



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
September 22, 2025 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. September 8, 2025
6. COMMUNICATIONS
 - A. Brad and Ester Shaw re: SUP #25020
 - B. Joel Major re: SUP #25020
7. PUBLIC HEARINGS
 - A. SUP #25020 – Fedewa (Dobie Road)
 - B. SUP #25021 – St. Martha Parish
8. UNFINISHED BUSINESS
 - A. None
9. OTHER BUSINESS
 - A. None
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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



TENTATIVE PLANNING COMMISSION AGENDA
October 13, 2025

1. PUBLIC HEARINGS
 - A. APP #25022 – Authentix

2. UNFINISHED BUSINESS
 - A. SUP #25020 – Fedewa (Dobie Road)
 - B. SUP #25021 – St. Martha Parish

3. OTHER BUSINESS
 - A. None

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

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, September 8, 2025, 6:30 pm

PRESENT: Vice-Chair Snyder, Commissioners McCurtis, Fowler, McConnell, and Brooks.
Commissioner Romback arrived late

ABSENT: Chair Shrewsbury

STAFF: Principal Planner Shorkey, Community Planning Director Schmitt

1. CALL MEETING TO ORDER

Vice-Chair Snyder called the September 8, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:34 pm.

2. ROLL CALL

Vice-Chair Snyder called the roll of the Board. All Board members were present except for Chair Shrewsbury and Commissioner Romback.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Vice-Chair Snyder asked for approval of the agenda. Principal Planner Shorkey noted a typo on the agenda.

Commissioner McConnell moved to approve the September 8, 2025, Regular Planning Commission meeting agenda as corrected. Seconded by Commissioner McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner McCurtis moved to approve Minutes of the July 28, 2025 meeting as corrected. Seconded by Commissioner Brooks. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

None

8. UNFINISHED BUSINESS

None

9. OTHER BUSINESS

A. Central Park Drive Development

Director Schmitt opened the discussion by summarizing the potential project and the history of the site. Commissioner Romback arrived during the discussion.

Commissioner Brooks asked about the regulations for the area. Director Schmitt said that the settlement agreement and the RD zoning govern the area. Commissioner Brooks asked if the settlement agreement can be changed. Director Schmitt said that it can. Commissioner Romback asked Director Schmitt to clarify the process. Director Schmitt explained that it is being treated as a rezoning and that the applicant has held a meeting with residents and that they are incorporating comments into the plan from that meeting.

Commissioner McCurtis asked about height limits for buildings in the area. Director Schmitt said the limits in the area is three stories. Commissioner McConnell asked if the proposal included a commercial component. Director Schmitt said that it did not, followed by a general discussion about building aesthetics.

Commissioner McConnell complemented the proposed project's walkability, that he considered it an infill project, and said that it makes good sense. Commissioner McConnell asked about price point of the units. Commissioner McCurtis asked if the Planning Commission has any control over the prices of the units. Commissioner Romback asked for clarification about restrictions and conditions, followed by a general economic discussion.

Commissioner McConnell expressed concern about a potential dumpster location on the plan. Director Schmitt noted that. Commissioner McConnell asked if recycling could be a condition. Director Schmitt said yes. Commissioner McCurtis asked about home prices in the Township. Commissioner Brooks asked about the possibility of this being a mixed-use development.

Vice-Chair Snyder asked if the Planning Commission could condition trails. Director Schmitt confirmed that they can. Commissioner Fowler asked about apartment vacancy rates. Principal Planner Shorkey described past study findings about that. Commissioner Brooks noted some of the potential views from the potential apartments and asked if there was a list of conditions available. Director Schmitt said that the only restrictions are the requirements of the CS and RD zoning. Discussion about density.

B. Article VIII – Off-Street Parking and Loading

Principal Planner Shorkey opened the discussion. Principal Planner Shorkey said that Staff would be bringing the remainder of Article VIII to the Planning Commission for discussion in October and asked Commissioners to review Article VIII in advance of the discussion.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Community Development Director Schmitt gave an update about recent Board activity.

B. Liaison Reports

Commissioner McConnell said that the latest Environmental Commission meeting had been canceled.

11. PROJECT UPDATES

Principal Planner Shorkey said that there was no update.

12. PUBLIC REMARKS

Josh Noasum said that he was in favor of the Central Park Drive development.

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Vice-Chair Snyder called for a motion to adjourn the meeting at 7:30 pm

Commissioner Romback moved to adjourn the September 8, 2025 regular meeting of the Planning Commission. Seconded by Commissioner McCurtis. Motion passed unanimously.

**4504 Dobie Road
Okemos, MI 48864**

September 17, 2025

Meridian Township Department of Community Planning and Development
c/o shorkey@meridian.mi.us
5151 Marsh Road
Okemos, Michigan 48864

Re: Special Use Permit #25020 (Fedewa Holdings)

Please accept these written comments sent prior to the public hearing before the Planning Commission, Charter Township of Meridian on the evening of September 22, 2025, regarding Special Use Permit #25020 (Fedewa Holdings) in conjunction with Faith Lutheran Church (herein Church).

In September 2025, Meriden Township released a site plan for the subject Special Use Permit dated August 20, 2018. This 2018 date raises several questions regarding two earlier “draft” site plans presented by Fedewa Holdings after 2018, along with related representations.

Nevertheless, the now public site plan for the subject housing development confirms previously documented concerns, namely:

I. Lack of available infrastructure for high-density residential development

Fedewa Holdings presents a site plan for a housing development and seeks from the Ingham County Road Department:

1. removal of the current cut-in for the northern Church driveway on Dobie Road;
2. a new road cut into Dobie Road for the subject housing development; and
3. a new road cut into Dobie Road for the Church.

The site plan confirms that Fedewa Holdings’ statement on the related rezoning application that “The site has direct access to public water, sewer, and storm services...” was incorrect. The three requests above, including new conduits parallel to Dobie Road cannot connect to adequate drainage and storm services due to the lack of drains and/or conduits on both sides of Dobie Road (from the Arrowtree Apartments to Forest Hill Drive) that should run to the Spross Drain, Daniels Drain, or Shaker Heights Drain. Routine flooding occurs along the full-length of the Church property due to the current condition of Dobie Road.

Dobie Road is currently defined as “Rural” which is not consistent with high-density housing (see Board of County Road Commissioners, County of Ingham, State of Michigan, *Procedures and Guidelines for Developing Public Roads*, May 2009). Moreover, since there is no ditch or conduits on Dobie Road (roughly between the Arrowtree Apartments and Forest Hills Drive), it is a substandard rural road. As such, Fedewa Holdings does not have direct access to the infrastructure necessary for a high-density residential development.

II. Meridian Township did not follow the procedures that are required by Michigan law

The Township did not follow the procedures that are required by Michigan law when adopting the rezoning of the subject parcel. The Planning Commission’s duty-of-care obligations under the Michigan Planning Enabling Act for a Master plan amendment must satisfy multiple criteria, including:

1. promoting public safety;
2. providing safe and efficient movement of people and goods by motor vehicles, bicycles, and pedestrians;
3. providing accessible recreational facilities;
4. considering all legal users of the public right-of-way; and
5. addressing flood prevention and drainage.

It is well documented by the Planning Commission in public session and known by the Board of Trustees of Meridian Township that the Township clearly omitted meaningful discernment of these five criteria,

Taking each in turn:

1. breach of obligation – promoting public safety

Public safety concerns are directly related to the subject request for a Special Use Permit. Ingham County’s substandard “Rural” road leads directly to unsafe pedestrian traffic along the length of the Church property. The pedestrian pathway just north of the southern Church driveway repeatedly floods, causing pedestrians to proceed precariously up the embankment to the shoulder of Dobie Road. This is especially dangerous in wet conditions and should be addressed by the Township and County. Road Improvements are needed to remove unsafe flooding of the pathway and high-voltage equipment. Interested and impacted parties included Consumer Energy (electric and gas lines), Meridian Township (pathway and buried water pipe), ATT/D (buried cable and high-voltage junction boxes).

There is already a very busy school bus stop near the subject parcel, as well as a CATA bus stop. School bus and CATA station improvements north of the proposed road to the Fedewa Holdings development are needed for public safety. With a high concentration of young families with children, there is no crosswalk on Dobie Road between Hamiton and Hatch Roads (a distance of 0.85 miles). Moreover, there is a high vehicular accidents rate on Dobie Road and congestion, especially relevant to the frequent traffic of first responders to and from the Ingham County Rehabilitation Center and Interstate 96.

2. breach of obligation – providing safe and efficient movement of people and goods by motor vehicles, bicycles, and pedestrians

The two Church driveways that form a turnaround are in constant use, including vehicles owned by UPS, FedX, USPS, Waste Management, Granger, Meridian Township Police Department, Meridian Township Fire Department, and citizens using a polling location for the Township. Please note that the closest fire hydrant to the Church is behind the Church which requires existing driveways for access and egress. Responsibility must be clearly defined and made public for maintenance, de-icing, snow removal, maintaining safe public access, and liability insurance for accidents and injuries on a new north Church driveway to be located on Fedewa Holdings’ property. This directly impacts public access and safety and cannot be left as an undisclosed agreement between two private parties.

The Township has a duty to ensure the public interest to the existing access and egress. Verbal assurances from the Fedewa Holdings and/or the Church do not adequately protect the public interest. At the very least, a resolution should be subject to Fedewa Holdings and future deed holder’s obligation to maintain or rebuild the north driveway into the Church and for any future landowner of the current Church property.

3. breach of obligation – providing accessible recreational facilities

The growing number of housing units attracting young families with children on busy Dobie Road further highlights the Townships need to address the lack of access to recreational facilities for these families. This is important to the public interest and public safety.

4. breach of obligation – considering all legal users of the public right-of-way

See breach number 2 above.

5. breach of obligation – addressing flood prevention and drainage

The Township did not review flood prevention and drainage for the last Master plan amendment and was noncompliant to the Michigan Planning Enabling Act. See also Section III below.

III. Insufficient Site Plan for Drainage

The Fedewa Holdings' site plan shows surface water directed east toward Dobie Road and then back west through underground conduits to the drain inlet just east of the intersection of Oneida and Seneca Drives on Church property.

The site plan is incomplete and inadequate to address drainage and flooding concerns. The unshown southern proportion of the Church property drains surface and ground water to the same drain targeted by Fedewa Holdings' proposed development. Any assessment of the drain inlet east of the intersection of Oneida and Seneca Drives on Church property requires review of the entire catchment area from the entire Church property. Including an assessment of routine flooding just south of the southern Church driveway as the result of poor drainage off Dobie Road. With the Church not being an applicant, and Fedewa Holdings stepping into the shoes of the Church regarding the Special Use Permit, Fedewa Holding has an obligation to prepare a full plot of the Church property to determine all flows to the single drain. Fedewa Holdings has failed to provide these details leaving known draining and flooding issues unresolved for the subject development.

Assessment is also needed to address existing drainage infrastructure and of how appropriate drainage might be achieved including both sides of Dobie Road (roughly between the Arrowtree Apartments and Forest Hills Drive, see Daniels Drain project plans dated June 6, 2022). Ingham County provides no ditching or culverts of any kind on this section of Dobie Road that should run to the Shaker Heights Drain, Spross Drain, and/or Daniels Drain.

A Special Use Permit should not be approved until the issues stated in this letter are assessed and resolved in the public interest.

Thank you for your consideration,

Esther and Brad Shaw
30-year owners and residents of 4504 Dobie Road, Okemos, Michigan

From: [Major, Joel](#)
To: [Brian Shorkey](#)
Cc: [Tim Schmitt](#)
Subject: SUP# 25020 Fedewa Holdings, Dobie Road
Date: Thursday, September 18, 2025 4:42:24 PM
Attachments: [08272025 Fedewa Holdings Proposed Site Plan \(Fig.\) 2.pdf](#)

Dear Mr. Shorkey,

I am submitting to you my questions, concerns, and objections to the Special Use Permit #25020, submitted by Fedewa Holdings, for their Site plan as issued. Attached are three documents: A picture of the Lot Corner flag, noting the northwest corner of the proposed site. (Fig.1), A .pdf of the Fedewa Holdings Site plan submitted 8/27/2025 (Fig. 2), and lastly an overhead satellite view of the proposed site and adjacent properties to the north (Fig.3).

Regarding Fig. 1, the Lot Corner flag, this represents the recently surveyed Northwest lot Corner of the proposed, rezoned property. This separate survey was conducted by Geodetic Designs Inc. and visible in Fig. 1 the Lot Corner is not located at the 220-year-old Oak tree, as noted in the Site Plan, but rather 6 ft. or more, to the South. This moves the entire northern boundary further to the south and moves all objects on the site plan further into the encroached easement. Those include, but are not limited to, the southern detention pond, the southern drain section, the standoff to the church residence building, and the old, and proposed new driveway. Was there any validation from the planning commission, planner, or separate party to validate this lot line before or after any of three proposals for rezoning this property in 2019, 2023, or 2024? Until this critical dimension is proved to be accurate, it invalidates the Site Plan proposal as submitted, due to this disputed measurement.

Fig.2, Fedewa Holdings Proposed Site Plan. On the proposed Site Plan there is reference to a new driveway on the proposed site but giving direct access to the Church to the South. Why is this in the Site Plan proposal? It is not to be used by the rezoned property and is completely within the required standoff to the south. Additionally, per Trustee Peter Trezise in 2023, then serving on the planning committee, it is for the Township Board to decide any additional road access and approval of that access in an easement. So, this additional driveway, submitted as attached, should be cause to reject and revise the current Site Plan. As submitted, the current owner of the property, and potential renters will not be using this piece of pavement, and it is subject to further review. While the inclusion of this proposed driveway may give some transparency to the intent of the developer and the former owner, its existence on the Site Plan nullifies the proposal, because it has no bearing on the development of the residences, requires numerous easements, and must be approved by the Township Board.

Lastly Fig. 3. I have provided the Planning Commission with a satellite image of the proposed development. On the Site Plan (Fig.2) there are 2 detention ponds noted. Both "L" shaped, beginning on the Eastern edge of the property and flanking the smaller units both on the North and South side. I have drawn two blue rectangles on Fig. 3 to give some perspective. Each of

the Detention ponds are listed as required 100-year volume = 29, 455 CF. Both are fed by a center drain line (Prop. Storm) running down the proposed driveway for the apartments. However, it is only the South Detention Pond that has an additional drain that traverses the new property line to the south (Church property) and dumps into the existing drains on Seneca Drive. If these two Detention Ponds are proposed to hold the required 100-year volume, then why the additional drain? Of note, on Fig. 3, I have included reference to another Detention Pond located 2 properties to the north of this Site, circled in red. This detention pond was constructed as part of Fedewa's development of that project and still holds water, as required. There appears to be no additional drain necessary as it is holding water as "required" . Doesn't the additional drain make the required 100-year capacity of the north detention pond null and void, as all water will drain to the south detention pond and down to the drain on Seneca?

I respectfully submit that these questions and discrepancies cast doubt on the validity of this Site plan and urge the commission to reject the proposal and request revisions.

Thank you for your consideration. I would be happy to answer any questions the commission may have during my 3-minute public comment portion in Monday's (9/22) meeting.

Sincerely,

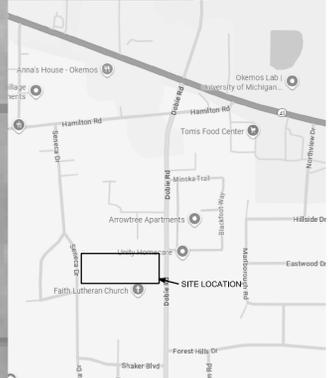
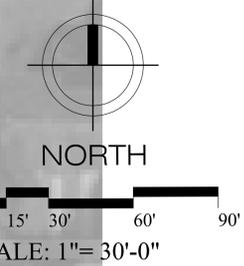
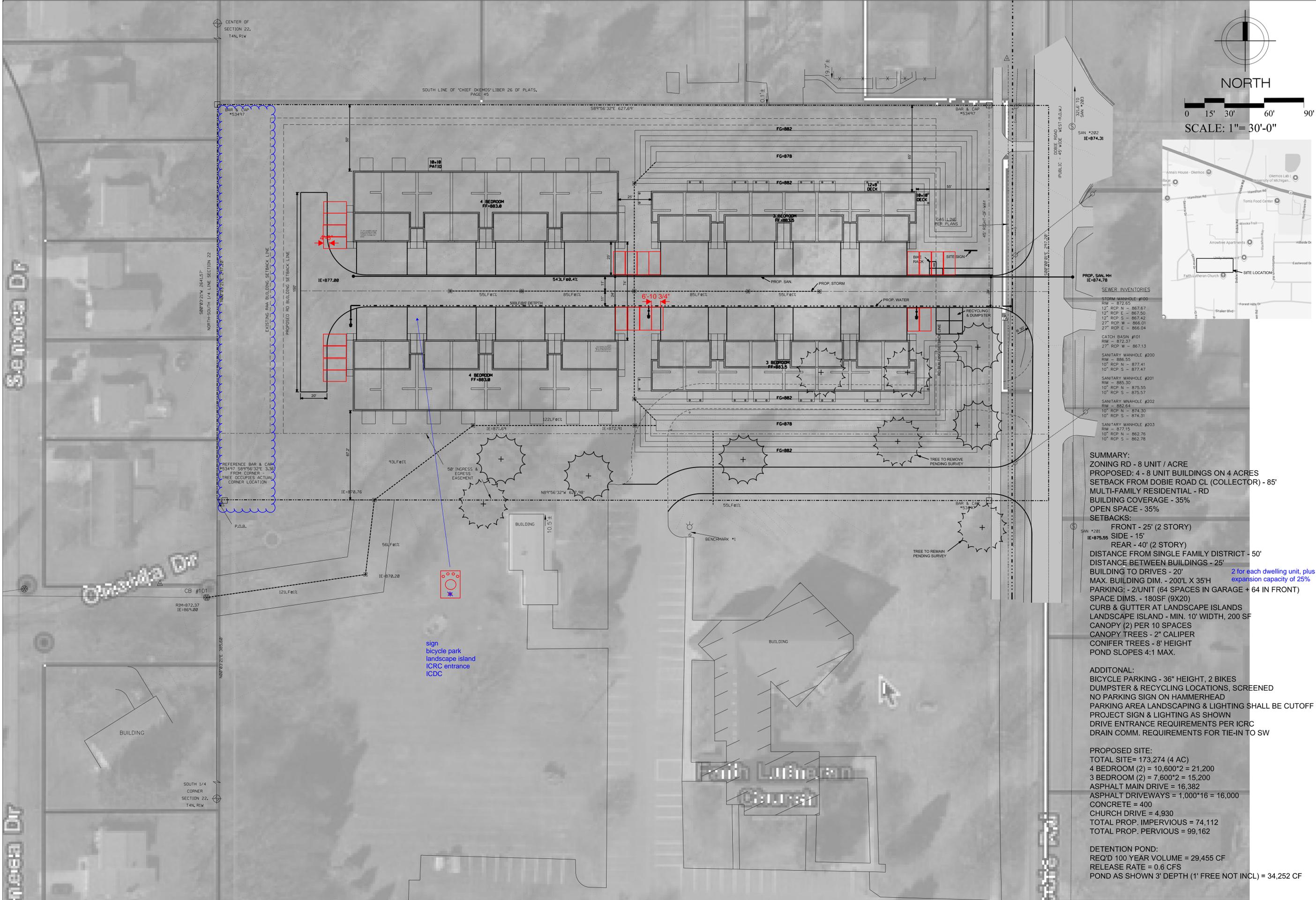
Joel Major
4570 Seneca Drive
Okemos, MI 48864
Mobile (517) 331-5093



Figure 1



Figure 3



SEWER INVENTORIES

STORM MANHOLE #100	RM - 872.65
12" RCP N - 867.67	
12" RCP E - 867.50	
27" RCP W - 866.01	
27" RCP E - 866.04	
CATCH BASIN #101	RM - 872.37
27" RCP W - 867.13	
SANITARY MANHOLE #200	RM - 866.55
10" RCP N - 877.41	
10" RCP S - 877.47	
SANITARY MANHOLE #201	RM - 865.32
10" RCP N - 875.55	
10" RCP S - 875.57	
SANITARY MANHOLE #202	RM - 852.64
10" RCP N - 874.30	
10" RCP S - 874.31	
SANITARY MANHOLE #203	RM - 877.15
10" RCP N - 862.76	
10" RCP S - 862.78	

SUMMARY:
 ZONING RD - 8 UNIT / ACRE
 PROPOSED: 4 - 8 UNIT BUILDINGS ON 4 ACRES
 SETBACK FROM DOBIE ROAD CL (COLLECTOR) - 85'
 MULTI-FAMILY RESIDENTIAL - RD
 BUILDING COVERAGE - 35%
 OPEN SPACE - 35%
SETBACKS:
 FRONT - 25' (2 STORY)
 SIDE - 15'
 REAR - 40' (2 STORY)
 DISTANCE FROM SINGLE FAMILY DISTRICT - 50'
 DISTANCE BETWEEN BUILDINGS - 25'
 BUILDING TO DRIVES - 20' 2' for each dwelling unit, plus expansion capacity of 25%
 MAX. BUILDING DIM. - 200'L X 35'H
 PARKING: - 2/UNIT (64 SPACES IN GARAGE + 64 IN FRONT)
 SPACE DIMS. - 180SF (9X20)
 CURB & GUTTER AT LANDSCAPE ISLANDS
 LANDSCAPE ISLAND - MIN. 10' WIDTH, 200 SF
 CANOPY (2) PER 10 SPACES
 CANOPY TREES - 2" CALIPER
 CONIFER TREES - 8' HEIGHT
 POND SLOPES 4:1 MAX.

ADDITIONAL:
 BICYCLE PARKING - 36" HEIGHT, 2 BIKES
 DUMPSTER & RECYCLING LOCATIONS, SCREENED
 NO PARKING SIGN ON HAMMERHEAD
 PARKING AREA LANDSCAPING & LIGHTING SHALL BE CUTOFF
 PROJECT SIGN & LIGHTING AS SHOWN
 DRIVE ENTRANCE REQUIREMENTS PER ICRC
 DRAIN COMM. REQUIREMENTS FOR TIE-IN TO SW

PROPOSED SITE:
 TOTAL SITE= 173,274 (4 AC)
 4 BEDROOM (2) = 10,600*2 = 21,200
 3 BEDROOM (2) = 7,600*2 = 15,200
 ASPHALT MAIN DRIVE = 16,382
 ASPHALT DRIVEWAYS = 1,000*16 = 16,000
 CONCRETE = 400
 CHURCH DRIVE = 4,930
 TOTAL PROP. IMPERVIOUS = 74,112
 TOTAL PROP. PERVIOUS = 99,162

DETENTION POND:
 REQ'D 100 YEAR VOLUME = 29,455 CF
 RELEASE RATE = 0.6 CFS
 POND AS SHOWN 3' DEPTH (1' FREE NOT INCL) = 34,252 CF

BRS ENGINEERING
 5827 Scoville Dr
 Lansing, MI 48910
 Phone: (517) 719-5094
 bresengineering@comcast.net

BRSE

GS FEDEWA BUILDERS
 5570 OKEMOS ROAD
 EAST LANSING, INGHAM COUNTY, MI
 PHONE: 517-359-0020

IFR

NO.	DATE	REVISIONS
1		ISSUE FOR REVIEW
2		REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

DOBIE ROAD TOWNHOMES
 32-UNITS, 4 BUILDING
 DOBIE ROAD
 OKEMOS, INGHAM COUNTY, MI

SITE LAYOUT PLAN

PROJECT NO.	DATE
BRS	8/20/18

DRAWN BY	DATE
BRS	8/20/18

ENGINEER	DATE
BRS	8/20/18

CAD FILE: EST
 SCALE: 1"=20'
 DRAWING: C2.0
 PLOT SCALE: SHEET NO.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: September 22, 2025

Re: Special Use Permit #25020 (Fedewa Holdings), to construct a multiple-family development over 25,000 square feet at 4601 Dobie Road, Okemos, MI 48864.

Fedewa Holdings (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a multiple-family development, consisting of 32 townhome units, at 4601 Dobie Road, Okemos, MI 48864 (Subject Property). The proposed development is over 25,000 square feet and therefore requires Special Use Permit approval, based on Sec. 86-658 in the Zoning Ordinance. The Subject Property is approximately 4.28 acres in size and is zoned RD – Multiple-Family Residential.

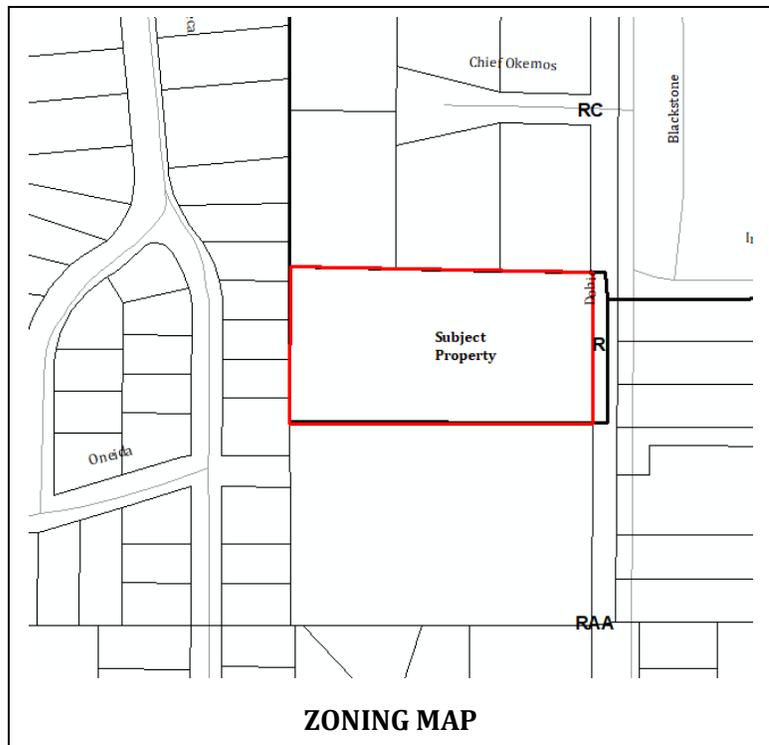
A land division for the Subject Property was approved in 2023. The land division was subsequently followed by a rezoning request to conditionally rezone the property from RAA (Single-Family Residential) to RD (Multiple-Family Residential), which was approved on April 3, 2025.

Zoning and Future Land Use

The Subject Property is located in the RD – Multiple-Family Residential zoning district. The property to the north is zoned RC – Multiple-Family Residential, which allows development with a maximum of 14 units per acre. The properties to the east, south, and west are zoned RAA – Single-Family Residential.

The Subject Property was conditionally rezoned to RD in April 2025. There were two conditions:

1. The rear yard setback was to be increased from the required 40 feet to 100 feet.
2. The development was restricted to townhomes with no more than four buildings with 8 units per building, each with their own front door and garage accessible from the outside.



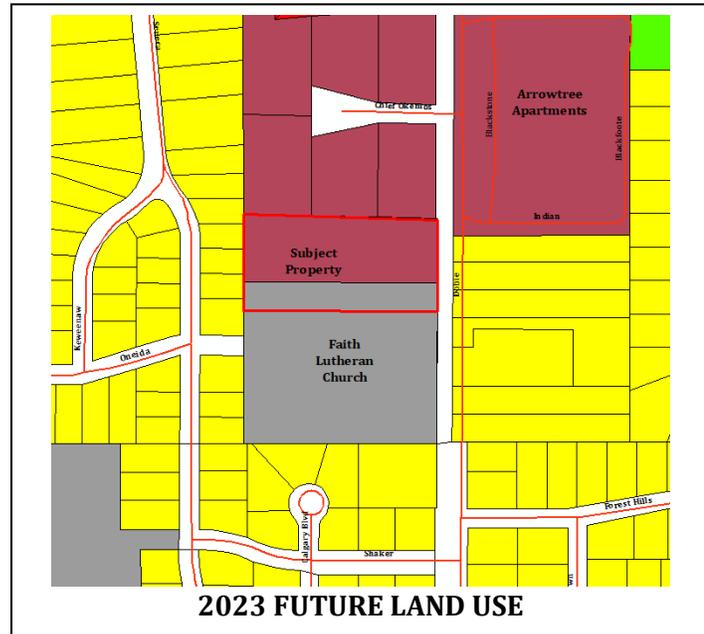
ZONING MAP

This SUP application complies with the conditions as approved.

The RD district requires a minimum of 100 feet of lot frontage. No minimum lot area is required for multiple-family developments is listed. The Subject Property is an existing parcel and is approximately 4.28 acres in size and has approximately 297 feet of frontage along Dobie Road.

The Future Land Use Map from the 2023 Master Plan designates the northern two thirds of the Subject Property as Multiple Family Residential. This category is intended to support multiple family development in the future and corresponds with the RD zoning district. The remainder of the Subject Property is designated as Institutional.

The Multiple Family Residential designation applies to the properties adjacent to the north and northeast. The properties to the west and east are designated as Suburban Residential on the Future Land Use map. The property to the south, Faith Lutheran Church, is designated as Institutional.



Staff Analysis

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:

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

On November 9, 2023, the Meridian Township Board approved a text amendment to the Zoning Ordinance that made Group Housing Developments a use by right in the Township's multiple-family residential districts. The proposed development complies with the zoning ordinance. However, Sec. 86-658 in the zoning ordinance requires developments greater than 25,000 square feet to receive a special use permit.

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

The Future Land Use Map from the 2023 Master Plan designates the majority of the Subject Property as Multiple Family Residential. This category is intended to support multiple family development in the future and corresponds with the RD zoning district.

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

The project is designed, and intended to be 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. The land uses directly to the north are multiple-family of a similar type as those proposed by the Applicant. The applicant is building a smaller scale multiple-family product, similar to townhouses.

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

The project is not expected to 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.*

The project is not expected to be detrimental to the economic welfare of the 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.*

Vehicular Traffic

The site fronts on Dobie Road, which is a two-lane road without curb and gutter. Dobie Road is classified as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. A 7-foot pedestrian pathway is located along the Subject Property’s frontage.

A traffic impact analysis was submitted with this application, prepared by CESO Inc. and dated November 14, 2024. The assessment used data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th edition to estimate trip generation rates based on traffic count data from September 19, 2023. The analysis compared the proposed 32 units against the former RAA zoning’s potential of 10 units. The following table summarizes findings from the submitted traffic assessment.

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing Zoning (RAA)	10 Units	2	7	9	7	4	11	122
Proposed Zoning (RD)	32 units	8	25	33	22	12	34	280
Difference		+6	+18	+24	+15	+8	+23	+158

Meridian Township requires a traffic impact study to be submitted for developments that are expected to generate more than 250 additional directional trips during the peak hour. Based on the findings of the attached traffic analysis, the traffic expected to be generated by the proposed development does not require a full traffic impact study. Note that the traffic analysis will have to be reviewed and accepted by the Ingham County Road Department (ICRD) during Site Plan review.

Other Considerations

The applicant is proposing to close the existing northern entrance to the Lutheran Church and construct two new entrances, one to their proposed development and one to access the church. This new church drive is on the southern side of the Subject Property. This arrangement will need to be approved by the ICRD prior to site plan approval.

There is a southbound CATA bus stop on Dobie Road, in front of the northeast corner of the Subject Property. The bus stop is connected to the Subject Property via a seven-foot wide segment of the Township Pathway.

The Township Pathway runs along the front of the Subject Property and provides non-motorized connections to Kinawa and Chippewa schools on Kinawa Drive.

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.*

The project is adequately served by sewer, water, public safety, schools, public transportation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.

Concern has been expressed about potential flooding and stormwater related to the development. The proposed site plan shows that, based on the preliminary engineering, the required 100 year volume to be held on site is 29,455 cubic feet. The applicant is proposing two detention areas, which are designed to hold 34,252 cubic feet of stormwater. The detention areas are proposed to be connected to the Spross Drain to west of the site. Note that this design will have to be approved by the Ingham County Drain Commission prior to site plan approval.

A memo from the Engineering Department has been submitted as part of this review. Most of the comments will be required to be complied with during the site plan process.

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

The 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 noise, smoke, fumes, glare, or odors. As described above, traffic is not expected to be a concern.

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

The project is not expected to 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, or wildlife areas.

A wetland assessment was completed for this application. The assessment reported that the Subject Property does not contain any streams, lakes, ponds, county drains, or floodplains.

One small wetland (0.02 Acre) was identified on the Subject Property. It lies within the preserved natural buffer on the west side of the property and is unregulated due to its small size.

Groups of buildings with a combined gross floor area greater than 25,000 square feet are regulated by Sec. 86-658 in the Zoning Ordinance. The approval processes for such special use permits are reviewed under the same SUP requirements. As a result, Staff has no further comments.

Based on the information provided by the Applicant, Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit. If the Special Use Permit for the project is approved by the Planning Commission and the Township Board, the applicant will be required to submit for Site Plan Review and/or any required building permits prior to beginning operations.

Planning Commission Options

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

Attachments

1. Special use permit application
2. Attachment 1: Warranty Deed and Land Record
3. Attachment 2: Legal Description and Existing Survey
4. Attachment 3: Proposed Site Plan
5. Attachment 4: Traffic Impact Analysis
6. Attachment 5: Wetland Assessment
7. Attachment 6: Building Renderings
8. Attachment 7: Memo from Engineering to Planning

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

Part II

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

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

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

Part III

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

[X] 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

[Handwritten Signature]
Signature of Applicant

08-21-25
Date

Gerald Fedewa

Type/Print Name

Received by/Date:

(1) The project is consistent with the intent and purposes of this chapter.

The proposed 32-unit townhome development aligns with the goals of the zoning ordinance by promoting high-quality residential development, efficient land use, and increased housing diversity. The project is an infill project using existing infrastructure and meets the township's growth management objectives.

(2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.

This project is consistent with the Township's Master Plan, which encourages medium-density residential development in areas served by public infrastructure. The plan emphasizes increasing housing options near key corridors which this location supports. The townhome format also meets the plan's goals for varied housing options.

(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.

The architectural design and site planning of the townhomes are consistent with surrounding residential character, including nearby multi-family and single-family neighborhoods. The use of quality materials, landscaping, and building setbacks ensures visual harmony and continuity with existing developments in Okemos.

(4) The project will not adversely affect or be hazardous to existing neighboring uses.

The community is planned with appropriate buffers, access points, and traffic flow patterns to ensure compatibility with neighboring uses. No industrial or high-impact uses are proposed, and the townhomes will function as low-intensity residential housing consistent with nearby land uses.

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

The addition of new housing units will support local businesses and provide needed housing diversity, helping to stabilize and grow the local tax base. By increasing housing availability near job centers and transit corridors, the project contributes to the area's long-term economic vitality.

(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.

The site is accessible from existing public roads and is within proximity to public schools and recreation amenities. Coordination with the township will ensure appropriate stormwater management and emergency service access. Public transportation options are available nearby via CATA bus routes.

(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 long-term needs of the proposed project.

The project will connect to Meridian Township's public water and sanitary sewer systems, which have adequate capacity to serve the development. Stormwater management systems will be engineered to meet local and state requirements, ensuring sustainable operation over the long term.

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

The townhomes are residential in nature and will not produce significant noise, pollution, or traffic beyond what is typical for medium-density housing. The traffic assessment determined the existing infrastructure can handle the increased traffic volume.

(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 farmland, woodlands, wetlands, or groundwater.

According to the Township Master Plan, infill projects balance growth with environmental preservation by using the existing infrastructure and not extending service boundaries.

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

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

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

STATE OF
MICHIGAN

INGHAM COUNTY, MI
05/28/2024
2024-012869



**REAL ESTATE
TRANSFER TAX** ★
\$2,283.75 ST ★
\$334.95 CO ★
TX # 4484089 ★

2024-012869
INGHAM COUNTY, MI
DERRICK QUINNEY
REGISTER OF DEEDS

OFFICIAL LAND RECORD

Instrument Number: 2024-012869

Number of Pages: 3

Arrival Date and Time: 5/24/2024 10:14:00 AM

Recording Date and Time: 05/28/2024 10:26 AM

Document Type: WARRANTY DEED

I hereby certify that this instrument was RECEIVED and RECORDED on the date and times stamped above in the OFFICIAL PUBLIC RECORDS of the REGISTER OF DEEDS, INGHAM COUNTY, MICHIGAN.



DERRICK QUINNEY
REGISTER OF DEEDS
INGHAM COUNTY, MICHIGAN

This cover page is PAGE 1 of your document and is part of the Official Public Record.

For Internal Use ONLY:

TxId: 4484089

DocId: 8700733

INGHAM COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office except as stated.

05-03-2024
Alan Fox, Ingham County Treasurer
Sec. 135, Act 206, 1893 as amended

WARRANTY DEED

33-24911623-ELN

KNOW ALL PERSONS BY THESE PRESENTS: That: Faith Lutheran Church (of Meridian Township), a Michigan non-profit Corporation ("Grantor")

the address of which is: 4515 Dobie Road, Okemos, MI 48864

convey(s) and warrant(s) to: Fedewa Holdings LLC, a Michigan limited liability company ("Grantee")

the address of which is: 6099 E Lake Drive, Haslett, MI 48840

the following described premises situated in the Township of Meridian Charter, County of Ingham, State of Michigan, to wit:

SEE EXHIBIT A

Commonly known as: V/L Dobie Rd, Okemos, MI 48864

Parcel ID No.: 33-02-02-22-454-001 (parent parcel)

33-02-02-22-454-003
(New for 2025)

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make all division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Three Hundred Four Thousand One Hundred Eighty Two and 00/100 Dollars (**\$304,182.00**).

Subject to existing building and use restrictions, easements of record, and zoning ordinances, if any.

Dated this May 01, 2024

Signed by:

Faith Lutheran Church (of Meridian Township)

By: Randy Royalty
Randy Royalty
Its: Council President and Authorized Signer

State of Michigan)
County of Ingham)SS.

The foregoing instrument was acknowledged before me on this 1st day of May, 2024 by Faith Lutheran Church (of Meridian Township) by Randy Royalty, its Council President and Authorized Signer

Nicole K. Wing
Notary Public: _____
Notary County: _____, State: _____
Commission Expires: _____
Acting In: _____

NICOLE K. WING
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires December 18, 2029
Acting in the County of Ingham

When Recorded return to:
Gerald S. Fedewa, Member

6099 E Lake Drive
Haslett, MI 48840

Send Subsequent Tax Bills To:
Grantee

Drafted By:
Randy Royalty
4515 Dobie Road
Okemos, MI 48864
Assisted by: ATA National Title Group,
LLC

89148597
8700733

4482530

EXHIBIT "A"

Land situated in the Township of Meridian Charter, County of Ingham, State of Michigan

Parcel B:

A parcel of land in the Southeast 1/4 of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 22; thence North 00'03'21" East along the North-South 1/4 line of said Section 22 a distance of 385.60 feet to the point of beginning of this description; thence North 00'03'21" East continuing along said North-South 1/4 line 297.20 feet to the South line of "Chief Okemos" as recorded in Liber 26 of Plats, Page 45, Ingham County Records; thence South 89'56'32" East along said South line a distance of 627.69 feet to the the centerline of Dobie Road; thence South 00'00'01" East along said centerline 297.20 feet; thence North 89'56'32" West parallel with said South line of Section 22 a distance of 627.98 feet to the point of beginning.

Subject to Ingress/Egress Easement described as follows: An area of land in the Southeast 1/4 of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the limits of said area described as: Commencing at the South 1/4 corner of said Section 22; thence North 00'03'21" East along the North-South 1/4 line of said Section 22 a distance of 385.60 feet to the point of beginning of this description; thence North 00'03'21" East continuing along said North-South 1/4 line 50.00 feet; thence South 89'56'32" East parallel with the South line of said Section 22 a distance of 627.93 feet to the centerline of Dobie Road; thence South 00'00'01" East along said centerline 50.00 feet; thence North 89'56'32" West parallel with said South line 627.98 feet the point of beginning.

Commonly Known as: V/L Dobie Rd

Tax Parcel ID: 33-02-02-22-454-001 (parent Parcel)

33-02-02-22-454-003 (New for 2025)

A Parcel of land in the Southeast 1/4 of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 22; thence N00°03'21"E along the North-South 1/4 line of said Section 22 a distance of 385.60 feet to the point of beginning of this description; thence N00°03'21"E continuing along said North-South 1/4 line 297.20 feet to the South line of "Chief Okemos" as recorded in Liber 26 of Plats, Page 45, Ingham County Records; thence S89°56'32"E along said South line a distance of 627.69 feet to the the centerline of Dobie Road; thence S00°00'01"E along said centerline 297.20 feet; thence N89°56'32"W parallel with said South line of Section 22 a distance of 627.98 feet to the point of beginning; said parcel containing 4.28 acres, more or less, including 0.30 acre, more or less presently in use as public right-of-way for Dobie Road; said parcel subject to all easements and restrictions of record, if any.

FOR: FEDEWA HOMES, INC.

TOPOGRAPHIC & BOUNDARY SURVEY

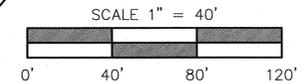
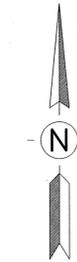
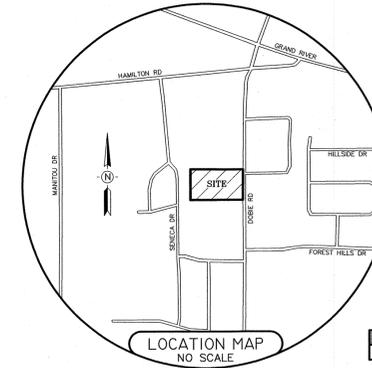
"VACANT - DOBIE ROAD, OKEMOS, MI 48864"

WITNESSES TO SECTION CORNERS:

South 1/4 corner, Section 22, T4N, R1W, Book 14, Page 288
 Found 4" square monument with 2.5" Aluminum cap stamped #71291
 Found 1/2" Pipe, East, 7.85'
 Found nail & tag #12018 in North side dead 20" Elm, N70°E, 24.10'
 Found nail & remon tag in East side twin 21" Cherry, North, 37.23'
 Found nail & remon tag in Southeast side 14" Elm, N34°E, 27.24'
 Found nail & remon tag in South side 34" Oak, N64°W, 29.41'
 Found nail & remon tag in Northwest side 14" Spruce, S41°W, 19.41'
 Found nail and remon tag in West side 12" Spruce, S19°E, 19.18'

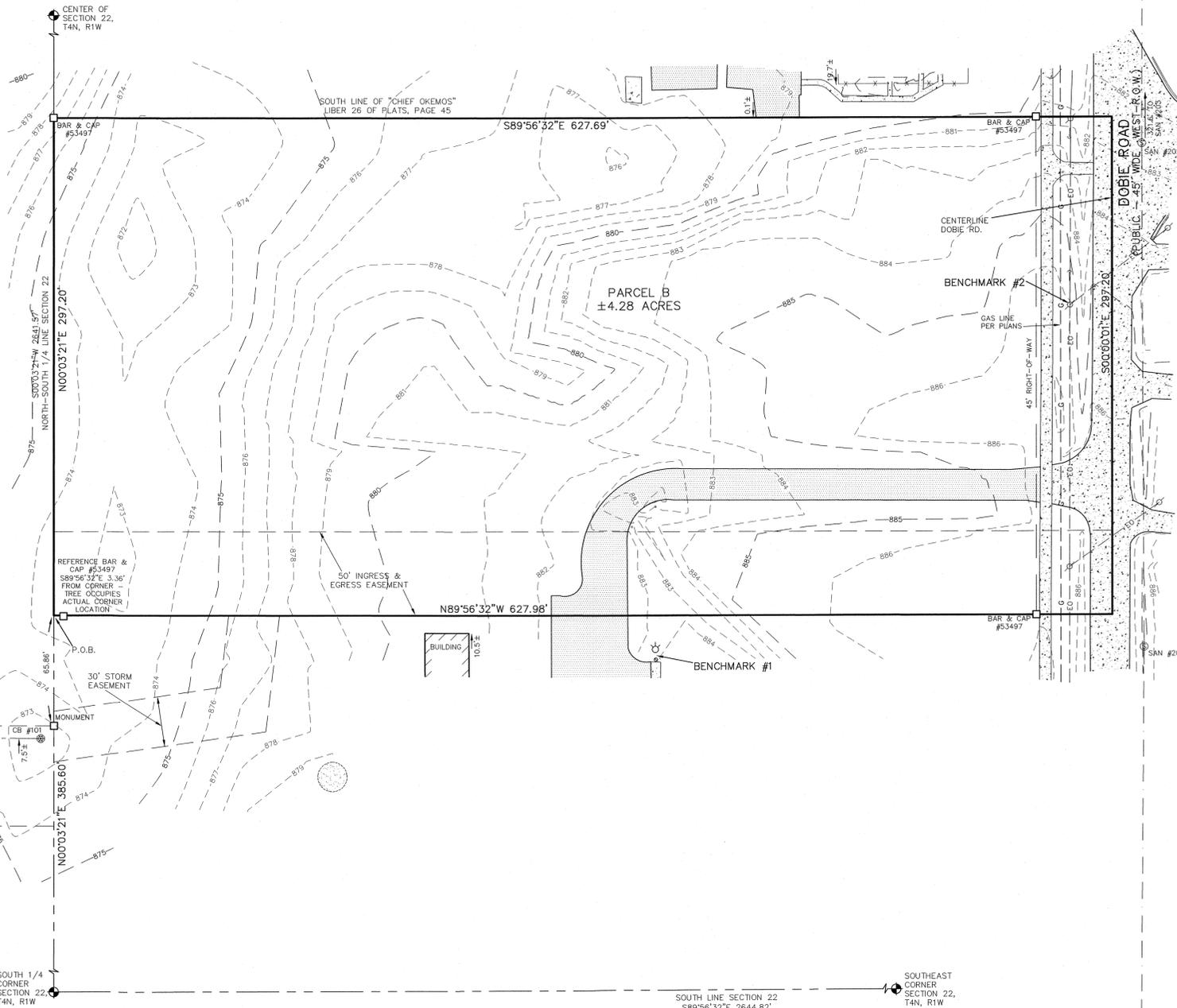
Southeast corner, Section 22, T4N, R1W, Liber 7, Page 417
 Found 4" square monument with 1/2" rebar
 Found nail & tag #16053, Northwest side 20" Oak, N65°E, 14.80'
 Found nail & tag #16053, West side 32" Oak, North, 25.42'
 Found nail & tag #16053, North side 10" Maple, East, 15.85'
 Found nail & tag #17624, Northeast side 30" Oak, N50°W, 21.28'

Center of section, Section 22, T4N, R1W, Book 18, Page 87
 Found bar and remon cap #71291 in mon box in sidewalk on West side of Graff Chevrolet
 Fence post, N33°W, 100.17'
 Southwest corner of pillar between 2 garage doors, N20°E, 25.71'
 Building corner, S40°E, 7.80'
 Southwest building corner, N08°E, 37.90'
 Found nail & remon tag in North side 18" Locust, S72°W, 49.61'



SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named herein and is intended solely for their immediate use. Survey prepared from fieldwork performed in April 2025.
- All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
- All dimensions shown are as-measured unless otherwise noted.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- All easements may not be shown.
- By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0158 D, dated August 16, 2011.
- Utilities are shown based on visible field evidence and as-built plans as obtained. All underground utilities on site are subject to verification in the field by the appropriate authorities prior to use for construction. No MISS DIG ticket was submitted for the site.
- Wetlands, if any, not shown hereon.



LEGAL DESCRIPTION:

(As provided by KEBS, Inc. Certified Boundary Survey Job No. 102361.BND, dated 03-20-2024, Parcel B):

A parcel of land in the Southeast 1/4 of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 22; thence N00°03'21"E along the North-South 1/4 line of said Section 22 a distance of 385.60 feet to the point of beginning of this description; thence N00°03'21"E continuing along said North-South 1/4 line 297.20 feet to the South line of "Chief Okemos" as recorded in Liber 26 of Plats, Page 45, Ingham County Records; thence S89°56'32"E along said South line a distance of 627.93 feet to the centerline of Dobie Road; thence S00°00'01"E along said centerline 297.20 feet; thence N89°56'32"W parallel with said South line of Section 22 a distance of 627.98 feet to the point of beginning; said parcel containing 4.28 acres, more or less, including 0.30 acre, more or less presently in use as public right-of-way for Dobie Road; said parcel subject to all easements and restrictions of record, if any.

Ingress/Egress Easement:

An area of land in the Southeast 1/4 of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the limits of said area described as: Commencing at the South 1/4 corner of said Section 22; thence N00°03'21"E along the North-South 1/4 line of said Section 22 a distance of 385.60 feet to the point of beginning of this description; thence N00°03'21"E continuing along said North-South 1/4 line 50.00 feet; thence S89°56'32"E parallel with the South line of said Section 22 a distance of 627.93 feet to the centerline of Dobie Road; thence S00°00'01"E along said centerline 50.00 feet; thence N89°56'32"W parallel with said South line 627.98 feet to the point of beginning; said area containing 0.72 acre, more or less, including 0.05 acre, more or less, presently in use as public right-of-way for Dobie Road; said area subject to all other easements and restrictions, if any.

SEWER INVENTORIES

STORM MANHOLE #100
 RIM - 872.65
 12" RCP N - 867.67
 12" RCP E - 867.50
 12" RCP S - 867.42
 27" RCP W - 866.01
 27" RCP E - 866.04

CATCH BASIN #101
 RIM - 872.37
 27" RCP W - 867.13

SANITARY MANHOLE #200
 RIM - 886.55
 10" RCP N - 877.41
 10" RCP S - 877.47

SANITARY MANHOLE #201
 RIM - 885.30
 10" RCP N - 875.55
 10" RCP S - 875.57

SANITARY MANHOLE #202
 RIM - 882.64
 10" RCP N - 874.30
 10" RCP S - 874.31

SANITARY MANHOLE #203
 RIM - 877.15
 10" RCP N - 862.76
 10" RCP S - 862.78

LEGEND

- (M) = MEASURED DIMENSION
- (R) = RECORDED DIMENSION
- = SET 1/2" BAR WITH CAP UNLESS NOTED
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- EO— = OVERHEAD WIRES
- ⊙ = SANITARY MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊗ = FIRE HYDRANT
- ⊖ = VALVE
- ⊞ = CATCH BASIN
- = SIGN
- ⊙ = POST
- ⊙ = UTILITY POLE
- = GUY WIRE

BENCHMARKS

BENCHMARK #1 ELEV. = 885.20 (NAVD88)
 "X" ON THE SOUTHEAST BOLT OF THE HYDRANT, 4'± NORTH OF THE END OF THE SIDEWALK TO THE SITE SOUTH OF THE PROPERTY, ±110' EAST & ±10' SOUTH OF NORTHEAST CORNER OF PARSONAGE

BENCHMARK #2 ELEV. = 887.10 (NAVD88)
 SET PK NAIL IN WEST SIDE OF UTILITY POLE, ±91' NORTH OF EDGE OF ASPHALT OF DRIVEWAY TO #4515 DOBIE ROAD, ±14' WEST OF EDGE OF ASPHALT OF DOBIE ROAD



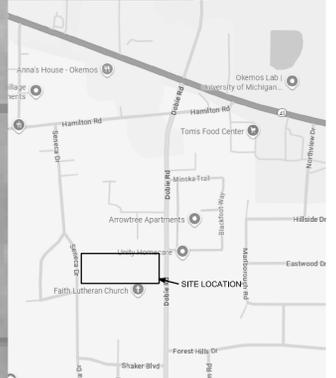
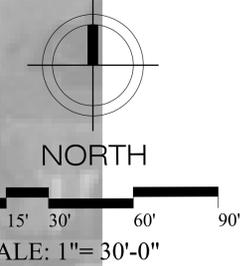
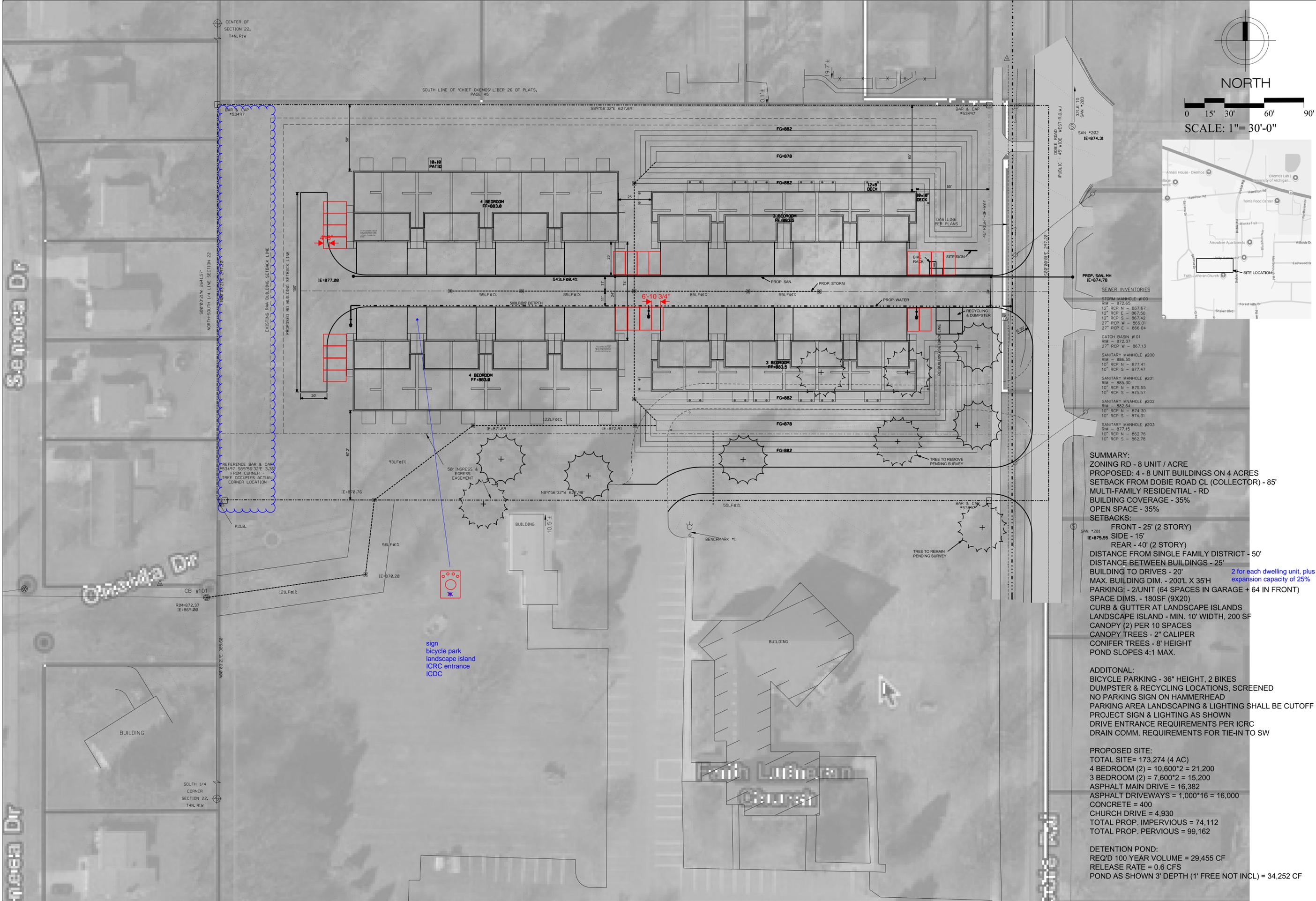
ERICK R. FRIESTROM DATE 07-02-2025
 PROFESSIONAL SURVEYOR NO. 53497

REVISIONS	COMMENTS	DATE
05/06/2025	ORIGINAL	
07/02/2025	ADDITIONAL TOPO	

DRAWN BY AN		SECTION 22, T4N, R1W
FIELD WORK BY AE		JOB NUMBER:
SHEET 1 OF 1		103896.TOP

KEBS, INC. ENGINEERING AND LAND SURVEYING
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX 517-339-8047
 WWW.KEBS.COM

Marshall Office - Ph. 269-781-9800



SEWER INVENTORIES

STORM MANHOLE #100	RM - 872.65
12" RCP N - 867.67	
12" RCP E - 867.50	
27" RCP W - 866.01	
27" RCP E - 866.04	
CATCH BASIN #101	RM - 872.37
27" RCP W - 867.13	
SANITARY MANHOLE #200	RM - 866.55
10" RCP N - 877.41	
10" RCP S - 877.47	
SANITARY MANHOLE #201	RM - 865.32
10" RCP N - 875.55	
10" RCP S - 875.57	
SANITARY MANHOLE #202	RM - 852.64
10" RCP N - 874.30	
10" RCP S - 874.31	
SANITARY MANHOLE #203	RM - 877.15
10" RCP N - 862.76	
10" RCP S - 862.78	

SUMMARY:
 ZONING RD - 8 UNIT / ACRE
 PROPOSED: 4 - 8 UNIT BUILDINGS ON 4 ACRES
 SETBACK FROM DOBIE ROAD CL (COLLECTOR) - 85'
 MULTI-FAMILY RESIDENTIAL - RD
 BUILDING COVERAGE - 35%
 OPEN SPACE - 35%
SETBACKS:
 FRONT - 25' (2 STORY)
 SIDE - 15'
 REAR - 40' (2 STORY)
 DISTANCE FROM SINGLE FAMILY DISTRICT - 50'
 DISTANCE BETWEEN BUILDINGS - 25'
 BUILDING TO DRIVES - 20' 2 for each dwelling unit, plus expansion capacity of 25%
 MAX. BUILDING DIM. - 200'L X 35'H
 PARKING: - 2/UNIT (64 SPACES IN GARAGE + 64 IN FRONT)
 SPACE DIMS. - 180SF (9X20)
 CURB & GUTTER AT LANDSCAPE ISLANDS
 LANDSCAPE ISLAND - MIN. 10' WIDTH, 200 SF
 CANOPY (2) PER 10 SPACES
 CANOPY TREES - 2" CALIPER
 CONIFER TREES - 8' HEIGHT
 POND SLOPES 4:1 MAX.

ADDITIONAL:
 BICYCLE PARKING - 36" HEIGHT, 2 BIKES
 DUMPSTER & RECYCLING LOCATIONS, SCREENED
 NO PARKING SIGN ON HAMMERHEAD
 PARKING AREA LANDSCAPING & LIGHTING SHALL BE CUTOFF
 PROJECT SIGN & LIGHTING AS SHOWN
 DRIVE ENTRANCE REQUIREMENTS PER ICRC
 DRAIN COMM. REQUIREMENTS FOR TIE-IN TO SW

PROPOSED SITE:
 TOTAL SITE= 173,274 (4 AC)
 4 BEDROOM (2) = 10,600*2 = 21,200
 3 BEDROOM (2) = 7,600*2 = 15,200
 ASPHALT MAIN DRIVE = 16,382
 ASPHALT DRIVEWAYS = 1,000*16 = 16,000
 CONCRETE = 400
 CHURCH DRIVE = 4,930
 TOTAL PROP. IMPERVIOUS = 74,112
 TOTAL PROP. PERVIOUS = 99,162

DETENTION POND:
 REQ'D 100 YEAR VOLUME = 29,455 CF
 RELEASE RATE = 0.6 CFS
 POND AS SHOWN 3' DEPTH (1' FREE NOT INCL) = 34,252 CF

BRS ENGINEERING
 5827 Scoville Dr
 Lansing, MI 48910
 Phone: (517) 719-5094
 brsengineering@comcast.net

BRSE

GS FEDEWA BUILDERS
 5570 OKEMOS ROAD
 EAST LANSING, INGHAM COUNTY, MI
 PHONE: 517-359-0020

IFR

NO.	DATE	REVISIONS
1		ISSUE FOR REVIEW
2		REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

DOBIE ROAD TOWNHOMES
 32-UNITS, 4 BUILDING
 DOBIE ROAD
 OKEMOS, INGHAM COUNTY, MI

SITE LAYOUT PLAN

PROJECT NO.	DATE
BRS	8/20/18

DRAWN BY	DATE
BRS	8/20/18

ENGINEER	DATE
BRS	8/20/18

CAD FILE	EXT
	EST

SCALE: 1"=20'
 DRAWING PLOT SCALE

PROJECT: 0001
C2.0
 SHEET NO.

Traffic Impact Analysis

TO: Brian Shorkey, AICP, Principal Planner, Meridian Township
 Dan Opsommer, Deputy Township Manager/Director of Public Works & Eng, Meridian Township
 Tim Schmitt, Township Manager/Community Planning and Development Director, Meridian Twp.

CC: Greg Fedewa, Fedewa Homes, Inc.

FROM: Robert Matko, PE, PS, PTOE, CESO Senior Engineering Manager

DATE: November 14, 2024

SUBJECT: Traffic Analysis for Proposed Rezoning of Parcel Adjacent to 4515 Dobie Road, Meridian Township, Ingham County, Michigan

The following traffic analysis was prepared for the proposed Fedewa Homes residential development located on Dobie Road adjacent to 4515 Dobie Road. Specifically, Fedewa Homes proposes to rezone approximately 4.28 acres of the subject parcel from RAA (Single Family Low Density) to RD (Multiple Family, 8 dwelling units per acre). The rezoning will allow for the construction of 32-unit multifamily development with a mix of 3 and 4 bedroom units. The following analysis provides the trip generation and capacity analysis for the proposed zoning change compared with the existing zoning. Figure 1 illustrates the location of the proposed Fedewa Development.



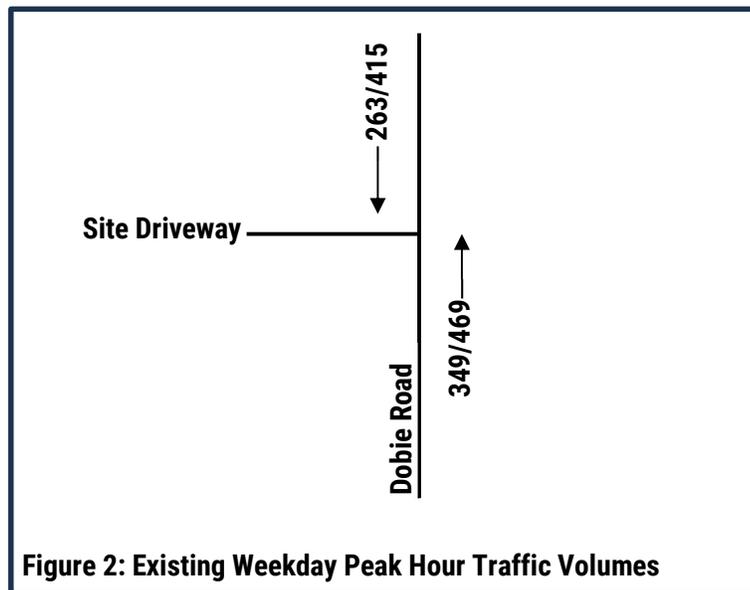
Figure 1: Site Location

Analysis Periods

- 2025 No-Build Traffic Scenario
- 2025 Build Year Traffic Scenario

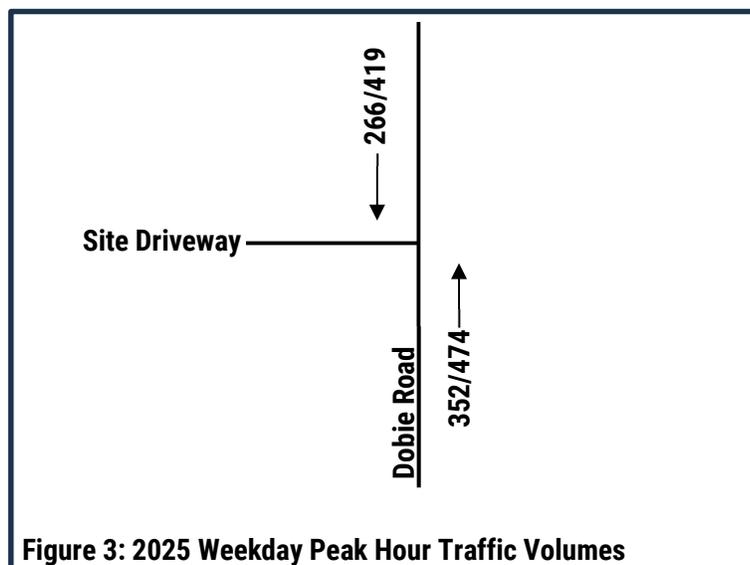
Existing Traffic Volumes

Existing traffic counts were obtained from the MDOT TCDS site for Dobie Road. Specifically, count Location ID 33-5056 was used. This ADT (24 hour count) two-way count was taken on Tuesday, September 19th, 2023. The Weekday AM Peak hour occurred between the hour of 8:00 am to 9:00 am while the Weekday PM Peak hour occurred between the hour of 4:30 pm to 5:30 pm. The two-way count was split into the NB and SB movements based on a count located further north (Location ID 33-0261). Based on the directional split, the traffic count at Location ID 33-5056 was increased for one (1) year at a 1.0% growth rate and split based on Location ID 33-0261 direction of traffic flow. The ADT counts used in the analysis can be found in **Attachment A**. Figure 2 illustrates the 2024 traffic volume on Dobie Road in the vicinity of the proposed site driveway.



2025 No-Build Traffic Volumes

The 2025 No-Build Traffic Volumes were calculated by applying a 1.0% growth rate for one (1) year to the growth to the Existing Traffic Volumes (Year 2024) (Figure 2). Figure 3 illustrates the 2025 No-Build Weekday Peak Hour Traffic Volumes.



Trip Generation

As indicated earlier, the site is currently zoned RAA that would permit construction of 10 unit single family low density development while the proposed zoning, RD, would permit construction of up to a 34 unit multi-family development. The proposed Fedewa Development only proposes construction of a 32 unit multi-family development. Table 1 summarizes the trips that would be generated under the current and proposed zoning. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition was used to calculate the trips for each scenario.

Table 1 Trip Generation Comparison

Land Use	ITE Land Use Description	ITE Cat.	Size	Unit	Total Generated Trips								
					Weekday 24 Hour			Weekday AM Peak Hour			Weekday PM Peak Hour		
					Tot	In	Out	Tot	In	Out	Tot	In	Out
Existing Zoning (RAA)	Single family detached housing	210	10	Du's	122	61	61	9	2	7	11	7	4
Entering (%) / Exiting (%)					100%	50%	50%	100%	25%	75%	100%	67%	33%
Proposed Zoning (RD)	Multi-Family Housing	220	32	Du's	280	140	140	33	8	25	34	22	12
Entering (%) / Exiting (%)					100%	50%	50%	100%	24%	76%	100%	50%	50%
Difference					+158	+79	+79	+24	+6	+18	+23	+15	+8

In comparing the Existing vs Proposed zoning trip generation, the Proposed zoning will result in an additional 158 trips during a 24-hour period, 24 trip increase during the Weekday AM peak hour and 23 trip increase during the Weekday PM peak hour. It should be noted that the Weekday AM and PM peak hour trips are over a full hour accounting for an additional trip every 10.0 minutes (inbound) and every 3.3 minutes (outbound) during the Weekday AM peak hour and an additional trip every 4.0 minutes (inbound) and every 7.5 minutes (outbound) during the Weekday PM peak hour.

Typically, developments that generate 250 trips directional trips require a full traffic impact study. Since that is not the case here, a full traffic impact study was not prepared. However, CESO did assign the trips to Dobie Road and input the volumes in HCS (Highway Capacity Software) Version 2024 to determine the impact that the proposed rezoning would have on Dobie Road.

Figure 4 illustrates the existing and proposed zoned trips for the site. The Trip Generation Summary Sheets can be found in **Attachment B**.

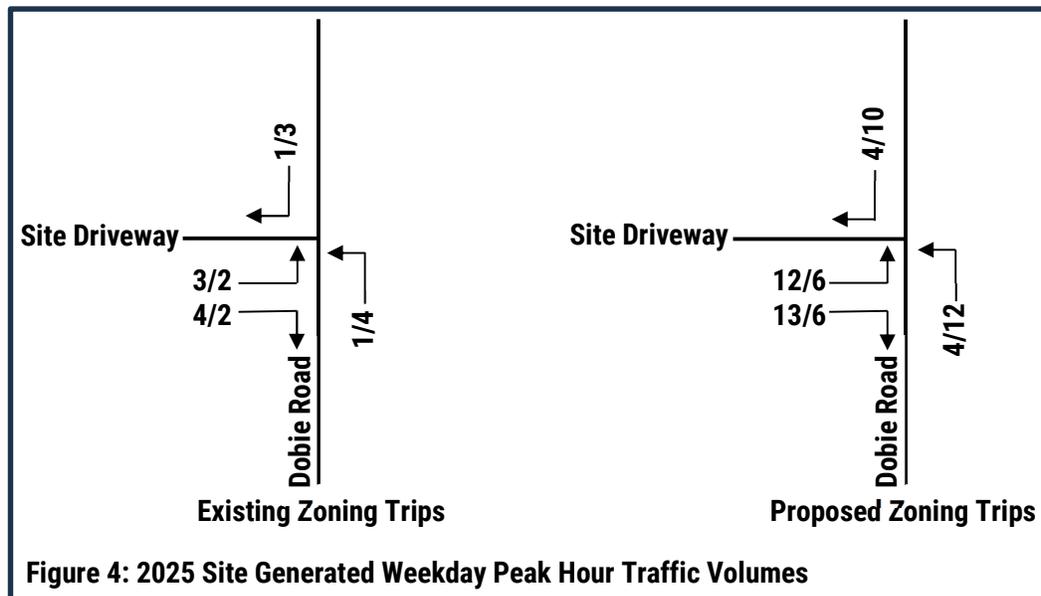
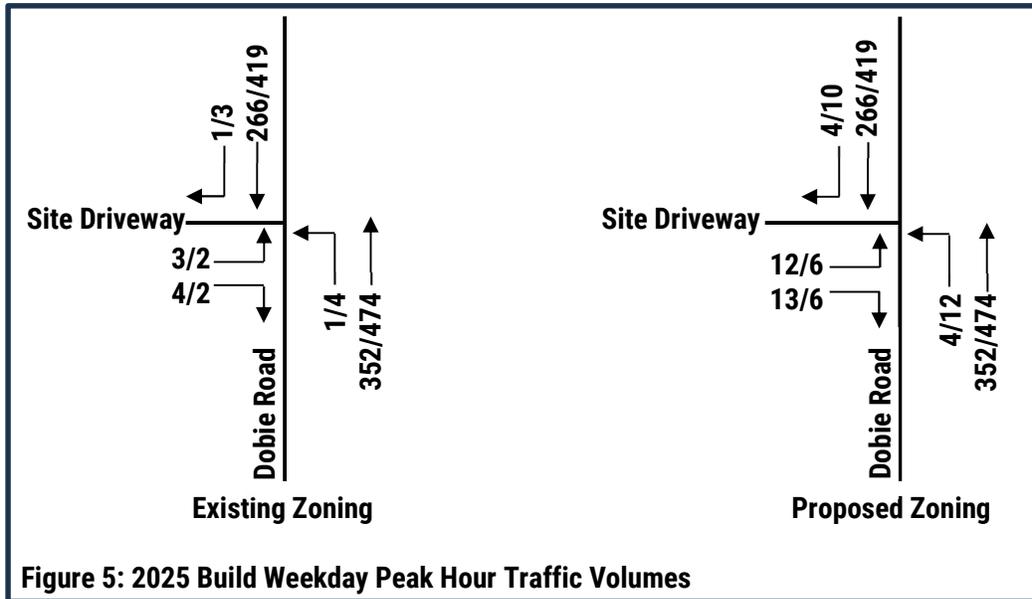


Figure 4: 2025 Site Generated Weekday Peak Hour Traffic Volumes

2025 Build Traffic Volumes

The 2025 Build Traffic Volumes (Figure 5) were calculated by adding the Site Generated Traffic Volumes (Figure 4) to the 2025 No-Build Traffic Volumes (Figure 3).



Capacity Analysis

Table 2 summarizes the capacity analysis results for the Dobie Road & Site Driveway intersection under the 2025 Build Year Traffic Scenario.

**Table 1
Summary of 2025 Build Year Traffic Scenario Capacity Analysis**

Lane	AM Peak Hour					PM Peak Hour				
	LOS	Delay (sec/veh)	v/c	QSR	95th %ile Queue (ft)	LOS	Delay (sec/veh)	v/c	QSR	95th %ile Queue (ft)
EXISTING ZONING: Dobie Road & Site Driveway (Stop Sign Controlled)										
Intersection	--	--	--	--	--	--	--	--	--	--
EBLR	B	11.5	0.020	0.10	0.0	B	14.0	0.010	0	0.0
EB Approach	B	11.5	--	--	--	B	14.0	--	--	--
NBL	A	7.8	0.000	0	0.0	A	8.3	0.000	0	0.0
NB Approach	A	0.0	--	--	--	A	0.1	--	--	--
PROPOSED ZONING: Dobie Road & Site Driveway (Stop Sign Controlled)										
Intersection	--	--	--	--	--	--	--	--	--	--
EBLR	B	12.1	0.050	0.20	5.1	C	15.2	0.040	0.10	2.6
EB Approach	B	12.1	--	--	--	C	15.2	--	--	--
NBL	A	7.9	0.000	0	0.0	A	8.3	0.010	0	0.0
NB Approach	A	0.1	--	--	--	A	0.1	--	--	--
L - Left T - Through R - Right										

Under the 2025 Build Year Traffic Scenario, the individual movements under each zoning scenario operate at LOS "C" or better conditions. The 2025 Build Year Traffic Scenario Capacity Analysis Summary sheets (Existing and Proposed Zoning) are contained in **Attachment C**.

Turn Lane Analysis

Based on the existing or proposed zoning trip generation and subsequent 2025 Build Year Traffic Volumes, left and right-turn warrants were reviewed. Table 3 provides a summary of the left-turn lane warrant and Table 4 provides a summary for the right turn lane warrant review.

**Table 3
Left-Turn Lane Warrant Review**

Intersection and Traffic Scenario	Lane	*Advancing Traffic (am/pm)	Opposing Traffic (am/pm)	Left-Turn (am/pm)	% Left	Method or Chart Used	Warranted
Existing Zoning							
Dobie Road & Site Driveway	NBL	353/478	267/422	1/4	0.003/0.008	605A	No / No
Proposed Zoning							
Dobie Road & Site Driveway	NBL	356/486	270/429	4/12	0.01/0.025	605A	No / No

Based on the MDOT Chart 605A, a NBL turn lane is not warranted under the 2025 Build Year Traffic Scenario (Existing or Proposed Zoning).

**Table 4
Right-Turn Lane Warrant Review**

Intersection and Traffic Scenario	Lane	Advancing Traffic (am/pm)	Right-Turn (am/pm)	Method or Chart Used	Warranted
Existing Zoning					
Dobie Road & Site Driveway	SBR	267/422	1/3	3-35	No / No
Proposed Zoning					
Dobie Road & Site Driveway	SBR	270/429	4/10	3-35	No / No

Based on the MDOT Access Management Manual, Figure 3-35, a SBR turn lane is not warranted under the 2025 Build Year Traffic Scenario (Existing or Proposed Zoning).

Conclusions

CESO compared the trips generated with the proposed parcel zoned RAA (Single Family Low Density) to RD (Multiple Family) and the net increase is minimal (+24 total trips in the AM Peak and +23 total trips in the PM Peak). This increase accounts for one trip every 10.0 minutes inbound and every 3.3 minutes outbound during the Weekday AM peak hour and an additional trip every 4.0 minutes inbound and every 7.5 minutes outbound during the Weekday PM peak hour. Furthermore, the Level of Service at Dobie Road & the Site Driveway does not increase more than 1.2 seconds per vehicle and all individual movements will operate at a Level of Service "C" or better condition. In conclusion, the analysis shows that the rezoning of the subject parcel from RAA to RD has very little impact on Dobie Road.

ATTACHMENTS INCLUDED:

- A. MDOT ADT Information
- B. Trip Generation Resources and Calculations
- C. 2025 Build Year Capacity Analysis Summary Sheets (Existing and Proposed Zoning)
- D. MDOT Turn Lane Warrant Charts



MARX
WETLANDS
LLC

June 20, 2025

Mr. Greg Fedewa
Fedewa Homes Inc.
greg@fedewahomes.com

**RE: Wetland Evaluation Report: Dobie Road (4.28-acre)
Meridian Township, Ingham County, Michigan**

Dear Greg:

Pursuant to your request, Marx Wetlands LLC (MW) conducted a wetland determination for the proposed project located on a 4.28-acre parcel (Parcel B) situated directly north of the existing Faith Lutheran Church at 4515 Dobie Road, Okemos, MI 48864 (the "Site"). The Site is in Section 22 of Meridian Township (T4N, R1W), Ingham County, Michigan. It lies west of Dobie Road and is approximately 0.30 miles south of W. Grand River Avenue (M-43).

The purpose of this wetland determination is to provide a report of any wetland areas within the Site and provide an opinion on the possible jurisdiction of the federal government, Michigan Department of Energy, Great Lakes, and Environment (EGLE), and local agencies over wetland areas identified on-site, wherever applicable.

The wetland determination was performed in accordance with the Michigan Department of Environmental Quality Wetland Identification Manual (2001), the Northcentral-Northeast and Midwest Interim Regional Supplements to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual. The delineation follows a technical approach for identifying wetlands and depends on three (3) environmental parameters. These parameters are 1) the presence of hydrophytic vegetation, 2) hydric soils, and 3) wetland hydrology. The parameters are present in wetland systems under normal conditions. The wetland determination and on-site delineation consisted of a review of online background resource documents and one (1) site visit conducted on June 9, 2025. A discussion of the findings is presented below.

Online Research

- The National Wetlands Inventory (NWI) map indicates no potential wetlands or streams are likely within the Site (**Enclosure 1- Background Research**).
- Meridian Township's Natural Features Map indicates that the Site does not appear to contain potential wetlands.

9861 High Meadow
Ypsilanti, Michigan 48198
Mobile: 734-478-8277
e-mail
bg.marxwetlands@gmail.com

- According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) *Web Soil Survey*, the Site is mapped with two soils, including Urban land-Capac-Colwood complex, 0 to 4 percent slopes (UpA, 28% hydric rating) and Urban land-Marlette complex, 2 to 12 percent slopes (UtB, 5% hydric rating), which have partially hydric (wetland-ranked) soils (**Enclosure 1-Background Research**).
- In addition, *Ingham County's Southeast -Meridian Township Drain Map* (**Enclosure 1-Background Research**) indicates that the Site does not appear to contain a county drain. *It appears that there are off-site enclosed county drains (underground) directly associated with the residential development located west of the Site.*
- MW's preliminary review of FEMA FIRM Panel No. 26065C0158D, effective on 8/16/2011, showed the entire Site is mapped within the minimal flood hazards (e.g., Zone X) (**Enclosure 1D Background Research**).

Summary of Findings

The Site contains primarily undeveloped land, consisting of upland open fields, scrub-shrub/forest, and one (1) small depressional wetland in the Site's west end. Most of the Site contains upland scrub-shrub/forest as the primary land cover type, with an opening (grassy area) located in the Site's eastern half. The Site's southern perimeter includes an existing driveway to the church.

Upland Habitats: Forest/scrub-shrub and opening

The upland open areas contain smooth brome (*Bromus inermis*), thistles (*Cirsium arvense* and *C. vulgare*), pokeweed (*Phytolacca americana*), hedge-parsley (*Torilis japonica*), orchard grass (*Dactylis glomerata*), bluegrasses (*Poa annua*, *P. compressa* and *P. pratensis*), wild carrot (*Daucus carota*), tall goldenrod (*Solidago altissima*), beggar's lice (*Hackelia virginiana*), common plantain (*Plantago major*), white vervain (*Verbena urticifolia*), strawberry (*Fragaria virginiana*), and teasel (*Dipsacus fullonum*). Scattered shrubs and trees include black raspberry (*Rubus occidentalis*), Eurasian honeysuckles (*Lonicera maackii* and *L. tatarica*), black walnut (*Juglans nigra*), cottonwood (*Populus deltoides*), Siberian elm (*Ulmus americana*), and box-elder (*Acer negundo*).

The upland, scrub-shrub/forested areas contain the following species: white avens (*Geum canadense*), beggar's lice (*Hackelia virginiana*), penn sedge (*Carex pennsylvanica*), Dame's rocket (*Hesperis matronalis*), garlic-mustard (*Alliaria petiolata*), orchard grass, Virginia creeper (*Parthenocissus quinquefolia*), white oak (*Quercus alba*), bur oak (*Q. macrocarpa*), red oak (*Q.*

rubra), black walnut (*Juglans nigra*), white mulberry (*Morus alba*), box-elder (*Acer negundo*), Norway maple (*Acer platanoides*), black oak (*Quercus velutina*), black cherry (*Prunus serotina*), cottonwood (*Populus deltoides*), scattered with basswood (*Tilia americana*), American elm (*Ulmus americana*), Siberian elm, and ash (*Fraxinus spp.*) trees. Scattered planted trees consist mainly of white spruce (*Picea glauca*), blue spruce (*Picea pungens*), and white pine (*Pinus strobus*). The shrubby understory consisted mostly of common buckthorn (*Rhamnus cathartica*), common blackberry (*Rubus allegheniensis*), autumn-olive (*Elaeagnus umbellata*), and Eurasian honeysuckle (*Lonicera maackii* and *L. tatarica*). Common vines include riverbank grape (*Vitis riparia*), poison ivy (*Toxicodendron radicans*), woodbine (*Parthenocissus inserta*), Virginia creeper (*P. quinquefolia*), and invasive bittersweet (*Celastrus orbiculatus*). Refer to the *On-site Conditions (Enclosure 2)*.

Wetland Delineation Methods & Results

MW flagged wetland boundaries with pink high-visibility ribbon tape and located the approximate flag locations with a Trimble DA2 (GNSS receiver) with sub-foot accuracy. MW identified one (1) small, forested wetland (Wetland A). No ponds or streams were identified within the Site. Refer to the *Wetland Delineation Map* for the approximate wetland boundary. (**Enclosure 3**). See **Table 1, Wetland and Stream Inventory Table** (below), which includes the on-site features' names, types, and anticipated regulatory status.

Table 1. Wetland & Stream Inventory Table

Feature Name	Onsite Acreage	Type*	Regulated by the State of Michigan? †	Meridian Township Regulated?
Wetland A	0.02 AC	PFO	Not Likely	Not Likely

*PEM-Palustrine Freshwater Emergent; PSS- Palustrine Scrub-shrub; PFO-Palustrine Forested; PER- perennial flow regime. †EGLE determines the jurisdiction of Michigan's wetlands, floodplains, streams, lakes, etc.

Vegetation

1. Wetland A (Forested)

Wetland A is a forested wetland located within the Site's western half. Dominant trees include swamp white oak (FACW- facultative wetland), and American elm (FACW). Dominant shrubs observed include common buckthorn



Photograph 1. Wetland A (forested)



Photograph 2. Depleted Matrix (Hydric soil indicator).

(FAC- facultative), and green ash (*Fraxinus pennsylvanica*, FACW) saplings. Dominant herbaceous vegetation observed includes brome-like sedge (*Carex bromoides*, FACW), fowl manna grass (*Glyceria striata*, OBL-obligate wetland), and yellow avens (*Geum aleppicum*, FAC). Less common (non-dominant) species included Tartarian honeysuckle (*Lonicera tatarica*, FACU-facultative upland) and jumpseed (*Persicaria virginiana*, FAC). Common woody vines include poison ivy (FAC) and riverbank grape (FAC).

Hydrology

Common wetland hydrology indicators observed include geomorphic position (D2), some microtopographic relief (D4), and FAC Neutral Test (D5). The wetland collects water from precipitation and stormwater runoff from adjacent developed areas and roadways. The wetland appears to contain seasonally saturated/inundated conditions throughout the active growing season. Refer to Page 9 of this letter report for *Key Definitions*.

Soils

A hydric soil indicator (Depleted Matrix) was observed within the soil sample plot (**WSP.A**) in the on-site wetland. An adjacent upland soil sample pit was also taken and confirmed upland conditions. Please refer to the *USACE Wetland Determination Data Forms (Enclosure 3)*.

Discussion of Regulations & Findings

Stream, Drain, and Floodplain Laws

The State of Michigan's Part 301, Inland Lakes, and Streams, of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451 states that a feature is a regulated stream by the EGLE if it contains a defined bed, bank,

and evidence of continued flow or a continued occurrence of water. **No streams, lakes, or ponds were identified within the Site.**

No county drains are likely within the Site. *It appears that there are off-site enclosed county drains (underground) directly associated with the residential development located west of the Site.* No permanent structures can be built within county drain easements. The drain easement is used for any maintenance work or emergency access to the drain. Select activities can be permitted within the drain easements through the county drain commissioner. **Be sure to contact Ingham County's Drain Commission office to see if site development requires any approvals or permits through Ingham County, if applicable.**

As amended, the State of Michigan's Part 31, Water Resources Protection, NREPA, 1994 PA 451 requires an individual to acquire a permit before any modifications of the 100-year floodplain or floodway of a river, stream, or drain. The statute also regulates activities within the floodplain of any watercourse with an upstream drainage area of two square miles or larger. MW's preliminary review of FEMA FIRM Panel No. 26065C0158D, effective on 8/16/2011, showed the entire Site is mapped within the minimal flood hazards (e.g., Zone X). **A floodplain elevation request or pre-application meeting can assist with the project development process and floodplain permitting, if applicable.**

Wetland Laws

The State of Michigan's Part 303, Wetlands Protection, of the NREPA, as amended in 1994, indicates that wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river, or stream.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but EGLE has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

Based on a memorandum of agreement between the U.S. Environmental Protection Agency (USEPA) and the EGLE, the EGLE administers Section 404 of the Federal Water Pollution Control Act of 1972 (Clean Water Act), Title 33 of the United States Code, Section 1251 for interior waters in Michigan. However, under the authority of the Rivers and Harbors Act of 1899, the USACE exercises jurisdiction over the Great Lakes and their connecting traditionally navigable

waterways (navigable waters of the U.S.), as well as tributaries and wetlands adjacent to traditionally navigable waters of the U.S. (WOTUS), pursuant to Section 404 of the CWA.

Marx Wetlands, LLC's professional opinion is that Wetland A is unlikely to be regulated by EGLE. This is because it is less than 5 acres in size and isolated (not within or connected to a regulating water body, such as a stream, lake, or pond). MW's professional opinion is based on the site investigation and a review of available desktop resources (e.g., aerial photography, topographic maps, county soil data, national wetlands inventory, etc.). **A pre-application meeting with the EGLE can assist with the project development process and permitting, particularly if the project activities are anticipated to have impacts.**

Local Wetland Laws (Meridian Township)

Meridian Township (Township) has its own wetland protection ordinance. The township's Wetland Protection ordinance (Chapter 22, Article IV) states that wetlands are protected if they are:

- contiguous to any inland lake stream, river, or pond.
- Partially or entirely within 500 feet of the ordinary high-water mark of any inland lake, stream, river, or pond.
- Two or more areas of wetland separated only by barriers, such as dikes, roads, berms, or other similar features, if any of those wetlands are contiguous to an inland lake, stream, river, or pond.
- larger than two acres, even if not contiguous to an inland lake, stream, river, or pond.
- not contiguous to any inland lake, stream, river, or pond, if the state department of environmental quality determines the protection of the wetland is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction.
- wetlands, equal to or greater than one-quarter acre and equal to or less than two acres in size, which are not contiguous to any inland lake, stream, river, or pond and are determined to be essential to the preservation of the natural resources of the Township as provided in township code § 22-156. Code § 22-156 provides that a wetland is essential to the preservation of the township's natural resources if it fulfills any of the ten criteria.

Marx Wetlands LLC's professional opinion is that Wetland A is also not likely Meridian Township regulated because it is less than 0.25 acres in size and not contiguous to any obvious water body. Meridian Township's wetland consultant will decide on the regulatory status and shape of the on-site wetland during a wetland verification visit.

It is important to note that a wetland verification application is required following a wetland delineation conducted within Meridian Township, Ingham County, Michigan. Meridian Township's wetland consultant will make the final decisions during an on-site wetland verification visit. Applications should include the following information:

- A completed application form.
- The required administrative fee and escrow amount addressed to Meridian Charter Township.
- Written permission from the property owner if the owner is not the applicant.
- For verification only: written confirmation that the wetland flags are located on the site and remain observable.
- For verifications only: three (3) copies of an existing wetland delineation report and accompanying maps and materials prepared by a wetland or environmental consultant.
- Copies of any correspondence from the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- Copies of any permits issued by the Ingham County Drain Commissioner's office for the subject site.

The Meridian Township Wetland Verification & Escrow form can be found here: <http://www.meridian.mi.us/Home/ShowDocument?id=12235>.

Please note that the Meridian Township Board has a policy of no net loss of wetlands and impacts to wetlands may require wetland mitigation. A mitigation plan, if required, shall be approved as part of the wetland use permit decision.

A permit or approval is likely required by Meridian Township for any proposed work within the boundaries of a regulated wetland. Most construction activities in upland (outside wetland boundaries) do not require a wetland permit. **Please note that the EGLE and Township have the final authority on the extent of regulated wetlands, lakes, floodplains, and streams in the State of Michigan and Meridian Township, respectively.**

Please be advised that the information provided in this report is a professional opinion. The ultimate decision on wetland boundary locations and jurisdiction rests with the EGLE, Township, and, in some cases, the Federal

government. Wetland evaluations performed outside the growing season (Late October through Late April) may not be consistent with the official EGLE wetland assessment program and, therefore, are subject to a greater potential for change than those performed during the growing season. Therefore, boundary adjustments may be based on a regulatory agency's review. An agency's determination can vary, depending on various factors, including but not limited to the experience of the agency representative making the determination and the season of the year. Additionally, the site's physical characteristics can change over time, influenced by factors such as weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. These factors can change the nature and extent of wetlands within the site.

Thank you for the opportunity to provide this wetland determination. If you have any questions, please contact me at your convenience.

Sincerely,

Marx Wetlands LLC



Bryana J. Guevara, Principal Member
Professional Wetland Scientist #2949
ISA Certified Arborist #MI-4240A
Certified Ecologist, Society of Ecological Society

Enclosures:

- 1) Background Research: Soil Map, National Wetlands Inventory (NWI), Drain Map (Ingham Co.), & FEMA Floodplain Map
- 2) On-site Conditions Photographs
- 3) Wetland Delineation Map & USACE Wetland Determination Data forms







**To: Brian Shorkey
Principal Planner**

**From: Younes Ishraidi, P.E.
Township Engineer**

Date: September 18, 2025

Re: Dobie Road Townhomes – Fedewa Development

In response to your request for comments regarding the subject site plans, we offer the following cursory review:

Water system

- The site shall be serviced by a reliable looped system. As such the proposed main shall be looped to Seneca Drive to the west, and to the existing water main stub to the south located northwest of the exiting church building.
- Additional hydrants may be required depending on whether the proposed buildings will be sprinkled or not.
- A water main permit will be required from EGLE.

Sanitary system

- Based on the proposed sanitary main layout, the buildings to the west will be serviced by very shallow main. As such, ejector pumps will likely be required to service any planned basements.
- Also, the plans call for crossing Dobie Road, which can be accomplished by open cutting the road, if allowed by ICRD, or by a jack & bore. Either way, this will be very disruptive, expensive, and would not provide service to basements. Alternatively, connecting to the existing main on Seneca Drive should not involve much disruption and would allow for servicing basements.

Storm system

- 2 detention ponds are proposed on the NE and SE side of the buildings. The outlet pipe from the pond will connect to the Spross Drain west of the site.
- The western half of the site will be filled, which will potentially impede backyard run-off from the adjacent homes. The ultimate storm system design must ensure against this potential ponding, and potential additional flow into the neighbors' backyards.



Pathways

- There is existing pathway across the frontage. We will inspect the pathway and require repairs of any defects as part of this development.
- The pathway will need to extend the pathway across the driveway with 7" thick section of concrete.

SESC

- A soil erosion/ sedimentation control (SESC) permit will be required.

Fees:

The following fees and/or deposits will be required:

- Engineering Review Fee: to be determined*
- Inspection Escrow Deposit: to be Determined*
- SESC Permit: to be determined
- Water & sanitary connection fees: to be determined based on desired domestic & irrigation meters' sizes.

* Exact amount will be determined when itemized costs of all proposed sanitary, water, and sidewalk/pathway work is provided.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: September 22, 2025

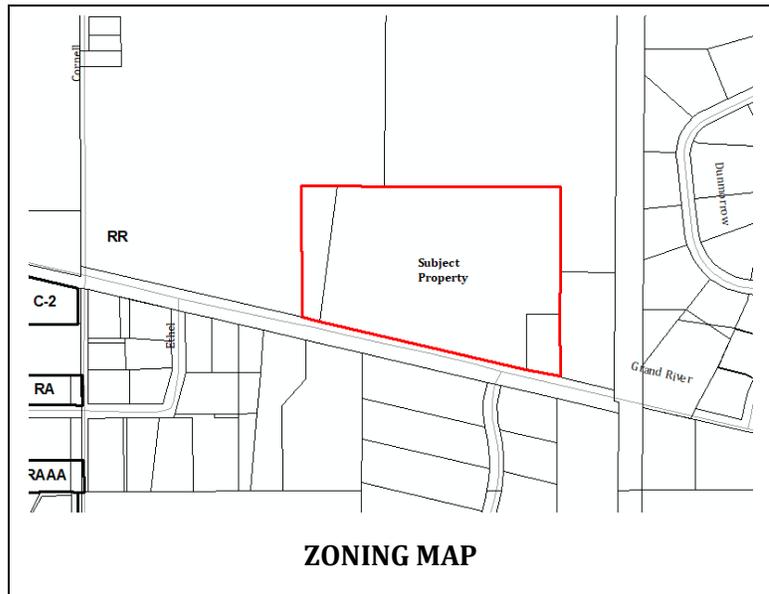
Re: Special Use Permit #25021 (St. Martha Parish), to construct an 11,000 square foot addition to an existing church building at 1100 Grand River Avenue, Okemos, MI 48864.

St. Martha Parish (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new classroom building at 1100 Grand River Avenue, Okemos, MI 48864 (Subject Property). The proposed building is proposed to consist of two stories in a total of 11,000 square feet of useable space. Places of worship are special use permits in residential districts. This application is a major SUP amendment for a past SUP which brought the Subject Property into compliance with the Township's 25,000 square foot SUP regulations. The Subject Property is approximately 18.07 acres in size and is zoned RR – Rural Residential.

Zoning and Future Land Use

The Subject Property is located in the RR – Rural Residential zoning district. All of the surrounding properties are also zoned RR.

The RR district requires a minimum of 200 feet of road frontage. The minimum lot area in the RR district is 40,000 square feet. The Subject Property is an existing parcel and is approximately 18.7 acres in size and has approximately 1,242 feet of frontage along Grand River Avenue.



The Future Land Use Map from the 2023 Master Plan designates the Subject Property as Institutional. This category supports land uses such as places of worship, as well as publicly owned utilities. The properties surrounding the Subject Property are designated as Rural Residential.

Staff Analysis

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:

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

The original SUP for the development of St. Martha Parish was approved in 1988 (SUP #88231). This was amended in 2003 (SUP #03-88231), 2010 (SUP #10-88231), 2013 (SUP #13-231), and 2015 (SUP #15-231). The result of these amendments was to bring the Subject Property into compliance with Sec. 86-658, which requires Special Use Permits for buildings greater than 25,000 square feet. All of these SUP applications were approved.

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

The Future Land Use Map from the 2023 Master Plan designates the Subject Property as Institutional. This category is intended to support public or privately owned facilities providing recreational, educational, religious, governmental, and other services to the community.

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.*

The proposed building is being designed to fit into the existing character for the St. Martha campus.

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

The project is not expected to 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.*

The project is not expected to be detrimental to the economic welfare of the 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.*

Vehicular Traffic

The site fronts on Grand River Avenue, which is a four-lane road without curb and gutter. Grand River Avenue is classified as a Principal Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. A 7-foot pedestrian pathway is located along the Subject Property's frontage.

A traffic impact study is required for developments that are expected to generate more than 250 additional directional trips during the peak hour. It is unclear whether or not the proposed addition will require the traffic impact study. This matter will be more closely looked at during the site plan review and will be reviewed by the Ingham County Road Department.

The Applicant is not planning on increasing the parking area or adding any parking spaces.

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.*

The project is adequately served by public water. The property is connected to the public sewer system through a private force main. The proposed addition would not impact or overtax either of those systems.

Potential stormwater impacts will be reviewed by the Ingham County Drain Commission during site plan review.

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

The 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.*

The project is not expected to 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, or wildlife areas. According to the Township Parcel Viewer, there appears to be a small (0.7 acre) wetland on the northwest corner of the Subject Property, but the proposed classroom building is not affected by that.

Groups of buildings with a combined gross floor area greater than 25,000 square feet are regulated by Sec. 86-658 in the Zoning Ordinance. The approval processes for such special use permits are reviewed under the same SUP requirements. As a result, Staff has no further comments.

Based on the information provided by the Applicant, Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit. If the Special Use Permit for the project is approved by the Planning Commission and the Township Board, the applicant will be required to submit for Site Plan Review and/or any required building permits prior to beginning operations.

Planning Commission Options

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

Attachments

1. Special use permit application
2. Attachment 1: Proposed Site Plan
3. Attachment 2: Exterior Views

**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 Don Morgan - St Martha Parish and School
 Address of Applicant 1100 W. Grand River
 Telephone - Work (517) 349-1763 Home _____ Fax _____ Email morgand08195@gmail.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 1100 W. Grand River, parcel 33-02-02-23-476-001
 Legal description (please attach if necessary) See attached site plan
 Current zoning RR
 Use for which permit is requested / project name School classroom addition
 Corresponding ordinance number _____
- C. Developer (if different than applicant) N/A
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Woodrow Isaacs - VIRIDIS Design Group
 Address 2926 W. Main Street
 Telephone – Work (269) 978-5143 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 18.07 Net _____
- F. Explain the project and development phases: Building addition (approximately 5,500 square feet) including minor site work and playground relocation. Work to be completed in a single phase.
- G. Total number of:
 Existing: structures 3 bedrooms _____ offices _____ parking spaces * carports _____ garages _____
 Proposed: structures 3 bedrooms _____ offices _____ parking spaces * carports _____ garages _____
 * Note: parking is unchanged by this project.
- H. Square footage: existing buildings 24,131 proposed buildings 5,500
 Usable Floor area: existing buildings 62,645 proposed buildings 11,000
- 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: The number of employees will not change due to the addition.
- J. Existing Recreation: Type Private Playgrounds Acreage 0.50
 Proposed Recreation: Type Private Playgrounds Acreage 0.50
 Existing Open Space: Type Open space Acreage 13.65
 Proposed Open Space: Type Open space Acreage 13.53

- 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.

N through R are not applicable to the project.

Part II

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

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

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

Part III

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

Yes No (Please check one)

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

Don Morgan
Signature of Applicant

8-25-25
Date

DON MORGAN
Type/Print Name

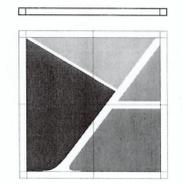
Fee: _____

Received by/Date: _____

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

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

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



ZONING / SITE PLAN INFORMATION

ZONING: RR (MERIDIAN CHARTER TOWNSHIP)

THIS PROJECT INVOLVES A MINOR EXPANSION OF AN EXISTING USE.

REQUIRED SETBACKS:
FRONT: 100'
SIDES: 20'
REAR: 35'

PROJECT NARRATIVE

GENERAL: THE PROJECT INCLUDES A BUILDING ADDITION TO SUPPORT ADDITIONAL CLASSROOMS FOR THE SCHOOL. SIDEWALKS WILL BE PROVIDED FOR ADA ACCESSIBILITY, AND AN EXISTING PLAYGROUND WILL BE RELOCATED WITHIN THE SAME GENERAL AREA. NO VEHICULAR PAVING IS PROPOSED WITH THIS PROJECT.

PARKING: THE CLASSROOM ADDITION WILL NOT NECESSITATE ADDITIONAL PARKING.

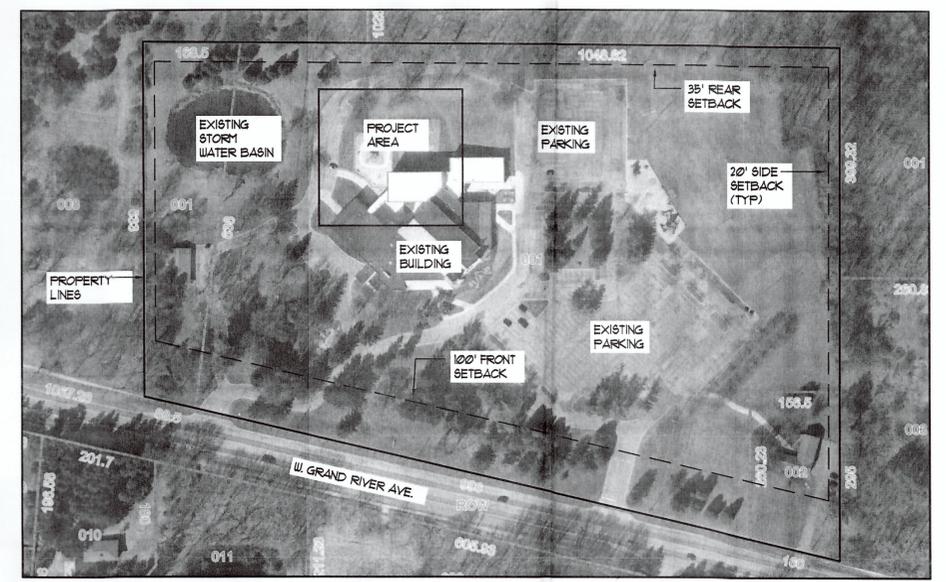
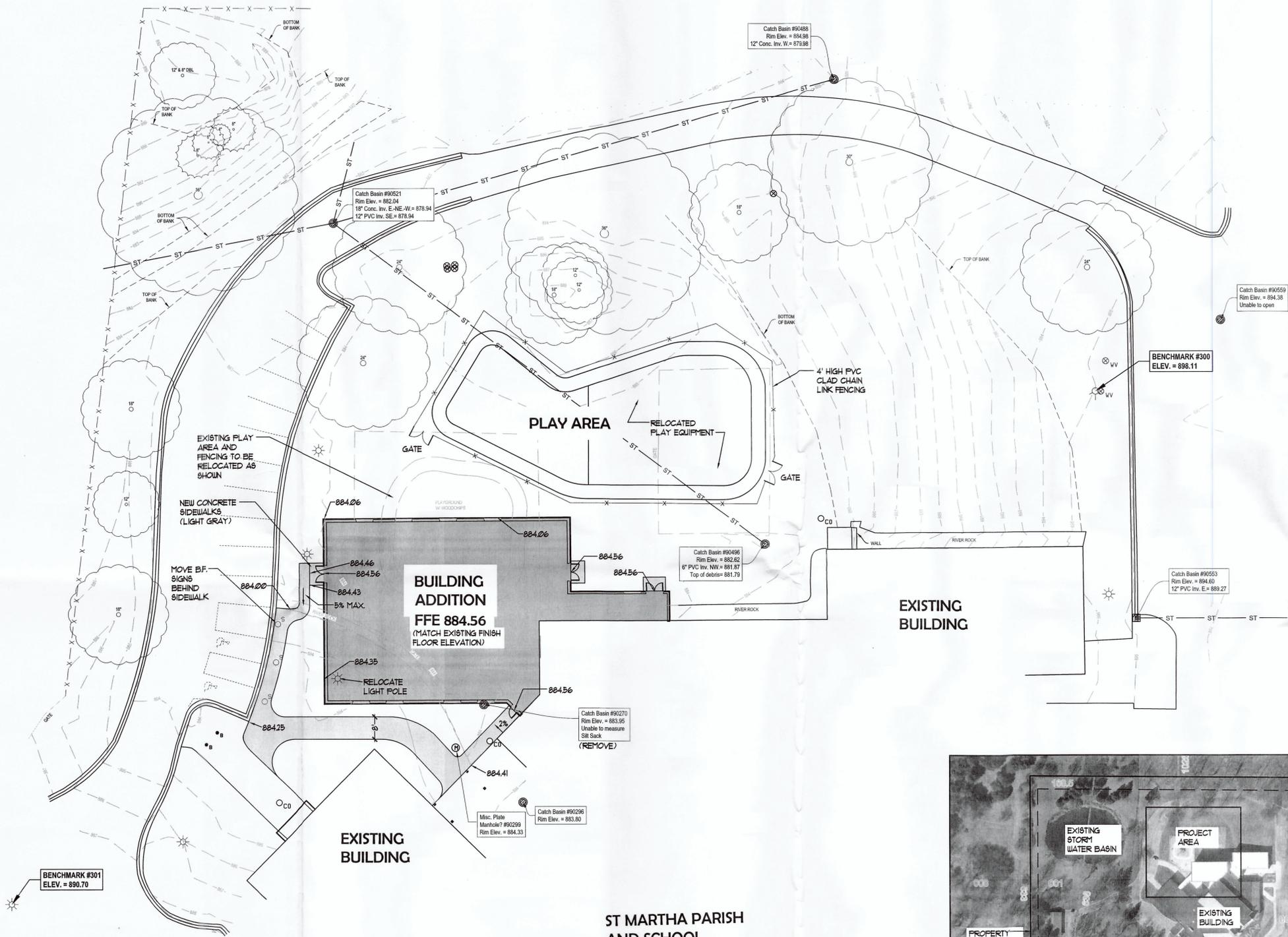
SETBACKS: THE ADDITION WILL BE WELL WITHIN THE REQUIRED SETBACKS ON ALL SIDES.

UTILITIES: THE ADDITION WILL NOT REQUIRE ANY NEW UTILITY SERVICES (WATER, SEWER, ELECTRICAL, ETC.) WILL BE CONNECTED WITHIN THE EXISTING BUILDING.

STORM WATER MANAGEMENT: STORM WATER FROM THE ADDITION WILL BE DIRECTED TO THE EXISTING PRIVATE DETENTION BASIN TO THE NORTHWEST. THE BASIN DISCHARGES TO A LARGE WETLANDS COMPLEX TO THE NORTH AND WEST. BASED ON THE SMALL REDEVELOPMENT AREA RELATIVE TO THE OVERALL SITE, WE DO NOT BELIEVE THAT ADDITIONAL STORM WATER MANAGEMENT IS NECESSARY FOR THIS PROJECT.

SOIL EROSION CONTROL: SESC MEASURES WILL BE IMPLEMENTED AND AN SESC PERMIT WILL BE OBTAINED BY THE SELECTED CONTRACTOR.

WETLANDS / FLOODPLAIN: THE REDEVELOPMENT AREA DOES NOT APPEAR TO CONTAIN WETLANDS AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.



LEGAL DESCRIPTION

Real property situated in the County of Ingham, State of Michigan, more particularly described as follows:

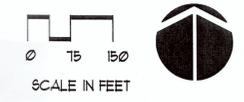
2. M23-2-3 BEG IN NLY LINE OF US-16 HWY AT PT 549.01 FT W OF E SEC LINE, - N 250.23 FT - E 156.5 FT - N 589.13 FT - W 1048.62 FT - S 7 DEG 11' W 638 FT TO NLY LINE OF US-16 HWY - SEL Y ALONG HWY TO BEG ON SE 1/4 OF SEC 23, T4N R1W.

Commonly known as: 1096 Grand River Ave Okemos, MI 48864
Parcel Number: 33-02-02-23-476-001
(Quit Claim Deed, dated January 27, 2020, as recorded in Instrument No.: 2020-003027, Ingham County Register of Deeds.)



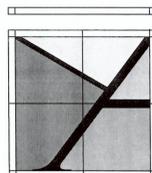
OVERALL SITE MAP

NOTE: SUBJECT PARCELS AND ALL ADJACENT PARCELS ARE ZONED RR

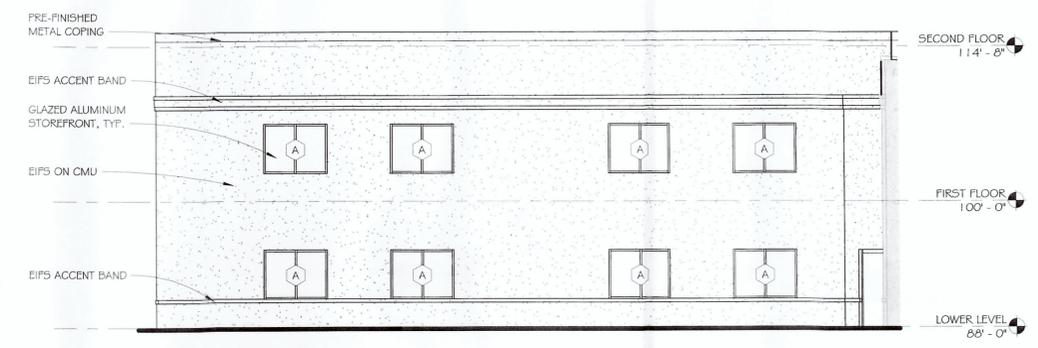


date

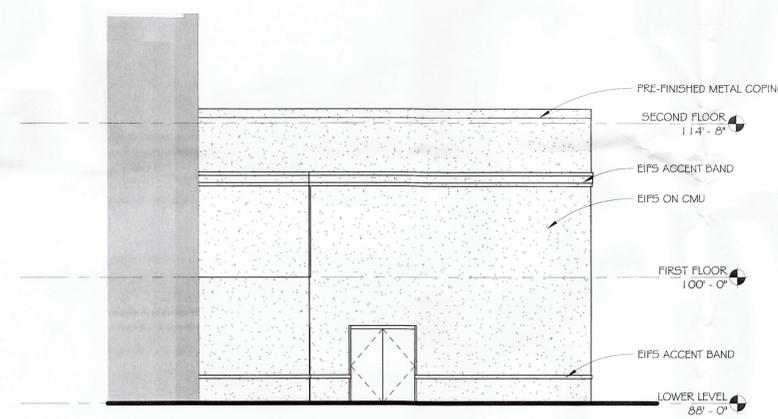
checked by
NDH
drawn by
LER / ARH
consultant



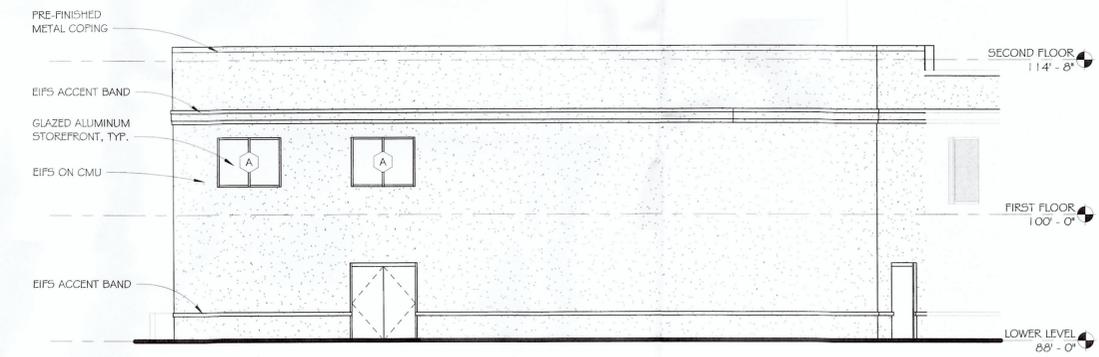
MAYOTTE group
ARCHITECTS
6240 W. Mt. Hope
Lansing, MI 48917
t. 517.323.0577
www.mayottearchitects.com



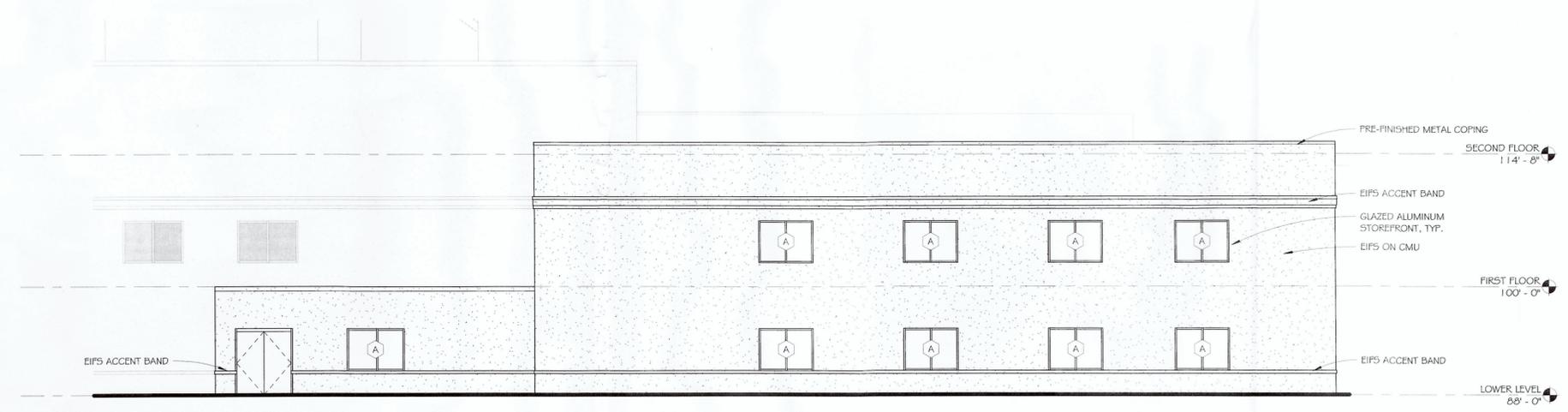
4 SOUTH ELEVATION
A200 1/8" = 1'-0"



3 EAST ELEVATION
A200 1/8" = 1'-0"



2 WEST ELEVATION
A200 1/8" = 1'-0"



1 NORTH ELEVATION
A200 1/8" = 1'-0"

OVERALL ELEVATIONS

St. Martha Catholic Church
School Building Expansion
1100 W Grand River Ave
Okemos, MI 48864

job no.
2025-019
sheet no.

A200

8/25/2025 11:39:21 AM



To: Members of Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: September 22, 2025

Re: Project Report

As of September, 2025, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

Under Construction

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Grand Reserve	Central Park Drive	March 6, 2024	115 SFR Homes	Under Construction
2. Sanctuary II	North of Robins Way	March 15, 2022 (Plat)	7 SFR Homes	Under construction
3. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Phase 2 Under construction
4. Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Under construction
5. Starbucks	2731 W. Grand River	October 28, 2024	New Starbucks	Under construction
6. Ashley Furniture	1982 Grand River	N/A	New Store	Under construction

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 27, 2022 (MUPUD)	190 MFR	Site Plan Phase 1 Preapp Mtg. Complete
2. Elevation Phase 4	North of Jolly Road, West of Jolly Oak	N/A	MUPUD Amendment	Under Site Plan review Awaiting revisions
3. Playmakers	5707 School Street	N/A	Storage	Site Plan Approved

4. **Panda Express Approved** **4990 Marsh Road** **January 13, 2025** **DT Restaurant** **Site Plan**

New Applications

	<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1.	New Coffee Shop	Hamilton Road	New Business	Under building review
2.	Okemos Land Investments	4360 Hagadorn	Adult Use Marihuana	Site Plan Review
3.	Okemos Gateway	1614 W. Grand River	Adult Use Marihuana	Awaiting Site Plan
4.	Mr. Car Wash	4880 Marsh Road	New Car Wash	Site Plan Review
5.	Hulett Road Estates Plan	3560 Hulett Road	6-unit PUD	PUD approved, waiting for Site
6.	Everyday Tobacco	3520 Okemos Road	Walk-in Humidor	Under building review