



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
September 20, 2023 6:30 pm

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1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. August 16, 2023
4. COMMUNICATIONS
  - A. Angela Rojas-Dedenbach, 6343 Quail St. RE: ZBA #23-08
  - B. Tony Schmidt, 6200 W. Reynolds Rd. RE ZBA #23-09
5. UNFINISHED BUSINESS
6. NEW BUSINESS

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

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

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

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

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

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

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

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

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

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION 2023 -DRAFT-  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Wednesday, August 16th, 2023, 6:30 pm

PRESENT: Vice-Chair Koenig, Member Deschaine, Field-Foster, Trezise

ABSENT: Chair Mansour

STAFF: Director of Community Planning and Development Schmitt

1. CALL MEETING TO ORDER

Vice-Chair Koenig called the August 16<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:35pm. Vice-Chair Koenig called the roll of the Board. All board members present except for Chair Mansour.

2. APPROVAL OF THE AGENDA

**Member Trezise moved to approve the agenda for the August 16<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Deschaine.**

**VOICE VOTE YEAS: Vice-Chair Koenig, Members Deschaine, Field-Foster, Trezise**

**NAYS: None**

**Motion carried: 4-0**

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

**Member Field-Foster moved to approve the minutes from the July 19<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Deschaine.**

**VOICE VOTE YEAS: Vice-Chair Koenig, Members Deschaine, Field-Foster, Trezise**

**NAYS: None**

**Motion carried: 4-0**

4. COMMUNICATIONS

NONE

5. UNFINISHED BUSINESS

A. **ZBA CASE NO. 23-07 (Knob Hill Apartments, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912**

DESCRIPTION: 2300 Knob Hill Drive  
TAX PARCEL: 33-100-005  
ZONING DISTRICT: RC (Multiple Family, 14 d/u per acre)

The variance requested is to allow for the construction of an apartment building located at 2300 Knob Hill Drive.

**Member Deschaine moved to remove ZBA Case No. 23-07 from the table and act upon it during the August 16<sup>th</sup>, 2023 meeting. Seconded by Member Field-Foster.**

**VOICE VOTE                    YEAS: Vice-Chair Koenig, Members Deschaine, Field-Foster, Trezise**

**NAYS: None**

**Motion carried: 4-0**

Director Schmitt outlined the case to the Board.

Member Deschaine inquired if there have been cases where buildings have caught fire due to car fires, and if the proposed parking lot would be too close to the buildings.

Director Schmitt stated that not to his knowledge, and this is fairly standard for these structures.

Vice-Chair Koenig inquired if there were any other buildings within the 20ft set-back.

Director Schmitt stated that part of the development complies, while a part doesn't. He noted mostly around the edges of the lot are the non-compliance spots.

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

Vice-Chair Koenig and the Board stated Criteria one has been met.

Applicant Greg Sislo (4010 Sneaky Lane, Holt, MI) appeared before the Board and spoke on the case. He spoke on the improvements they are making to better assist the residents.

Member Field-Foster inquired about parking lot space.

Applicant Sislo stated that there are plenty of spaces, and they are also adding 40 EV charging stations.

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

Vice-Chair Koenig and the Board stated criteria two has been met.

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

Vice-Chair Koenig and the Board criteria three has been met.

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

Vice-Chair Koenig and the Board Criteria four has been met.

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

Vice-Chair Koenig and the Board stated criteria five has been met.

**Member Deschaine moved to approve the ZBA Case No. 23-07 (Knob Hill Apartments, LLC).  
Seconded by Member Field-Foster.**

**ROLL CALL VOTE      YEAS: Vice-Chair Koenig, Members Deschaine, Field-Foster, Trezise**

**NAYS: None**

**Motion carried: 4-0**

6. NEW BUSINESS  
NONE

7. OTHER BUSINESS  
NONE

8. PUBLIC REMARKS  
NONE

9. BOARD MEMBER COMMENTS  
NONE

10. ADJOURNMENT

**Vice-Chair Koenig adjourned the August 16<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.**

Meeting adjourned at 7:00pm.

**From:** [Angela Rojas-Dedenbach](#)  
**To:** [Keith Chapman](#)  
**Subject:** Zoning Board of Appeals#23-08 (6329 Milentz)  
**Date:** Tuesday, September 5, 2023 1:08:27 PM

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Hello Keith,  
This is to inform you that I am totally opposed to this request. This property owner has consistently tried to ignore the wetland boundaries. I believe it is very important to protect our Meridian Township wetlands. If approved, this proposal will harm our ecosystem. Thank you for allowing us neighbors to express our opinions.  
Angela

**Angela Rojas-Dedenbach**  
**6343 Quail St**  
**Haslett, MI 48840**  
**517-974-2672**

***"...remember.. dance the dance with loving grace..***  
***"La vida no es esperar a que pase la tormenta, es aprender a bailar bajo la lluvia..."***

# CHARTER TOWNSHIP OF MERIDIAN

Patricia Herring Jackson Supervisor  
Deborah Guthrie Clerk  
Phil Deschaine Treasurer  
Frank L. Walsh Manager



Courtney Wisinski Trustee  
Kathy Ann Sundland Trustee  
Marna Wilson Trustee  
Scott Hendrickson Trustee

August 30, 2023

**Re: Zoning Board of Appeals #23-09 (6261 E. Lake)  
6261 E. Lake Drive**

Dear Property Owner/Occupant:

This is to notify you that the Zoning Board of Appeals of the Charter Township of Meridian has scheduled a public hearing for Wednesday, September 20, 2023 regarding a variance request from Gary & Suzette Tyler. The meeting will begin at 6:30 p.m. in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI, 48864 (517.853.4560).

Gary & Suzette Tyler are proposing to construct a detached garage in the front yard located at 6261 E. Lake Drive.

Information related to the request is available for review at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, MI, 48864 (517.853.4560), between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Your comments may be made in writing addressed to Keith Chapman, Assistant Planner, 5151 Marsh Road, Okemos, Michigan, 48864, by email to [chapman@meridian.mi.us](mailto:chapman@meridian.mi.us), or at the public hearing.

If you have any questions, please contact me at (517) 853.4564 or email me at [chapman@meridian.mi.us](mailto:chapman@meridian.mi.us).

Sincerely,

Keith Chapman  
Assistant Planner

Thank you for this correspondence  
I support this variance request  
Gary R. Schmidt  
6800 W Reynolds  
Hastlett Mich  
48840

## VARIANCE APPLICATION SUPPLEMENT

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

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



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

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

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

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

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

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

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

#### **Attachments**

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

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

VARIANCE APPLICATION

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

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

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

Zoning Ordinance section(s) \_\_\_\_\_

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

Craig Skozylas  
Signature of Applicant

Craig Skozylas  
Print Name

7-30-2023  
Date

Fee: \$350.00

Received by/Date: [Signature]

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

\_\_\_\_\_  
Signature of Applicant(s)                                      Date

\_\_\_\_\_  
Signature of Applicant(s)                                      Date

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

## Variance Application Supplement

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

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

# PLOT PLAN

## BUILDING DETAIL PAGE

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

Soil Erosion Control Notes:

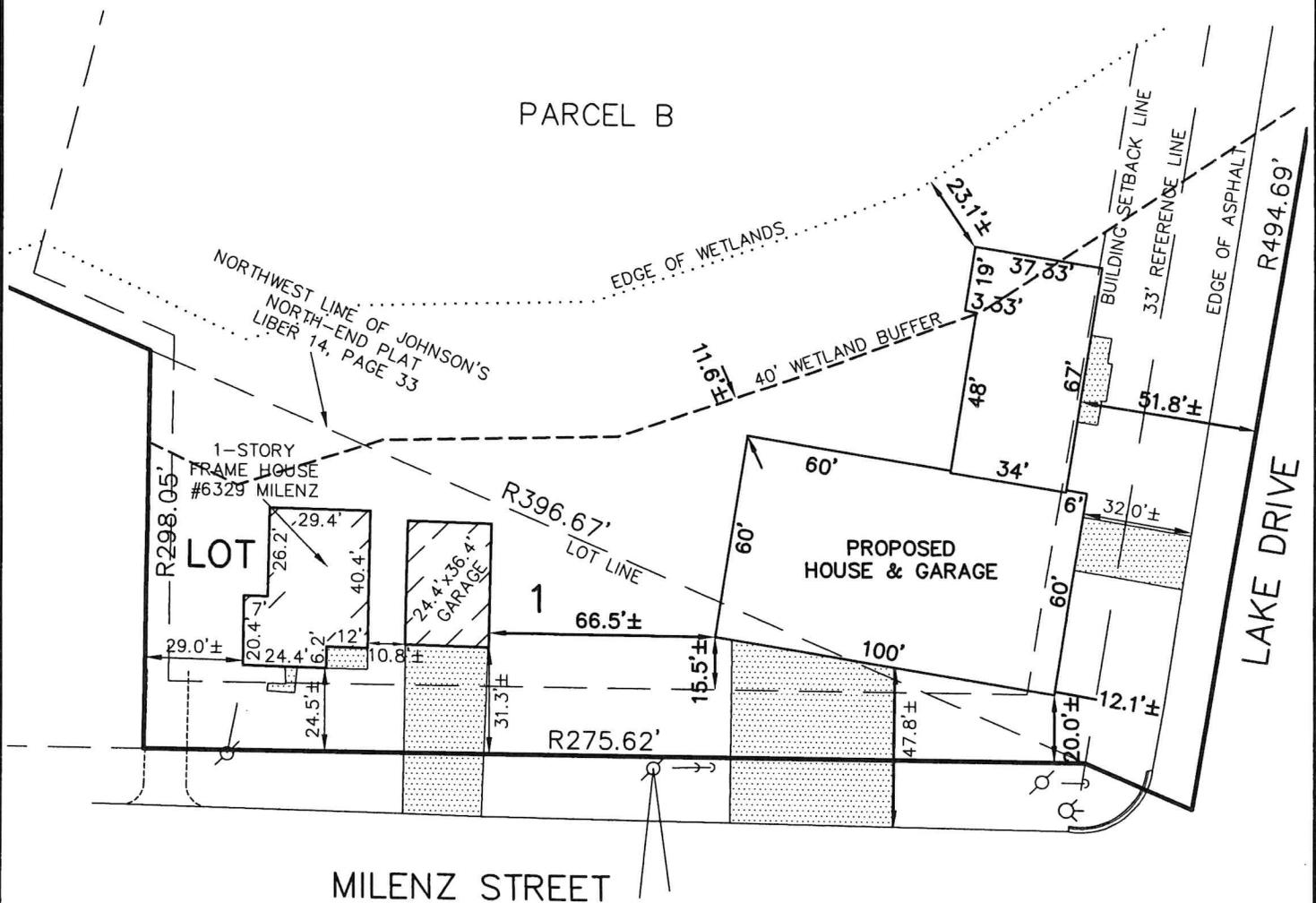
1. Clean roads daily
2. Clean catch basin filters once a week.
3. Inspect and maintain silt fence once a week.
4. Keep soil erosion permit posted at all times until site is stabilized.
5. All BMP's must remain in working order until site is stabilized.
6. Excavated soil to be used as fill on site.
7.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



1" = 50'

**NOTES:**

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



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

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



**KEBS, INC.** KYES ENGINEERING  
 BRYAN LAND SURVEYS

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

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

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

# PLOT PLAN

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

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

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

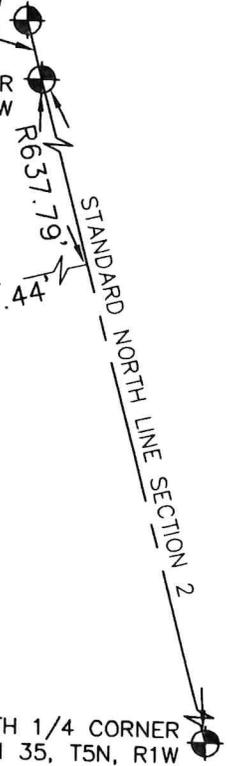
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3. WETLANDS SHOWN ON PAGE 2 ARE FROM WETLAND DELINEATION REPORT PERFORMED BY FISHBECK DATED SEPTEMBER 8, 2021, FILE NO. WDV 21-07.

SOUTHWEST CORNER  
 SECTION 35, T5N, R1W

R18.86'

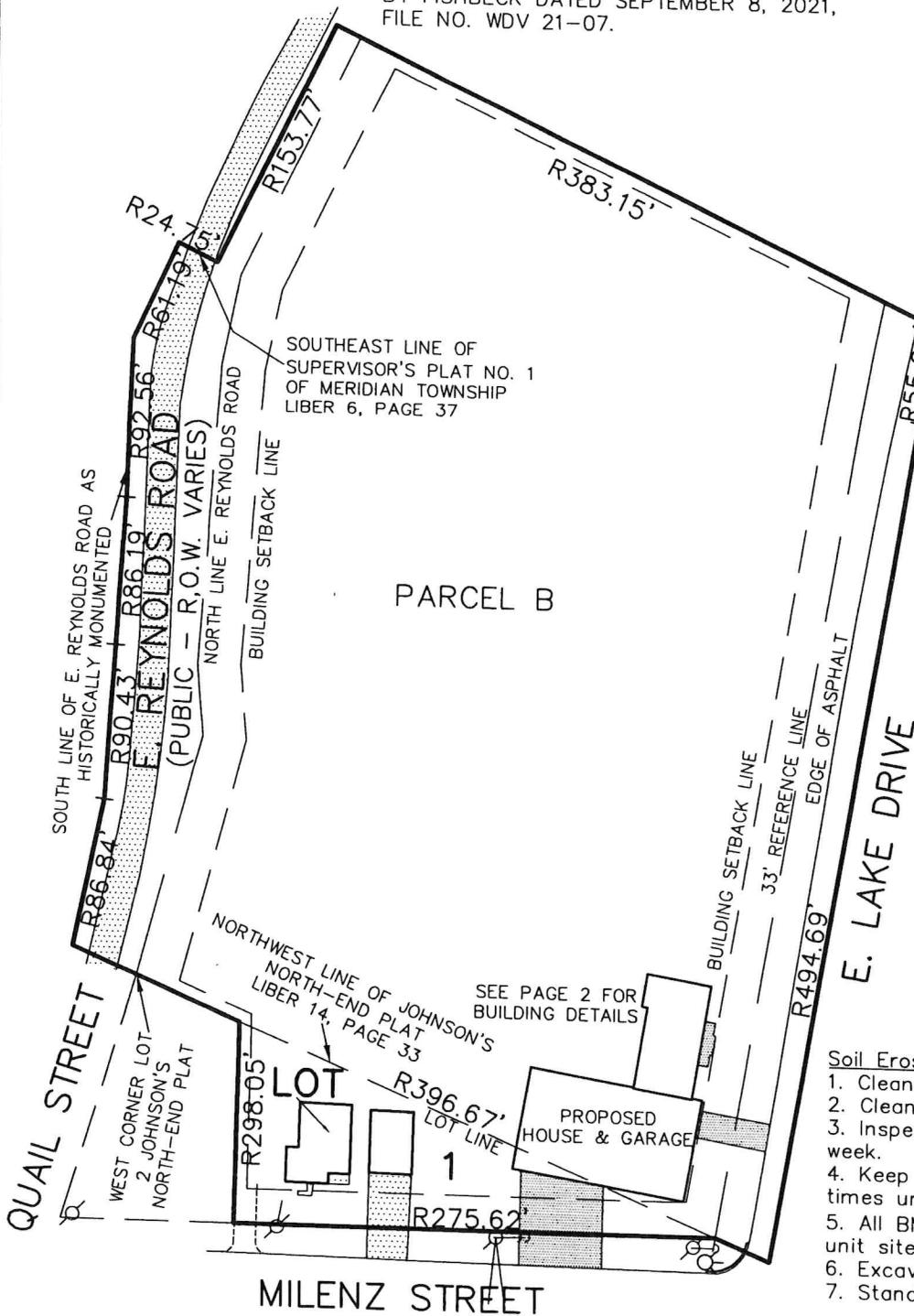
NORTHWEST CORNER  
 SECTION 2, T4N, R1W



SOUTH 1/4 CORNER  
 SECTION 35, T5N, R1W



1" = 100'



**Soil Erosion Control Notes:**

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

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- ▨ = Deck, Porch, Sidewalk, & Patio Areas

PRELIMINARY

ERICK R. FRIESTROM  
 PROFESSIONAL SURVEYOR

DATE  
 NO. 53497



**KEBS, INC.** KYES ENGINEERING  
 BRYAN LAND SURVEYS

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

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

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

# PLOT PLAN

## BUILDING DETAIL PAGE

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

Soil Erosion Control Notes:

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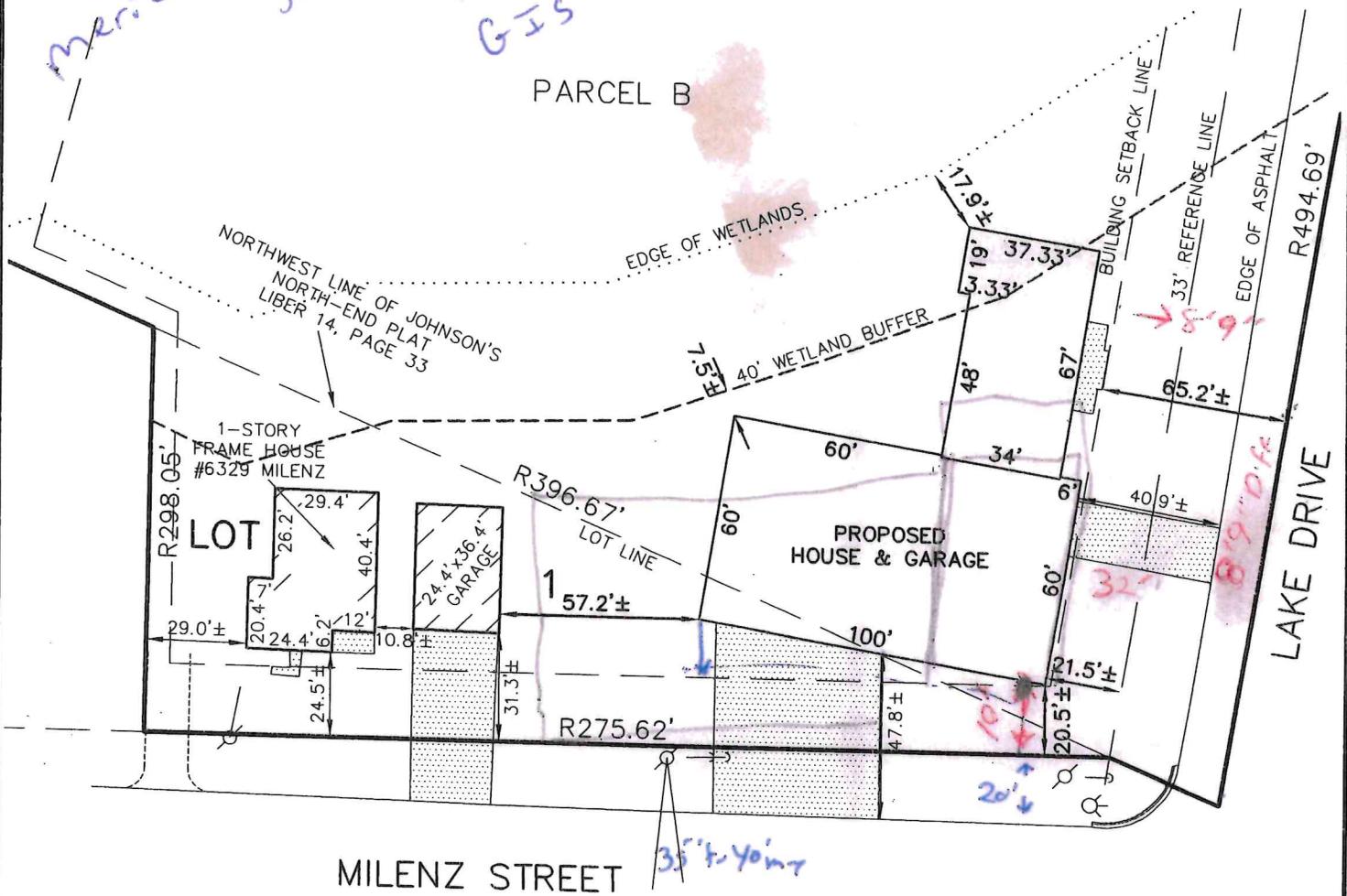


1" = 50'

NOTES:

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2. EASEMENTS, IF ANY, NOT SHOWN.
3. WETLANDS SHOWN ARE FROM WETLAND DELINEATION REPORT PERFORMED BY FISHBECK DATED SEPTEMBER 8, 2021, FILE NO. WDV 21-07.

*Need soil erosion plan  
 Meridian.mi.us  
 So to Government  
 mps  
 GIS see information sheet*



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

- R = Recorded Dimension    x = Existing Elevation
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**KEBS, INC.**    KYES ENGINEERING  
 BRYAN LAND SURVEYS

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

September 8, 2021  
Project No. 211116

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

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

Dear Keith:

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

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

## Literature Review

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

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

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

## Site Investigation

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

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

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

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

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

## Conclusions

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

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

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

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

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

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

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

Sincerely,



**Elise Hansen Tripp, PWS**

Senior Wetland Scientist/Ecologist

Attachments

By email

copy: Tim Schmitt – Charter Township of Meridian

# Figures

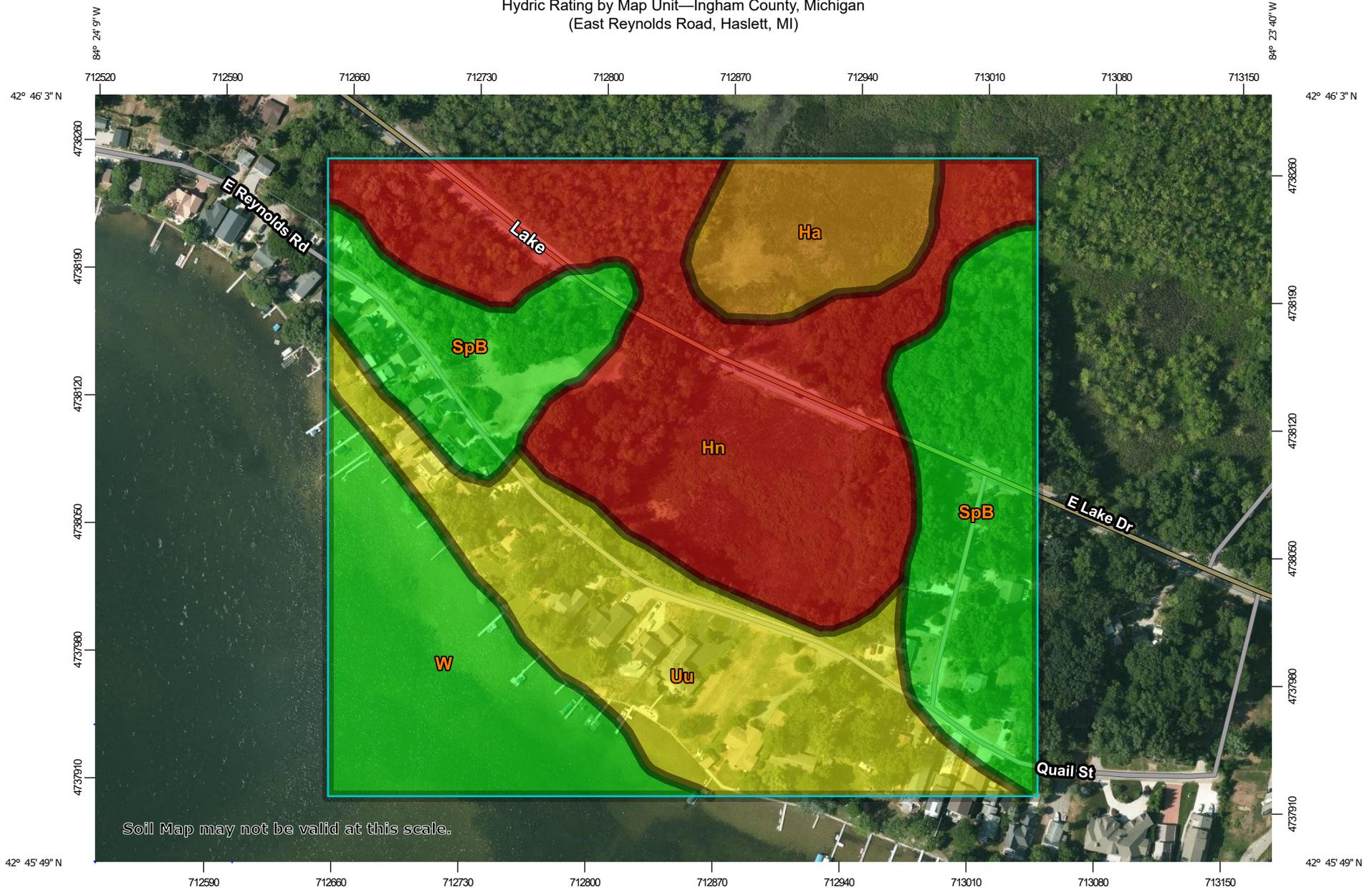
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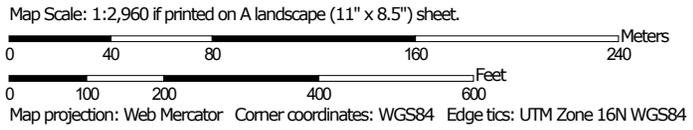
# Attachment 1

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



Soil Map may not be valid at this scale.



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

### MAP LEGEND

#### Area of Interest (AOI)

 Area of Interest (AOI)

#### Soils

##### Soil Rating Polygons

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

##### Soil Rating Lines

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

##### Soil Rating Points

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

#### Water Features

 Streams and Canals

#### Transportation

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

#### Background

 Aerial Photography

### MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

## Hydric Rating by Map Unit

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

## Description

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

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

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

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

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

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

### References:

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

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

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

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

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

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

## Rating Options

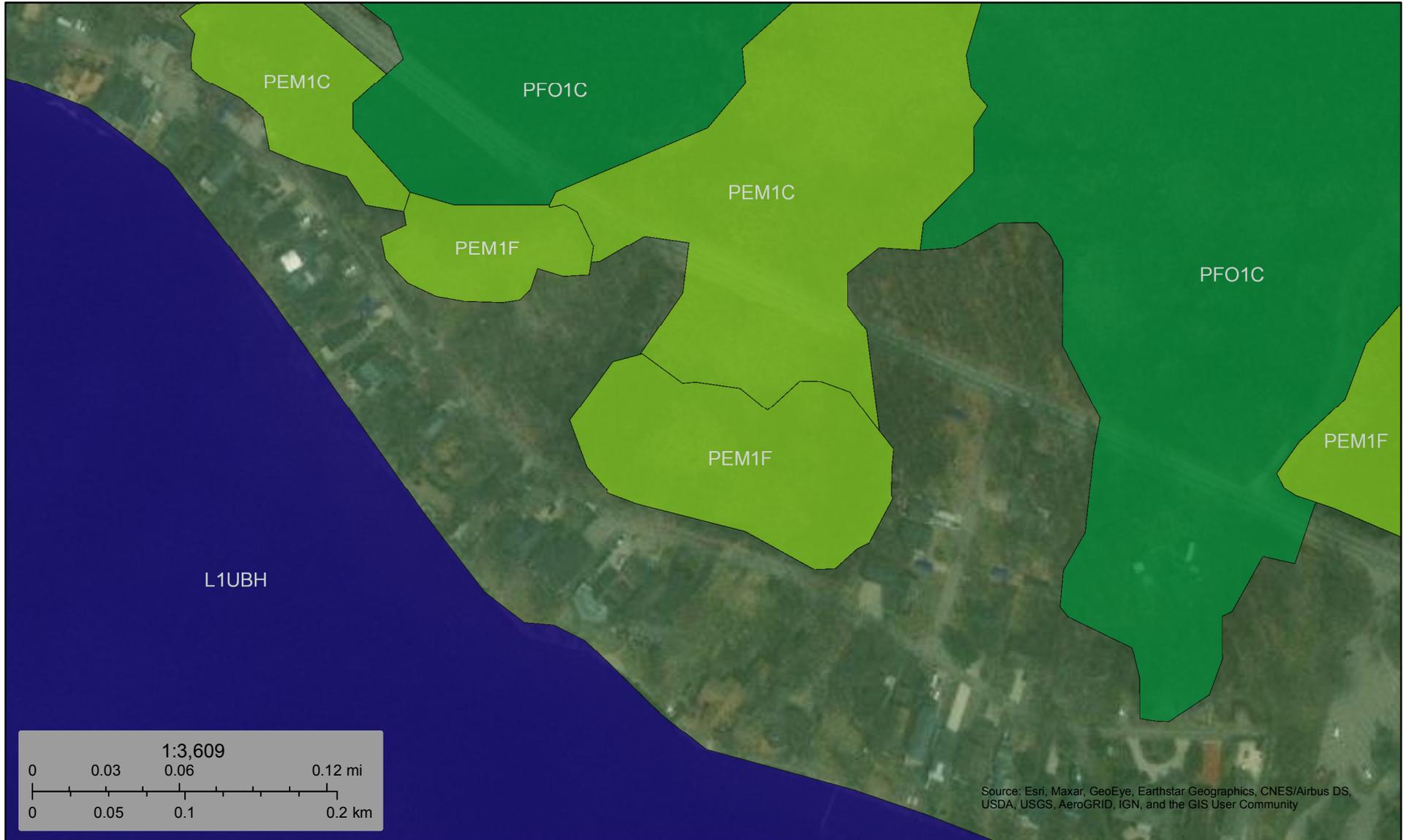
*Aggregation Method: Percent Present*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Lower*

# Attachment 2

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July 28, 2021

**Wetlands**

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

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

# Attachment 3

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## Wetland A



Wetland A, Viewed from SP-A



Sampling Point SP-A

## Wetland A



Plant Debris Fill along East Edge



Viewed from North

## Wetland A



Lake Drive Culvert



East Reynolds Road Culvert

## Wetland B



Wetland B, Viewed from SP-B



Sampling Point SP-B

# Attachment 4

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## WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

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

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

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

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

### HYDROLOGY

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

<b>Field Observations:</b> Surface Water Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>1</u> Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>2</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

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

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: SP-A

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

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

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

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

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

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

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

**Prevalence Index worksheet:**

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

Prevalence Index = B/A = 2.86

**Hydrophytic Vegetation Indicators:**

1 - Rapid Test for Hydrophytic Vegetation  
 2 - Dominance Test is >50%  
 3 - Prevalence Index ≤3.0<sup>1</sup>  
 4 - Morphological Adaptations<sup>1</sup> (Provide supporting Problematic Hydrophytic Vegetation<sup>1</sup> (Explain )

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

**Definitions of Vegetation Strata**

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

**Hydrophytic Vegetation Present?** Yes  No

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



## WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

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

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

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

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

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

**HYDROLOGY**

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

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

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

Remarks:

**VEGETATION - Use scientific names of plants.**

Sampling Point: SP-B

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30'</u> modified )				
1. <u><i>Acer saccharinum</i> / Silver maple</u>	90	Yes	FACW	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
	90	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15'</u> modified )				
1. <u><i>Rhamnus cathartica</i> / European buckthorn</u>	20	Yes	FAC	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
	20	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5'</u> )				
1. <u><i>Parthenocissus quinquefolia</i> / Virginia creeper</u>	45	Yes	FACU	
2. <u><i>Onoclea sensibilis</i> / Sensitive fern</u>	35	Yes	FACW	
3. <u><i>Vitis riparia</i> / River-bank grape</u>	5	No	FAC	
4. <u><i>Galium mollugo</i> / Wild madder, Hedge bedstraw</u>	5	No	FACU	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
	90	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>30'</u> )				
1. _____				
2. _____				
3. _____				
4. _____				
	0	= Total Cover		

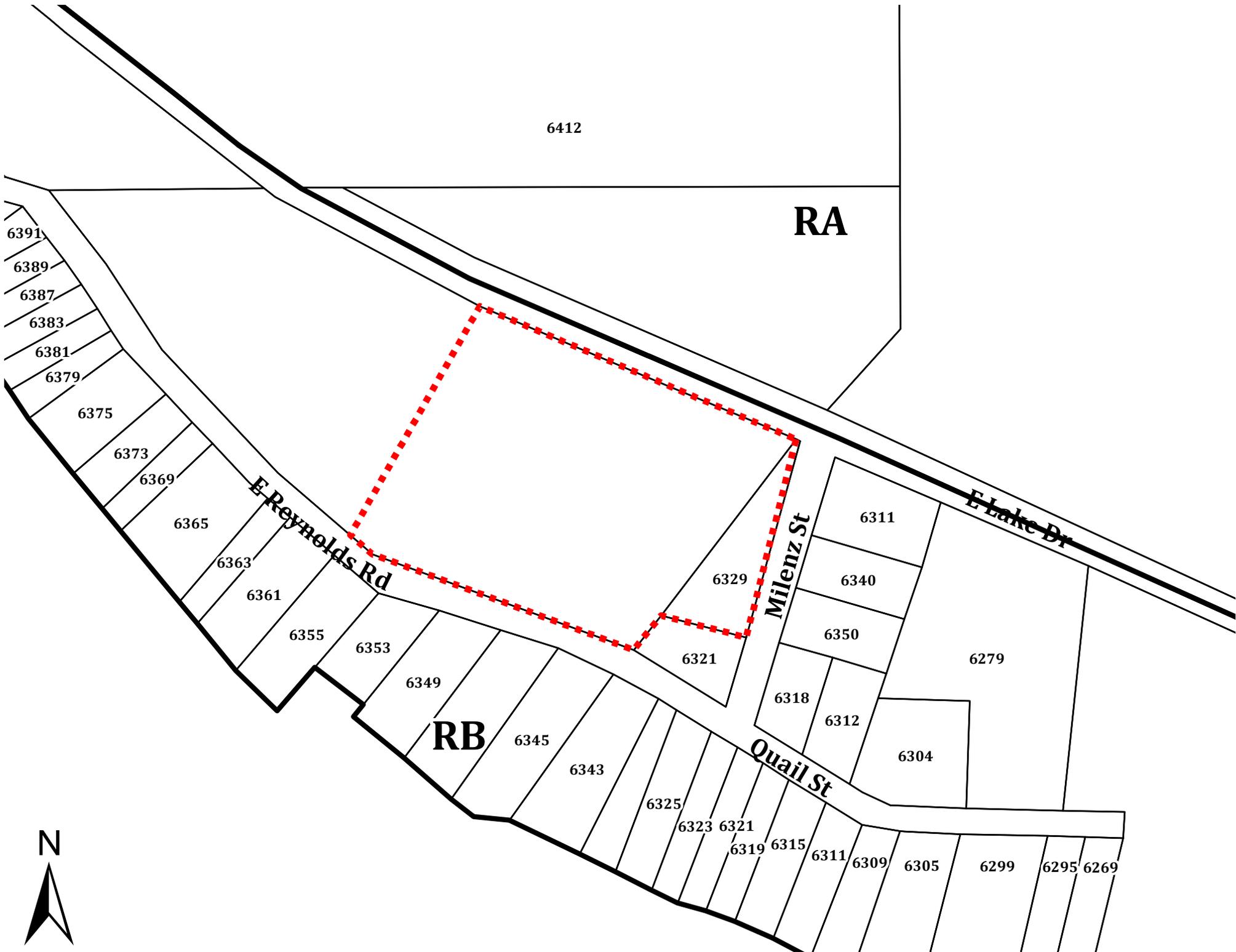
  

	<p><b>Dominance Test worksheet:</b>                  Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)                   Total Number of Dominant Species Across All Strata: <u>4</u> (B)                   Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75.0</u> (A/B)</p>																												
	<p><b>Prevalence Index worksheet:</b></p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:30%; text-align:center;">Total % Cover of:</td> <td style="width:30%;"></td> <td style="width:10%; text-align:center;">Multiply by:</td> </tr> <tr> <td>OBL species</td> <td style="text-align:center;"><u>0</u></td> <td>x 1 =</td> <td style="text-align:center;"><u>0</u></td> </tr> <tr> <td>FACW species</td> <td style="text-align:center;"><u>125</u></td> <td>x 2 =</td> <td style="text-align:center;"><u>250</u></td> </tr> <tr> <td>FAC species</td> <td style="text-align:center;"><u>25</u></td> <td>x 3 =</td> <td style="text-align:center;"><u>75</u></td> </tr> <tr> <td>FACU species</td> <td style="text-align:center;"><u>50</u></td> <td>x 4 =</td> <td style="text-align:center;"><u>200</u></td> </tr> <tr> <td>UPL species</td> <td style="text-align:center;"><u>0</u></td> <td>x 5 =</td> <td style="text-align:center;"><u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td style="text-align:center;"><u>200</u></td> <td>(A)</td> <td style="text-align:center;"><u>525</u> (B)</td> </tr> </table> <p style="text-align:center;">Prevalence Index = B/A = <u>2.63</u></p>		Total % Cover of:		Multiply by:	OBL species	<u>0</u>	x 1 =	<u>0</u>	FACW species	<u>125</u>	x 2 =	<u>250</u>	FAC species	<u>25</u>	x 3 =	<u>75</u>	FACU species	<u>50</u>	x 4 =	<u>200</u>	UPL species	<u>0</u>	x 5 =	<u>0</u>	Column Totals:	<u>200</u>	(A)	<u>525</u> (B)
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FACU species	<u>50</u>	x 4 =	<u>200</u>																										
UPL species	<u>0</u>	x 5 =	<u>0</u>																										
Column Totals:	<u>200</u>	(A)	<u>525</u> (B)																										
	<p><b>Hydrophytic Vegetation Indicators:</b></p> <p><input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation  <input checked="" type="checkbox"/> 2 - Dominance Test is &gt;50%  <input checked="" type="checkbox"/> 3 - Prevalence Index ≤3.0<sup>1</sup>  <input type="checkbox"/> 4 - Morphological Adaptations<sup>1</sup> (Provide supporting Problematic Hydrophytic Vegetation<sup>1</sup> (Explain )</p> <p><sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.</p>																												
	<p><b>Definitions of Vegetation Strata</b></p> <p><b>Tree</b> - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> - Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> - All woody vines greater than 3.28 ft in height.</p>																												
	<p><b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>																												

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







**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Assistant Planner  
**Date:** September 14, 2023  
**Re:** ZBA Case No. 23-09 (6261 E. Lake)

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**ZBA CASE NO.:** 23-09 (6261 E. Lake) Gary & Suzette Tyler, 6261 E. Lake Drive, Haslett, MI 48840  
**DESCRIPTION:** 6261 E. Lake Drive  
**TAX PARCEL:** 02-179-020  
**ZONING DISTRICT:** RB (Single Family, High Density), Lake Lansing Residential Overlay District

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-565(1), No accessory building shall project into any front yard.

The applicant has requested a variance to allow an accessory building (garage) to project into the front yard located at 6261 E. Lake Drive. The applicant intends to move a 26' x 20' garage from the neighboring property to the west at 6265 E. Lake Drive. A variance was approved in 2007 (ZBA #07-05-23-1) to allow for the 26' x 20' garage to be located in the front yard. The approximate 0.492-acre site is zoned RB (Single Family, High Density) and in the Lake Lansing Residential Overlay District.

The plot plan shows the existing one and a half story single family house that was constructed in 1945 and the proposed 26' by 20' (520 square foot) accessory building. Section 86-565(1) does not allow an accessory building to project into a front yard. The garage will project 46 feet in front of the principal structure, requiring a 46-foot variance.

#### **Attachments**

1. Application material
2. Site location map

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

**VARIANCE APPLICATION**

A. Applicant GARY L. TYLER & SUZETTE L. TYLER  
 Address of Applicant 6261 E. LAKE DRIVE, HASLET MICH 48840  
 Telephone (Work) 517-281-5225 Telephone (Home) 517-230-3197  
 Fax \_\_\_\_\_ Email address: gtyler11@gmail.com  
 Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location 6261 E. LAKE DR. HASLET, MICH 48840  
 Zoning district PB (SINGLE-FAM. HIGH D) Parcel number 02-179-020

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

Zoning Ordinance section(s) 86-565(1) 86-565(2)

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

[Signature]                      GARY L. TYLER                      8/4/23  
 Signature of Applicant                      Print Name                      Date

Fee: 350.00                      Received by/Date: \_\_\_\_\_

*I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)*

[Signature]                      8/4/23  
 Signature of Applicant(s)                      Date

[Signature]                      8/4/23  
 Signature of Applicant(s)                      Date

To: Meridian Township request for variance  
From: Gary L Tyler

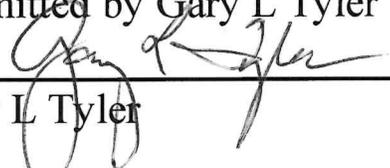
Enclosed is my request for a variance for 6261 E Lake Drive, Haslett, Mi 48840. The owner of 6265 E Lake Drive, Haslett Mi 48840 is currently renovating his home and is no longer in need of the garage. The home was previously owned by Charles and Susan Steinfield who received a variance (copy attached) for the construction and permission for the placement of the garage.

It our intention to move the garage from 6265 E Lake Drive to 6261 E Lake Drive that eliminates the variances given to the Steinfield's and allows the variances to the Tyler's.

We believe that the review criteria can be met with the same information that was utilized for the Steinfield's.

Brian Bates owner of 6265 E Lake Drive has offered to give the 20 by 26 garage located on his property to the Tyler's. The Tyler's will pay for the costs of moving the garage to their property.

Submitted by Gary L Tyler

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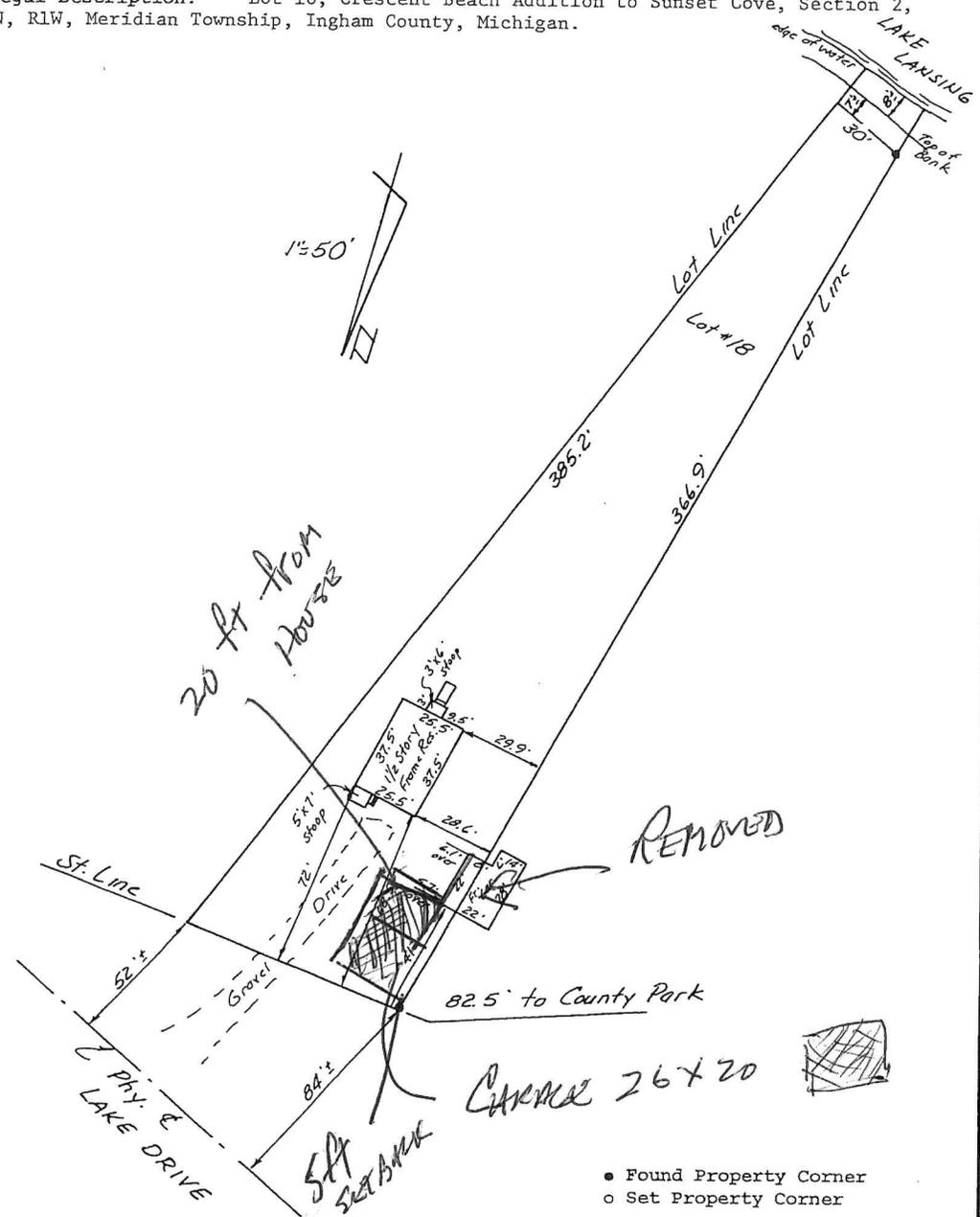
Gary L Tyler

CERTIFICATE OF MORTGAGE SURVEY

For: Capitol Savings & Loan  
112 E. Allegan  
Lansing, Michigan

Cynthia Goldrick  
6261 East Lake Drive  
Haslett, Michigan

Legal Description: Lot 18, Crescent Beach Addition to Sunset Cove, Section 2,  
T4N, R1W, Meridian Township, Ingham County, Michigan.



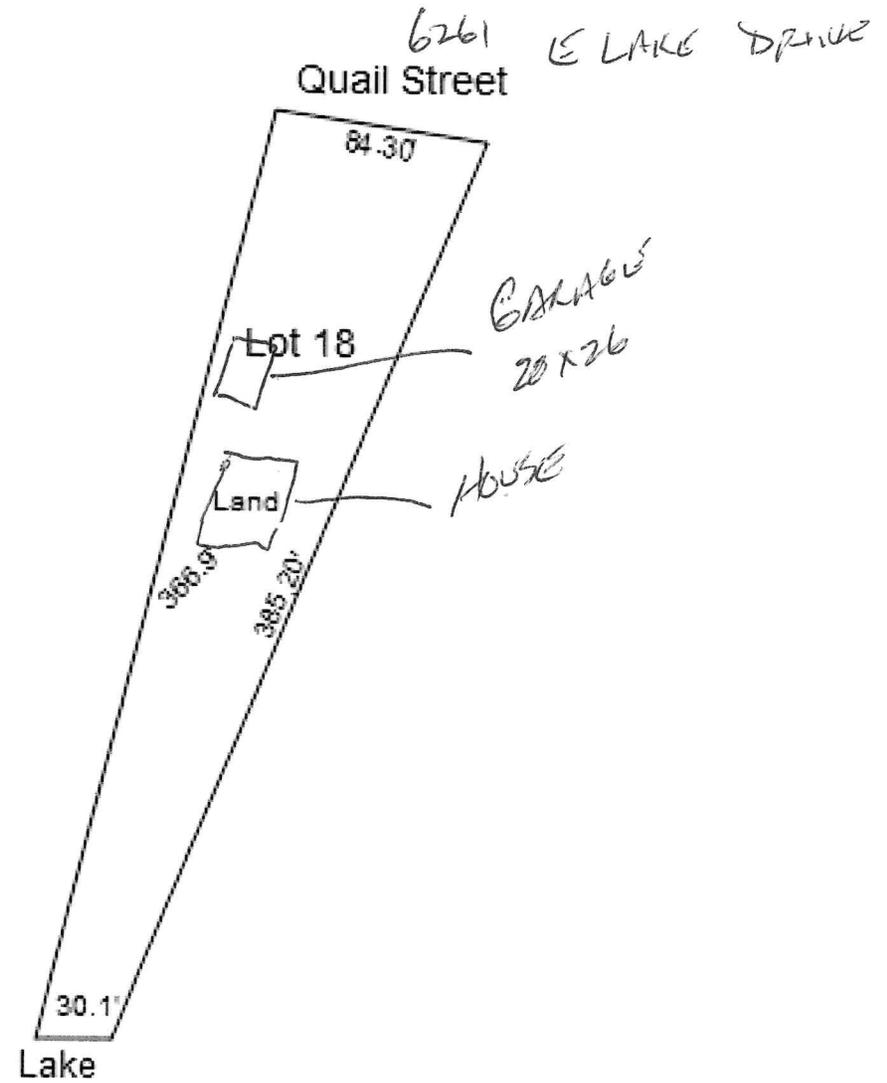
We hereby certify that we have surveyed the property herein described; that the buildings and improvements as shown are entirely within the property lines; and that there are no visible encroachments upon the above described property, except as shown hereon.

Note: This report is for mortgage purposes only. No property corners were set, except as shown, and it should not be used to establish property lines.

FRED WHITE ENGINEERING COMPANY  
2300 North Grand River Avenue  
Lansing, Michigan 48906  
Phone: 517 AC 321-7111

*Fred N. White*  
Fred N. White, P.E. & R.L.S.  
Survey No. 799248  
Date: August 8, 1979

02-179-020



Sketch by Apex Sketch

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL	Zoning: RB	Building Permit(s)	Date	Number	Status
6261 E LAKE DR	School: HASLETT PUBLIC SCHOOLS		SINGLE - DECK	08/14/1984	14915	
Owner's Name/Address	P.R.E. 0%					
TYLER, GARY L & SUZETTE L 4733 HAWK HOLLOW DR E BATH MI 48808	MG:					
	2021 Est TCV Tentative					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4145.4145 RESIDENTIAL DD								
MP 736 LOT 18 CRESCENT BEACH ADDITION TO SUNSET COVE.	X		* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
08/2012: NOHLC. MEAS EXT/EST INT. MR			'A' FRONTAGE	48.17	375.00	1.0000	1.6855	3690	110	SMALL/DEPTH	329,530
			30 Actual Front Feet, 0.49 Total Acres				Total Est. Land Value =		329,530		

Public Improvements	Land Improvement Cost Estimates					
Dirt Road	Description					
Gravel Road	Rate					
Paved Road	Size % Good					
Storm Sewer	Cash Value					
Sidewalk	D/W/P: Asphalt Paving					
	Total Estimated Land Improvements True Cash Value =					
	660					
	660					

Work Description for Permit 14915, Issued 08/14/1984: DECK

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2021	Tentative	Tentative	Tentative			Tentative
MR 08/15/2012 MEASURED	2020	164,800	42,200	207,000		126,068C
F/W 11/04/1992 INSPECTED	2019	144,400	41,900	186,300		123,718C
KT 01/21/1993 DATA ENTER	2018	129,300	42,500	171,800		120,819C

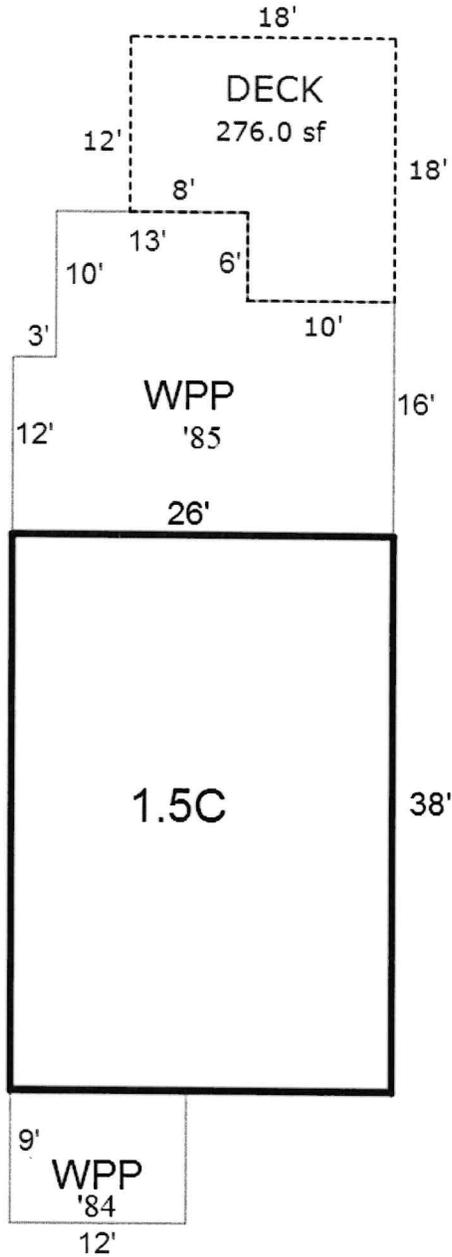
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Meridian, County of Ingham, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 24 Front Overhang 24 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top 1 Dishwasher 1 Garbage Disposal Bath Heater Vent Fan Hot Tub 1 Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:		
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				108 WPP 482 WPP 276 Treated Wood		Class: C +5 Effec. Age: 60 Floor Area: 1,482 Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304		
Building Style: 1-1/2 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C +5 Effec. Age: 60 Floor Area: 1,482 Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304			E.C.F. X 1.060		Bsmnt Garage:	
Yr Built	Remodeled	Ex		X	Ord	Min	100 Amps Service			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304					Storage Area:	
1945	0	Lg		X	Ord	Small	No Heating/Cooling			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304					No Conc. Floor:	
Condition: Average		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304					Auto. Doors:	
Room List		(5) Floors		(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 1-1/2 STORY			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304					Mech. Doors:	
	Basement 3 1st Floor 1 2nd Floor Bedrooms	Kitchen: Linoleum Other: Hardwood Other: Tile		No./Qual. of Fixtures			Clas C 5 Blt 1945			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304					Roof:	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Log X Insulation	X Drywall		Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304						
(2) Windows	Many Avg. X Large Avg. X Small	(7) Excavation		No. of Elec. Outlets			Ground Area = 988 SF Floor Area = 1482 SF.			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304						
	X Wood Sash X Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement Double Glass X Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 988 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304						
(3) Roof	X Gable Hip Flat X Asphalt Shingle Chimney: Stone	(8) Basement		(14) Water/Sewer			Building Areas			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304						
		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304						
		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1.5 Story Cedar Logs Crawl Space			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304						
		(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304						
		Joists: 2X10 16 OC Unsupported Len: Cntr.Sup:		Lump Sum Items:			Porches WPP 108 2,351 1,552 * WPP 482 6,252 4,189 * Deck 276 3,958 2,454 * Water/Sewer Public Water 1 1,155 520 Public Sewer 1 1,155 520 Built-Ins Dishwasher 1 602 271 Garbage Disposal 1 202 91 Unvented Hood 1 254 114 Fireplaces Exterior 1 Story 1 5,035 2,266 Totals: 164,797 76,702			Total Base New : 164,797 Total Depr Cost: 76,702 Estimated T.C.V: 81,304						
Notes:															ECF (4145 RESIDENTIAL DD) 1.060 => TCV: 81,304	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

02-179-020  
08/24/2012



6261 ~~E~~ LAKE DK

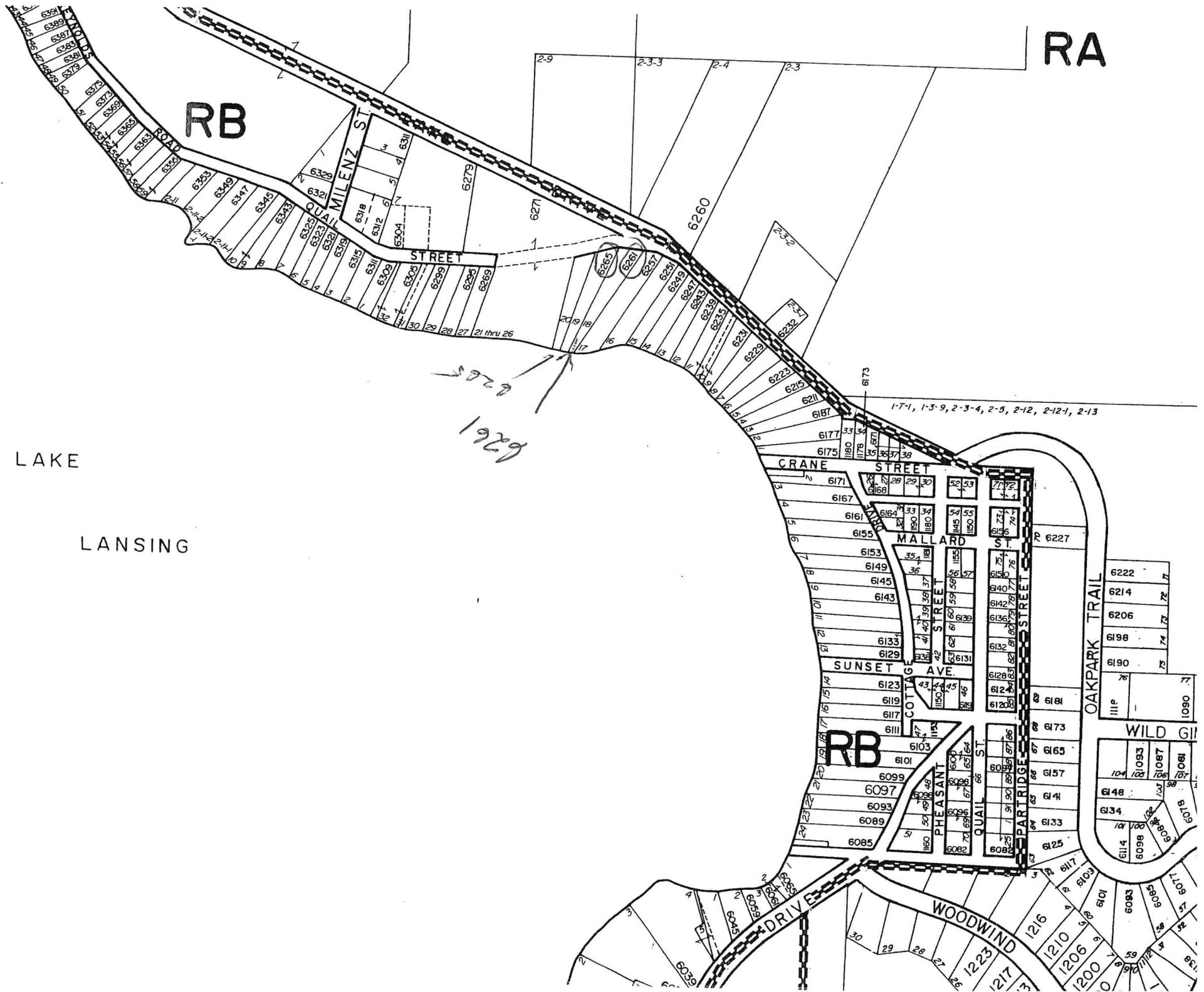
Sketch by Apex Sketch

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

RA

RB

LAKE  
LANSING



6261  
6265

RB

OAKPARK TRAIL

WILD GI

DRIVE

WOODWIND

# MEMORANDUM

TO: Zoning Board of Appeals

FROM:

  
Troy Langer  
Senior Planner

DATE: May 18, 2007

RE: ZBA Case No. 07-05-23-1

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**ZBA CASE NO.** 07-05-23-1 CHARLES STEINFIELD AND SUSAN RUSSICK, 6265 E. LAKE DRIVE, HASLETT, MI 48840  
**DESCRIPTION:** 6265 E. Lake Drive  
**TAX PARCEL:** 02-179-027  
**ZONING DISTRICT:** RB (Single Family, High Density)

The applicant is requesting a variance from the following Sections of the Code of Ordinances:

- From Section 86-565(1), which states no accessory building shall project into any front yard.
- From Section 86-565(2), which states that no accessory building shall be closer than five (5) feet to any lot line.

The applicant intends to raze an existing non-conforming accessory building (detached garage) and intends to construct a new detached garage that encroaches into the required front yard area and the setback from the side property line. Therefore, the applicant is requesting a variance for the proposed structure.

The existing accessory building is considered non-conforming because it is located in the front yard, and it is constructed over the east side property line; therefore, the existing accessory building is setback zero (0) feet from the east side property line. The applicant intends to raze the existing building and construct a new accessory building (detached garage), which measures twenty (20) feet by twenty-six (26) feet in size. The proposed accessory building is also located in the front yard area. The existing single family house is located approximately 171 feet from the centerline of the Lake Drive right-of-way. The existing accessory building is located in front of the existing house, and is located approximately 127 feet from the centerline of the Lake Drive right-of-way. The proposed accessory building is located approximately ninety-four (94) feet from the of the Lake Drive right-of-way.

The proposed accessory building is to be located approximately two (2) feet from the west side property line. Therefore, the proposed accessory building encroaches three (3) feet into the required side yard setback area and encroaches into the front yard area. The following chart outlines the variance request:

**FRONT YARD VARIANCE**

	<b>Required Setback</b>	<b>Existing Setback</b>	<b>Proposed Setback</b>	<b>Variance Request</b>
Existing House	85 feet	171 feet	N/A	N/A
Existing Garage	171 feet	127 feet	N/A	N/A
Proposed Garage	171 feet	N/A	94 feet	In Front Yard

**SIDE YARD VARIANCE**

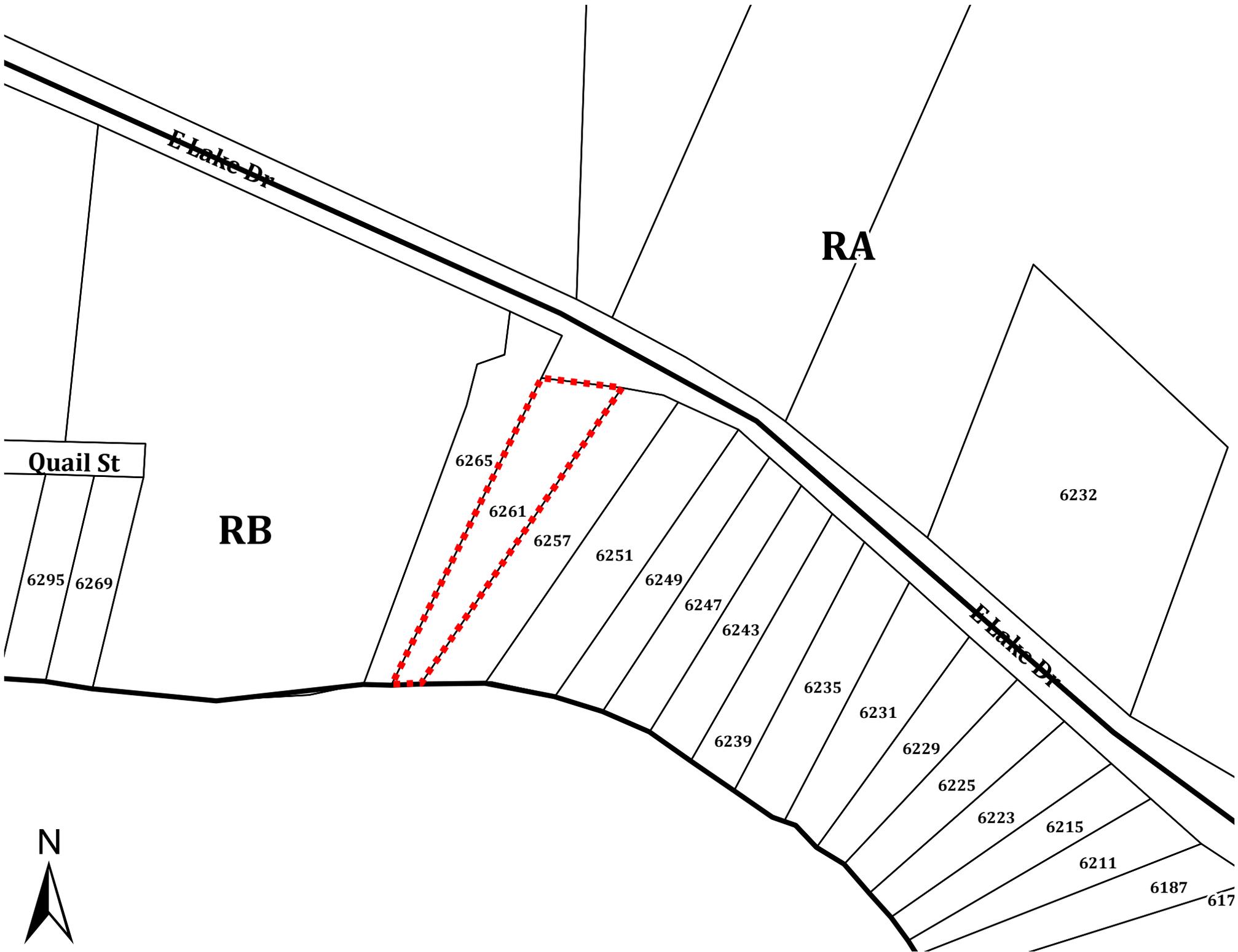
	<b>Required Setback</b>	<b>Existing Setback</b>	<b>Proposed Setback</b>	<b>Variance Request</b>
Existing Garage	5 feet	0 feet	N/A	N/A
Proposed Garage	5 feet	N/A	2 feet	3 feet

The house was originally constructed in 1948 and received several remodeling changes in 1990. In 1998, the Zoning Board of Appeals approved a variance to allow an approximate fourteen (14) foot by forty (40) foot screened porch and deck to the rear of existing single family house, which is located approximately four and one-half (4.5) feet from the side property line.

**Attachments**

1. Application
2. Site Location Map
3. Letter from Applicant, dated April 30, 2007
4. Addendum from Applicant, dated May 16, 2007
5. ZBA Minutes, dated September 9, 1998
6. Site Plan
7. Mortgage Report





E Lake Dr

RA

Quail St

RB

E Lake Dr

6295 6269

6265

6261

6257

6251

6249

6247

6243

6235

6231

6229

6225

6223

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6211

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617

6232

N

