

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA

WORK SESSION MEETING
AND
REGULAR MEETING

MARCH 14, 2016

Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864

Work Session Meeting – Administrative Conference Room

1. Call meeting to order at approximately 6:00 p.m.
2. Approval of agenda
3. Discussion
 - A. Master Plan Update
4. Public Remarks
5. Adjournment

Regular Meeting – Town Hall Room

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. February 22, 2016
4. Public remarks
5. Communications
6. Public Hearings
 - A. Tentative Preliminary Plat #16012 (Mayberry Homes), a request to develop a 25-lot subdivision, Silverstone Estates, located on 25.5 acres east of Powell Road.
 - B. Rezoning #16010 (Provision Living), a request to rezone approximately 8.66 acres from C-2 (Commercial), PO (Professional and Office), and RA (Single Family, Medium Density) to RD (Multiple Family-8 du/a).

Planning Commission Agenda

March 14, 2016

Page 2

7. Unfinished Business
 - A. Mixed Use Planned Unit Development #15024 (T.A. Forsberg/Westpac Michigan), request to develop a mixed use planned unit development north of Jolly Road, west of Jolly Oak Road and north of Farrins Parkway.
 - B. Special Use Permit #15101 (T.A. Forsberg/Westpac Michigan), request to construct a group of buildings greater than 25,000 square feet in gross floor area
 - C. Rezoning #16-14060 (Meridian Hospitality, LLC), request to amend a voluntarily offered condition of Rezoning #14060 to develop the site as an "all-suites" hotel.
 - D. Rezoning #16010 (Provision Living), a request to rezone approximately 8.66 acres from C-2 (Commercial), PO (Professional and Office), and RA (Single Family, Medium Density) to RD (Multiple Family-8 du/a.

8. Other Business
 - A. MARC/Central Fire Station concept plan – 4675 Okemos Road/2150 Clinton Street

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
 - A. New Applications
 - i. Special Use Permit #16041 (Meridian Township), request to work in the 100-year floodplain of the Smith Drain associated with improvements to the drain
 - B. Update of Ongoing Projects
 - i. Site Plans Received
 - Site Plan Review #16-02 (Pairolero), request for a 3,588 square foot optometry clinic to be located on the east side of Marsh Road, north of Haslett Road.
 - Site Plan Review #16-03 (Meridian Township Parks), request to develop Towner Road Park at 2055 Towner Road
 - ii. Site Plans Approved - None

10. Public Remarks

11. Adjournment

Post Script: Dante Ianni

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule

Planning Commission Agenda

March 14, 2016

Page 3

would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

**TENTATIVE
PLANNING COMMISSION AGENDA**

**Work Session Meeting
and**

**Regular Meeting
March 28, 2016**

**Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Work Session Meeting – Administrative Conference Room

1. 2005 Master Plan Update

Regular Meeting – Town Hall Room

1. Public Hearings - NONE

2. Unfinished Business
 - A. Tentative Preliminary Plat #16012 (Mayberry Homes), a request to develop a 25-lot subdivision, Silverstone Estates, located on 25.5 acres east of Powell Road

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
February 22, 2016**

DRAFT

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

PRESENT: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Opsommer, Scott-Craig,
Tenaglia, Van Coevering
ABSENT: None
STAFF: Director of Community Planning and Development Mark Kieselbach, Associate Planner
Martha Wyatt

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:03 P.M.

2. Approval of agenda

Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Honicky.

Without objection, Commissioner DeGroff suggested Agenda Items #7A and #7B be heard before Agenda Items #6A, #6B and #6C.

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Commissioner DeGroff moved to approve the Regular Meeting Minutes of February 8, 2016. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, announced a Bus Rapid Transit (BRT) Community Conversation will be held on March 22, 2016 from 6:00 P.M. in the Town Hall Room of the Meridian Municipal Building. He urged the public to come out and express their opinion on this issue.

Chair Scott-Craig closed public remarks.

5. Communications

A. Kathleen Rogan, 5612 Ventura Place, Haslett; RE: SUP 16021 (Szuma)

Communications received and distributed at the February 8, 2016 meeting and placed on file:

- A. Karen Burye, 5659 Ventura Place, Haslett; RE: SUP #16021 (Szuma)
- B. Mary Patterson, 5617 White Ash Lane, Haslett; RE: SUP #16021 (Szuma)
- C. Bob and Pat Blakeman, 5607 White Ash Lane, Haslett; RE: SUP #16021 (Szuma)
- D. Patricia and Brett Bean, 5532 Silverleaf Court, Haslett; RE: SUP #16021 (Szuma)

- E. Jan and Ciney Rich, 5538 Silverleaf Court, Haslett; RE: SUP #16021 (Szuma)
- F. The Ebert Family, 1058 Buckingham, Haslett; RE: SUP #16021 (Szuma)
- G. Scott & Elaine Lyon, 1158 Teakwood Circle, Haslett; RE: SUP #16021 (Szuma)
- H. Darcie Zubek, 5637 Ventura Place, Haslett; RE: SUP #16021 (Szuma)
- I. Steve and Valerie Alexander, 5528 Silverleaf Court, Haslett; RE: SUP #16021 (Szuma)
- J. Timothy and Kimberly Ziegler, 1217 Ascot Place, Haslett; RE: SUP #16021 (Szuma)
- K. Jeff and Kelly Jacobs, 5587 Whiteash Lane, Haslett; RE: SUP #16021 (Szuma)
- L. Kathleen Rogan, 5612 Ventura Place, Haslett; RE: SUP #16021 (Szuma)

6. Public hearings

- A. Mixed Use Planned Unit Development #15024 (T.A. Forsberg/Westpac Michigan), revised request to develop a mixed use planned unit development north of Jolly Road, west of Jolly Oak Road and north of Farrins Parkway and
- B. Special Use Permit #15101 (T.A. Forsberg/Westpac Michigan), request to construct a group of buildings greater than 25,000 square feet in gross floor area

Chair Scott-Craig opened the public hearings at 7:20 P.M.

Associate Planner Wyatt summarized the revised mixed use planned unit development (MUPUD) and special use permit (SUP) requests as outlined in staff memoranda dated February 19, 2016.

- Applicant

Mr. Forsberg, 4725 Mohican Lane, Okemos, stated the idea behind the revised development proposal was neighborhood connectivity through the commercial mixes and park system. Mr. Forsberg defined the neighborhood as the intersection of Okemos and Jolly Roads traveling west to Hagadorn Road, adding it correlates with the food innovation district. He pointed out Michigan State University has defined a food innovation district as a strategic geographic concentration of food oriented businesses and services designed to broaden the marketplace for existing and new growth in mature stage food related companies. Mr. Forsberg characterized a food innovation district as a place for growers, producers and distributors to come together in a concentrated area and provide a place for consumers to be connected with their local food systems.

Mr. Forsberg provided a Powerpoint presentation on the Okemos Pointe MUPUD, noting the current area of industrial use for the past 60 years has been changed into a market place in an effort to bring connection to nearby neighborhoods. He added the new mixed use building next to the market place will house commercial on the first floor and the current commercial building will be repurposed into the food innovation district. Mr. Forsberg offered several depictions of the repurposed industrial building into the market space as well as the pedestrian plaza. He highlighted the Flint Farmers Market as an example of a place to meet in the community.

Will Randall, WestPac of Michigan, 919 West University Drive, Suite 700, Rochester, offered slides of the high points of the design overlay changes. He focused on the two primary areas of changes, updates to the buildings in the back and the parking in the park group, due to the location of the wetland. Mr. Randall added these changes allowed the buildings to be constructed further away from the property line in the rear of the development and the addition of parking spaces. He noted the marketplace in lieu of the fitness center will serve as the major amenity for the project. Mr. Randall stated one (1) of two (2) of the

buildings previously located in the greenspace was moved to Jolly Oak Road (mixed use building) and the other west of the entry road to allow for the proposed improvements.

Mr. Randall displayed the revised site map on the overhead which showed the rerouting of the trail system proposed to run through the center of the development. He noted their intent is to have all trails and all traffic flow from the community down to the marketplace. Mr. Randall shared there is approximately 20,000 square feet of greenspace associated with the marketplace which will house a covered terrace around the edge and back of the building with dining patios, artisan tents for seasonal vendors, food truck locations and an amphitheater. He offered sketch concepts of the combination of the mixed use building tied into the marketplace viewed from different angles on the site.

- Public

Leonard Provencher, 5824 Buena Parkway, Haslett, stated the MUPUD is a progressive design concept and would be a welcomed addition to the Township. He spoke to the benefit of the marketplace concept in that area of the Township. Mr. Provencher voiced his support for the design of the covered bicycle parking and storage, noting a bicycle repair station would be a good amenity within the development. He complimented Associate Planner Wyatt on the non-motorized aspect of the MUPUD. Mr. Provencher offered his belief that on the mixed use building labeled M10, fiber cement would be the better choice for longevity than the use of softwood lap.

Elizabeth Whiston, 2364 Fieldstone, Okemos, expressed concern with the close proximity of this development to her home, stating she does not want “somebody right behind” her. She inquired at what point the development will be finalized.

- Planning Commission discussion:

Chair Scott-Craig inquired as to how the major amendments mentioned by staff are handled.

Associate Planner Wyatt replied that depending on the type of major amendment, it would come back to the Planning Commission to commence the major amendment process.

Commissioner Jackson requested the applicant designate the four (4) wetlands.

Mr. Randall complied with her request.

Chair Scott-Craig noted the four (4) wetlands are labeled as A, B, C and D, and inquired if wetland D was the pond.

Mr. Randall explained D is the “fringes” around the pond that qualify as a wetland, and the smaller wetland proposed to be filled is an “appendage” to wetland C.

Commissioner Van Coevering asked if the marketplace was going to be just food or will it have other retail product.

Mr. Forsberg replied the marketplace it will contain food based businesses and compatible uses, including a commercial demo kitchen.

Mr. Randall added weddings are a prevalent use at the Flint Farmers Market and could be a popular use at Okemos Pointe.

Commissioner Van Coevering asked that if there would be a different price point on the apartments, given the addition of commercial space on first floor and two floors of apartments above the commercial space.

Mr. Forsberg responded pricing will be the same.

Commissioner Van Coevering inquired as to the reaction from the Ingham County Road Department (ICRD) to the proposed on-street parking.

Mr. Forsberg explained they plan to discuss the on-street parking with the ICRD in an attempt to work out a solution, adding that the Township ordinance allows parking on the street. He noted there currently is overnight parking on Jolly Oak Road, as it is not a restricted parking area. Mr. Forsberg expressed his preference for some dedicated spaces in the front to give it a more urban feel in the area.

Commissioner Van Coevering requested the timeline for the review of the Smith Drain.

Mr. Randall stated the permit application for the entire Smith Drain project will be filed tomorrow. He noted the goal is to get the Jolly Road crossing repaired before Michigan State University (MSU) students come back for the fall semester. Mr. Randall added the marketplace will not be in the first phase of construction.

Commissioner Van Coevering asked when the hours of operation for the marketplace will be reviewed.

Associate Planner Wyatt responded there are no restrictions on hours in the C-2 zoning district and could be looked at during site plan review.

Mr. Randall added it is their intent to speak directly with the vendors as they approach the developer as the days or hours of operation have not yet been determined. He indicated some consideration is being given to inside setups which would allow for consolidation in a specific area for the businesses which desire longer hours.

Commissioner Van Coevering stated she was impressed with the changes and the project looks like a point of destination. She believed it beneficial to keep the parking requirement down to what is actually needed as "overparking" would detract from the attractiveness of the site. Commissioner Van Coevering noted the development demonstrates a MUPUD.

Commissioner Honicky spoke in support of the marketplace concept. He believed food trucks and other summer vendors will accent a stable number of merchants (e.g, butcher, baker, etc.). Commissioner Honicky voiced his appreciation for the "wage earners" ability to occupy designated apartments. He suggested one (1) or two (1) of the buildings contain elevators to address some of the components in the mix of population who would benefit from them. Relative to the pet issue, he suggested if dogs are allowed, there be a specific place for them to walk with a "facility" to provide dog mittens to pick of animal waste.

Commissioner Ianni stated the amenities and trailways benefit everyone in the community, and fostering small business growth and development helps promote entrepreneurs (e.g., food businesses, food trucks) in the area.

Commissioner Cordill requested the sequencing of phases for this project, beginning with the first phase.

Mr. Randall pointed to the eight (8) buildings which will consist of Phase 1. He explained that depending upon the "lease up" of Phase 1, they anticipate to immediately roll into Phase 2. Mr. Randall stated the timeframe for the first opening phase is 18-24 months, with a total project completion time of four (4) years in order to bring together the details for the 50-60 anticipated vendors.

Commissioner DeGroff voiced appreciation for the marketplace concept in lieu of a membership based fitness center to address the true spirit of a MUPUD.

Commissioner Jackson asked for a definition of corten metal.

Mr. Randall explain corten is corrugated steel panels which are allowed to patina to create a contrast with the other materials on a building to enhance the modern mountain architecture.

Commissioner Jackson asked for the percentage of impervious surface for the revised site plan.

Associate Planner Wyatt believed both plan versions showed approximately 53%.

Commissioner Jackson asked if it is the applicant intends to meet the 50% glass requirement in the commercial components.

Mr. Randall replied it is their intent to meet the 50% glass requirement; however, the proposed plan is in the initial conceptual stage and no drawings have been completed to address that Township standard.

Commissioner Jackson inquired if it is the applicant's intent to meet the landscaping requirements.

Mr. Randall replied in the affirmative.

Chair Scott-Craig inquired if there are plans for an on-site leasing office.

Mr. Randall replied the leasing office will be incorporated into the 6200 feet on the first floor of the mixed use building.

Chair Scott-Craig expressed appreciation for the lack of density per acre in this project and the marketplace concept. He requested an update on the environmental contamination issues.

Mr. Randall explained that when the soil borings for the Phase I buildings were being conducted, the boring crew noticed diesel fuel odor in the cores which triggered a new Phase 1 environmental assessment. He noted that enough information was obtained which justified a Phase 2 environmental assessment, which has now been completed. Mr. Randall mentioned that he received an email after work hours today which indicated preliminary lab results showed fuel type residues above the guidelines. He relayed there is an issue but at this point in time, the extent of the issue is unknown. Mr. Randall added a complete update will be

provided to the Planning Commission at the next meeting as they will then have a full assessment of the brownfield plan. He emphasized the applicant wants to be proactive in fully disclosing all known elements of the brownfield.

Chair Scott-Craig addressed the importance of understanding the Smith Drain repair in this area. He reminded Commissioners of a previous discussion in August concerning the depth of the drain and the possibility of a protective fence for the safety of children in the project and adjacent neighborhoods.

Mr. Randall clarified the trail is between the proposed housing and the drain. He was unsure how this issue is addressed in other portions of the trail system.

Mr. Forsberg added it is their plan to have sufficient landscaping around the drain as they view it as an asset for pedestrians using the trail. He stated if there is any safety hazard involved with the depth of the drain, it will be addressed.

Mr. Randall felt confident their insurance carrier will help them take the necessary precautions relative to pedestrian safety concerning the depth of the drain.

Chair Scott-Craig noted there was also previous discussion about driveways which cross the drain and there would be subsequent guardrail issues to be dealt with as well. He asked for an update on the proposed wetland fill and mitigation.

Mr. Randall explained it is their intent to apply for the wetland use permit (WUP) so it will "happen" at the same time as the Board approval process for the SUP and MUPUD.

Chair Scott-Craig indicated the first step in the WUP process is to go before the Environmental Commission for a recommendation.

Chair Scott-Craig expressed appreciation for the greater than 40 foot building setbacks, as he believed residential setbacks to be appropriate for this development, adding the MUPUD ordinance allows for waivers on this issue. He addressed the parking setbacks, stating those issues are less important than the buildings themselves. Chair Scott-Craig was appreciative the buildings have been moved "well-away" from the boundary lines.

Chair Scott-Craig requested an explanation of the issue with the trail.

Mr. Forsberg explained they are working with the Department of Public Works and Engineering to alter the original Township Pathway Master Plan in order to not have the trail cross the wetland (which would require an expensive boardwalk and subsequent maintenance). He stated the proposed revision would bring the dedicated trail into the development, and would "carry" the trail into the commercial use for pedestrian connectivity. Mr. Forsberg stated he is also working with the Ingham County Drain Commissioner's (ICDC) Office and the Township on the trail which not only goes along the pond, but also the Township's sewer line. He noted the ICDC and the Township both need access "back there" for the vacuum trucks, and there is a partnership being formed to provide a sufficient base underneath the trail to withstand the weight of the trucks.

Chair Scott-Craig asked the applicant if there was any connectivity planned with a trail which leads into their property from another community to the west.

Mr. Forsberg responded the aforementioned connection has been met with great resistance from the residents on Kansas Street.

Chair Scott-Craig stated the Kansas Street residents will have to decide if they want the connectivity to walk to the marketplace. He asked if the existing tenants in the building to house the commercial kitchen intend to remain at that location.

Mr. Randall replied in the affirmative.

Commissioner Jackson spoke to the applicant's use of the word "community" relative to taking care of the maintenance of Water Lily Way and providing transportation to three (3) different big employers in the area. She requested their definition of what community is being referred to in that context.

Mr. Randall replied it would be the privately held apartment community.

Commissioner Jackson inquired if all the residential living units would be rentals.

Mr. Randall replied in the affirmative.

Commissioner Van Coevering asked if input from Coyote Creek residents was received when the charrettes were held for the revised plan as she recalled several residents voicing concern when the Okemos Pointe project was before the Planning Commission in August, 2015.

Mr. Randall explained the only charrette held since last August took place in December and focused on the redevelopment of the mixed use building and related components.

Commissioner Van Coevering asked if there had been any communications from Coyote Creek residents since the meeting in August.

Associate Planner Wyatt replied no additional communications have been received.

Chair Scott-Craig closed the public hearings at 8:27 P.M.

- C. Rezoning #16-14060 (Meridian Hospitality, LLC), request to amend voluntarily offered condition of Rezoning #14060 to develop the site as an "all-suites" hotel

Chair Scott-Craig opened the public hearing at 8:27 P.M.

Director Kieselbach summarized the amended rezoning request as outlined in staff memorandum dated February 17, 2016.

- Applicant
Mr. Pierson Pierson, McClelland and Anderson, 1305 S. Washington Avenue, Lansing, attorney for Meridian Hospitality, stated the other available hotel brands did not desire an all-suites hotel at the proposed location. He noted the market clearly showed the area is not a destination for anybody but business travelers (i.e., nights, weeks, monthly stays). Mr. Pierson added the adjoining development heard earlier this evening presents a transitional opportunity for this type of development and would bring more customers to the adjoining

retail center. He expected the type of people who stay at this hotel to be the same as those who would stay at the "all-suites" hotel. Mr. Pierson clarified the change to the special use permit (required for a hotel) would be a minor amendment.

- Planning Commission discussion:
Commissioner Honicky inquired if dogs will be staying with the travelers.

Mr. Pierson replied in the affirmative.

Commissioner Honicky asked if there will be a landscaping adjustment made to provide for dogs to be walked and for the disposal of dog waste.

Mr. Pierson responded those issues will be addressed and in the same manner as it is handled at other hotels.

Commissioner Ianni stated his main concern was how the proposed development would affect traffic. He commented the staff report indicated it would have no effect on traffic.

Commissioner Cordill asked if the number of hotel rooms will be the same.

Mr. Pierson replied the size of the site limits the number of rooms and offered a range of 107-112 units. He noted the steep slope on the property to the north and to the west, as well as the parking layout, limits the buildable area.

Chair Scott-Craig indicated the previous approval had a 3 year time limit to begin the project and inquired if that would be sufficient for the new developer.

Mr. Pierson believed the previous time frame will work as the applicant does not plan on any other changes.

Chair Scott-Craig asked if there would be a restaurant (s) inside the hotel.

Mr. Pierson stated there are gathering areas, meeting rooms and conference facilities inside the hotel. He added that since there are already restaurants nearby, there is no need for food accommodation.

Chair Scott-Craig asked if some of the rooms will be suites.

Mr. Pierson believed at least 25% of the rooms will be suites.

Commissioner Jackson requested clarification that this rezoning request only asks to remove the condition of the all-suites type of hotel and retain the condition of the rezoning to C-2 with a maximum of 135 rooms.

Associate Planner Wyatt noted Commissioner Jackson's understanding was correct.

Mr. Pierson added all other C-2 uses have been eliminated except a hotel use.

Chair Scott-Craig closed the public hearing at 8:39 P.M.

7. **Unfinished Business**

- A. Special Use Permit #16021 (Szuma), request to establish a group day care home for not more than 12 children at 1211 Ascot Place, Haslett

Commissioner Tenaglia moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #16021 (Szuma) with the following conditions:

1. **Approval is based on the application and materials submitted by the applicant subject to revisions as required.**
2. **The applicant shall obtain and maintain all necessary permits, licenses and approvals from the State of Michigan Department of Health and Human Services and the Township.**
3. **The maximum attendance for the group day care home shall not be more than 12 unrelated children at any one time.**
4. **The hours of operation for the group day care home shall be limited to between 6:30 a.m. and 6:30 p.m., Monday through Friday.**
5. **Signage may not be utilized on the site to identify the group child care home.**
6. **Child pick-up and drop-off procedures in the A.M. and P.M. will include use of the applicant's driveway as the primary vehicle parking area. Vehicles shall not be parked on the north side of Ascot Place.**

Seconded by Commissioner DeGross.

Planning Commission discussion:

- Applicant has met all the state requirements and will be regulated by the state to maintain licensure
- Condition #5 addresses the neighbor's objection to any signage
- Commissioner encouragement for a meeting between Ms. Rogan and the applicants to discuss the issue of the fence to their mutual satisfaction
- License requirements state that the 12 children must be unrelated

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Honicky, Ianni, Jackson, Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig
NAYS: None
Motion carried unanimously.

- B. Special Use Permit #16031 (Fann), request to establish a group day care home for up to 12 children at 4628 Manitou Drive, Okemos

Commissioner Tenaglia moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #16031 (Fann) with the following conditions:

1. **Approval is based on the application and materials submitted by the applicant subject to**

revisions as required.

2. **The applicant shall obtain and maintain all necessary permits, licenses and approvals from the State of Michigan Department of Health and Human Services and the Township.**
3. **The maximum attendance for the group day care home shall not be more than 12 unrelated children at any one time.**
4. **The hours of operation for the group day care home shall be limited to between 6:00 a.m. and 7:00 p.m., Monday through Friday.**
5. **Child pick-up and drop-off procedures in the A.M. and P.M. will include use of the applicant's driveway as the primary vehicle parking area. Vehicles shall not be parked on the west side of Manitou Drive.**

Seconded by Commissioner Jackson.

Planning Commission:

- Applicant is regulated by the state and has met all the state criteria
- Child care contracts between the applicant and parents contain language addressing the staggered drop off and pick up times which should allay traffic concerns expressed by neighbors

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig
NAYS: None
Motion carried unanimously.

8. Other Business (None)

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

Commissioner Ianni announced the Okemos Education Foundation is holding a Civil Rights Symposium called the Legacy of Emmett Till on Tuesday, April 19, 2016 beginning at 7:00 P.M. in the Okemos High School Auditorium. He stated admission is free to all interested persons and more information is available at www.oefsite.org.

Commissioner Opsommer provided an extensive update on the February 3rd Environmental Commission meeting, including the Board of Water and Light Solar Array at Burcham Park and a green theme presentation by Tri-County Regional Planning Commission (TCRPC) on Tri-County's Water Policies and Programs Guide.

Chair Scott-Craig announced TCRPC will hold a meeting this Wednesday afternoon regarding a transportation plan update, and Planning Commissioners are invited to attend. He stated the Township's MUPUD ordinance language "needs some attention" and suggested Commissioners work together to provide ideas at the next work session regarding proposed changes regarding amenities: what are amenities, what is the definition of an amenity, what current amenities should be eliminated, what amenities should be added, etc.

Commissioner Van Coevering inquired if staff has researched other communities' MUPUD ordinances which they could recommend Commissioners review prior to the work session as potential models for changes to Meridian's MUPUD ordinance.

Director Kieselbach added the contract for the Master Plan with McKenna Associates has been reviewed by the Township Attorney and signed by the Supervisor and Clerk. He spoke with Sally Hodges from McKenna and one item of discussion was for McKenna to provide the names of some communities which they believe have good MUPUD ordinances.

A. New Applications

- i. Tentative Preliminary Plat #16012 (Mayberry Homes), a request to develop a 25-lot subdivision, Silverstone Estates, located on 25.5 acres east of Powell Road
- ii. Rezoning #16012 (Provision Living), a request to rezone approximately 8.66 acres from C-2 (Commercial), PO (Professional and Office), and RA (Single Family, Medium Density) to RD (Multiple Family-8 du/a), located south of Hammond Farms

Upon request of the Chair, Director Kieselbach summarized the plat process, commencing with the tentative preliminary plat through final plat approval by the Board. In response to inquiries, he clarified Planning Commission input into the layout of the plat.

B. Update of Ongoing Projects

- i. Site Plans Received - None
- ii. Site Plans Approved - None

10. Public remarks

Chair Scott-Craig opened and closed public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, inquired as to the demographic being targeted for the living spaces in MUPUD #15024. He asked how appropriate the proposed units would be for seniors, as there are very limited handicap parking spaces. Mr. Provencher asked if the proposed number of handicap parking spaces met established ADA requirements.

Chair Scott-Craig closed public remarks.

11. Adjournment

Chair Scott-Craig adjourned the regular meeting at 9:01 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

**Tentative Preliminary Plat #16012
(Mayberry Homes)
March 10, 2016**

APPLICANT: Mayberry Homes
1650 Kendale Blvd, Suite 200
East Lansing, MI 48823

STATUS OF APPLICANT: Purchaser

REQUEST: Silverstone Estates

CURRENT ZONING: RAA*

LOCATION: East side of Powell Road, north of Grand River

AREA OF SUBJECT SITE: 25.5 acres (1,110,780 sq. ft.)

EXISTING LAND USE: Undeveloped & Golf Driving Range

**EXISTING LAND USES
IN AREA:** North: Undeveloped
South: Single Family Residence, Golf Driving Range,
Undeveloped
East: Single Family Residence
West: Single Family Residences

CURRENT ZONING IN AREA: North: RR (Rural Residential)
South: RR (Rural Residential) and CR (Commercial
Recreation)
East: RR (Rural Residential)
West: RA (Single Family Medium Density)

**FUTURE LAND USE
DESIGNATION:** Residential 0.5-1.25 du/a

FUTURE LAND USE MAP: North: Residential 0.5-1.25 du/a
South: Residential 0.5-1.25 du/a
East: Agriculture/Residential 0.0-0.5 du/a
West: Residential 3.5 – 5.0 du/a

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak
Gail Oranchak
Principal Planner

DATE: March 10, 2016

RE: Tentative Preliminary Plat #16012 (Mayberry Homes), Silverstone Estates, located east of Powell Road and north of Grand River.

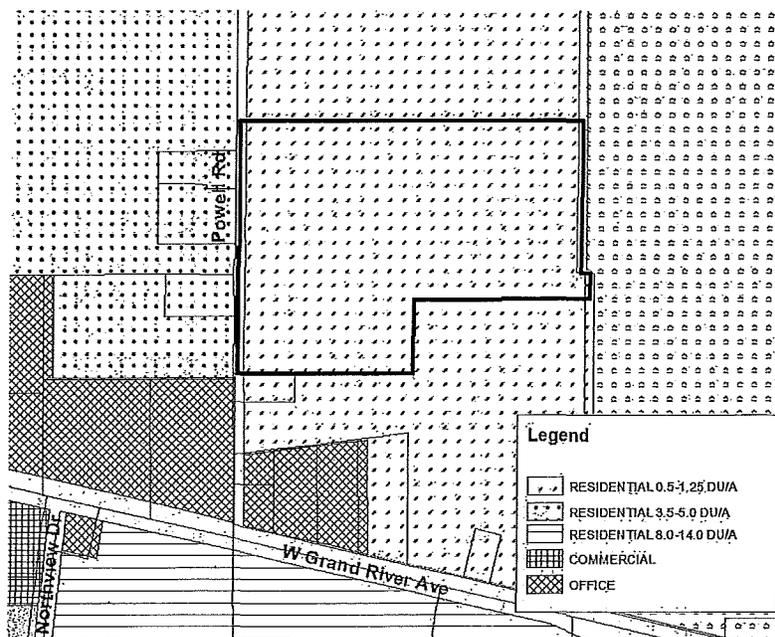
Mayberry Homes has requested tentative preliminary plat (TPP) approval for Silverstone Estates, a subdivision consisting of 25 single family lots on approximately 25.5 acres located on the east side of Powell Road north of Grand River Avenue.

The site was recently rezoned (REZ #15040) from RR (Rural Residential) to RAA (Single Family-Low Density) with the voluntary offer of a condition limiting the number of residences to not more than one unit per acre. The condition is reflected on the applicant's TPP.

Master Plan

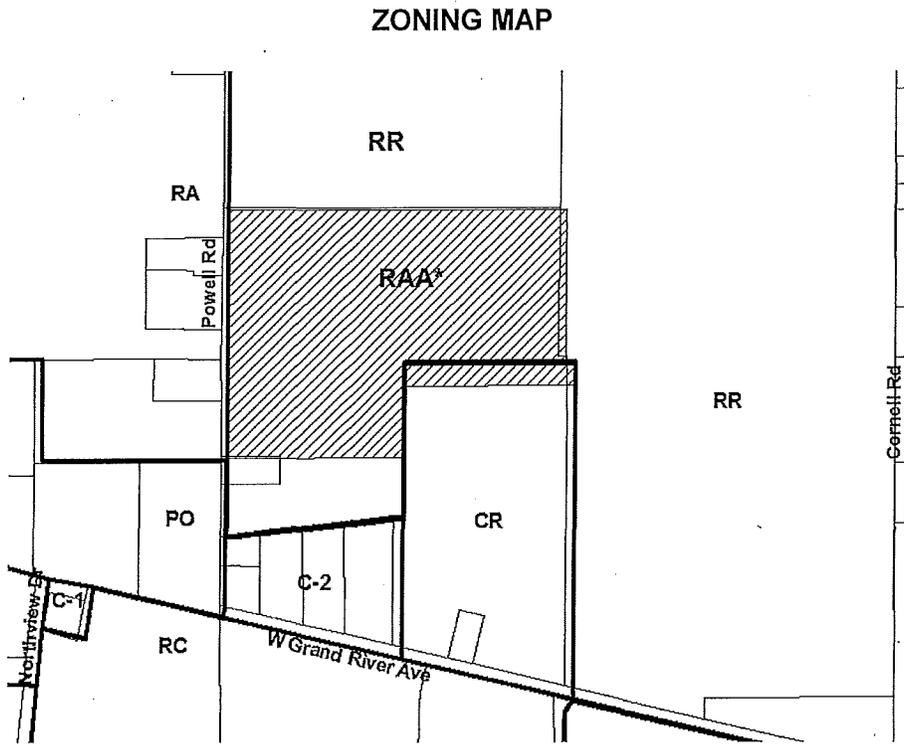
The 2005 Master Plan designates the subject property in the Residential 0.5-1.25 dwelling unit per acre (du/a) category. Overall density of the proposed subdivision is approximately one dwelling unit per acre (25 dwellings on 25.5 acres) and is consistent with the Master Plan classification.

FUTURE LAND USE MAP



Zoning

The site is zoned RAA* (Single Family-Low Density) residential. The RAA district requires a minimum lot area of 13,500 square feet. All lots comply with the lot area requirement, the smallest lot being 14,547 square feet. Per Section 86-372(d)(2), interior lots must be at least 90 feet in width although up to 25 percent of interior lots may be reduced in size to not less than 80 feet provided the average lot width of all interior lots is 90 feet and no more than two adjacent lots shall be less than 90 feet. All lots comply with lot widths ranging from 80.79 feet (Lot 12) to 228.12 feet (Lot 25). Only the side-by-side Lots #12 and #13 are less than 90 feet. Interior lots average 113.46 feet in width.

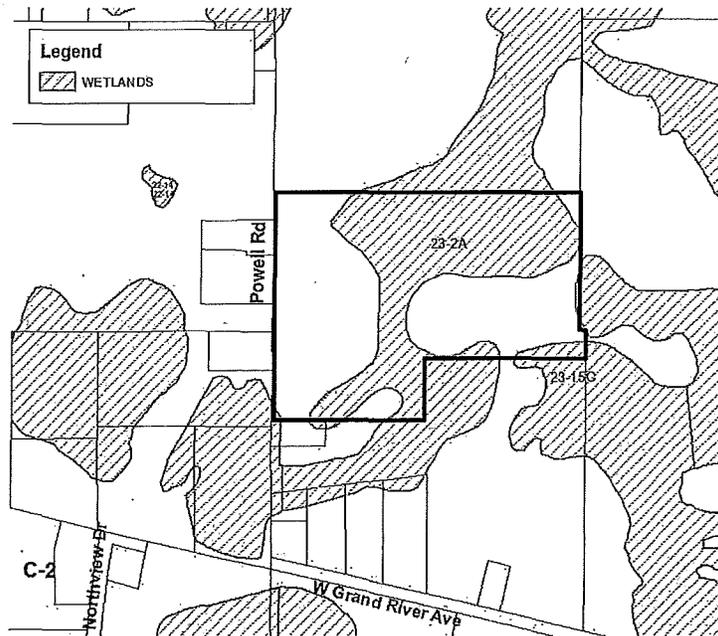


Physical Features

The approximate 25.5 acres Powell Road site is undeveloped. Vegetation consists of trees, shrubs and grasses. The FEMA Flood Insurance Rate Map does not show areas of floodplain on the site.

Wetlands

WETLAND MAP



The Township environmental consultant delineated wetlands within the boundaries of the plat and prepared the attached report. The chart below, taken from the report, summarizes the status of the three wetland areas found.

WETLAND	AREA (ACRES)	REGULATORY CRITERIA MET	CORRESPONDING TOWNSHIP WETLAND	REGULATED BY	
				STATE	TOWNSHIP
A	0.23	Within 500 feet of a pond	23-15C (9.64 acres)	Yes	Yes
B	3.9	Adjacent to Unruh Drain	23-2A (41.78 acres)	Yes	Yes
C	1.3	Within 500 feet of Unruh Drain	23-2A (41.78 Acres)	Yes	Yes

Activities are not planned within regulated wetlands thus a wetland use permit is not required. The Township's water features setback ordinance (Sec. 86-471) calls for a 40-foot setback from the boundary of a wetland, within which no grading or construction may occur. Since the wetland areas within the site are each part of larger wetlands exceeding two acres in size, the plat correctly shows a 40-foot water features setback around each wetland. The setback abuts lot boundaries but does not encroach onto any lots.

Ingham County Drains

The plat plan shows the Unruh Drain as an open county drain running north and south in a 100-foot wide easement on the west side of the site between Lots #3 and #4 and Lots #21 and #22. The Unruh Drain turns west in a 50-foot easement within the southern 50-feet of Lots #2 and #3. In association with the plat development, the applicant has indicated the Ingham County Drain Commission has agreed to conversion of the Unruh Drain to a closed drain.

The northern extent of the Daniels Drain is an open drain located in a 50 foot easement within "Private Park B" where it connects to the Unruh Drain. The water features setback ordinance includes a provision limiting construction and grading activities within 50-feet of the top of the bank of an open county drain. The "top of the bank" elevation and the 50-foot setback should be shown on the plat to accurately depict if the buildable areas on adjacent lots are affected. Improvements to the Daniels Drain have been announced by the Ingham County Drain Commissioner.

An underground 18" pipe contains the Hathaway Drain. It runs north and south in an irregular pattern within Private Park A, and under Lots 11 through 14. The plat shows the existing path of the drain but notes a proposal has been made to re-route the drain underground from Public Park A south through a 30-foot easement between Lot #14 and #15, then under Silverstone Way and continuing underground in a 30-foot easement between Lots between Lot 10 and Lot #11 where it will connect with the existing pipe.

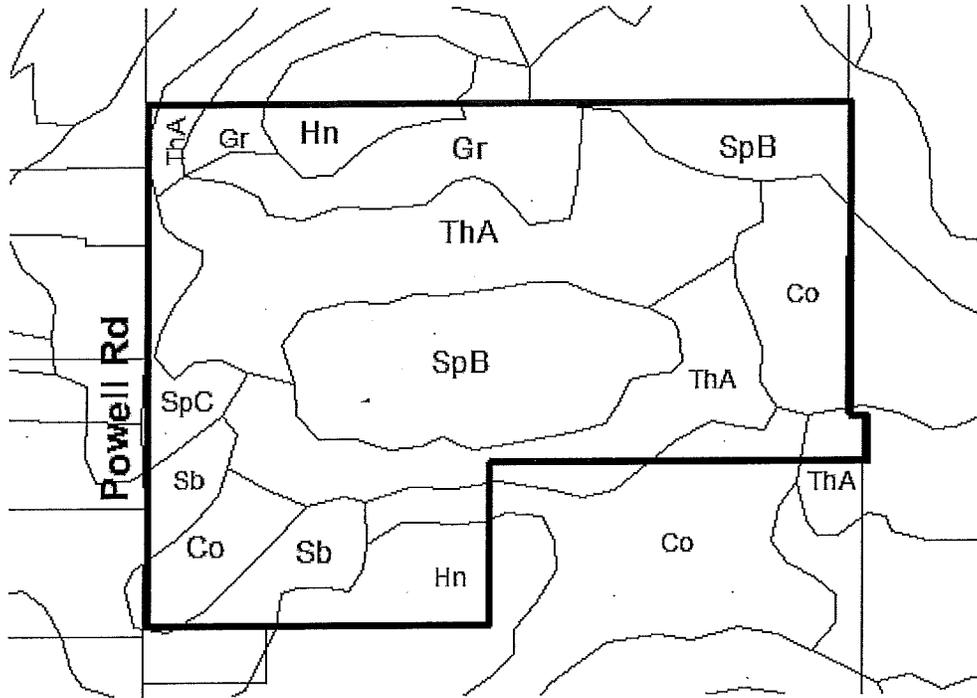
Soils

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

SOIL ASSOCIATION	SEVERE LIMITATIONS
Co (Colwood-Brookstone)	Ponding
Gr (Granby)	Ponding
Hn (Houghton)	Subsides, Ponding, Low Strength
Sb (Sebewa)	Ponding
SpB (Spinks)	None
ThA (Thetford)	Wetness

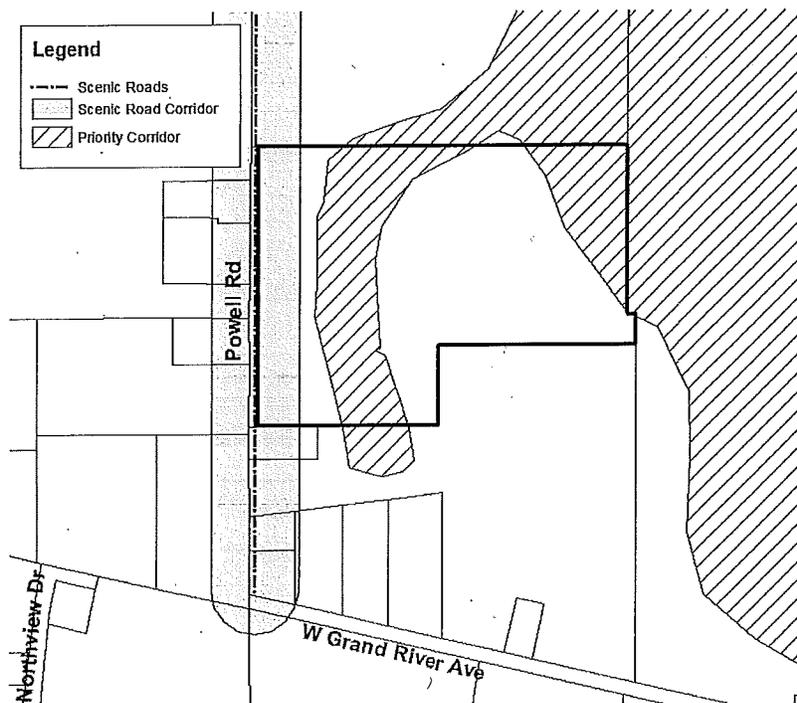
Source: Soil Survey of Ingham County, Michigan. 1992.

SOILS MAP



Greenspace Plan

Greenspace Plan



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) associated with wetlands in the vicinity of the Unruh Drain, Daniels Drain and in the northeast corner of the site. A PCC is a network of ecologically significant open spaces. Powell Road is identified as a Scenic Road and Scenic Road Corridor.

The Township Greenspace Plan, like the Township Wetland Map, is a guide; it is not intended to serve as a detailed map at the parcel level. Instead it should be used as a general guide in determining the possible location of listed features.

Streets and Traffic

Powell Road will provide access to the site. Powell Road is classified as a Collector street on the map titled Street Setbacks and Service Drives, Section 86-367, in the zoning ordinance. Powell Road is a two lane gravel road from Grand River Avenue northward for approximately .7 of a mile. The subject site fronts on the gravel road portion of the site. Ingham County Road Department's most recent traffic count taken in 2008 showed a total of 121 northbound and southbound vehicle trips along the length of Powell Road.

The applicant's traffic consultant prepared a rezoning traffic assessment (REZ #15040) for this site. The following chart prepared from data submitted in the assessment shows expected trip generation for the 25-lot subdivision.

		RAA
		25 units
AM Peak Hour		27
	In	7
	Out	20
PM Peak Hour		30
	In	19
	Out	11
Weekday Vehicle Trips		293

The Township's traffic consultant reviewed the applicant's assessment concluding no further traffic reports will be necessary based on the low number trip increases and the lack of sight distance concerns thus an updated traffic assessment was not required.

The plat plan shows the eastern half of the Powell Road right-of-way will be widened from 33 feet to 45 feet. Powell Road will be paved from the northern extent of the site south to Grand River Avenue. A paved shoulder in accordance with the Township's Pedestrian-Bicycle Master Plan will be required along the plat's Powell Road frontage. The applicant has indicated the plat plan will be revised to show the paved shoulder.

Silverstone Way is shown as a 60 foot right-of-way. It will be paved and curb and gutter are required. The plat plan shows five foot sidewalks will be constructed in the right-of-way.

Utilities

The applicant intends to extend public water and sewer to the subdivision. The preferred location from which to receive service is located in the Central Park Estates Subdivision. Both public water and sewer should be available from existing mains in the subdivision. Design and construction of public water and sewer services must be consistent with Department of Public Works and Engineering standards.

While a preliminary storm sewer plan is not required at the TPP stage, when designed, the system may not drain into regulated wetlands without the appropriate permits and runoff volumes from the site may not exceed predevelopment levels. The future storm drainage system must be reviewed and approved by the Director of Public Works and Engineering

Staff Analysis

TPP approval confers upon the applicant for a period of one year approval of lot sizes, lot orientation, street layout, and application of the subdivision regulations which are in effect at the time of the approval. If the applicant has received TPP approval from the Township, the plat will be submitted, as necessary, to the Ingham County Drain Commissioner, Ingham County Road Department, Ingham County Health Department, Michigan Department of Environmental Quality, Natural Resource Conservation, and Tri-County Regional Planning Commission for their approvals and the Ingham County Plat Board for information. Once the applicant has received approval from these agencies, the plat is submitted to the Township for Final Preliminary Plat approval. This process is consistent with the State Land Division Act and the Township's Land Division Ordinance.

The requirements of the RAA zoning district, Township Land Division ordinance, and the State Land Division Act are used to evaluate the TPP. The following comments are in addition to those already made regarding the plat requirements for Silverstone Estates:

- Section 62-61(c) of the Land Division ordinance states "residential lots shall not face . . . collector streets. . . The applicant has submitted a request for a waiver to allow Lots 1, 24 and 25 to front on Powell Road, a designated collector street.
- Section 62-62(3) of the Land Division ordinance states "Where adjacent vacant areas are zoned or planned for development similar to the proposed subdivision, streets shall be extended to the boundary line of the plat to make provision for the future street connections." Land east and north of the plat and zoned RR (Rural Residential) abuts the plat and may have future development potential for single-family residences. The cul-de-sac design of Silverstone Way eliminates the option for future street extensions.
- Section 62-62(7) of the Land Division ordinance states "cul-de-sac streets . . . with a single point of access and ingress shall not exceed 660 feet." The applicant has submitted a request for a waiver to allow a cul-de-sac of 1,172 feet.
- Per Section 64-64(5), a 20-foot "landscape buffer" is required between the Powell Road right-of-way and the west side yards of Lot #2 and Lot #23. The applicant has indicated the plat

PLAT #16012 (Mayberry Homes)
Planning Commission (3/10/16)
Page 8

plan will be revised to show the 20-foot buffer and the lot widths of Lot #2, Lot #3, Lot #22, and Lot #23 will be revised and all lots will be at least 90-feet in width.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or disapproval of the tentative preliminary plat (TPP) within 60-days of the plat being filed with the Township. The application was deemed complete on February 19, 2016 thus the Planning Commission must make its decision no later than the April 11, 2016 regular meeting. A resolution will be provided for the Commission's consideration at a future meeting.

Attachments

1. Application and supporting materials
2. Applicant's waiver request
3. Township Environmental Consultant's report
4. Township Traffic Consultant's comments
3. Tentative Preliminary Plat

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

TENTATIVE PRELIMINARY PLAT APPLICATION

- A. Proprietor(s) MAYBERRY HOMES
Address of proprietor 1650 KENDALE BLVD., E. LANSING, MI 48823
Contact information: Work 517-371-5000 Home 517-927-0203
Fax 517-371-5001 Email SFAIRMONT@ICLOUD.COM
BOB@MAYBERRYHOMES.COM
- B. Plat name TRANQUIL TRAIL ESTATES Number of lots 25
Site address/location POWELL ROAD, 1/4 MI N. OF GRAND RIVER
- * Legal description (Attach additional sheets if necessary) ATTACHED
Parcel number(s) 23-301-002 Zoning designation RRA
Acreage of site 25.5 Acres of floodplain 0 Acres of wetlands 5 - see report

- C. Architect, engineer, planner, and/or surveyor responsible for the design of the plat:

Name of Company ENGER SURVEY AND ENGINEERING
Contact person RON ENGER
Contact information: Work 517-676-6565 Home _____
Fax 517-676-6675 Email ESE@acd.net

- D. The proprietor shall submit the application, fee and all required materials as outlined in Section 62-34 of the Township Code of Ordinances. An application will not be considered complete until all required materials have been submitted.

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

Yes No (Please check one)

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

Scott Faurholt
Signature of Proprietor

1-6-2016
Date

850.00
Fee

MAYBERRY HOMES
Proprietor's name (Printed)

1/28/16 Gail Dunbar
Received by/Date

January 6, 2016

To: Meridian Township
From: Mayberry Homes
Re: Tentative Preliminary Plat Report
Sub: Tranquil Trail Estates

- #1: Plans submitted by Enger Survey
- #2: See Plans
- #3: Plan submitted by Enger
- #4: Already submitted with the zoning application – on file with Meridian Township
- #5: See attachment – Legal Description
- #6: See Plans
- #7: See Plans
- #8: See Plans
- #9: The boundaries of the woodlands (none) and wetlands show on the plans submitted by Enger as well as the plans provided for the Wetland Review. These were reviewed and approved by the Township Wetland Consultant. The property between Powell Road and the Daniels Drain (200 feet east of Powell Road) consists of scrub vegetation. East of the Daniels Drain there is a ridge that slopes north and south. The property is primarily “open land” consisting of high quality sand that drains into denser soil wetlands. There is one small stand of pine trees.
- #10: The existing storm water drains primarily into the wetlands. Most of the “off site” storm water transverses the property through the Daniels Drain.
- #11: See Soils Map provided by Enger based on the soil survey for Ingham County.
- #12: There are no habitats of endangered, threatened, or special concern species.
- #13: A traffic report was submitted to the Township concurrent with the zoning request in 2015. This report stated that there were no sight distance limitations along existing or proposed streets.
- #14: See Plans
- #15: There are no stub streets proposed at or near the boundaries of the subdivision
- #16: There are no unique features of the site (such as historic or archaeological). It is a vacant

field for over twenty years.

#17: Zoning is RAA with a condition limiting development to not more than 25 building sites.

#18: See Plans

#19: See Plans

#20: See Plans

#21: There are not any public water, sewer or other underground structures located on or adjacent to the property. The Daniels Drain bisects the property on a north/south trajectory located about 200 feet east of Powell Road. A branch of the Daniels Drain bisects the property on the eastern edge of the property. The Daniels Drain and the branch are under the jurisdiction of the Ingham County Drain Commission. We received assurances from the Drain Commissioner that we can enclose the Daniels drain and relocate the branch upon approval of our engineering plans.

#22: There are gas, electric, cable and telephone service lines adjacent to the site on Powell Road. Upon approval we will extend these into the subdivision using underground technology.

#23: See Plans

#24: The plat is intended to become a residential subdivision featuring single family homes.

#25: A traffic study is on file with the Township. It states that this development will have negligible impact on the existing road system.

#26: We have reserved the name "Tranquil Trail Estates" with the Tri County Regional Planning Commission and intend to use that name for the neighborhood. We've also reserved the name "Tranquil Trail" for the road we propose to install from Powell Road into the property.

#27: See Plans

#28: See Plans

#29: Given the rural nature of the development, our preference is to request the Ingham County Road Commission and Meridian Township to approve serving the area with a public "rural road". If approved, then there will not be any public sidewalks. If this is not approved, then we will abide by what the governing bodies require.

#30: See Plans

#31: See Plans

#32: See Plans

#33: We intend to build this project in a single phase.

#34: Given the rural character of the neighborhood, we do not intend to install street lighting. If street lighting is required by the Township Board, then we will follow "dark sky" lighting guidelines.

Additional to the checklist:

1. Sanitary Waste: The soils in a 51,000 square foot section of the properties northeast corner consist of pure sand. Our soil scientist and engineers have determined that these soils are perfect for a private community drain field. The area is large enough to meet all of the State requirements for this kind of system. We initially intended to utilize this type of system.

Subsequently, the Township Engineering and Public Service Departments showed us that the public sewer on Maiden Lane was available to serve our property and other adjacent properties. They said that a sewer repayment district could be established so that the cost of the sewer extension could be paid by the new users. We investigated the cost of extending the sewer was "reasonable", especially if the cost was (eventually) shared by the other properties that could be served by the sewer.

Additionally, during the zoning hearings, there was some honest concern expressed by both Planning Commission and Township Board Members regarding the long term maintenance of the community drain field. It seemed to us that there was a preference to serve the area with public sewer if it was possible and financially feasible. Since both of those conditions are met, we are asking to serve Tranquil Trail Estates with public sanitary sewer. In the event the Township Board does not allow the extension of the sewer, then we would go back to serving the property with the State sanctioned community drain field.

2. While this Tentative Preliminary Plat is being submitted in January, 2016, we request that the review process "time clock" begin on February 2, 2016. This extension will allow the review agencies some extra time to evaluate our proposal. Also, please schedule the first Public Hearing for the meeting after February 2, 2016.

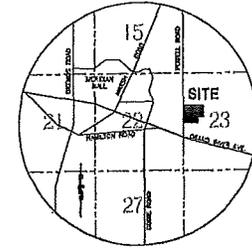
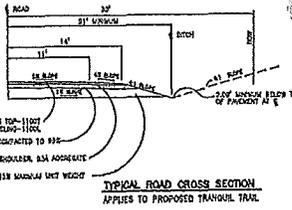
Thank you for your consideration,

Scott Fairmont
Mayberry Homes

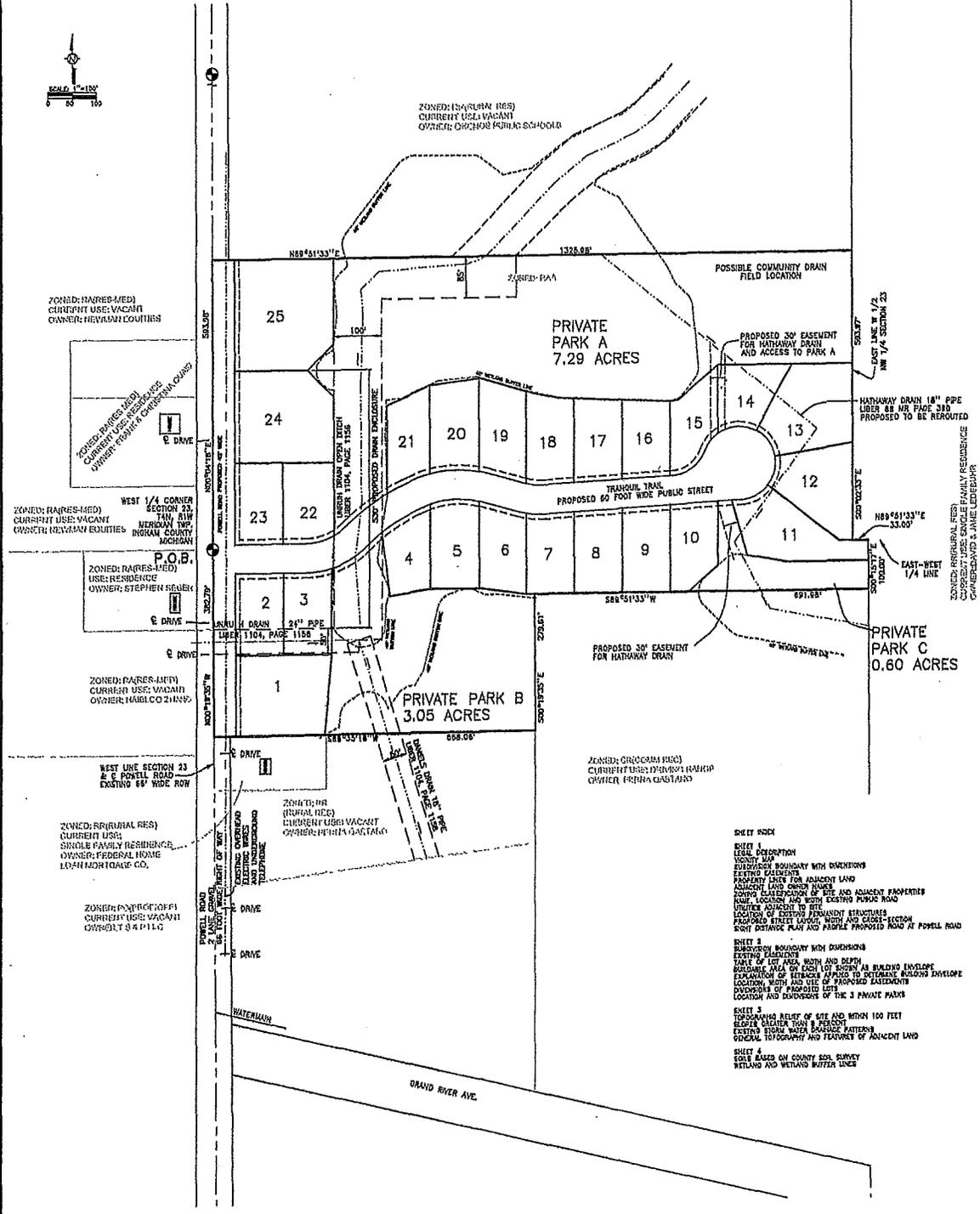
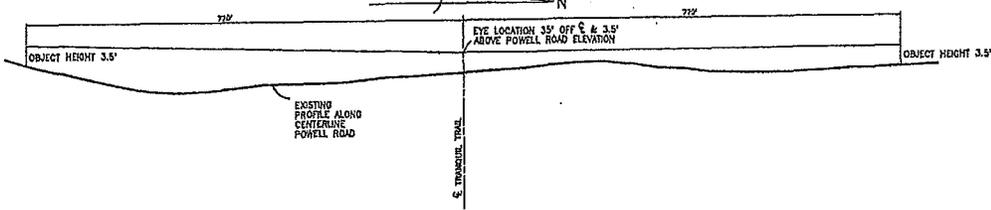
PROPOSED SUBDIVISION NAME: TRANQUIL TRAIL ESTATES

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR THE SUBDIVISION:
 A parcel of land in the Northwest 1/4 and Southwest 1/4 of Section 23, T14N, R17W, Madison Township, Ingham County, Michigan; the surveyed boundary of said parcel being described as BEGINSING at the West 1/4 Corner of Section 23, T14N, R17W, Michigan Meridian; thence N00°04'18" E, along the West section line, 292.95 feet; thence N89°51'33" E, 1325.58 feet; thence S20°02'33" E, along the East line of the West 1/2 of the Northeast 1/4 of Section 23, 650.07 feet to the East-West 1/4 line; thence N89°01'33" E, along said East-West 1/4 line, 33.00 feet; thence S00°15'17" E, 100.00 feet; thence S89°51'33" W, 691.88 feet; thence S00°15'35" E, 278.81 feet; thence S89°35'10" W, 668.08 feet; thence N00°19'35" W, along the West section line, 382.79 feet to the point of beginning; said parcel contains 25.32 acres.

LAND PROPOSED FOR SUBDIVISION IS ZONED RM



SIGHT DISTANCE
 1947'

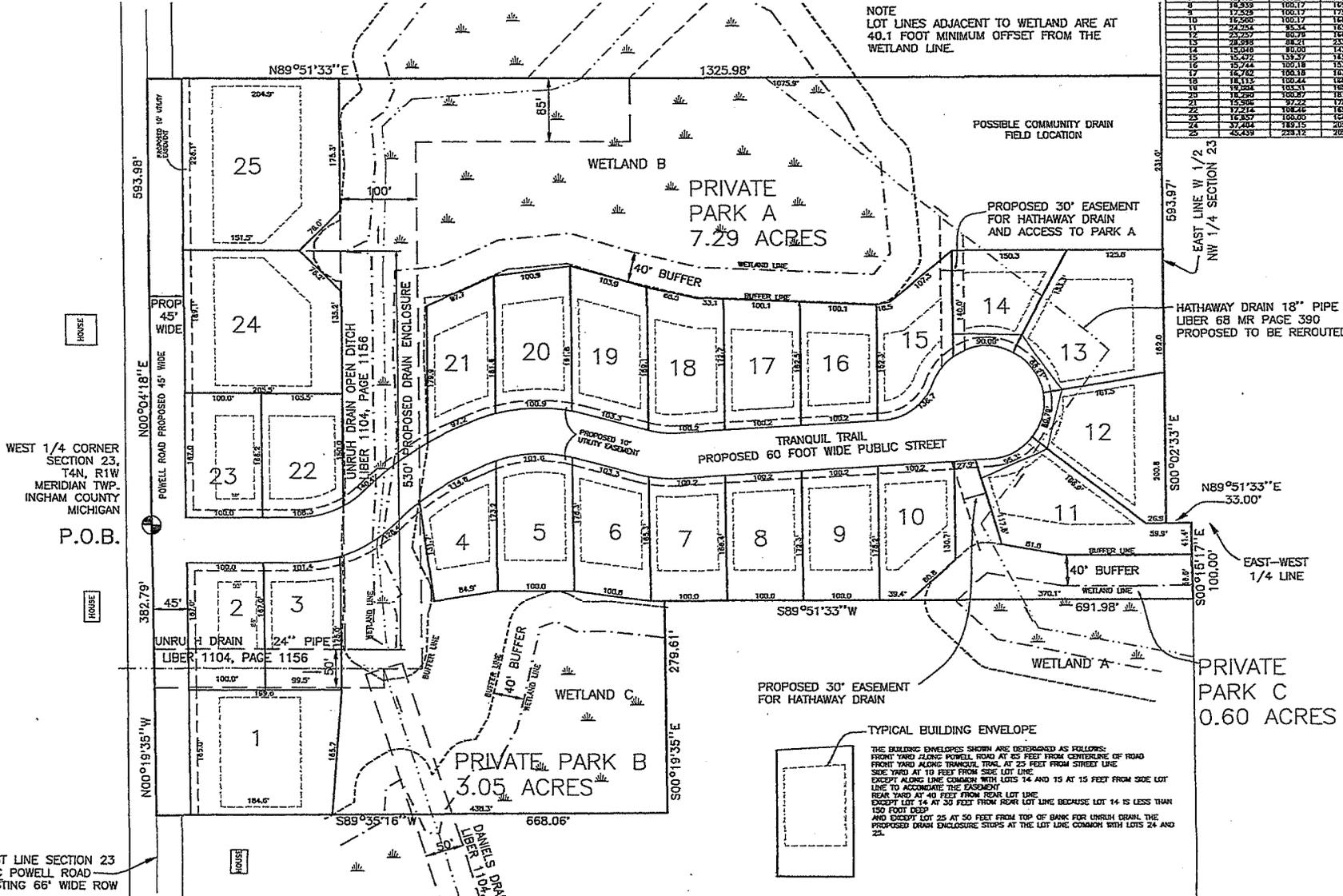


- SHEET INDEX**
- SHEET 1: LEGAL DESCRIPTION, VERTICAL CURVE, ELEVATION BOUNDARY WITH DIMENSIONS, EXISTING EASEMENTS, PROPERTY LINES FOR ADJACENT LAND, ADJACENT LOTS OWNER NAMES, ZONING CLASSIFICATION OF SITE AND ADJACENT PROPERTIES, PLAT LOCATION AND WITH EXISTING PUBLIC ROAD, UTILITIES ADJACENT TO SITE, LOCATION OF EXISTING PERMANENT STRUCTURES, PROPOSED STREET LAYOUT, NOTED AND LOCATED SECTION, SIGHT DISTANCE PLAN AND PEOPLE PROPOSED ROAD AT POWELL ROAD
 - SHEET 2: SUBDIVISION BOUNDARY WITH DIMENSIONS, EXISTING EASEMENTS, TABLE OF LOT AREA, WIDTH AND DEPTH, ADJACENT LOTS ON EACH LOT SHOWN AS BUILDING ENVELOPE, EXPLANATION OF REFERENCE APPROX TO DETERMINE BUILDING DEVELOPE, LOCATION, NORTH AND USE OF PROPOSED EASEMENTS, DIMENSIONS OF PROPOSED LOTS, LOCATION AND DIMENSIONS OF THE 3 PRIVATE PARKS
 - SHEET 3: TOPOGRAPHIC RELIEF OF SITE AND WITHIN 100 FEET, ELEVATION GREATER THAN 8 FEET, EXISTING EARTH WATER DRAINAGE PATTERN, GENERAL TOPOGRAPHY AND FEATURES OF ADJACENT LAND
 - SHEET 4: SITES BASED ON COUNTY EOL SURVEY, WETLAND AND WETLAND BUFFER LINES

PLAN DATE: JANUARY 26, 2010
 SHEET 1 OF 4
 TRANQUIL TRAIL ESTATES
 SUBDIVISION
 TENTATIVE PRELIMINARY PLAT
 OWNER/DEVELOPER: [REDACTED]
 ENGINEER: [REDACTED]
 DATE: [REDACTED]
 SCALE: 1" = 100'
 SHEET 1 OF 4



LOT NUMBER	AREA (SQ. FT.)	WIDTH (FT.)	DEPTH (FT.)
1	31,487	145.00	189.0
2	31,487	145.00	189.0
3	17,222	101.33	147.0
4	14,616	115.15	133.0
5	18,888	101.44	175.24
6	17,149	105.52	171.0
7	16,415	100.98	162.8
8	16,558	100.17	165.3
9	17,528	100.17	175.2
10	16,500	100.17	165.3
11	23,257	80.78	255.0
12	24,398	80.21	233.8
13	25,010	81.00	242.2
14	35,472	133.37	140.25
15	35,744	109.18	157.4
16	16,762	100.18	147.4
17	16,115	100.44	160.5
18	16,504	100.41	160.2
19	16,259	100.87	161.0
20	15,306	97.22	174.0
21	17,214	108.24	155.6
22	17,437	100.00	165.9
23	37,204	189.15	205.2
24	35,439	228.12	205.04



WEST 1/4 CORNER SECTION 23, T4N, R1W, MERIDIAN TWP, INGHAM COUNTY, MICHIGAN
P.O.B.

EAST LINE W 1/2 NW 1/4 SECTION 23

N89°51'33"E 33.00'

EAST-WEST 1/4 LINE 100.00'

PRIVATE PARK C 0.60 ACRES

PLAN DATE JANUARY 26, 2016

DATE	REVISIONS

UNRUH DRAIN OPEN DITCH LIBER 1104, PAGE 1156

UNRUH DRAIN 24" PIPE LIBER 1104, PAGE 1156

DANIELS DRAIN LIBER 1104

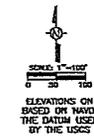
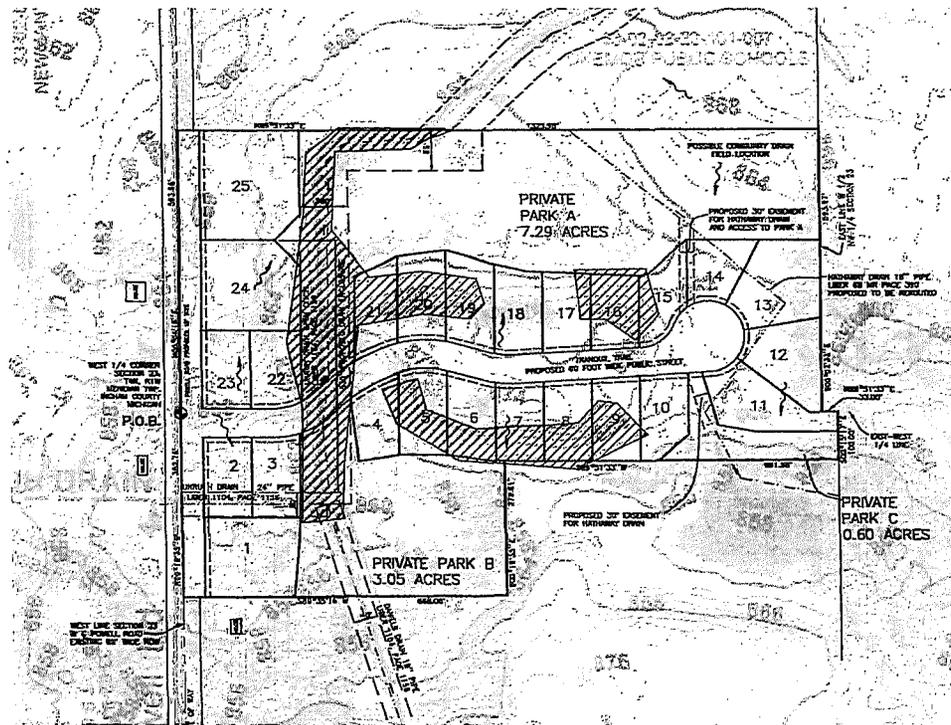
ENGER SURVEYING & ENGINEERING
1615 N CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-478-4500
FAX 517-678-4675

OWNER/DEVELOPER:
MAYBERRY HOMES
1520 JORDALE BLVD., SUITE 200
EAST LANSING, MI 48203
CONTACT: SCOTT FARMONT
PHONE: 517-827-0203

TRANQUIL TRAIL ESTATES SUBDIVISION
TENTATIVE PRELIMINARY PLAN

HORIZ SCALE 1" = 60'

SHEET 2 OF 4



LEGEND

 SLOPE GREATER THAN 5 PERCENT

 EXISTING STORM DRAINAGE DIRECTION

ELEVATIONS ON
BASED ON NAVD,
THE DATUM USED
BY THE USGS

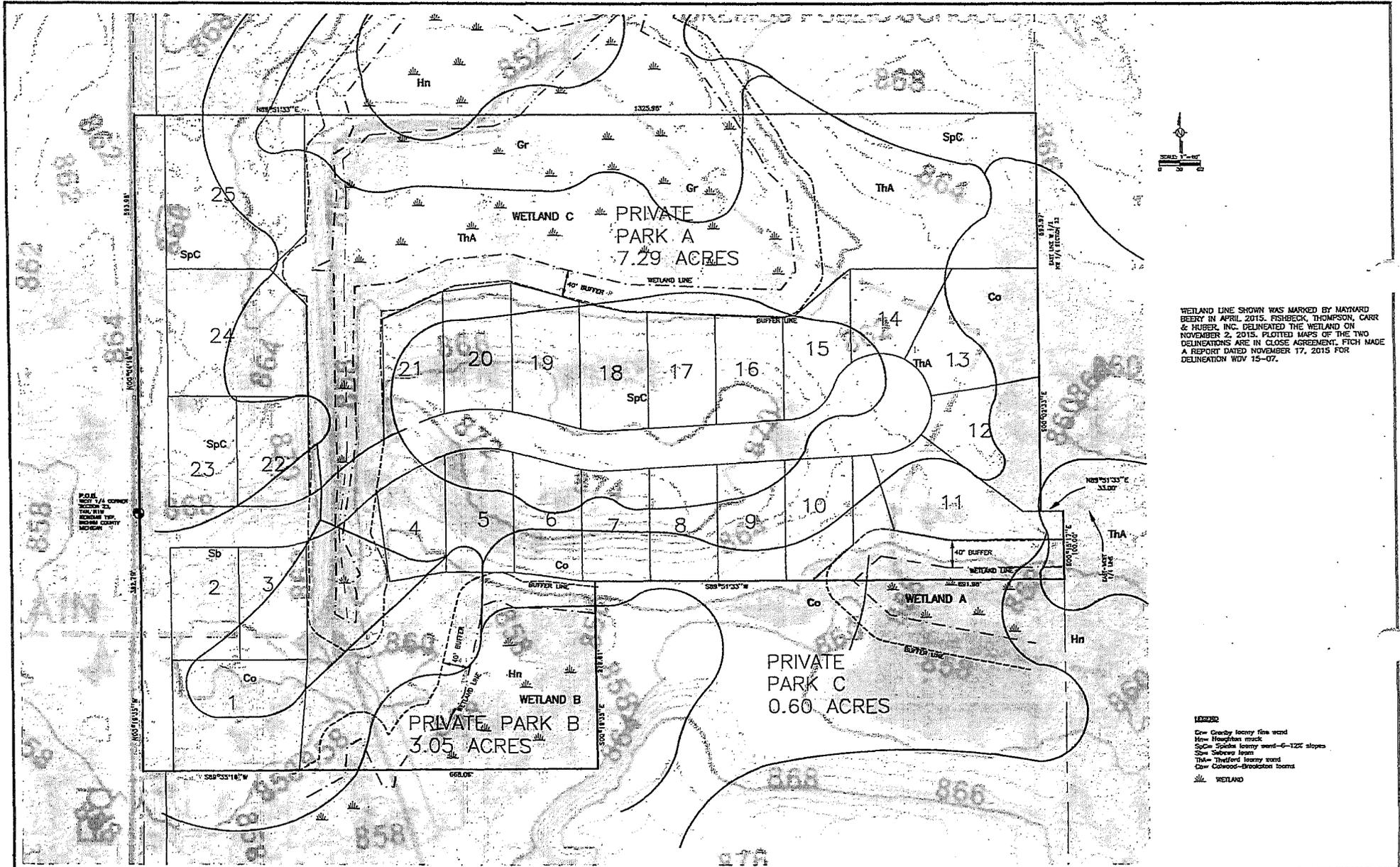
DATE:	REVISIONS

OWNER/SUBMITTER & ENGINEERING
325 N CEDAR RD BOX 27
MASON, MICHIGAN 48854-0027
317-678-6343
FAX 317-678-6975
ESE 40683-2832 PREPLAT/INC

OWNER/DEVELOPER
MAYBERRY HOMES
1450 KENDALE BLVD, SUITE 200
EAST LANSING, MI 48223
CONTACT: SCOTT ENRIGHT
PHONE: 317-827-6203

TRANQUIL TRAIL ESTATES
SUBDIVISION
TENTATIVE PRELIMINARY PLAT

PLAN DATE JANUARY 26, 2016
HORIZ SCALE: 1" = 100'
SHEET 3 OF 4

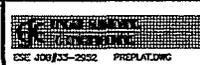


WETLAND LINE SHOWN WAS MARKED BY MAYNARD BEERY IN APRIL 2015. FISHBECK, THOMPSON, CARR & HUBER, INC. DELINEATED THE WETLAND ON NOVEMBER 2, 2015. PLOTTED MAPS OF THE TWO DELINEATIONS ARE IN CLOSE AGREEMENT. FICB MADE A REPORT DATED NOVEMBER 17, 2015 FOR DELINEATION WDV 15-07.

- LEGEND
- Gr= Grassy loamy fine sand
 - Hn= Hardpan muck
 - SpC= Spikes loamy sand-6-12% slopes
 - Sb= Seeps loam
 - ThA= Thickford loamy sand
 - Co= Cowood-Brockton loam
 - WETLAND

PLAN DATE JANUARY 26, 2016

DATE	REVISIONS



ENGINEER SURVEYING & ENGINEERING
 805 N. CEDAR, PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6163
 FAX 517-676-5675

OWNER/DEVELOPER:
 MAYBERRY HOMES
 1650 RENOVATE BLVD., SUITE 200
 EAST LANSING, MI 48203
 CONTACT: SCOTT FARMORT
 PHONE: 517-927-0203

TRANQUIL TRAIL ESTATES
 SUBDIVISION
 TENTATIVE PRELIMINARY PLAT

HORIZ. SCALE: 1" = 60'
 SHEET 4 OF 4

March 11, 2016

To: Meridian Township
Gail Oranchak, Senior Planner

From: Mayberry Homes
Scott Fairmont, Development Consultant

Re: Waivers for Silverstone Estates

Dear Ms. Oranchak

Please accept this as notice for waiver requests for two conditions required for Silverstone Estates.

1. Section 62-62 #7 restricts cul de sac lengths to 660 feet. The Ingham County Road ordinance restricts cul de sac lengths to 1330 feet. The cul de sac proposed in our plat is 1,172 feet. We request the Township waive the 660 foot restriction and allow us to build the 1,172 foot cul de sac as shown on our plans.
2. Section 62-61 #1C restricts platted lots from fronting on collector streets. Lots 1, 24 and 25 of Silverstone Estates front on Powell Road. We request the Township waive the restriction for these lots and allow them to be included in the platted subdivision. We believe this inclusion is preferable to developing those properties as "meets and bounds" parcels.

Thank you for your consideration of these requests.

Sincerely,

Scott Fairmont



November 24, 2015
Project No. G150126W10

Ms. Gail Oranchak
Principle Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Wetland Delineation WDV #15-07
Mayberry Homes Property, Powell Road
Okemos, Ingham County, Michigan.

Dear Ms. Oranchak:

On November 2, 2015, Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) staff conducted a field investigation to delineate wetlands on 25.52 acres of vacant property located east of Powell Road and north of Grand River Avenue, Charter Township of Meridian (Township), Ingham County, Michigan. The area of investigation is noted on Figure 1.

The site is located in Section 23 of the Township (Town 4 North, Range 1 West) and consists of the northern 25.52 acres of Parcel Number 33-02-02-23-301-002 (the Site). The Site is bound by residential property to the west, residential and a golf driving range and undeveloped property to the south, and undeveloped property to the north and east.

The purpose of this letter is to summarize the results of the wetlands investigation. The wetlands investigation was conducted in a manner consistent with the 1987 *Corps of Engineers (USACE) 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. 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

According to the Natural Resources Conservation Service (NRCS) *Web Soil Survey* (Attachment 1), the Site contains organic, hydric (wetland) soil (Houghton muck) at the north and south ends of the Site. These areas are surrounded by partially hydric soil, including Granby loamy fine sand (97 percent hydric rating), Colwood-Brookston-loams (80 percent hydric rating), and Sebewa loam (95 percent hydric rating).

The National Wetlands Inventory (NWI) map (Attachment 2) indicates an 8.5 acre, emergent wetland is present at the northwest end of the Site (mapping unit PEMCd). This wetland is seasonally flooded, partially drained or ditched, and corresponds to Wetland B on Figure 1. A seasonally flooded, 1.56-acre emergent wetland is also mapped at the southeast corner of the Site (mapping unit PEMC). It corresponds to Wetland A on Figure 1. This wetland is part of a large wetland complex that extends offsite to the east and south.

The Township wetland map indicates Wetlands B and C (as noted on Figure 1) are part of Wetland Number 23-2A, a 41.78-acre, emergent wetland associated with the Unruh Drain. Wetland A is part of Township Wetland 23-15C, a 9.64 acre, scrub shrub and emergent wetland.

A July 16, 2015, site survey completed by Enger Surveying and Engineering indicates the north end of the Daniels Drainage District corresponds to the southern tip of the Unruh Drain's open channel on the subject property. The Daniels Drainage District traverses to the south-southeast, in the vicinity of Wetland C.

Site Investigation

Although the site investigation was conducted after a killing frost, identification of most observed vegetation was possible. USACE Wetland Determination Data Forms were completed for three locations within the area of investigation (SP-A, SP-B, and SP-C) to describe site vegetation, soil, and hydrology (see Attachment 3). Wetland boundaries were flagged with pink ribbon and surveyed with a handheld GPS unit with sub-meter accuracy. Wetland boundaries and sampling point locations are noted on Figure 1. Attachment 4 includes photographs of the sampling point locations.

Wetland A was located in a depression at the southeast end of the Site. It contained emergent vegetation dominated by reed canary grass (*Phalaris arundinacea*, FACW), and was surrounded by upland meadow and mowed turf. The wetland extended offsite to the east. Based upon aerial photography and the Township's wetland map, Wetland A appears to be greater than 5 acres in size and is contiguous with an approximately 1.4-acre pond.

Wetland B consisted of an emergent and scrub shrub wetland dominated by reed canary grass and grey dogwood (*Cornus racemosa*, FAC), and contained occasional black willow (*Salix nigra*, OBL) trees. Wetland B extended to the north and is contiguous with the Unruh Drain (Drain). The Drain is buried in the southern portion of the Site, and surfaces into an open channel at the southern tip of Wetland B. Photographs of the drain and its corresponding culverts are included in Attachment 4. The Drain is regulated under Part 301, Inland Lakes and Streams, of the Natural Resources and Environmental Protection Act, 1994, PA 451, as amended.

Wetland C also consisted of an emergent and scrub shrub wetland dominated by reed canary grass and grey dogwood. European buckthorn (*Rhamnus cathartica*, FAC) and silky dogwood (*Cornus amomum*, FACW) were also commonly observed in the scrub shrub areas. This wetland is located within 500 feet of the Drain.

The remainder of the Site contained an abandoned farm field (in the eastern half of the Site) and a mix of large upland trees, upland field, and brush (in the western half of the Site).

Conclusions

According to Michigan's Natural Resources and Environmental Protection Act (NREPA), 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. "Contiguous" is defined as being within 500 feet of an inland lake, pond, river, or stream. In addition, the Township regulates wetlands greater than 2-acres in size which are not contiguous to a water body and wetlands between 0.25-acre and 2-acres in size that are determined to provide essential functions.

It is FTCH's opinion that all three of the delineated wetland are regulated by the State of Michigan and the Township. Table 1 summarizes the regulatory status of the wetlands observed onsite.

Wetland	Area (Acres)	Regulatory Criteria Met	Corresponding Township Wetland	Regulated by State	Regulated by Township
A	0.23	Within 500 feet of a pond	23-15C (9.64 acres)	Yes	Yes
B	3.9	Adjacent to Unruh Drain	23-2A (41.78 acres)	Yes	Yes
C	1.3	Within 500 feet of Unruh Drain	23-2A (41.78 acres)	Yes	Yes

A permit would be required from the Michigan Department of Environmental Quality and the Township for the following activities:

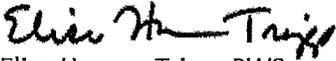
- Placing fill or permitting the placement of fill in regulated wetland.
- Dredging, removing, or permitting the removal of soil or minerals from regulated wetland.
- Constructing, operating, or maintaining any use or development in regulated wetland.
- Draining surface water from regulated wetland.

The Township also requires a Wetland Use Permit for diverting, obstructing or impeding the flow of water into a protected wetland.

If you have any questions or require additional information, please contact me at 616.464.3738 or email ehtripp@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.


Elise Hansen Tripp, PWS

pmb
Attachments
By email

March 11, 2016

To: Meridian Township
Gail Oranchak, Senior Planner

From: Mayberry Homes
Scott Fairmont, Development Consultant

Re: Waivers for Silverstone Estates

Dear Ms. Oranchak

Please accept this as notice for waiver requests for two conditions required for Silverstone Estates.

1. Section 62-62 #7 restricts cul de sac lengths to 660 feet. The Ingham County Road ordinance restricts cul de sac lengths to 1330 feet. The cul de sac proposed in our plat is 1,172 feet. We request the Township waive the 660 foot restriction and allow us to build the 1,172 foot cul de sac as shown on our plans.
2. Section 62-61 #1C restricts platted lots from fronting on collector streets. Lots 1, 24 and 25 of Silverstone Estates front on Powell Road. We request the Township waive the restriction for these lots and allow them to be included in the platted subdivision. We believe this inclusion is preferable to developing those properties as "meets and bounds" parcels.

Thank you for your consideration of these requests.

Sincerely,

Scott Fairmont

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

Summer Address

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

e-mail: MSUSavage@aol.com

Winter Address

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

July 14, 2015

**Gail Oranchak, AICP
Charter Township of Meridian
5151 March Road
Okemos, MI 48864**

RE: Rezoning on Powell Road

Hi Gail:

The proposed zoning (RAA) increases morning traffic by only 5 trips (22 to 27), and afternoon traffic by only 9 Trips (21 to 30). Daily traffic will increase 87 trips (206 to 293). And, there is no sight distance concern.

There is no need for further traffic studies.

Sincerely,

WFSavage

William F. Savage, P.E.

**Rezoning #16010
(PVL Investments, LLC)
March 9, 2016**

APPLICANT: PVL Investments, LLC
1630 Des Peres, Ste 310
St. Louis, MO 63131

STATUS OF APPLICANT: Option to Purchase

REQUEST: Rezone approximately 8.66 acres to RD (Multiple Family-8 units per acre)

CURRENT ZONING: RA (Single Family), C-2 (Commercial) and PO (Professional & Office). Approx. 2.55 acres will remain RD (Multiple Family)

LOCATION: 2267 BL-69 and 6217 and 6219 Newton Road

AREA OF SUBJECT SITE: Approximately 8.66 acres

EXISTING LAND USE: Three Single Family Homes and Undeveloped

EXISTING LAND USES IN AREA: North: Hammond Farms Landscape Supply, Kingdom Hall of Jehovah's Witnesses
South: Forest Grove, Meridian Land Preserve #19
East: Newton Road, Sierra Ridge Subdivision
West: BL-69, Office buildings, The Coves at Whitehills Lakes (single family & duplexes)

CURRENT ZONING IN AREA: North: RR (Rural Residential)
South: C-2 (Commercial) & RR (Rural Residential)
East: RAA (Single Family-Low Density)
West: C-2 (Commercial), PO (Office) and RDD (Multiple Family-5 Units per acre)

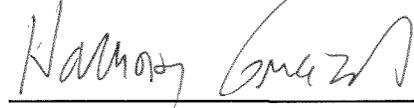
FUTURE LAND USE MAP: North: Residential 1.25-2.5 dwelling units/acre
South: Residential 1.25-2.5 dwelling units/acre
East: Residential 1.25-2.5 dwelling units/acre
West: Office and Commercial

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Harmony Gmazel, AICP
Associate Planner

DATE: March 9, 2016

RE: Rezoning #16010 (PVL Investments, LLC), a request to rezone approximately 8.66 acres located at 2267 BL-69 and 6217 and 6219 Newton Road from RA (Single Family), C-2 (Commercial) and PO (Professional & Office) to RD (Multiple Family, 8 units per acre).

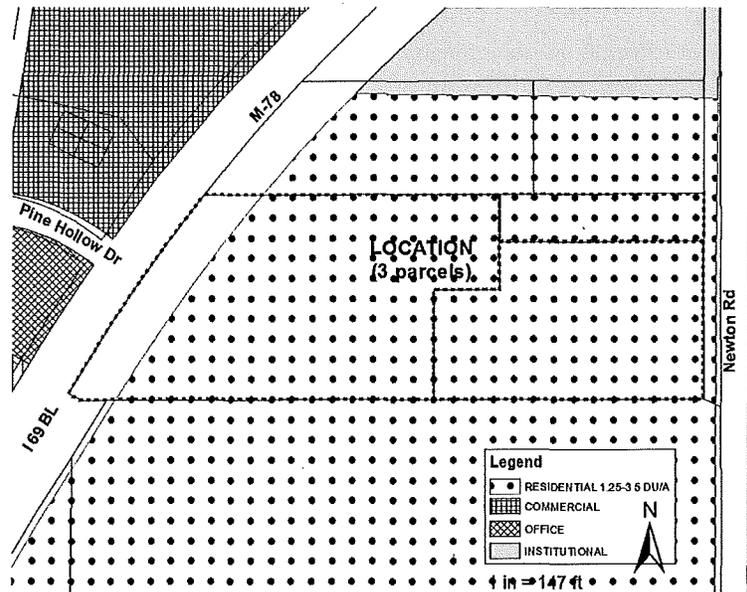
PVL Investments, LLC requests to rezone approximately 8.66 acres located at 2267 BL-69 and 6217 and 6219 Newton Road from RA (Single Family), C-2 (Commercial) and PO (Professional & Office) to RD (Multiple Family, 8 units per acre). The RD zoning district allows multiple family projects up to eight units per acre. In 2005, the Township rezoned 11.22 acres from RR (Rural Residential) to RA, C-2, PO and RD. This occurred in order to provide a range of development opportunities on the site near BL-69, yet still retain the residential character along Newton Road. The portions of the location to be rezoned are depicted in yellow on page 3 of this report.

The applicant, PVL Investments, LLC, or Provision Living, is a regional Senior Housing Owner, Operator and Manager of primarily assisted living, memory care and independent living communities throughout the Midwest. Founded in 2005 and based in St. Louis, MO, Provision Living operates 34 senior care communities, representing over 2,200 assisted living and assisted living based memory care units and employs over 1,500 associates. PVL Investments, LLC has an option to purchase 11.22 acres under the condition that this rezoning be approved and they can develop a senior living center at the site under a future Special Use Permit.

Future Land Use

The 2005 Master Plan designates the subject property in the Residential category that allows for 1.25 to 3.5 dwelling units per acre. The proposed zoning category allows for 8 dwelling units per acre.

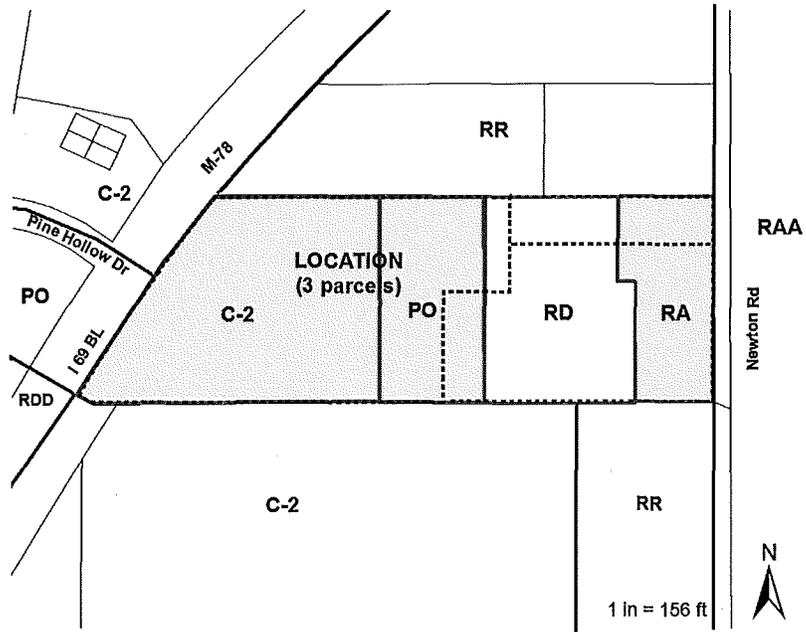
FUTURE LAND USE MAP



Zoning

The site is currently zoned RA (Single Family), C-2 (Commercial), PO (Professional & Office) and RD (Multiple Family, 8 units per acre). The current area zoned RD, as depicted in the map below, is 2.55 acres in size is not a part of this rezoning request and will remain RD if this current rezoning request is approved. Only the 8.66 acres zoned RA, PO and C-2 will change to RD.

ZONING MAP (Rezoning areas in yellow)



The approximate 8.66 acre site has approximately 493 feet of frontage on BL-69 and 417 feet of frontage on Newton Road. Minimum lot width in the RD district is 100 feet.

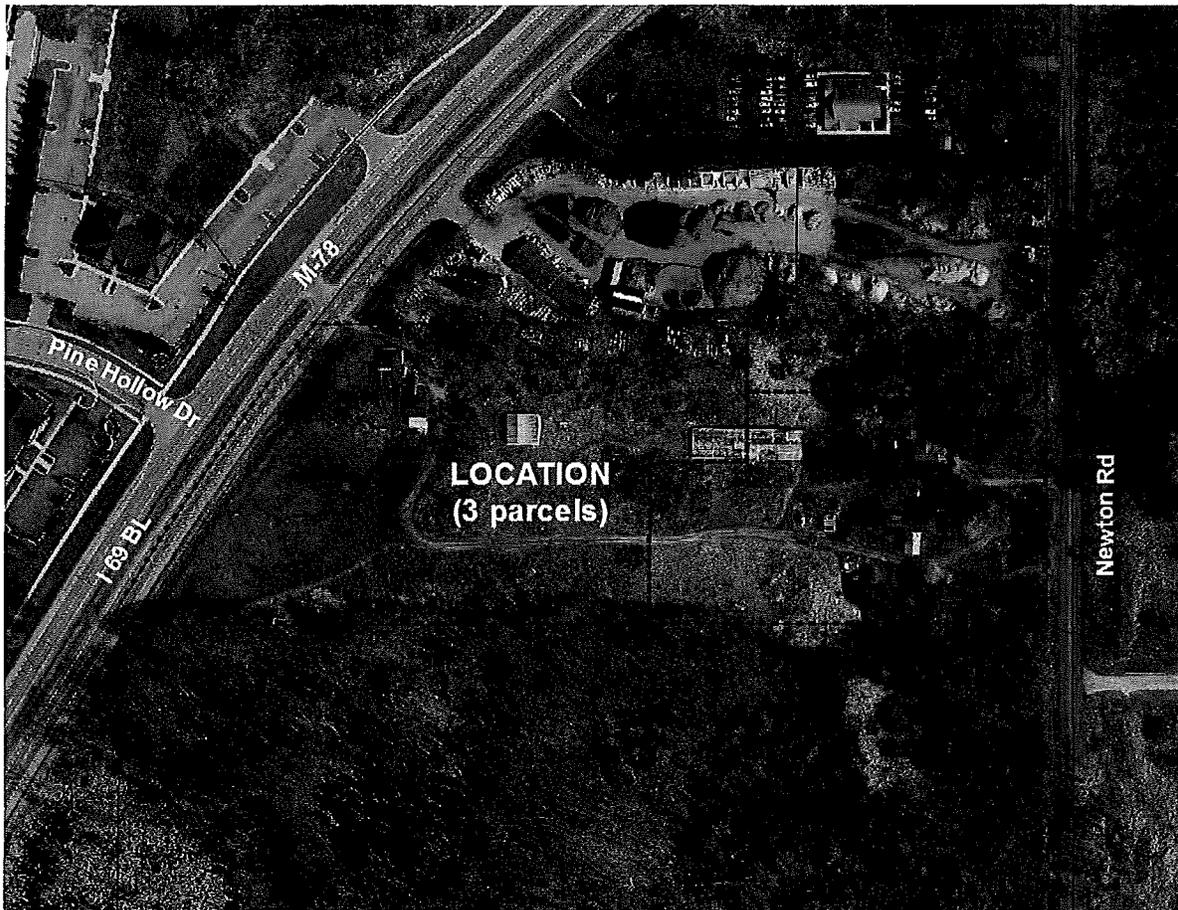
Based on the proposed zoning classification, the proposed maximum use at the site is shown in the table below.

LAND USE	TOTAL ACREAGE	NUMBER OF HOUSING UNITS
PROPOSED ZONING		
RD - Multiple Family/ 8 units to the acre	11.22	Approx. 89 units

Physical Features

The site, which consists of three separate parcels, is relatively flat. The parcel that fronts onto BL-69 has a single family house on it that was built in 1950. There are two houses (built in 1945 and 1946) on the west parcel that fronts onto Newton Road. The northeast parcel is vacant.

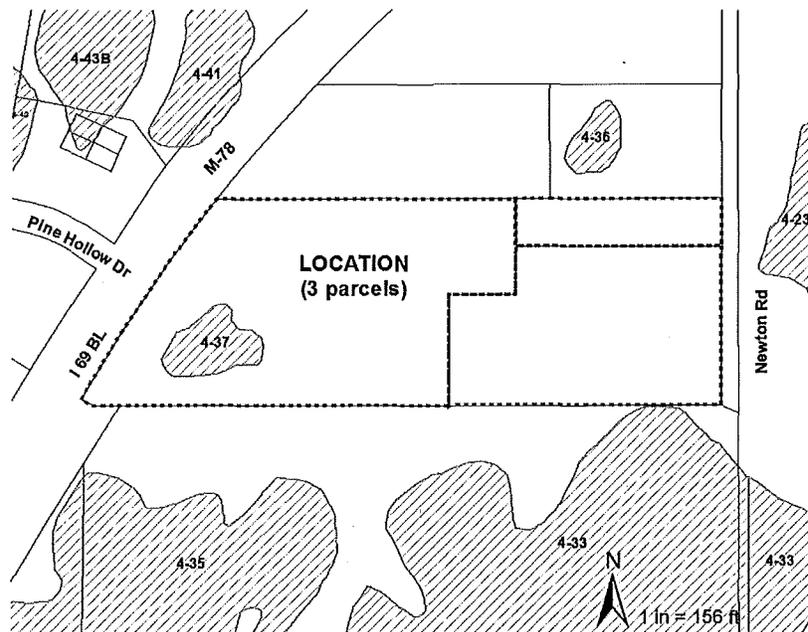
The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there is no floodplain on the site. The Township's Greenspace Plan calls for an on-road pathway along Newton Road.



Wetlands

The Township Wetland Map depicts a wetland on the site, shown and described in the following map and table. Prior to any work on the site, a verified wetland delineation report would be required to determine the extent of the wetland on the site. Future development of the site would be required to comply with the applicable wetland regulations and water features setbacks from the wetland if the delineation shows Wetland 4-37 is regulated.

WETLAND MAP



NOTE: The Township Wetland Map is only a guide. Actual field verification is necessary to determine the exact wetland boundary.

WETLAND NUMBER	SIZE (ACRES)	TYPE OF WETLAND	REGULATORY AUTHORITY
4-37	.46	Emergent, Shrub/Scrub	Township

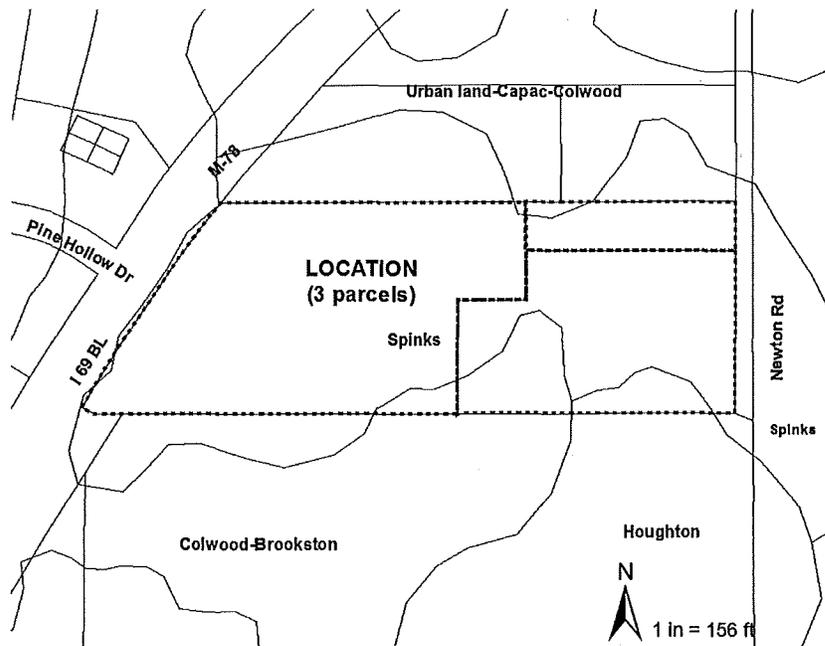
Soils

The following chart summarizes soil information for the subject site.

SOIL ASSOCIATION	SEVERE LIMITATIONS
Co (Colwood-Brookston)	Ponding
Hn (Houghton)	Subsides, ponding, low strength
SpB (Spinks)	None

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

SOILS MAP



Streets & Traffic

The site fronts onto BL-69 (also known as Saginaw Highway or Old M-78) and Newton Road. BL-69, a four lane divided highway, is designated as a Principal Arterial on the Comprehensive Development Plan. The speed limit on both BL-69 and Newton Road is 55 mph. BL-69 is a paved roadway with a grass boulevard and has a paved pathway along its north side. The Township’s Master Newton Road is a two lane dirt road with no sidewalks.

The most recent traffic count for BL-69 near the site occurred in 2007. The numbers are provided on the Michigan Department of Transportation (MDOT) website, which indicates an average of 13,900 vehicles per day. A 2008 traffic count by the Ingham County Road Department (ICRD) indicated an average of 669 vehicles per day used Newton Road.

The applicant submitted a traffic assessment which calculated trips based on the proposed rezoning. The study includes a comparison of assisted living and single family developments. Some interest is shown in providing stand-alone units as a “continuance of care” option associated with a potential assisted living center at the site. Any single unit buildings would be required to go through the Township’s Planned Unit Development process. The table below shows the estimated number of trips the proposed rezoning may generate.

The Township traffic consultant, the Ingham County Road Department and the Michigan Department of Transportation were provided with the application and traffic study. As of the time of printing this memorandum, no comments were provided from these offices.

USE*	TRIPS PER DAY	AM PEAK (IN / OUT)	PM PEAK (IN / OUT)
CURRENT ZONING			
PO/RA/C-2/RD	5,167	249 (155/94)	547 (248/299)
PROPOSED ZONING			
RD (Assisted Living/Single Family Residential)	664	50 (20/30)	68 (39/29)
CHANGE IN TRIPS	Decrease of 4,503	Decrease of 199 (135/64)	Decrease of 176 (209/270)

Public Utilities

The Department of Public Works and Engineering has indicated that water can be accessed from both BL-69 and Newton Road and will need to be a looped system. The site is already serviced by the Township's sanitary system. Also, the applicant will be required to install a 7' wide paved pathway along BL-69, per the Township Pathway Master Plan.

Staff Analysis

If the rezoning is approved, the applicant intends to develop a senior assisted living center at the site on the western half of the 11.22 acre site, facing BL-69. This future development will require a special use permit under RD zoning. However, the Planning Commission should take into consideration all the possible uses allowed in the RD (Multiple Family-Low Density) zoning district, these include:

Duplexes, multiple family projects (including apartment and condominium projects) and group housing developments. A special use permit (SUP) would be required for any multiple family project with more than two dwelling units.

The applicant has requested a decision the same night as the public hearing. The following motion is provided to suspend Planning Commission Bylaw #6.4a: Motion "I move to suspend Planning Commission Bylaw #6.4a to consider making a decision on the same night as the public hearing."

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. The applicant has requested that a decision be made at the same meeting as the public hearing. A resolution to approve has been provided.

Attachments:

1. Application and supporting materials
2. Resolution to Approve

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

REZONING APPLICATION

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

Part I

- A. Owner/Applicant PVL Investments, LLC or affiliates (David Baylis)
Address of applicant 1630 Des Peres, Suite 310, St. Louis, MO 63131
Telephone: Work 314.783.6532 Home _____
Fax _____ Email dbaylis@rangecap.com
If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.
- B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person ARCO Construction (Jason Thorburg)
Address 900 N. Rock Hill, St. Louis, MO 63119
Telephone: Work 314.835.3425 Home _____
Fax 314.963.0714 Email jthorburg@arco1.com
- C. Site address/location 2267 M-78 & 6217 & 6219 Newton Rd.
Legal description (Attach additional sheets if necessary) See attached survey and written description of parcels to be rezoned
Parcel number 33-02-02-04-327-003, 33-02-02-04-327-007 Site acreage 8.66-acres being rezoned to RD (11.21-acres overall site)
- D. Current zoning C-2, PO, RA Requested zoning RD, conditioned upon the applicant closing on the property prior to December 31, 2017.
Should the applicant not close on the property on or before this date, the zoning would revert back to the current zoning classifications.
- E. The following support materials must be submitted with the application:
1. Nonrefundable fee.
 2. Evidence of fee or other ownership of the subject property.
 3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
 4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: The current zoning boundaries do not align with the property lines, nor does the same zoning district makeup the subject properties. In addition, the current multiple, differing zoning boundaries significantly increase the difficulty to develop the property to its fullest and best use.
- 2) The conditions of the surrounding area have changed in the following respects: _____
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: The current zoning classification, which does not appear to have had a reasonable basis for which the multiple classifications were drawn as the do not follow property lines, does not allow for development of a home for the aged in this area of the Township identified as being planned for residential uses.
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: Per the 2005 Master Plan, this section of the Township is designated for residential uses, with which the proposed development of senior housing (homes for the aged/assisted living) would support.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: The rezoning, allowing for homes for the aged, provides a transitional use between the commercial uses along East Saginaw Highway and the residential uses along Newton Rd.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: The proposed development, as a result of the rezoning, would aim to minimize the grading on-site so as to minimize impacts on the environment and the natural topography of the parcel. In addition, all Township and Ingham County stormwater regulations would be adhered to, so as to minimize the impact of the new development.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Rezoning to RD would decrease the anticipated potential traffic generated by development on the site. The site currently has access to available public sewer and water so as to prevent the necessity of wells and septic systems.
- 5) Requested rezoning addresses a proven community need, specifically: The rezoning will allow for a licensed Home for the Aged (HFA) senior community within Meridian Township to fill the current undersupply of beds. Of the current 163 HFA beds within the Township 97% are currently occupied, leaving only 5 beds available. Furthermore, 100% of the HFA memory care beds are fully occupied.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: Rezoning allows for the development of the site to provide orderly development through the construction of a transitional residential use on the parcel that bridges between the traffic and commercial use along East Saginaw Highway and the single-family residential uses along Newton Rd.
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: Rezoning to RD, which allows for the construction of homes for the aged upon receipt of an appropriate special land use permit, would provide for a better use of the subject parcels currently utilized for dilapidated single-family homes. This new facility would generate quality jobs and increase property tax revenue for the Township. Further, rezoning the parcels such that the zoning boundaries align with the property lines will

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

David M Baylis
Signature of Applicant

2/17/16
Date

David Baylis
Type/Print Name

Fee: _____

Received by/Date: _____

The applicant would request that a decision and recommendation to the Township Board on the rezoning request be made at the initial Planning Commission meeting, which would allow for development to commence in the Fall '16 as opposed to Spring '17, if approved.

ALTA/ACSM LAND TITLE SURVEY

"2267 M-78 & 6217 & 6219 NEWTON ROAD"

LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = BRICK
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER WELL
- = TELEPHONE BOX
- = SIGN
- = POST

TREE LEGEND:

- O = OAK
- M = MAPLE
- W = WILLOW
- A = ASH
- C = CHERRY
- CW = COTTONWOOD
- H = HICKORY
- BE = BOX ELDER
- J = MULTI-TRUNK

LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. HCS-751589-STLO, dated August 14, 2015)

Real property in the Township of Meridian, County of Ingham, State of Michigan, described as follows:
 Left(s) 7 and the South 1/2 of Lot 8 of Mitchell Acres, according to the plat thereof recorded in Liber 13 of Plots, page(s) 48 of Ingham County Records.
 Lot 5, the North 1/2 of Lot 5 and entire of Lot 8, Mitchell Acres, Meridian Township, Ingham County, Michigan, as recorded in Liber 13 of Plots, on page 48, Ingham County Records.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by First American Title Insurance Company, Commitment No. HCS-751589-STLO, dated August 14, 2015)

Item 10: Parcel is subject to the easement granted to Consumers Power Company as recorded in Liber 80, Page 588, said easement is plottable and is shown hereon.

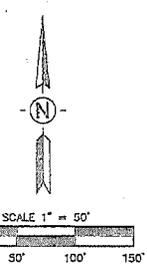
Item 11: Parcel is subject to the easement granted to Consumers Power Company as recorded in Liber 50, Page 529, said easement is plottable and is shown hereon.

Item 12: Parcel is subject to the easement granted to Consumers Power Company as recorded in Liber 50, Page 524, said easement is plottable and is shown hereon.

Item 13: Parcel is subject to the easement granted to the State of Michigan as recorded in Liber 57, Page, 251, said easement is plottable and is shown hereon.

Item 14: Parcel is subject to the building and use restrictions and other terms, covenants and conditions, as recorded in Liber 100, Page 298, some restrictions not plottable - building setback per said terms and covenants in violation and shown hereon.

Item 15: Parcel is subject to the building Set Back line as disclosed by the recorded plat; said setback line is plottable and shown hereon.



SURVEYOR'S NOTES:

1. This plan was made in the direction of the parties named herein and is intended solely for their immediate use. Survey prepared from fieldwork performed in October 2015.
2. All bearings and distances on the survey are record and measured unless otherwise noted. Bearings are based on Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
3. All dimensions are in feet and decimals thereof.
4. No building dimensions are to be used for establishing the property lines.
5. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
6. There is no observable evidence of encumbrances on this site.
7. There is no observable evidence of earth moving work, building construction, or building additions within recent months.
8. There is no observable evidence of site used as a solid waste dump, sump, or sanitary landfill.
9. Parcel has direct access to public Saganaw Highway (M-78) and public Newton Road.
10. Trees 6" or greater were located on-site. No tree survey was performed at this time.
11. There were no wetlands delineated on site at the time of this survey.

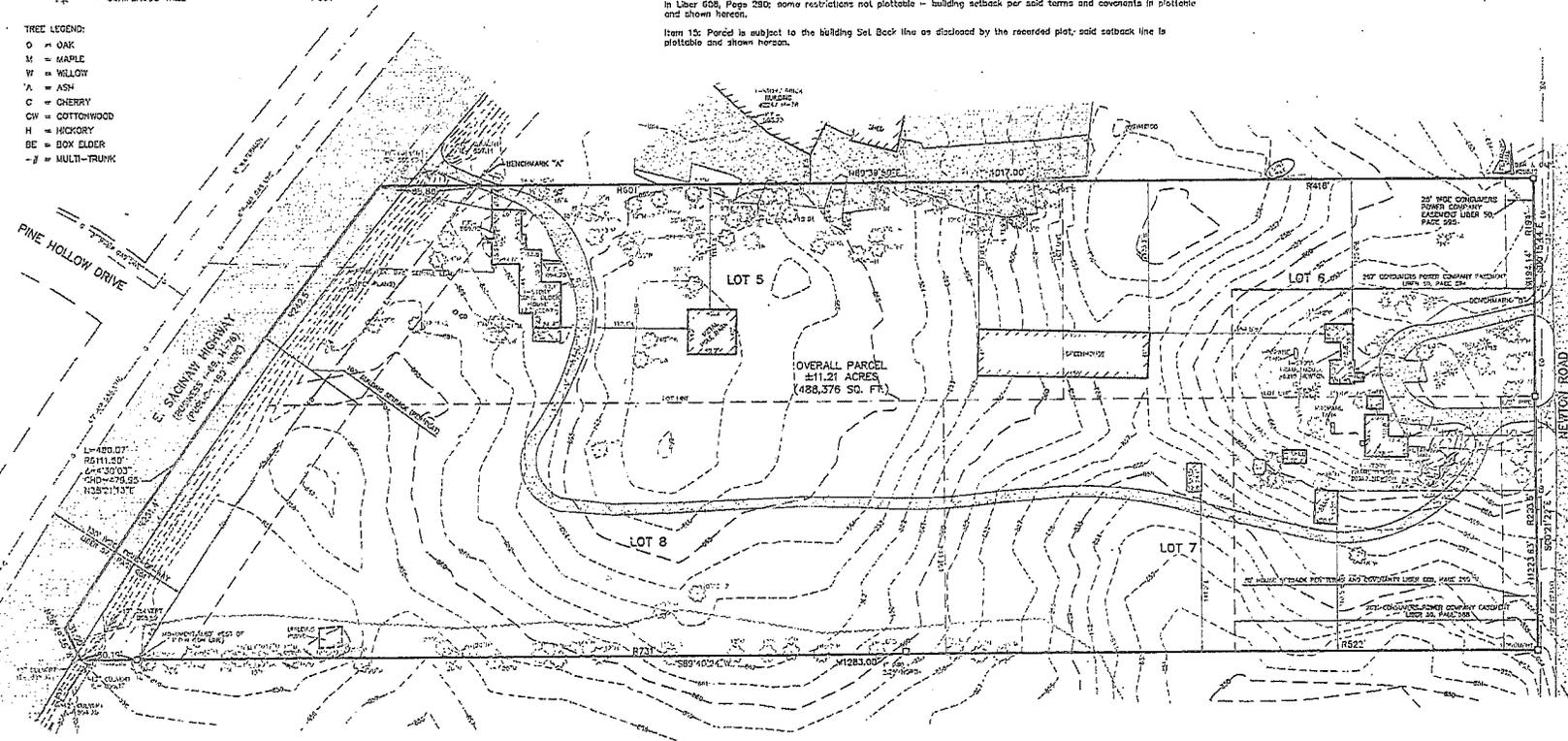
ALTA/ACSM LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

- Item 1: Shown on the survey map.
- Item 2: Address(es) of the surveyed property: 2267 M-78 & 6217 Newton Road, East Lansing, MI 48823
- Item 3: By sized map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplains, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Chester Township of Meridian, Ingham County, Michigan, Community Panel No. 280093 0043 D, dated August 18, 2011.
- Item 4: 11.21 Acres (488,378 square feet)
- Item 5: Shown on the survey map.
- Item 7a: Shown on the survey map.
- Item 8: Shown on the survey map.
- Item 11a: Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction.

CERTIFICATION:

For PLV Investments, LLC and First American Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7a, 8, and 11a of Table A thereof. The field work was completed on October 2, 2015.

Erick R. Friestrom Date of Plat or Map:
 Professional Surveyor No. 53497



SEWER INVENTORY:

- CATCH BASIN #100
- PILE-T- 855.39
- TOP OF WATER- 855.14
- SANITARY MANHOLE #200
- TOC- 858.89
- 8" PVC SSE- 853.33
- 6" PVC SSE- 853.31

BENCHMARKS:

- BENCHMARK A ELEVATION: 864.09
- MAC NAIL IN THE NORTH SIDE OF A UTILITY POLE 45' EASTERLY OF THE EDGE OF ASPHALT ALONG E. SAGINAW HIGHWAY, AND 12' NORTHERLY OF THE NORTHWEST RIGHT-OF-WAY CORNER OF THE PROPERTY BEING 6' NORTHERLY OF THE EXISTING DRIVE.
- BENCHMARK B ELEVATION: 864.20
- MAC NAIL IN THE NORTH SIDE OF A UTILITY POLE 98' SOUTH THE NORTHEAST CORNER OF THE SITE AND 9' WEST OF THE EDGE OF GRAVEL ALONG NEWTON ROAD.

REVISIONS	COMMENTS	DATE
10/16/15	ORIGINAL	

KEES, INC. 2118 HASLETT ROAD, HASLETT, MI 48840 PH. 517-338-1014 FAX. 517-338-3547		ENGINEER AND LAND SURVEYOR
DRAWN BY: CLH CHECKED BY: ASH DATE: 1 of 1	SECTION: 4, 744, R1W JOB NUMBER: 02723.ALT	

**Provision Living at Meridian
Senior Assisted Living Community
Legal Descriptions**

Zoned C-2 Commercial

That part of Lots 5 and 8, Mitchell Acres, a Subdivision of part of the Southwest 1/4 of Section 4, T4N, R1W, Meridian Township, Ingham County, Michigan, described as:

Beginning on the north line of Lot 5 at a point 745.70 feet N88 degrees 00'W of the Northeast Corner of Lot 6 of Mitchell Acres: thence S01 degrees 15'W, 417.50 feet to south line of Lot 8; thence N88 degrees 00'W, 537.30 feet along the south line of Lot 8; thence N24 degrees 30'W, 31.00 along the south west line of Lot 8 to the former east right-of-way line of Highway M-78; thence northeasterly 476.93 feet along said right-of-way along a curve to the right, said curve having a radius of 3759.83 feet and a long chord of 476.93 feet and bearing N37 degrees 09'E, to the north west corner of Lot 5; thence S88 degrees 00'E, 271.30 feet along the north line of Lot 5 to the point of beginning. Contains 4.018 Acres

Zoned P.O.

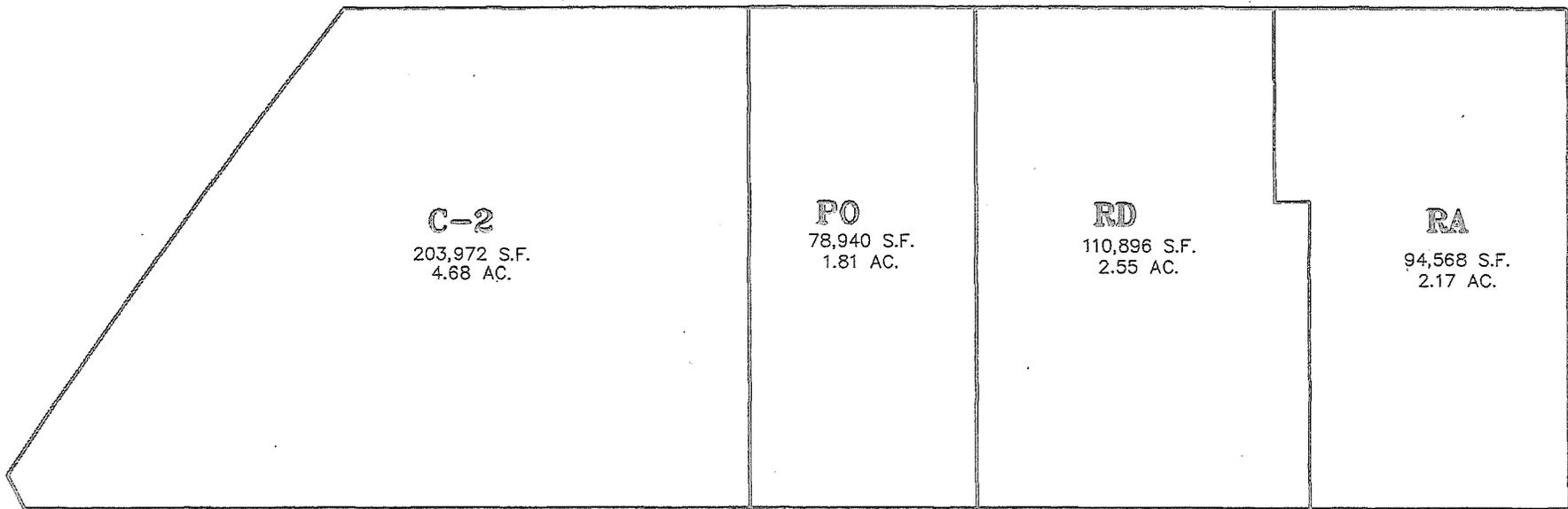
That part of Lots 5, 7 and 8, Mitchell Acres, a Subdivision of part of the Southwest 1/4 of Section 4, T4N, R1W, Meridian Township, Ingham County, Michigan, described as:

Beginning at the north line of Lot 5 at a point 537.00 feet N88 degrees 00'W of the Northeast Corner of Lot 6 of Mitchell Acres: thence S01 degrees 15'W, 417.50 feet to south line of Lot 7; thence N88 degrees 00'W, 208.70 feet along the south line of Lots 7 & 8; thence N01 degrees 15'E, 417.50 feet to the north line of Lot 5; thence S88 degrees 00'E, 208.70 feet along the north line of Lot 5 to the point of beginning. Contains 2.00 Acres

Zoned RA

That part of Lots 6 and 7, Mitchell Acres, a Subdivision of part of the Southwest 1/4 of Section 4, T4N, R1W, Meridian Township, Ingham County, Michigan, described as:

Beginning at the Northeast Corner of Lot 6, thence S01 degrees 15'W, 417.50 feet along the east line of Lots 6 and 7, being also the west right-of-way line of Newton Road, to the Southeast Corner of Lot 7; thence N88 degrees 00'W, 202.00 feet along the south line of Lot 7; thence N01 degrees 15'E, 230.00 feet; thence N88 degrees 00'W, 30.00 feet; thence N01 degrees 15'E, 187.50 feet to the north line of Lot 6; thence S88 degrees 00'E, 232.00 feet along the north line of Lot 6, to the point of beginning. Contains 2.065 Acres



C-2
203,972 S.F.
4.68 AC.

PO
78,940 S.F.
1.81 AC.

RD
110,896 S.F.
2.55 AC.

RA
94,568 S.F.
2.17 AC.

Provision Living at Meridian Senior Assisted Living Community Project Overview

Provision Living at Meridian will be an Assisted Living community with ±102 apartments with ±126 licensed beds, under Michigan's Home for the Aged (HFA) licensure. The 2-story Community will be ±90,000 SF and will sit on the western half of the ±11.21-acre site facing East Saginaw Highway. The eastern portion of the site will be reserved for a potential second phase project consisting of either independent senior duplexes or single family duplex units.

Provision Living, LLC

Provision Living is a regional Seniors Housing Owner, Operator, and Manager of primarily Assisted Living, Memory Care and Independent Living communities throughout the Midwest. Founded in 2005, and based in St. Louis, MO, Provision Living has steadily grown through the acquisition and construction of new facilities. The company has grown to include operations in Michigan, Missouri, Iowa, Illinois, Indiana, Ohio, Florida, Mississippi, Tennessee and Georgia. Currently, Provision Living operates 34 Communities properties, representing over 2,200 assisted living and assisted living based memory care units, and employs over 1,500 associates.

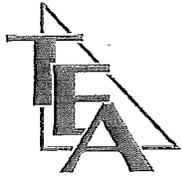
Provision Living at Meridian

The Community will be specifically designed to provide an upscale hospitality and residential atmosphere as opposed to an institutional design. The Community will contain best-in-class building amenities that maximize the resident experience; including a beauty salon, exercise room, therapy space, a theater, and a private examination room to allow residents to see a visiting physician without having to leave the Community. There will be transportation provided to the residents to allow them to attend a variety of off-site activities and other personal needs. The Community will provide a high quality environment for both employees, nurses, visiting physicians, and other healthcare professionals. The Community will also provide restaurant style a la carte dining experience through chef prepared meals. In addition, the generous common spaces, lounges, and elegant private dining room will be welcoming to visiting family and friends of the residents.

The Assisted Living and Memory Care resident units will feature a variety of unit options, including Studio, One-Bedroom, and Two-Bedroom units. Each unit will have individually controlled heating and cooling and be equipped with emergency call systems. The units will be offered on a monthly rental basis, without a substantial upfront buy-in fee. The monthly rent includes gas, electric, water, sewer, and trash, 3 restaurant-style meals per day, planned daily activities, weekly housekeeping and linen cleaning. The Community will also offer medication administration, personal laundry service, and dressing, grooming, and bathing assistance. Furthermore, the Community will offer a wide array of activities for seniors to participate in that are designed and led by members of an Activities Department to ensure that residents remain active and engaged.

The dedicated Memory Care portion of the Community will be specifically designed to meet the needs of people living with Alzheimer's and related memory loss. The Community will offer a wide range of services designed to foster comfort and love in a homelike neighborhood setting. Caregivers will be dedicated to the preservation of dignity and independence of the residents and will work closely with families and physicians in order to maximize their quality of life. Provision Living's customized Memory Care program includes activities and enrichment designed to stimulate remaining memories and abilities.

We take the trust which our residents and families have placed in us very seriously, and have put a Community system in place that assures we earn that trust. Provision Living at Meridian will have an Executive Director, who leads a team consisting of a Director of Nursing, Business Office Manager, Dining Manager, Activities Manager, Maintenance Manager, and Community Relations Manager. There will be ±75 associates that work within the Community, of which ±30 are present at the Community during peak hours of the day. The Community will be supported by a strong corporate staff based in St. Louis, which provides Human Resources, Accounting, Payroll, and Operations for peak Community performance. Specialized platforms are in place to provide up-to-date training, billing, accounting, and payroll functions, which in turn facilitate operational efficiency and quality services at the Community level. Each Community's management team has a safety committee, family/resident council, and a quality audit process so that standards are not just met, but exceeded.



TRAFFIC ASSESSMENT

For the

Proposed Rezoning of

11.2 Acres on Saginaw Highway
And Newton Road

Meridian Charter Township, Ingham County, MI

February, 2016

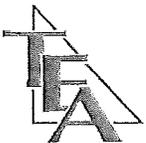
Prepared by:

**Traffic Engineering
Associates, Inc.**

PO Box 100 • Sarnac, Michigan 48881
517/627-6026 FAX: 517/627-6040

Table of Contents

	Page
Project Description	1
Aerial Photo	2
Existing Conditions	3
Land Use	3
Surrounding Zoning	3
Traffic Generation	4
Table 1 – Existing Zoning Traffic Generation Summary	6
Table 2 – Future Zoning Traffic Generation Summary	7
Table 3 – Difference in Zoning Trip Generation Summary	8
Site Distance	9
Conclusions	9
Supplemental	10
Site Survey	
Existing Zoning Acreage	



PROJECT DESCRIPTION

The purpose of this study is to determine the difference between the potential traffic being generated by the existing zoning and the future traffic generated by the proposed new zoning. The proposed new single parcel currently consists of four (4) separate zonings; approximately 4.68 acres is zoned as Commercial (C-2), 2.17 acres zoned as Residential (RA), 1.81 acres zoned Professional Office (PO) and 2.55 acres zoned Multi-Family Residential (RD), for a total acreage of 11.2 acres.

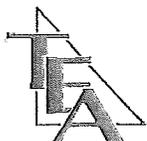
The rezoning request is for Multi-Family Residential (RD) which will include the entire 11.2 acre parcel. The rezoning request will consist of approximately 7.16 acres fronting on Saginaw Highway, which will include a special use permit for higher density, and the remaining 4.04 acres, which will front on Newton Road, is requested to be rezoned RD also, but without the special use permit. This parcel is located on Saginaw Highway, just south of Newton Road in Meridian Charter Township, Ingham County, Michigan.

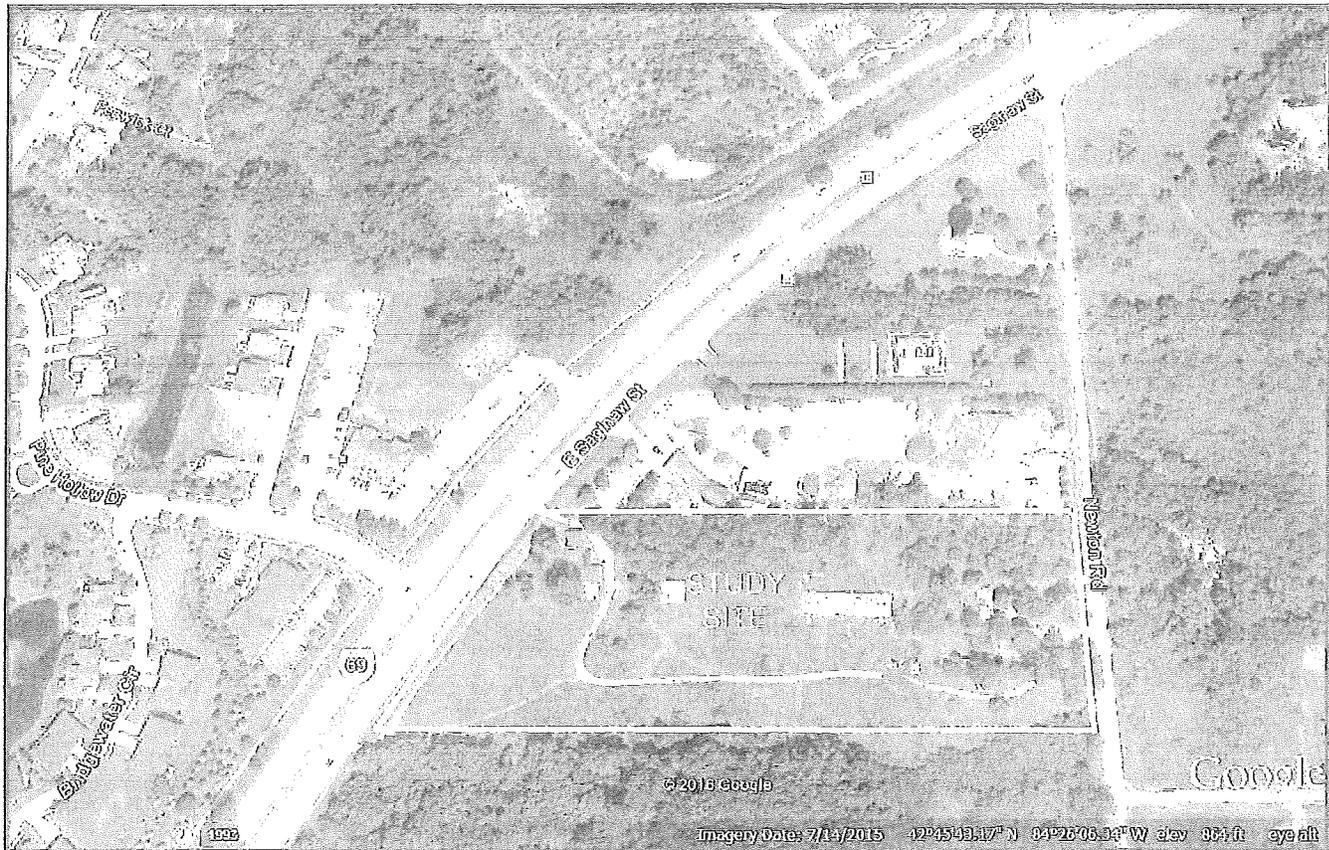
The trip generation for the existing zoning was based on the largest trip generators allowed under the Professional Office (PO) zoning, Commercial (C-2), Multi-Family Residential (RD) and the Residential (RA) zoning. The trip generation for future zoning was determined by the largest trip generator use allowed under the proposed Multi-Family Residential (RD) zoning category for the west 7.16 acres which fronts onto Saginaw Highway with the Special Use Permit per Meridian Charter Township standards, and the trip generation for the east 4.04 acres, which will front onto Newton Road, will be determined under the standard RD zoning criteria.

The traffic analysis consists of the following items:

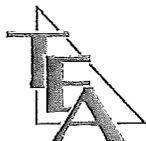
- Comparison of trips being generated with the existing zonings versus the requested new Multi-Family Residential (RD) zoning.
- Discussion of any potential sight distance issues.

This study was conducted in accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, and the Meridian Charter Township Zoning Ordinance.





Aerial Photo



EXISTING CONDITIONS

Saginaw Highway is a northeast to southwest highway at the proposed site, and is a four-lane, with a grass boulevard, paved roadway with paved shoulders. There is a concrete sidewalk along the north side. Saginaw Highway is under the jurisdiction of the Michigan Department of Transportation (MDOT). The posted speed limit is posted 55 MPH.

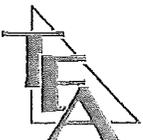
Newton Road is a gravel road with no ditches or sidewalks. Newton Road is under the jurisdiction of the Ingham County Department of Roads. The roadway is not posted; therefore it is assumed that the prima facie speed limit is 55 MPH.

LAND USE

The project site currently has three (3) rental residential single family houses. Surrounding land uses consists of commercial to the immediate north, vacant property to the south, residential to the west across Saginaw Highway and scattered residential along Newton Road.

SURROUNDING ZONING

The surrounding zoning consists of Commercial (C-2) to the south, Residential (RR) to the north, Professional Office (PO) and Multi-Family Residential (RDD) on the north side of Saginaw Highway. There is Residential (RAA) on the east side of Newton Road.



TRAFFIC GENERATION

In order to determine the use that would generate the maximum number of vehicle trips under Professional Office (PO), this study used the Meridian Township guidelines of 10,000 square feet of floor space for every 31,812 square feet of property as being the maximum square footage (footprint) of a building that can be built on a site zoned PO (Professional Office). The property which is currently zoned PO (Professional Office), consists of a total of 1.81 acres, which is equivalent to 78,844 square feet. Using the township guidelines, the maximum footprint under this zoning category would be approximately 24,784 square feet.

Trip generation rates were derived from the ITE TRIP GENERATION MANUAL (9th edition). General Office Building (ITE Code 710) was selected to represent the existing zoning category, Professional Office (PO), for trip generation of the maximum building size of 24,784 square feet. The ITE description of General Office Building is as follows:

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers and tenant services, such as a bank or savings and loan institution, a restaurant or cafeteria and service retail facilities.

The maximum building size estimate for Commercial (C-2) zoning is different from Professional Office (PO). The Meridian Township guideline for the maximum building footprint for C-2 zoning is a 5 to 1 ratio, or 20% of the total acreage. Using this guideline, the maximum building footprint for the existing 4.88 acres zoned C-2 that has frontage along Saginaw Highway would be 42,515 square feet.

Supermarket (ITE Code 850) was selected to represent the proposed zoning category, Commercial (C-2), for trip generation of the maximum building size of 42,515 square feet. The ITE description of Supermarket is as follows:

Supermarkets are free-standing retail stores selling a complete assortment of food, food preparation and wrapping materials, and household cleaning items. Supermarkets may also contain the following products and services: ATMs, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies and video rental areas.

The property which is currently zoned Residential (RA) consists of a total of 2.17 acres. Using Meridian Township guidelines, the maximum lot size per unit is 10,000 square feet. For the 2.17 acre parcel zoned RA, the maximum number of residential lots that could be built are 10 units.

The property which is currently zoned Residential (RD) consists of a total of 2.55 acres. Using Meridian Township guidelines of a maximum of 8 dwelling units per acre, the maximum number of dwelling units that could be built are 20 units for the 2.55 acre parcel zoned RD.



The ITE trip generation rates for Single-Family Detached Housing (Land Use Code 210) were selected as representing the 10 units of RA zoning and the 20 units of RD zoning. The ITE description of Single-Family Detached Housing is as follows:

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

The proposed property consists of a total of 11.2 acres, of which 7.16 acres is proposed to be rezoned to Multi-Family Residential (RD) with a request for a special use permit to allow more than dwelling 50 units. A Senior Housing development is proposed for this property that will have 102 dwelling units.

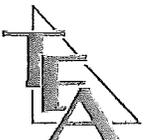
Assisted Living (ITE Code 254) was selected to represent the proposed zoning category for the proposed rezoning of 7.16 acres for Multi-Family Residential (RD), with a special use permit for more than 50 dwelling units, for the proposed 102 bed Senior Housing Assisted Living Center. The ITE description of Assisted Living is as follows:

Assisted living complexes are residential settings that provide either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. They commonly have separate living quarters for residents, and services include dining, housekeeping social and physical activities, medication administration and transportation. Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care-which is limited in nature-is not required.

The remaining 4.04 acres which front onto Newton Road will also be rezoned to RD; however, the special use permit for more than 50 dwelling units only applies to the 7.16 acres that fronts on Saginaw Highway. Given that the 4.04 acres will be standard RD zoning, it was estimated that approximately 32 units could be built. The ITE trip generation rates for Single-Family Detached Housing (Land Use Code 210) were selected as representing the 32 units of RD zoning.

The existing zoning trip generation is shown in Table 1, the proposed zoning trip generation is shown in Table 2, and the comparison of trip generation between the existing zoning and the proposed zoning is summarized in Table 3.

Based on this data, it is projected that the proposed rezoning (RD) with a special use permit for higher density for the west 7.16 acres, and the normal RD zoning for the east 4.04 acres will generate lower traffic volumes than the combination of the current zoning by 199 vehicle-trips in the AM peak hour, 479 vehicle-trips in the PM peak hour and with a lower difference in the weekday volume of 4,503 trips.



**Table 1
Existing Traffic Generation Summary**

	Existing Zoning (C-2)	Existing Zoning (PO)	Existing Zoning (RD)	Existing Zoning (RA)	Existing Zoning Traffic Volumes
ITE Code	Supermarket (850)	General Office Building (710)	Single-Family Residential (210)	Single - Family Residential (210)	
Size	42,515	24,784	20 Units	10 Units	
AM Peak Hour Trips	145	63	24	17	249
In	90	55	6	4	155
Out	55	8	18	13	94
PM Peak Hour Trips	403	106	25	13	547
In	206	18	16	8	248
Out	197	88	9	5	299
Weekday Daily Trips	4,347	455	239	126	5,167



Table 2
Proposed Traffic Generation Summary

	Proposed Zoning (RD) Special Use Permit	Proposed Zoning (RD)	Proposed Zoning Traffic Volumes
ITE Code	Assisted Living (254)	Single-Family Residential (210)	
Size	102 Beds	32 Units	
AM Peak Hour Trips	18	32	50
In	12	8	20
Out	6	24	30
PM Peak Hour Trips	30	38	68
In	15	24	39
Out	15	14	29
Weekday Daily Trips	296	368	664

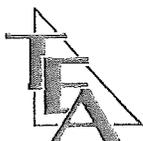
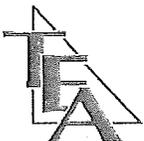


Table 3
Traffic Generation Summary
Between Existing and Proposed Zoning

	Existing Zoning	Proposed Zoning	Difference in Zoning Traffic Volumes
AM Peak Hour Trips	249	50	-199
In	155	20	-135
Out	94	30	-64
PM Peak Hour Trips	547	68	-479
In	248	39	-209
Out	299	29	-270
Weekday Daily Trips	5,167	664	-4,503

The above traffic generation comparison for the requested rezoning of the 11.2 acres was conducted with the assumption that the west 7.16 acres would have the special use permit approved in order to build the proposed Senior Housing complex. However, if the entire 11.2 acres is approved for rezoning from the existing to the requested Multi-Family Residential (RD) without the special use permit, it was estimated that approximately 89 residential units could be built. The ITE trip generation rates for Single-Family Detached Housing (Land Use Code 210) were selected as representing the 89 units of RD zoning which would generate 72 vehicle trips during the AM peak hour, 95 vehicle trips during the PM peak hour and a weekday total of 943 vehicle trips.

Although the total trip generation will be higher for the 11.2 acres without the special use permit approval for the west 7.16 acres, the total trips generated under the RD zoning will still be much less than the trip generation with the combined existing zoning.



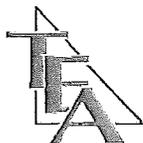
SIGHT DISTANCE

There does not appear to be any sight distance issues with the property on Saginaw Highway or Newton Road; however, as the driveway locations have yet to be determined, the sight distance should be reviewed again when the driveway locations are identified.

CONCLUSIONS

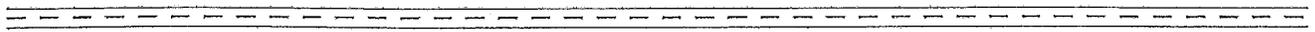
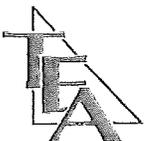
A summary of the findings of this study are listed as follows:

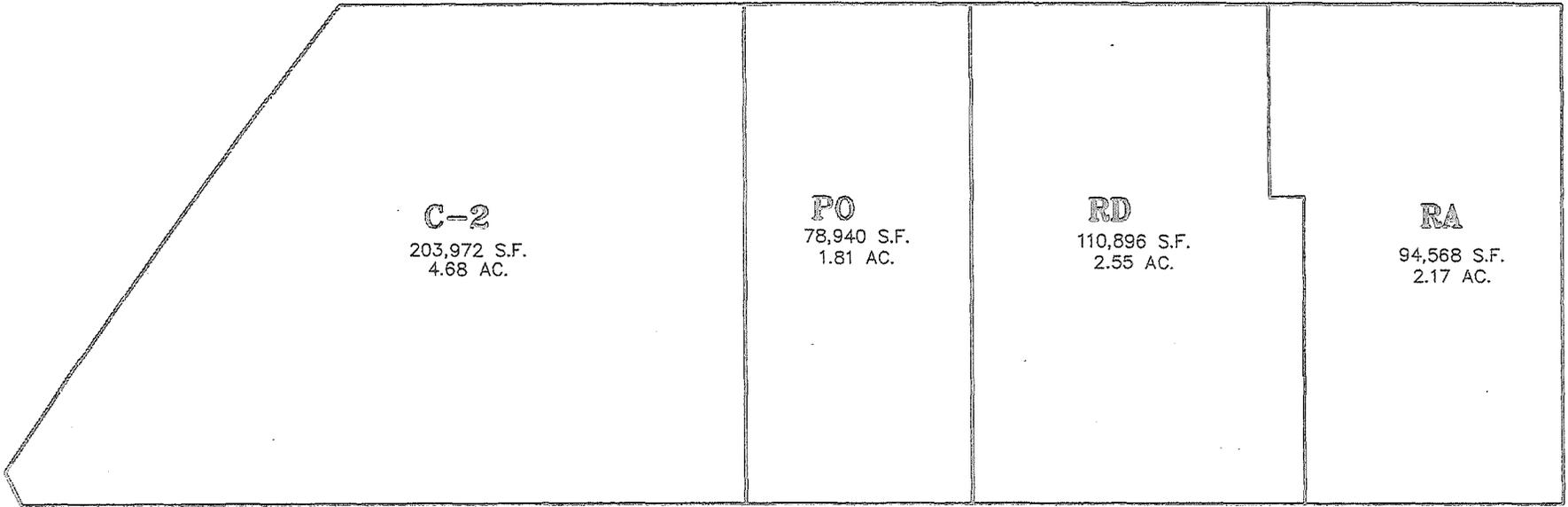
- The traffic volumes generated by the proposed rezoning category, Multi-Family Residential (RD) with a special use permit for the west 7.16 acres and the standard RD zoning for the east 4.04 acres will be much lower than the combined existing zoning categories, Professional Office (PO), Commercial (C-2), Single Family Residential (RA) and Multi-Family Residential (RD).



SUPPLEMENTAL

Site Survey
Existing Zoning Acreage





C-2
203,972 S.F.
4.68 AC.

PO
78,940 S.F.
1.81 AC.

RD
110,896 S.F.
2.55 AC.

RA
94,568 S.F.
2.17 AC.

RESOLUTION TO APPROVE RD

**Rezoning #16010
PVL Investments, LLC
2267 BL-69, 6217 and 6219 Newton Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of March, 2016, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, PVL Investments, LLC initiated a rezoning of approximately 8.66 acres at 2267 BL-69, 6217 Newton Road and 6219 Newton Road from C-2 (Commercial), PO (Professional and Office) and RA (Single Family Residential) to RD (Multiple Family, 8 units per acre); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on March 14, 2016; and

WHEREAS, the Planning Commission reviewed the staff material provided under cover of memorandum dated March 9, 2016; and

WHEREAS, the subject site is designated in the Residential 1.25-3.5 units per acre future land use category; and

WHEREAS, RD (Multiple Family Residential) zoning is more compatible with the future land use designation than the current zoning of C-2 and PO; and

WHEREAS, the proposed zoning would result in a logical and orderly development pattern providing a transition between commercial uses to the north, and Forest Grove Land Preserve to the south and residential to the east; and

WHEREAS, the applicant's traffic assessment shows the RD district uses will significantly reduce the number of trips compared to the existing zoning; and

WHEREAS, public water and sewer are available to serve the site.

Now therefore, be it resolved the Planning Commission of the Charter Township of Meridian hereby recommends approval of Rezoning #16010 to rezone approximately 8.66 acres from C-2 (Commercial), PO (Professional and Office) and RA (Single Family Residential) to RD (Multiple Family, 8 units per acre).

ADOPTED: YEAS: _____

NAYS: _____

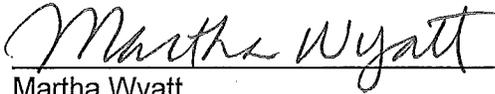
STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of March, 2016.

John Scott-Craig
Planning Commission Chair

MEMORANDUM

TO: Planning Commission

FROM: 
Martha Wyatt
Associate Planner/Landscape Architect

DATE: March 11, 2016

RE: MUPUD #15024 (T.A. Forsberg, Inc. & WestPac Michigan), request to develop a mixed use planned unit development in Section 33 (north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway)

The Planning Commission held a second public hearing on February 22, 2016 to review the revised plans for the request from T.A. Forsberg, Inc. and WestPac Michigan to establish a mixed use planned unit development (MUPUD) commonly referred to as Okemos Pointe. The revised plans at that time showed 21 buildings totaling approximately 467,800 square feet in size, with 354 apartment units. The project site is approximately 37.29 acres in size.

A special use permit (SUP #15101) is also required for a building or group of buildings greater than 25,000 square feet in gross floor area; it is being processed concurrently with the MUPUD. The Planning Commission will make recommendations to the Township Board on both requests.

Since the public hearing the applicant has provided a revised phasing plan showing two phases for the project instead of three phases as previously shown. The applicant has also modified the total number of apartment units from 354 units to a maximum of 394 units to allow flexibility in the apartment unit mix as a way to respond to the market demand. The buildings are designed so that a 3-bedroom apartment unit could be converted into two separate apartment units comprised of one 1-bedroom and one 2-bedroom apartment units. This conversion would be feasible for the end units of each of the 19 apartment buildings and the top floor of the mixed use building. The overall density with 394 units equates to 10.56 dwelling units per acre, which is consistent with REZ #15010, allowing a maximum density of no more than more than 18 units per acre. The overall square footage of all buildings remains the same, approximately 467,800 square feet.

The applicant noted a wetland use permit application will be submitted to run concurrent with the review of the mixed use project by the Township Board. A portion of a regulated wetland located in the northeast corner of the site will be filled and a wetland mitigation area is proposed in the same general area.

Regarding proposed work in the 100-year floodplain, plans have not been finalized by the Ingham County Drain Commissioner's office (ICDC) for improvements to the Smith Drain, specifically for areas on the subject site. It is likely a separate application and review process will be required for work in the 100-year floodplain of the Smith Drain, similar to the proposed improvements to the Smith Drain north of the subject site (Special Use Permit #16041 and Wetland Use Permit #16-01). Based on the phasing plan submitted by the applicant it appears improvements to the Smith Drain will occur in Phase 2, such as enclosing a portion of the drain, and may be considered part of the Smith Drain improvement project.

MUPUD #15024 (T.A. Forsberg, Inc. & WestPac Michigan)
Planning Commission (3/11/16)
Page 2

It is unclear at this time who the applicant will be or what permits and approvals will be required for work in the floodplain specific to the Okemos Pointe project. The applicant noted he is meeting with the ICDC on Friday March 11, 2016 and may have additional information available at the Planning Commission meeting on March 14, 2016.

On another topic the applicant has explained the Phase 2 Environmental Site Assessment (ESA) report is not finalized at this time. Once the report is completed and it is determined site remediation is required, the applicant can decide if he will pursue reimbursement for the remediation expenses through the brownfield program, or cover the costs himself. If the applicant chooses the brownfield option, he will then submit the brownfield plan to the Ingham County Brownfield Authority (BRA) for their review and decision. After that the approval process for the brownfield remediation plan requires a public hearing at the municipality where the project is located, approval by the Township Board, and approval by the County Board of Commissioners.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial. The attached resolution recommends approval with conditions for Mixed Use Planned Unit Development #15024.

Attachments

1. Resolution to Approve
2. Revised Phasing Plan, prepared by KEBS, Inc, dated March 8, 2016

RESOLUTION TO APPROVE

**Mixed Use Planned Unit Development #15024
(T.A. Forsberg, Inc. and WestPac Michigan)
Jolly Road, Jolly Oak Road and Farrins Parkway**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of March, 2016 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, T.A. Forsberg, Inc. and WestPac Michigan have submitted a request to establish an approximate 467,800 square foot mixed use planned unit development north of Jolly Road, west of Jolly Oak Road and north of Farrins Parkway, consisting of 19 apartment buildings and one mixed use building with studio, one, two, and three bedroom apartment units for a total of not more than 394 apartment units, and the existing buildings at 2398 Jolly Road and 2362 Jolly Oak Road, on an approximate 37.29 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 10, 2015 and a second public hearing on February 22, 2016 and has reviewed and discussed staff material forwarded under staff memoranda dated August 7, 2015 and February 19, 2016; and

WHEREAS, the subject site is conditionally zoned C-2 (Commercial), with a voluntary offer of a condition limiting development to a mixed use planned unit development with a restriction of no more than 18 dwelling units per acre as allowed under the density bonus provisions in the mixed use planned unit ordinance; and

WHEREAS, the proposed density is a maximum of 10.56 dwelling units per acre; and

WHEREAS, the C-2 zoning district allows for a mixed used planned unit development; and

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

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

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

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

**Resolution to Approve
MUPUD #15024 (T.A. Forsberg, Inc. and WestPac Michigan)
March 11, 2016
Page 2**

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #15024, subject to the following conditions:

1. The recommendation for approval is based on the Cover Sheet, Site and Utility Plans (North and South), and Amenities Plan, prepared by KEBS, Inc., dated January 25, 2016; and the Revised Phasing Plan, prepared by KEBS, Inc., dated March 8, 2016, subject to revisions as required.
2. The recommendation for approval is based on the building elevations for the apartment buildings prepared by Zehren and Associates, Inc., dated June 12, 2015; and building elevations for the mixed use building prepared by Zehren and Associates, Inc. dated January 21, 2016; and the schematic building elevations for the proposed remodeled warehouse/commercial building, prepared by FUN Architecture, and received by the Township on January 25, 2016, subject to revisions as required. Building materials (type of materials and percentage of each material) for the apartment buildings, mixed use building and converted warehouse/commercial building shall be consistent with the products shown on the aforementioned elevation drawings.. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.
3. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
4. Approval of MUPUD #15014 (T.A. Forsberg, Inc. and WestPac Michigan) shall be contingent on the approval of Special Use Permit (SUP) #15101 (T.A. Forsberg, Inc., and WestPac Michigan).
5. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 10) and in the applicant's project summary: recycle center; Township pathway system; bike parking (total of 224 bike parking spaces including covered bike storage); public pocket parks; uncovered bike parking; public art; outdoor seasonal sales area; rehabilitation of a degraded site; 1st floor awnings and upper floor balconies; underground utilities; consolidation of multiple parcels into one parcel; bike repair station; foot and bicycle pathways and sidewalks that connect to the Township's pedestrian/bicycle pathway system; porches; public recreation; public cultural venues; outdoor gathering spaces for residents and public; and LED light fixtures for outdoor lighting.

**Resolution to Approve
MUPUD #15024 (T.A. Forsberg, Inc. and WestPac Michigan)
March 11, 2016
Page 3**

6. Waivers shall be granted from the Code of Ordinances as follows:
- a. Section 86-404(b)(3): The required side and rear yard setbacks for a building, parking, access drive, or other structure, is 100 feet from a residential district line or 60-foot setback shall be required if with a double row of interlocking conifer trees is provided in addition to general screening standards. Waivers are requested as follows:

<u>Building/carport/parking lot</u>	<u>Proposed setback</u>
F3	47 feet
M1	50 feet
M2	90 feet*
M3	90 feet*
M7	94 feet*
P6	75 feet*
P7	55 feet
Carports (west of Bldg. F2)	35 feet
Carports (north of Bldg. P7)	15 feet
Carports (south of Bldg. M1)	17 feet
Parking area (south of Bldg. F3)	45 feet

*If a double row of interlocking conifer trees are provided the required 60 foot setback would be met.

- b. Section 86-402(1)a.: The required front yard setback from Jolly Oak Road is 25 feet from the street right-of-way. A waiver of 9 feet is requested for Building M10 to be located 16 feet from street right-of-way.
- c. Section 86-756(14): The required setback for a parking area is 15 feet and the proposed parking area south if the warehouse (2362 Jolly Oak Road) is 9 feet at it is closest point from the south property line, for a waiver of 6 feet.
- d. Section 86-755: The minimum required number of parking spaces is 945 parking spaces, which includes a 10% reduction when bicycle parking is provided. The plan shows a total of 866 parking spaces (which does not include the 12 on-street parking spaces on Jolly Oak Road), for a waiver of 79 parking spaces.
7. Three percent of the apartment units shall be designated as affordable housing units for residents with income below 80 percent of the median income for the area.
8. The project shall be constructed in two phases. Each phase shall include a commercial building, which is the use permitted by right in the C-2 (Commercial) district.
9. Future site plans shall show wetlands associated within the Smith Drain, the top of the bank of the Smith Drain, and floodplain elevations for the entire project area.

**Resolution to Approve
MUPUD #15024 (T.A. Forsberg, Inc. and WestPac Michigan)
March 11, 2016
Page 4**

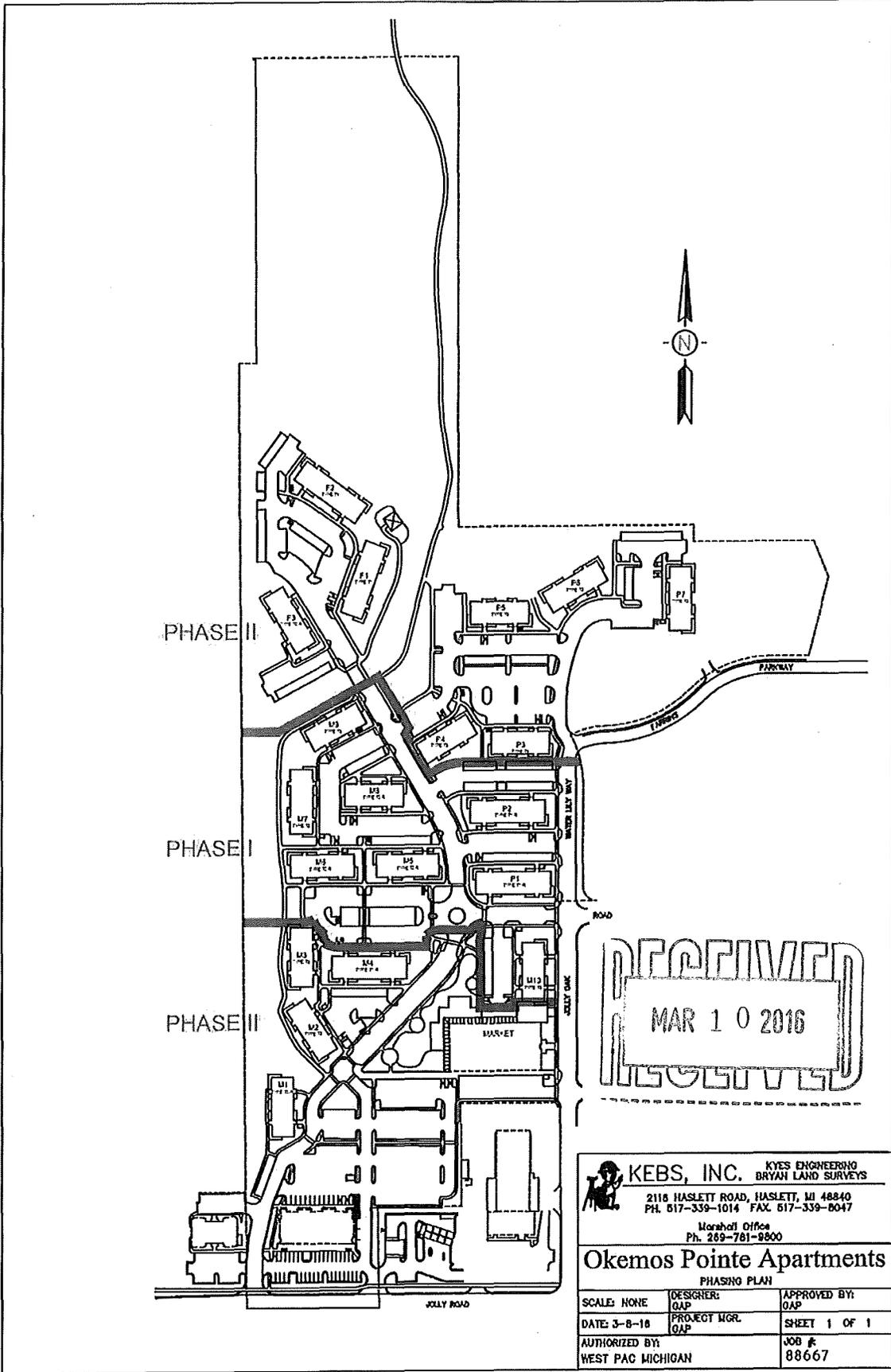
10. The applicant shall secure all applicable approvals from the Ingham County Brownfield Redevelopment Authority (BRA), Meridian Township Board, and Ingham County Board of Commissioners for a Brownfield Remediation Plan, as necessary.
11. Any work in the 100-year floodplain shall require separate applications, reviews, permits, licenses, and approvals from all applicable agencies and governing entities such as the Township, the Michigan Department of Environmental Quality (MDEQ), the Ingham County Drain Commissioner's office (ICDC) and the Federal Emergency Management Agency (FEMA), as necessary. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning & Development.
12. The applicant shall apply for and receive all applicable approvals and permits from the Township and MDEQ for any work in a regulated wetland including filling a wetland or drainage into or out of a regulated wetland. Copies of all permits and approvals shall be submitted to the Director of Community Planning and Development.
13. Any future building additions or expansions to the buildings will require modification to the MUPUD #15024 and SUP #15101.
14. Unless the building elevations are revised, the applicant will be required to receive a variance from the Zoning Board of Appeals for non-compliance with Section 86-440(f)(2)b.2., stating, "Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the façade," Section 86-440-(f)(1)b., stating, "Maximum building height shall be no higher than 45 feet," and Section 86-440(f)(2)b.4., stating, "Windows shall cover no less than 50 percent of nonresidential street level facades."
15. Truck standing, loading and unloading spaces shall be provided for the proposed commercial buildings, or a variance from the Zoning Board of Appeals is required.
16. Apartments may be occupied by a family, or, no more than two unrelated persons may occupy the one and two bedroom units and no more than three unrelated persons may occupy the three bedroom units.
17. All utility service distribution lines shall be installed underground.
18. The final design of the recycling enclosure shall be subject to the approval of the Director of Community Planning and Development.
19. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, enclosed bicycle parking facilities, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
20. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.

**Resolution to Approve
MUPUD #15024 (T.A. Forsberg, Inc. and WestPac Michigan)
March 11, 2016
Page 6**

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of March 2016.

John Scott-Craig, Chair
Planning Commission

G:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15024 (Okemos Pointe)\staff reports\mupud 15024 pc3 res approve



RECEIVED
 MAR 10 2016
 RECEIVED

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 617-339-1014 FAX 617-339-8047
 Marshall Office
 Ph. 269-781-8800

Okemos Pointe Apartments

PHASING PLAN		
SCALE: NONE	DESIGNER: GAP	APPROVED BY: GAP
DATE: 3-8-18	PROJECT MGR. GAP	SHEET 1 OF 1
AUTHORIZED BY: WEST PAC MICHIGAN	JOB #: 88667	

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Martha Wyatt
Associate Planner/Landscape Architect

DATE: March 11, 2016

RE: Special Use Permit #15101 (T.A. Forsberg, Inc, and WestPac Michigan), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area.

The Planning Commission held a second public hearing for Special Use Permit (SUP) #15101 on February 22, 2016 in conjunction with Mixed Use Planned Unit Development (MUPUD) #15024, to review revised plans for the mixed use project known as Okemos Pointe.

The 37.29 acre site includes 21 buildings, totaling approximately 467,800 square feet. A special use permit is being requested by the applicant to construct a group of buildings totaling more than 25,000 gross square feet.

Additional information on the project is provided in the staff memorandum for MUPUD #15024, dated March 11, 2016.

Planning Commission Options

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for a structure of group of structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution to approve is attached.

Attachment

1. Resolution to approve
2. Special use permit review criteria

RESOLUTION TO APPROVE

SUP #15101

**(T.A. Forsberg, Inc. and WestPac Michigan)
Jolly Road, Jolly Oak Road and Farrins Parkway**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 14th day of March 2016 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, T.A. Forsberg, Inc. and WestPac Michigan have submitted a request to establish an approximate 467,800 square foot mixed use planned unit development north of Jolly Road, west of Jolly Oak Road and north of Farrins Parkway, consisting of 19 apartment buildings and one mixed use building with studio, one, two, and three bedroom apartment units for a total of not more than 394 apartment units, and the existing buildings at 2398 Jolly Road and 2362 Jolly Oak Road, on an approximate 37.29 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 10, 2015 and a second public hearing on February 22, 2016 and has reviewed and discussed staff material forwarded under staff memoranda dated August 7, 2015 and February 19, 2016; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial) which permits the development of buildings greater than 25,000 square feet in floor area by special use permit; and

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

WHEREAS, the approximately 467,800 square feet of building area has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from approximately 467,800 square feet of building area to be used for commercial uses including a mixed use building and 19 apartment buildings with a total of not more than 394 apartment units; and

WHEREAS, the approximate 37.29 acre site meets the minimum lot area and lot width requirements of the C-2 (Commercial) district; and

WHEREAS, the proposed development on the subject site will be served by public water and sanitary sewer.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #15101 (T.A.

Sec. 86-126. Review criteria.

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

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

(Code 1974, § 81-3.2(F))

Sec. 86-127. Conditions.

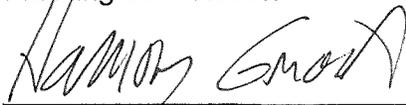
The planning commission may require additional conditions, beyond those specified for the particular special use in this chapter, necessary to accomplish the purposes and intent of this chapter as follows:

- (1) Site conditions including, but not limited to, the following:
 - a. Special yards, open spaces, or buffers.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Harmony Gmazel, AICP
Associate Planner

DATE: March 11, 2016

RE: Rezoning #16-14060 (Meridian Hospitality, LLC), request to amend the conditions of Rezoning #14060 (Boomer, LLC).

On February 22, 2016, the Planning Commission held the public hearing regarding Meridian Hospitality, LLC's request to amend Rezoning #14060 (Boomer Group, LLC), by removing the term "all-suites" from the August 19, 2014 approved conditional rezoning as applicable to 2350 Jolly Road.

Planning Commissioners commented the amendment will not significantly alter the intent of the condition placed on REZ #14060. Commissioners also commented that development at the site should remain in a three- year time frame as added by the Township Board in 2014.

Per the attached resolution, the amended condition will now read:

"conditioned on limiting development on the site to a hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning and reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced. A corresponding use district is established for the above described properties."

Planning Commission Options

The Planning Commission may recommend approval or denial of the request or it may recommend. A resolution to recommend approval has been provided.

RESOLUTION TO APPROVE

**Rezoning #16-14060
Meridian Hospitality, LLC
2350 Jolly Oak Dr. Okemos**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of March, 2016, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Meridian Hospitality, LLC requested an amendment to Rezoning #14060 (Boomer Group, LLC), to remove the term "all-suites" from the condition approved by the Township Board on August 19, 2014 to rezone 2350 Jolly Oak Road from PO (Professional and Office) to C-2 (Commercial) that read: "conditioned on limiting development on the site to an all-suites hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced"; and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its February 22, 2016 meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated February 17, 2016 and March 11, 2016; and

WHEREAS, amending the condition of rezoning of the subject site by removing the term "all-suites" is consistent with the existing C-2 (Commercial Zoning) of the site and the character of the area; and

WHEREAS, the use complements and provides a customer base for surrounding commercial service uses; and

WHEREAS, public utilities and services are in place to serve the site; and

WHEREAS, the amended condition will continue to result in a logical and orderly development pattern for the site and surrounding area into the future.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16-14060 amending the condition of Rezoning #14060 (Boomer Group, LLC) to read: "conditioned on limiting development on the site to a hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances

**Resolution to Approve
Rezoning #16-14060 (Meridian Hospitality, LLC)
Page 2**

for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced.”

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of March, 2016.

John Scott-Craig
Planning Commission Chair

MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Associate Planner

DATE: March 8, 2016

RE: MUPUD Concept Plan – MARC/former Central Fire Station redevelopment

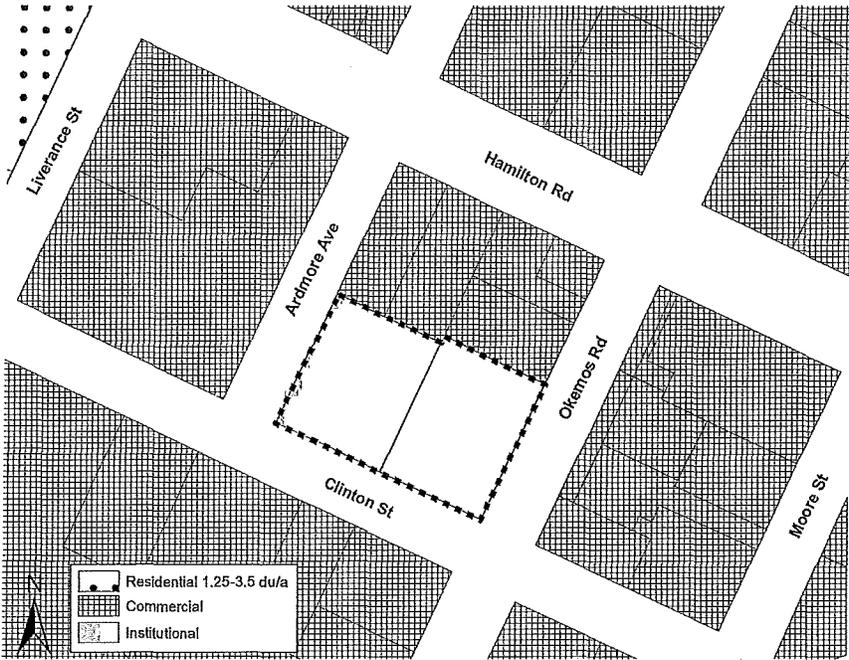
The mixed use planned unit development (MUPUD) ordinance includes a provision for an applicant to submit a concept plan for concurrent review by the Planning Commission and Township Board. The review provides both the Planning Commission and Township Board an opportunity to offer comments and suggestions on the project design prior to formal MUPUD application. The review is informal; therefore a public hearing and associated noticing are not required.

Property owner Evergreen Companies submitted a concept plan for a mixed use project on property located at the northwest corner of Okemos Road and Clinton Street. The properties are addressed as 4675 Okemos Road and 2150 Clinton Street. Evergreen Companies proposes to develop the property as a mixed use planned unit development (MUPUD). The overall project site is approximately 1.0 acre in size.

The concept plan presented by the applicant shows an approximate 3,779 square foot addition to the existing 3,039 square foot MARC building, along with an additional 1,623 square foot covered patio addition. The building additions include an area for dining, kitchen space, entryway, and deliveries. A Tavern and Tap restaurant will occupy the renovated MARC building. The concept plan also shows a Phase 2 development of an 18 unit multiple family structure with parking below. No timeline for the construction of Phase 2 is identified.

Some features of the concept plan include the closing of one existing curb cut on Okemos Road, a covered bicycle parking area in Phase 2, and bicycle parking spaces along Okemos Road. The developer has preliminarily indicated the area of the site planned for the multiple family structure will be used as surface parking until Phase 2 is constructed.

FUTURE LAND USE MAP



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

ZONING MAP



The project area is located in the C-2 (Commercial) zoning district.

Utilities

Both public sewer and water are available to serve the proposed development.

Floodplain and Wetlands



The project area is located near the Red Cedar River, which has both floodplain fringe and floodway. Floodplain does not extend onto the project site. There are no wetlands on the site.

Project Analysis

The applicant is proposing to develop the site using the mixed use planned unit development (MUPUD) process. A MUPUD is permitted in the C-2 (Commercial) zoning district when public water and sewer is available. The concept plan shows a total of 18 residential units spread over approximately 1.0 acre, resulting in an overall residential density of 18 dwelling units per acre (du/a). A MUPUD is allowed up to 18 du/a when offering four or more amenities.

Under traditional zoning the total parking requirements for the project is 194 spaces, which includes both the restaurant and future apartment building. There are 63 parking spaces provided on the concept plan. The MUPUD ordinance allows for flexibility on parking requirements, so the final parking requirement will be decided during formal review by the Township Board. A reduction of required automobile parking spaces for providing bicycle parking spaces will also be considered.

**Concept Plan Review – MARC/former Central Fire Station
Planning Commission (3/14/16)
Page 4**

The concept plan was reviewed by the Economic Development Corporation on March 3, 2016 and the Downtown Development Authority (DDA) on March 7, 2016. The applicant will present the concept plan to the Township Board on March 15, 2016. If the applicant decides to move ahead with the project a formal public hearing will be scheduled with the Planning Commission and required public notices will be sent out. In a MUPUD the Planning Commission makes a recommendation on the project and the Township Board makes the final decision.

Planning Commission Option

The Planning Commission may comment and/or offer suggestions on the project design.

Attachment

1. Preliminary site plans and rendering.

THESE ILLUSTRATIONS ARE PRELIMINARY. NO CONSTRUCTION SHALL BE UNDERTAKEN WITHOUT THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED OR FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PRELIMINARY
NOT FOR
CONSTRUCTION

02/22/16

CLIENT REVIEW
12/17/15

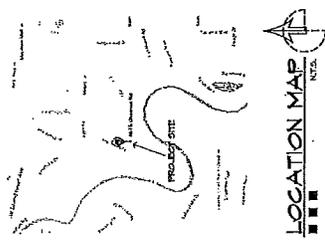
PROJECT INFO
 ADDRESS: 2190 CLINTON, 4075 OXENOR RD
 ZONING: RD 4, C2
 PROPOSED CONDITION OF PARCELS 4, REVISIONS ALL TO C-3 -
 REDEVELOP UNDER MIXED-USE PDZ.
 PROJECT INCLUDES:
 PHASE 1 - MULTI-FAMILY
 PHASE 2 - 10 UNIT 2.2, 2.3, 4.0
 PHASE 3 - 10 UNIT 2.2, 2.3, 4.0
 100% - ALL PHASES BEGINS BEFORE THOMP. RESOLUTION
 75% SPACE PROVIDED



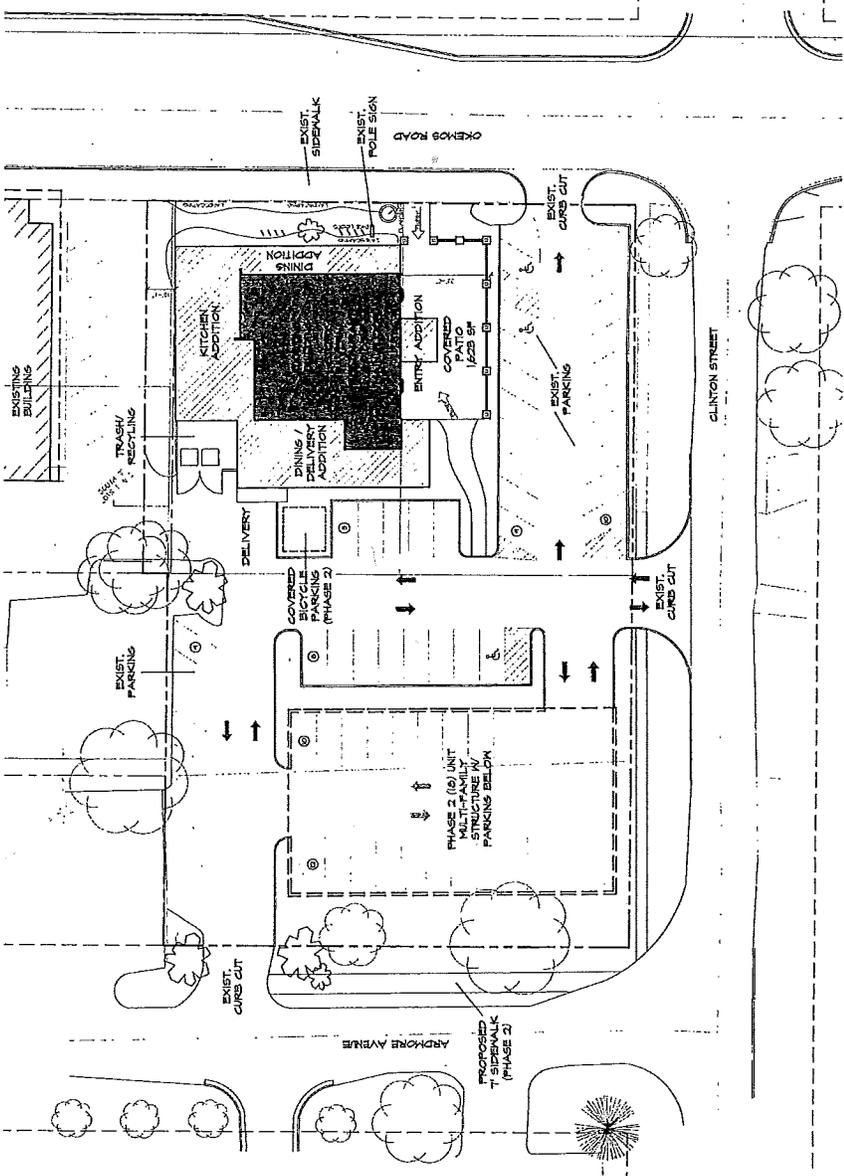
STUDIO INTRIGUE ARCHITECTS
 110 E ALLEGAN STREET
 LAUGNS, MI 48933

PROJECT: BAR/RESTAURANT RENDY, EXIST BLDG
 CLIENT: EVERGREEN COMPANIES
 110 E ALLEGAN STREET
 LAUGNS, MI 48933

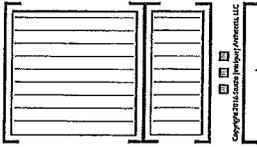
PROJECT NUMBER: 15.151
 DATE: A-001



FEB 22 2016



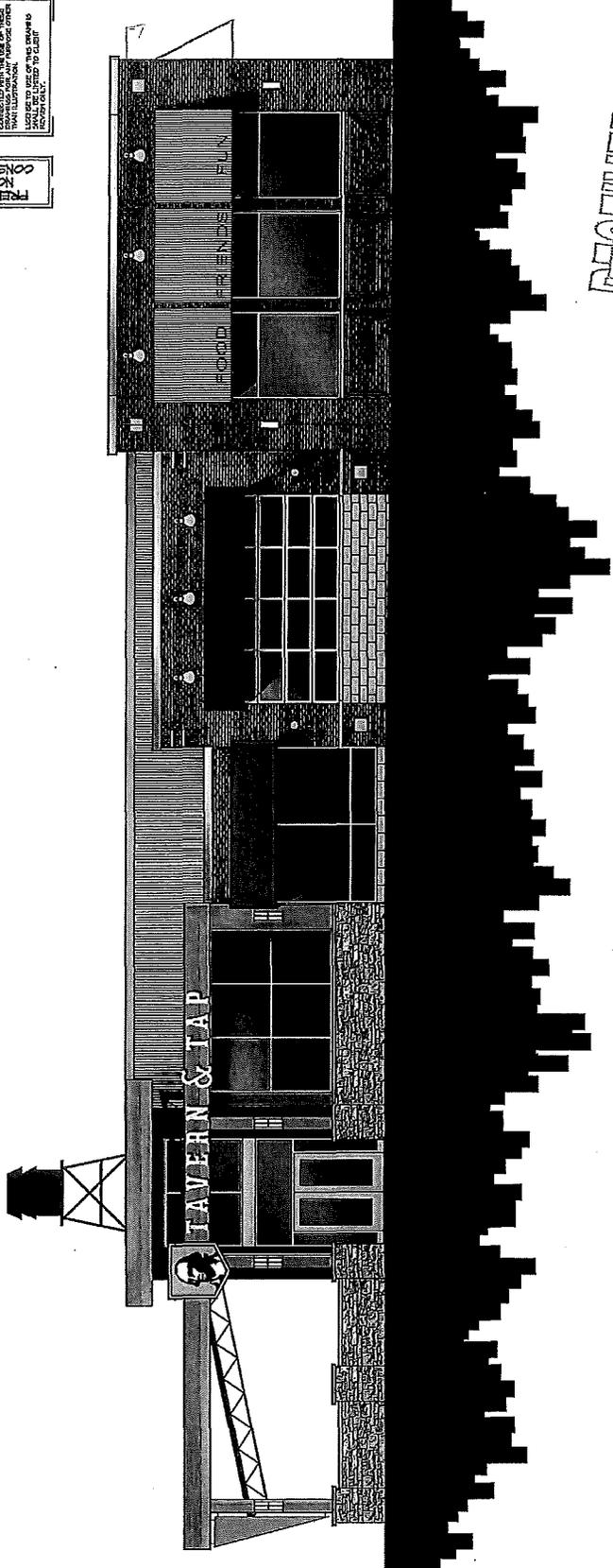
GRAPHIC SITE PLAN
 1" = 20' 0"



studio
 linthorst
 ARCHITECTS
 475 OAKMAN ST. #200
 ANN ARBOR, MI 48106-1503
 TEL: 734.769.1100
 FAX: 734.769.1101
 WWW.STUDIO-LINTHORST.COM

THESE ELEVATIONS AND ARCHITECTURAL DETAILS
 HAVE BEEN PREPARED BY THE ARCHITECT
 FOR THE ARCHITECT'S CLIENT AND ARE NOT
 TO BE USED FOR ANY OTHER PROJECT OR
 PURPOSE WITHOUT THE WRITTEN CONSENT
 OF THE ARCHITECT. THE ARCHITECT
 ASSUMES NO LIABILITY FOR ANY DAMAGE
 OR INJURY TO PERSONS OR PROPERTY
 ARISING FROM THE USE OF THESE
 ELEVATIONS AND ARCHITECTURAL DETAILS
 UNLESS SUCH DAMAGE OR INJURY IS
 CAUSED BY THE ARCHITECT'S NEGLIGENCE.
 DATE: FEBRUARY 22, 2016

PRELIMINARY
 NOT FOR
 CONSTRUCTION



PROJECT THE TAP RESTAURANT RENOV. EXIST. BLDG.	ARCHITECT STUDIO LINTHORST ARCHITECTS 475 OAKMAN ST. ANN ARBOR, MI 48106	OWNER EVERGREEN COMPANIES 110 E ALLEGAN STREET LANSING, MI 48226	PROJECT NUMBER 15.151	SHEET A-300
--	--	--	--------------------------	----------------

FEB 22 2016

EAST ELEVATION