

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA**

**REGULAR MEETING**

**FEBRUARY 13, 2017**

**Town Hall Room, Meridian Municipal Building  
5151 Marsh Road, Okemos, MI 48864**

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
  - A. January 23, 2017 Regular Meeting
4. Public Remarks
5. Communications
  - A. Lissy Goralnik RE: Rezoning #16060
  - B. Neil Bowlby RE: Rezoning #16060
  - C. Karen Renner RE: Rezoning #16060
  - D. Rhonda Bueche RE: Rezoning #16060
  - E. Ali & Sunita Mahdavi RE: Rezoning #16060
  - F. Kevin Sayers RE: Rezoning #16060
  - G. Donna Bozgan RE: Rezoning #16060
  - H. Petition RE: Rezoning #16060
  - I. Eleanor & Gay RE: Rezoning #16060
  - J. Thomas Conroy RE: Rezoning #16060
8. Public Hearings
  - A. Rezoning #17010 (Portnoy & Tu, DDS), rezone approximately .056 acres north of 2476 Jolly Road from RA (Single Family, Medium Density) to PO (Professional and Office).
  - B. Special Use Permit #17-94071 (2/42 Church), establish community center at 2630 Bennett Road.
  - C. Commercial Planned Unit Development #17014 (Saroki), demolish and reconstruct gas station at 1619 Haslett Road
9. Unfinished Business
  - A. None

**Planning Commission Agenda**

**February 13, 2017**

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10. Other Business
  - A. Resolution of appreciation for Dan Opsommer
  - B. Resolution of appreciation for Patricia Jackson
  - C. Resolution of appreciation for Joyce Van Couvering
  - D. Resolution of appreciation for Richard Honicky
11. Township Board, Planning Commission officer, committee chair, and staff comments or reports
  - A. Enactment Day invitation
12. Project Updates
  - A. New Applications – NONE
  - B. Site Plans Received – NONE
  - C. Site Plans Approved - NONE
13. Public Remarks
14. Adjournment

**Post Script:** Holly Cordill

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

**FEBRUARY 27, 2017**

**Town Hall Room, Meridian Municipal Building  
5151 Marsh Road, Okemos, MI 48864**

**Regular Meeting**

1. Public Hearings
  - A. None
2. Unfinished Business
  - A. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.
  - B. Rezoning #17010 (Portnoy & Tu, DDS), rezone approximately .056 acres north of 2476 Jolly Road from RA (Single Family, Medium Density) to PO (Professional and Office).
  - C. Special Use Permit #17-94071 (2/42 Church), establish community center at 2630 Bennett Road.
  - D. Commercial Planned Unit Development #17014 (Saroki), demolish and reconstruct gas station at 1619 Haslett Road.
  - E. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East project consisting of 296 multiple family residential units at Hannah Boulevard/Eyde Parkway.
  - F. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet at Hannah Boulevard/Eyde Parkway.
3. Other Business

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**DRAFT**

January 23, 2017  
5151 Marsh Road, Okemos, MI 48864-1198  
517-853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners DeGross (arrived 7:06 pm), Ianni, Lane, Premoe, Richards, Scott-Craig, Baruah  
ABSENT: Commissioners Cordill and Tenaglia  
STAFF: Director of Community Planning and Development Mark Kieselbach, Senior Planner Menser

**1. Call meeting to order**

Chair Ianni called the regular meeting to order at 7:04 P.M.

**2. Approval of agenda**

Commissioner Scott-Craig moved to approve the agenda as written.

Seconded by Commissioner Richards.

VOICE VOTE: Motion carried 6-0.

**3. Approval of Minutes**

Commissioner Lane moved to approve the minutes from the Regular Meeting of January 9, 2017.

Seconded by Commissioner Richards.

VOICE VOTE: Motion carried 6-0.

**4. Public Remarks**

Chair Ianni opened the floor for public remarks at 7:05 p.m.

- Mr. Neil Bowlby, 6020 Beechwood Drive, Okemos, summarized his letter written in opposition to Rezoning #16060.
- Mr. Fred Stacks, 5913 Highgate Avenue, East Lansing, spoke in opposition to rezoning #16060 due to a potential reduction in property values.
- Mr. Michael Hudson, 6009 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 due to the density of the proposed development and impact on traffic.
- Mrs. Karla Hudson, 6009 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 due to increased noise and traffic.
- Ms. Karen Renner, 6270 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 due to the potential impact on the environment and poor soil conditions.
- Ms. Chris Triola, 6292 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060 because the green space should be maintained as it is.
- Mr. Bill Triola, 6292 Skyline Drive, East Lansing, spoke in opposition to rezoning #16060, he was concerned the local school would be overwhelmed and that increase will traffic.
- Scott Murray, 1550 Stanley Drive, East Lansing, spoke in opposition to rezoning #16060, due to the work required to construct the project as proposed.
- Mr. Bob Davis, 2911 Colony Drive, spoke in opposition to rezoning #16060, due to the density, increase in traffic, and decrease in quality of life.
- Ms. Gay Huesner, 6216 Skyline Drive, oppose rezoning #16060 because of the density, traffic, and drainage issues on the site.

- Ms. Donna Rose, 6207 Cobblers Drive, spoke in opposition to rezoning #16060 due to the medical concerns of increased traffic and the lack of need for housing.
- Ms. Lanita Campbell, 6049 Skyline Drive, spoke in opposition to rezoning #16060 due to the impacts of construction and poor soils on the site.
- Mr. Phil Balbach, 2723 E. Lake Lansing Road, spoke in opposition to rezoning #16060 due to the impact of development on the geology of the site.
- Ms. Mary Thomas, 2741 Southwood, spoke in opposition to rezoning #16060 because of the impact of area wildlife and the trees that would be removed.
- Ms. Amanda Hopper, 5584 Martinique, spoke in support of Special Use Permit #16091, saying the proposed second drive-through window would be beneficial to the developers and it is not an outrageous request.
- Mr. Kent Stockwell, 4277 Okemos Road, spoke in support of special use permit #16091, he urged the Planning Commission to reconsider a second drive-through window because it will help him attract tenants for the development.

Chair Ianni closed public remarks at 7:56 p.m.

## 5. Communications

- A. Sheila Flynn RE: Rezoning #16060
- B. Rick & Gerri Gouthro RE: Rezoning #16060
- C. Jim Fitzgerald RE: Rezoning #16060
- D. Bill & Chris Triola RE: Rezoning #16060
- E. Donna Rose RE: Rezoning #16060
- F. Shelly Smithson RE: Rezoning #16060
- G. Betty Wei RE: Rezoning #16060
- H. Jan Ragan RE: Rezoning #16060
- I. Kevin Witgen RE: Rezoning #16060
- J. Brett Bean RE: Rezoning #16060
- K. Ken Ketcham RE: Rezoning #16060
- L. Tom Collins RE: Rezoning #16060
- M. Jane Schneider RE: Rezoning #16060
- N. Mary Jo Stacks RE: Rezoning #16060
- O. Ruthi Bloomfield RE: Rezoning #16060
- P. Dave Regan RE: Rezoning #16060
- Q. John Grettenberger RE: Rezoning #16060
- R. Brenda Ramsby RE: Rezoning #16060
- S. Linda McCardel RE: Rezoning #16060
- T. William & Emily Anderson RE: Rezoning #16060
- U. Melanie Melton RE: Rezoning #16060
- V. Bill & Carol Weatherhead RE: Rezoning #16060
- W. Bruce McFee RE: Rezoning #16060
- X. Stuart Sleight RE: Rezoning #16060
- Y. Maureen LaValley RE: Rezoning #16060
- Z. Gretchen Karlake RE: Rezoning #16060
- AA. Pat Bridson RE: Rezoning #16060
- BB. Rick Lasch RE: Rezoning #16060
- CC. Dennis Campbell RE: Rezoning #16060
- DD. Andrea Jackson RE: Rezoning #16060
- EE. Tara Tyler RE: Rezoning #16060
- FF. Jim & Diane Harsha RE: Rezoning #16060

- GG. Judy Kurth RE: Rezoning #16060
- HH. Lawrence Schneider RE: Rezoning #16060
- II. Karla Hudson RE: Rezoning #16060
- JJ. Sue Hughes RE: Rezoning #16060
- KK. Vicky Bellon RE: Rezoning #16060
- LL. Ralph & Catherine Harvey RE: Rezoning #16060
- MM. Lisa Farzam RE: Rezoning #16060
- NN. Susan Foltz RE: Rezoning #16060
- OO. Stuart Sleight RE: Rezoning #16060
- PP. Karen Renner RE: Rezoning #16060
- QQ. Roy Bierwirth RE: Rezoning #16060
- RR. Pamela Andrews RE: Rezoning #16060

**8. Public Hearings-none**

**9. Unfinished Business**

- A. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Senior Planner Menser summarized the rezoning for discussion.

Discussion of Planning Commission, applicant's representative and staff:

- The applicant, Steve Schafer, 31400 Northwestern Highway, Farmington Hills stated the number of units permitted in a RR (Rural Residential) zoning would not be enough to keep the clubhouse as an amenity for the community, that storm water management practices will be followed, and a wetland survey was done which will be turned into the Township for verification. He also said extensive soil borings were done and no poor soil was found on the site. He stated a switch to RAA (Single Family-Low Density) would be consistent with the Township's master plan. Mr. Schafer commented he is willing to work with the community and would consider offers to purchase the land.
- Planning Commissioners expressed concerns over density and increase in traffic; a desire to know the actual number of bedrooms proposed for the development; a desire to see a reduction in the number of units proposed; a desire to see a completed site plan and complete floodplain information; hopes that the developer will engage with the community to find a solution; and a desire to avoid litigation.
- The applicant agreed to delay further discussion until the February 27, 2017 Planning Commission meeting to allow time for the community to formulate a plan or offer to purchase the land.

At 8:43 p.m. Commissioner Baruah motioned to take a short recess.

Seconded by Commissioner Lane

VOICE VOTE: Motion approved 7-0.

The Planning Commission reconvened at 8:50 p.m.

B. Wetland Use Permit #16-06 (Stockwell), discharge storm water runoff to regulated wetland at 1560 Grand River Avenue.

Planning Commission, applicant's representative and staff discussion:

- Commissioner Scott-Craig commented the request had been reviewed and there were no negative impacts on the surrounding wetlands.

Commissioner Lane motioned to approve Wetland Use Permit #16-06.  
Seconded by Commissioner Richards.

ROLL CALL VOTE: YEAS: Commissioners Lane, Premoe, Richards, Scott-Craig, DeGroff  
Baruah and Chair Ianni  
NAYS: None  
Motion carried 7-0.

C. Special Use Permit #16091 (Stockwell), request to construct an approximately 12,000 square foot shopping center with two (2) drive-through windows at 1560 Grand River

Commissioner Lane moved to approve Special Use Permit #16091 for one drive-through window only.  
Seconded by Commissioner Richards

ROLL CALL VOTE: YEAS: Commissioners Lane, Premoe, Richards, Scott-Craig, Chair Ianni  
NAYS: Baruah, DeGroff  
Motion carried 5-2.

D. Rezoning #16070 (Singh), rezone 1.6 acres from RR (Rural Residential) to RDD (Multiple Family)  
At 1954 Saginaw Highway.

Planning Commission, applicant's representative and Staff Discussion:

- Chair Ianni asked Senior Planner Menser if there were any updates to the request.
- Senior Planner Menser responded there were no updates to the case but he wanted to answer some questions that the Vice-Chair had asked prior to the meeting: there would be a 7 foot wide pathway required along the front of the property, commercial setbacks would be 100 feet from the center line of Saginaw Highway and 15 feet from the rear yard line and side yard line.
- Jeff Kyes, applicant's representative, commented that the suggestion of rezoning the site to Commercial had been considered but the setback requirements from the adjacent Residential zoning would make building on the site difficult.
- Theresa Wood, 2048 E. Saginaw, cited concerns about the impact of additional traffic. She commented the site would be better suited to commercial development.

Commissioner Scott-Craig moved to approve Rezoning #16070.  
Seconded by Commissioner Premoe.

ROLL CALL VOTE: YEAS: Commissioners Lane, Premoe, Richards, Scott-Craig, DeGroff,  
Baruah and Chair Ianni  
NAYS: None  
Motion carried: 7-0.

**10. Other Business**

A. Planning Commission liaison to other boards and commissions

- Commissioner Baruah volunteered to set up a “Doodle” poll sign-up sheet for members to act as liaisons to other Township Boards and Commissions
- Senior Planner Menser will provide Commissioner Baruah with e-mail addresses and copies of the meeting calendars

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

Commissioner Scott-Craig gave an explanation of DAS and study sessions

**12. Project updates**

A. New Applications

1. Commercial Planned Unit Development #17014 (Saroki), construct gasoline station at 1619 Haslett Road.
2. Special Use Permit #17011 (2/42 Church), establish community center at 2630 Bennett Road.

B. Site Plans Received-none

C. Site Plans Approved-none

**13. Public Remarks**

- Ms. Judy Kindell, 2915 Margate Lane, spoke in opposition to Rezoning #16060
- Mr. Neil Bowlby, 6020 Beechwood, suggested a copy of the draft for the new Master Plan should be provided to the applicant for rezoning #16060. He also questioned Chair Ianni about the current procedure for public remarks and was reassured that nothing procedural had changed. He also commented that on page 15 of the draft Master Plan the RR (Rural Residential) zoning district should be added to R-2.

**14. Adjournment**

Chair Ianni adjourned the meeting at 9:25 p.m.

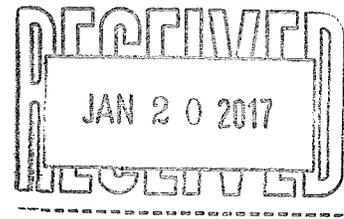
Respectfully Submitted,

Angela M. Ryan, Recording Secretary

## Peter Menser

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**From:** Goralnik, Lissy <goralnik@anr.msu.edu>  
**Sent:** Friday, January 20, 2017 4:35 PM  
**To:** Peter Menser  
**Subject:** Rezoning #16060, Walnut Hills Golf Course



Dear Peter Menser and the Meridian Township Planning Commission, I have recently moved to East Lansing for a position at Michigan State University. I have lived here before, while I got a PhD in Fisheries and Wildlife, and I have been living in Oregon the last 3.5 years. I knew what I would miss most about Oregon, which was the presence of and access to ample green space and undeveloped landscapes, and I knew what I was looking for when coming back to East Lansing and buying a house, which was green space, trees, night sky unobstructed by streetlights, neighbors who valued the same, and reasonable proximity to MSU so I could easily come and go from what I imagine will be a very demanding job. My work is in the natural resources, so my demands for green space and relative quietude are not just luxuries, but necessities, inspiration, research, and investments in my and my loved ones' mental and physical health. The research on quality of life and both physical and mental health all speak to this need and the meaningful impacts time and experience in nature have on all of us. I found exactly what I was looking for on Skyline Drive, and I am devastated by the potential re-zoning of the golf course.

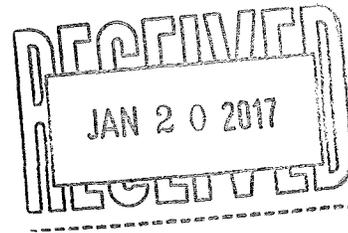
Rampant building will destroy valuable habitat and wetlands, which play important roles in the ecological health of Meridian Township. The additional traffic and homes will destroy the landscape with air, sound, and light pollution, reducing the quality of life for all Township residents, not just those of us in the neighborhood, as well as significantly impact the character of the Township as a special community-focused place with access to green space within the sea of strip malls and new building happening all around us. It will no longer be a place I want to raise a young family.

There are ways to use this land to support and foster the kinds of community and natural values that make Meridian Township special. I would gladly pay an annual fee to use that land as a park. It could be a meeting and gathering space for people from all of our surrounding communities. It would support health, engagement in local landscapes and natural history--shown to develop citizenship skills and engagement--and an appreciation for the beauty and solace present in the heart of our suburban communities. I would also gladly participate with my community engagement students on trail building and interpretation efforts for this kind of community resource.

I'm sure there are other ways to think of this space that will contribute to, and not detract from, living in the area. I would love to participate in conversations around what these might look like. But I am sure they do not include hundreds of near-identical houses spaced closely together peppered with roads and streetlights. Please do not support the re-zoning of the Walnut Hills Golf Course. Instead, please do support a healthy and connected Meridian Township that honors our relationships to nonhuman communities, each other, and a way of life that prioritizes beauty, wellbeing, and long-term investment in place.

Sincerely,  
Lissy Goralnik  
6317 Skyline Drive  
East Lansing, MI 48823

To: Meridian Township Planning Commission  
From: Neil Bowlby  
Re: Rezoning #16060 (Summer Park Realty)



Date: January 23, 2017

Dear Meridian Township Planning Commission,

As a part of a rezoning request an applicant is required to complete Part II of the request, which is "A written statement with supporting evidence attached which demonstrates (1) any alleged error in the boundaries of the zoning map or (2) changing conditions which are alleged to warrant an amendment to the zoning map or (3) the reasons for the requested amendment to the zoning map if neither (1) or (2) apply." (Sec. 86-93(2)e.) The applicant's statement was included in the Planning Commission Packet for the meeting at which the Public Hearing was held (November 14, 2016) and is attached to this letter. Because the applicant's responses to the Questions in Part II form the basis for their argument to justify the rezoning to RAA, refutation of their assertions are appropriate in order to form a basis for denial of the rezoning request. I offer the following comments on their answers:

Part A:

Question 1: There is NO ERROR in the boundaries of the Zoning Map. I see no evidence that there is a discrepancy between what the current zoning actually is and what the Zoning Map says it is. The applicant's answer of "Spot Zoning" does not provide evidence that the Zoning Map itself is in error.

Question 2: The conditions of the SURROUNDING AREA have not changed in recent years. I'm not sure when The Greens was built, but Skyline homes have been there for a long time. The applicant's answer about golf course operations being no longer economically viable has nothing to do with the conditions of the surrounding area; the applicant's answer has to do with conditions of the property in question.

Question 3: The current zoning actually IS CONSISTENT with the Township's 2017 Master Plan! While the 2005 Future Land Use Map (FLUM) in the 2005 Master Plan designated the property in the 1.25-3.5 DU/Acre category, the FLUM in the Draft 2017 Master Plan puts the property in the R2-Residential category (0.5-3.5 DU/Acre). The R2-Residential designation is fully consistent with RR zoning; RR has an upper limit of 1 DU/Acre. The Master Plan DOES NOT designate Zoning Districts, so the applicant's argument that the Master Plan has surrounding properties zoned RAA is flat out wrong.

Part B:

Question 1: The Master Plan does not designate Zoning Districts, so the fact that the surrounding properties are zoned RAA is irrelevant as an answer to the question.

Question 3: I would only note that the rezoning itself (without being conditioned on the development of a PUD with 383 units) would not result in the adverse impacts, however, a rezoning conditioned on the proposed concept plan would have significant impacts on the natural environment. The letter from Dr. Karen Renner, dated 1/20/2017, clearly identifies significant negative impacts to the natural environment. While wetlands would be preserved, there is more to the "natural environment" than just wetlands. In addition to the drainage and soil-type problems elucidated in Dr. Renner's letter, the natural environment would be under

continuous assault with diesel exhaust and noise caused by the high volume of truck traffic over the many years it would take to complete the proposed development.

Question 4: Again, the rezoning itself (without conditions) would not result in adverse impacts, however, a rezoning conditioned on the proposed concept plan would have significant impacts on traffic, over and above those noted in the response to Question 3, with dramatically increased automobile traffic for decades into the future.

Question 5: While, as the applicant correctly states "There is demand for housing in this area.", the Target Market Analysis conducted by McKenna and Associates as part of the development of the 2017 Master Plan says the following "...there is a demand for approximately 2,500 walkable housing units in Meridian". They then go on to say "The designs for the PICA areas (Haslett, Okemos, and Carriage Hills) included just under 2,300 housing units,..." (Page 42 of 5/23/2017 PC Work Session packet). Because redevelopment of the PICAs is also a stated Goal of the Meridian Township Board, and because the Target Market Analysis did not consider the several housing projects that were underway at the time that the Analysis was performed (Elevations of Okemos and Red Cedar Flats as well as others) it would appear that there is very little additional demand for this type of housing in this area. What demand there is, or will be, in this area should be met by redevelopment of the Carriage Hills PICA.

Question 7: Again, while the applicant's response of "Requested zoning and subsequent development will increase the tax base." may be true, it is not an answer to the Question, which asks whether the "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." The rezoning, if conditioned on developing the property with a maximum of 383 units, would likely impede the progress of implementing the Carriage Hills PICA by diverting Township resources for infrastructure improvements away from the PICA, and toward a project for which a demonstrated need has not been established.

One question that was brought up several times by members of the public at the Public Hearing and subsequent discussion on November 21 was how many units (lots) would be allowed under the current RR zoning if it were developed under the Planned Residential Development (PRD) ordinance. Although a Yield Plan for this scenario has not been presented by the applicant, a ball-park estimate can be obtained from the Yield Plan submitted with RAA zoning. When a piece of land in a RR zoning district is developed under a PRD, minimum lot size is reduced from 40,000 square feet (RR District) to 20,000 sq. ft. (RAAA District). Multiplying the RAA Yield Plan (342 Units) by the minimum lot area proportionality between RAA and RR/PRD (13,500/20,000):

$$342 \text{ Units} \times (13,500/20,000) = \underline{231 \text{ Units}}$$

For the reasons stated above, and other concerns detailed in the numerous letters you have received from members of the public residing in nearby neighborhoods, I am asking that the Planning Commission recommend that the Township Board DENY Rezoning request #16060. The applicant has, as far as I can tell, made no offer of a condition to develop only 383 units, so the Planning Commission must take into account that a rezoning to RAA could mean that a minimum of 451 units could be developed under a PUD. I believe that any legal challenge that may be brought against the Township Board for denying this request would be doomed to failure because the applicant has not sufficiently supported their request with factual evidence.

Sincerely,

Neil R. Bowlby

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: Spot Zoned
- 2) The conditions of the surrounding area have changed in the following respects: \_\_\_\_\_  
The Golf Course operations are no longer economically viable
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_  
Surrounding Properties are zoned RAA
- 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: \_\_\_\_\_
- 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:

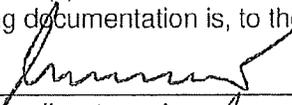
- 1) Requested rezoning is consistent with the Township's Master Plan, explain: \_\_\_\_\_  
Surrounding properties are zoned RAA.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: South Portion of site is zoned RAA, as well as, adjacent property to the west and east.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Current golf course is main development. Wetlands will not be negatively impacted.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Proposed development does not exceed the density for this property as shown on the Meridan Townships Future Land Use Map.
- 5) Requested rezoning addresses a proven community need, specifically: There is demand for housing in this area.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: \_\_\_\_\_  
The requested zoning matches the zoning of the surrounding areas.
- 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: \_\_\_\_\_  
Requested zoning and subsequent development will increase the tax base.

Part III

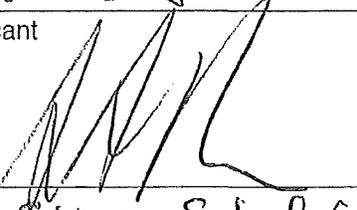
I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for 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

  
\_\_\_\_\_  
Signature of Applicant

10/7/2016  
Date

  
\_\_\_\_\_  
Steve Schafer  
Type/Print Name Steven Schafer

Fee: \$8284.00  
\$6,980

Received by/Date: Peter Menser  
10-17-16

## Peter Menser

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**From:** Karen Renner <renner@msu.edu>  
**Sent:** Tuesday, January 24, 2017 10:10 AM  
**To:** Peter Menser  
**Cc:** bowlby@msu.edu; 'Skyline Hills Association'  
**Subject:** Follow up questions following Planning Commission meeting  
**Attachments:** North end of Walnut Hills Hash marks are drainage and other issues.JPG

Good morning Peter –

Here are my follow up questions from last night. I will forward your responses to the Skyline Hills Association. Thank you for your help in clarifying the following questions and forwarding this information to the Planning Commission.

1. If the rezoning request is denied by the Planning Commission is the next step for the decision to go forward to the Township Board to agree or disagree with the decision?
2. Can the Township Board overrule the Planning Commission's decision to not rezone or to rezone?
3. If the rezoning request is denied by the Planning Commission and the Township Board is litigation in Civil Court the next step for the developer if he wants the decision overruled?
4. If the developer decides to agree with the decision of no rezoning by the Planning Commission and/or the Township Board, can the developer submit a PRD with the current zoning immediately OR must the developer wait one year?
5. I understand the Planning Commission cannot ask for a PRD (or a PUD). The developer has to voluntarily submit their plan for development of the property. Last night myself and Neil Bowlby provided information in public comments about potential number of housing units on a PRD. Letters in the Planning Commission packet also addressed a PRD. The developer has never once mentioned a PRD. The Planning Commission cannot ask the developer for a PRD with current zoning. How does this concept become considered by the Planning Commission?
6. I reviewed the large map handout at the meeting. There are areas that are very wet that have lots suggested. There is an area to the northwest that will have runoff issues. I have attached a screen shot of the map with my writing on it. These are major areas of concern. If these could be shared w/ the Planning Commission it would be appreciated. These lots totaled 103 lots in question.
7. Lastly line-of-sight was seldom mentioned but is a major concern with two walls of two story homes designated for the northwest corner with the spacing between homes a total of 20 feet (less than 7 yards). Skyline Drive property owners would be looking at a wall of homes with very little area in this northwest section for any natural drainage. It would flow west into the detention pond and make a lake along the west border by my home and others (we are just north of the ponds).

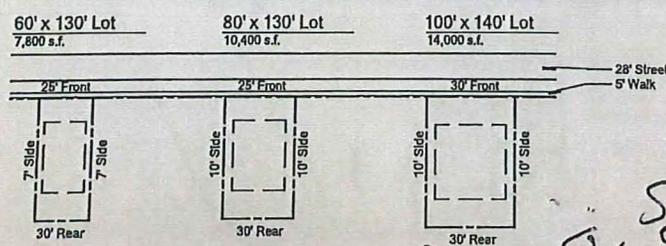
This information is needed by the Homeowner Associations as we go forward so we understand the steps and can stay informed.



Very wet  
Very wet

123  
in  
RR  
zoning

Typical Lots



Runoff  
into  
Skyline Drive  
Older tree  
issues.  
Issues for  
Skyline Drive  
Residents  
Sight

Site Summary

- Gross Site Area
- Less ROW
- Net Site Area
- Existing Zoning
- Open Space
- Regulated Wetland
- Non-Wetland Open Space
- Total Open Space
- Unit Breakdown
  - 100' x 140'
  - 80' x 130'
  - 60' x 130'
- Detached Units
- Attached Units
- Total Units
- Density Shown

January 20, 2017

Dear Mr. Menser; Mr. Kieselbach; Meridian Township Planning Commission; Board of Trustees; Manager Walsh, Land Preservation Advisory Board, Zoning Board of Appeals; and Environmental Commission; Ms. Maisner; Parks and Recreation Department;

I am writing this letter in opposition to the rezoning of the Walnut Hills Country Club; based on many reasons, not limited to the following mentioned facts.

According to an Associated Press article dated January 20, the Federal Reserve plans to continue to increase interest rates, leading to higher borrowing costs, thus making the purchase of a home more difficult. The same article stated apartment construction has soared at 54%, which is evident here in plans for development in Okemos, East Lansing and Lansing which continues unchecked, unwarranted and unsustainable.

The Lansing State Journal recently reported there is no need for new housing, student enrollment is declining and President Simon of Michigan State University stated there is already too much housing.

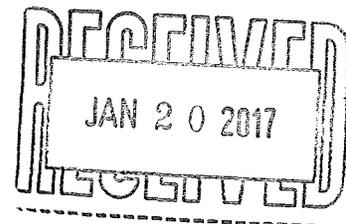
Meridian Township zoning ordinances were designed to protect against this overdevelopment and preserve greenspace, wetlands and ecological balance. At present, the Township is losing taxable income and losing valuable resources that attract families to reside in Meridian Township, due to lack of green space, blighted commercial districts, devalued properties, increased infrastructure costs and empty businesses. Development has caused ecologic imbalance and has led to the decimation of trees and plant life and pushed deer populations into our residential neighborhoods.

"In 2002 Meridian Township Board hired the Greenway Collaborative of Ann Arbor to develop a conservation plan. The residents invested again through taxes in a Land Preservation Millage to preserve and protect the water quality, natural resources, floodplains, wetlands and wildlife", according to the Meridian Township Greenspace Plan of 2004. Meridian Township also "developed a Land Preservation Program and Advisory Board, supported by a Township millage, to preserve and protect the natural areas and vital corridors with a promise of stewardship and natural land conservation". Development of the Walnut Hills Country Club is in violation of these Plans, Programs, Boards, Zoning, Ordinances, and Wetland Protection Ordinances. For these reasons and for the other above aforementioned facts, this request and all future requests for development of Walnut Hill Country Club should be denied.

Please forward this letter to the above participants and other concerned Township affiliates.

Sincerely,

Rhonda Bueche  
Okemos resident



## Peter Menser

---

**From:** ALI MAHDAVI <alimahdavi@sbcglobal.net>  
**Sent:** Sunday, January 22, 2017 9:37 PM  
**To:** Peter Menser  
**Subject:** Opposition to rezoning of Walnut Hills Golf Course

I and my wife are concerned citizens of Meridian Township residing at 6060 Skyline Drive and we are opposed to the rezoning of Walnut Hills Golf Course. We moved to this neighborhood 16 years ago and took up residence in the same house that my in-laws resided in for decades and my wife grew up in. Our children also grew up here, and over the years our family has built many memories which include enjoying the beauty of the golf course. The golf course's club has served as a place for families and community members to gather for decades; from hosting community events, to the clubhouse pool, the restaurant, Walnut Hills has offered so much to our community. While we all understand the changing economic and community milieu may bring changes, the current proposed changes for the golf course are greatly concerning.

First, the construction activities that may take place as a result of this development will most certainly destroy the existing ecosystem regardless of measures developer take to address such issues. Throughout the golf course there are areas characterized by wetlands or consisting of muck. Building houses on this type of soil requires a demucking operation. Demucking usually involves removal of muck/peat to a large depth underground which is done by following methods:

- \*Excavating the muck to a depth and perimeter that stable hard ground exists. Specially for a location like the golf course which is meant to have this type of soil, this could be in excess of 10 to 20 feet or more under ground.

- \*If the perimeter of demucking is too vast, it may be necessary to isolate the area needed and drive steel sheet piling anchored into the stable ground and perform excavation inside.

- \*Driving steel sheet piling will result in significant vibration and can penetrate laterally to a great distance causing permanent damage to existing structures.

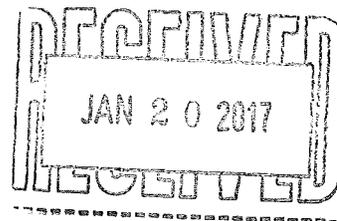
- \*Driving steel sheet piling in this area that is known to have underground aquifers can also puncture through the aquifer and result in permanent seepage that again can cause long term damage to surrounding areas.

- \*Removal and transferring of excavated muck will require weeks of operation to truck out the material. Loaded trucks can cause significant damage to existing roads and the vibration certainly will be felt through the residential areas.

All of the above are reasons that we are very concerned about the rezoning and oppose that. We hope that the planning commission takes into consideration these issues and deny the requested rezoning.

Sincerely,

Ali & Sunita Mahdavi  
6060 Skyline Drive



As a nearby resident and social member of Walnut Hills, I would hate to see this parcel of land (and history) be permanently changed to a housing development. I see it as an irreversible downgrade to the quality of life for current residents in the area, not to mention the environmental impacts that will result.

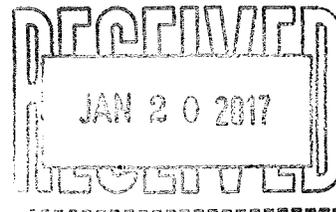
Of course, if it is built, new residents will move in who do not share my perspective and only see the upside of a new home and surroundings but have no sense of what they missed. Perhaps, that's a reality no different than how each of us view our own surroundings. The question is to what degree we want to preserve community character while also balancing growth for the future.

I personally would not trade the suggested benefits resulting from this development (e.g. higher property values) for the guarantee of increased traffic, pavement/runoff, people, trash and loss of green/open space, habitat, recreation and natural beauty. To me, preservation of community character and quality of life matter more than the chasing economic prospects, which often don't pan out as planned anyway.

As I look around the East Lansing, Meridian Township area, I don't see a lack of development or housing but where I do see it happening, it's often at the expense of open/green spaces, acquired by speculative developers seeking to maximize profit. Is this kind of growth wanted or needed? Usually not, which is why many of them languish on the market as for sale or lease. I do, however, respect their business-minded position, and in this case I would support any effort by club members/others to make the developer a reasonable purchase offer, which I understand he is open to.

Change is inevitable but this proposal doesn't need to be approved just because it has been presented now and under implied duress of litigation. I would hope that the township planners and council recognize the importance of this large parcel as open/green space and its contribution towards maintaining community character and quality of life. I encourage you to retain the existing zoning to help preserve these values to the greatest extent possible, for both current and future citizens.

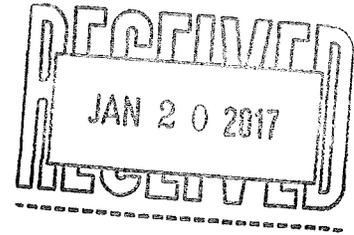
Kevin Sayers  
962 Northgate Dr.  
East Lansing, MI 48823



**Peter Menser**

---

**From:** Donna Bozgan <dbozgan@gmail.com>  
**Sent:** Monday, January 23, 2017 3:57 PM  
**To:** Peter Menser  
**Subject:** Oppose Rezoning #16060



Meridian Township Board and Planning Commission

c/o Associate Planner Peter Menser

5151 Marsh Road

Okemos, MI 48864

Dear Meridian Township Board and Planning Commission,

This message is regarding Rezoning #16060 – Walnut Hills.

After attending community meetings in the fall, and November's planning commission regular meetings on this topic, the community has voiced the same opinion I share on this matter:

***oppose re-zoning #16060.***

The site has been a golf course longer than any of us have lived near it, and was probably one of the reasons many of us desired moving to the area. My neighbors have already said the very same things I value about living nearby –majestic mature trees, great diversity of plant and animal wildlife, convenient recreation access, and the tranquility provided by such beautiful, open spaces.

However, while many of us would prefer the site to remain park-like, that is not the relevant question at hand; we must instead focus on rezoning, and the probable effects of the proposed change, compared to existing potential under the current zoning.

The present mixed zoning of the site would already permit the development of more than 200 new single-family dwellings. Changing to consistent RAA zoning across the site would more than double the number of lots permitted on the parcel.

I share my neighbors' and fellow citizens' concerns regarding the dramatic and detrimental effects to vehicle traffic, road condition, pedestrian accessibility, and wildlife which would occur with *any* development of the site, let alone the number of units permitted under RAA zoning.

While the rezoning applicant, Summer Park Realty, has stated intent to build fewer, larger units than the requested RAA zoning would allow, the fact remains that the rezoning would allow development of a very large number of dwellings by either the present or some future owner.

Since the applicant has been unwilling to self-impose planned unit development contingencies to the rezoning application, the community and commission is left to speculate upon the broad spectrum of possibilities the requested rezoning would enable, with the constant consideration of what could happen to the site if sold again.

In the most recent conceptual plan submitted, the rezoning applicant has returned to a mix of attached and detached units, and continues to call wetland areas as designated green space. The 50' setback on the south-east (Dawn Avenue, Longview Drive) is disrespectfully unmatched to the 100' setback granted on the west side (Skyline Drive).

Combined with Summer Park's inconsistent vision for how they would use the site, their aggressive and combative attitude toward the community and Planning Commission is deeply concerning as we consider dealing with this situation developing figuratively, and for some of us - literally, in our back yards.

I would request the commission to advise against, and the board reject, rezoning applications for the Walnut Hills parcel, to retain the unique and valued characteristics inherent to the existing rural zoning.

Thank you kindly for your attention and careful consideration.

Sincerely,

Donna Bozgan

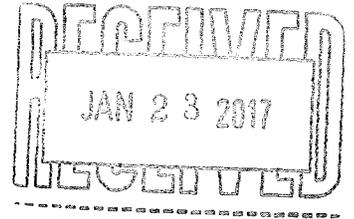
2715 Skyline Court

East Lansing, MI 48823

Recipient: Meridian Township Planning Commission

Letter: Greetings,

**Oppose Re-Zoning of Walnut Hills Country Club**



**RECOMMENDED ACTION:** We the undersigned, following careful consideration of the facts related to this proposed up-zoning, including but not limited to: storm drainage issues, limited ability of adjacent roads to handle increased traffic, hazards due to vehicular shortcuts through adjacent neighborhoods, loss of green space, increased road and sewer costs, negative impact on wildlife and the environment, and inherent site limitations (water table and soil types) for road and house construction, find good and sufficient reason that it would be in the best interest of the people of Meridian Township, the Township government, and this neighborhood, for this rezoning request to be denied.

# Signatures

<b>Name</b>	<b>Location</b>	<b>Date</b>
LaNita Campbell	East Lansing, MI, United States	2017-01-18
Paula Frantz	East Lansing, MI, United States	2017-01-19
Karen Renner	East Lansing, MI, United States	2017-01-19
James Harrison	East Lansing, MI, United States	2017-01-19
Judith Allswede	East Lansing, MI, United States	2017-01-19
Mark Hiaeshutter	East Lansing, MI, United States	2017-01-19
Justin Tobin	East Lansing, MI, United States	2017-01-19
Dennis Campbell	East Lansing, MI, United States	2017-01-19
Elizabeth Schneider	East Lansing, MI, United States	2017-01-19
Karen Howland	East Lansing, MI, United States	2017-01-19
Marcia Engelkes	East Lansing, MI, United States	2017-01-19
Jane Harrison	East Lansing, MI, United States	2017-01-19
William Triola	East Lansing, MI, United States	2017-01-19
Mary Zaleta	East Lansing, MI, United States	2017-01-19
Kevin Witgen	East Lansing, MI, United States	2017-01-19
Lawrence P Schneider	East Lansing, MI, United States	2017-01-19
Chris Triola	East Lansing, MI, United States	2017-01-20
Gabe Zussman	Lansing, MI, United States	2017-01-20
Jan Ragan	East Lansing, MI, United States	2017-01-20
Christina Lance	East Lansing, MI, United States	2017-01-20
L. Anne Hirschel	East Lansing, MI, United States	2017-01-20
Lissy Goralnik	East Lansing, MI, United States	2017-01-20
William Weatherhead	East Lansing, MI, United States	2017-01-20
Ruthi Bloomfield	East Lansing, MI, United States	2017-01-20
Ben Wood	East Lansing, MI, United States	2017-01-20
Victoria Bellon	East Lansing, MI, United States	2017-01-20
Michael Stock	East Lansing, MI, United States	2017-01-20
Janet MacFarlane	Haslett, MI, United States	2017-01-20
Michael Kendrick	Lansing, MI, United States	2017-01-20
Ron Applegate	Haslett, MI, United States	2017-01-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Rosemary Buhl	east lansing, MI, United States	2017-01-20
Lisa Farzam	East Lansing, MI, United States	2017-01-20
Elizabeth Ivkovich	East Lansing, MI, United States	2017-01-20
Mary Howard	East Lansing, MI, United States	2017-01-20
Donna Rose	East Lansing, MI, United States	2017-01-20
Thomas Hursey	Okemos, MI, United States	2017-01-20
Kevin Howard	East Lansing, MI, United States	2017-01-20
Thomas Archipley	Okemos, MI, United States	2017-01-20
Katie Lynwood	East Lansing, MI, United States	2017-01-20
Brenda Gordon	East Lansing, MI, United States	2017-01-20
Michael Donahue	Henderson, NV, United States	2017-01-20
Elizabeth Spiegl	Brooklyn, NY, United States	2017-01-20
Sue Nuccio	Syracuse, NY, United States	2017-01-20
Kathleen Walsh	Lansing, MI, United States	2017-01-20
Mary Ellen Sheets	East Lansing, MI, United States	2017-01-20
Ali Mahdavi	East Lansing, MI, United States	2017-01-20
Brent Scott	East Lansing, MI, United States	2017-01-20
Mary Ellen Jakovac	East Lansing, MI, United States	2017-01-20
Erica Letts	East Lansing, MI, United States	2017-01-20
Beth Snyder-Petrowitz	East Lansing, MI, United States	2017-01-20
Ken Ketcham	Bath Township, MI, United States	2017-01-20
Barbara Reeves	East Lansing, MI, United States	2017-01-20
Marianne Flynn	East Lansing, MI, United States	2017-01-20
Linda Kalof	Okemos, MI, United States	2017-01-20
Kevin Mullin	East Lansing, MI, United States	2017-01-20
kerry Brick	East Lansing, MI, United States	2017-01-20
Elizabeth Cox	Okemos, MI, United States	2017-01-20
Paul Nieratko	Bath Township, MI, United States	2017-01-20
Earnest Zubkus	East Lansing, MI, United States	2017-01-20
Shelley Baumgartner	East Lansing, MI, United States	2017-01-20
Rex Foster	East Lansing, MI, United States	2017-01-20
Michael Hudson	East Lansing, MI, United States	2017-01-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
Brian Pentecost	East Lansing, MI, United States	2017-01-20
quinn ferguson	East Lansing, MI, United States	2017-01-20
Jenna Minton	East Lansing, MI, United States	2017-01-20
Annie Campbell	East Lansing, MI, United States	2017-01-20
Sonya Pentecost	East Lansing, MI, United States	2017-01-20
Robert Wood	East Lansing, MI, United States	2017-01-20
James Noble Noble	East Lansing, MI, United States	2017-01-20
Sarah Wescott	Haslett, MI, United States	2017-01-20
Kerri Wilcox	East Lansing, MI, United States	2017-01-20
Margaret Spitzley	East Lansing, MI, United States	2017-01-20
Walt Reynolds	Haslett, MI, United States	2017-01-20
Susan Anderson	East Lansing, MI, United States	2017-01-20
Kelly Paquet	Laingsburg, MI, United States	2017-01-20
Catherine Cleveland	East Lansing, MI, United States	2017-01-20
Stacy Fernandez	East Lansing, MI, United States	2017-01-20
Don Pricco	East Lansing, MI, United States	2017-01-20
Vanessa Cook	East Lansing, MI, United States	2017-01-20
Steven Charchut	East Lansing, MI, United States	2017-01-20
Kelley Minnehan	East Lansing, MI, United States	2017-01-20
Nick Norris	East Lansing, MI, United States	2017-01-20
Kelly Beach	Mason, MI, United States	2017-01-20
Nisha Adams	East Lansing, MI, United States	2017-01-20
Kim Vukovic	Haslett, MI, United States	2017-01-20
Kristin Reinhart	East Lansing, MI, United States	2017-01-20
Allison Parker	East Lansing, MI, United States	2017-01-20
Suellen Hozman	Lansing, MI, United States	2017-01-20
Lori Stewart	East Lansing, MI, United States	2017-01-20
Joan Gochberg	East Lansing, MI, United States	2017-01-20
Rick Gouthro	East Lansing, MI, United States	2017-01-20
Pamela Smiadak	East Lansing, MI, United States	2017-01-20
Roberta Glaser Carlsen	East Lansing, MI, United States	2017-01-20
Steven Kopke	East Lansing, MI, United States	2017-01-20

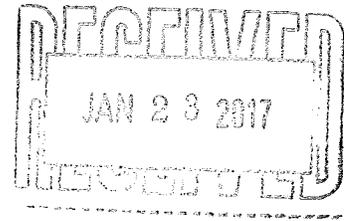
<b>Name</b>	<b>Location</b>	<b>Date</b>
Rhonda Bueche	Okemos, MI, United States	2017-01-20
Greg Grady	Okemos, MI, United States	2017-01-20
Bruce McFee	East Lansing, MI, United States	2017-01-20
Sarah Margulies	East Lansing, MI, United States	2017-01-20
Micheal Shafer	Lansing, MI, United States	2017-01-21
Shannon Beckman	Okemos, MI, United States	2017-01-21
James Shaheen	Okemos, MI, United States	2017-01-21
Kevin Ragan	East Lansing, MI, United States	2017-01-21
Kathryn Jones	East Lansing, MI, United States	2017-01-21
Pam Fraker	Okemos, MI, United States	2017-01-21
Amee OLeary	Okemos, MI, United States	2017-01-21
Jim Heavenrich	East Lansing, MI, United States	2017-01-21
Craig Havican	East Lansing, MI, United States	2017-01-21
jeff weatherhead	East Lansing, MI, United States	2017-01-21
Rau Rich	East Lansing, MI, United States	2017-01-21
Matthew Yeomans	Okemos, MI, United States	2017-01-21
Sharon Reynolds	Haslett, MI, United States	2017-01-21
Jason Hartman	Williamston, MI, United States	2017-01-21
Jennifer Scott	East Lansing, MI, United States	2017-01-21
Peter Burke	East Lansing, MI, United States	2017-01-21
Robert Francoeur	East Lansing, MI, United States	2017-01-21
Don Burkhardt	Okemos, MI, United States	2017-01-21
Stephen Wolcott	East Lansing, MI, United States	2017-01-21
Lynne Hannas	East Lansing, MI, United States	2017-01-21
Greg Minton	Lansing, MI, United States	2017-01-21
Shaheen Farzam-Behboodi	East Lansing, MI, United States	2017-01-21
Frank Woronoff	Okemos, MI, United States	2017-01-21
Elizabeth Wakulsky	East Lansing, MI, United States	2017-01-21
John Voorheis	Haslett, MI, United States	2017-01-21
Robert Regan	East Lansing, MI, United States	2017-01-21
Sunita Mahdavi	East Lansing, MI, United States	2017-01-21
Brett Bean	Haslett, MI, United States	2017-01-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
crippen jeff	East Lansing, MI, United States	2017-01-21
Lawrence Shanker	East Lansing, MI, United States	2017-01-21
Tim Wellemeyer	Haslett, MI, United States	2017-01-21
Dave Regan	East Lansing, MI, United States	2017-01-21
Chester Lewis	East Lansing, MI, United States	2017-01-21
Megan VanZwoll	East Lansing, MI, United States	2017-01-21
Chris Haddad	East Lansing, MI, United States	2017-01-21
Nina Glauch	East Lansing, MI, United States	2017-01-21
Jeff Thompson	East Lansing, MI, United States	2017-01-21
Mike Ramsby	East Lansing, MI, United States	2017-01-21
H James Fitzgerald	East Lansing, MI, United States	2017-01-21
Benjamin Louagie	East Lansing, MI, United States	2017-01-21
john Gobel	East Lansing, MI, United States	2017-01-21
Betty Simon	East Lansing, MI, United States	2017-01-21
Arthur Irish	East Lansing, MI, United States	2017-01-21
Meliss Spadafore	East Lansing, MI, United States	2017-01-21
Chuck Levy	Haslett, MI, United States	2017-01-21
Gina Brick	East Lansing, MI, United States	2017-01-22
Joe Spadafore	East Lansing, MI, United States	2017-01-22
Donald Gochberg	East Lansing, MI, United States	2017-01-22
Linda McCardel	Laingsburg, MI, United States	2017-01-22
Rachel Joseph	East Lansing, MI, United States	2017-01-22
Scott Carney	East Lansing, MI, United States	2017-01-22
Julie Brennan	Bath Township, MI, United States	2017-01-22
Carol Harvin	East Lansing, MI, United States	2017-01-22
Jennifer Louagie	East Lansing, MI, United States	2017-01-22
Martha Brick Brick	East Lansing, MI, United States	2017-01-22
Peter Schonfeld	Bath Township, MI, United States	2017-01-22
Brenda Ramsby	East Lansing, MI, United States	2017-01-22
susie crippen	East Lansing, MI, United States	2017-01-22
John Brick	East Lansing, MI, United States	2017-01-22
Kelly Luther	East Lansing, MI, United States	2017-01-22

<b>Name</b>	<b>Location</b>	<b>Date</b>
Joan Johnson	East Lansing, MI, United States	2017-01-22
Karla Hudson	East Lansing, MI, United States	2017-01-22
Tom Davis	Okemos, MI, United States	2017-01-22
Mary Minnehan	East Lansing, MI, United States	2017-01-22
J.M. Thaden	East Lansing, MI, United States	2017-01-22
Erin Recktenwald	East Lansing, MI, United States	2017-01-22
Rex Copsey	East Lansing, MI, United States	2017-01-22
Patricia Degnan	East Lansing, MI, United States	2017-01-22
Jan Wenglekowski	Dimondale, MI, United States	2017-01-22
William Ragla	East Lansing, MI, United States	2017-01-23
Joseph Reid	East Lansing, MI, United States	2017-01-23
Breeann Anderson	East Lansing, MI, United States	2017-01-23
Kimberly Thompson	East Lansing, MI, United States	2017-01-23
Scott Murray	East Lansing, MI, United States	2017-01-23
Kevin Sayers	East Lansing, MI, United States	2017-01-23
Mary Gates	East Lansing, MI, United States	2017-01-23
Ann VanBaalen	East Lansing, MI, United States	2017-01-23
Shelley Smithson	East Lansing, MI, United States	2017-01-23
Gretchen Karlake	East Lansing, MI, United States	2017-01-23
Lynn Garrett	East Lansing, MI, United States	2017-01-23
Betty Wei	Williamston, MI, United States	2017-01-23
Eleanor Heusner	East Lansing, MI, United States	2017-01-23
Brenda Fry	East Lansing, MI, United States	2017-01-23
cecil simpson	East Lansing, MI, United States	2017-01-23
Valerie Hoag	Okemos, MI, United States	2017-01-23
Paul Rashid	Lansing, MI, United States	2017-01-23
Suzanne Foltz	East Lansing, MI, United States	2017-01-23
Patricia Bean	Haslett, MI, United States	2017-01-23
Rocco Cironi	East Lansing, MI, United States	2017-01-23
Dennis & Diane Bernick	Haslett, MI, United States	2017-01-23
Michael Barnes	East Lansing, MI, United States	2017-01-23
Titun Maiti	East Lansing, MI, United States	2017-01-23

<b>Name</b>	<b>Location</b>	<b>Date</b>
joyce stoughton-kim	East Lansing, MI, United States	2017-01-23
Ryan Jankovic	East Lansing, MI, United States	2017-01-23
Rachael Cupples	Okemos, MI, United States	2017-01-23
Gary Dawson	Haslett, MI, United States	2017-01-23
James Nye	East Lansing, MI, United States	2017-01-23
Elaine Crilley	East Lansing, MI, United States	2017-01-23
Chad Myers	East Lansing, MI, United States	2017-01-23
Wayne Budde	East Lansing, MI, United States	2017-01-23
Elizabeth Rosekrans	East Lansing, MI, United States	2017-01-23
Lori Jungbluth-Ross	East Lansing, MI, United States	2017-01-23
Roy Bierwirth	East Lansing, MI, United States	2017-01-23
Gay Heusner	East Lansing, MI, United States	2017-01-23

Eleanor Heusner  
Gay Heusner  
6216 Skyline Drive  
East Lansing, MI 48823



January 23, 2017

Dear Members of the Meridian Township Planning Commission:

Our family built our home, moved to Skyline Dr., and joined Walnut Hills Country Club in 1964. One of the main reasons for choosing that location was we believed, with the golf course there, we would never be subjected to a crowded housing development behind our home. We have enjoyed the beautiful open views with its varied wildlife for over 50 years. Ideally, we would like to stop the development of the Walnut Hills property entirely. Keeping this beautiful greenspace open, with no dense residential development, as proposed by Mr. Schafer, is essential to continued desirable living for the many residents of this area who enjoy the current environment and diverse wildlife.

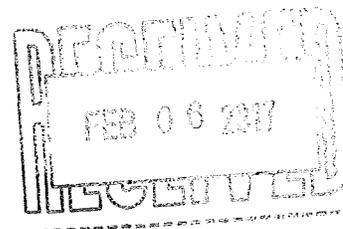
Mr. Schafer has continually increased the number of projected units he intends to build on this site. We've been told numbers anywhere from 180 to now 383 units. If a zoning change to RAA is approved, he could change his plans again. In fact the current plan states "Lot Counts are Subject to Change". Based on the Density Calculation included in this meeting's packet, those numbers could increase to as many as 451 units. One of the draws for this area is its uncluttered atmosphere, which will evaporate with this current project. It is very hard to believe that this community has the need for such a large development. We have watched houses in the surrounding area that have been put up for sale, remain on the market for extended periods of time. In addition, this area's current property values will be significantly decreased. We also find it difficult to believe that these new units could possibly sell for up to the \$800,000 prices Mr. Schafer has quoted, when our house which backs up to picturesque ponds on a beautiful golf course is only valued at a little over \$200,000.

The dramatic increase in traffic along Lake Lansing Rd and Park Lake Rd is of great concern. The traffic study presented in a previous meeting indicated an over 521% increase in the weekday traffic on these roads, and that was with 353 proposed units, not the 383 units on the current plan. This is especially concerning for the two elementary schools that are on Lake Lansing Rd. The safety of our school children is already at risk with the current traffic volume. When you add in the traffic from this development, the increase in volume from the new Costco, and the increased number of students attending those elementary schools, it is a tragedy waiting to happen.

## Peter Menser

---

**From:** Gail Oranchak  
**Sent:** Monday, February 06, 2017 1:24 PM  
**To:** Mark Kieselbach; Peter Menser  
**Subject:** FW: planning commission concerns



**From:** Thomas Conroy [<mailto:thconroy@comcast.net>]  
**Sent:** Monday, February 06, 2017 11:57 AM  
**To:** Gail Oranchak <[oranchak@meridian.mi.us](mailto:oranchak@meridian.mi.us)>  
**Subject:** planning commission concerns

Good morning Ms. Oranchak,

I am writing to you with my concerns on the future development of Walnut Hills. It is not to stop the owners from developing the property, it is to encourage the development as they have planned.

I am a resident in Meridian Township and want my opinion heard. Walnuts Hills has been a going concern for a very long time. Moreover, the members of the club and the surrounding neighbors have had ample opportunity and time to purchase the property at a fair price but failed to do so. To think because you live on the course or are a member does not give you the right to impede on the rights of the property owner. Again they have had years of opportunity to purchase the property themselves and did not, time to move on!

According to the paper attorney Joe Reid is involved in the challenges to the current owners. Joe Reid lives on the course and has been planning on this fight for years. I know because he has told me so. Simply put, he wants to enjoy the amenities that come with living on the course but has no vested interest in keeping the Club a thriving entity. BIDCO, is nothing more than a licensed loan shark owned by the Reid family. BIDCO prays on clients and business that banks may have passed up, in return for very high interest rates. If the Reid family is so interested in the development of the property they can purchase it from the current owner, at a profit!

Thank you for passing this on.

Thomas Conroy  
5090 Country Dr.  
Okemos, MI 48864

**Rezoning #17010  
(Portnoy)  
February 13, 2017**

**APPLICANT:** Portnoy & Tu, DDS  
1738 Hamilton Road  
Okemos, MI 48864

**STATUS OF APPLICANT:** Contingent Purchaser

**REQUEST:** Rezone to PO (Professional and Office)

**CURRENT ZONING:** RA (Single Family, Medium Density)

**LOCATION:** A vacant lot north of 2476 Jolly Road (Tax I.D. # 33-352-006)

**AREA OF SUBJECT SITE:** .56 acres

**EXISTING LAND USE:** Vacant land

**EXISTING LAND USES  
IN AREA:** North: Single Family House  
South: Vacant Lot  
East: Midwest Power Equipment  
West: Light of Calvary Church & Single Family House

**CURRENT ZONING IN AREA:** North: RA (Single Family, Medium Density)  
South: PO (Professional and Office)  
East: I (Industrial)  
West: RA (Single Family, Medium Density)

**FUTURE LAND USE  
DESIGNATION:** Residential 1.25 – 3.5 dwelling units per acre (du/a)

**FUTURE LAND USE MAP:** North: Residential 1.25 – 3.5 du/a  
South: Office  
East: Office & Residential 1.25 – 3.5 du/a  
West: Institutional & Residential 1.25 – 3.5 du/a

# MEMORANDUM

TO: Planning Commission

FROM: *Peter Menser*  
Peter Menser  
Senior Planner

*Keith Chapman*  
Keith Chapman  
Assistant Planner

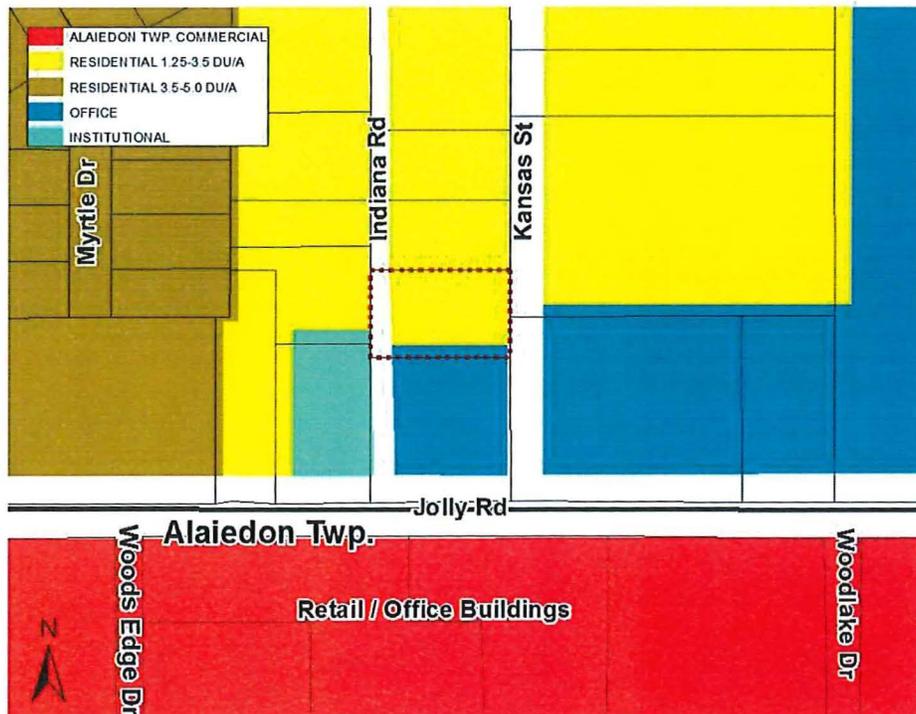
DATE: February 10, 2017

RE: Rezoning #17010 (Portnoy & Tu), request to rezone an approximate .56 acre parcel north of 2476 Jolly Road (Tax I.D. # 33-352-006) from RA (Single Family, Medium Density) to PO (Professional and Office).

Portnoy & Tu, DDS has requested the rezoning of a .56 acre vacant lot (Tax I.D. # 33-352-006) north of 2476 Jolly Road from RA (Single Family, Medium Density) to PO (Professional and Office). Along with the rezoning application, the applicant submitted a site plan showing a 4,332 square foot dentist office. The building is depicted on the subject parcel and the 0.94 acre parcel to the south which is currently zoned PO (Professional and Office). The rezoning request is not tied to the building that is shown on the site plan.

## Master Plan

The Future Land Use Map from the 2005 Master Plan designates the subject property in the Residential 1.25-3.5 dwelling units per acre (du/a) category.

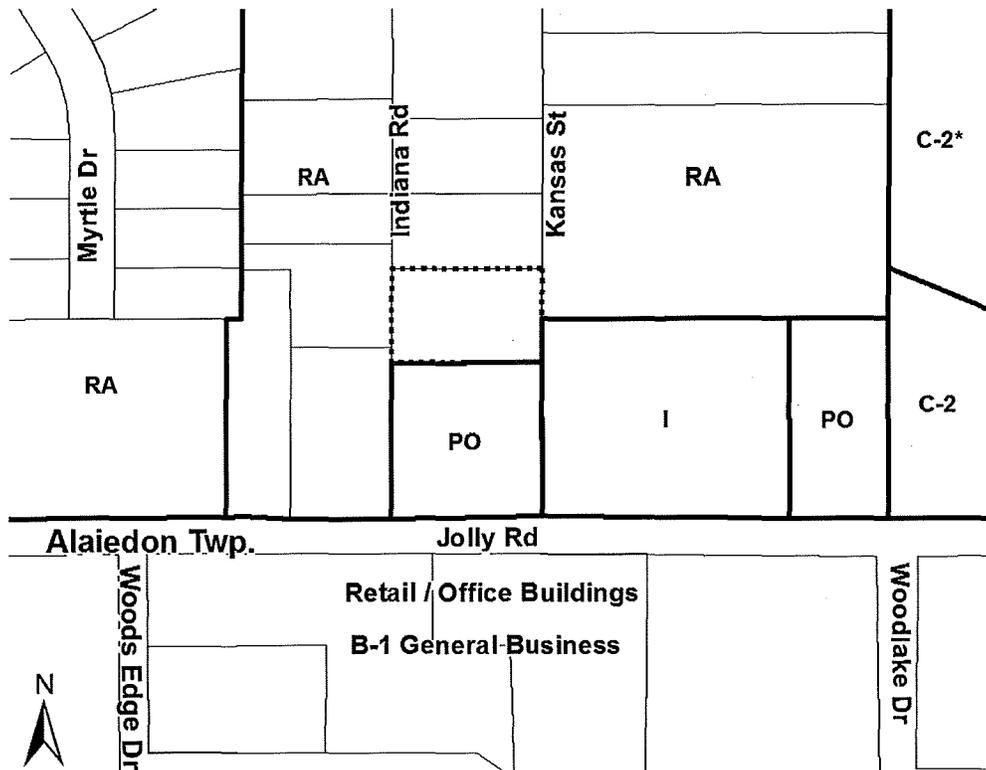


**Zoning**

The subject site is zoned RA (Single Family, Medium Density). With 124 feet of lot width on Kansas Street and .56 acres (24,393.60 sq. ft.) in lot area, the site meets the minimum standards for both lot area and lot width for both the current RA and proposed PO zoning districts. The following table illustrates the minimum lot width and lot area requirements for the existing RA and proposed PO zoning districts:

	Lot Width (feet)	Lot Area (sq. ft.)
RA district	80	10,000
PO district	50	5,000

**ZONING MAP**



**Physical Features**

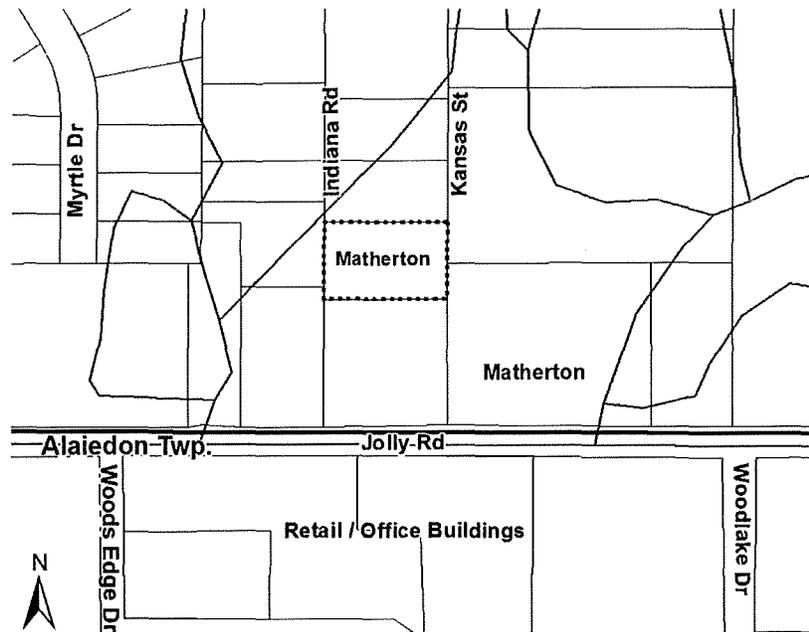
The topography of the vacant site is level with elevations ranging from 882 feet above sea level in the western part of the parcel fronting on Indiana Road to a low point of 880 feet above mean sea level near Kansas Street. The northern portion of the site contains dense trees and shrubs. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain and does not contain wetlands. The Greenspace map does not show any features on this site.

Soils

The following chart summarizes soil information for the subject site.

SOIL ASSOCIATION	SEVERE LIMITATIONS
Matherton	Wetness

**SOILS MAP**



**Streets and Traffic**

The site fronts on Jolly Road, Kansas Street, and Indiana Road. Jolly Road is a four-lane road designated as a Principal Arterial. Kansas Street is a two lane local street, and Indiana Road is a private drive. There is an existing seven foot pathway south of the subject property along Jolly Road. The most recent (2009) traffic count information from the Ingham County Road Department (ICRD) for Jolly Road eastbound between Woodlake Drive and Kansas Street showed a total of 4,973 vehicles in a 24 hour period. Westbound traffic between Kansas Street and Hulett Road showed a total of 4,329 vehicles in a 24 hour period.

The Economic Analysis chapter of the 2005 Master Plan notes approximately 30,577 square feet of land is needed to accommodate 10,000 square feet of office space. After factoring in the amount of land area necessary for the building, setbacks, the required parking and internal access drives, and open space it may be possible for the .56 acre site to accommodate a building up to 7,318 square feet in size. A rezoning traffic study was not required since any of the possible uses permitted in the PO district in a building of approximately 7,318 square feet would not generate peak hour vehicle trips of 100 or greater than the current RA zoning district.

**REZ #17010 (Portnoy & Tu)**  
**Planning Commission (2/13/17)**  
**Page 4**

The information below compares traffic generation between the existing RA zoning district and proposed PO zoning district. It estimates future traffic by using data from the highest potential traffic generator in each zoning district, which in this case is one single family house for the RA district and a medical-dental building in the proposed PO zoning. The proposed PO zoning was calculated using a 7,318 square foot building.

	Existing RA zoning	Proposed PO zoning	Change
Peak Hour trips	0.77 (a.m.) 1.02 (p.m.)	26.49 (a.m.) 32.57 (p.m.)	+25.72 +31.55
Weekday trips	9.57	264.40	+254.83

**Utilities**

Public water and sewer are available to serve the subject property.

**Staff Analysis**

The applicant has requested the rezoning of a .56 acre parcel north of 2476 Jolly Road (Tax I.D. # 33-352-006) from RA (Single Family, Medium Density) to PO (Professional and Office). Information provided by the applicant indicates plans to construct a 4,332 square foot office building on the parcel and the parcel to the south, 2476 Jolly Road, but the building is not tied to the rezoning.

When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

**Planning Commission Options**

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed to the Township Board. A resolution will be provided for a future meeting.

**Attachments**

1. Application and supporting materials
2. Site plan dated January 12, 2017

**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 Portnoy & Tu, DDS  
Address of applicant 1738 Hamilton Road, Okemos, MI  
Telephone: Work (517) 349-3266 Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email \_\_\_\_\_

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.

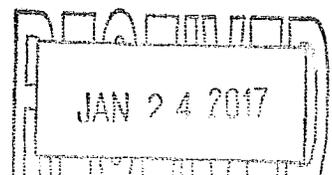
B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person DC Engineering, P.C., Kurt R. Krahulik, P.E.  
Address 1210 N Cedar Street, Suite B, Lansing, MI 48906  
Telephone: Work 517.853.7866 Home Cell: 517.896.5831  
Fax 517.853.7869 Email kkrahulik@DCEngPC.com

C. Site address/location Vacant lot north of 2476 Jolly Road, between Indiana St. and Kansas St.  
Legal description (Attach additional sheets if necessary) \_\_\_\_\_  
Parcel number 33-02-02-33-352-006 Site acreage 0.56 acres

D. Current zoning RA Requested zoning PO

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: Not Applicable

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 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: \_\_\_\_\_  
\_\_\_\_\_
- 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: See attached.

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: \_\_\_\_\_  
\_\_\_\_\_
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 6) Requested rezoning results in logical and orderly development in the Township, explain: \_\_\_\_\_  
\_\_\_\_\_
- 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: \_\_\_\_\_  
\_\_\_\_\_

**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

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type/Print Name

Fee: \_\_\_\_\_

Received by/Date: \_\_\_\_\_

January 13, 2017

CHARTER TOWNSHIP OF MERIDIAN  
REZONING APPLICATION  
Part II: Reasons for Rezoning Request  
for  
Vacant parcel #33-02-02-33-352-006

Portnoy & Tu DDS Family Dentistry, currently located at 1738 Hamilton Road, is proposing to relocate their business to the vacant parcel located at 2476 Jolly Road. This parcel is currently zoned Professional Office. The proposed development consists of a 4,350 square foot building with associated parking lot and other site amenities. The development of the parcel at 2476 Jolly Road would require several variances to reduce/eliminate the required landscaping buffer. Therefore, the site is too small to properly facilitate the development. To provide additional space for the development without any need for ordinance variances, the existing vacant lot on the north side of the parcel will be purchase. This parcel will be joined to the vacant parcel at 2476 Jolly Road. The vacant lot is zoned RA, One Family Medium Density Residential. Portnoy & Tu is requesting that this lot be rezoned to Professional Office.

The rezoning request is consistent with the Township's Master Plan. The parcel at 2476 Jolly Road is currently zoned Professional Office which permits, by right, the development of a dentist office. Therefore, the development of dentist office at this location is consistent with the Master Plan.

The rezoning request is compatible with adjacent land uses. The parcel to the west is zoned RA and is being used as a Church. Parcels on the south side of Jolly Road are all development as retail. The parcel to the east is industrial development. Parcels to the north are residential. The proposed rezoning will not change the adjacent land uses to the professional office zoning. Therefore, the request is compatible with the adjacent uses.

The rezoning request will not result in adverse impacts to the natural environment. The proposed development will meet all Township development standards.

The rezoning request will not result in significant impacts on traffic, water and sewer systems, education, recreation or other public services. The parcels are already serviced by public roadways, sanitary sewer, storm sewer, and watermain. The estimated peak hour traffic trip is estimated at 16 trips. This is less than the Township's requirement for a traffic study which is required for developments resulting in an increase of more than 100 vehicle trips. The pedestrian trail along Jolly Road will be protected. The proposed development will not have an impact of educational facilities, recreation facilities or other public services.

Portnoy & Tu understands the Township's desire to protect/buffer adjacent residential uses from commercial uses. The proposed development will provide greater building and parking lot buffer setbacks against the adjacent residential uses to the north than the ordinance requires. The required building setback is 50 feet, and the proposed building setback will be approximately 100 feet. The required parking lot landscape buffer is 20 feet, and the proposed setback will be approximately 37 feet. In addition to the required landscaping along the north side of the parking lot, the existing trees along the northwest and north property line will be preserved. The protection of the trees will add to the vegetated screening between the proposed development and the residential use.

LEGAL DESCRIPTION

PARCEL NUMBER 33-02-02-33-352-006

Per Book 3261, Page 204 as recorded in Ingham County Register of Deeds,  
document number: 2007-015241:

The North 124 feet of a parcel described as beginning at a point 12 rods east of the southwest corner of Section 33, Town 4N, Range 1W, Township of Meridian, Ingham County Michigan, thence north 20 rods, thence east 12 rods, thence south 20 rods, thence west 12 rods to beginning on SW 1/4.



CLIENT NAME Portnoy & Tu JOB NAME 2476 Jolly Road  
SUBJECT Peak Hour Trip Estimate PG \_\_\_\_\_  
COMPUTED BY KRL DATE 1/3/2017 CHK. BY \_\_\_\_\_ DATE \_\_\_\_\_

PROBLEM:

ESTIMATE THE PEAK HOUR TRAFFIC TRIPS.

SOLUTION:

USING ITE TRIP GENERATION, 8<sup>TH</sup> EDITION  
FOR MEDICAL - DENTIST OFFICE BUILDING  
CHART PAGE 1242:

"VEHICLE TRIPS PER 1000 SF GROSS FLOOR AREA  
WEEKDAY, P.M. PEAK HOUR GENERATOR"

$$\text{PEAK TRIPS} = 4.43 (x) + 0.48$$

$$x = 1000 \text{ SF GROSS FLOOR AREA}$$

$$\text{PROPOSED BUILDING AREA} = \frac{4,332}{4.3} \text{ SF}$$

$$x = \frac{4,332}{4.3}$$

$$\text{PEAK TRIPS} = (4.43)(3.5) + 0.48$$

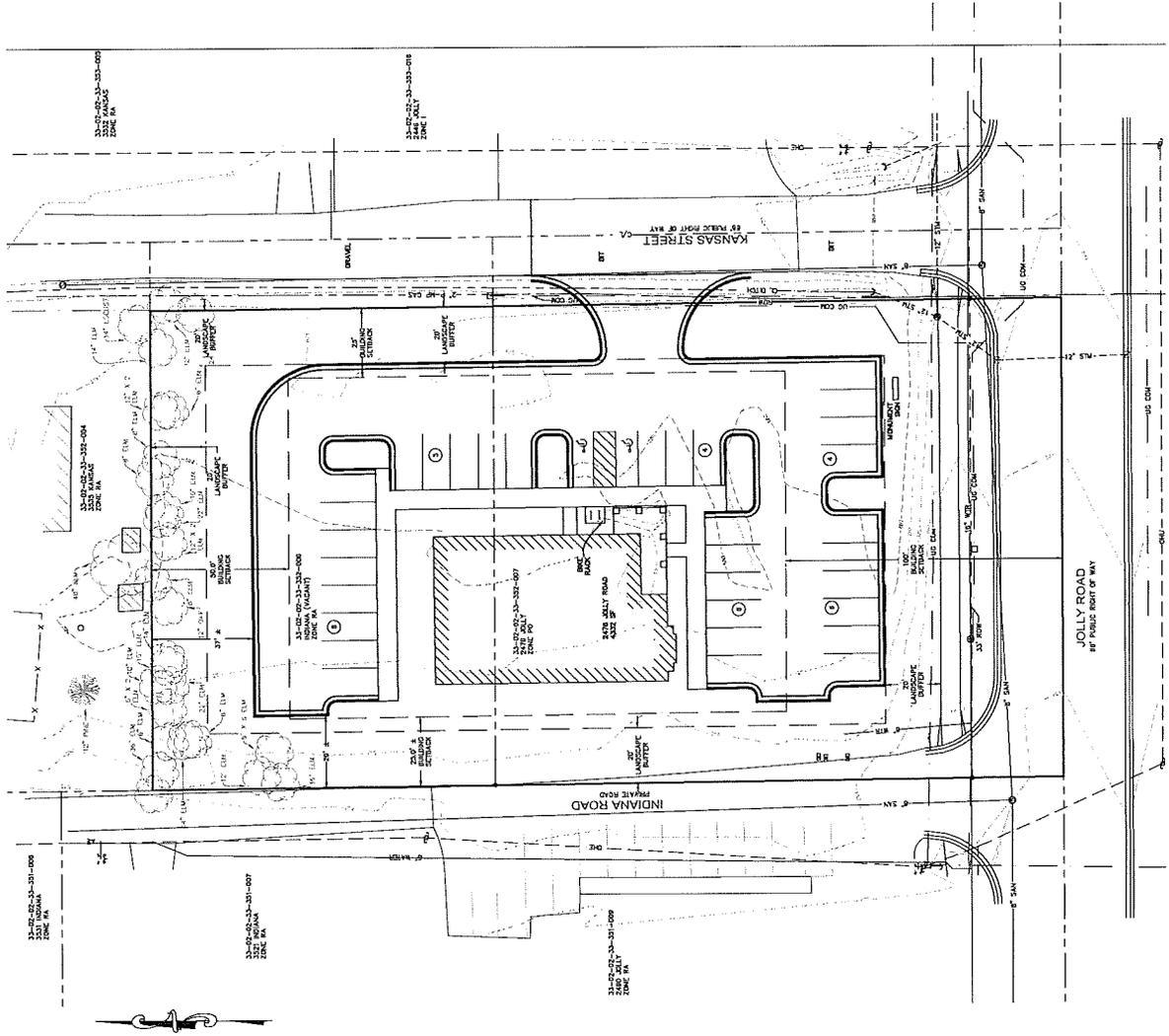
$$= 19.53 + 0.48$$
$$= 20.01 \text{ TRIPS}$$

SAY 22 TRIPS.  
20

PEAK HOUR TRIP < 100 ✓

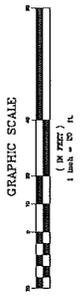
THEREFORE TRAFFIC STUDY IS NOT REQUIRED.

KRL  
1/17/2017



NOTES:  
 1. FINISH ELEVATIONS TO BE BY ROADING CURBLINE.

# PRELIMINARY



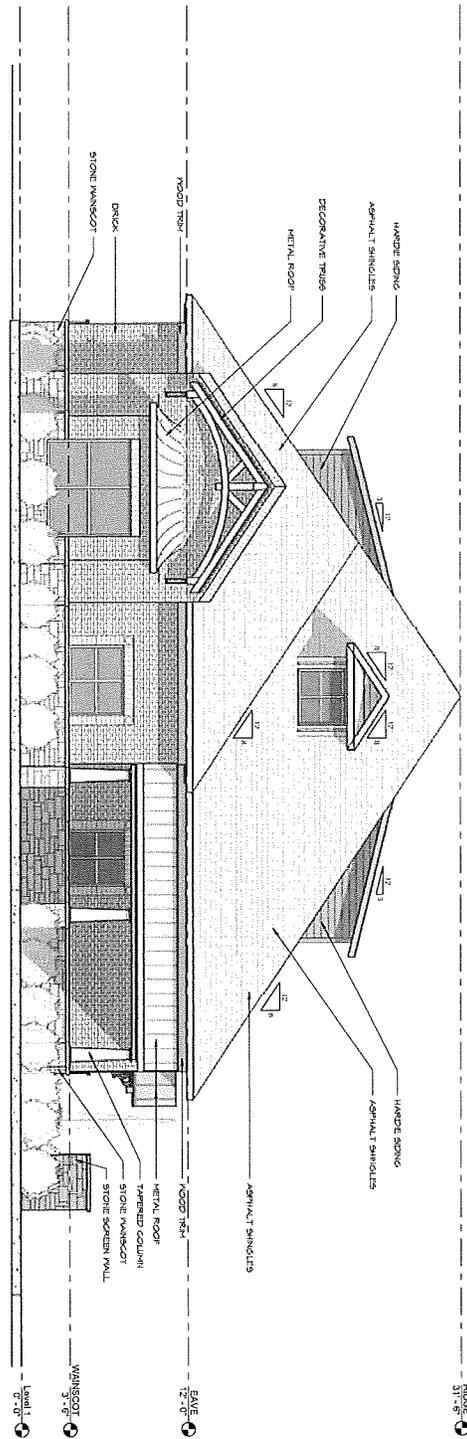
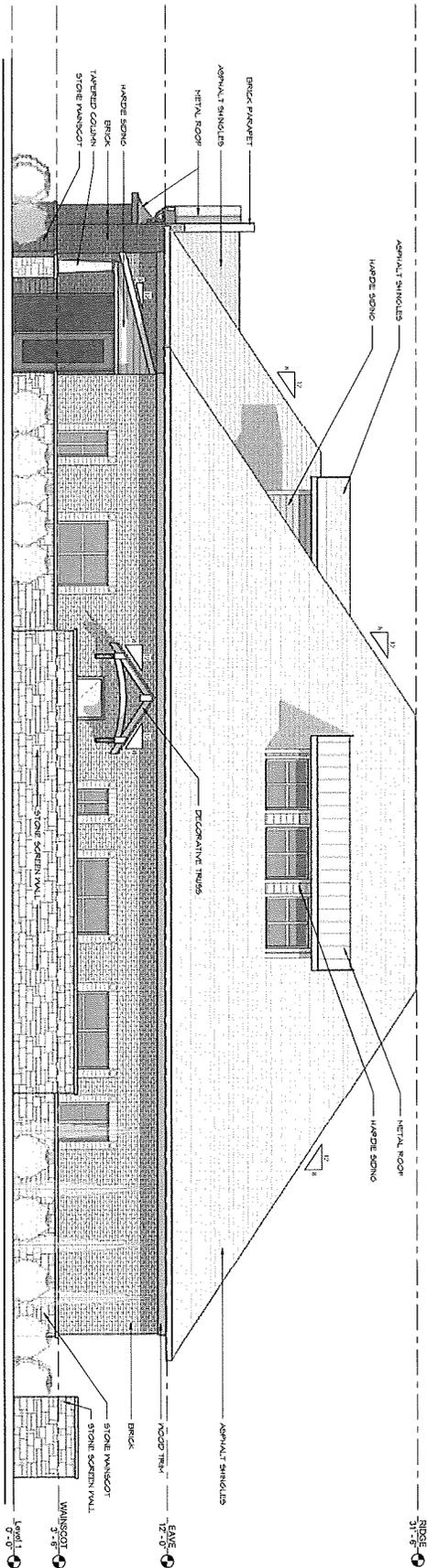
REVISIONS	

**ENGINEERING PC**  
 180 N. CEDAR ST. SUITE B  
 LANSING, MICHIGAN 48208  
 PH: (313) 833-3838  
 FAX: (313) 833-3839  
 WWW: WWW.PCAENGINEERING.COM

**2476 JOLLY ROAD**  
**CIVIL-LAYOUT**  
 DATE: 1-22-2017  
 SCALE: 1" = 20'  
 DRAWN BY: RNL  
 REVIEWED BY: KRK  
 SHEET: X OF X







**BUILDING ELEVATIONS**

SCALE: 1/4" = 1'-0"

**A2.0**  
SHEET

NO.	DATE	REVISION	DATE

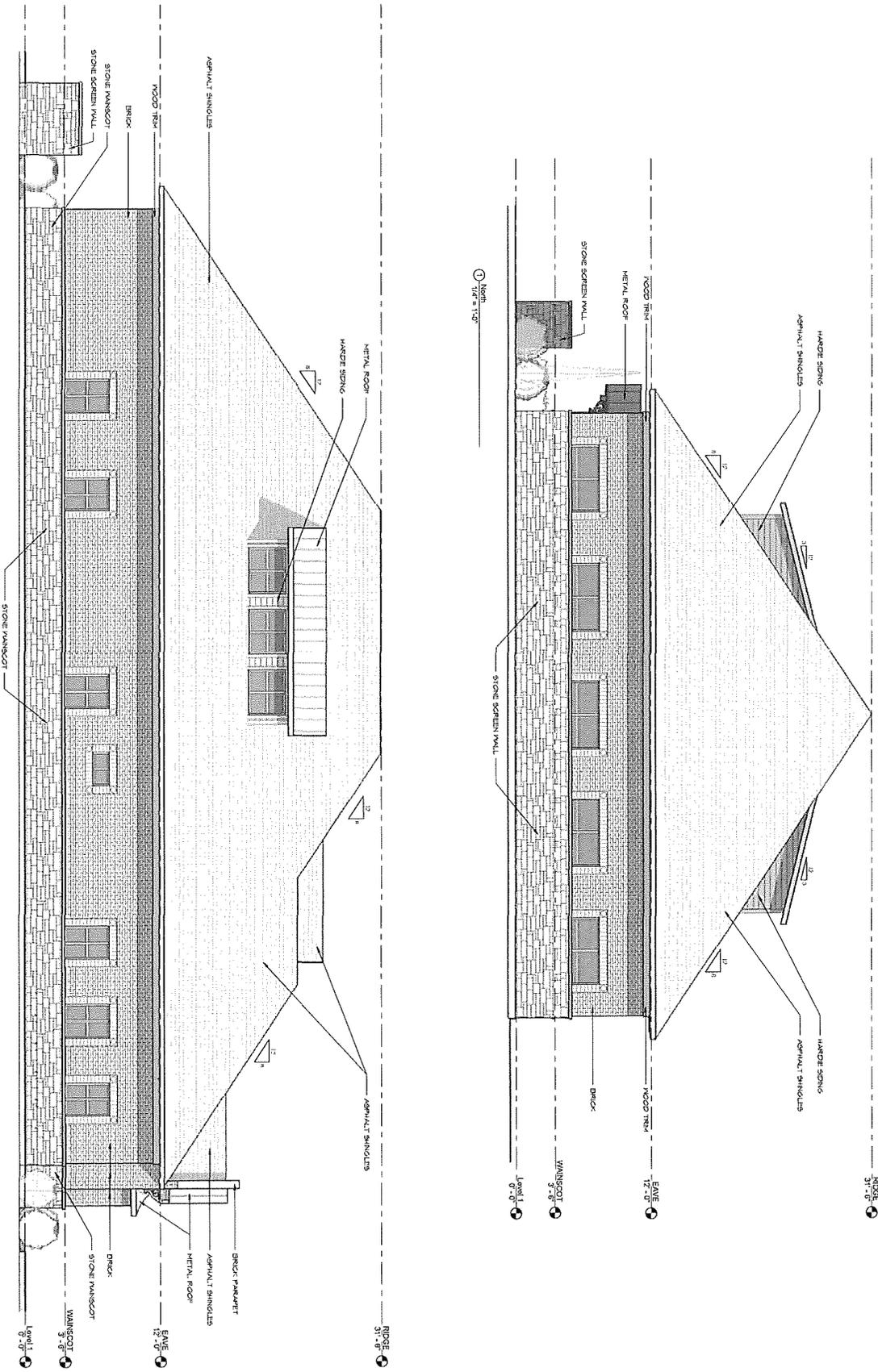
CONTRACT  
 2476 JOLLY ROAD  
 OKENOS, MI 48864  
 PORTNOY & TU ARCHITECTS  
 300-B CONGRESS AVE., AUSTIN TX 78701  
 WWW.PTANDT.COM

**PRELIMINARY DRAWINGS**

**PORTNOY & TU**

2476 JOLLY RD.  
 OKENOS, MI 48864

**FAZIO**  
 architects  
 512-434-6643 TEL. 512-434-5041 FAX  
 300-B CONGRESS AVE., AUSTIN TX 78701  
 www.faziosandkuestbs.com



**BUILDING ELEVATIONS**

SCALE: 1/4" = 1'-0"

**A2.1**  
SHEET

NO.	REVISION	DATE

**GENERAL**  
 1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.  
 2. FINISHES AND MATERIALS TO BE AS SHOWN ON THE DRAWINGS.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PRELIMINARY: NOT FOR REGULATORY APPROVAL, PERMITTING NOR CONSTRUCTION

**PORTNOY & TU**  
 2476 JULY KU  
 OKENOS, MI 48864

**FAZIO**  
 Architects  
 512.434.6640 TEL. 512.434.9041 FAX  
 366 B CONGRESS AVE. AUSTIN TX 78701  
 www.faziosarchitects.com

**Special Use Permit #17-94071  
(242 Community Church)  
February 13, 2017**

**APPLICANT:** 242 Community Church  
7526 Grand River Avenue  
Brighton, MI 48114

**STATUS OF APPLICANT** Property Owner

**REQUEST:** Amend existing special use permit to establish a center for social activities

**CURRENT ZONING:** RA (Single Family, Medium Density)

**LOCATION:** 2630 Bennett Road

**AREA OF SUBJECT SITE:** Approximately 4.98 acres

**EXISTING LAND USE:** Institutional

**FUTURE LAND USE:** Institutional

**EXISTING LAND USES IN AREA:**  
North: Single Family Homes  
South: Single Family Homes  
East: 242 Community Church  
West: Bennett Woods Elementary School

**CURRENT ZONING IN AREA:**  
North: RA (Single Family, Medium Density)  
South: RA (Single Family, Medium Density)  
East: RA (Single Family, Medium Density)  
West: RR (Rural Residential)

**FUTURE LAND USE MAP:**  
North: Residential 1.25 to 3.5 dwelling units per acre  
South: Residential 1.25 to 3.5 dwelling units per acre  
East: Institutional  
West: Institutional

# MEMORANDUM

TO: Planning Commission

FROM:   
Peter Menser  
Senior Planner

  
Jennifer Quinlivan  
Assistant Planner

DATE: February 10, 2017

RE: Special Use Permit #17-94071 (242 Community Church), request to amend an existing special use permit to establish a center for social activities as a nonresidential use in a residential district located at 2630 Bennett Road.

242 Community Church has requested an amendment to an existing special use permit (SUP #94071) to establish a center for social activities at the facility located at 2630 Bennett Road. The site is zoned RA (Single Family, Medium Density) and is approximately 4.98 acres in size. The existing building is approximately 11,000 square feet.

A center for social activities is permitted as a nonresidential use in a residential zoning district with a special use permit, approved by the Planning Commission, per Section 86-654(c)(3) of the Code of Ordinances.

In 2016, 242 Community Church began providing church services at 2600 Bennett Road. They also purchased the existing facility to the west, located at 2630 Bennett Road. This facility was constructed per special use permit (SUP #94071) as a church and daycare facility in 1995. Amendments to the special use permit were later approved to operate a K-12 school (SUP #00-94071 and #03-94071) and an adult day care facility (SUP #13061). The applicant plans to utilize the facility as a center for social activities and events related to 242 Community Church.

## Master Plan

The 2005 Master Plan designates the subject site in the Institutional category.

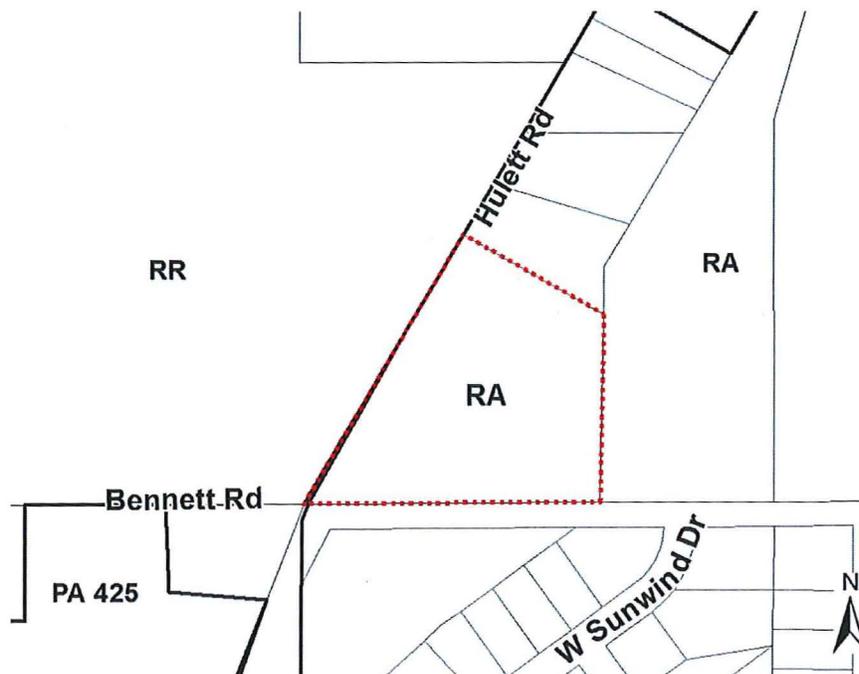
FUTURE LAND USE MAP



Zoning

The subject site is zoned RA (Single Family, Medium Density). The minimum required lot area for the RA zoning district is 10,000 square feet and 80 feet of lot width. The site is approximately 216,928.8 square feet (4.98 acres in size) and has approximately 632.20 feet of frontage along Hulett Road and 605.65 feet of frontage along Bennett Road.

ZONING MAP



**Physical Features**

The site is located on the east side of Hulett Road and north of Bennett Road. There are no wetlands or floodplain on the site, nor are there any features related to the Greenspace Plan. The site is occupied by a 11,000 square foot building, landscaping, a playground, and a parking lot with 83 parking spaces.

**Streets & Traffic**

The site has frontage along both Hulett and Bennett Roads. Hulett Road is classified as a local street in the zoning ordinance. Bennett Road is classified as a Collector street in the zoning ordinance. A traffic study was required and is attached.

Staff has estimated traffic generation for the proposed project based on an 11,044 square foot *Recreational Community Center*, which is Land Use Code 495 in the Institute of Transportation Engineers (ITE) Trip Generation Manual. Land Use Code 495 describes a recreational community center as a stand-alone public facility similar to a YMCA. These facilities often include classes and clubs for adults and children, a day care or nursery school, and meeting rooms and recreational facilities, which generally matches the proposed land use. The following table estimates traffic generation for the proposed project

	Proposed Use: Recreational Community Center
Peak Hour trips	30 (a.m.) 27 (p.m.)
Total Weekday Traffic	253 trips

A 2011 traffic count from the Ingham County Road Department (ICRD), the most recent available, taken at the intersection of Bennett/Hulett Roads showed a total of 6,034 vehicles traveling on Bennett Road in a 24 hour period (2,994 eastbound and 3,040 westbound). A 2006 traffic count from the ICRD, the most recent available, for Hulett Road north of Bennett Road showed 2,198 vehicles traveling on Hulett Road in a 24 hour period.

An existing driveway provides access to the site from Bennett Road. The Township Pedestrian-Bicycle Pathway Master Plan shows a seven-foot wide pathway is required along the frontage of the site. The applicant is required to construct the seven-foot pathway as part of the special use permit.

**Staff Analysis**

The applicant is requesting an amendment to an existing special use permit to establish a center for social activities at an existing church in the RA (Single Family, Medium Density) district, located at 2630 Bennett Road. A center for social activities is permitted as a nonresidential use in a residential zoning district with a special use permit, approved by the Planning Commission, per Section 86-654(c)(3) of the Code of Ordinances. As applicable, the criteria from Section 86-126 of the Code of Ordinances is used to evaluate a special use permit request. A copy of the criteria is attached.

Site location standards for a nonresidential use include the following:

1. Preferable location at the edge of a residential district, abutting a business or industrial district, or a public open space.

*The subject site abuts 242 Community Church, located at 2600 Bennett Road, and residential districts to the north, south, and west.*

2. All means shall be utilized to face any permitted non-residential use on a major street.

*The building faces Bennett Road, which is designated as a Collector street.*

3. Motor vehicle entrance and exit should be made from a major street.

*Ingress and egress is located on Bennett Road.*

4. Site locations are preferred that offer natural or manmade barriers that would lessen the effect of intrusion into residential areas.

*The subject site currently meets all setbacks and landscape buffer requirements based on the approved site plan review (SPR #95-04). No changes or alterations are proposed to the building and site, with the exception of the construction of an approved Township pathway extension.*

5. Will not require costly or uneconomic extension of utility service.

*The existing structure is connected to the public water and sanitary sewer system.*

The application materials indicate subject site will serve adjunct church functions, non-church related functions and community events, including:

- Community Theatre and Plays
- Weddings and Receptions
- Funerals
- Graduation and Birthday Parties
- Baby and Wedding Showers
- Rentable Meeting Spaces
- Indoor Basketball
- Language, Art or Music Classes
- Tutoring

The property was originally approved for development under a special use permit (SUP #94071) as a church and day care facility. The approval included an approximately 11,000 square foot ministry building and associated parking lot with 83 parking spaces to serve approximately 250 members and 40 children in the day care facility. The site plan was approved in 1995 (SPR #95-04).

In 2000, the special use permit was amended for a 28,500 square foot building addition for a K-8 school and an increase in day care attendance from 40 children to 72 children (SUP #00-94071). The student enrollment was limited to 280 students as part of the special use permit approval. The special use permit expired and the addition was never constructed.

**SUP #17-94071 (242 Community Church)**  
**Planning Commission (2/13/2017)**  
**Page 5**

In 2003, an amendment to the special use permit (SUP #94071) was sought to allow a 35,000 square foot addition for a K-12 school attached to the existing ministry structure and an increase of 125 students. The request to increase student attendance was approved but the building addition was denied.

In 2013, a special use permit (SUP #13061) was granted for an adult day care facility. The day care was limited to 40 adult clients. The day care is no longer in operation.

The applicant is not proposing any changes to the existing building or site. The facility consists of a worship hall/multi-purpose room, sanctuary/stage, three offices, restrooms, kitchen/classroom, six partitioned classrooms, two nurseries, foyer, work room, mechanical room, and two storage rooms. The existing structures and site features are in compliance with the zoning district requirements and previous approvals, including those for setbacks, lot coverage, and landscape requirements from the approved site plan (SPR #95-04).

The original parking requirements for the use of the property as a church were one parking space for every five seats or ten lineal feet of pews in the main room for worship, for a total of 71 required parking spaces. 83 parking spaces were installed.

To determine parking requirements for the proposed use, the most similar use in the Code of Ordinances is for dance halls, civic clubs, fraternal orders, union halls, or any similar type of use. For that category one parking space is required for every four persons permitted to occupy the building. A review of the Building Code for places of assembly indicates seven square feet per person is allotted for determining seating capacity. Using that formula, the seating capacity for the existing 3,145 square foot multipurpose room is 449 people. With a maximum capacity of 449 people, the minimum parking permitted on the site would be 112 spaces. Staff recommends limiting the occupancy of the building to 332 people to correspond with the 83 existing parking spaces on the site.

### **Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the special use permit request. A resolution will be provided at a future meeting.

### **Attachment**

1. Special Use Permit Application and attachments

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

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant 242 Community Church  
Address of Applicant 7526 Grand River, Brighton, MI 48114  
Telephone - Work 810-231-0190 Home 734-652-8086 Fax \_\_\_\_\_ E-mail eric.rauch@242community  
Interest in property (circle one): Owner  Tenant  Option  Other   
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2630 Bennett Road, 33-02-02-29-477-014  
Legal description (please attach if necessary) see attached  
Current zoning RA  
Use for which permit is requested / project name 242 Community Church  
Corresponding ordinance number B6-368(C)(10)
- C. Developer (if different than applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name N/A  
Address \_\_\_\_\_  
Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross 4.98 Net \_\_\_\_\_
- F. Explain the project and development phases:
- G. Total number of:  
Existing: structures 1 bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces 83 carports \_\_\_\_\_ garages \_\_\_\_\_  
Proposed: structures 1 bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces 83 carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage: existing buildings 11,000 proposed buildings 11,000  
Usable Floor area: existing buildings 1,000 proposed buildings 11,000
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Existing Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Proposed Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_

- K. If Multiple Housing:
- Total acres of property \_\_\_\_\_
- Acres in floodplain \_\_\_\_\_ Percent of total \_\_\_\_\_
- Acres in wetland (not in floodplain) \_\_\_\_\_ Percent of total \_\_\_\_\_
- Total dwelling units \_\_\_\_\_
- Dwelling unit mix:
- |                                    |                |             |
|------------------------------------|----------------|-------------|
| Number of single family detached:  | for Rent _____ | Condo _____ |
| Number of duplexes:                | for Rent _____ | Condo _____ |
| Number of townhouses:              | for Rent _____ | Condo _____ |
| Number of garden style apartments: | for Rent _____ | Condo _____ |
| Number of other dwellings:         | for Rent _____ | Condo _____ |

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
  - a. A traffic assessment will be required for the following:
    - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
  - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
  - b. Description of the impacts on natural features.
  - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

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

Part II

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

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

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

Part III

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

Yes     No    (Please check one)

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

  
\_\_\_\_\_  
Signature of Applicant

12-9-2016  
Date

Eric Rauch  
Type/Print Name

Fee: \_\_\_\_\_

Received by/Date: \_\_\_\_\_

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

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

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

# Special Use Permit Application Supporting Documentation for

2630 Bennett Road  
Okemos, MI 48864

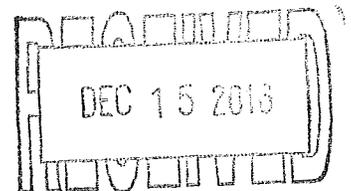
Date: December 9, 2016

**Applicant:**

2|42 Community Church  
7526 Grand River  
Brighton, MI 48114

**Prepared by:**

Eric Rauch  
Executive Pastor  
2|42 Community Church  
eric.rauch@242community.com  
743-652-8086



## **Introduction:**

The petitioner (2|42 Community Church) moved into the former Meridian Christian Church located at 2600 Bennett Road in January of 2016. Along with the operation of this parcel, 2|42 Community Church took ownership of the property at 2630 Bennett Road which has also been operated as a church facility since 1995. Recently, the church that had been leasing this property moved out. 2|42 Community Church would like to use this building for varying activities in addition to church functions and also those that are not directly related to church functions.

The bylaws of 2|42 Community Church provide them the ability to operate "Missional Businesses" including the leasing of building spaces for the community's use. They are specifically defined as the following:

### *MISSIONAL BUSINESSES*

*2|42 Community Church operates "Missional Businesses" under the 501C3 regulations that govern the operation of the church. Missional Businesses are community-based business that serves to help individuals and families to reach out with the relevant message of Jesus Christ and by reproducing Christ followers. The Missional Businesses are essential to create opportunities to connect, celebrate, and contribute to the mission of 2|42 Community Church to "Help people take their next steps with God".*

Utilizing the building at 2630 Bennett Road for this purpose would allow the community to use the building regardless if they are attenders at 2|42 Community Church or not. The types of non-church functions and events we would like to open up to the community include:

- Community Theatre and Plays
- Weddings and Receptions
- Funerals
- Graduation Parties
- Birthday Parties
- Baby and Wedding Showers
- Meeting Space
- Basketball (indoor)
- Language, art or instrument classes
- Tutoring classes

The subject parcel has been utilized as a religious institution per a Special Land Use granted under Section 86-368(c)(9). To allow for these styles of uses mentioned above. 2|42 Community Church is seeking to add Section 86-368(c)(10), Public, private or quasi-public education and social institutions, to the special uses allowed on the subject property. This section also allows for auditoriums and other places of assembly, centers for social activities, child care centers and group child care homes.

**Property Legal Description (from assessing data sheet):**

M 29-25-5 COM AT SE COR SEC 29-S 89 DEG 38' 26"W ALG S SEC LN 700 FT TO POB - S 89 DEG 38'26"W 605.65 FT TO C/L HULETT RD- N 30 DEG 25'06"E ON C/L 632.20 FT- S 59 DEG 34'54" E 329.30 FT- S 0 DEG 14'28"E 374.65 FT TO POB EXC R/W TO ICRC AS RECORDED IN L 3058 P 857-9 AND 3081/310 ING CO RECORDS SEC 29 T4NR1W 4.9 A M/L

**Traffic Assessment:**

This traffic assessment has been produced pursuant the Special Use Permit Application guidelines Part 1, section L, sub-section 6(a)(1). The specific existing and proposed impact on traffic for the subject parcel are represented in the following chart. This assessment has been created utilizing the ITE Trip Generation Manual, Volume 7.

Provided Parking in Subject Parcel = 83  
 Gross Square Footage of Subject Parcel = 11,044 SF

Uses	Rate Unit	Ave. Rate per Day	Trips per day	Ave. Rate Peak Hour	Peak Hour Trips
<b>Existing Uses:</b>					
Church (Sunday)	per 1000 SF GFA	36.63	405	11.76	130
Church (Weekday)	per 1000 SF GFA	9.11	101	0.72	8
Day Care Facility	per 1000 SF GFA	79.26	875	12.79	141
<b>Proposed Uses:</b>					
Multipurpose Recreational Facility	per 1000 SF GFA	90.38	998	3.35	37
Recreational Community Center	per 1000 SF GFA	27.25	301	2.69	30

Per the above information, the previously approved use of a church and day care facility have a greater impact on the traffic and roadway infrastructure than the proposed uses

of having community center spaces. For this reason, no significant or negative impact is anticipated to the traffic patterns and volumes because of the utilization of this property for community center functions.

**Natural Features Assessment:**

This Special Land Use request is to seek approval for additional allowable uses at 2630 Bennett Road. No changes or improvements are proposed to the subject parcel site or building. For this reason, we are requesting that the Natural Features Assessment be waived in this circumstance as outlined as an option in the application packet.

**SUP Request Standards:**

Answers to the questions found in the Township Code of Ordinances, Section 86-126

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

*The subject parcel has been utilized as a religious institution per a Special Land Use granted under Section 86-368(c)(9). The petitioner is seeking to add Section 86-368(c)(10), Public, private or quasi-public education and social institutions, to the special uses allowed on the subject property. This would allow the petitioner to utilize the existing building for religious related activities such as youth groups, bible studies, weddings, funerals and receptions. The church would also like to open up the facility for ancillary uses such as basketball, meeting spaces, tutoring rooms, community theatre's, birthday parties, graduation parties, classroom space and community center functions. Section 86-368(c)(10) also allows for auditoriums and other places of assembly, centers for social activities, child care centers and group child care homes.*

*The property was approved by the Meridian Township Board over 20 years ago with the features in the building that are currently on-site. Adding Section 86-368(c)(10) would be in-line with this original approval and allow the petitioner to utilize the amenities currently on the property. No new building features are being proposed at this time and the health, safety, and public welfare of the community and neighboring properties would stay protected.*

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

*The Meridian Township Master Plan designates this parcel as being "Institutional". The current and proposed uses for the property on consistent with this intent and it is consistent with the neighboring properties as well. The neighboring properties to the East and West are a church use and elementary schools use respectively. To the North and South are residential uses.*

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

*The applicant is not proposing changes to the existing subject parcels site or building exterior. The request is to include additional uses under Section 86-368(c)(10) that are acceptable per the zoning ordinance with receipt of a Special Land Use permit. The appearance of the building and site can be seen in the attached Appendix A that includes the previously approved Site Plan and pictures of the North, East, South and West building elevations. The appearance is appropriate to the residential character of the area and has been designed and operated over the years*

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

*No changes are proposed to the subject parcel and no adverse effects or hazards are anticipated to existing neighboring properties.*

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

*No updates to the building exterior or site are being proposed at this time and no significant difference in building uses will ensure that the project is to detrimental to the economic welfare of the surring 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 person or agencies responsible for the establishment of the proposed use shall be able provide any such service.

*The subject parcel is located at the Northeast corner of Bennett and Hulett Roads. This intersection provides sufficient traffic loads for the minor traffic intensity of this property.*

*An existing onsite stormwater management system provides collection and detention for significant rain falls along with public sewer and water services adequately servicing this property. Public safety, transportation and recreation opportunities exist near by along with the Okemos Public school system.*

(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 long term needs of the proposed project.

*The on-site sanitary, water and storm water utility systems are all adequately servicing this property and are capable of handling the long term needs of this property.*

(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, glare, or odors.

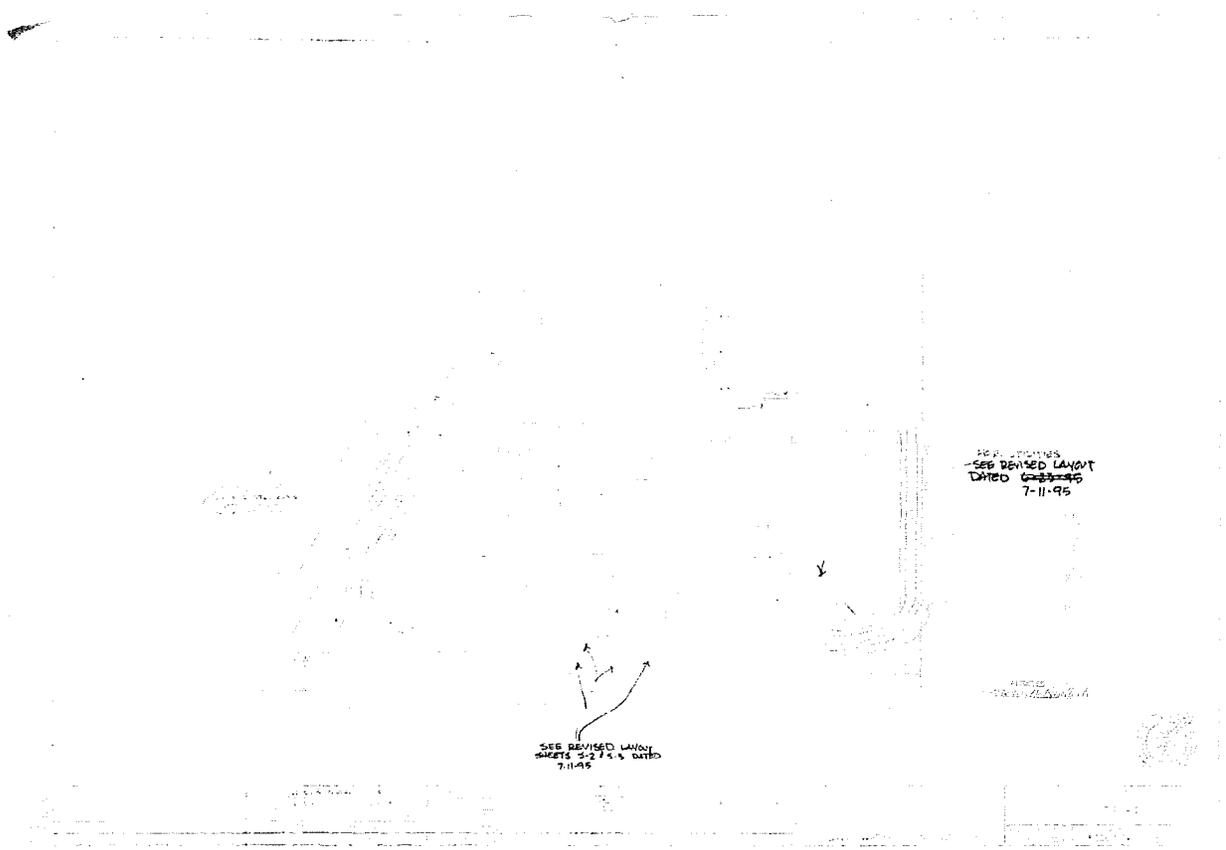
*Utilizing the existing building as previously mentioned will not be detrimental to any person, property, or to the health, safety or general welfare of the public. No excessive production of traffic, noise, smoke, glare or odors are anticipated for the aforementioned uses.*

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

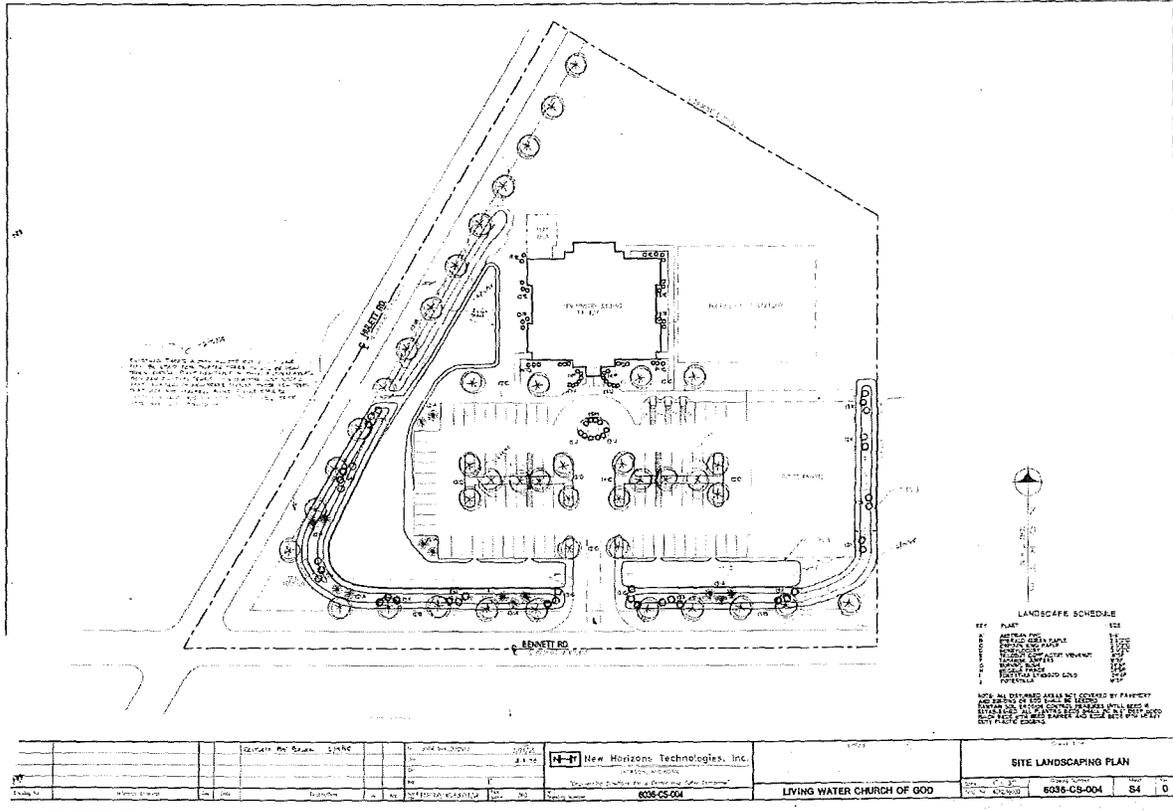
*The natural resources of this and the neighboring properties will not be disturbed or adversely impacted as a part of this proposal.*

# Appendix A

## Historical Site Plan:



# Historical Landscape Plan:



**South Elevation**



**East Elevation**



**North Elevation**



**West Elevation**



**Commercial Planned Unit Development #17014  
(Saroki)  
February 13, 2017**

**APPLICANT:** Robert Saroki  
3650 Stallion Way  
Commerce, MI 48382

**STATUS OF APPLICANT:** Property Owner

**REQUEST:** Redevelop existing gas station and establish a commercial planned unit development (C-PUD)

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

**LOCATION:** 1619 Haslett Road

**AREA OF SUBJECT SITE:** 0.81 acres

**EXISTING LAND USE:** Haslett Marathon gas station with convenience store and motor vehicle repair shop

**EXISTING LAND USES IN AREA:**  
North: Haslett Road  
South: Blondie's Barn restaurant  
East: Shop Town shopping center  
West: Marsh Road

**CURRENT ZONING IN AREA:** North: C-2 (Commercial)  
South: C-2 (Commercial)  
East: C-2 (Commercial)  
West: C-2 (Commercial)

**FUTURE LAND USE DESIGNATION:** Commercial

**FUTURE LAND USE MAP:** North: Commercial  
South: Commercial  
East: Commercial  
West: Commercial

# MEMORANDUM

TO: Planning Commission

FROM: *Peter Menser*  
Peter Menser  
Senior Planner

DATE: February 9, 2017

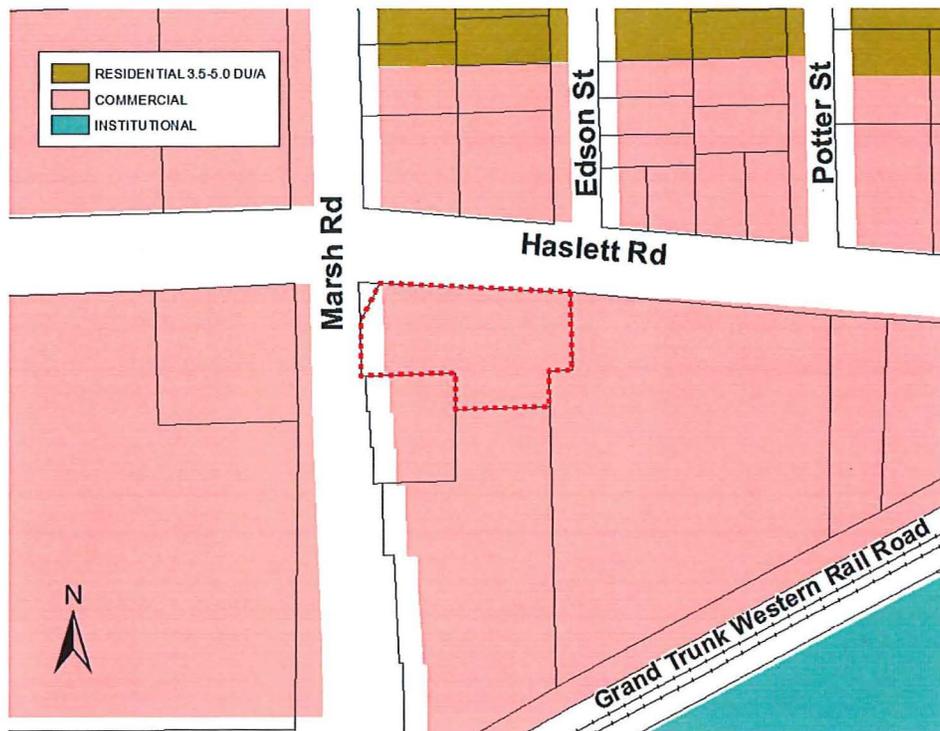
RE: Commercial Planned Unit Development #17014 (Saroki), demolish and redevelop the existing Haslett Marathon gasoline station at 1619 Haslett Road.

Property owner Robert Saroki has submitted a request to establish a commercial planned unit development (C-PUD) at 1619 Haslett Road. The redevelopment plans include demolition of the existing service station and pump canopy and construction of a new 5,504 square foot gasoline station with a convenience store and motor vehicle repair shop. A new 3,480 square foot pump canopy will also be erected. The new commercial building will be comprised of 3,225 square feet of retail space and 2,279 square feet of motor vehicle repair space with three service bays. The site plan shows four gasoline pump islands, which will provide eight vehicle fueling stations on the property. The 0.81 acre subject site is zoned C-2 (Commercial).

## Master Plan

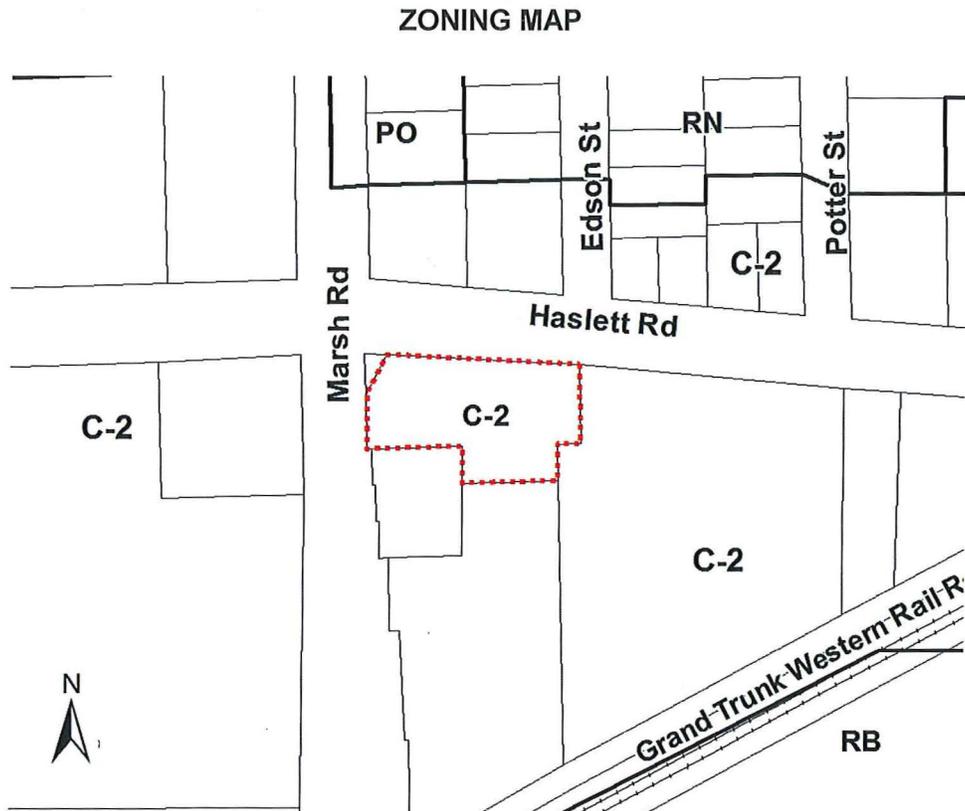
The 2005 Master Plan's Future Land Use Map designates the subject site in the Commercial category.

### FUTURE LAND USE MAP



**Zoning**

The subject site is zoned C-2 (Commercial). The site meets and exceeds the minimum requirements of 100 feet of lot frontage and 4,000 square feet of lot area for the C-2 zoning district.



**Physical Features**

The site is currently developed with a 1,674 square foot building that contains a convenience store and a motor vehicle repair shop. A 1,752 square foot pump canopy is located north of the principal building. A total of four gasoline pump stations are installed on the property, which provides eight vehicle fueling stations, two per pump island. Three of the pump islands are located under the canopy, and one is freestanding on the west side of the site. Landscaping is installed between the driveways along Haslett Road. There are no wetlands or floodplain on the site, nor is there any special designation on the Township Greenspace Plan.

**Streets and Traffic**

Access to the site will be from Marsh Road and Haslett Road. Marsh Road is classified as a Principal Arterial in the zoning ordinance and Haslett Road is classified as a Minor Arterial. Both are four lane roads with curb and gutter and have center turn lanes in the area adjacent to the Haslett Road/Marsh Road intersection. Seven (7) foot wide pedestrian-bicycle pathways are installed along both the Haslett Road and Marsh Road frontages of the site.

Traffic counts from 2007 taken by the Ingham County Road Department (ICRD), the most recent available, around the Haslett Road/Marsh Road intersection showed 14,897 vehicles traveling on Haslett Road in a 24 hour period (7,424 eastbound and 7,473 westbound) and 14,056 traveling on Marsh Road (9,195 northbound and 4,861 southbound).

Currently, there are four driveways that serve the subject site, two on Marsh Road and two on Haslett Road. The applicant is proposing to eliminate the northern driveway on Marsh Road and the western driveway on Haslett Road as part of the redevelopment project.

Staff has estimated traffic generation for the proposed project based on a 5,504 square foot *Gasoline/Service Station with Convenience Market*, which is Land Use Code 945 in the Institute of Transportation Engineers (ITE) Trip Generation Manual. Land Use Code 945 describes a gasoline/service station with a convenience market where the primary business is the fueling of motor vehicles along with ancillary facilities for servicing and repairing of motor vehicles, which matches the proposed land use. The following table estimates traffic generation for the proposed project.

	Proposed C-PUD
Peak Hour trips	84.48 (a.m.) 108.56 (p.m.)
Total Weekday Traffic	1,302 trips

**Parking**

For the proposed land use two different parking requirements from the Code of Ordinances are applicable, one for the motor vehicle repair/service station space and one for the convenience store, the sum of which represents the total number of required parking spaces for the property. For the 3,225 square foot convenience store portion of the new building the general retail formula is used, which requires five (minimum) to 5.5 (maximum) parking spaces for each 1,000 square feet of gross floor area. For the 2,279 square foot motor vehicle repair/service station, one parking space is required for each service bay, plus one parking space for each employee at the largest shift. There are 24 parking spaces are required and 24 spaces proposed.

**Utilities**

The existing building is connected to the municipal water and sanitary sewer systems.

### **Staff Analysis**

The request under review is to demolish the existing structures on the site and construct a new 5,504 square foot gasoline station with convenience store and motor vehicle repair shop with a 3,480 square foot gasoline pump island canopy housing four gasoline pumps that will provide eight vehicle fueling stations. The new building will be comprised of 3,225 square feet of retail space and 2,279 square feet of motor vehicle repair space with three service bays.

A commercial planned unit development (C-PUD) is reviewed in accordance with Section 86-444 of the zoning ordinance. All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a C-PUD. A C-PUD serves as the special use permit review for any use requiring a special use permit, including amendments to existing special use permits, separate approvals are not necessary. A special use permit for the existing gasoline station/automotive repair shop was granted in 1971 (SUP #71231).

### **Waiver requests**

The C-PUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process. The C-PUD ordinance generally waives the standard requirements for lot size, setbacks, number of required parking spaces, building perimeter landscaping, and impervious surface coverage, provided the purpose and intent of the ordinance is incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the project:

#### *Side yard setback*

The minimum side yard setback in the C-2 zoning district is 15 feet. The applicant is proposing a two foot side yard setback for the building from the west property line. A waiver of 13 feet is requested.

#### *Rear yard setback*

The C-2 zoning district requires a 15 foot rear yard setback. The applicant is proposing a 1.97 foot rear yard setback from the south property line. A waiver of 13.03 feet is requested.

#### *Building perimeter landscaping*

Landscaping is required around the perimeter of the building, an area equal to four feet multiplied by the perimeter of the building. 1,368 square feet of perimeter landscaping is required. The applicant is proposing 516 square feet of perimeter landscaping. A waiver of 852 square feet is requested.

#### *Impervious surface coverage*

The maximum impervious surface allowed in the C-2 zoning district is 70 percent. The project proposes 85.47 percent. A waiver of 15.47% is requested.

*Parking lot landscape buffer (from adjacent right-of-way)*

Where a parking area adjoins a public street a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right-of-way. The site plan shows a 7.6 foot landscape buffer between the property line and the Haslett Road right-of-way.

*Parking lot landscape buffer (side and rear)*

A 15 foot wide landscaped buffer is required between a parking area and a property line. A two foot landscape buffer from the southern property line is depicted; therefore a 13 foot waiver is requested. A 10 foot landscape buffer is shown between the east property line and the parking area, so a five foot landscape buffer is requested.

In addition to those waivers requested by the applicant, staff has noted the following waiver is necessary:

*Loading zone*

A loading zone is required for commercial uses. The loading zone depicted on the site plan appears to conflict with internal site circulation and an alternative location is not available due to the size and layout of the property therefore a waiver from providing a loading zone is requested.

The applicant also requested waivers related to the requirement of street trees along Marsh Road and driveway setbacks from the Marsh/Haslett Road intersection. Staff has determined waivers are not required from these provisions as they are subject to final approval by the Director of Community Planning and Development and Ingham County Road Department and can be waived by each as part of the site plan review process.

**Amenities**

One or more amenities are required for every C-PUD project. Examples of amenities are grouped into categories in the zoning ordinance, which include conservation, environment, accessibility, parks, recreation and culture, social interaction, and site and building design. If multiple amenities are shown, the ordinance suggests they should represent multiple categories. Criteria to determine whether a proposed amenity is acceptable for consideration are found in Section 86-444(e)(2) of the C-PUD ordinance.

Sheet 2 of the submitted site plan shows the proposed amenities for the project, including rehabilitation of a degraded site, outdoor gathering space, public outdoor seating, ornamental paving, and sidewalk planters.

The following section summarizes other aspects of the project:

*Building materials:* A colored rendering of the proposed building and scaled building elevations have been provided. The north and east elevations of the building are finished with brick and the south and west elevations is comprised of concrete block.

**C-PUD #17014 (Saroki)**  
**Planning Commission (2/13/17)**  
**Page 6**

*Bicycle parking:* One bicycle parking space is required for every ten motor vehicle parking spaces required. There are 24 parking spaces required; therefore the project must have a minimum of 6 bicycle parking spaces. Six bicycle parking spaces are shown on the submitted site plan along Haslett Road.

*Outdoor lighting:* A photometric plan was submitted and staff is working with the applicant to determine if it meets the ordinance standards.

*Street trees:* For Arterial streets, new street trees shall be planted in a manner determined appropriate by the Director of Community Planning and Development with input from the Ingham County Road Department (ICRD). Staff will work with the ICRD to determine if street trees are appropriate for the site.

*Storm water management:* The applicant is working with the Ingham County Drain Commissioner's Office to determine the best management plan for storm water on the site. Details will be available at a future meeting.

**Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD. A resolution will be provided at a future meeting.

**Attachments**

1. Application and supporting materials
2. Site plans dated January 13, 2017
3. Floor plan and building elevations dated February 8, 2017

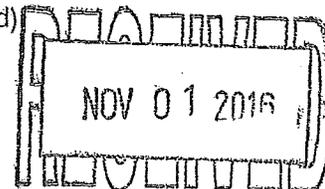
CHARTER TOWNSHIP OF MERIDIAN  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
5151 MARSH ROAD, OKEMOS, MI 48864  
PHONE: (517) 853-4560, FAX: (517) 853-4095

COMMERCIAL PLANNED UNIT DEVELOPMENT APPLICATION

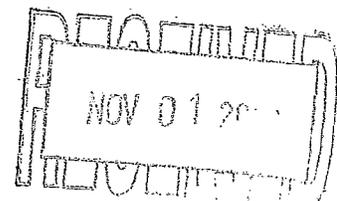
Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Commercial Planned Unit Development.

Part I

- A. Applicant Robert Saroki  
Address of Applicant 3650 Stallion Way Commerce MI 48382  
Telephone - Work 248-396-5667 E-Mail gsaroki@earthlink.net Fax 248-529-3997  
Interest in property (circle one): Owner Tenant Option net Other  
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number: 1619 HASLETT RD, HASLETT, MI 48840  
Legal description (please attach if necessary) SEE SITE PLAN  
Current zoning C-2  
Project name HASLETT MARATHON
- C. Developer (if different than applicant) Same  
Address \_\_\_\_\_  
Telephone: Work \_\_\_\_\_ E-Mail \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name KEBS, INC JEFFREY W. EYES  
Address 2116 HASLETT RD, HASLETT, MI 48840  
Telephone(s) (517) 339-1014 E-Mail jeyes@kebs.com Fax (517) 339-8047
- E. Acreage of all parcels in the project: Gross 0.81 Net 0.81
- F. Proposed Uses and Site Amenities:
- Use(s)
    - Type(s) FUELING STATION, RETAIL STORE AND AUTO SERVICE
    - Gross Floor Area 5504 SF
    - Usable floor area 4800 SF
    - Number of employees 4
    - Hours of operation 8 AM - 11:00 PM
  - Number of Parking Spaces Required: 24-MIN 2.5 MAX  
Number of Parking Spaces Proposed: 24
  - Proposed Amenities: Type ENVIRONMENTAL SEE AMENITY PLAN  
Type SOCIAL INTERACTION  
Type SITE AND BUILDING DESIGN  
Type \_\_\_\_\_
- G. The following support materials must be submitted with the application:
- Nonrefundable fee.
  - Legal Description of the property. (A sealed survey may be required)



3. Evidence of property ownership or a letter from the property owner authorizing the request submitted with proof of property owner from the author of the letter.
4. A site analysis indicating the principal factors which influenced design decisions. The analysis shall include but need not be limited to: soil conditions, topography, surrounding land uses, and surrounding pedestrian and vehicular circulation systems.
5. If the project is to be phased, a document generally describing the proposed phasing program.
6. A written request identifying each waiver and each amenity.
7. A map drawn to an engineer's scale of the total property showing its location in the township and its relation to adjacent property.
8. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
9. A schematic layout of the proposed storm sewer system.
10. Site Plans: 16 copies (Fifteen (15) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a multiple site plans for readability):
  - Total property, its location in the Township, its relationship to adjacent properties
  - Boundaries of subject property
  - Location and dimensions of all existing and proposed structures
  - Approximate location and distance of all structures within 100 feet of the subject property
  - Proposed means of vehicular and pedestrian ingress and egress to the subject property
  - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
  - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
  - Dimensions of setbacks from streets, property lines and between buildings on the site
  - Location of proposed amenities
  - Location and size of existing utilities including power lines and towers, both above and below ground
  - Amount and location and calculation of all impervious surfaces
  - Verified boundaries of all natural water features and required setback lines
11. Building elevations (all sides) drawn to scale and in color. Elevations should be accompanied by material samples or a display board of the proposed exterior materials and colors.
12. A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
13. Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
14. A lighting plan (see Chapter 38, Article VII).



15. Copies of comments from reviewing agencies such as, but not limited to, the following:
- Ingham County Road Commission
  - Ingham County Drain Commission
  - Michigan Department of Transportation (if applicable)
  - Michigan Department of Environmental Quality (if applicable)

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

**Part II**

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

Yes     No    (Please check one)

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

*Robert Saroki*  
Signature of Applicant

11/01/2016  
Date

Robert Saroki  
Type/Print Name

Fee: \$500

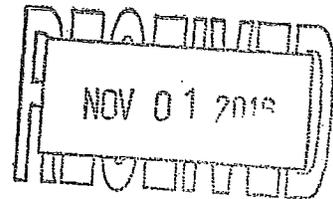
Received by: *Peter Merson*

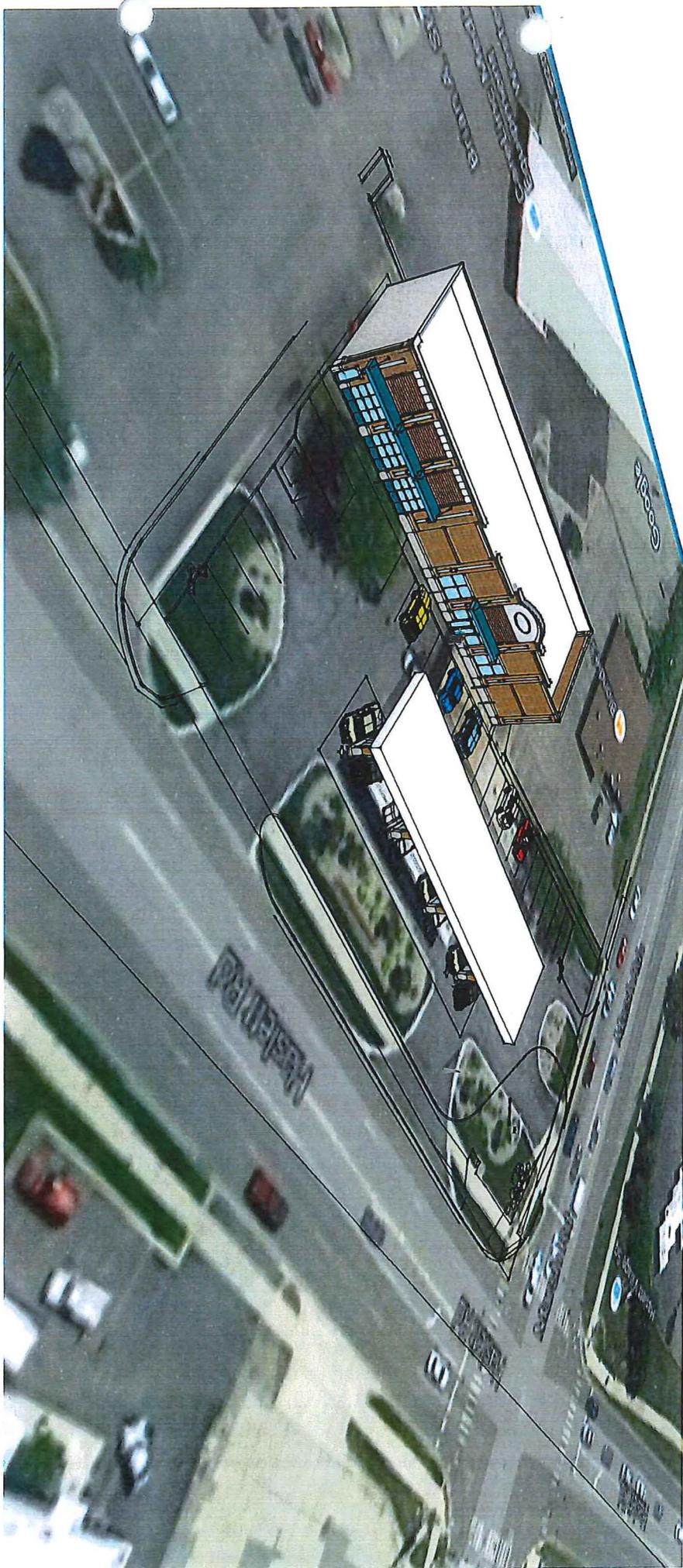
Date: 11-1-16

Pre-Application Meeting Held: \_\_\_\_\_ Date

Application Complete: \_\_\_\_\_ Date

By: *Peter Merson* Staff





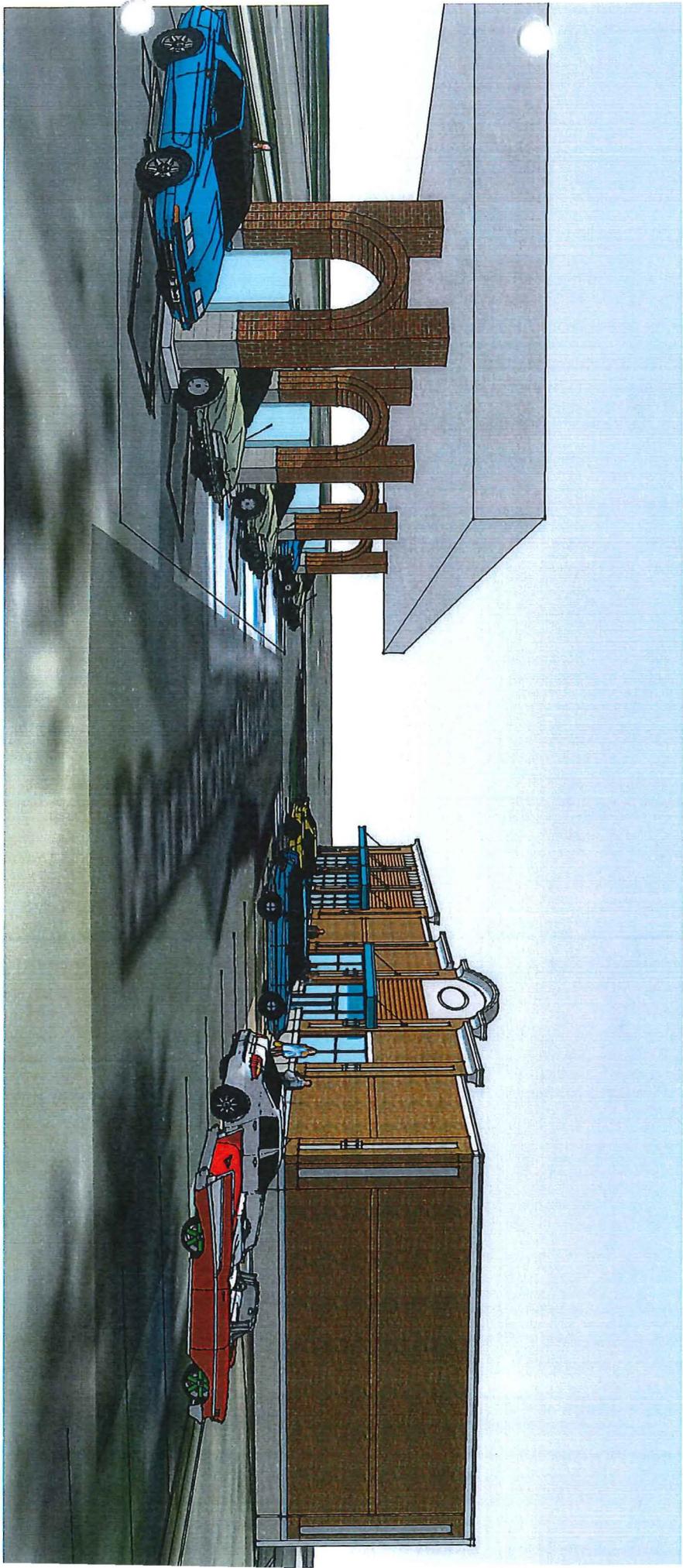
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NOV 01 2016



PLANNING  
NOV 01 2016  
RECEIVED



REVOLVED  
NOV 01 2016



REAR VIEW  
NOV 01 2016

**RESOLUTION OF APPRECIATION – DAN OPSOMMER**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 13th day of February 2017 at 7:00 p.m., local time.

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

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

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

WHEREAS, Daniel Opsommer has been a member of the Planning Commission of the Charter Township of Meridian since 2016; and

WHEREAS, Daniel Opsommer has demonstrated ability to apply his experience in and knowledge of state government to address Township issues; and

WHEREAS, Daniel Opsommer has enthusiastically dedicated his time and effort to the Planning Commission; and

WHEREAS, Daniel Opsommer has attended and participated in numerous and sometimes lengthy regular meetings, work sessions, and special meetings to consider day-to-day and future planning issues and proposals; and

WHEREAS, Daniel Opsommer has thoughtfully considered each request presented before the Planning Commission during his term.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Daniel Opsommer grateful thanks for his voluntary effort on behalf of all residents of the community during this period of dedicated service on the Planning Commission.

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

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

STATE OF MICHIGAN        )  
  )ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of February 2017.

\_\_\_\_\_  
Dante Ianni, Chair

**RESOLUTION OF APPRECIATION – PATRICIA JACKSON**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 13th day of February 2017 at 7:00 p.m., local time.

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

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

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

WHEREAS, Patricia Herring Jackson has been as a member of the Planning Commission of the Charter Township of Meridian since 2001; and

WHEREAS, Patricia Herring Jackson has enthusiastically dedicated her time and effort to the Planning Commission serving as Planning Commission Chair and Vice-Chair; and served as the Planning Commission representative to the Zoning Board of Appeals; and

WHEREAS, Patricia Herring Jackson shared her great depth of understanding of the many issues surrounding land use and the process of development; and

WHEREAS, Patricia Herring Jackson has attended and participated in numerous and sometimes lengthy regular meetings, work sessions, and special meetings to consider day-to-day and future planning issues and proposals; and exemplified invaluable leadership in the preparation of the 2017 Master Plan; and

WHEREAS, Patricia Herring Jackson has thoughtfully considered each request presented before the Planning Commission during her term by calling upon her extensive knowledge of the Township, its history, and the views of its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Patricia Herring Jackson grateful thanks for her voluntary effort on behalf of all residents of the community during this period of dedicated service on the Planning Commission.

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

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

STATE OF MICHIGAN        )  
  )ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of February 2017.

\_\_\_\_\_  
Dante Ianni, Chair

**RESOLUTION OF APPRECIATION – JOYCE VAN COEVERING**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 13th day of February 2017 at 7:00 p.m., local time.

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

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

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

WHEREAS, Joyce Van Coevering has been a member of the Planning Commission of the Charter Township of Meridian since 2014; and

WHEREAS, Joyce Van Coevering applied her exceptional knowledge of and experience in government administration to issues before the Planning Commission; and

WHEREAS, Joyce Van Coevering communicated concern for the application of appropriate metrics to measure effectiveness of decisions and policies; and

WHEREAS, Joyce Van Coevering has attended and participated in numerous and sometimes lengthy regular meetings, work sessions, and special meetings to consider day-to-day and future planning issues and proposals; and provided guidance to the Planning Commission in many aspects of the Master Plan preparation, particularly with selection and evaluation of consultants; and

WHEREAS, Joyce Van Coevering has enthusiastically dedicated her time and effort to the Planning Commission; and

WHEREAS, Joyce Van Coevering has thoughtfully considered each request presented before the Planning Commission during her term.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Joyce Van Coevering grateful thanks for her voluntary effort on behalf of all residents of the community during this period of dedicated service on the Planning Commission.

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

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

STATE OF MICHIGAN     )  
  )ss  
COUNTY OF INGHAM     )

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of February 2017.

\_\_\_\_\_  
Dante Ianni, Chair

**RESOLUTION OF APPRECIATION – RICHARD HONICKY**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 13th day of February 2017 at 7:00 p.m., local time.

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

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

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

WHEREAS, Richard Honicky has been a member of the Planning Commission of the Charter Township of Meridian since 2006; and

WHEREAS, during his time on the Planning Commission Richard expressed concern for environmental issues, especially preservation of open space and Heritage Trees, and communicated concern for public health issues associated with land use and development; and

WHEREAS, Richard has enthusiastically dedicated his time and effort to the Planning Commission by attending and participating in numerous and sometimes lengthy regular meetings, work sessions, and special meetings to consider day-to-day and future planning issues and proposals and always took time to visit every site involved in proposals that came before the Planning Commission; and

WHEREAS, Richard Honicky advocated for inclusion of affordable housing options for all income groups; and

WHEREAS, Richard Honicky has thoughtfully considered each request presented before the Planning Commission during his term.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Richard Honicky grateful thanks for his voluntary effort on behalf of all residents of the community during this period of dedicated service on the Planning Commission.

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

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

STATE OF MICHIGAN        )  
                                  )ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of February 2017.

\_\_\_\_\_  
Dante Ianni, Chair



## Celebrate Enactment Day

January 31, 2017

Dear Board Members and Commissioners,

It is our pleasure to extend a formal invitation to attend the 175<sup>th</sup> Anniversary Birthday Celebration of Meridian Township and Delhi Township on Thursday, February 16<sup>th</sup>, 2017 from 1:30pm – 2:30pm at the Michigan State Capitol building, Rooms 402/403.

By way of introduction, Jacob McCormick and I, write to you on behalf of Delhi Township and Meridian Township. We are the 175<sup>th</sup> Special Events Coordinators for our respective communities. Jacob is also President of the Holt-Delhi Historical Society and a board member of the Historical Society of Greater Lansing and the Ingham County Historical Commission, and I am the Communications Director and Brand Manager for Meridian Township.

We would like to invite you to join us at the State Capitol to celebrate our 175<sup>th</sup> birthdays and anniversaries. Presenters will be state dignitaries, township officials and local representatives along with Holt Girl Scout Troop #30239 conducting a flag ceremony.

### Welcome:

**Deborah Guthrie**, Meridian Township's 175<sup>th</sup> Anniversary Chair/Communications Director

**George Orban**, Ingham County Historical Commission Chair

**Ronald J. Styka**, Meridian Township Supervisor

**Jacob McCormick**, Delhi Township's 175<sup>th</sup> Anniversary Chair/Holt-Delhi Historical Society President

**John Hayhoe**, Delhi Charter Township Supervisor

### Tribute:

**Senator Curtis Hertel, Jr.**, 23rd District State Senator

**Representative Sam Singh**, 69th District State Representative

**Representative Tom Cochran**, 67th District State Representative

**Kara Hope**, Ingham County Commissioner District 7

**Dr. Cathy Ash**, Superintendent of Okemos Public Schools

### Thank You:

**Jane Rose**, Ex. Director of Meridian Historical Museum and Friends of Historic Meridian

**Valerie Marvin**, Capitol Historian/Vice President of the Historical Society of Greater Lansing

As regional partners, we intend for our Celebrate Enactment Day to successfully pay tribute to our community's past, present and future history. Refreshments will be served, as well as a commemorative medallion for those in attendance. Please RSVP to Andrea Smiley [smiley@meridian.mi.us](mailto:smiley@meridian.mi.us) by February 14, 2017. We look forward to your presence.

Sincerely,

Deborah Guthrie, 175<sup>th</sup> Anniversary Committee Chair  
Meridian Township Communications Director/PIO  
[guthrie@meridian.mi.us](mailto:guthrie@meridian.mi.us) 517.853.4380