current knowledge and recollection without investigation or inquiry:

(1) We have personal knowledge of the matters set forth in this Affidavit, except as to those stated on information and belief, and, as to those, We believe them to be true based upon my recollection of the matters set forth in this Affidavit.

(2) On or about January 12, 2006, we purchased our primary residence from SP Investments, Limited Partnership, a Michigan Limited Partnership entity.

Such residence is located within the Ember Oaks Subdivision (the Subdivision").

(3) To the best of our recollection and information and belief, the Developer, as an inducement to purchase, orally made the following representations and warranties. For the purposes of this Affidavit, "Developer" means SP INVESTMENTS LIMITED PARTNERSHIP, a Michigan limited partnership and Keith L. Schroeder.

(a) To the best of our recollection and upon information and belief, the Developer represented and warranted the Subdivision was a restricted community, controlled by the Declarations of Restrictions for Ember Oaks Subdivision (the "Restrictions") and enforced by the Homeowners Association ("HOA").

(i) Copies of the Restrictions are available by way of either (1) Ingham County Register of Deeds or (2) the Developers website, located at:  
[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)

(ii) Copies of the Bylaws are available from the Developers website, located at:  
[http://schroederhomes.com/\\_pdfs/ember\\_oaks/Ember\\_Oaks\\_Bylaws.pdf](http://schroederhomes.com/_pdfs/ember_oaks/Ember_Oaks_Bylaws.pdf)

(iii) Copies of the Articles of Incorporation for Ember Oaks Homeowners' Association, a Michigan nonprofit domestic corporation, with perpetual duration, located under Department of Licensing and Regulatory Affairs, corporate entity documents, by way of  
[http://www.dleg.state.mi.us/lbcs\\_coro/image.8spFILE TYPE;UCO&FILE NAME=D200111\2001309100000257.tif](http://www.dleg.state.mi.us/lbcs_coro/image.8spFILE TYPE;UCO&FILE NAME=D200111\2001309100000257.tif)

(b) To the best of our recollection and upon information and belief, Developer represented and warranted that the Subdivision was an ongoing development, developing in phases. Affiants further are informed and believe Developer represented and warranted as the remaining lots sold within the Plat, it would begin additional phases of development adding such to the Plat and its corresponding Restrictions.

(c) To the best of our recollection and upon information and belief, the Developer advertised the Subdivision as a controlled community with specific standards. Such standards are evidenced in the Restrictions including, but not limited to, the following building restrictions:

- (A) Masonry requirements of stone or brick, covering all sides of the home;
- (B) Trim requirements;
- (C) Minimum setbacks;
- (D) Garage minimums (minimum of 700 sq. ft. and no less than 3 cars); and
- (E) Minimum home square footage requirements for first and second floors.

(d) Affiants, to the best of our recollection and upon information and belief, recall the Developer represented and warranted, as a further inducement to purchase, that future lands, as added to the Plat and developed, would be done so under the same restrictions as existing phases. It is believed, to the best of our recollection, Developer made such representations and warranties as to the Subdivision standards as an assurance to earlier purchasers to induce their purchase of their property.

(4) Developer has placed existing signage in the Ember Oaks subdivision that reads: "Ember Oaks, PLANNED RESIDENTIAL DEVELOPMENT, FUTURE PHASE." It is our opinion such signage is for advertising purposes and further suggests the intent to develop such lands within the Subdivision standards as evidenced in the Restrictions. Such signage was in existence on or around the time we purchased our property and still stands as of May 10, 2015.

Dated this 18<sup>th</sup> day of May, 2015

Dr. Lloyd G. Bingman  
Dr. Lloyd G. Bingman

Teresa A. Bingman  
Teresa A. Bingman

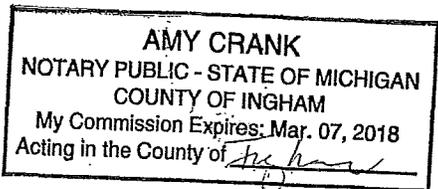
Subscribed and sworn to by Lloyd G. Bingman / Teresa A. Bingman before me on the 18 day of May, 2015

Signature [Signature]

Printed name Amy Crank

Notary public, State of Michigan, County of Ingham

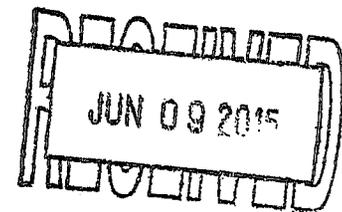
My commission expires March 7, 2018



Derived from Figures per Sketch Plan prepared by Applicant

	(A)		(B)		(B-A) Change	(C)		(D)	
	Original PRD 1999		Phases I-III and 2015 Sketch			Final Plats		2015 Sketch	
	1999 Plan	As a %	Revised	As a %		Phase I-III	As a %	Undeveloped	As a %
Gross Acres	230.30	100%	232.97	100%	2.67	71.09	100%	161.88	100%
Street ROW	21.74	9%	26.45	11%	4.71	8.90	13%	17.55	11%
Lots as proposed	116.71	51%	102.75	44%	(13.96)	35.17	49%	67.58	42%
Gross Open Space Area	91.77	40%	103.44	44%	11.67	26.69	38%	76.75	47%
Easements	8.61	4%	11.90	5%	3.29	2.15	3%	9.75	6%
Wetlands	16.92	7%	16.74	7%	(0.18)	3.64	5%	13.10	8%
Mandated Buffer Area??									
Net Open Space	66.24	29%	74.80	32%	8.56	20.90	29%	53.90	33%

Submitted by  
Mark Hooper  
at 6/8/2015  
meeting



RESOLUTION TO APPROVE

Planned Residential Development #15-97015  
SP Investments LP  
Ember Oaks - Jolly Oak Road, east of Dobie 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 8th day of June 2015, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Note request was solely for remaining

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_

WHEREAS, SP Investments LP requested an amendment to Planned Residential Development #97015 sketch plan for the remaining 161.88 acres of the Ember Oaks ~~development~~

True

WHEREAS, the Planning Commission held a public hearing and discussed the request at its May 18, 2015 meeting; and

WHEREAS, on November 16, 1999, the Township Board approved the original sketch plan consistent with the open-space and design requirements of Section 86-378 PRD District for 159 lots laid out according to the lot width and lot area of the RAAA district on 230.3 acres; and

Authority to add? If add, does not this redefine, development parcel?

WHEREAS, the Township Board approved final plats for Ember Oaks, Ember Oaks #2, and Ember Oaks #3 consisting of 47 total lots on 71.09 acres; and

WHEREAS, approximately 2.67 acres have been added to ~~the development to increase~~ the land area for the entire Ember Oaks development from 230.30 acres to 232.97 acres and

WHEREAS, the 111 lots on the remaining 161.88 acres are consistent with the number permitted by the underlying RR zoning and RAAA district standards for lot width and lot area; and

WHEREAS, ~~a~~ 44.4 percent, dedicated open space for the overall 232.97 exceeds the minimum 20 percent required by PRD district standards; and

WHEREAS, a 50 foot buffer is in place to separate lots in the PRD and adjacent land zoned for minimum lots sizes greater than the average lot size in the PRD; and

WHEREAS, contiguous open space has been retained to the extent possible; and

Wrong on two counts computed not using 161 and on Gross not net.

Has required Ember Oak buffer been considered?

How was this computed? By subtracting what was buildable in 1999? If 11 acres were lost, as Keba stated, highly improbable this was recomputed.

If an arterial street, where was traffic study required in an zoning application

Again -- uses 232, not 161.88

**Resolution to Approve  
PRD #15-97015 (SP Investments LP)  
Page 2**

WHEREAS, A buffer has been provided for lots closest to Jolly Road, an arterial street; and

WHEREAS, at .69 dwelling units per acre, the PRD remains consistent with the 2005 Future Land Use Map which designates the 232.97 acres as Residential 0.5 - 1.25 dwelling units per acre.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the amendment to Planned Residential Development #15-97015 dated April 17, 2015 for the remaining 111 lots on 161.88 acres in the Ember Oaks plat.

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 8th day of June 2015.

\_\_\_\_\_  
John Scott-Craig  
Planning Commission Chair

11 – A

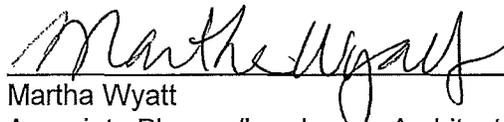
13 – A

## MEMORANDUM

TO: Township Board

FROM:

  
Mark Kieselbach  
Director of Community Planning and Development

  
Martha Wyatt  
Associate Planner/Landscape Architect

DATE: July 1, 2015

RE: MUPUD #15014 (Campus Village Development) request to develop a mixed use planned unit development at 2655 Grand River Avenue

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Campus Village Development has submitted a proposal to establish a mixed use planned unit development (MUPUD) on the property located southwest of the intersection of Grand River Avenue and Park Lake Road. The site, addressed as 2655 Grand River Avenue, consists of three parcels and is currently known as Meridian Pointe. The existing commercial development was approved as a shopping center in 1997 under Special Use Permit #96141, with three building sites, for a total of 107,500 square feet. Foods for Living, State of Fitness, and a Salvation Army store occupy the existing multitenant building. The third building pad, west of the Salvation Army store is vacant. The proposed MUPUD combines the existing retail building with new multiple family housing and mixed use buildings, which will occupy the entire 12.65 acre site. The site is zoned C-2 (Commercial) and is located in Section 20 of the Township.

The project, called "The Avenue on Grand River", includes the construction of 10 multi-story buildings plus the existing retail building. Eight apartment buildings and two mixed use buildings are proposed and are designated as Block 1, 2, and 3 on the plans. One mixed use building offers retail space on the first floor and apartment units on floors two through four (Block 1). The second mixed use building has an on-site business center/entrepreneurial hub on the first floor and apartment units on floors two through three (Block 2). A clubhouse/community center is located on the first floor of one of the apartment buildings (Block 2). Block 3 consists of four, 3-story apartment buildings arranged around a central courtyard. Block 4 is the existing retail building. Amenities are provided throughout the development and are intended to benefit the residents and the public.

The Planning Commission held a public hearing on May 11, 2015 for MUPUD #15014. Based on the discussion at the public hearing the applicant revised the plans (dated May 27, 2015) which were reviewed by the Planning Commission at their June 8, 2015 regular meeting.