



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
October 18, 2023 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. September 20, 2023
4. COMMUNICATIONS
5. UNFINISHED BUSINESS

A. ZBA CASE NO. 23-08 (6329 Milenz), Craig Skcozylas, 6329 Milenz Street, Haslett, MI 48840

DESCRIPTION: 6329 Milenz St. & vacant lot
TAX PARCEL: 02-177-001 & 02-152-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Residential Overlay

The variance requested is to allow for a single-family home to be constructed within the wetland setback located at 6329 Milenz Street and a vacant lot (Tax ID #02-152-004).

6. NEW BUSINESS
7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION 2023 -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, September 20th, 2023, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Member Deschaine, Bennett, Trezise

ABSENT: Member Field-Foster

STAFF: Assistant Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the September 20th, 2023 regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:31pm. Chair Mansour called the roll of the Board. All board members present except for Member Field-Foster.

2. APPROVAL OF THE AGENDA

Member Trezise moved to approve the agenda for the August 16th, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Chair Mansour.

VOICE VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Deschaine, Bennett, Trezise

NAYS: None

Motion carried: 5-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

Chair Mansour moved to approve the minutes from the August 16th, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.

VOICE VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Deschaine, Bennett, Trezise

NAYS: None

Motion carried: 5-0

4. COMMUNICATIONS

- A. Angela Rojas-Dedenbach, 6343 Quail St. RE: ZBA #23-08
- B. Tony Schmidt, 6200 W. Reynolds Rd. RE ZBA #23-09
- C. Ronald Rowe, 6247 E. Lake Dr. RE ZBA #23-09

5. UNFINISHED BUSINESS
NONE

A. NEW BUSINESS

ZBA CASE NO. 23-08 (6329 Milenz), Craig Skcozylas, 6329 Milenz Street, Haslett, MI 48840

DESCRIPTION: 6329 Milenz St. & vacant lot
TAX PARCEL: 02-177-001 & 02-152-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing
Residential Overlay

The variance requested is to allow for a single-family home to be constructed within the wetland setback located at 6329 Milenz Street and a vacant lot (Tax ID #02-152-004).

Assistant Planner Chapman outlined the case to the Board.

Applicant Craig Skcozylas (6329 Milenz) appeared before the Board and spoke on the case. He spoke on the orientation of the house and improving the site.

Rod Arndts (6353 E. Reynolds) spoke about dumping that has occurred on the property and vehicles that are parked by the owner and concerns about how the wetlands have been treated.

Chair Mansour stated that we cannot deal with this issue tonight as the ZBA does not have jurisdiction over this matter.

Member Bennett asked about how the plans were altered.

Applicant Skcozylas stated that they have done everything they could to build the house they wanted with a view while avoiding the wetland boundary.

Member Koenig asked about how the portion of the building in the setback will be built. And what the applicant is doing to minimize the impact on the wetland setback

Applicant Skcozylas stated that there will be a full basement and he moved the footprint to minimize the number of variances.

Member Deschaine asked about the dumping that has been taking place on the property.

Applicant Skcozylas stated that he placed rock on the property for building the house and has since moved them because they were being stolen and also stated that people were dumping yard waste on the property.

Member Trezise stated that the sight line of the property is not more important than the wetland setback.

Chair Mansour asked what the plan was for the existing cottage.

Applicant Skcozylas stated that the property will be divided.

Member Trezise asked about the size of the garage being so large.

Applicant Skcozylas stated that he has a lot of stuff that he cannot store outside.

Member Trezise stated that if he shrunk the garage then he could shift out of the wetland setback.

Applicant Skcozylas stated that they would lose the view.

Denise Sherman (1167 Woodside) stated that where they are proposing to build is up on a hill and would not encroach into the wetland.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

Chair Mansour and the Board stated Criteria one has been met.

Chair Mansour read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Chair Mansour stated that this is where she struggles to meet because she's not sure that it is a practical difficulty to have a large home and garage that has a nice view of Lake Lansing.

Chair Mansour read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Chair Mansour stated that she wasn't sure that we are at the minimum action.

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour stated that we have to decide if it would have an adverse effect on the area.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour stated she wasn't sure that this criteria had been met.

Member Deschaine stated that the owners on Lake Lansing pay a special assessment and deserve a view. He also stated that he wishes to see the property closer because of the topography and condition of the wetland.

Carla Skcozylas (2320 Thornwood, Holt, MI) stated that she recommends going to see the property.

Chair Mansour stated she would like to see the site to see if it affects the practical difficulty, minimum action, and adverse effect. She suggests that we table to visit the site.

Chair Mansour moved to table the ZBA Case No. 23-08 (6329 Milenz). Seconded by Member Deschaine.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Deschaine, Bennett, Trezise

NAYS: None

Motion carried: 5-0

B. ZBA CASE NO. 23-09 (6261 E. Lake), Gary & Suzette Tyler, 6261 E. Lake Drive, Haslett, MI 48840

DESCRIPTION: 6261 E. Lake Drive
TAX PARCEL: 02-179-020
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Residential Overlay District

The variance requested is to allow an accessory building (garage) to project into the front yard located at 6261 E. Lake Drive.

Assistant Planner Chapman outlined the case for discussion.

Gary Tyler (6261 E. Lake Drive) stated that he wishes to move his neighbor's garage to his property with little storage. He does not want to cut down anymore trees to place the garage.

Member Deschaine asked if the neighbor could build a new garage because he already has a variance.

Applicant Tyler stated that he wished to build an attached garage.

Chair Mansour asked about the structure built over the property line.

Applicant Tyler stated that it was an old garage that had been demolished.

Member Trezise asked about the existing shed on the property.

Applicant Tyler stated that it will be demolished.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

Chair Mansour and the Board stated Criteria one has been met.

Chair Mansour read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Chair Mansour and the Board stated criteria two has been met.

Chair Mansour read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Chair Mansour and the Board criteria three has been met.

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour and the Board Criteria four has been met.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour and the Board stated criteria five has been met.

Member Trezise moved to approve the ZBA Case No. 23-09 (6261 E. Lake). Seconded by Member Deschaine.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Deschaine, Bennett, Trezise

NAYS: None

Motion carried: 5-0

6. OTHER BUSINESS
NONE

7. PUBLIC REMARKS
NONE

8. BOARD MEMBER COMMENTS
NONE

9. ADJOURNMENT

Chair Mansour adjourned the September 20th, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 7:34pm.

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

- (1) Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
- (2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
- (3) Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: October 13, 2023
Re: ZBA Case No. #23-08 (6329 Milenz)

ZBA CASE NO.: 23-08 (6329 Milenz), Craig Skcozylas, 6329 Milenz Street, Haslett, MI 48840
LOCATION: 6329 Milenz St. & vacant lot
PARCEL ID: 02-177-001 & 02-152-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Residential Overlay

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-471(b)(1), all structures and grading activities shall be setback from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law equal to or greater than two acres in area; 40 feet.

At the September 20, 2023 ZBA meeting the Board voted to table Case #23-08. Attached is a map that shows the topography of the site. Please refer to the attached information from the September 20, 2023 meeting for more information.

Attachments

1. Site Topography Map
2. September 20, 2023 ZBA Case # 23-08





To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: September 13, 2023
Re: ZBA Case No. #23-08 (6329 Milenz)

ZBA CASE NO.: 23-08 (6329 Milenz), Craig Skcozylas, 6329 Milenz Street, Haslett, MI 48840
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ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Residential Overlay

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-471(b)(1), all structures and grading activities shall be setback from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law equal to or greater than two acres in area; 40 feet.

Craig Skcozylas, the applicant, has requested a variance to allow for a single-family home to be constructed within the wetland setback located at 6329 Milenz Street and a vacant lot (Tax ID #02-152-004). The applicant is proposing to construct a two-story single-family home and attached garage. Currently the proposed house and garage are shown on two separate lots. If approved the applicant will need to complete a land division or combine the lots into one and demolish the existing home prior to the construction of the proposed.

Wetlands on the site were delineated by Fishbeck in 2021. A total of two wetlands are located on the subject property. Wetland A is approximately 4.04 acres in size and is located approximately 270 feet north of Lake Lansing. Wetland B is located approximately 200 feet north of Lake Lansing with approximately 0.35 acre of Wetland B located on the Site. Wetlands A and B are regulated by both the State of Michigan and the Township due to their proximity to a regulating water feature (Lake Lansing). The impacted wetland buffer for the construction of the home is adjacent to Wetland A on the attached plan. There are no direct wetland impacts proposed.

The Zoning Ordinance specifies activities that are prohibited within the 20 foot and 40-foot wetland setbacks. The 40-foot wetland setback prohibits any structures or grading. At the closest point the house would be located 23.1' from the wetland boundary, encroaching 16.9' into the 40-foot wetland setback. The applicant is requesting a 16.9' variance for the construction of the house within the 40-foot wetland setback.

Attachments

1. Variance application
2. Wetland delineation
3. Site location map

CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560

VARIANCE APPLICATION

A. Applicant CRAIG SKOZYLAS
Address of Applicant 6329 MITLENZ ST
HASLETT MI 48840
Telephone (Work) _____ Telephone (Home) 517 896 3525
Fax _____ Email address: _____
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location _____
Zoning district _____ Parcel number 33-02-02-02-152-006

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) _____

D. Required Supporting Material Supporting Material if Applicable
-Property survey ✓ -Architectural sketches
-Legal description ✓ -Other
-Proof of property ownership or ✓
 approval letter from owner
-Site plan to scale ✓
-Written statement, which demonstrates how all the review criteria will be met (See next page)

Craig Skozylas
Signature of Applicant

Craig Skozylas
Print Name

7-30-2023
Date

Fee: \$350.00

Received by/Date: [Signature]

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members 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 purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

Signature of Applicant(s) Date

Signature of Applicant(s) Date

I Craig Skozylas own the property Craig Skozylas 7-30-2023

Variance Application Supplement

1. The Parcel of Property is mostly wetland. Unique circumstances exist that limit our building area.
2. The first 20' of the 40' Buffer for the Wetland (that I understand to be for yard clippings & such) is restricting us from building our house. The maximum limits have been pushed to the East and North side boundaries which approach roadways.
3. Granting this Variance would allow us to build our house and carry out the ability to oversee the preservation of the wildlife habitat area.
4. Granting this Variance will not adversely affect the land or essential character in the vicinity of the property. We have approximately 1000 ft. from our neighbor to the West and nobody to the North. Our closest neighbors to the East have no visual sight to the proposed sight. Our closest neighbor South does not have a visual sight to the house either. Our new neighbors, Bettman's old house, have a limited view. The neighbors to the West of Bettman's old house is an empty lot with no one to be affected. The home to the West of the open lot has a limited view of the house but it would take nothing away from their view of the natural habitat.
5. I, Craig Skoczylas have already spoken to neighbors about the build location and the variance and have no negative feedback at this time.

For:
 Karla Reyne Look
 & Craig Skoczylas
 6329 Milenz Street
 Haslett, MI 48840

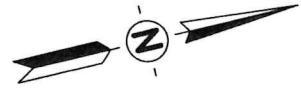
PLOT PLAN

BUILDING DETAIL PAGE

Survey Address:
 6329 Milenz Street
 Haslett, MI 48840
 ID: 33-02-02-02-177-001
 & part of
 33-02-02-02-152-004

Soil Erosion Control Notes:

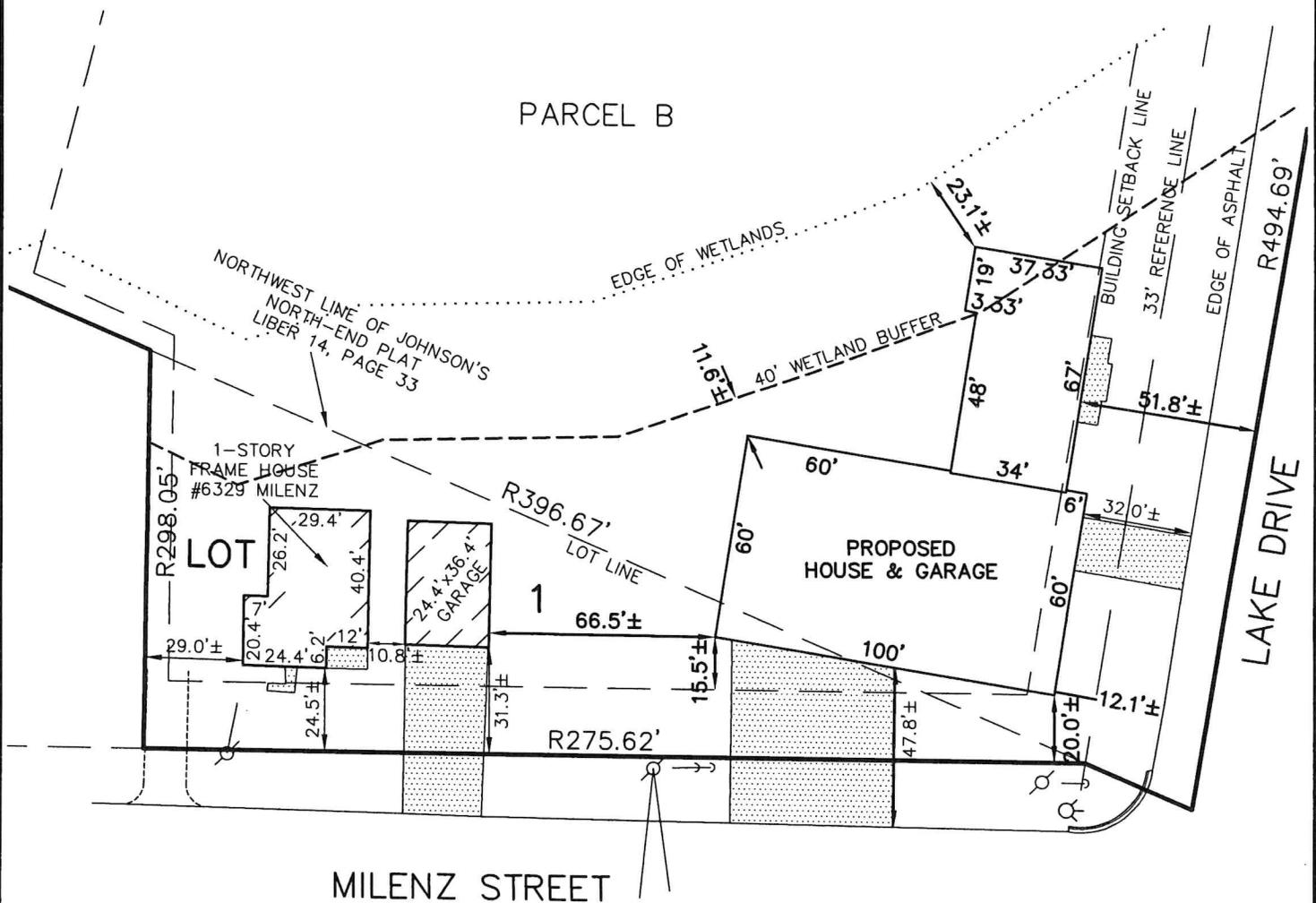
1. Clean roads daily
2. Clean catch basin filters once a week.
3. Inspect and maintain silt fence once a week.
4. Keep soil erosion permit posted at all times until site is stabilized.
5. All BMP's must remain in working order until site is stabilized.
6. Excavated soil to be used as fill on site.
7. Standard basement foundation.



1" = 50'

NOTES:

1. A CERTIFIED BOUNDARY SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. EASEMENTS, IF ANY, NOT SHOWN.
3. WETLANDS SHOWN ARE FROM WETLAND DELINEATION REPORT PERFORMED BY FISHBECK DATED SEPTEMBER 8, 2021, FILE NO. WDV 21-07.



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

- R = Recorded Dimension
- x = Existing Elevation
- = Silt Fence
- D = Surface Drainage
- = Deed Line
- 800.00 = Proposed Finish Grade
- = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas



KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SLH	SECTION 2, T4N, R1W
FIELD WORK BY —	JOB NUMBER:
SHEET 2 OF 3	100233.HSE

PLOT PLAN

For:
 Karla Reyne Look
 & Craig Skoczylas
 6329 Milenz Street
 Haslett, MI 48840

Survey Address:
 6329 Milenz Street
 Haslett, MI 48840
 ID: 33-02-02-02-177-001
 & part of
 33-02-02-02-152-004

SEE PAGE 2 FOR BUILDING DETAIL SHEET
 SEE PAGE 3 FOR LEGAL DESCRIPTION

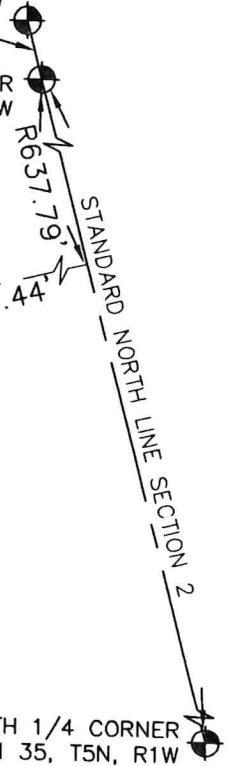
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3. WETLANDS SHOWN ON PAGE 2 ARE FROM WETLAND DELINEATION REPORT PERFORMED BY FISHBECK DATED SEPTEMBER 8, 2021, FILE NO. WDV 21-07.

SOUTHWEST CORNER
 SECTION 35, T5N, R1W

R18.86'

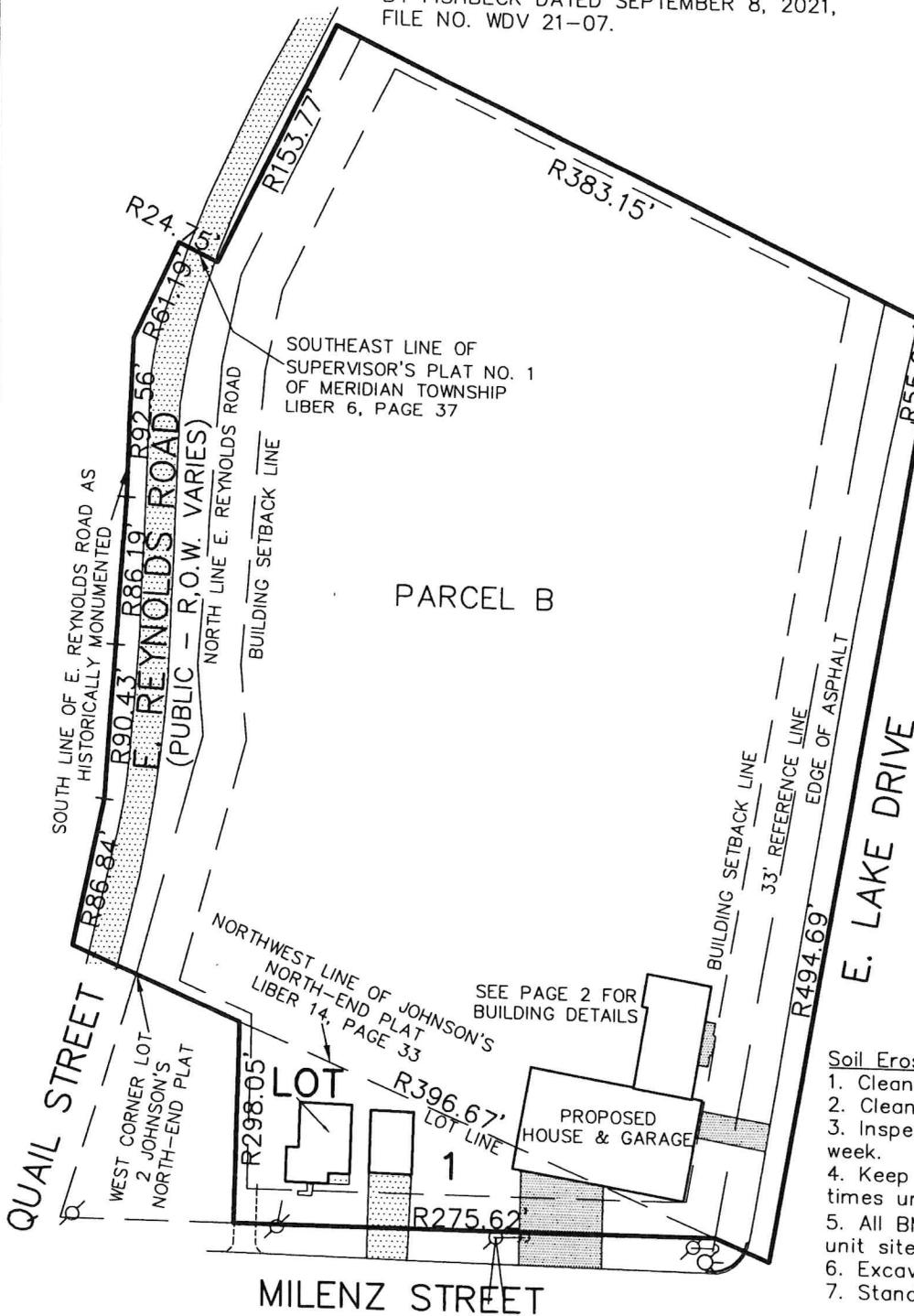
NORTHWEST CORNER
 SECTION 2, T4N, R1W



SOUTH 1/4 CORNER
 SECTION 35, T5N, R1W



1" = 100'



Soil Erosion Control Notes:

1. Clean roads daily
2. Clean catch basin filters once a week.
3. Inspect and maintain silt fence once a week.
4. Keep soil erosion permit posted at all times until site is stabilized.
5. All BMP's must remain in working order until site is stabilized.
6. Excavated soil to be used as fill on site.
7. Standard basement foundation.

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

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- = Silt Fence
- D = Surface Drainage
- = Deed Line
- 800.00 = Proposed Finish Grade
- = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas

PRELIMINARY

ERICK R. FRIESTROM
 PROFESSIONAL SURVEYOR
 DATE
 NO. 53497



KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	SLH	SECTION	2, T4N, R1W
FIELD WORK BY	—	JOB NUMBER:	100233.HSE
SHEET	1 OF 3		

September 8, 2021
Project No. 211116

Keith Chapman
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864-1198

Wetland Boundary Delineation – WDV 21-07
Parcel No. 33-02-02-02-152-004
East Reynolds Road, Meridian Township, Ingham County, Michigan

Dear Keith:

On August 13, 2021, Fishbeck staff conducted a field investigation and delineated wetlands on Parcel No. 33-02-02-02-152-004, a vacant, 6.5 acre parcel located between East Lake Drive and East Reynolds Road, Charter Township of Meridian (Township), Michigan (the Site). The area of investigation is noted in Figure 1. The Site is located in the northwest quarter of Section 2 of Town 4 North, Range 1 West. The Site is bound by undeveloped property north of East Lake Road and to the west, residential property to the east, and East Reynolds Road and residential property to the south. The results of the investigation are included in this report.

The wetland delineation was conducted in a manner consistent with the 1987 *Corps of Engineers Wetlands Delineation Manual* and 2012 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2)*. The wetlands identification and delineation procedures outlined in these manuals require evaluation of site vegetation, soils, and hydrologic characteristics. Dominant wetland vegetation, hydric soil, and wetland hydrology must all be present for an area to be classified as a wetland. Hydrophytic vegetation decisions are based on the wetland indicator status of species that are dominant in the plant community. Species with indicator statuses of obligate wetland (OBL), facultative wetland (FACW), and facultative (FAC) are considered wetland species, while species with indicator statuses of facultative upland (FACU) and upland (UPL) are considered upland species. FAC species are also commonly present in upland plant communities.

Literature Review

The Township wetland map for Section 2 indicates Township Wetland 2-4B, a 3.44 acre, emergent wetland, is located in the central portion of the Site and extends north to the edge of East Lake Drive. This wetland appears to be hydraulically connected to Township Wetland 2-4A, a 42.47 emergent wetland, and is directly north of East Lake Drive. Township Wetland 2-5, a 2.30 acre, emergent wetland, is mapped offsite near the Site's northwest property boundary. This wetland also appears to be hydraulically connected to Wetland 2-4A.

According to the U.S. Department of Agriculture Natural Resources Conservation Service *Web Soil Survey*, the areas occupied by Township Wetlands 2-4B and 2-5 contain Houghton muck, 0 to 1 percent slopes (100% hydric rating). Spinks loamy sand, 0 to 6 percent slopes (0% hydric rating) is mapped on the remainder of the Site (Attachment 1).

The National Wetlands Inventory map indicates emergent wetlands in the areas containing Township wetlands 2-4B and 2-5 (Attachment 2). The area north of East Lake Road contains a large emergent/forested wetland complex.

Site Investigation

The area of investigation and wetland sampling locations are noted in Figure 1. Photographs of the Site are included in Attachment 3.

A topographical depression in the eastern portion of the Site contained a forested/scrub-shrub/emergent wetland complex (Wetland A). The dominant vegetation in the forested wetland was *Acer saccharinum* (silver maple, FACW). *Cephalanthus occidentalis* (common buttonbush, OBL) was the dominant species in the scrub-shrub wetland, and broadleaf and hybrid cattails (*Typha latifolia* and *Typha x glauca*, OBL) were the dominant species in the emergent wetland. Dominant wetland vegetation, hydric soil, and wetland hydrology were confirmed at Sampling Point SP-A, located in forested wetland. Sandy subsoil contained streaks of organic matter, confirming hydric indicator S6 (Stripped Matrix). Soil was saturated to the ground surface and groundwater was encountered at a depth of two inches, confirming wetland hydrology. Shallow surface water was also observed nearby.

Fishbeck observed significant dumping of yard waste along the eastern edge of Wetland A, including within the wetland. Fishbeck noted two culverts associated with Wetland A: a culvert on its north side which hydraulically connects it to a cattail marsh on the north side of East Lake Drive (Township Wetland 2-4A); and a culvert on its south side, under East Reynolds Road. Fishbeck did not observe the second culvert's outlet, which apparently discharges to Lake Lansing, located approximately 270 feet to the south.

Fishbeck observed a second wetland onsite, at the Site's west end (Wetland B). Wetland B appeared to primarily consist of inundated shrub swamp dominated with buttonbush, with forested wetland along its perimeter. Wetland conditions were confirmed at sampling point SP-B. Dominant vegetation at SP-B consisted of *Acer saccharinum* (silver maple, FACW), *Rhamnus cathartica* (European buckthorn, FAC), *Parthenocissus quinquefolia* (Virginia creeper, FACU) and *Onoclea sensibilis* (sensitive fern, FACW), with overall wetland dominance confirmed. Surface soil to a depth of 11 inches consisted of muck, confirming hydric indicator Black Histic. Wetland hydrology was confirmed due to the presence of saturation at the ground surface, groundwater at a depth of two inches and nearby standing water to a depth of four inches.

U.S. Army Corps of Engineers Wetland Determination Data Forms were completed to describe site vegetation, soil, and hydrology at sampling locations SP-A and SP-B (Attachment 4). Fishbeck flagged Wetland A's entire wetland boundary with pink survey ribbon labelled A1 through A33. Fishbeck flagged the southern edge of Wetland B's wetland boundary with flags labelled B1 through B12. Wetland boundary and sampling points were surveyed with a handheld GPS unit with submeter accuracy. The wetland boundaries and associated wetland acreage within the area of investigation are noted on Figure 1. Wetland B extended northwest onto adjacent property and is larger than is indicated on Figure 1. The area between Wetlands A and B primarily consisted of mowed lawn and was topographically higher than the adjacent wetlands.

Conclusions

According to Michigan's Natural Resources and Environmental Protection Act, Act 451, Section 30301(d), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream" or "more than 5 acres in size" are regulated by the State of Michigan. In addition, the Township regulates wetlands greater than two acres in size which are not contiguous to a water body and wetlands between 0.25 acre and two acres in size that are determined to be essential to the preservation of the natural resources of the Township.

Wetland A is approximately 4.04 acres in size and is located approximately 270 feet north of Lake Lansing. Wetland B is located approximately 200 feet north of Lake Lansing with approximately 0.35 acre of Wetland B located on the Site. Wetlands A and B are regulated by both the State of Michigan and the Township due to their proximity to a regulating water feature (Lake Lansing).

A wetland use permit would be required from the Township for the following activities within the Site's regulated wetland:

- Placing fill or permitting the placement of fill in the wetland.

- Dredging, removing, or permitting the removal of soil or minerals from the wetland.
- Constructing, operating, or maintaining any use or development in the wetland.
- Draining surface water from the wetland.
- Discharging water into the wetland.

Fishbeck recommends that property owners east of the site be informed that dumping yard waste in the adjacent wetland is not permitted by the Township.

If you have any questions regarding this letter, the wetland permitting process, or any other wetland-related issues, please contact me at 616.464.3738 or ehtripp@fishbeck.com.

Sincerely,



Elise Hansen Tripp, PWS

Senior Wetland Scientist/Ecologist

Attachments

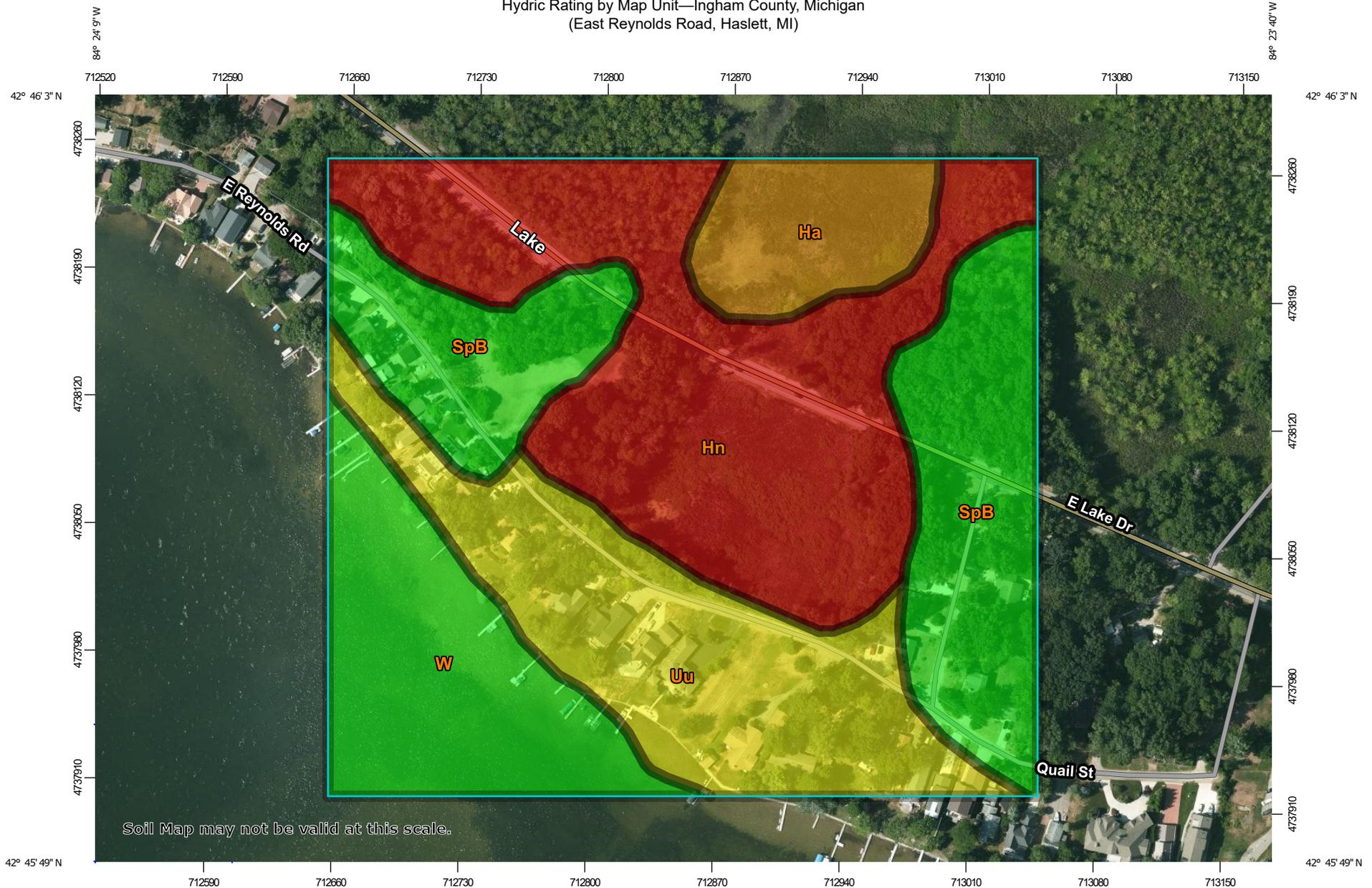
By email

copy: Tim Schmitt – Charter Township of Meridian

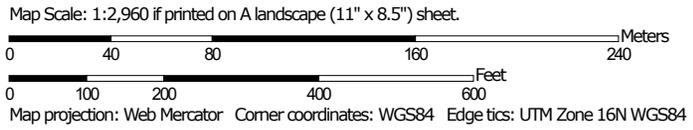
Figures

Attachment 1

Hydric Rating by Map Unit—Ingham County, Michigan
(East Reynolds Road, Haslett, MI)



Soil Map may not be valid at this scale.



Hydric Rating by Map Unit—Ingham County, Michigan
(East Reynolds Road, Haslett, MI)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Ingham County, Michigan
Survey Area Data: Version 18, Jun 1, 2020

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

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

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

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ha	Histosols and Aquents, ponded	92	2.5	7.3%
Hn	Houghton muck, 0 to 1 percent slopes	100	11.1	32.8%
SpB	Spinks loamy sand, 0 to 6 percent slopes	0	8.0	23.4%
Uu	Urban land-Fluvaquents complex	45	7.2	21.3%
W	Water	0	5.2	15.3%
Totals for Area of Interest			33.9	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

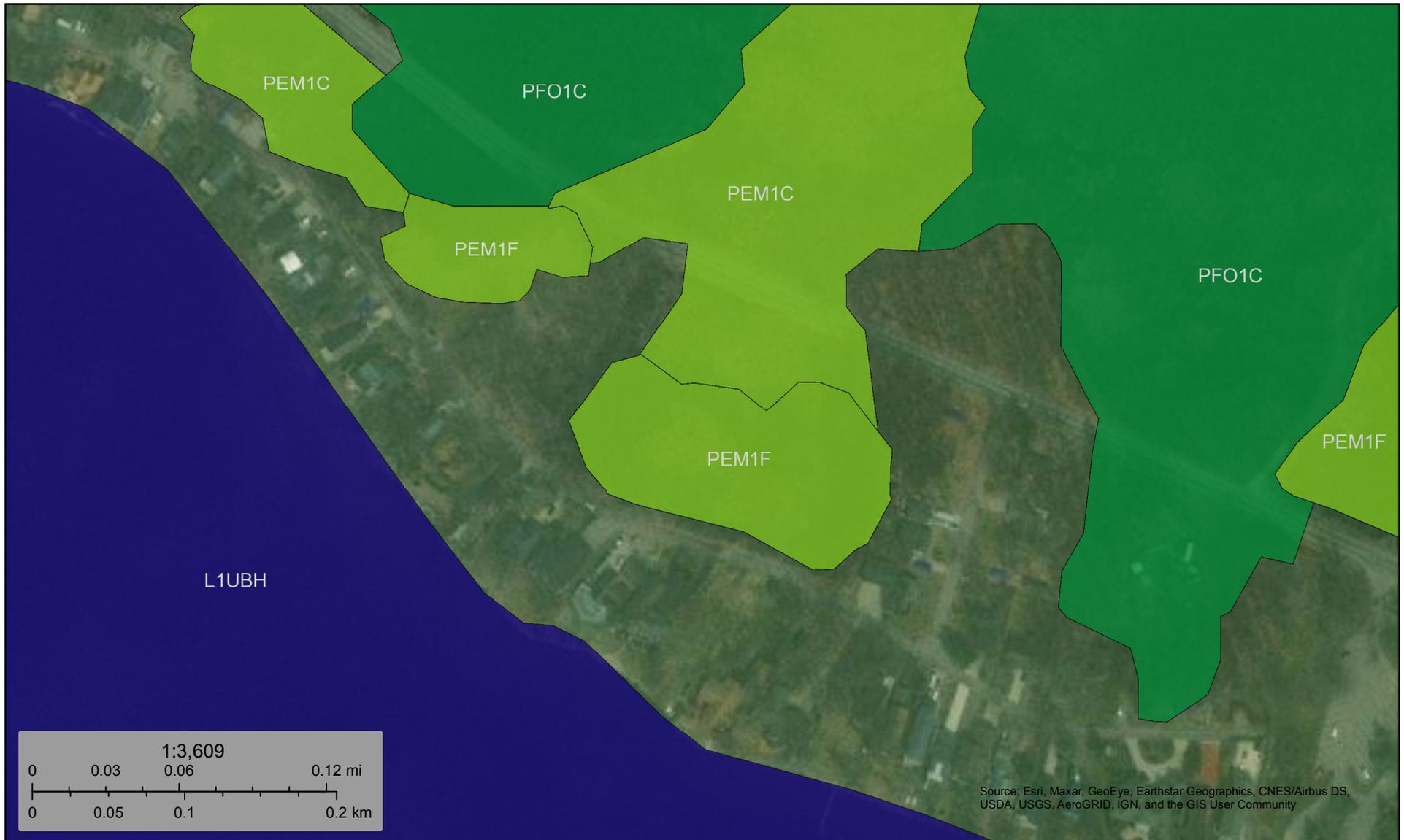
Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Attachment 2



July 28, 2021

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Lake
- Estuarine and Marine Wetland
- Freshwater Pond
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Attachment 3

Wetland A



Wetland A, Viewed from SP-A



Sampling Point SP-A

Wetland A



Plant Debris Fill along East Edge



Viewed from North

Wetland A



Lake Drive Culvert



East Reynolds Road Culvert

Wetland B



Wetland B, Viewed from SP-B



Sampling Point SP-B

Attachment 4

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Meridian Twp/WDV 21-07 City/County: Haslett/Ingham Sampling Date: 08/13/2021
 Applicant/Owner: Susan Brundage State: MI Sampling Point: SP-A
 Investigator(s): Elise Tripp Section, Township, Range: S2, T4N, R1W
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 0
 Subregion (LRR or MLRA): LRR L Lat: 42.765713 Long: -84.39931567 Datum: WGS84
 Soil Map Unit Name: Houghton muck NWI classification: PEM1F

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, optional Wetland Site ID: <u>Wetland A</u>
---	--

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)

- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- Marl Deposits (B15)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres on Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Moss Trim Lines (B16)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Microtopographic Relief (D4)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes No Depth (inches): 1
 Water Table Present? Yes No Depth (inches): 2
 Saturation Present? Yes No Depth (inches): 0
 (includes capillary fringe)

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: SP-A

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: <u>30' modified</u>)			
1. <i>Acer saccharinum</i> / Silver maple	90	Yes	FACW
2. <i>Ulmus americana</i> / American elm	5	No	FACW
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	95	= Total Cover	

	Absolute % Cover	Dominant Species?	Indicator Status
Sapling/Shrub Stratum (Plot size: <u>15'</u>)			
1. <i>Ribes americanum</i> / Wild black currant	10	Yes	FACW
2. <i>Rhamnus cathartica</i> / European buckthorn	5	Yes	FAC
3. <i>Fraxinus pennsylvanica</i> / Green ash	2	No	FACW
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	17	= Total Cover	

	Absolute % Cover	Dominant Species?	Indicator Status
Herb Stratum (Plot size: <u>5'</u>)			
1. <i>Parthenocissus quinquefolia</i> / Virginia creeper	45	Yes	FACU
2. <i>Convallaria majalis</i> / European lily of the valley	25	Yes	NI
3. <i>Ribes americanum</i> / Wild black currant	10	No	FACW
4. <i>Fraxinus pennsylvanica</i> / Green ash	5	No	FACW
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	85	= Total Cover	

	Absolute % Cover	Dominant Species?	Indicator Status
Woody Vine Stratum (Plot size: <u>30'</u>)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	0	= Total Cover	

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>122</u>	x 2 = <u>244</u>
FAC species <u>5</u>	x 3 = <u>15</u>
FACU species <u>45</u>	x 4 = <u>180</u>
UPL species <u>25</u>	x 5 = <u>125</u>
Column Totals: <u>197</u> (A)	<u>564</u> (B)

Prevalence Index = B/A = 2.86

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation
 2 - Dominance Test is >50%
 3 - Prevalence Index ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.
Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.
Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Explain alternative procedures here or in a separate report.)

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Meridian Twp/WDV 21-07 City/County: Haslett/Ingham Sampling Date: 08/13/2021
 Applicant/Owner: Susan Brundage State: MI Sampling Point: SP-B
 Investigator(s): Elise Tripp Section, Township, Range: S2, T4N, R1W
 Landform (hillslope, terrace, etc): Depression Local relief (concave, convex, none): concave Slope (%): 0
 Subregion (LRR or MLRA): LRR L Lat: 42.76651983 Long: -84.39970133 Datum: WGS84
 Soil Map Unit Name: Houghton muck NWI classification: PEM1F

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, optional Wetland Site ID: <u>Wetland B</u>
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators:	Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (minimum of two required)
<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)
<input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)
		<input checked="" type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>4</u> Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>2</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION - Use scientific names of plants.

Sampling Point: SP-B

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: <u>30'</u> modified)			
1. <i>Acer saccharinum</i> / Silver maple	90	Yes	FACW
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
	90	= Total Cover	

	Absolute % Cover	Dominant Species?	Indicator Status
Sapling/Shrub Stratum (Plot size: <u>15'</u> modified)			
1. <i>Rhamnus cathartica</i> / European buckthorn	20	Yes	FAC
2. _____			
3. _____			
4. _____			
5. _____			
6. _____			
7. _____			
	20	= Total Cover	

	Absolute % Cover	Dominant Species?	Indicator Status
Herb Stratum (Plot size: <u>5'</u>)			
1. <i>Parthenocissus quinquefolia</i> / Virginia creeper	45	Yes	FACU
2. <i>Onoclea sensibilis</i> / Sensitive fern	35	Yes	FACW
3. <i>Vitis riparia</i> / River-bank grape	5	No	FAC
4. <i>Galium mollugo</i> / Wild madder, Hedge bedstraw	5	No	FACU
5. _____			
6. _____			
7. _____			
8. _____			
9. _____			
10. _____			
11. _____			
12. _____			
	90	= Total Cover	

	Absolute % Cover	Dominant Species?	Indicator Status
Woody Vine Stratum (Plot size: <u>30'</u>)			
1. _____			
2. _____			
3. _____			
4. _____			
	0	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>125</u>	x 2 = <u>250</u>
FAC species <u>25</u>	x 3 = <u>75</u>
FACU species <u>50</u>	x 4 = <u>200</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>200</u> (A)	<u>525</u> (B)

Prevalence Index = B/A = 2.63

- Hydrophytic Vegetation Indicators:**
- 1 - Rapid Test for Hydrophytic Vegetation
 - 2 - Dominance Test is >50%
 - 3 - Prevalence Index ≤3.0¹
 - 4 - Morphological Adaptations¹ (Provide supporting Problematic Hydrophytic Vegetation¹ (Explain)
- ¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Explain alternative procedures here or in a separate report.)
Button bush swamp to west.

