



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
July 23, 2019 6:00 pm

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. Local Street Bond-August 6, 2019
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS*
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes-July 9, 2019 Regular Meeting
 - C. Bills
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
 - A. Mixed Use Planned Unit Development #19014 (Eyde)
 - B. Elevation Brownfield Plan Amendment
12. ACTION ITEMS (PINK)
 - A. Sierra Ridge Preliminary Plat Extension
13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Mixed Use Planned Unit Development #19014 (Eyde)
 - B. Special Use Permit #19091 (Eyde)
 - C. Elevation Brownfield Plan Amendment
 - D. Special Use Permit #19041 (Williams Volkswagen, Inc)
 - E. Inter-Governmental Agreement with Bath Township
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT
17. POSTSCRIPT-COURTNEY WISINSKI

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

**CLERK'S OFFICE BOARD
COMMUNICATIONS
July 23, 2019**

**BOARD INFORMATION
(BI)**

Township Board-Charter Township of Meridian
Re: Mixed Use Planned Unit Development#19024-Village of Okemos (Opposition)
July 9, 2019

To the Township Board:

The development plan for the Village of Okemos LLC MUPUD has changed significantly from the concept plan initially presented to the public. At the June 18, 2019 meeting of the Township Board, the developer's representative described site plan "updates" that were submitted after the Planning Commission approval. Changes included 31 additional residential units (174 to 205), an increase in density from 43.6 to 51.4 dwelling units per acre, and a decrease in commercial space from 66,452 to 52,650 square feet.

In my opinion, much of the blight at Okemos' Four Corners has been self-created. While I am in favor of the revitalization of downtown Okemos, a healthy mix of retail and service businesses are essential to the success of an MUPUD development. From a resident perspective, it appears that the project mainly consists of high-density, multi-family rental properties, with approximately 50% of the retail space devoted to Douglas J Salon and Spa. I am concerned that the commercial space allocation is too sparse to be truly viable.

Since public money is being used to supplement this private development, the Board must carefully consider resident input. At the June 18, 2019 public hearing for this agenda item, Mr. Kieselbach referenced a revised site plan and list of updates provided to the Board that was not included in the meeting packet. How can the public provide feedback in a hearing without access to this information?

Throughout the review process for this project, I have had concerns regarding the zoning density and proposed building heights and their impact on the adjacent existing single-family residential neighborhoods. Furthermore, I am concerned about the adequacy of parking for this development and that the associated traffic will negatively impact our community. While the developer has asserted that the parking waivers and site plan updates are "imperative", the Board must consider what is in the best interests of our entire community for the long term. Please make sure that both the Board and the public have access to accurate, timely, and complete, information prior to approving MUPUD #19024 as amended by the applicant subsequent to Planning Commission approval.

Sincerely,

Lynne S. Page

Lynne S. Page
3912 Raleigh Drive
Okemos, MI 48864

MEMORANDUM

TO: Meridian Township
FROM William & Florella Mueller
RE: Street Lights /Special Assessment/Fenwick Court – Lots 147 through 152
DATE: July 9th, 2019

This is in response to a notice we received from Meridian Township dated June 11th, 2019. The letter described the proposed installation of two streetlights on our street of residence, Fenwick Court.

It is our desire to go on record as protesting and appealing this proposal. Following are our points of protest:

- We have lived on Fenwick Ct. since 2007 and see no need to add streetlights at this point as we've been without them for the last 12 years and have experienced no problems.
- The special assessment of \$669.04 charged to all residents on the street does not appear to be how this expense was handled by our neighbors in Whitehills Lakes, Whitehills Woods, or The Cove. The research that we've done on the funding of streetlights in these areas was not done by special assessment. To the best of our knowledge the monies for the installation of streetlights for these subs was handled by the housing developers. We find the assessment limited to the residents of Fenwick Court as an unfair burden. No other residents of Whitehills have been charged an assessment for their street lights.
- We assume that the annual fee of \$52.36 is for maintenance and electrical power. We have noticed both past and present that the streetlights around us are frequently inoperable either partially or completely for extended periods of time. Obviously, if our neighbors are paying for the repair and upkeep of these lights the service leaves much to be desired. Admittedly, this annual charge is modest but again the special assessment is unfair to us.

We'd like to thank you for your time and consideration and look forward to answering any further questions you might have about this matter.

Riley Millard

From: Nate Maynard <n8maynard@gmail.com>
Sent: Thursday, July 11, 2019 8:42 AM
To: Board
Subject: Taxes: Please stop using dollars for Marijuana Prohibition

To whom it may concern,

I have been a resident of Okemos for over 5 years now. I moved to Okemos specifically to enjoy the wonderful diversity of the community here. There are people from all walks of life here including those who are ill and benefit tremendously from medically prescribed marijuana. Recently, I've read about a Meridian Township police raid on the only medical marijuana dispensary within Meridian Township. This is an appalling waste of our over-engorged taxes here in Meridian Township. It is especially egregious when the managers of this township could not even properly fund pensions for police and firemen and now, residents are stuck with that bill. Please stop the nonsense of wasting tax-payer money on marijuana prohibition when it is legal here in Michigan. It makes the township and police look archaic and foolish not only in my eyes, but to most of my neighbors and other residents that I speak with regularly. It will be 2020 soon. Get with the times, Meridian.

Thank you from a 'hopeful' lifetime resident,

Nathan Maynard

Riley Millard

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Tuesday, July 16, 2019 7:42 AM
To: Board
Subject: Street Bond proposal

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Gail Oranchak
Site Visitor Email: goranchak@gmail.com

Dear Township Board members:

It's a NO for me. If this bond is truly meant for local streets, the bond language should include the word "local." It does not. Will the Township use Ingham County's Street Classification Map or create its own? How will these newly refurbished streets be integrated into the County system if the Township takes over "designing, acquiring, constructing, improving, repairing, and maintaining streets." Or will they? Is the Township creating a "shadow" road department? The term "related improvements" is too vague and open for broad interpretation. There are too many unanswered questions for me to support this bond.

I prefer the job be left to Ingham County's road maintenance professionals. Why usurp Ingham County's jurisdiction and duplicate the standards and practices Ingham County and its Road Department already have in place and have had in place for all the decades I have lived here.

Bond language found on the Township website reads: Shall the Charter Township of Meridian, Ingham County, Michigan (the "Township"), borrow the principal amount of not to exceed \$35,250,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 6 years from the date of issue of each series to pay the cost of designing, acquiring, constructing, improving, repairing, and maintaining streets and related improvements within the Township?

Gail Oranchak
2151 Arundel Pl., Okemos 48864

Riley Millard

From: Mike McCurdy <mikemccurdy74@gmail.com>
Sent: Thursday, July 18, 2019 5:56 PM
To: Board
Subject: Voluntary association

I am writing to express my deep regret that Meridian Township PD chose to raid and ransack a voluntary association of caregivers and patients. This was draconian. All charges should be dropped and property returned. Actions like these will be remembered at election time. Remember it was a medical marijuana Prosecution that was largely responsible for Pat Miles losing the Dem nomination for AG. People are fed up with reefer madness. It's time you corrected course.
Mike McCurdy

July 5, 2019

Township Manager Frank Walsh
Meridian Charter Township
5151 Marsh Road
Okemos, MI 48864

Dear Manager Walsh,

I would like to inform you about the status of our negotiations with AT&T and DIRECTV for carriage of Lansing's broadcast station WLNS-TV6 (CBS) in the event you receive inquiries from viewers.

AT&T and DIRECTV's contract to carry WLNS-TV6 expired on July 3, 2019 at 11:59pm CST. We have been negotiating for several weeks and have made substantial and sustained progress. While we have significant issues to be resolved we offered a 30 day unconditional extension to our current agreement so that we could continue to negotiate and avoid service interruption for our viewers. In response, AT&T and DIRECTV refused our offer and unilaterally pulled our stations from their service depriving thousands of viewers in the market of their favorite network shows, special events, sports, local news and other programming on the Fourth of July.

Please know that we have tried very hard to reach an agreement with AT&T and DIRECTV, and remain committed to continuing to negotiate in good faith. We are disappointed in the loss of service to our viewers, especially since we have successfully reached agreements with every major cable, satellite and telecommunications company that recognizes the fair market value of our content and its importance in local communities. The rate proposals received from AT&T and DIRECTV to date are well below market value for the network and local community programming we provide and leave us skeptical of AT&T and DIRECTV's motivation to reach a fair agreement with us.

As you know our station WLNS-TV6 provides tremendous service to our Mid-Michigan region with multiple efforts of community service, 6News, Stormtracker 6 Weather and local sports coverage, plus key network shows from CBS and syndicated programming.

Without fair and equitable treatment, we will not be able to continue to provide top quality news, sports, entertainment, and other local programming, as well as community events that are important to our viewers, including those noted above.

We are deeply apologetic for any inconvenience to you or your constituents and have offered AT&T/DIRECTV multiple upcoming dates and times to get back to the negotiating table to develop a fair market agreement. Please contact me at 517-367-2180 if you have any questions or would like more information. You can also visit our website WLNS.com.

Thank you in advance for supporting local television.

Sincerely,



Scot Chastain
Vice President & General Manager, WLNS-TV
2820 East Saginaw Street
Lansing, Michigan 48912
517-367-2180 (office)
517-249-2373 (mobile)

CC. Perry Sook, Tim Busch, Theresa Underwood, Elizabeth Ryder, Keith Hopkins, Marisa Elizondo, Izzy Klein





AT&T/DIRECTV BLACKS OUT LOCAL TV STATIONS IN 97 MARKETS ACROSS THE USA ON JULY 4th AFTER REJECTING NEXSTAR OFFERS TO EXTEND ACCESS FOR CONSUMERS TO LEADING LOCAL CONTENT

DIRECTV/AT&T Once Again Holds its Subscribers Hostage Instead of Negotiating in Good Faith and Reaching a Fair Market Rate Agreement with Nexstar, Other Broadcasters and Content Providers

IRVING, Texas, July 4, 2019 – Effective 11:59 p.m. local time on July 3, direct broadcast satellite service provider DIRECTV and AT&T U-verse unilaterally dropped the network and local community programming for over 120 stations impacting consumers and viewers in 97 markets across the United States. The action follows DIRECTV's refusal to accept an offer of an unconditional extension of the existing distribution agreement to August 2 to allow the stations' owner, Nexstar Broadcasting Group, Inc. ("Nexstar") and DIRECTV/AT&T to reach a new agreement allowing the direct broadcast satellite service provider (as well as AT&T's U-verse systems and its' subscription streaming television service, DIRECTV NOW) the right to continue to air the highly rated programming.

With its long-term record of delivering exemplary service to the local markets where it operates, Nexstar deeply regrets DIRECTV/AT&T's rejection of the extension as it deprives viewers in the affected markets of broadcasts of leading network content from ABC, CBS, FOX, NBC, CW, and MyNetworkTV as well as local news and other programming produced specifically for these local communities. Viewers affected by the loss of service from DIRECTV have several alternatives to continue watching their favorite shows including local cable providers, DISH, over-the-air, certain subscription streaming television services, and services such as Verizon's FIOS.

The development is highly unusual for Nexstar but far more common for DIRECTV/AT&T. Nexstar has established a long-term record of completing hundreds of agreements with multichannel video programming distributors ("MVPDs" or cable TV, satellite TV, telecom companies) for the carriage of its television stations and is proud that it has never in its 23-year history had a service interruption related to distribution agreements of the magnitude of the AT&T/DIRECTV interruption. In contrast, DIRECTV is routinely involved in disputes with content providers and following its 2015 acquisition by AT&T has dropped or threatened to black out network and local community programming from DISH Network, Viacom, SJL Broadcasting/Lilly Broadcasting, and others. Between May 30, 2019 and June 10, 2019 alone, viewers of at least 20 other non-Nexstar stations (owned by Deerfield Media, GoCom Media of Illinois, Howard Stirk Holdings, Mercury Broadcast Group, MPS Media, Nashville License Holdings, Roberts Media, Second Generation of Iowa and Waitt Broadcasting) lost access to network and local content as a result AT&T/DIRECTV's refusal to accept fair market rates for the distribution of leading non-AT&T programming. Notably, in addition to its ownership of DIRECTV, the nation's largest direct broadcast satellite service provider, in 2018 AT&T acquired Time Warner including global media and entertainment giants Warner Bros., HBO, Turner and CNN.

Nexstar has been negotiating in good faith to establish a mutually agreeable contract with DIRECTV. Significantly, Nexstar has offered DIRECTV the same rates it offered to other large distribution partners with whom it completed successful negotiations with in 2019 to date. While Nexstar believed progress was being made in the negotiations, DIRECTV misled Nexstar as it requested that viewers not be informed about the pending expiration as long as negotiations were continuing to be constructive. Yet, with minutes to go before the prior agreement was to expire, DIRECTV/AT&T did not accept Nexstar's offer for an extension which would have allowed viewers in the affected markets to view their favorite network shows, special events, sports, local news and other programming on the Fourth of July and until such time as a new agreement can be reached. A little more than a year after putting DIRECTV together with Time Warner, AT&T appears intent on using its new market power to prioritize its own content at the expense of consumers, and insisting on unreasonable and extreme terms that are totally inconsistent with the market. In January, AT&T raised prices on DIRECTV and in April it put through a price increase for its streaming subscription service, DIRECTV NOW.

Nexstar remains eager to complete an agreement with DIRECTV consistent with those it has made with every other cable, satellite and telco provider in order to end DIRECTV's action that is both unnecessary and punitive to its subscribers. In this regard, in the time leading up to the expiration of the agreement with DIRECTV/AT&T, Nexstar not only offered an extension until August 2, it also offered DIRECTV/AT&T its availability "over the next 30 days to meet with you in-person on the following dates: July 12, 13, 14, 15, 23, 26, 27, 28, 29, 30 as well as August 1 and 2" adding, "We are willing to dedicate as many of these dates as needed. Not knowing when you and your decision makers are available, to avoid any disruption in service to your customers and our viewers in 97 markets across the country, we propose an extension of the current agreement through Friday August 2nd." This is the customary process when negotiations for distribution rights are not completed when the current agreement expires. The only conclusion that can be drawn from DIRECTV/AT&T's refusal to accept Nexstar's offer of an extension is that rather than working on behalf of their subscribers, AT&T-DIRECTV continues to raise prices while reducing channels and content offerings.

Nexstar is highly committed to consistently elevating the level of service provided to local communities in the markets it serves across the United States by making meaningful capital investments to expand local news, lifestyle, sports, weather and other programming and enhancing station infrastructure, production resources and technologies. Nexstar regrets that DIRECTV is willing to hold its paying subscribers hostage because it won't agree to fair and reasonable terms for viewers' favorite programming.

Consumers and viewers affected by DIRECTV/AT&T's blackout can contact DIRECTV/AT&T directly at 208 South Akard Street, Dallas, TX 75202 and by phone at 855-567-1569 or 210-821-4105.

About Nexstar Broadcasting Group, Inc.

Nexstar Broadcasting Group is a leading diversified media company that leverages localism to bring new services and value to consumers and advertisers through its traditional media, digital and mobile media platforms. Nexstar owns, operates, programs or provides sales and other services to 174 full power television stations and related digital multicast signals reaching 100 markets or nearly 39% of all U.S. television households. Nexstar's portfolio includes primary affiliates of NBC, CBS, ABC, FOX, MyNetworkTV and The CW. Nexstar's community portal websites offer additional hyper-local content and verticals for consumers and advertisers, allowing audiences to choose where, when and how they access content while creating new revenue opportunities

Forward-Looking Statements

This communication includes forward-looking statements. We have based these forward-looking statements on our current expectations and projections about future events. Forward-looking statements include information preceded by, followed by, or that includes the words "guidance," "believes," "expects," "anticipates," "could," or similar expressions. For these statements, Nexstar claims the protection of the safe harbor for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995. The forward-looking statements contained in this

communication, concerning, among other things, future financial performance, including changes in net revenue, cash flow and operating expenses, involve risks and uncertainties, and are subject to change based on various important factors, including the impact of changes in national and regional economies, the ability to service and refinance our outstanding debt, successful integration of acquired television stations and digital businesses (including achievement of synergies and cost reductions), pricing fluctuations in local and national advertising, future regulatory actions and conditions in the television stations' operating areas, competition from others in the broadcast television markets, volatility in programming costs, the effects of governmental regulation of broadcasting, industry consolidation, technological developments and major world news events. Nexstar undertakes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. In light of these risks, uncertainties and assumptions, the forward-looking events discussed in this communication might not occur. You should not place undue reliance on these forward-looking statements, which speak only as of the date of this release. For more details on factors that could affect these expectations, please see Nexstar's other filings with the Securities and Exchange Commission.

Contact:

Elizabeth Ryder
Executive Vice President & General Counsel
Nexstar Broadcasting Group, Inc.
972/373-8800

Joseph Jaffoni, Jennifer Neuman
JCIR
212/835-8500 or nxst@jcir.com

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PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the Regular Meeting of July 9, 2019 as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the July 9, 2019 Regular Meeting with the following amendment(s): [insert amendments]

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, July 9, 2019 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski

ABSENT:

STAFF: Township Manager Walsh, Deputy Township Manager/ Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning and Development Director Kieselbach, Information Technology Director Gebes, Principal Planner Menser, Finance Director Mattison, Park Naturalist Dillon, Economic Development Director Buck.

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Recognition – 24/2 Church

Park Naturalist Kelsey Dillon presented a certificate of recognition for the 242 Community Church for their role in providing volunteers at Celebrate Meridian and other Township events.

B. Introduction of New Police Officer – David Reinke

Chief Plaga introduced the newest officer to join the Meridian Township Police Department, David Reinke.

C. 2018 Annual Actuarial Valuation Report – MERS

Manager Walsh provided a presentation and overview of current Township MERS pension funding levels.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:23 pm.

Tim Potter, 4632 Van Atta Rd., Okemos; spoke in support of the Village of Okemos project (Agenda Items 12C/D).

Anne Alchin, 5972 Cypress St., Haslett; spoke in opposition to Agenda Items 12C/D.

Neil Bowlby, 6020 Beechwood Dr., Haslett; spoke in opposition to Board members voicing personal opinions on the Road Bond Proposal using official Township titles on Facebook postings and spoke in support of Agenda Items 12C/D.

Lynne Page, 3912 Raleigh Dr., Okemos; spoke in opposition to Agenda Items 12C/D.

Bill Mueller, 6241 Fenwick Ct., Okemos; spoke in opposition to Whitehills Lakes Public Streetlighting SAD (Agenda Items 11A/13A).

Bill Cawood, 2511 Raby Rd., East Lansing; spoke in support of Agenda Items 12C/D.

Renee Korrey, 4633 Okemos Rd., Okemos; spoke in support of Agenda Item 12C/D.

Supervisor Styka closed public remarks at 6: pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported: details of the future road management plan.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Treasurer Deschaine reported:

- Tax bills mailed out July 1.
- New online payment portal: Invoice Cloud.
- Tax information available online and at Treasurer's Office.
- Attended numerous neighborhood meetings; discussed roads, Downtown Okemos.
- July 29 Celebrate Meridian; success of kids activities.
- Attended Downtown Development Authority (DDA) meeting.

Clerk Dreyfus reported:

- Attended Michigan Municipal League's Municipal Services and Elections Committee; discussed proposed election legislation.
- Meridian Township August 6 election; early voting available, ballot application available online.
- Clerk's office open Saturday August 3 for early voting.

Trustee Jackson reported:

- Attended Asset Management Summit; discussed road management.
- Attended DDA meeting.
- Attended Tri-County Regional Transportation Commission Meeting; adopted regional CARTS program.

Trustee Opsommer reported:

- Draft Capital Area Transit Authority (CATA) budget released; Meridian Township expanded hours included.

Trustee Wisinski reported:

- Attended Celebrate Meridian; applauded efforts of Meridian Township Parks and Recreation Department.

Supervisor Styka reported:

- Attended Celebrate Meridian; recognized the good work of all Township Departments in volunteering.
- Announced Wednesday Farmer’s Market from 3 pm to 7 pm until October.
- Redi-Ride proposal on August 6 ballot.
- Attended Lansing Regional Chamber of Commerce.
- Attended DDA meeting.
- Took part in various neighborhood meetings.

8. APPROVAL OF AGENDA

Treasurer Deschaine moved to approve the Agenda. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Trustee Opsommer moved to adopt the Consent Agenda as presented. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Wisinski, Opsommer, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

A. Communications

Trustee Opsommer moved that the communications be received and placed on file and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Wisinski, Opsommer, Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

B. Approval of Minutes - June 18 2019 Regular Meeting

Trustee Opsommer moved to approve and ratify the minutes of the Regular Meeting of June 18, 2019 as submitted. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Wisinski, Opsommer,
Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

C. Bills

Trustee Opsommer moved to approve that the Township Board approve the Manager’s Bills as follows, seconded by Clerk Dreyfus:

Common Cash		\$	197,117.17
Public Works		\$	282,399.81
Trust & Agency		\$	0
	Total Checks	\$	479,516.98
Credit Card Transactions		\$	16,798.62
June 12 to July 4			
	Total Purchases	\$	<u>496,315.60</u>
ACH Payments		\$	<u>542,559.30</u>

ROLL CALL VOTE: YEAS: Trustees Jackson, Sundland, Wisinski, Opsommer,
Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine

NAYS:

Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY - NONE

11. HEARINGS

A. Whitehills Lakes #7 Public Streetlighting Improvement S.A.D. #428

Deputy Manager/Director of Public Works Perry provided background information on the proposed special assessment district.

Supervisor Styka opened the public hearing at 6:58 pm

Bill Mueller, 6241 Fenwick Ct., Okemos; questioned why he had received special assessment charges when other neighbors had not.

Director Perry noted that many developers pay upfront for the installation of streetlights and when they do not citizens are burdened with the cost through a special assessment. He clarified the petition process.

Supervisor Styka asked if it was likely if individuals with streetlights were not being assessed.

Director Perry responded it was unlikely and stated the streetlight assessment was on winter tax bills and many individuals do not notice them.

Treasurer Deschaine asked why the properties across from the lights were not being assessed.

Director Perry stated properties across the street were commercial properties with their own lighting.

Clerk Dreyfus asked if the energy cost was calculated or a fixed cost.

Director Perry stated annual adjustments are made to the energy cost during the budget process based on Consumer Energy's projections.

Clerk Dreyfus noted the neighbors could still revoke their petition and halt the special assessment process, if they were unhappy with the assessment cost. Director Perry concurred with that statement.

Flora Mueller, 6241 Fenwick Ct., Okemos; stated she would rather have a special assessment for roads.

Supervisor Styka closed the public hearing at 7:09 pm

12. ACTION ITEMS

A. Rezoning #19050 (Fedewa Builders) – **Final Adoption**

Clerk Dreyfus moved to adopt the resolution for final adoption of Ordinance No. 2019-13 pursuant to Rezoning Petition #19050 to rezone 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential) with conditions voluntarily offered by the applicant. Seconded by Trustee Jackson.

Board discussion: reasonable request, no impact on traffic, tree planting, drainage.

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Treasurer Deschaine, Supervisor Styka, Trustees Wisinski, Opsommer, Sundland, Jackson

NAYS:

Motion carried 7-0

B. Recreational Marihuana – **Final Adoption**

Treasurer Deschaine moved to adopt, for final adoption, an ordinance prohibiting recreational marihuana establishments within the boundaries of the Charter Township of Meridian pursuant to the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, as amended. Seconded by Trustee Wisinski.

Board discussion: unanimous Board support to opt out for now. Wait and see how the Medical Marijuana opt-in process unfolds.

ROLL CALL VOTE: YEAS: Trustees Opsommer, Sundland, Wisinski, Jackson, Supervisor Styka, Treasurer Deschaine, Clerk Dreyfus

NAYS:

Motion carried 7-0

C. Mixed Use Planned Unit Development #19024 (Village of Okemos)

Trustee Opsommer moved to adopt the resolution approving Mixed Use Planned Unit Development #19024 Village of Okemos. Seconded by Trustee Jackson.

Board discussion: past efforts of downtown development, neighborhood meetings on the redevelopment, regional partners, biking community supportive, unique modern mixed-use, concern with elimination of retail space, no other changes made to project, Okemos Road changes, coordination between Developer and Ingham County Road Commission, “best-case” project, walkable communities, past desire for “quaint village” development, Township should drive development, Hamilton Street widening, benefits of adding retail space to area, higher-end apartments will attract young professionals and not students, concern with increased building height and density, unfortunate there is no exchange of protected land or conservation easement in exchange for large density increase, possible traffic concerns including truck deliveries to retail stores, 97% imperviousness of project is a big issue and new pervious materials should be used whenever possible, lack of greenspace in project, last minute large-scale changes to proposal means Planning Commission should review new proposal, proposal will give Okemos a new look, adjustments removed professional office space not commercial space, bed increases came from changing types of units not adding units, questions about current work being done at the site before building permit is obtained or Board approves the project.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Supervisor Styka, Clerk Dreyfus, Trustees Wisinski, Jackson, Opsommer, Sundland

NAYS:

Motion carried 7-0

D. Special Use Permit #19051 (Village of Okemos)

Treasurer Deschaine moved to adopt the resolution approving Special Use Permit #19051 Village of Okemos. Seconded by Trustee Opsommer.

ROLL CALL VOTE: YEAS: Trustees Wisinski, Sundland, Opsommer, Jackson, Clerk Dreyfus, Treasurer Deschaine, Supervisor Styka

NAYS:

Motion carried 7-0

E. Annual Review of Meridian Township Investment Policy

Treasurer Deschaine moved to adopt the Meridian Township Investment Policy as presented. Seconded by Trustee Sundland.

Board discussion: importance of safety, liquidity, and yield. No need to vote on Investment Policy as it has not changed.

VOICE VOTE: Motion carried 7-0

F. 2018 Downtown Development Authority Annual Report

Trustee Opsommer moved to approve the 2018 Downtown Development Authority Annual Report and approve dissemination to the public and required taxing jurisdictions as required by PA 57 of 2018. Seconded by Trustee Jackson.

Board discussion: required report by Michigan Department of Treasury, debt payments to Township, reporting helps keep downtown development authorities accountable.

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine, Trustees Sundland, Wisinski, Jackson, Opsommer

NAYS:

Motion carried 7-0

13. BOARD DISCUSSION ITEMS

A. Whitehills Lakes #7 Public Streetlighting Improvement S.A.D. #428

Board discussion: homeowner’s opportunity to discuss retracting petition.

Board consensus to place this item on for action at the next Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 9:25 pm.

Phyllis Vaughn, 6100 Balog Ct., Haslett; spoke in support of upcoming Meridian Township Ballot Proposals (Non-Agenda Item).

Leonard Provencher, 5824 Buena Pkwy, Haslett; spoke in support of Road Bond Proposal (Non-Agenda Item), showed concern with millage impacts on winter taxes and increased utility costs, requested Recreational Marihuana (Agenda Item 12B) limit social clubs.

Supervisor Styka Closed Public Remarks at 9:26 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. ADJOURNMENT

Trustee Opsommer moved to adjourn. Seconded by Trustee Wisinski.

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 8:02 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK



To: Board Members
From: Miriam Mattison, Finance Director
Date: July 19, 2019
Re: Board Bills

**Charter Township of Meridian
Board Meeting
7/23/2019**

**MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S
BILLS AS FOLLOWS:**

COMMON CASH	278,721.65
PUBLIC WORKS	92,176.19
TRUST & AGENCY	848,048.08
TOTAL CHECKS:	\$ 1,218,945.92
CREDIT CARD TRANSACTIONS July 5 to July 17	\$ 4,793.42
TOTAL PURCHASES:	<u>\$ 1,223,739.34</u>
ACH PAYMENTS	<u>\$ 780,034.12</u>

Vendor Name	Description	Amount
1. AFFORDABLE TIRE	STATE CONTRACT FLEET TIRES 2019	399.72
	STATE CONTRACT FLEET TIRES 2019	584.28
	TOTAL	984.00
2. AIRGAS GREAT LAKES	STANDING PO FOR MEDICAL OXYGEN	512.85
	STANDING PO FOR MEDICAL OXYGEN	100.47
	TOTAL	613.32
3. ALLGRAPHICS CORP	CITY LOGO SHIRTS - CELEBRATE MERIDIAN	353.50
4. AMERICAN RENTALS	TABLES, CHAIRS, TENTS FOR CLELBRATE MERIDIAN	2,755.65
5. ASAP PRINTING	FORMS AND PAMPHLET PRINTING	105.45
	FORMS AND PAMPHLET PRINTING	191.31
	FORMS AND PAMPHLET PRINTING	327.07
	FORMS AND PAMPHLET PRINTING	327.99
	FORMS AND PAMPHLET PRINTING	269.61
	FORMS AND PAMPHLET PRINTING	66.02
	TOTAL	1,287.45
6. AT & T	PSB FAX MONTHLY SERVICE - JUN 2019	201.67
	THB ANALOG - MONTHLY SERVICE - JUN 2019	309.10
	PSB HVAC MONTHLY SERVICE - JUN 2019	195.88
	CONCELING CIRCUIT MONTHLY SERVICE - JUN 2019	3,030.01
	DS-1 TO NORTH MONTHLY SERVICE - JUN 2019	541.79
	DS-1 MONTHLY SERVICE - JUN 2019	581.79
	TOTAL	4,860.24
7. AT& T	MONTHLY SERVICE - JUN 2019	31.64
8. AT&T	THB HVAC LINE MONTHLY SERVICE - JUN 2019	142.04
9. AT&T MOBILITY	DISPATCH NON EMERG PHONE	150.37
10. AUTO VALUE OF EAST LANSING	SHOP SUPPLY	12.59
	FLEET REPAIR PARTS 2019	51.49
	FLEET REPAIR PARTS 2019	33.89
	FLEET REPAIR PARTS 2019	41.69
	BATTERY - UNIT 93	113.99
	FLEET REPAIR PARTS 2019	1.89
	FLEET REPAIR PARTS 2019	373.35
	FLEET REPAIR PARTS 2019	37.98
	FLEET REPAIR PARTS 2019	10.17
	FLEET REPAIR PARTS 2019	31.94
	TOTAL	708.98
11. BARYAMES CLEANERS	STANDING PO FOR DRY CLEANING	9.00
	STANDING PO FOR DRY CLEANING	9.00
	STANDING PO FOR DRY CLEANING	9.00
	STANDING PO FOR DRY CLEANING	6.00
	STANDING PO FOR DRY CLEANING	9.00
	STANDING PO FOR DRY CLEANING	9.00
	STANDING PO FOR DRY CLEANING	9.00
	TOTAL	60.00
12. BATH CHARTER TOWNSHIP	ASSISTANCE WITH GRASS FIRE	551.00

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EXP CHECK RUN DATES 07/10/2019 - 07/23/2019

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BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID

BANK CODE: GF - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
13. BIDCORP.COM	COMMISSION FROM JUNE AUCTION	132.00
14. BLUE CROSS BLUE SHIELD OF MICHIGAN	COVERAGE FOR 8-1-19 THROUGH 8-31-19	1,219.43
15. BOARD OF WATER & LIGHT	2019 STREETLIGHT SERVICE - JUN 2019	556.45
16. BSN SPORTS	YOUTH SPORTS - SOFTBALLS	269.91
	YOUTH SPORTS ADDITIONAL PANTS	83.89
	TOTAL	353.80
17. CAMPUS HILL APARTMENTS	PAYMENT FOR C. PHILLIPS & J MITCHELLE TO AVOID EVI	400.00
18. CAPITOL COMMUNICATION SYSTEMS, INC	TECHNICAL SERVICE - CLEAN MACHINE	145.00
19. CATA	TO PURCHASE DISCOUNTED REDI-RIDE PASSES	600.00
20. CHRIS BUCK	MILEAGE REIMBURSEMENT	107.75
21. CINTAS CORPORATION #725	MECHANICS UNIFORMS 2019	48.35
	MECHANICS UNIFORMS 2019	48.35
	MECHANICS UNIFORMS 2019	48.35
	TOTAL	145.05
22. CITY OF EAST LANSING	SHARED ASSESSOR SERVICES - 79.5 HRS FOR JUN 2019	5,262.11
	2ND QTR MEP REVENUE	47,461.38
	TOTAL	52,723.49
23. CMP DISTRIBUTORS INC.	PATROL RIFLE & ACCESSORIES PURCHASE BY PAYROLL DED	1,953.40
24. COMCAST	UNION CABLE MONTHLY SERVICE - JUN 2019	151.85
	EXTRA TV DROPS AT PSB MONTHLY SERVICE - JUL 2019	22.38
	TOTAL	174.23
25. CONSUMERS ENERGY	RETORE SERVICES TO D WISEMAN / AUTH BY CRC CHR S B	125.00
26. CONSUMERS ENERGY	LED LIGHTING FIXTURES - JUN 2019	937.72
27. COURTESY FORD	FORD FLEET REPAIR PARTS 2019	332.15
	FORD FLEET REPAIR PARTS 2019	273.48
	FORD FLEET REPAIR PARTS 2019	489.89
	FORD FLEET REPAIR PARTS 2019 - CORE RETURN FROM IN	(100.00)
	#38 - DRIVING DIAGOSIS & MULTIPOINT INSPECTION	350.00
	TOTAL	1,345.52
28. DBI	SUPPLIES - DOCUMNT CVRS	15.29
	OFFICE SUPPLIES/STENO PADS	19.79
	COPY PAPER / PENS	32.08
	DESK STAPLER (2)	13.98
	TOTAL	81.14
29. DEWPOINT	IT PROFESSIONAL SERVICES	3,744.00
30. EMBER OAKS CO	EMBER OAKS III (FP #00012)	4,775.00

Vendor Name	Description	Amount
31. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES - LABOR RELATIONS	20.00
	LEGAL FEES - LABOR RELATIONS	3,090.00
	LEGAL FEES	111.00
	LEGAL FEES - LABOR RELATIONS	1,337.50
	LEGAL FEES	340.00
	LEGAL FEES	481.50
	LEGAL FEES	1,260.00
	LEGAL FEES	2,049.50
	LEGAL FEES	82.50
	LEGAL FEES	40.00
	LEGAL FEES	68.00
	LEGAL FEES	236.00
	LEGAL FEES - LABOR RELATIONS	1,037.50
	LEGAL FEES	1,874.00
	LEGAL FEES	175.28
	LEGAL FEES	943.62
	LEGAL FEES - LABOR RELATIONS	3,381.54
	LEGAL FEES	116.86
	LEGAL FEES	233.71
	LEGAL FEES	148.99
	TOTAL	17,027.50
32. FD HAYES ELECTRIC	ELECTRIC REPAIRS/MAINTENACE 2019	614.80
33. FIRE SERVICE MANAGEMENT	STANDING PO FOR FIRE GEAR CERT./CLEANING	294.00
34. FIRST ADVANTAGE LNS OCC HEALTH	MDOT RANDOM DRUG TESTING - CLINIC COLLECTION	187.18
35. FIRST AMERICAN ADMINISTRATORS	EYEMED VISION INSURANCE - JUN 2019	1,902.36
36. FIRST COMMUNICATIONS	MONTHLY SERVICE USAGE	902.13
37. FORESIGHT GROUP	FARMERS MARKET BANNER / CHANGED TIMES	120.25
	#10 WINDOW ENVELOPES	543.45
	CYCLE 6 WATER BILLS	312.66
	TOTAL	976.36
38. GALLAGHER BENEFIT SERVICES, INC	HEALTH & WELFARE CONSULTING SERVICES	2,765.52
39. GENERAL CODE	ANNUAL MAINTENANCE	995.00
	SUPPLEMENT NO 9	1,522.23
	TOTAL	2,517.23
40. GRANGER	RUBBISH AND RECYCLING DISPOSAL SERVICES	114.33
	RUBBISH AND RECYCLING DISPOSAL SERVICES	351.23
	RUBBISH AND RECYCLING DISPOSAL SERVICES	74.26
	RUBBISH AND RECYCLING DISPOSAL SERVICES	78.28
	RUBBISH AND RECYCLING DISPOSAL SERVICES	87.00
	RUBBISH AND RECYCLING DISPOSAL SERVICES	17.50
	TOTAL	722.60
41. HAMMOND FARMS	LANDSCAPE MULCH 2019	87.84
	LANDSCAPE MULCH 2019 - DOG PARK	189.00
	LANDSCAPE MULCH 2019	87.84
	LANDSCAPE MULCH 2019	87.84
	LANDSCAPE MULCH 2019	87.84
	LANDSCAPE MULCH 2019	43.92
	TOTAL	584.28

Vendor Name	Description	Amount
42. HDI BUILDERS INC	OVERPAYMENT OF SPECIAL ASSESSMENT - RECVD 6/4/19	24.93
43. INGHAM COUNTY TREASURER	CO BILLING FOR PRIOR YEAR BOR, MTT VALUE CHANGE OR	52,895.70
44. INTERCITY NEON	BUILDING - SIGN PERMIT APPLICATION REFUND / NO PER	125.00
45. INTERNAL REVENUE SERVICE	PCORI (PATIENT-CENTERED OUTCOMES RESEARCH FEE) FOR	681.03
46. JOHNSON CONTROLS	VMA CONTROLER FOR PSB VAV BOX	2,080.91
47. KIT RICH	MILEAGE REIMBURSEMENT - JUNE 2019	81.78
48. KNOB HILL APTS	PAYMENT FOR D KELLEM-EDWARDS TO AVOID EVICTION	235.00
49. LANSING STATE JOURNAL	MEDIA COVERAGE FOR CELEBRATE MERIDIAN	1,827.50
50. LANSING UNIFORM COMPANY	STANDING PO FOR UNIFORMS	109.90
	STANDARD POLICE UNIFORM PURCHASES - SCACCIA	227.90
	POLICE UNIFORM PURCHASE - SHOES AND BOOTS / SCACCI	129.95
	TOTAL	467.75
51. LEAK PETROLEUM EQUIPMENT INC	LIFT MAINTENANCE 7 INSPECTIONS/AIR COMPRESSOR MAIN	363.75
	LIFT MAINTENANCE 7 INSPECTIONS/AIR COMPRESSOR MAIN	305.61
	TOTAL	669.36
52. LUKE LANDSCAPE CO	MOWING SERVICES	55.00
	MOWING SERVICES	75.00
	MOWING SERVICES	55.00
	MOWING SERVICES	895.00
	TOTAL	1,080.00
53. MADISON NATIONAL LIFE INS CO	EMPLOYEE LIFE INSURANCE - AUG	3,085.05
54. MARSH POINTE APARTMENTS	PAYMENT FOR S. NIERMAN TO AVOID EVICTION / AUTHORI	225.00
55. MCKESSON MEDICAL-SURGICAL	GOV SOL	
	STANDING PO FOR EMS SUPPLIES/EQUIPMENT (RETURN)	(555.00)
	STANDING PO FOR EMS SUPPLIES/EQUIPMENT	150.64
	TOTAL	(404.36)
56. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CHECKING/PAYROLL	870.23
	TRANSFER FOR PAYROLL 7/19/19	870.23
	TOTAL	1,740.46
57. MICHIGAN DEPARTMENT OF TREASURY	SAL;ES TAX FOR CELEBRATE MERIDIAN EVENT	471.98
58. MICHIGAN MUNICIPAL LEAGUE	MEMBERSHIP RENEWAL (9/1/19 TO 8/31/20)	8,501.00
59. NAPA	FLEET REPAIR PARTS 2019	158.69
	FLEET REPAIR PARTS 2019	134.73
	FLEET REPAIR PARTS 2019	71.94
	FLEET REPAIR PARTS 2019	215.76
	TOTAL	581.12
60. NIGHT MAGIC DISPLAYS	FIREWORKS FOR THE CELEBRATE MERIDIAN EVENT	21,000.00
61. OAKWOOD CONSTRUCTION	FINAL PAYMENT FOR PG 2017-12 & PG 2017-13	6,102.19

Vendor Name	Description	Amount
62. OKEMOS MARATHON	FLEET TOWING MAY/JUN 2019	274.00
	JUNE SERVICES	55.88
	TOTAL	329.88
63. ORKIN, 551-LANSING, MI	MONTHLY SERVICE - JUL 2019	75.00
64. PECKHAM	CUSTODIAL SERVICES 2019	6,391.99
65. PHIL DESCHAIINE	REIMBURSEMENT FOR TRAINING	27.15
	MILEAGE	84.68
	TOTAL	111.83
66. PRO-TECH MECHANICAL SERVICES	2019 HVAC REPAIRS	185.00
67. RED CEDAR FLATS	PAYMENT FOR PG2017-12 & PG2017-13	11,849.21
68. REDWOOD LANDSCAPING	PATHWAY MOWING/TRIMMING 2019	4,887.50
69. RM ELECTRIC INC	TRENCH AND INSTALL 20 AMP SERVICE TO DOG PARK PER	4,457.35
70. RMP SPORTS INC	CH STANDARD ANCHOR	202.80
71. ROMANOW BUILDING SERVICES	JANATORIAL SERVICES - JUL 2019	7,607.77
72. ROWERDINK AUTOMOTIVE PARATS	FLEET REPAIR PARTS 2019 - CORE CREDIT INV 6646357	(100.00)
	FLEET REPAIR PARTS 2019	119.87
	TOTAL	19.87
73. SHAHEEN CHEVROLET INC	SHOP SUPPLIES	92.02
74. SPARROW CARES	OCCUPATIONAL HEALTH SERVICES - TESTING	603.00
75. SPARTAN DISTRIBUTORS	TORO MOWER REPAIR PARTS 2019	511.26
	TORO MOWER REPAIR PARTS 2019	651.40
	TOTAL	1,162.66
76. ST MARTHA CONFERENCE OF	RMBSMNT PYMNT TO AVAID EVICTION - F HILDENBRAN &	406.00
	REIMBURSEMENT FOR PYMNT TO AVOID EVICTION- S FERMA	400.00
	TOTAL	806.00
77. ST THOMAS AQUINAS PARISH	REIMBURSEMENT FOR PYMNT TO AVOID EVICTION FOR E PE	320.00
78. STANDARD ELECTRIC CO	ELECTRIC SUPPLIES 2019	253.44
79. T MOBILE	MONTHLY SERVICE - 5/21 TO 6/20	28.26
80. TDS	PHONE BILL FOR JUN 2019	1,353.42
81. TRANSNATION TITLE	TITLE/CLOSING PAPERS FOR SLEEPY HALLOW PARCIL FOR	453.50
82. TRUGREEN	FIELD WEED AND FEED 2019 JUN	1,626.00

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Vendor Name	Description	Amount
83. USA TODAY NETWORK		
	PUB NOTICE / ZONING BOARD OF APPEALS MEETING AGEND	106.00
	LEGAL NOTICE / SPECIAL USE PERMIT PUB HEARING (#19	82.00
	LEGAL NOTICE / REZONE #19060	106.00
	LEGAL NOTICE / SPCL USE PERMIT HEARING #19-95151	82.00
	LEGAL NOTICE / 2018 INT'L FIRE CODE AMENDMENTS	58.00
	LEGAL NOTICE / COMM MEDICAL MARIHUANA FACILTIES	82.00
	LGL NOTICE / REZONING #19020	58.00
	LGL NOTICE / COMM MEDCL MARIHUANA FACILITIES OVERL	106.00
	LGL NOTICE / ZONING AMENDMENT #19040 - SR LIV COMM	58.00
	LGL NOTICE / COMM PLANNED UNIT DEVELP #19034	82.00
	LGL NOTICE / COMM PLANNED UNIT DEVLV #19034	82.00
	LGL NOTICE / SPECIAL USE PERMIT #19024 & #19051	82.00
	NOTICE OF HEARING / NEWTON RD PUBLIC SANITARY SEWE	240.65
	ZONING BRD OF APPEALS MEETING AGENDA FOR 6/26	106.00
	LGL NOTICE / SPL USE PERMIT #19-74011	82.00
	LGL NOTICE / SPL USE PERMITS #19-99021 & #19041	82.00
	LGL NOTICE / REZONING #19010	58.00
	ZONING BRD OF APPEALS MEETING AGENDA FOR 6/26	82.00
	NOTICE OF PROPOSED ORDINANCE NO. 2019-11 / PROHIBI	82.00
	LGL NOTICE / REZONING #19050	63.06
	LGL NOTICE / RESONING #19010	63.06
	LGL NOTICE / SPL USE PERMIT #19-02 & #19061	92.70
	TOTAL	1,935.47
84. VARIPRO BENEFIT ADMINISTRATORS		
	FLEX ADMINISTRATION AUG	12,334.20
85. VERIZON CONNECT		
	MONTHLY SERVICES	1,591.80
86. VERIZON WIRELESS		
	MONTHLY SERVICES - MAY 2019	2,734.92
	MONTHLY SERVICES - JUN 2019	3,474.91
	TOTAL	6,209.83
87. WASTE MANAGEMENT		
	ANIMAL CARCASS REMOVAL DUMPSTER (DEAD DEER REMOVAL	116.51
88. WM FLOYD MECHANICAL		
	OVERPAID FOR PERMIT PM 19-0469	15.00
89. YEO & YEO		
	PROFESSIONAL SERVICES THROUGH JUNE 30, 2019	1,000.00
90. YOUNG ST JOHNS CHEVROLET		
	ENGINE WORK #133	719.81
TOTAL - ALL VENDORS		278,721.65

User: BOUSSON

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Vendor Name	Description	Amount
1. BLUE CROSS BLUE SHIELD OF MICHIGAN	COVERAGE 8-01-2019 THROUGH 8-31-2019	483.04
2. BOARD OF WATER & LIGHT	HULETT PUMPING STATION MAINTENANCE - 50%	3,819.59
3. CARL SCHLEGEL INC	SAND , GRAVEL & TOPSOIL 2019	794.40
4. CITY OF EAST LANSING	CONTRACTS - SEWER - 2017 SRF LOAN (5545-02) APR 20	68,454.00
5. DARCI E WHIDDON	OVER PAID TENANTS FINAL BILL	53.25
6. DIXON ENGINEERING	ENGINEERING SERVICES FOR BWL NORTH TOWER PROJECT A	4,356.00
7. EJ USA, INC.	EJ 12RW12MJ VLV OL GATE VALVE W/ SHIPPING - PRICE	1,582.24
	WATER SYSTEM REPAIR PARTS JUN 2019	223.01
	TOTAL	1,805.25
8. ELIZABETH WHITSON	FIANL BILL ADJUSTMENT	25.00
9. FERGUSON WATERWORKS #3386	R900 BELT CLIP TRANSCEIVER V3	2,740.00
	WATER SYSTEM REPAIR PARTS 2019	1,045.01
	TOTAL	3,785.01
10. FIRST AMERICAN ADMINISTRATORS	EYEMED VISION INSURANCE - JUNE 2019	254.50
11. FOREST HAINER	FINAL BILL ADJUSTMENT	60.00
12. GALLAGHER BENEFIT SERVICES, INC	HEALTH & WELFARE CONSULTING SERVICE	484.48
13. IDC CORPORATION	EEPROM INSTALLATION	5,165.00
14. INGHAM COUNTY ROAD DEPARTMENT	COLD PATCH THROUGH 5/31/2019	738.41
15. INTERNAL REVENUE SERVICE	PCORI FOR PLAN SPONSORS OF SELF INSURED HEALTH PLA	119.31
16. MADISON NATIONAL LIFE INS CO	EMPLOYEE LIFE INSURANCE - AUG	357.34
17. PAT PIXLEY	OVER PAID FINAL BILL	10.00
18. TITLE RESOURCE AGENCY	OVER PAYMENT OF FINAL BILL - TOWA-006472-0000-03	167.92
	OVER PAYMENT OF FINAL BILL - WSTL-002631-0000-01	274.45
	TOTAL	442.37
19. VERIZON WIRELESS	MONTHLY SERVICES - MAY 2019	494.10
	MONTHLY SERVICES - JUN 2019	475.14
	TOTAL	969.24
TOTAL - ALL VENDORS		92,176.19

Vendor Name	Description	Amount
1. CAPITAL AREA DISTRICT LIBRARY		
	DELINQ PERSONAL PROPERTY	47.02
	2018 PILT PAYMENT MARSH POINTE APTS	723.73
	2018 PILT PYMNT MERIDIAN STRATFORD PLACE	310.42
	WINTER COLLECTION	17.79
	TOTAL	1,098.96
2. CAPITAL REGION AIRPORT AUTHORITY		
	DELINQ PERSONAL PROPERTY	20.86
	2018 PILT PAYMENT MARSH POINTE APTS	324.35
	2018 PILT PYMNT MERIDIAN STRATFORD PLACE	139.07
	WINTER COLLECTION	7.96
	TOTAL	492.24
3. CATA		
	DELINQ PERSONAL PROPERTY	90.63
	2018 PILT PAYMENT MARSH POINTE APTS	1,395.01
	2018 PYMNT MERIDIAN STRATFORD PLACE	598.30
	WINTER COLLECTION	34.27
	TOTAL	2,118.21
4. EAST LANSING PUBLIC SCHOOLS		
	SUMMER TAX COLLECTION	69,767.25
5. HASLETT PUBLIC SCHOOLS		
	2018 PILT PAYMENT MARSH POINTE APTS	4,794.59
	SUMMER TAX COLLECTION/DELINQ PERSONAL PROP	100,042.92
	TOTAL	104,837.51
6. INGHAM COUNTY TREASURER-BROWNFIELD		
	2018 PILT PAYMENT MARSH POINTE APTS	5,261.74
	2018 PILT PYMNT MERIDIAN STRATFORD PLACE	2,256.67
	TOTAL	7,518.41
7. INGHAM INTERMEDIATE SCHOOL		
	SUMMER TAX COLLECTION	149.98
	2018 PILT PAYMENT MARSH POINTE APTS	2,783.16
	2018 PILT PYMNT MERIDIAN STRATFORD PLACE	1,193.75
	TAX COLLECTION	404,243.88
	TOTAL	408,370.77
8. JOHN & FRANCES KANEENE		
	OVERPAYMENT OF SUMMER TAXES @ 2938 BRIARCLIFF PARC	238.83
9. LANSING COMMUNITY COLLEGE		
	DELINQ PERSONAL PROPERTY	114.75
	2018 PILT PAYMENT MARSH POINTE APTS	1,766.55
	2018 PILT PYMNT MERIDIAN STRATFORD PLACE	757.71
	TAX COLLECTION	43.41
	TOTAL	2,682.42
10. OKEMOS PUBLIC SCHOOLS		
	DELINQ PERSONAL PROPERTY	386.05
	2018 PYMNT IN LIEU OF TAXES MERIDIAN STRATFORD PLA	1,589.59
	TAX COLLECTION	212,663.85
	TOTAL	214,639.49
11. STATE OF MICHIGAN		
	2018 PILT PAYMENT MARSH POINTE APTS	19,115.82
	2018 PYMNT IN LIEU OF TAXES MERIDIAN STRATFORD PLA	8,178.98
	TOTAL	27,294.80
12. WILLIAMSTON SCHOOLS		
	TAX COLLECTION	8,989.19

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BANK CODE: TA - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount
TOTAL - ALL VENDORS		848,048.08

Credit Card Report 7/5/2019 to 7/17/2019

Posting Date	Merchant Name	Amount	Name
2019/07/12	4ALLPROMOS	\$246.46	KRISTI SCHAEDING
2019/07/15	4IMPRINT	\$648.31	MICHAEL DEVLIN
2019/07/12	AMAZON.COM*MH6LM1G90 AMZN	\$5.59	MICHELLE PRINZ
2019/07/16	AMAZON.COM*MH9Y252Z2 AMZN	\$40.87	MICHELLE PRINZ
2019/07/11	AMZN MKTP US*MH0P53522	\$13.97	KRISTI SCHAEDING
2019/07/15	AMZN MKTP US*MH2V23VF0	\$24.57	KRISTI SCHAEDING
2019/07/15	AMZN MKTP US*MH4YS7S21	\$21.70	KRISTI SCHAEDING
2019/07/11	AMZN MKTP US*MH62H4QU1	\$15.00	KRISTI SCHAEDING
2019/07/15	AMZN MKTP US*MH6U26622	\$24.57	KRISTI SCHAEDING
2019/07/17	ARTSCOUNCILGL	\$55.00	CHRIS BUCK
2019/07/08	BELLE TIRE 044	\$60.00	JIM HANSEN
2019/07/16	COMPLETE BATTERY SOURCE	\$21.21	ROBERT MACKENZIE
2019/07/16	COMPLETE BATTERY SOURCE	\$21.21	ROBERT MACKENZIE
2019/07/17	COVERT WIRELESS COM	\$19.13	BART CRANE
2019/07/17	CROWN AWARDS INC	\$102.71	DARCIE WEIGAND
2019/07/09	FACEBK J8FJTL2AU2	\$30.00	ANDREA SMILEY
2019/07/08	FEDEX 788295987856	\$39.65	WILLIAM PRIESE
2019/07/10	FERGUSON WTRWRKS #3386	\$73.92	ROBERT STACY
2019/07/10	FORESIGHT GROUP INC	\$45.00	KRISTI SCHAEDING
2019/07/17	FORESIGHT GROUP INC	\$17.00	KRISTI SCHAEDING
2019/07/15	GFS STORE #1901	\$164.62	RICHARD GRILLO
2019/07/15	GFS STORE #1901	\$44.23	RICHARD GRILLO
2019/07/15	GOOGLE *ADS3069275384	\$68.39	ANDREA SMILEY
2019/07/10	HASLETT TRUE VALUE HARDW	\$1.48	JIM HANSEN
2019/07/08	JETS PIZZA - MI-053 - MOT	\$55.26	MARK VROMAN
2019/07/12	JIMMY JOHNS - 90055 - MOT	\$43.99	MICHELLE PRINZ
2019/07/12	KROGER #793	\$13.57	MICHELLE PRINZ
2019/07/17	KROGER #793	\$83.66	DARCIE WEIGAND
2019/07/09	LANGUAGE LINE	\$6.34	KRISTI SCHAEDING
2019/07/12	LEXISNEXIS RISK SOL EPIC	\$50.00	KRISTI SCHAEDING
2019/07/10	MEIJER # 025	\$43.52	CATHERINE ADAMS
2019/07/12	MEIJER # 025	\$35.43	MICHAEL DEVLIN
2019/07/17	MEIJER # 025	\$77.07	DARCIE WEIGAND
2019/07/10	MERS OF MICHIGAN	\$175.00	MICHELLE PRINZ
2019/07/12	MERS OF MICHIGAN	\$175.00	CAROL HASSE
2019/07/12	MERS OF MICHIGAN	\$175.00	JOYCE A MARX
2019/07/11	MICHIGAN METER #3373	\$255.52	CHAD HOUCK
2019/07/08	MIDWEST POWER EQUIPMENT	\$91.12	KEITH HEWITT
2019/07/15	MIDWEST POWER EQUIPMENT	\$57.76	MATT FOREMAN
2019/07/08	OFFICEMAX/OFFICEDEPT#3379	\$128.94	DARCIE WEIGAND
2019/07/08	OFFICEMAX/OFFICEDEPT#3379	\$87.67	KATHERINE RICH
2019/07/11	OFFICEMAX/OFFICEDEPT#3379	\$28.38	ROBIN FAUST
2019/07/11	OFFICEMAX/OFFICEDEPT#3379	\$10.89	KENNITH PHINNEY
2019/07/17	OFFICEMAX/OFFICEDEPT#3379	\$79.99	ROBERT MACKENZIE

2019/07/09	PARKING EP/PS	\$2.50	KATHERINE RICH
2019/07/10	PARTY CITY 1002	(\$3.61)	KELSEY DILLON
2019/07/05	QUALITY DAIRY 31280027	\$37.13	DARCIE WEIGAND
2019/07/15	QUALITY TIRE	\$36.00	JIM HANSEN
2019/07/15	RITE AID STORE - 1611	\$5.96	KELSEY DILLON
2019/07/08	SOLDANS FEEDS & PET S	\$10.74	KATHERINE RICH
2019/07/15	SOLDANS FEEDS & PET S	\$10.74	KATHERINE RICH
2019/07/10	STAPLES DIRECT	\$62.96	KATHERINE RICH
2019/07/08	THE HOME DEPOT #2723	\$65.43	KATHERINE RICH
2019/07/10	THE HOME DEPOT #2723	\$13.32	DENNIS ANTONE
2019/07/11	THE HOME DEPOT #2723	\$23.82	KEITH HEWITT
2019/07/11	THE HOME DEPOT #2723	\$31.96	MATT FOREMAN
2019/07/15	THE HOME DEPOT #2723	\$31.10	LAWRENCE BOBB
2019/07/15	THE HOME DEPOT #2723	\$53.97	MATT FOREMAN
2019/07/15	THE HOME DEPOT #2723	\$72.64	MATT FOREMAN
2019/07/17	THE HOME DEPOT #2723	\$3.34	ROBERT MACKENZIE
2019/07/15	TOOLTOPIA	(\$13.80)	ROBERT MACKENZIE
2019/07/15	TOOLTOPIA	\$243.80	ROBERT MACKENZIE
2019/07/17	TRACTOR SUPPLY #1149	\$209.99	MATT FOREMAN
2019/07/12	USPS PO 2569800864	\$12.15	CAROL HASSE
2019/07/15	WAL-MART #2866	\$4.58	DEREK PERRY
2019/07/11	WILX TV	\$400.00	ANDREA SMILEY
	Total	\$4,793.42	

**Fahey Schultz
Burzych Rhodes**

ATTORNEYS AT LAW FSBRLAW.COM
4151 OKEMOS ROAD TEL: 517.381.0100
OKEMOS, MI 48864 USA FAX: 517.381.5051

Frank Walsh, Manager
Meridian Township
5151 Marsh Road
Okemos, MI 48864

(labor) 101.170.173-808.200 \$ 8,866.54
(land) 209.000.000-808.000 \$ 340.00
101-170.173-808.000 \$ 7,820.96

STATEMENT

Bill Date	Matter	Inv #	Billed	Paid	Due	Aging
7/02/19	2018 Trentin Termination	47971	20.00 ✓	0.00	20.00	<=30 days
7/02/19	Collective Bargaining	47972	3,090.00 ✓	0.00	3,090.00	<=30 days
7/02/19	DDA Tax Capture	47973	111.00 ✓	0.00	111.00	<=30 days
7/02/19	Grievances	47974	1,337.50 ✓	0.00	1,337.50	<=30 days
7/02/19	Land Preservation Acquisition/Closing	47975	340.00 ✓	0.00	340.00	<=30 days
7/02/19	CEW Land Management, LLC 2019 Appeal	47976	481.50 ✓	0.00	481.50	<=30 days
7/02/19	Hannah Lofts 2018	47977	1,260.00 ✓	0.00	1,260.00	<=30 days
7/02/19	JITIY, LLC 2018	47978	2,049.50 ✓	0.00	2,049.50	<=30 days
7/02/19	Kroger 19-002500	47979	82.50 ✓	0.00	82.50	<=30 days
7/02/19	Macy's Inc. 2018	47980	40.00 ✓	0.00	40.00	<=30 days
7/02/19	Marihuana Regulation	47981	68.00 ✓	0.00	68.00	<=30 days
7/02/19	Public Works	47982	236.00 ✓	0.00	236.00	<=30 days
7/02/19	Schrier Grievance	47983	1,037.50 ✓	0.00	1,037.50	<=30 days
7/02/19	Wickens Group v ZBA	47984	1,874.00 ✓	0.00	1,874.00	<=30 days

mmmm
7-10-19

Fuw
7-10-19

Totals	<u>\$12,027.50</u>	<u>\$0.00</u>	<u>\$12,027.50</u>
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Balance Due and Owing **\$12,027.50**

**PLEASE REMIT PAYMENT TO
FAHEY SCHULTZ BURZYCH RHODES PLC, 4151 OKEMOS ROAD, OKEMOS, MI 48864**

Fahey Schultz Burzych Rhodes

ATTORNEYS AT LAW FSBR.LAW.COM
4151 OKEMOS ROAD TEL: 517.381.0100
OKEMOS, MI 48864 USA FAX: 517.381.5051

Frank Walsh, Manager
Meridian Township-Retainer
5151 Marsh Road
Okemos, MI 48864

STATEMENT

Bill Date	Matter	Inv #	Billed	Paid	Due	Aging
7/02/19	Assessor	48000	175.28 ✓	0.00	175.28	<=30 days
7/02/19	Community Planning & Development	48001	943.62 ✓	0.00	943.62	<=30 days
7/02/19	Human Resources/Labor	48002	3,381.54 ✓	0.00	3,381.54	<=30 days
7/02/19	Manager	48003	116.86 ✓	0.00	116.86	<=30 days
7/02/19	Parks & Recreation	48004	233.71 ✓	0.00	233.71	<=30 days
7/02/19	Township Board	48005	148.99 ✓	0.00	148.99	<=30 days
Totals			\$5,000.00	\$0.00	\$5,000.00	

Balance Due and Owing

\$5,000.00

**PLEASE REMIT PAYMENT TO
FAHEY SCHULTZ BURZYCH RHODES PLC, 4151 OKEMOS ROAD, OKEMOS, MI 48864**



11.A/13.A

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Mackenzie Dean, Assistant Planner

Date: July 17, 2019

Re: Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC)

Louis J. Eyde Family, LLC has submitted a mixed use planned unit development (MUPUD) proposal to construct a two-story, 36,156 square foot multi-tenant office building at 2814 Eyde Parkway. The 6.32 acre site is zoned PO (Professional and Office), conditioned on development using the MUPUD ordinance. The MUPUD condition stems from the 2008 rezoning (REZ #08080) of 81 acres located east of Hagadorn Road, encompassing Hannah Boulevard, Eyde Parkway, and Esoteric Way. The rezoning was conditioned on the development of the 81 acres using the MUPUD ordinance and a maximum of 1,010 to 1,159 residential units distributed throughout and/or on portions of the 81 acres.

In addition to the MUPUD, a special use permit (SUP) is required for constructing a building totaling more than 25,000 square feet in gross floor area. The special use permit (SUP #19091) is being processed concurrently with the MUPUD request.

The Planning Commission held a public hearing on the proposal at its meeting on June 10, 2019 and voted to recommend approval at the same meeting, citing the following reasons for their decision:

- The mixed use planned unit development meets the conditions established in Rezoning #08080 which requires development of the site using the MUPUD ordinance.
- The proposed mixed use planned unit development meets the minimum MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances.
- The mixed use planned unit development has been designed harmoniously with the existing and potential future uses surrounding the site.
- The requested waivers for parking lot setbacks, window coverage and freestanding signs are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance.
- The number and type of amenities provided in the mixed use planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances.

**Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC)
Township Board (July 23, 2019)
Page 2**

Staff memorandums outlining the MUPUD request and minutes from the Planning Commission meetings at which the request was discussed are attached for the Board's review.

Township Board Options

The Township Board may approve or deny the proposed mixed use planned unit development project. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. The Board has 30 days from the date of the public hearing to make a determination on the request, unless an extension is granted by the applicant. The 30 day review period ends August 22, 2019. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandum dated June 6, 2019 with attachments.
2. Resolution recommending approval of MUPUD #19024 dated June 10, 2019.
3. Planning Commission minutes dated June 10, 2019 (public hearing & decision).

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2019\MUPUD 19014 (Louis J. Eyde Family, LLC)\MUPUD 19014.tb1.docx



To: Planning Commission

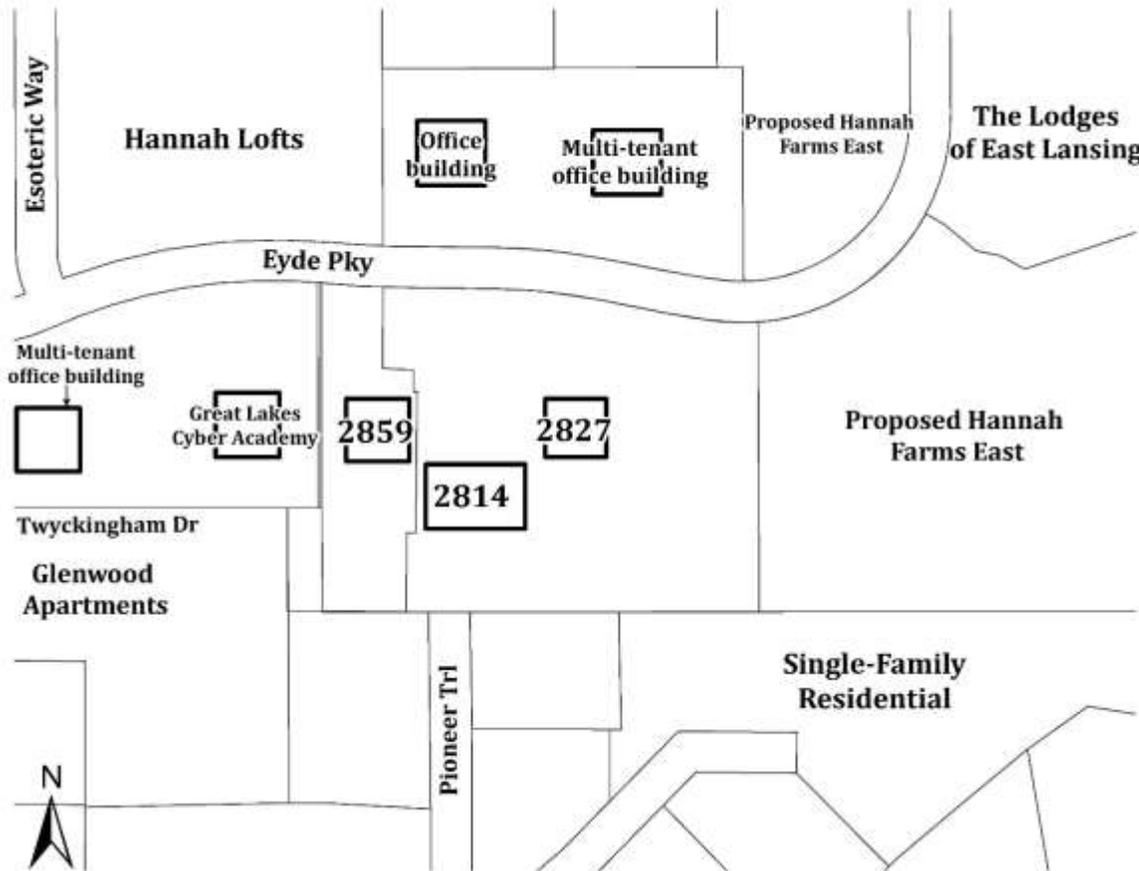
From: Peter Menser, Principal Planner

Mackenzie Dean, Assistant Planner

Date: June 6, 2019

Re: Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC), develop a two-story, 36,156 square foot multi-tenant office building located at 2814 Eyde Parkway.

Louis J. Eyde Family, LLC has submitted a mixed use planned unit development (MUPUD) proposal to construct a two-story, 36,156 square foot multi-tenant office building at 2814 Eyde Parkway. The 6.32 acre site is zoned PO (Professional and Office), conditioned on development using the MUPUD ordinance.



**Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC)
Planning Commission (June 10, 2019)
Page 2**

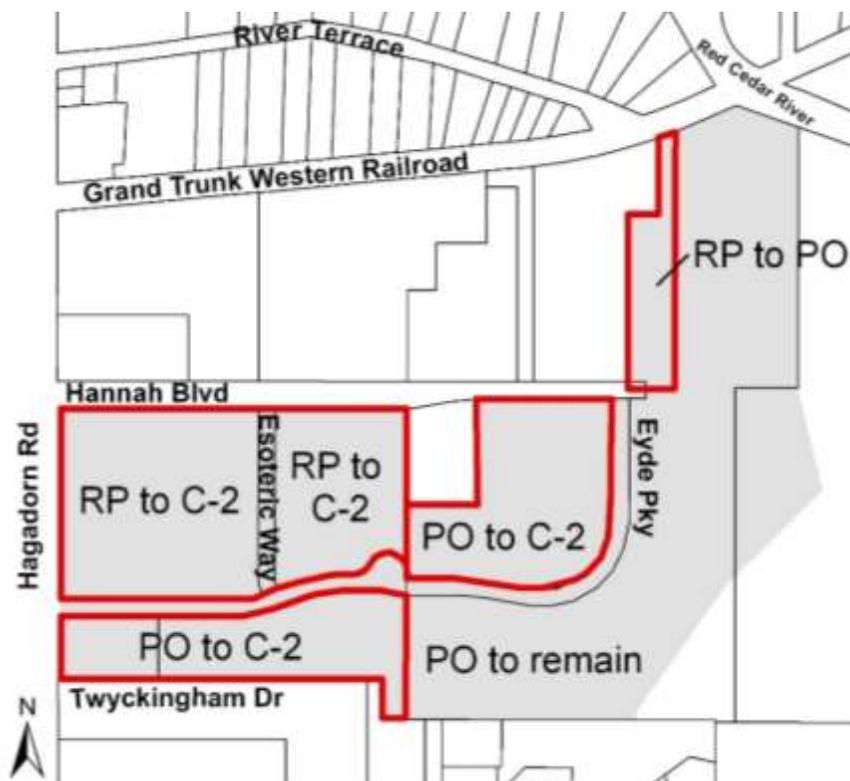
In addition to the MUPUD, a special use permit (SUP) is required for constructing a building totaling more than 25,000 square feet in gross floor area. The SUP (SUP #19091) is being processed concurrently with the MUPUD request. The applicant has requested that the Planning Commission make a decision regarding the requests the same night of the public hearing.

Site History

In 2000, the property owner received site plan review approval (SPR #00-14) to construct an approximately 21,994 square foot office building at 2859 Eyde Parkway. In 2001, special use permit approval was granted (SUP #01111) to construct two additional office buildings (2814 and 2827 Eyde Parkway) on the property, for a grand total of approximately 76,000 square feet between the three buildings. Site plan approval (SPR #02-01) was granted for the additional two buildings in 2002. The building at 2827 Eyde Parkway was completed in 2002. While a building permit for 2814 Eyde Parkway was granted in 2004, and foundation work began, the project did not proceed and the permit ultimately expired in 2006.

2008 Rezoning

In 2008, 46 (of 81 acres) acres located east of Hagadorn Road, encompassing Hannah Boulevard, Eyde Parkway, and Esoteric Way were rezoned (Rezoning #08080). The rezoning changed the zoning on five parcels in that area from RP (Research Park) to PO (Professional and Office) and C-2 (Commercial) and PO (Professional and Office). The changes are reflected in the graphic below:



**Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC)
 Planning Commission (June 10, 2019)
 Page 3**

The rezoning was conditioned on the development of the entire 81 acres in the rezoning area using the MUPUD ordinance and a maximum of 1,010 to 1,159 residential units distributed throughout and/or on portions of the 81 acres. Other MUPUD projects in the 81 acre rezoning area to date include The Lodges (2009), The Lodges II (2012), the Residence Inn extended stay hotel (2013), and Hannah Lofts (2013). The table below provides details on each project.

Project	Units	Bedrooms	Total Square Feet	Acreage
Lodges I	220	683	301,271	15.71 acres
Lodges II	144	366	146,318	9.06 acres
Residence Inn	96 rooms	N/A	72,091	2.5 acres
Hannah Lofts	282	702	378,240	7.9 acres

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Planned Unit Development (PUD) category.

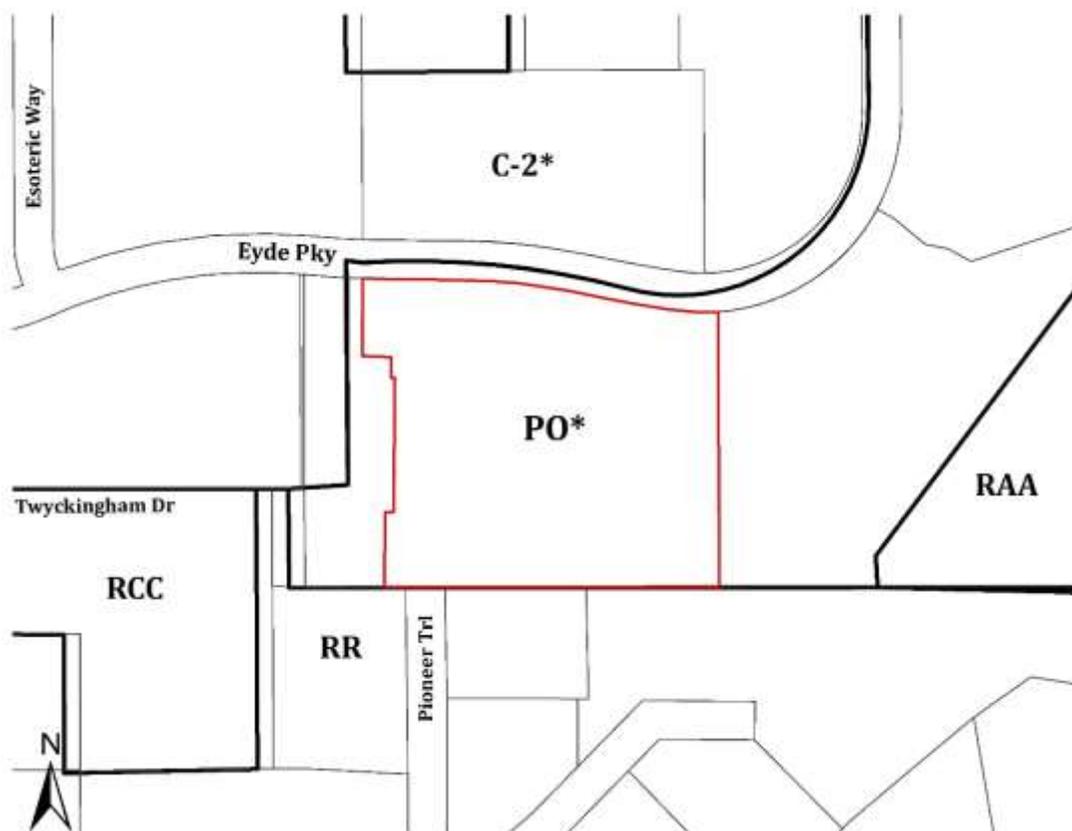
FUTURE LAND USE MAP



Zoning

The proposed project is located in the PO zoning district. A MUPUD is permitted in the PO zoning district when public water and sewer are available. All uses permitted by right and by special use permit in the underlying PO zoning district are permitted in a MUPUD. PO zoning requires a minimum of 50 feet of lot width and 5,000 square feet of lot area. The subject site has 107.8 square feet of lot width and 275,299 square feet of lot area.

ZONING MAP



Physical Features

The site is currently developed with a 21,994 square foot building occupied by Lansing Community College East, which was constructed in 2002. Though the building at 2814 Eyde Parkway was never constructed, previous foundation is present from when development of the site began in 2004. A parking lot and landscaping is also present on the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain and wetlands are not present on the site. No work is proposed in the floodplain at this time. The floodplain in this area is located to the east of Eyde Parkway and Pioneer Trail. Wetlands are limited to approximately the same area.

FLOODPLAIN/WETLAND MAP



GREENSPACE PLAN MAP



The Township Greenspace Plan shows a Fragile Link and Priority Corridor (PCC) southeast of the subject site. A PCC is a network of ecologically significant open spaces. A Fragile Link is an area where a PCC is exceptionally narrow or fragmented.

Streets and Traffic

The project site is located east of Hagadorn Road and the south of Eyde Parkway. Access to the site is provided from two driveways off of Eyde Parkway, a two lane road classified as a Local Street on the Street Setbacks and Service Drives Map in the zoning ordinance. A five foot wide pathway is present along the north and south side of Eyde Parkway. The applicant is not proposing to create new access points to the site. The most recent (2017) traffic count information for Hagadorn Road from Ingham County Road Department showed a total of 26,883 two-way vehicle trips in a 24 hour period. Traffic counts are not available for Eyde Parkway.

A traffic impact study is required for MUPUDs which would generate over 100 directional trips during a peak hour of traffic on adjacent roadways. The applicant submitted a traffic impact study prepared by Traffic Engineering Associates, Inc. (TEA) dated June, 2019 that provides detailed information on existing traffic volumes, estimates of traffic generated by the proposed MUPUD, turning movements, and level of service (LOS) at surrounding intersections. The study notes the proposed new office building, a tenant for which has not yet been identified, will produce approximately 1,219 trips in a weekday, which includes 86 trips in the AM peak hour and 117 trips in the PM peak hour. The study recommends adjustments to the traffic signal timing at the Hagadorn Road/Mt. Hope Road and Hagadorn Road/Eyde Parkway intersections to decrease vehicle delay.

Utilities

Municipal water and sanitary sewer are available in the vicinity of the project site. The location and capacity of utilities for the proposed new buildings will be reviewed in detail during site plan review if the MUPUD and SUP are approved.

Parking

The Township Code of Ordinances requires a minimum (three spaces) and maximum (four spaces) per 1,000 square feet of gross floor area for general office space. With no indication of the tenant(s) of the building, staff has used most intensive land use to estimate required parking for the site, which includes both the existing and new office buildings. Using the stand-alone medical office parking category, which requires five parking spaces per 1,000 square feet of gross floor area, a total of 291 parking spaces would be required for the project. The applicant is planning to utilize the 291 existing parking spaces on the site.

One bicycle parking space is required for every ten motor vehicle parking spaces required. There are 291 parking spaces required; therefore the project must have a minimum of twenty-nine bicycle parking spaces. Nine bicycle parking racks (eighteen bicycle parking spaces) are shown on the submitted site plan near the northwestern portion of the site. . With eighteen bicycle parking spaces, the applicant will be short eleven spaces (six racks). The Township requires the use of an inverted "U" shaped bicycle rack. The applicant has indicated the six additional racks will be added to the site plan instead of seeking a waiver.

The ordinance allows the number of required motor vehicle parking spaces on the site to be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site, up to a maximum of 10 percent of the total number of required motor vehicle parking spaces. Using this formula the required number of motor vehicle parking spaces can be reduced by 25 spaces. With the allowed reduction granted for bicycle parking, the total required motor vehicle parking is reduced to 282 spaces.

Staff Analysis

The applicant has requested to construct a two-story 36,156 square foot office building conditioned on using the MUPUD ordinance as required in Rezoning #08080. In a MUPUD request the Planning Commission makes a recommendation on the project and the Township Board makes the final decision. When reviewing the project the Planning Commission should consider the appropriateness of the requested waivers, the proposed amenities and related review criteria, and the MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances.

The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, setbacks, maximum impervious surface, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process.

The following is a summary of the project's consistency with the MUPUD ordinance standards. As part of this project analysis, standards for the underlying PO zoning district will be compared to what is proposed on the submitted site plan.

Land Use: An office building is an allowed use by right in the PO zoning district.

Density: The conditional rezoning of the property limits residential density of 1,010 – 1,159 units distributed throughout and/or on portions of the subject property. The proposed use of the subject site is an office building with no residential units.

Phasing: The applicant has indicated the entire project will be completed in one phase.

Amenities: One or more amenities are required for every MUPUD project and should represent multiple categories from the list of amenity categories which are Conservation; Environment; Parks, Recreation, and Culture; Social Interaction; and Site and Building Design. Criteria to determine whether a proposed amenity is acceptable for consideration can be found in Section 86-440(e)(2) of the MUPUD ordinance. The submitted site plan shows that an electric car charging station and public seating area available to the public are proposed as amenities for the project.

Building height: The maximum building height allowed in a MUPUD is 45 feet. Building elevations provided by the applicant indicate the height of the building is 32.8 feet.

Building materials: Generally, building materials in a MUPUD should include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials such as vinyl, aluminum, and metal sidings should be avoided. All buildings should be completed on all sides with acceptable materials. The design of the buildings should relate to and blend with the facades of adjacent buildings and complement streetscape improvements in the area. The proposed building materials for the project include a mixture of brick, stone, metal, glass and aluminum. A sample board of the building materials submitted by the applicant will be displayed at the public hearing.

Architectural design: The MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the facade. Scaled building elevations have been provided which indicate the buildings as proposed provides the required facade articulation. The MUPUD ordinance also requires that windows cover no less than 50% of nonresidential street level facades. The submitted building elevations show windows along Eyde Parkway that cover approximately 28% of facade at the street level. A waiver will be required for the window coverage deficiency.

Railings, benches, trash receptacles, or bicycle racks: Accessory items such as railings, benches, trash receptacles, or bicycle racks are required to be of commercial quality and complement the building design and style. The site plan indicates the proposed bicycle racks will be the inverted "U" shaped style. Any other site accessories will be subject to the approval of the Director of Community Planning and Development.

Trash and recycling: A commercial dumpster, compactor, and/or recycle center are not shown on the submitted site plan. The Township requires any proposed trash or recycling structure to be screened by an enclosure.

Parking: The setbacks for a parking area and the number of parking spaces required can be waived in a MUPUD. 282 parking spaces are required for the project and the applicant is utilizing the existing 291 space parking lot.

Landscaping: Proposed landscaping must generally comply with the provisions of the Code of Ordinances. Landscaping should be designed to preserve existing significant natural features and to buffer service areas, parking lots, or dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A minimum of four feet of landscaped area is required around the perimeter of the mixed use building. While not required as part of the MUPUD application, a landscape plan for the project was submitted. Landscaping will be reviewed in detail during site plan review if the MUPUD and SUP are approved.

Lighting: The MUPUD ordinance requires site lighting to comply with the Outdoor Lighting Ordinance and limits street lighting intended to provide illumination for pedestrians on the sidewalk to no taller than 15 feet in height. Information on site lighting was not provided, but will be reviewed in detail during site plan review if the project proceeds.

Signs: A sign program is required as part of the MUPUD application showing the style, size, number, and location of any proposed signs and is approved by the Township Board as part of the MUPUD. The submitted plans show two 51 square foot (10' tall) monument signs proposed on the property, one located near the west driveway and one located near the east driveway. Freestanding signs are generally not permitted in a MUPUD. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way (ROW) line with the resulting yard set aside for permanent public open space. The proposed signs meet the 10 foot setback from the property line. A waiver for the two proposed freestanding sign is being requested by the applicant.

Sidewalks: Generally, sidewalks in a MUPUD must be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area. The submitted site plan shows five foot wide sidewalks connecting the parking area to the office building and public gazebo. All sidewalks in this area, with the exception of the seven foot pathway on the east side of Hagadorn Road, are not part of the Township's pathway system and are privately owned and maintained. Existing sidewalk along Eyde Parkway has a width of five feet.

Waiver requests

The MUPUD ordinance generally waives the standard requirements for lot size, setbacks, type and size of dwelling unit, frontage, number of required parking spaces, and impervious surface coverage, provided the purpose and intent of the ordinance are incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the 2814 Eyde Parkway project.

Parking setbacks

Where a parking area adjoins the same or any other nonresidential district a landscaped buffer at least 15 feet wide must be provided between the parking area and the property line. To the west the surface parking lot is depicted to be zero feet from the western property line. Parking shown on the site plan was previously installed with other development and is continuous, thus cannot provide the fifteen foot setback from the property line to the west.

Free-standing signs

The submitted plans show two 51 square foot (10' tall) monument signs proposed on the property, one located near the west driveway and one located near the east driveway.

Staff has indicated the following additional waivers not identified by the applicant:

Fenestration/window coverage

The MUPUD ordinance requires that windows cover no less than 50% of nonresidential street level facades. The submitted building elevations show windows along Eyde Parkway that cover approximately 28% of facade at the street level. With approximately 28% window coverage of the façade at the street level, staff has found that the applicant will require a waiver of 22% for the deficient window coverage.

Decision request

The applicant has requested the Planning Commission to make a decision on the mixed use planned unit development on the same night as the public hearing. Planning Commission bylaw 6.4a specifically notes that decisions will not be made on the same night as the public hearing, however the Commission may choose to suspend the bylaw if it so chooses. A motion to suspend bylaw 6.4a is provided for consideration.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the mixed use planned unit development. The Planning Commission may choose to suspend bylaw 6.4a to make a decision on the request on the same night as the public hearing. Resolutions to suspend bylaw 6.4a and to recommend approval of the MUPUD with conditions are provided.

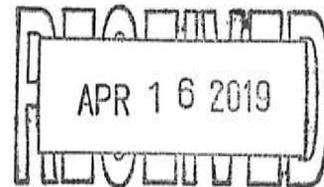
- **Move to suspend Planning Commission Bylaw 6.4a to consider Mixed Use Planned Unit Development #19014 on the same night as the public hearing.**
- **Move to adopt the resolution to recommend approval of Mixed Use Planned Unit Development #19014 with conditions.**

Attachments

1. MUPUD Application received by the Township on April 16, 2019.
2. Site plan prepared by Kebs, Inc., dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
3. Floor Plans & Building Elevations prepared by Bergmann dated April 15, 2019 and received by the Township on May 13, 2019.
4. Sign Program prepared by Johnson Sign Company received by the Township on May 14, 2019.
5. Traffic Impact Study prepared by Traffic Engineering Associates, Inc. dated June, 2019 and received by the Township on June 6, 2019.
6. Letter from applicant requesting decision at public hearing dated June 6, 2019 and received by the Township on June 6, 2019.
7. Resolution to recommend approval.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2019\MUPUD 19014 (Louis J. Eyde Family, LLC)\Staff Reports\MUPUD 19014.pc1.docx

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



MIXED USE 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 Mixed Use Planned Unit Development.

Part I

- A. Applicant Louis J. Eyde Family LLC
Address of Applicant 2947 Eyde Parkway Suite 200 East Lansing, MI 48823
Telephone - Work (517) 351-2480 E-Mail Rundelle.eyde.com Fax _____
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 2827 Eyde Parkway, East Lansing, MI 48823
Legal description (please attach if necessary) _____
Current zoning _____
Project name _____
- C. Developer (if different than applicant) _____
Address _____
Telephone: Work _____ E-Mail _____ Fax _____
- D. Architect Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Jeff Kyes, Kebs Inc.
Address 2116 Haslett Rd. Haslett, MI 48840
Telephone(s) (517) 339-1014 E-Mail j.kyes@kebs.com Fax _____
- E. Acreage of all parcels in the project: Gross 6.33 Net 6.33
- F. Proposed Uses and Site Amenities:
1. Non-residential uses:
 - a. Type Commercial
 - b. Percent of project area 100%
 - c. Total square feet for non-residential uses _____
 - d. Usable floor area 45917 sq. ft
 - e. Number of employees _____
 - f. Hours of operation _____
 2. Residential Uses:
 - a. Percent of project area _____
 - b. Total dwelling units _____
 - c. Dwelling unit mix:
 - i. Number of single family detached: for Rent _____ Condo _____
 - ii. Number of duplexes: for Rent _____ Condo _____
 - iii. Number of townhouses: for Rent _____ Condo _____
 - iv. Number of garden style apartments: for Rent _____ Condo _____
 - v. Number of other dwellings: for Rent _____ Condo _____

3. Parking:
 - a. Non-residential uses 291 provided
 - b. Residential uses _____

4. Proposed Amenities: Type Elec. Car charging station
 (General) Type _____
 Type _____
 Type _____

 Proposed Amenities: Type _____
 (Density Bonus) Type _____
 Type _____
 Type _____

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

1. Nonrefundable fee.
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership.
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities.
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of 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
6. 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.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, 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.
9. Floor plans of proposed residential units.

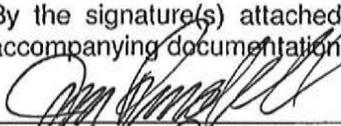
10. A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 11. 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.
 12. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 13. A sign program illustrating size and location of each proposed sign type.
 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)
 - The appropriate school board (as 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



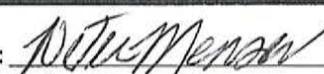
 Signature of Applicant
 Jim Rundell

 Type/Print Name

4/15/2019

 Date

Fee: \$ 500

Received by: 

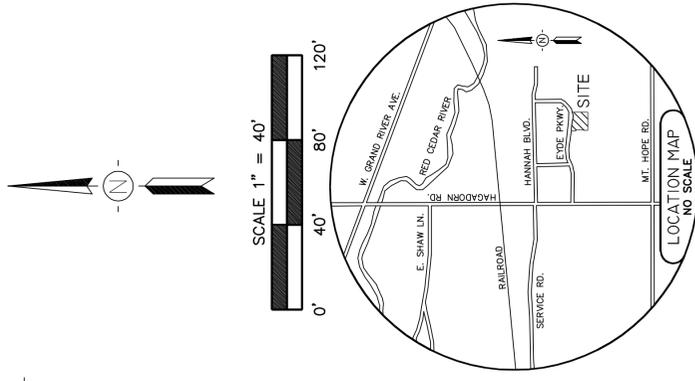
 Date: 4.15.19

Pre-Application Meeting Held: _____
 Date

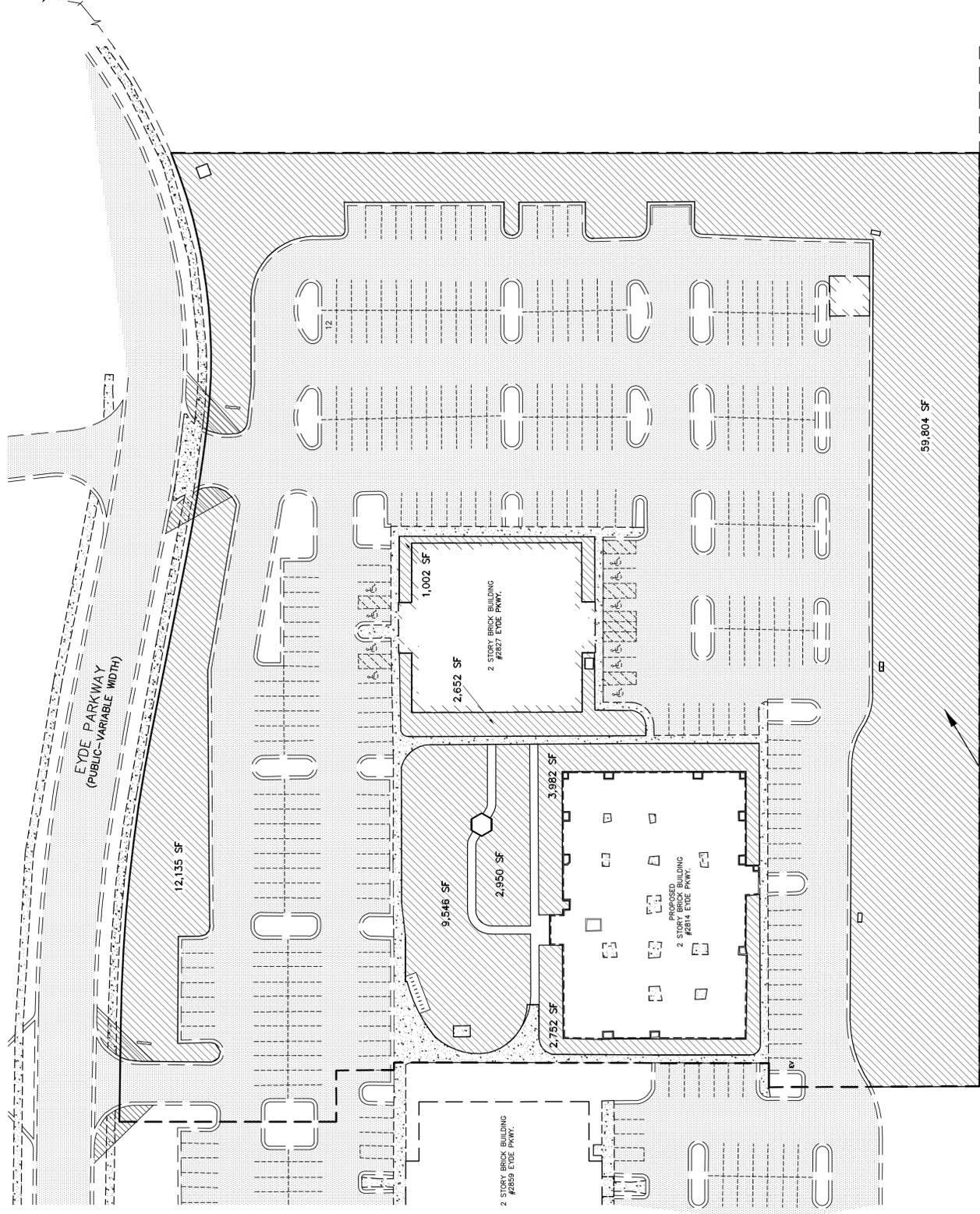
Application Complete: _____
 Date

By: _____
 Staff

MUPUD PLAN FOR:
2827 Eyde Parkway
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



PERVIOUS/IMPERVIOUS CALCULATIONS:
 TOTAL SITE AREA = 275,552 S.F.
 TOTAL PERVIOUS AREA = 94,823 S.F. = 34%
 TOTAL IMPERVIOUS AREA = 180,729 S.F. = 66%
 MAX. IMPERVIOUS AREA ALLOWED 75%



TOTAL SITE = 275,552 SF
 6.33 AC

- EX. LEGEND**
- (M) = MEASURED DISTANCE
 - (R) = RECORD DISTANCE
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = DECK
 - = GRAVEL
 - = EXISTING SPOT ELEVATION
 - = EXISTING CONTOUR ELEVATION
 - = BUILDING OVERHANG
 - = GAS LINE
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND TELEVISION
 - = UNDERGROUND ELECTRIC
 - = OVERHEAD WRES
 - = OVERHEAD FIBER OPTIC
 - = EDGE OF WOODS
 - = DECIDUOUS TREE
 - = CONIFEROUS TREE
 - = BUSH
 - = AIR CONDITIONING UNIT
 - = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = ELECTRIC MANHOLE
 - = TELEPHONE MANHOLE
 - = CATCHBASIN
 - = SANITARY CLEANOUT
 - = FIRE HYDRANT
 - = VALVE
 - = UTILITY POLE
 - = LIGHT POLE
 - = GUY POLE
 - = GUY WIRE
 - = UTILITY PRESTAL
 - = TRANSFORMER
 - = HANDHOLE
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = SOIL BORING
 - = SIGN
 - = POST

- LEGEND**
- = EXT. CONTOURS
 - = EXT. WATER MAIN
 - = EXT. WATER SEWER
 - = EXT. STORM SEWER
 - = EXT. ELEVATIONS
 - = PROPOSED WATER MAIN
 - = PROPOSED SANITARY SEWER
 - = PROPOSED STORM SEWER
 - = PROPOSED C.B.
 - = MANHOLE (EX.)
 - = UTILITY EASEMENT
 - = CENTER LINE OF ROAD
 - = CENTER LINE OF WAY
 - = PROPERTY LINE
 - = FIRE HYDRANT
 - = WIRE
 - = TRUST BLOCK
 - = PROPOSED TOP OF CURB ELEV.



REVISIONS

4-15-19 MUPUD SUBMITTAL	DESIGNER: JMK	APPROVED BY: JMK
5-15-19 MUPUD REVISION	PROJECT MGR: JMK	SHEET 4 OF 4

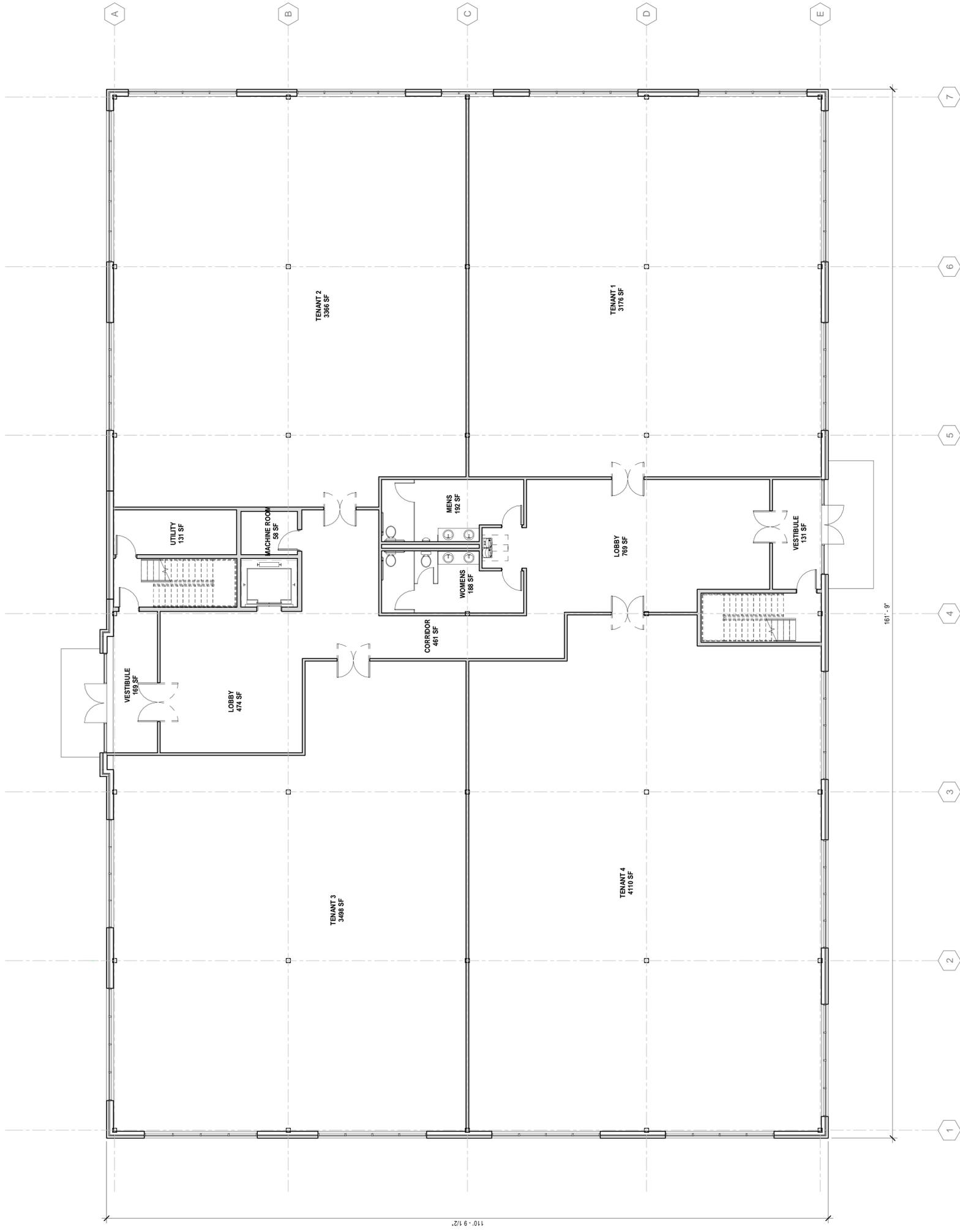
KEBS, INC. KYES ENGINEERING
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047
 Morshah Office
 Ph. 269-781-9900

2827 Eyde Parkway
 PERVIOUS/IMPERVIOUS PLAN
 SCALE: 1" = 40'
 DATE: 3-18-19
 AUTHORIZED BY: JMK
 FAMILY PARTNERSHIP
 JOB #: 94.705

SURVEY#94705.TOP
 KEBS, INC. KYES ENGINEERING
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047
 Morshah Office
 Ph. 269-781-9900

STATE OF MICHIGAN
 JEFFREY W. KYES
 ENGINEER
 NO. 46796
 LICENSED PROFESSIONAL ENGINEER

NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



FIRST FLOOR
 PRELIMINARY PLAN - 17,343 SF
 SCALE: 1/8" = 1'-0"

7050 West Saginaw Hwy.
 Suite 200
 Lansing, MI 48917
 office: 517.272.9835
 fax: 517.272.9836
 www.bergmannpc.com

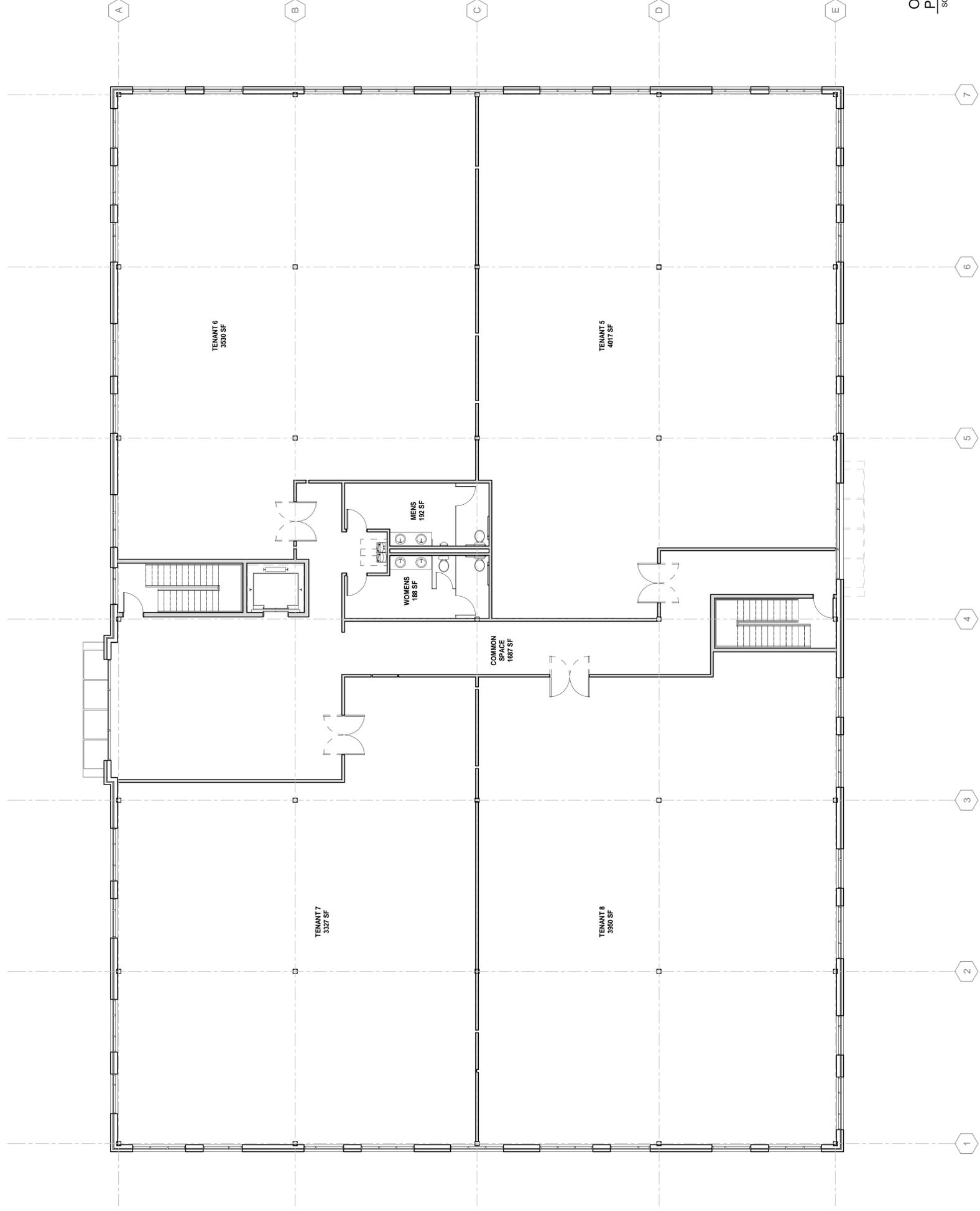
B BERGMANN
 ARCHITECTS ENGINEERS PLANNERS

OPTION 'D'

PRELIMINARY FIRST
 FLOOR PLAN

Plot Number:
 0000100
 Drawing Number:

Rev. Date:
 04/12/19
A-101



OMM SECOND FLOOR
 PRELIMINARY PLAN - 17,343 SF
 SCALE: 1/8" = 1'-0"

7050 West Saginaw Hwy.
 Suite 200
 Lansing, MI 48917
 office: 517.272.9835
 fax: 517.272.9836
 www.bergmannpc.com

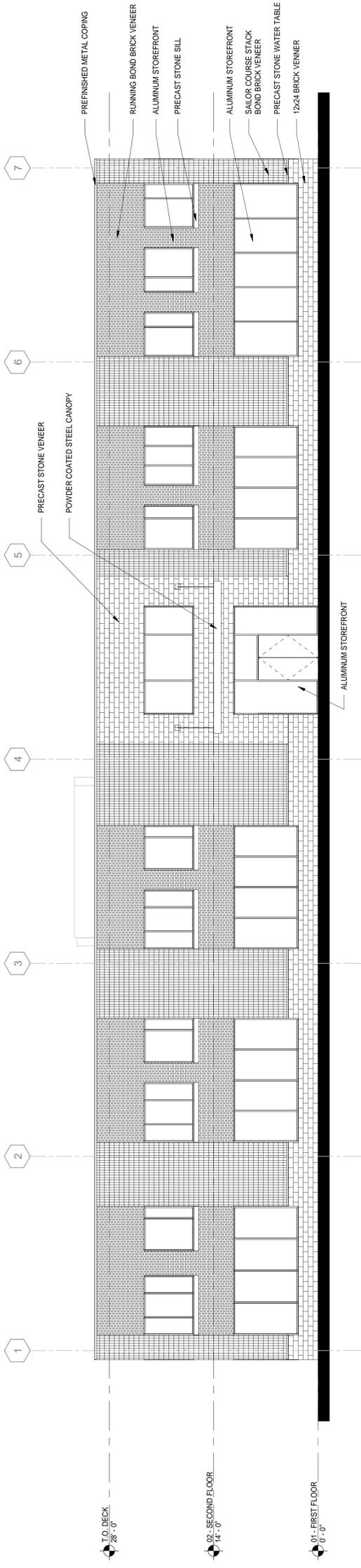
B BERGMANN
 ARCHITECTS ENGINEERS PLANNERS

OPTION 'D'

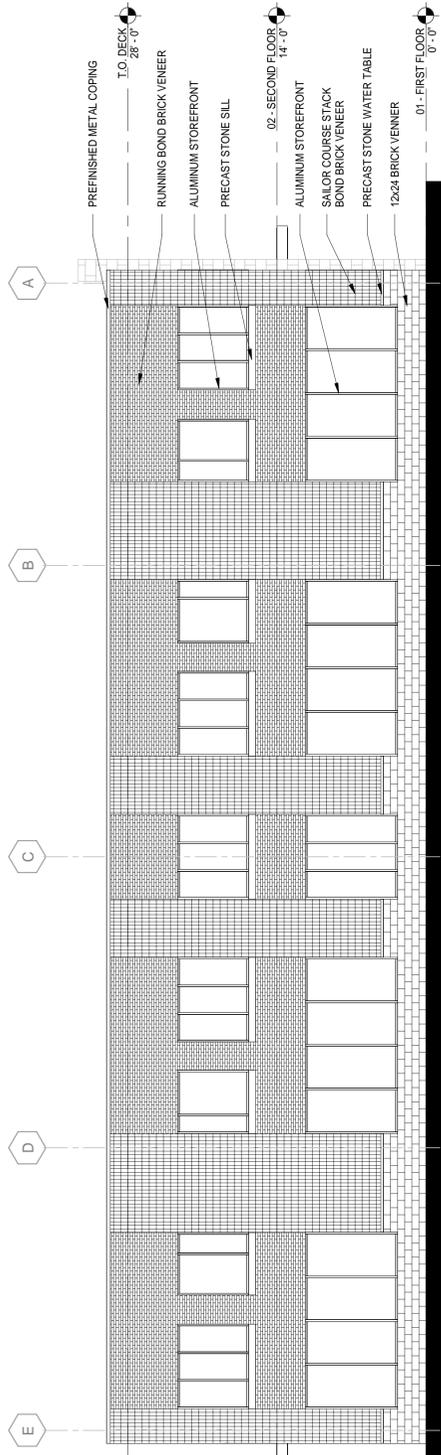
PRELIMINARY SECOND
 FLOOR PLAN

Plot Number:
 0000100
 Drawing Number:

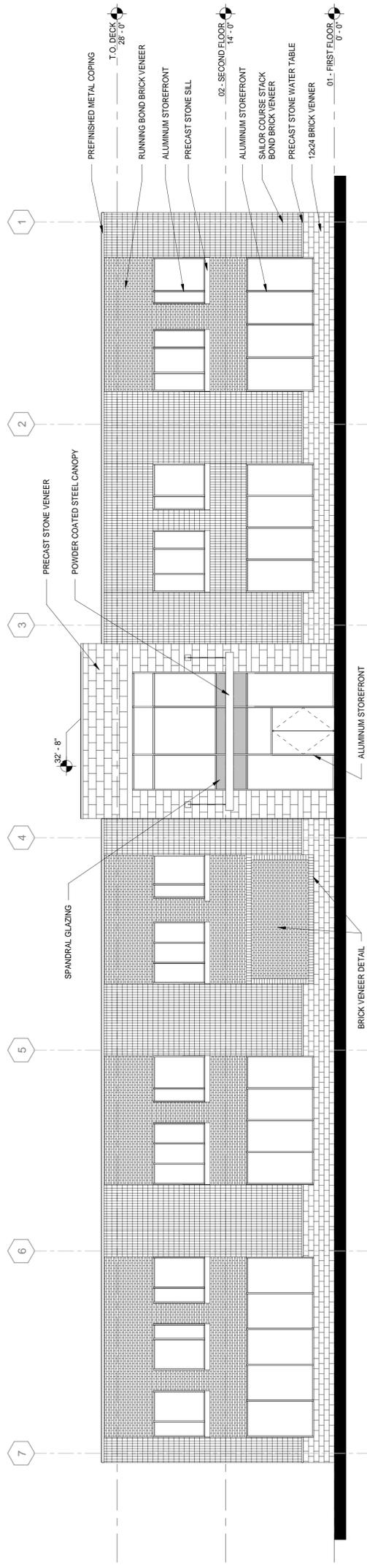
04/12/19
A-102



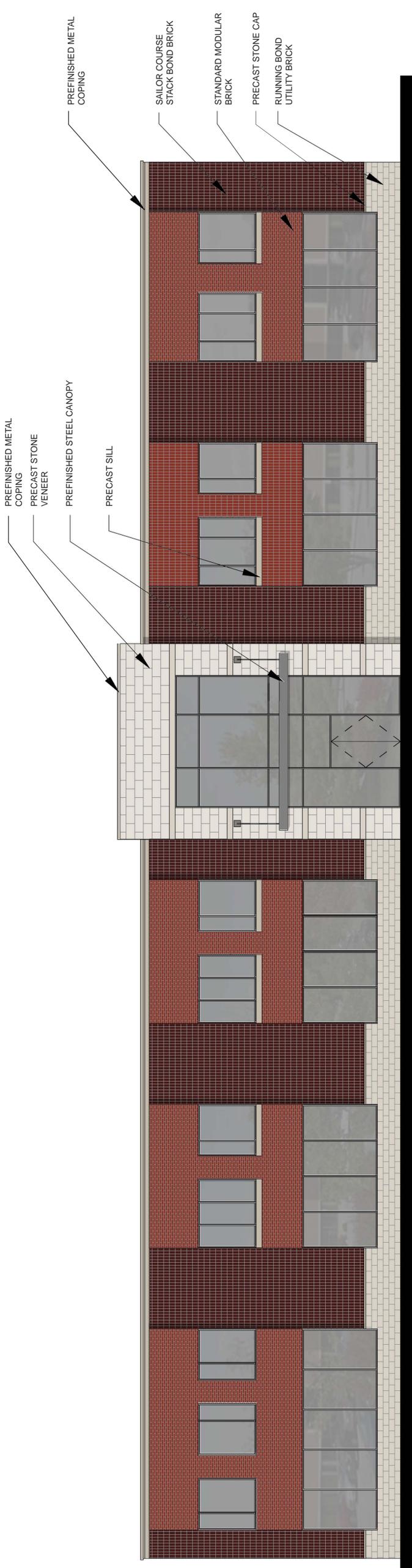
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST / EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

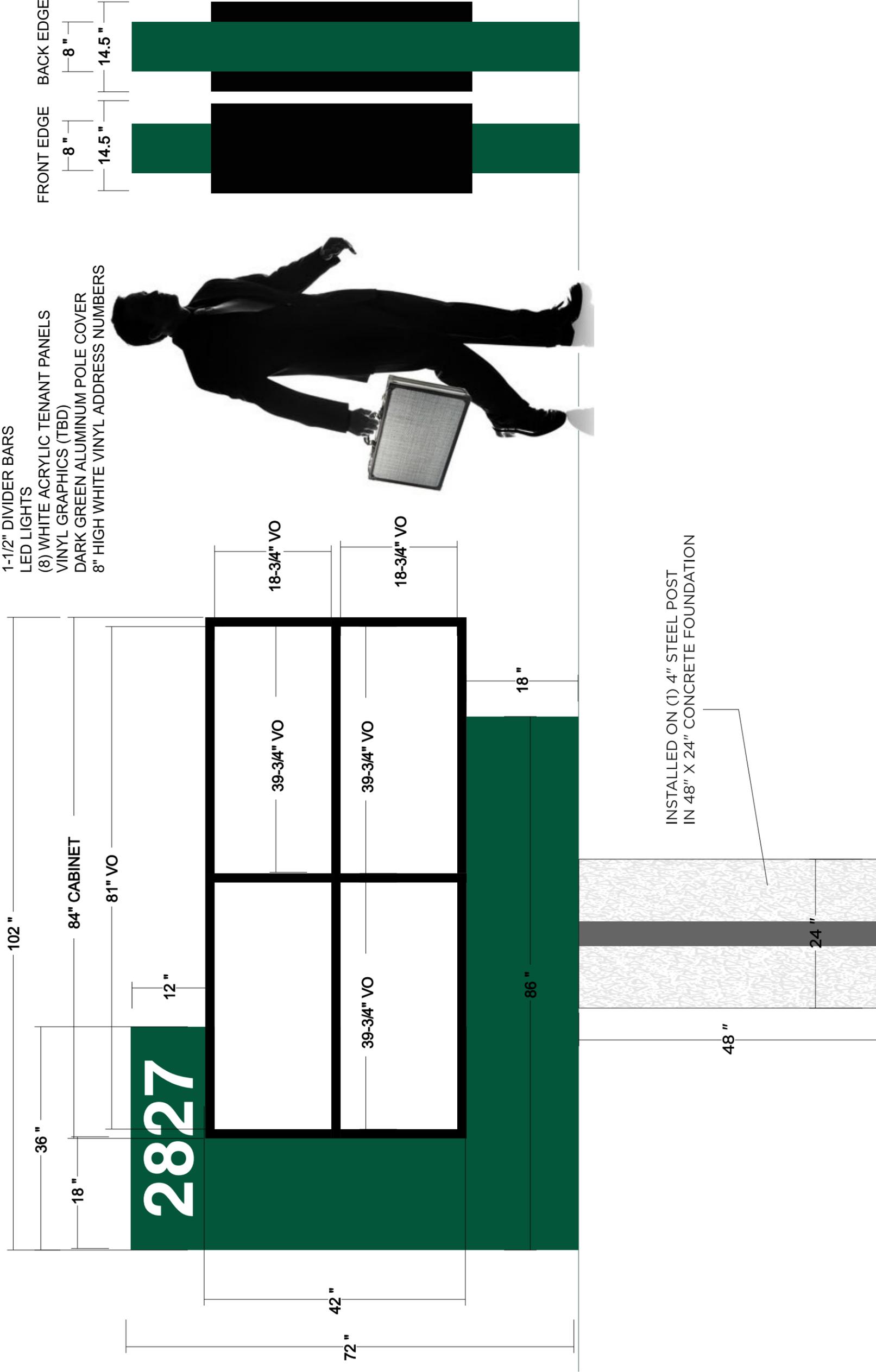


TYPICAL EXTERIOR ELEVATION
SCALE: NTS

SIGN B= (1) D/F ILLUMINATED MONUMENT SIGN W/

- BLACK ALUMINUM SIGN CABINET
- 1-1/2" RETAINER
- 1-1/2" DIVIDER BARS
- LED LIGHTS

- (8) WHITE ACRYLIC TENANT PANELS
- VINYL GRAPHICS (TBD)
- DARK GREEN ALUMINUM POLE COVER
- 8" HIGH WHITE VINYL ADDRESS NUMBERS



www.johnsonsign.com

Corporate Office - Jackson
2240 Lansing Ave. Jackson, MI 49202

Douglas Sign - Lansing
A Division of Johnson Sign
1800 S. Cedar St. Lansing, MI 48910

Huron Sign - Ypsilanti
A Division of Johnson Sign
663 S. Mansfield St. Ypsilanti, MI 48197

JOB NAME: EYDE CONSTRUCTION

LOCATION: EAST LANSING

ACCOUNT REP: JIM

DESIGNER: LE

REVISION:

NOTES:

FILE NAME: EYD-SIGN D-121418-LE

SCALE: 3/4"=1"

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BLACK ALUMINUM SIGN CABINET
1-1/2" RETAINER
1-1/2" DIVIDER BARS
LED LIGHTS

(8) WHITE ACRYLIC TENANT PANELS
VINYL GRAPHICS (TBD)
DARK GREEN ALUMINUM POLE COVER
8" HIGH WHITE VINYL ADDRESS NUMBERS



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NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).



CUSTOMER APPROVAL: _____

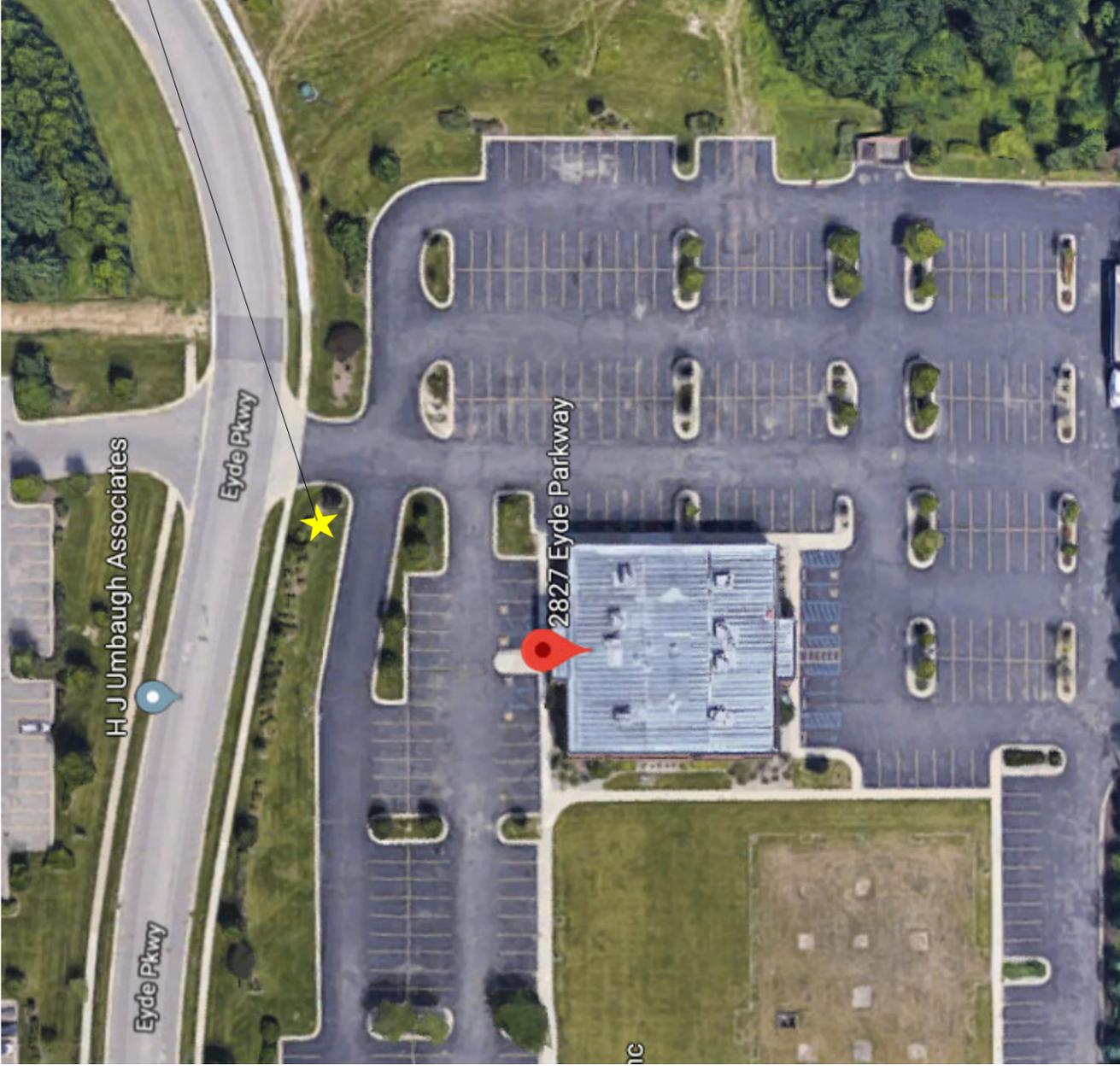
DATE: _____



INTERNATIONAL SIGN ASSOCIATION

SITE PLAN - 2827 EYDE PARKWAY

NEW MONUMENT SIGN LOCATION
SETBACK FROM R.O.W./SIDEWALK = 10'



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2240 Lansing Ave. Jackson, MI 49202

Douglas Sign - Lansing
A Division of Johnson Sign
1800 S. Cedar St. Lansing, MI 48910

Huron Sign - Ypsilanti
A Division of Johnson Sign
663 S. Mansfield St. Ypsilanti, MI 48197

JOB NAME:
EYDE CONSTRUCTION

LOCATION:
EAST LANSING

ACCOUNT REP: JIM

DESIGNER: LE

REVISION:

NOTES:

FILE NAME:
SITE PLAN-2827

SCALE:
3/4"=1'

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THIS SIGN IS INTENDED TO BE MANUFACTURED
IN ACCORDANCE WITH ARTICLE 600 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).



CUSTOMER APPROVAL: _____

DATE: _____



INTERNATIONAL SIGN ASSOCIATION



TRAFFIC IMPACT STUDY

For The Proposed

Eyde Office Building

**Meridian Charter Township
Ingham County, MI**

June, 2019

**Prepared by:
Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881
517/627-6028 FAX: 517/627-6040

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EXECUTIVE SUMMARY

Traffic Engineering Associates, Inc. (TEA) conducted a traffic impact study to determine the impact from the new traffic generated by the proposed Eyde Office development in Meridian Charter Township, Ingham County, Michigan. This project consists of a two (2) story office building with 17,000 square feet per floor. The site is located on the south side of Eyde Parkway between two (2) existing office buildings. The site has two (2) existing driveways with full access on Eyde Parkway. The project is anticipated to be complete within a year.

In conversation with the Meridian Charter Township staff, it was determined that there has been little change in traffic volumes in the project area over the past few years. Therefore, existing traffic counts were utilized for the analysis. TEA, Inc. conducted vehicle counts during the midweek, of a non-holiday week, in the month of January, 2016, at six (6) intersections in the project area. In addition, traffic counts were taken at the two (2) existing driveways on Eyde Parkway in the month of May, 2019. The weekday AM and PM peak hours of existing traffic on the adjoining road system are 8:00 – 9:00 AM and 4:45 – 5:45 PM, respectively.

For existing traffic conditions, all existing geometrics and traffic control were used. A level of service analysis for existing traffic at the studied intersections during the AM and PM peak hours was conducted. All existing turning movements at the studied intersections operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at Hagadorn Road and Mt. Hope Road, as well as the southbound to northbound crossover on Hagadorn Road.

Background traffic represents future volumes without the traffic generated by the proposed Eyde Office development. The project is anticipated to be completed within a year, so no background traffic growth volumes were included in this report. There was one new development identified by Meridian Charter Township that would have an impact on background development traffic. The Hannah Apartments development includes two (2) sites, the first site (north) being located on the southwest corner of Eyde Parkway and Hannah Boulevard and the second site (south) is located across the street on the south side of Eyde Parkway.

The proposed north site of the Hannah Apartments development will contain two (2) apartment buildings and will consist of a total of 182 apartment units. There are two (2) proposed driveways on Eyde Parkway for this site which both provide full access to a parking garage. The proposed south site of the Hannah Apartments development will contain sixty nine (69) townhouse units. The south site will have one (1) new driveway with full access on Eyde Parkway. Data was taken from the June, 2016, traffic impact study for the proposed Hannah Apartments which was conducted by Traffic Engineering Associate, Inc.

For background traffic conditions, all geometrics and traffic control from existing conditions were utilized. All background turning movements at the studied intersections are expected to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound



to northbound crossover on Hagadorn Road, and one movement at the Hagadorn Road – Eyde Parkway intersection.

The trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). A comparison between the trip generation for a general office building and a medical-dental office building was conducted. For this study, the trip generation rates for the Medical-Dental Office Building were selected as they represent the most conservative estimates for the site. Based on the Medical-Dental Office Building (Land Use Code 720) trip generation rates, it is projected that the proposed Eyde Office development will generate 86 trips in the AM peak hour, 117 trips in the PM peak hour, and 1219 during a weekday.

For future traffic conditions, all existing geometrics and traffic control were used. All future turning movements at the studied intersections are anticipated to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours except for two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound to northbound crossover on Hagadorn Road, and two (2) movements at the Hagadorn Road – Eyde Parkway intersection.

An analysis was conducted to determine if updating the traffic signal timing at the Hagadorn Road and Eyde Parkway intersection, as well as the Hagadorn Road and Mt. Hope Road intersection, would reduce delays. Adjusting cycle length and splits at the intersection of Hagadorn Road and Eyde Parkway improved the level of service. Adjusting the splits at the intersection of Hagadorn Road and Mt. Hope Road reduced the delays.

When the development is complete and occupied, the Ingham County Road Department should consider adjusting the traffic signal timing at the intersection of Mt. Hope Road and Hagadorn Road, as well as the signal timing at Hagadorn Road and Eyde Parkway.



INTRODUCTION



Project Description

The purpose of this study is to determine the impact from the new traffic generated by the proposed Eyde Office development in Meridian Charter Township, Ingham County, Michigan. This project consists of a two (2) story office building with 17,000 square feet per floor. The site is located on the south side of Eyde Parkway between two (2) existing office buildings. The site has two (2) existing driveways with full access on Eyde Parkway.

The study will focus on the impacts to the surrounding roadway system due to the proposed Developments. The project is anticipated to be complete within a year.

Scope of Work

The scope of work contained in this report is as follows:

- Analysis of existing traffic conditions on the adjoining street system.
- Analysis of background traffic conditions for the future year volumes without the proposed Eyde Office development.
- Projection of future traffic volumes to be generated by the proposed Eyde Office development.
- Evaluation of the impact of future traffic with the proposed Eyde Office development.
- Determination of what roadway and traffic control improvements, if any, will be needed to accommodate future traffic volumes.





Aerial Photo



EXISTING CONDITIONS



Roadways and Intersections

Roadways

Hagadorn Road is a four lane divided boulevard roadway in the project area. There are sidewalks on both sides of the roadway and the posted speed limit is 45 MPH. Hagadorn Road is under the jurisdiction of the Ingham County Department of Roads.

Hannah Boulevard is a four lane divided roadway with a grass boulevard. There are sidewalks on both sides of Hannah Boulevard. There is no posted speed limit; therefore, the prima facie speed is 25 MPH. Hannah Boulevard is under the jurisdiction of the Ingham County Department of Roads.

Esoteric Way is a two lane roadway with sidewalks on the east side. There is no posted speed limit; therefore, the prima facie speed is 25 MPH. Esoteric Way is under the jurisdiction of the Ingham County Department of Roads.

Eyde Parkway is a two lane roadway with sidewalk on the south and east sides of the roadway, as well as a portion of the north side of the roadway in the project area. There is no posted speed limit; therefore, the prima facie speed is 25 MPH. Eyde Parkway is under the jurisdiction of the Ingham County Department of Roads.

Intersections

The intersection of Hagadorn Road and Hannah Boulevard is controlled by a two-phase traffic signal. The north and south approaches on Hagadorn Road are five (5) lanes; two (2) thru lanes, one (1) exclusive right turn lane with two (2) outbound lanes. The east approach on Hannah Boulevard is five (5) lanes: one (1) thru lane, one (1) thru-right turn lane, one (1) right turn lane and two (2) outbound lanes. The west approach on Service Road is four (4) lanes; one (1) thru lane, one (1) thru-right turn lane with two (2) outbound lanes. There are no left turns allowed at this intersection; rather, all left turn movements are made via four (4) Michigan lefts.

The intersection of Hagadorn Road and Eyde Parkway forms a “T” intersection and is controlled by traffic signal. The north approach on Hagadorn Road is five (5) lanes; two (2) thru lanes, one (1) exclusive left turn lane, and two (2) outbound lanes. The south approach on Hagadorn Road is four (4) lanes; one (1) thru lane, one (1) thru-right turn lane, and two (2) outbound lanes. The east approach on Eyde Parkway is two (2) lanes; one (1) left-right lane and one (1) outbound lane.

The intersection of Hannah Boulevard and Esoteric Way forms a “T” intersection and is controlled by a traffic signal. The south approach is two (2) lanes with one (1) inbound and one (1) outbound lane. The east and west approach on Hannah Boulevard are two (2) lanes eastbound and two (2) lanes westbound with a grass median, the north approach is a private driveway.

The intersection of Hannah Boulevard and Eyde Parkway forms a “T” intersection and is controlled by STOP control for northbound Eyde Parkway. All approaches are two (2) lanes with one (1) inbound and one (1) outbound lane.



The intersection of Esoteric Way and Eyde Parkway forms a “T” intersection and is controlled by STOP control on southbound Esoteric Way. All approaches are two (2) lanes with one (1) inbound and one (1) outbound lane.

The intersection of Hagadorn Road and Mt. Hope Road is controlled by a fully-actuated traffic signal with permissive-protective left turn phases in all four directions, and pedestrian push buttons in all four approaches. The north approach is six (6) lanes; one (1) exclusive right turn lane, two (2) thru lanes, one (1) exclusive left turn lane with two (2) outbound lanes. The south approach on Hagadorn Road and the east and west approaches on Mt. Hope Road are five (5) lanes; one (1) exclusive left turn lane, one (1) thru lane, one (1) thru-right lane with two (2) outbound lanes.



Land Use

The proposed Eyde Office development will be located on the south side of Eyde Parkway, east of Esoteric Way. The surrounding land use is office space and businesses in the immediate area with residential and rental buildings nearby. The Michigan State University campus is located on the west side of Hagadorn Road.

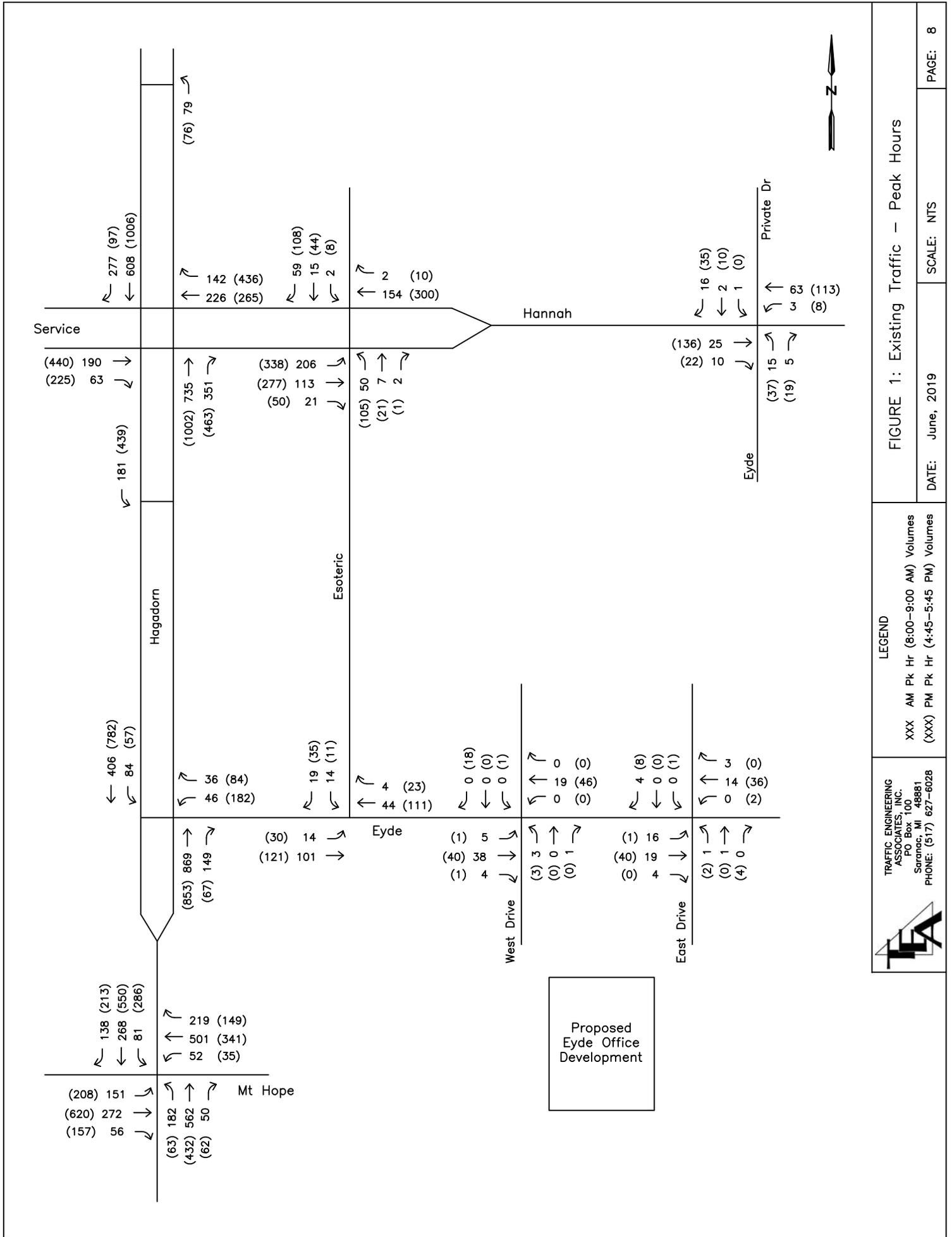
Existing Traffic Volumes

In conversation with the Meridian Charter Township staff, it was determined that there has been little change in traffic volumes in the project area over the past few years. Therefore, existing traffic counts were utilized for the analysis. TEA, Inc. conducted vehicle turning movement counts during the midweek, of a non-holiday week in the month of January, 2016, at the following intersections:

- Hagadorn Road and Mt. Hope Road
- Hagadorn Road and Eyde Parkway
- Hagadorn Road and Hannah Boulevard
- Eyde Parkway and Hannah Boulevard
- Eyde Parkway and Esoteric Way
- Hannah Boulevard and Esoteric Way

In addition, traffic counts were taken at the two existing office driveways on Eyde Parkway during the midweek, of a non-holiday week in the month of May, 2019. The weekday AM and PM peak hours of existing traffic on the adjoining road system are 8:00 – 9:00 AM and 4:45 – 5:45 PM, respectively. The existing peak hour volumes are illustrated in **Figure 1**.





Level of Service Analysis for Existing Traffic

The critical intersections defined for this study were analyzed according to the methodologies published in the most recent edition of the *Highway Capacity Manual*. The analysis determines the “Level of Service” of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. The level of service (LOS) is defined by average vehicle delay in seconds created by a traffic control device for a given traffic movement or intersection approach.

Level of Service	Delay per Vehicle (seconds)	
	Non-Signalized	Signalized
A	< 10	<10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

Levels of Service are expressed in a range from “A” to “F,” with “A” being the highest LOS and “F” representing the lowest LOS. Level of service “D” is considered the minimum acceptable LOS in an urban area. The above table shows the thresholds for Levels of Service “A” through “F” for non-signalized and signalized intersections, respectively.

All Level of Service computations contained in this report were based upon the Synchro software package which is approved by the Michigan Department of Transportation (MDOT). Delay per vehicle includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

For existing traffic conditions, all existing geometrics and traffic control were used. All existing turning movements at the studied intersections operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at Hagadorn Road and Mt. Hope Road, as well as the southbound to northbound crossover on Hagadorn Road. The Level of Service analysis for existing traffic at the subject intersections during the AM and PM peak hours is summarized in **Table 1**.



Table 1: Existing Traffic Level of Service (LOS) Summary

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	<u>66.0</u>	<u>E</u>	<u>60.2</u>	<u>E</u>
	EB Thru-Right	31.4	C	51.4	D
	WB Left	31.3	C	44.9	D
	WB Thru-Right	47.8	D	32.3	C
	NB Left	29.6	C	35.0	D
	NB Thru-Right	39.2	D	33.8	C
	SB Left	35.7	D	<u>88.7</u>	<u>F</u>
	SB Thru	29.4	C	33.1	C
	SB Right	30.8	C	34.0	C
	Intersection Overall	40.1	D	45.0	D
Hagadorn Road and Eyde Parkway	WB Left-Right	20.4	C	25.7	C
	NB Thru-Right	19.7	B	23.0	C
	SB Left	24.9	C	37.8	D
	SB Thru	3.8	A	9.8	A
	Intersection Overall	18.4	B	22.7	C
Hagadorn Road and Hannah Boulevard/ Service Drive	EB Thru-Right	20.6	C	28.5	C
	WB Thru	24.5	C	24.5	C
	WB Right	8.6	A	24.3	C
	NB Thru	10.6	A	13.9	B
	NB Right	3.1	A	12.7	B
	SB Thru	9.8	A	13.2	B
	SB Right	2.7	A	2.3	A
	Intersection Overall	7.8	A	12.5	B
Hagadorn Road SB to NB X Over	EB Left	18.9	C	<u>114.0</u>	<u>F</u>
	Intersection Overall	3.3	A	31.5	D
Hagadorn Road NB to SB X Over	WB Left	12.8	B	15.1	C
	Intersection Overall	1.1	A	1.3	A

Table 1: Existing Traffic Level of Service (LOS) Summary (cont.)

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Eyde Parkway and Hannah Boulevard	EB Thru-Right	0.0	A	0.0	A
	WB Left-Thru	0.3	A	0.5	A
	NB Left-Right	9.5	A	11.4	B
	SB Right	8.9	A	9.8	A
	Intersection Overall	3.0	A	3.3	A
Eyde Parkway and Esoteric Way	EB Left-Thru	0.9	A	1.5	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	9.7	A	9.8	A
	Intersection Overall	1.8	A	1.9	A
Hannah Boulevard and Esoteric Way	EB Left	8.0	A	14.0	B
	EB Thru-Right	5.6	A	7.9	A
	WB Thru-Right	17.5	B	22.1	C
	NB Left-Thru-Right	16.4	B	16.6	B
	SB Left-Thru-Right	7.8	A	7.5	A
	Intersection Overall	8.5	A	13.4	B
Eyde Parkway and West Driveway	EB Left-Thru-Right	0.8	A	0.2	A
	WB Left-Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	9.1	A	9.4	A
	SB Left-Thru-Right	8.4	A	8.7	A
	Intersection Overall	1.0	A	2.0	A
Eyde Parkway and East Driveway	EB Left-Thru-Right	3.0	A	0.2	A
	WB Left-Thru-Right	0.0	A	0.4	A
	NB Left-Thru-Right	9.4	A	8.9	A
	SB Left-Thru-Right	8.4	A	8.7	A
	Intersection Overall	2.8	A	1.8	A

Note: Delay = Average vehicle delay in seconds
LOS = Level of Service



BACKGROUND CONDITIONS



Background Traffic Growth Volumes

Background traffic represents future volumes without the traffic generated by the proposed Eyde Office development. The project is anticipated to be completed within a year, so no background traffic growth volumes were included in this report.

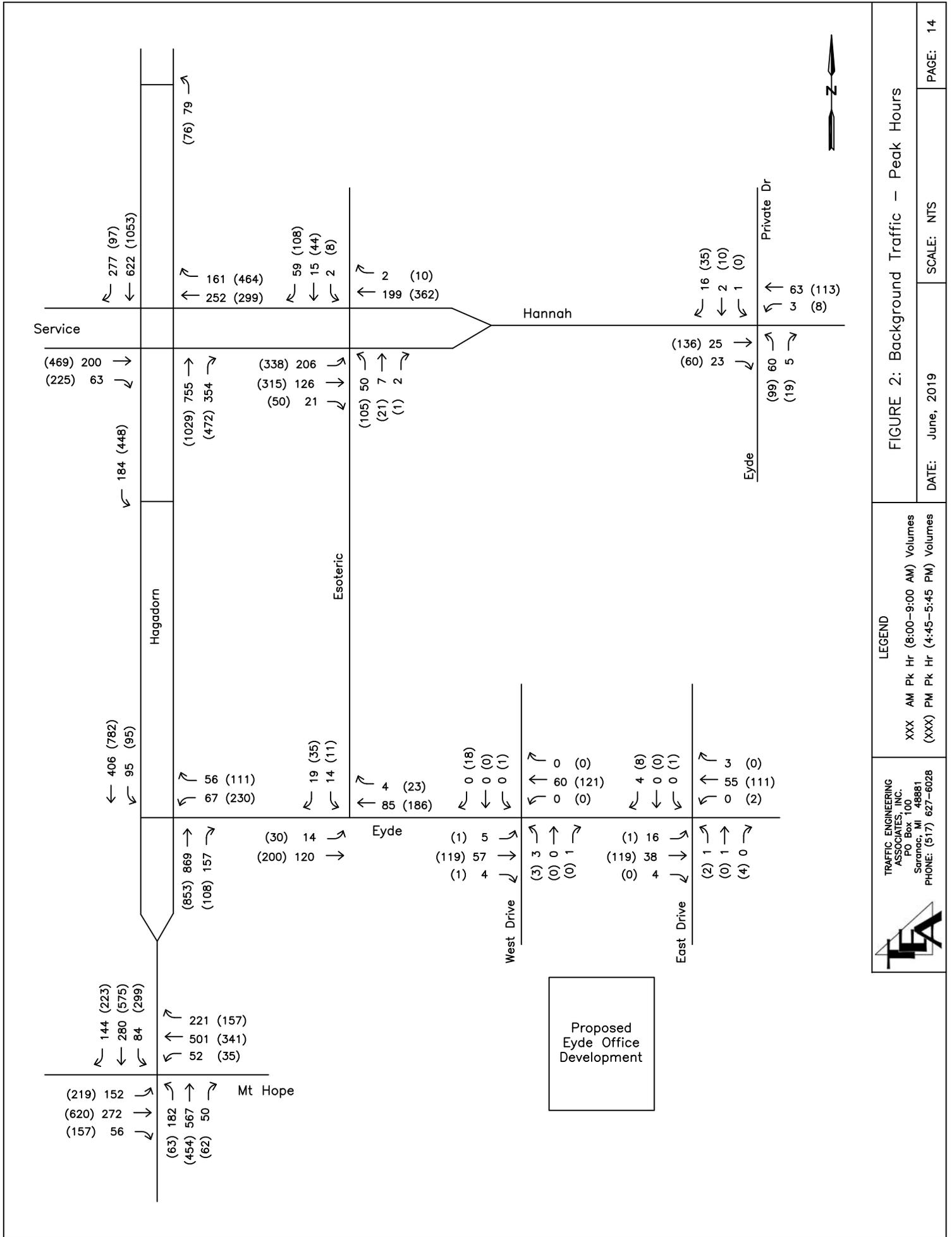
Background Development Traffic Volumes

There was one new development identified by Meridian Charter Township that would have an impact on background development traffic. The Hannah Apartments development includes two (2) sites, the first site (north) being located on the southwest corner of Eyde Parkway and Hannah Boulevard and the second site (south) is located across the street on the south side of Eyde Parkway.

The proposed north site of the Hannah Apartments development will contain two (2) apartment buildings and will consist of a total of 182 apartment units. There are two (2) proposed driveways on Eyde Parkway for this site which both provide full access to a parking garage. The proposed south site of the Hannah Apartments development will contain sixty nine (69) townhouse units. The south site will have one (1) new driveway with full access on Eyde Parkway.

Data was taken from the June, 2016, traffic impact study for the proposed Hannah Apartments which was conducted by Traffic Engineering Associate, Inc. Adding the Hannah Apartments traffic to the existing traffic volumes yields the total background traffic volumes, which are shown in **Figure 2**.





Level of Service Analysis for Background Traffic

For background traffic conditions, all geometrics and traffic control from existing conditions were utilized. All background turning movements at the studied intersections are expected to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound to northbound crossover on Hagadorn Road, and one movement at the Hagadorn Road – Eyde Parkway intersection. The level of service analysis for background traffic at the subject intersections during the AM and PM peak hours is summarized in **Table 2**.



Table 2: Background Traffic Level of Service (LOS) Summary

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	<u>66.2</u>	<u>E</u>	<u>63.6</u>	<u>E</u>
	EB Thru-Right	31.4	C	51.4	D
	WB Left	31.2	C	44.1	D
	WB Thru-Right	48.0	D	32.5	C
	NB Left	30.1	C	36.8	D
	NB Thru-Right	39.4	D	34.5	C
	SB Left	36.1	D	<u>124.3</u>	<u>F</u>
	SB Thru	29.5	C	33.8	C
	SB Right	31.1	C	34.8	C
	Intersection Overall	40.2	D	49.0	D
Hagadorn Road and Eyde Parkway	WB Left-Right	20.6	C	26.7	C
	NB Thru-Right	21.5	C	31.9	C
	SB Left	25.6	C	<u>57.3</u>	<u>E</u>
	SB Thru	4.2	A	11.9	B
	Intersection Overall	19.8	B	28.4	C
Hagadorn Road and Hannah Boulevard/ Service Drive	EB Thru-Right	21.0	C	30.4	C
	WB Thru	24.8	C	26.1	C
	WB Right	10.7	B	26.8	C
	NB Thru	11.0	B	14.0	B
	NB Right	3.6	A	13.5	B
	SB Thru	10.1	B	13.6	B
	SB Right	3.6	A	2.3	A
	Intersection Overall	8.2	A	13.3	B
Hagadorn Road SB to NB X Over	EB Left	19.6	C	<u>133.0</u>	<u>F</u>
	Intersection Overall	3.4	A	<u>36.6</u>	<u>E</u>
Hagadorn Road NB to SB X Over	WB Left	12.9	B	15.6	C
	Intersection Overall	1.1	A	1.3	A

Table 2: Background Traffic Level of Service (LOS) Summary (cont.)

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Eyde Parkway and Hannah Boulevard	EB Thru-Right	0.0	A	0.0	A
	WB Left-Thru	0.3	A	0.5	A
	NB Left-Right	10.2	B	13.3	B
	SB Right	8.9	A	9.8	A
	Intersection Overall	4.7	A	4.6	A
Eyde Parkway and Esoteric Way	EB Left-Thru	0.8	A	1.0	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	10.3	B	10.7	B
	Intersection Overall	1.5	A	1.4	A
Hannah Boulevard and Esoteric Way	EB Left	8.0	A	14.0	B
	EB Thru-Right	5.7	A	8.3	A
	WB Thru-Right	18.0	B	23.4	C
	NB Left-Thru-Right	16.5	B	16.7	B
	SB Left-Thru-Right	7.8	A	7.5	A
	Intersection Overall	10.4	B	11.7	B
Eyde Parkway and West Driveway	EB Left-Thru-Right	0.6	A	0.1	A
	WB Left-Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	9.6	A	11.0	B
	SB Left-Thru-Right	8.8	A	9.2	A
	Intersection Overall	0.6	A	0.9	A
Eyde Parkway and East Driveway	EB Left-Thru-Right	2.0	A	0.1	A
	WB Left-Thru-Right	0.0	A	0.1	A
	NB Left-Thru-Right	9.9	A	9.9	A
	SB Left-Thru-Right	8.7	A	9.4	A
	Intersection Overall	1.5	A	0.7	A

Note: Delay = Average vehicle delay in seconds
LOS = Level of Service



FUTURE CONDITIONS



Site Traffic Generation

The trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). A comparison between the trip generation for a general office building and a medical-dental office building was conducted. The higher generated vehicle trips were utilized for this study.

The ITE trip generation rates for General Office Building (Land Use Code 710) were selected as representing the 34,000 square feet in the Eyde Office development. The ITE description is as follows:

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

Based on the General Office Building (Land Use Code 710) trip generation rates, it is projected that the proposed Eyde Office development will generate 58 trips in the AM peak hour, 41 trips in the PM peak hour, and 373 during a weekday.

The ITE trip generation rates for Medical-Dental Office Building (Land Use Code 720) were also selected as representing the 34,000 square feet in the Eyde Office development. The ITE description is as follows:

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

Based on the Medical-Dental Office Building (Land Use Code 720) trip generation rates, it is projected that the proposed Eyde Office development will generate 86 trips in the AM peak hour, 117 trips in the PM peak hour, and 1219 during a weekday.

For this study, the trip generation rates for the Medical-Dental Office Building were selected as they represent the most conservative estimates for the site. The comparison of the projected traffic to be generated by the proposed Eyde Office development is summarized in **Table 3**.



Table 3: Vehicle Trip Generation Comparison Summary

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday 24-Hour
		In	Out	Total	In	Out	Total	
General Office Building (ITE Code 710)	34,000 sq. ft.	50	8	58	7	34	41	373

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday 24-Hour
		In	Out	Total	In	Out	Total	
Medical-Dental Office Building (ITE Code 720)	34,000 sq. ft.	67	19	86	33	84	117	1,219



Site Traffic Distribution

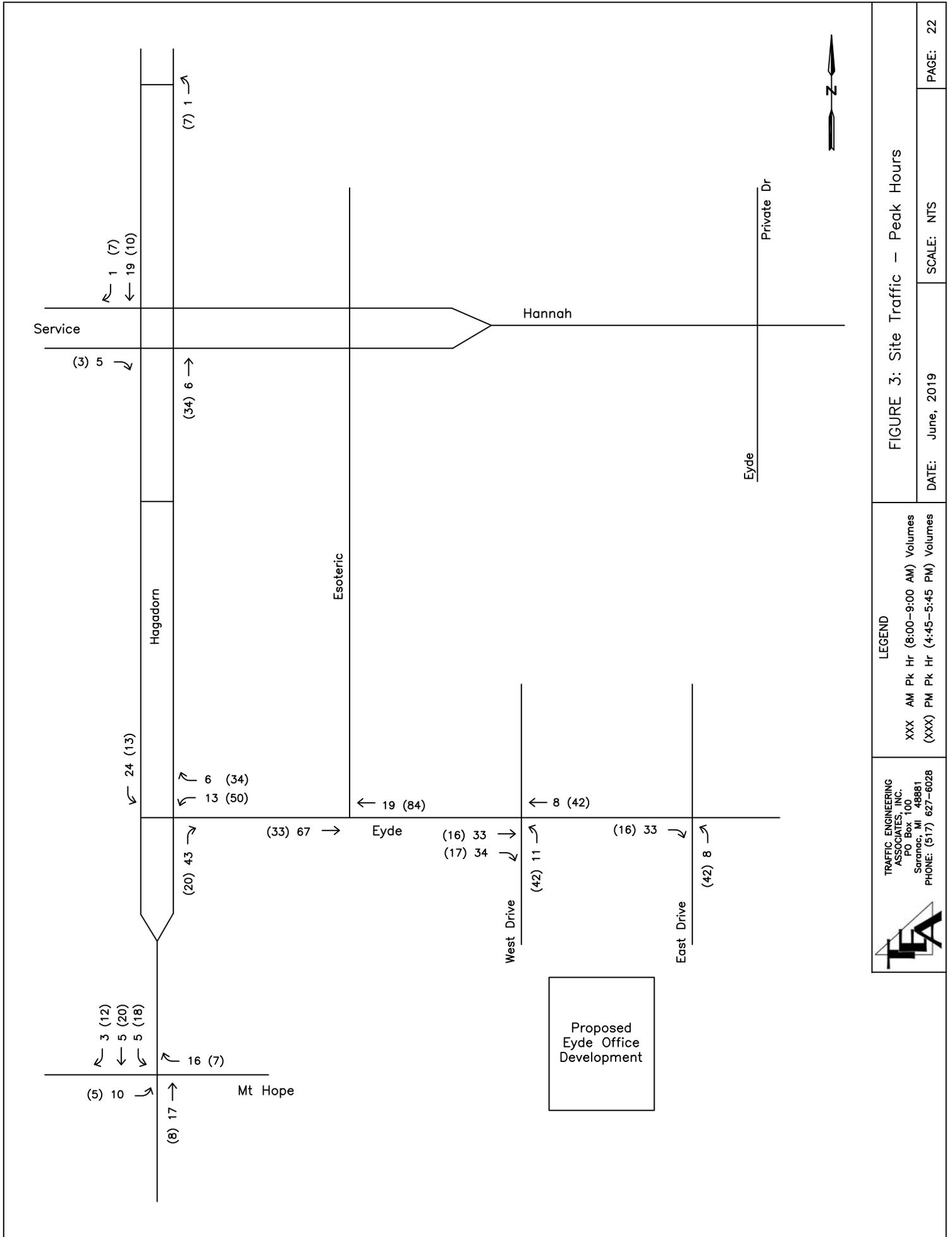
The distribution of traffic volumes to be generated by the proposed Eyde Office development during the future AM and PM peak hours is illustrated in **Figure 3**.

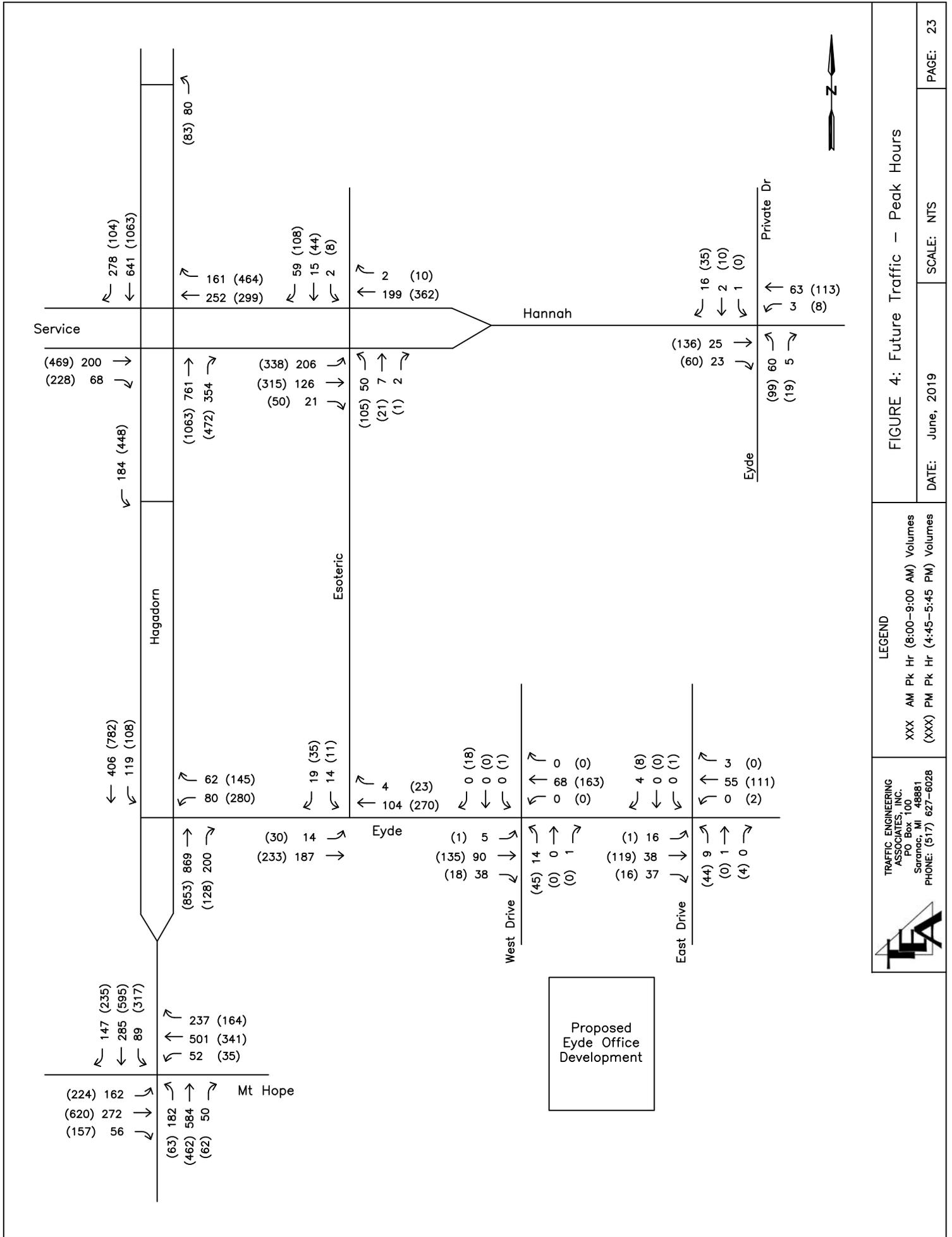
Traffic distribution was based on existing traffic patterns on the surrounding roadways. Typically, an office building has people entering in the morning and exiting in the evening; therefore, the traffic entering the roadway system during the morning and exiting during the evening generated the distribution for this study.

Direction of Approach and Departure	AM Peak Hour Distribution	PM Peak Hour Distribution
To/From the SOUTH on Hagadorn Road	25%	24%
To/From the NORTH on Hagadorn Road	28%	32%
To/From the WEST on Service Drive	8%	8%
To/From the WEST On Mt. Hope Road	15%	14%
To/From the EAST on Mt. Hope Road	24%	22%

Traffic was then further distributed by driveway. Given the location of the proposed office building between the two driveways, the traffic was split evenly between the driveways. Adding the site generated traffic volumes to the background volumes yielded the total future traffic volumes. Total traffic volumes for the future AM and PM peak hours are illustrated in **Figure 4**.







Level of Service Analysis for Future Traffic

For future traffic conditions, all existing geometrics and traffic control were used. All future turning movements at the studied intersections are anticipated to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours except for two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound to northbound crossover on Hagadorn Road, and two (2) movements at the Hagadorn Road – Eyde Parkway intersection. The level of service analysis for future AM and PM peak hour traffic is summarized in **Table 4**.



Table 4: Future Traffic Level of Service (LOS) Summary

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	<u>68.9</u>	<u>E</u>	<u>64.7</u>	<u>E</u>
	EB Thru-Right	31.4	C	51.4	D
	WB Left	30.4	C	43.6	D
	WB Thru-Right	49.8	D	32.7	C
	NB Left	31.2	C	38.2	D
	NB Thru-Right	40.1	D	34.8	C
	SB Left	38.1	D	<u>166.2</u>	<u>F</u>
	SB Thru	29.6	C	34.5	C
	SB Right	31.2	C	35.8	D
	Intersection Overall	41.3	D	53.8	D
Hagadorn Road and Eyde Parkway	WB Left-Right	22.3	C	33.2	C
	NB Thru-Right	32.3	C	<u>84.5</u>	<u>F</u>
	SB Left	26.0	C	<u>70.2</u>	<u>E</u>
	SB Thru	4.5	A	13.5	B
	Intersection Overall	28.6	C	<u>62.6</u>	<u>E</u>
Hagadorn Road and Hannah Boulevard/ Service Drive	EB Thru-Right	20.7	C	30.7	C
	WB Thru	24.8	C	26.4	C
	WB Right	11.0	B	26.8	C
	NB Thru	11.0	B	14.6	B
	NB Right	3.6	A	13.5	B
	SB Thru	10.2	B	13.7	B
	SB Right	3.6	A	2.2	A
	Intersection Overall	8.2	A	13.3	B
Hagadorn Road SB to NB X Over	EB Left	19.7	C	<u>147.3</u>	<u>F</u>
	Intersection Overall	3.4	A	<u>39.6</u>	<u>E</u>
Hagadorn Road NB to SB X Over	WB Left	13.1	B	15.8	C
	Intersection Overall	1.1	A	1.3	A

Table 4: Future Traffic Level of Service (LOS) Summary (cont)

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Eyde Parkway and Hannah Boulevard	EB Thru-Right	0.0	A	0.0	A
	WB Left-Thru	0.3	A	0.5	A
	NB Left-Right	10.2	B	13.3	B
	SB Right	8.9	A	9.8	A
	Intersection Overall	4.7	A	4.6	A
Eyde Parkway and Esoteric Way	EB Left-Thru	0.5	A	0.1	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	11.1	B	11.7	B
	Intersection Overall	1.1	A	1.2	A
Hannah Boulevard and Esoteric Way	EB Left	8.0	A	14.0	B
	EB Thru-Right	5.7	A	8.3	A
	WB Thru-Right	18.0	B	23.4	C
	NB Left-Thru-Right	16.5	B	16.7	B
	SB Left-Thru-Right	7.8	A	7.5	A
	Intersection Overall	10.4	B	14.5	B
Eyde Parkway and West Driveway	EB Left-Thru-Right	0.3	A	0.0	A
	WB Left-Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	10.7	B	12.9	B
	SB Left-Thru-Right	8.8	A	9.6	A
	Intersection Overall	0.7	A	2.4	A
Eyde Parkway and East Driveway	EB Left-Thru-Right	1.3	A	0.1	A
	WB Left-Thru-Right	0.0	A	0.1	A
	NB Left-Thru-Right	10.0	B	12.1	B
	SB Left-Thru-Right	8.7	A	9.4	A
	Intersection Overall	1.7	A	2.4	A

Note: Delay = Average vehicle delay in seconds
LOS = Level of Service



Level of Service Analysis for Future Mitigated Traffic

The intersection of Hagadorn Road and Mt. Hope Road is expected to have the eastbound left and southbound left movements operating at LOS E and F, respectively. Additionally, the level of service for the northbound thru-right movement and southbound left at the Hagadorn Road - Eyde Parkway intersection are projected to operate at a LOS F and E, respectively, during the PM peak hour. An analysis was conducted to determine if updating the traffic signal timings would improve this level of service.

Adjusting the splits at the intersection of Hagadorn Road and Mt. Hope Road reduced the left turn delays. The southbound left turn movement is still projected to operate at LOS F, but is expected to experience approximately half the delay time. Adjusting cycle length and splits at the intersection of Hagadorn Road and Eyde Parkway improved the level of service. The level of service analysis for future mitigated traffic at the two (2) intersections during the AM and PM peak hours is summarized in **Table 5**.



Table 5: Future Mitigated Traffic Level of Service (LOS) Summary

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	52.3	D	53.0	D
	EB Thru-Right	26.4	C	51.4	D
	WB Left	33.1	C	47.1	D
	WB Thru-Right	53.5	D	46.9	D
	NB Left	34.0	C	41.3	D
	NB Thru-Right	41.9	D	54.5	D
	SB Left	44.2	D	<u>84.8</u>	<u>F</u>
	SB Thru	34.3	C	34.5	C
	SB Right	36.7	D	35.8	D
	Intersection Overall	42.5	D	50.3	D
Hagadorn Road and Eyde Parkway	WB Left-Right	22.3	C	49.7	D
	NB Thru-Right	32.3	C	44.2	D
	SB Left	26.0	C	51.7	D
	SB Thru	4.5	A	13.8	B
	Intersection Overall	28.6	C	43.0	D

SIGNIFICANT FINDINGS



Intersection Improvement Considerations

Hagadorn Road and Mt. Hope Road

For mitigation purposes, the traffic signal at this intersection was analyzed to determine a more efficient timing plan to decrease the vehicle delays. The timing splits were adjusted and the delay was reduced for the eastbound and southbound left turn movements. With the modified traffic signal timing plan, the southbound left turn movement from Hagadorn Road to eastbound Mt. Hope Road is expected to operate at a LOS F under future modified conditions; however, there is a significant decrease in the vehicle delay.

Hagadorn Road and Eyde Parkway

For mitigation purposes, the traffic signal at this intersection was analyzed to determine a more efficient timing plan to decrease the vehicle delays. The cycle length and the timing splits were optimized. With the modified traffic signal timing plan, all movements are projected to operate at LOS D or better under future conditions.



Conclusions

The findings of this report are as follows:

- When the project is complete and occupied, the Ingham County Road Department should consider adjusting the traffic signal timing at the intersection of Hagadorn Road at Mt. Hope Road to decrease vehicle delay.
- When the project is complete and occupied, the Ingham County Road Department should consider adjusting the traffic signal timing at the intersection of Hagadorn Road at Eyde Parkway to decrease vehicle delay.



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June 6, 2019

Meridian Township Planning Commission

For Public Hearing June 10, 2019

RE: Eyde Parkway

To Whom it May Concern,

I am representing Mr. Samuel C. Eyde and Louis J. Eyde Family, LLC., regarding a mixed use planned unit proposal (MUPUD) of Eyde Parkway. Our proposal will be before the Planning Commission at the public hearing on June 10, 2019. We are requesting the commissioners make a decision and approve the MUPUD and special use permit (SUP) on the date the proposal is presented.

Sincerely,



Samantha Eyde
Associate Attorney
Grewal Law PLLC

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RESOLUTION TO RECOMMEND APPROVAL

**Mixed Use Planned Unit Development #19014
(Louis J. Eyde Family, LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 10th day of June, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Louis J. Eyde Family, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) on 6.32 acres located east of Hagadorn Road and south of Eyde Parkway; and

WHEREAS, the proposed mixed use planned unit development includes the construction of a two-story, 36,156 square foot multi-tenant office building; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 10, 2019, and has reviewed staff material forwarded under the cover memorandum dated June 6, 2019; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which allows for a mixed use planned unit development; and

WHEREAS, the mixed use planned unit development meets the conditions established in Rezoning #08080 which requires development of the site using the MUPUD ordinance; and

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

WHEREAS, the proposed mixed use planned unit development meets the minimum MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances; and

WHEREAS, the requested waivers for parking lot setbacks and freestanding signs are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and

WHEREAS, the number and type of amenities provided in the mixed use planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

**Resolution to Recommend Approval
MUPUD #19014 (Louis J. Eyde Family, LLC)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #19014, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
2. Approval is in accordance with the floor plans prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
3. Approval is in accordance with the building elevations prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
4. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #19091.
5. The waivers requested for freestanding signs and window coverage are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
6. The applicant shall provide the six additional required bicycle racks or come back to the Planning Commission and Township Board to request a waiver.
7. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
10. All utility service distribution lines shall be installed underground.
11. Approval is subject to the applicant either receiving a building permit for the 585 square foot garage building in the southeast corner of the site or removing the structure from the property.
12. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #19014.
13. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
14. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.

**Resolution to Recommend Approval
MUPUD #19014 (Louis J. Eyde Family, LLC)
Page 3**

- 15. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
- 16. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
- 17. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of June, 2019.

John Scott-Craig
Planning Commission Chair

**RESOLUTION TO RECOMMEND APPROVAL Mixed Use Planned Unit Development #19014
(Louis J. Eyde Family, LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 10th day of June, 2019, at 7:00 p.m., Local Time.

PRESENT: Chair Scott-Craig, Vice-Chair Lane, Secretary Premoe, Commissioners Trezise, Cordill, Shrewsbury, Hendrickson, and Richards

ABSENT: None

The following resolution was offered by Vice-Chair Lane and supported by Secretary Premoe.

WHEREAS, Louis J. Eyde Family, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) on 6.32 acres located east of Hagadorn Road and south of Eyde Parkway; and

WHEREAS, the proposed mixed use planned unit development includes the construction of a two-story, 36,156 square foot multi-tenant office building; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 10, 2019, and has reviewed staff material forwarded under the cover memorandum dated June 6, 2019; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which allows for a mixed use planned unit development; and

WHEREAS, the mixed use planned unit development meets the conditions established in Rezoning #08080 which requires development of the site using the MUPUD ordinance; and

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

WHEREAS, the proposed mixed use planned unit development meets the minimum MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances; and

WHEREAS, the requested waivers for parking lot setbacks and freestanding signs are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and

WHEREAS, the number and type of amenities provided in the mixed use planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

**Resolution to Recommend Approval
MUPUD #19014 (Louis J. Eyde Family, LLC)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #19014, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
2. Approval is in accordance with the floor plans prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
3. Approval is in accordance with the building elevations prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
4. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #19091.
5. The waivers requested for freestanding signs and window coverage are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
6. The applicant shall provide the six additional required bicycle racks or come back to the Planning Commission and Township Board to request a waiver.
7. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
10. All utility service distribution lines shall be installed underground.
11. Approval is subject to the applicant either receiving a building permit for the 585 square foot garage building in the southeast corner of the site or removing the structure from the property.
12. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #19014.
13. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
14. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.

**Resolution to Recommend Approval
MUPUD #19014 (Louis J. Eyde Family, LLC)
Page 3**

15. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
16. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
17. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

ADOPTED: YEAS: Chair Scott-Craig, Vice-Chair Lane, Secretary Premoe, Commissioners Trezise, Shrewsbury, Cordill, and Richards

NAYS: Commissioner Hendrickson

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of June, 2019.

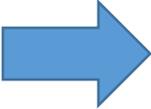

John Scott-Craig
Planning Commission Chair

Planning Commission Discussion:

- The use of an existing building is positive for the community.
- If more than 60 students attend the school the location may require re-evaluation.

A straw poll indicated the Planning Commission would recommend approval of Special Use Permit #19-95151 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:46 p.m.

- 
- C. Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC), construct office building at 2827 Eyde Parkway.
 - D. Special Use Permit #19091 (Louis J. Eyde Family, LLC), construct office building greater than 25,000 square feet in size at 2827 Eyde Parkway.

Chair Scott-Craig opened the public hearing at 9:50 p.m.

Principal Planner Menser provided a summary of the requests and noted they would be considered together. A building permit for 2814 Eyde Parkway was issued in 2004 and foundation work began but the project did not proceed and the permit expired.

The applicant's representative, Samantha Eyde, 2290 Science Parkway, described the proposed request.

The applicant, Sam Eyde, 2947 Eyde Parkway, discussed the need for monument signs in the area to help direct visitors to the various buildings.

Public Comment:

Lynne Page, 3912 Raleigh Drive, expressed concerns regarding the proposal. She said the traffic study submitted by Traffic Engineering Associates was outdated and did not reflect the additional congestion of recent developments in the area. She also said that student safety is a concern for the students using non-motorized transportation in the area.

Planning Commission Discussion:

- The urgency for the approval of the request is for construction to begin.
- The monument signs requested are large and were a topic of discussion.
- There has been a lot of development in the area, in recent years and thoughtful consideration should be given to allow the Planning Commission a couple extra weeks to make a decision.
- This is not a new proposal, the building has been approved in the past and the only changes are the new amenities of the electric car charging station and gazebo.
- The proposed new building will be an even numbered building (2814) located between two other odd numbered buildings (2859) and (2827) and this should require extra signage to avoid confusion.
- It was noted there are no handicap parking spaces noted in the plans submitted for the new building.

Motion by Commissioner Lane to suspend Planning Commission Bylaw 6.4a to consider Mixed Use Planned Unit Development #19014 on the same night as the public hearing.
Seconded by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Cordill, Trezise, Premoe, Shrewsbury, Richards and Scott-Craig.

NAYS: Commissioner Hendrickson

MOTION CARRIED: 7-1

Motion by Commissioner Premoe to recommend approval of Mixed Use Planned Unit Development #19014 with conditions.

Seconded by Commissioner Cordill.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Cordill, Trezise, Lane, Shrewsbury, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

Motion by Commissioner Premoe to recommend approval of Special Use Permit #19091.

Seconded by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Richards, Hendrickson, Shrewsbury, Lane, Cordill, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

Chair Scott-Craig closed the public hearing at 10:30 p.m.

Motion by Commissioner Lane to proceed with the agenda after 10:00 p.m.

Seconded by Commissioner Richards

VOICE VOTE: Motion approved unanimously.

7. Unfinished Business

- A. Commercial Planned Unit Development #19034 (Meridian Township Parks Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.

Motion by Commissioner Hendrickson to adopt the resolution recommending approval of Commercial Planned Unit Development #19034.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Hendrickson, Premoe, Trezise, Cordill, Lane, Shrewsbury, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0



11.B/13.C

To: Township Board
From: Peter Menser, Principal Planner
Date: July 17, 2019
Re: Elevation at Okemos Pointe Brownfield Plan Amendment

Okemos Pointe, LLC has submitted an amendment to a previously approved brownfield plan for the Elevation at Okemos Pointe located on the west side of Jolly Oak Road, north of Jolly Road. The plan is an amendment to a brownfield plan approved by the Township Board and Ingham County Board of Commissioners in 2016. The original 11 year brownfield plan was capped at \$3,891,103, of which the projected costs of developer eligible activities (including contingency and interest) was limited to \$3,804,759. The maximum capture into the Ingham County Brownfield Redevelopment Authority (BRA) Local Site Remediation Revolving Fund (LSRRF) was set at \$86,344. Developer interest was limited to a maximum of \$300,000. The Township Board approved the transfer of the brownfield plan from Ingham County to the Township at its meeting on March 19, 2019.

The proposed amendment to the 2016 brownfield plan is for \$5,299,758 over 18 years. Interest is capped at \$600,000. Under the amendment the Meridian Township Brownfield Redevelopment Authority (MTBRA) would capture \$299,070 for administrative costs and \$213,080 for the local brownfield revolving fund (LBRF). The \$86,344 captured by the Ingham County LSRRF remains in the plan per the brownfield transfer agreement. Dave Van Haaren from Triterra, the Township's brownfield consultant, has submitted a report summarizing the brownfield plan amendment (attached) and will be in attendance at the meeting to provide an overview of the request and answer any questions.

The MTBRA discussed the brownfield plan amendment at its meeting on June 20, 2019 and voted to recommend approval of the amendment to the Township Board.

Elevation at Okemos Pointe

The Township Board granted mixed use planned unit development (MUPUD #15024) and special use permit approval (SUP #15101) for the Elevation at Okemos Pointe project in 2015. As originally approved it included the construction of 21 new buildings with 394 multiple family dwelling units on 37 acres. Phase 1 of the development, consisting of eight buildings, has been completed. A minor amendment to the MUPUD was approved by the Director of Community Planning and Development in early 2019, which eliminated the proposed market building, relocated and repurposed one of the apartment buildings to a mixed use building, and added 0.09 acre of land to the MUPUD, which included a row of parking located north of the 2360 Jolly Road property at the northwest corner of Jolly Road/Jolly Oak Road.

**Elevation at Okemos Pointe Brownfield Plan Amendment
Township Board (July 23, 2019)
Page 2**

A public hearing for a second minor amendment to the MUPUD is scheduled for July 24, 2019 with the Director of Community Planning and Development. The amendment includes the addition of the Northwest Tire property at 2360 Jolly Road to the MUPUD (approximately 2.6 acres), the removal of a 24 unit mixed use building (identified as M1 on the approved site plan) from the project, and discontinuation of the plan to enclose the Smith Drain, which will now remain open.

Decision Criteria

In considering the brownfield plan amendment, the Brownfield Redevelopment Financing Act (Public Act 381 of 1996) requires that the “governing body shall determine whether the plan constitutes a public purpose,” however it does not provide a definition of the term “public purpose.” The Natural Resources and Environmental Protection Act (specifically Part 196 of Public Act 451 of 1994), which is used by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) staff in evaluating brownfield grant and loan applications, provides some additional guidance that includes a project providing significant and measureable environmental, community, and economic benefits. Economic benefits are comprised of private investment, increases in taxable value, and job creation.

If the Township Board determines that the plan does not constitute a public purpose it can deny the brownfield plan. If a public purpose is identified, the Board can approve the plan, reject the plan, or approve it with modifications, based on the following considerations:

- Whether the plan meets the requirements of Section 13 of the Act, which references items required for inclusion in the plan itself, including information on financing, descriptions of eligible activities, and details on how the tax increment revenues generated by the project will be used.
- Whether the proposed method of financing the costs of eligible activities is feasible and the MTBRA, on behalf of the developer, has the ability to arrange the financing.
- Whether the costs of eligible activities proposed are reasonable and necessary to carry out the purposes of this act.
- Whether the amount of captured taxable value estimated to result from adoption of the plan is reasonable.

The bullet points above are technical in nature and have been vetted and confirmed by the Township’s brownfield consultant and are detailed in the attached review letter. The consideration of the plan constituting a public purpose must be determined by the Township Board.

**Elevation at Okemos Pointe Brownfield Plan Amendment
Township Board (July 23, 2019)
Page 3**

Township Board Options

The Township Board has the option to approve, approve with modifications, or deny the proposed brownfield plan amendment. A resolution will be provided at a future meeting.

Attachments

1. Elevation at Okemos Pointe Brownfield Plan Amendment No. 1 prepared by Advanced Redevelopment Solutions dated June 19, 2019.
2. Review memo prepared by Triterra dated July 18, 2019.
3. Elevation at Okemos Pointe Brownfield Plan prepared by Advanced Redevelopment Solutions dated November 1, 2016.
4. Approved site for Elevation at Okemos Pointe prepared by Kebs, Inc. dated March 13, 2019.

G:\Community Planning & Development\Planning\BROWNFIELDS\2019\Elevation amendment\Elevation brownfield plan amendment.tb1.docx

ELEVATION AT OKEMOS POINTE

2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;
2398 Jolly Road (portion – Tax ID #33-02-02-33-353-015;
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100
Okemos, Meridian Charter Township, Michigan

Brownfield Plan Amendment No.1

Revised June 19, 2019

Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDPF
Phone: (517) 648-2434



Meridian Township Brownfield Redevelopment Authority

Meridian Charter Township
5151 Marsh Road | Okemos, MI 48864
Contact: Peter Menser
Principal Planner, Department of Community Planning and Development
Phone: (517) 853-4576

Approved by the Meridian Township Brownfield Redevelopment Authority –
06/20/2019

Approved by the Meridian Charter Township Board of Trustees –
____/____/2019

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- A. Legal Description and Eligible Property Boundary Map

- B. Table 4 – Tax Increment Financing Estimates

**PROJECT SUMMARY SHEET: BROWNFIELD PLAN AMENDMENT NO.1 –
Elevation at Okemos Pointe Project**

Project Name: Elevation at Okemos Pointe

Applicant/Developer: Entity Name: Okemos Pointe, LLC (“Owner” or “Developer”)
Contact: Will Randle
Mailing Address: 2410 Woodlake Dr.
Okemos, MI 48864
Phone: 517-580-2550

Eligible Property Location: The Eligible Property (“Property”) consists of six (6) parcels located at:
2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;
2398 Jolly Road (portion) – Tax ID #33-02-02-33-353-015;
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100
Okemos, Meridian Charter Township, Michigan.

One parcel, 2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010, adds a small portion of Property (approximately +/- 0.09 Acres) with this Plan Amendment.

Property Size: Approximately 37.38 acres

Type of Eligible Property: Facility (Contaminated) and adjacent or contiguous to at least one of the Property’s “facility” parcels.

Project Description and Total Capital Investment: The primary purpose of the original 2016 Brownfield Plan was to facilitate the development of all six (6) original parcels in a key area of Meridian Charter Township. It was anticipated that multiple phases would occur within this area, but the originally conceived project plan needed to change to adjust to market conditions and site conditions and as such cannot be completed as originally planned in 2016.

This Plan Amendment is the result of a newly proposed adjustment to the redevelopment project (“Project”), a mixed-use redevelopment of the underutilized, abandoned, vacant and contaminated parcels and adjacent and contiguous parcels which was first developed in 1963 and has been substantially underutilized since 1999 (17 years).

The parcels are located north of Jolly Road and west of Jolly Oak Road and Farrins Parkway (see Exhibit A). This mixed-use redevelopment is a multi-phase, \$60 million project (Phase 1 and Phase 1A, excluding land and financing costs) that will comprise commercial/amenity space and 284 market-rate apartment units. Phase descriptions have changed from the original Plan and Phase 2 (formerly Phase III) may be completed but is dependent upon the success and market condition outcomes upon completion of Phase 1A. Phase 2 capital investment is not a part of the aforementioned Project cost.

Okemos Pointe, LLC is the Owner and Developer of the Project and is seeking reimbursement through tax increment financing (TIF) for Brownfield eligible activities.

Phase 1 construction began in 2017 and was completed in 2018. Phase 1A construction is scheduled to begin in the Summer 2019 and will be completed by the end of 2020.

Uniqueness & Significance of Project to Township

The amended mixed-use redevelopment Project will:

- Bring a significant investment and major improvement to the area;
- Be transformative in nature;
- Add to the economic vitality of the Township;
- Add to the success of the Township’s broader development strategy;
- Bring quality market rate apartment housing to the Township;
- Be a uniquely designed project with high quality durable materials, and;
- Result in community and municipal benefits of increased property taxes on the Property.

Purpose of Amendment:

Brownfield Plan Amendment No.1 (“Plan Amendment”) purpose is to:

- Add a small portion to Eligible Property from a parcel located at 2360 Jolly Road, Tax ID #33-02-02-33-376-010 (see Exhibit A);
- Identify and describe the amended Project;
- Identify new projected taxable value and tax increment revenues because of the proposed amended Project;
- Identify new eligible activity costs and associated contingency, interest, Plan Amendment Preparation, Plan Amendment Implementation for Developer, Authority Administration & Application Fees, and County Authority & Township Authority capture for Local Brownfield Revolving Fund (LBRF) at \$5,898,251, and;
- Extend the Plan’s tax increment revenue capture period an additional 7-years through 2035 (last year of tax capture), making the Plan an 18-year tax increment revenue capture plan.

Estimated Job Creation:

Upon Project completion, up to eight (8) new local full-time-equivalent jobs are projected to be created.

Estimated Duration of Plan

Capture: 18 years (2018-2035), total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan and Amendment costs, Brownfield Plan Implementation Fees, Authority Administration & Application Fees, and LBRF capture for County & Township. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.

Estimated Duration of Plan: 20 years (2016-2035) estimated but valid up to 35 years.

Base Year of Plan: 2016 with the exception of the newly added portion of parcel Tax ID #33-02-02-33-376-010 which shall be tax year 2019.

First Year of Plan Capture: 2018

Total Taxes Captured Estimate:
(Total Plan Duration under Plan Amendment)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Meridian Township BRA Administration	\$ 299,070	\$ 16,615
Ingham County BRA Local Brownfield Revolving Fund (LBRF)	\$ 86,344	\$ 4,797
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)	\$ 213,080	\$ 11,838
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 5,299,758	\$ 294,431
Total New Tax Capture (See Table 1a)	\$ 5,898,251	\$ 327,681
* To meet Developer Reimbursement Obligations.		

New/Incremental Tax Gain (not captured) Breakdown Estimate:
 (Total Plan Duration under Plan Amendment)

New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period in Number of Years =	18
		New Tax Revenue Received	
		Total/ Cumulative	Annual Average
MERIDIAN CHARTER TOWNSHIP			
Operating	25%	\$ 241,249	\$ 13,403
Pathways	25%	\$ 19,198	\$ 1,067
CATA Redi Ride	25%	\$ 11,481	\$ 638
Fire Protection	25%	\$ 36,781	\$ 2,043
Police Protection	25%	\$ 34,911	\$ 1,939
Land Preservation	25%	\$ 18,949	\$ 1,053
Community Services	25%	\$ 8,609	\$ 478
Local Roads	25%	\$ 14,352	\$ 797
Parks/Recreation	25%	\$ 38,280	\$ 2,127
Debt	100%	\$ 44,166	\$ 2,454
Police & Fire Protection	25%	\$ 85,708	\$ 4,762
<i>Subtotal to Above</i>	-	\$ 553,682	\$ 30,760
INGHAM COUNTY			
County Operating	25%	\$ 391,776	\$ 21,765
Indigent Veterans Relief Fund	25%	\$ 1,911	\$ 106
Potter Park Zoo	25%	\$ 23,737	\$ 1,319
Public Transportation	25%	\$ 34,737	\$ 1,930
911 System	25%	\$ 49,211	\$ 2,734
Juvenile Justice	25%	\$ 34,737	\$ 1,930
Farmland Preservation	25%	\$ 8,105	\$ 450
Health Services	25%	\$ 20,263	\$ 1,126
Parks/Trails	25%	\$ 28,948	\$ 1,608
Animal Control	25%	\$ 13,895	\$ 772
Jail/Justice	25%	\$ 49,211	\$ 2,734
<i>Subtotal to Above</i>	-	\$ 656,530	\$ 36,474
Capital Region Airport Authority - CRAA	25%	\$ 40,469	\$ 2,248
Capital Area Transportation Authority - CATA	25%	\$ 174,090	\$ 9,672
LIBRARY			
Capital Area District Library - CADL	25%	\$ 90,316	\$ 5,018
INTERMEDIATE SCHOOL DISTRICTS (ISD)			
RESA Operating	25%	\$ 11,579	\$ 643
RESA Special Education	25%	\$ 260,887	\$ 14,494
RESA Vocational Education	25%	\$ 74,829	\$ 4,157
COMMUNITY COLLEGE			
Lansing Community College - LCC	25%	\$ 220,418	\$ 12,245
<i>Subtotal to Above</i>	-	\$ 872,588	\$ 48,477
LOCAL SCHOOL MILLAGES: excludes State School millages			
School Debt	100%	\$ 1,545,798	\$ 85,878
School Building and Site ("Sinking Fund" millage available for tax capture)	25%	\$ 57,189	\$ 3,177
<i>Subtotal to Above</i>	-	\$ 1,602,987	\$ 89,055
<i>Subtotal of All of the Above</i>	-	\$ 3,685,787	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	100%	\$ 1,324,970	\$ 73,609
Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	100%	\$ 3,974,910	\$ 220,828
<i>Subtotal to Above</i>	-	\$ 5,299,880	\$ 294,438
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	\$ 8,985,667	-

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$5,898,251 as outlined in the below table. Based upon current estimates of projected Taxable Value, the identified Eligible Activities to the Developer totaling \$5,299,758 in Table 1a are after annual tax capture payments to:

- Ingham County BRA/Authority Local Brownfield Revolving Fund (LBRF);
- Meridian Township BRA/Authority Local Brownfield Revolving Fund (LBRF), and;
- Meridian Township BRA/Authority Reimbursement of Administration Expenses.

Eligible Activities	Eligible Costs
DEQ Eligible Activities	
Department-Specific Activities	
Baseline Environmental Assessment (BEA) Activities	\$ 69,600
Due Care Activities	\$ 82,349
Additional Response Activities	\$ 2,482,447
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 1,752,279
Lead and Asbestos Abatement Activities	\$ 36,794
Infrastructure Improvements Activities	\$ -
Site Preparation Activities	\$ -
Contingency (15% only for Phase 1A)	\$ 103,656
Interest (Simple Interest: Capped per Township)	\$ 600,000
<i>Subtotal</i>	\$ 5,127,125
Brownfield Plan Preparation	\$ 152,633
Brownfield Plan Implementation (to Developer)	\$ 15,000
Local Application Fees	\$ 5,000
<i>Subtotal: To Developer *</i>	\$ 5,299,758
Meridian Township BRA Administration	\$ 299,070
Ingham County BRA Local Brownfield Revolving Fund (LBRF)	\$ 86,344
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)	\$ 213,080
<i>Subtotal: To BRA</i>	\$ 598,493
GRAND TOTAL	\$ 5,898,251
* To meet Developer Reimbursement Obligations.	

INTRODUCTION

A. General

Meridian Charter Township, Michigan (the “Township”), established the Meridian Township Brownfield Redevelopment Authority (the “Authority”) on April 18, 2017, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The Michigan Department of State, Office of the Great Seal, acknowledged receipt and filing of the resolution on May 17, 2017. The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of this Brownfield Plan (the “Plan” and/or “Amendment”), as amended is to promote the redevelopment of and investment in certain “Brownfield” properties within the Township. Inclusion of Property within this Plan Amendment will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan Amendment, is intended to promote economic growth for the benefit of the residents of the Township and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Plan Amendment shall not be integral to the effectiveness or validity of this Plan Amendment. This Plan Amendment is intended to apply to the Eligible Property identified in this Plan Amendment and, if tax increment revenues are proposed to be captured from that Eligible Property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the Eligible Property shall not necessitate an amendment to this Plan Amendment, affect the application of this Plan Amendment to the Eligible Property, or impair the rights available to the Authority under this Plan Amendment.

This Plan Amendment is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan Amendment for reference purposes.

This Plan Amendment contains information required by Section 13(2) of Act 381.

B. Brownfield Plan and Plan Amendment Summary

This Plan Amendment is the first amendment to the original 2016 Brownfield Plan.

Original 2016 Brownfield Plan Elevation at Okemos Pointe (“Plan”) -

The Ingham County Brownfield Redevelopment Authority (“County Authority”) approved the Plan on October 14, 2016 followed by approval by Meridian Charter Township Board of Trustees on November 1, 2016 and Ingham County Board of Commissioners adoption of the Plan on December 13, 2016. Plan was estimated as 11-year (2018 through 2028) tax increment revenue capture plan for reimbursement of Eligible Activities and LSRRF deposits. Without amending the Plan, the proposed redevelopment of Phase 1A cannot be completed.

2019 Brownfield Plan Elevation at Okemos Pointe (“Plan Amendment”) -

This 2019 Plan Amendment will:

- Add a small portion to Eligible Property from a parcel located at 2360 Jolly Road, Tax ID #33-02-02-33-376-010 (see Exhibit A);
- Identify and describe the amended Project;
- Identify new projected taxable value and tax increment revenues because of the proposed amended Project;
- Identify new eligible activity costs and associated contingency, interest, Plan Amendment Preparation, Plan Amendment Implementation for Developer, Authority Administration & Application Fees, and County Authority & Township Authority capture for Local Brownfield Revolving Fund (LBRF) at \$5,898,251, and;
- Extend the Plan’s tax increment revenue capture period an additional 7-years through 2035 (last year of tax capture), making the Plan a 18-year tax increment revenue capture plan.

The Project recognized and planned under this Plan Amendment will result in a total estimated projected taxable value of \$13,223,656 (in Year 2022 upon full Project completion).

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

Figure 1 – Scaled Property Location Map

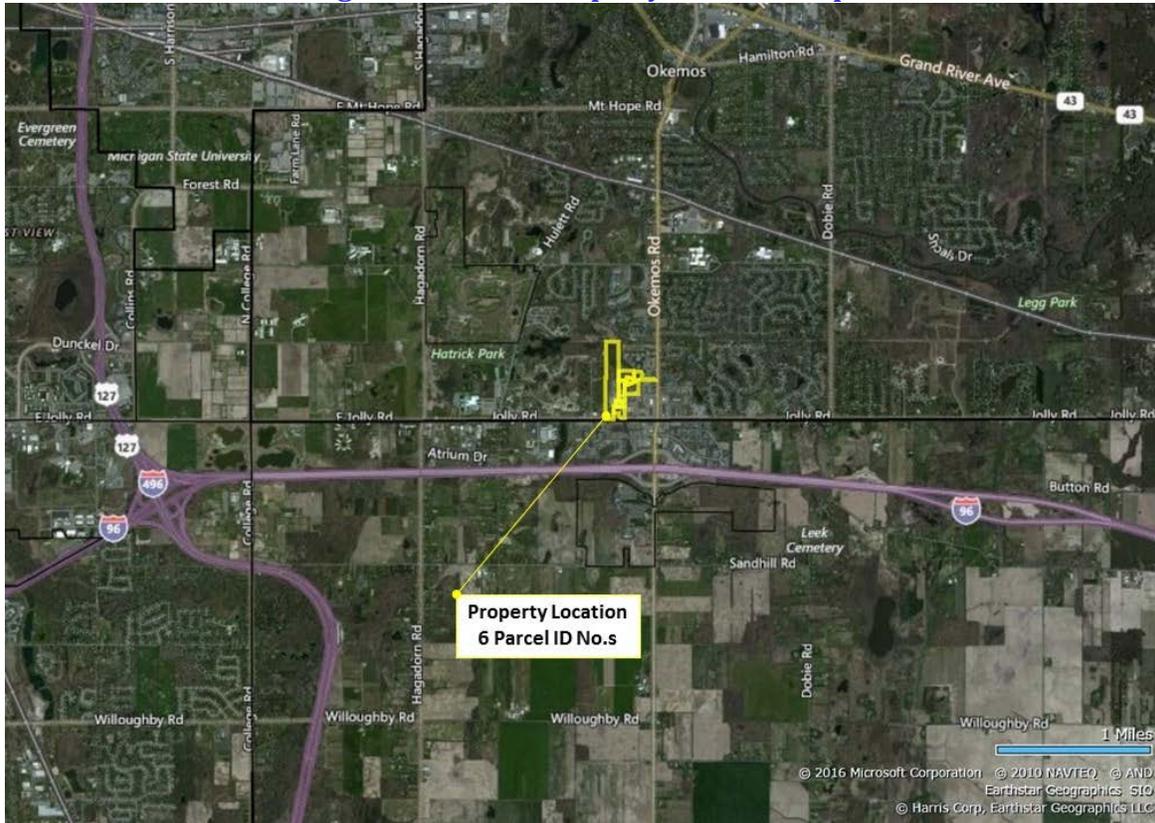
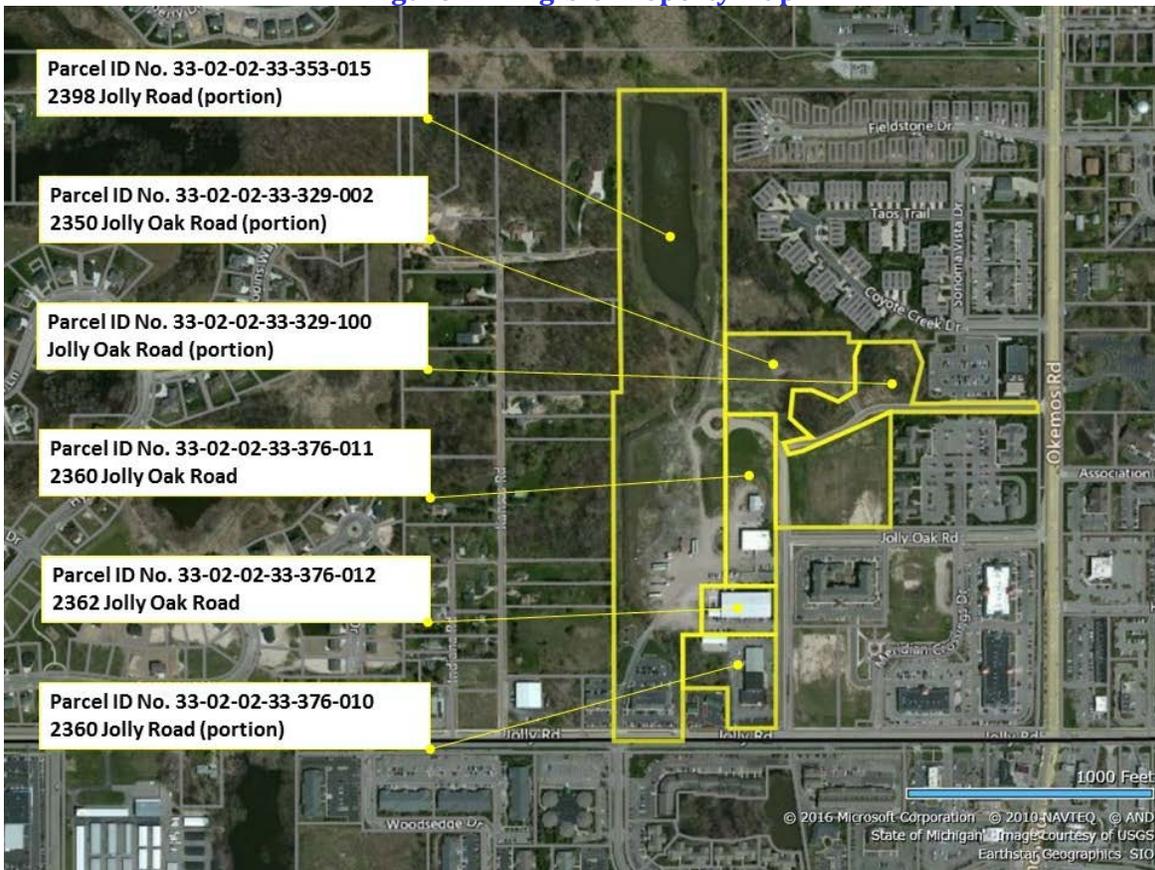


Figure 2 – Eligible Property Map



The Eligible Property (“Property”) consists of all or portion of six parcels located northwest of the intersection of Jolly Road and Jolly Oak Road, Okemos, Meridian Township, Ingham County, Michigan. The Property contains approximately 37.38 acres.

The Property is located in an area of the Meridian Charter Township (“Township”) that is characterized by commercial, multi-tenant residential, and recreational properties. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion, and the Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, electrical and gas utilities to the south.

The Eligible Property parcels are summarized in the below table. See Exhibit A, Legal Descriptions and Eligible Property Boundary Map. Please note that the Eligible Property in the table below identifies four parcels with a portion of that Tax ID number being included as Eligible Property. As such, the Legal Descriptions and Eligible Property Boundary Map in Exhibit A shall govern as the Eligible Property in this Plan Amendment.

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property and Facility
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

The Property consists of six parcels of land. Five of the six parcels are a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended). In accordance with Act 381, the other parcel(s) included in this Plan are adjacent or contiguous to the facility-designated properties and are estimated to increase the captured taxable value of the facility-designated parcels. The parcels are located within the boundaries of Meridian Charter Township, Michigan.

As of June 2016 the Property is a Mixed Use Planned Unit Development (MUPUD) that was conditionally zoned Community Service (C-2) Commercial, with a voluntary offer of a condition limiting development to a mixed use planned unit development with restriction of no more than 18 dwelling units per acre as allowed under the density bonus provisions in the mixed use planned unit ordinance. The C-2 zoning district allows for a mixed use planned unit development. Mixture of uses proposed on Property is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, existing roadways, public water, and sanitary sewer. Property was formerly zoned Industrial, Commercial, Residential, Professional and Office and currently contains one industrial/commercial building and a tire storage building. Exterior portions of the Property currently include on the southern portion paved parking and landscaped areas while the eastern and northern portions are grass-covered and wooded land. The central portion of the Property has been recently redeveloped into Phase 1 of the Elevation at Okemos Pointe Project which consists of a commercial/amenity building and 170 market-rate apartments. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion.

The Project proposes to redevelop an underutilized property into a contemporary multi-use development through the completion of Phase 1A adding 114 market-rate apartments. The redevelopment integrates design elements, environmental response activities, and economic

development to further goals of the Meridian Charter Township, Ingham County (“IC”), the Michigan Department of Environmental Quality (“MDEQ”) and the Michigan Economic Development Corporation (“MEDC”). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead and asbestos abatement, building demolition and site demolition of the wide-spread fill and debris found across most of the Property, environmental due care and additional response activities, and redevelopment into a mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.” Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed reimbursement agreement between the Developer and the Authority.

CURRENT COMPLETED PHASE 1 (2018)

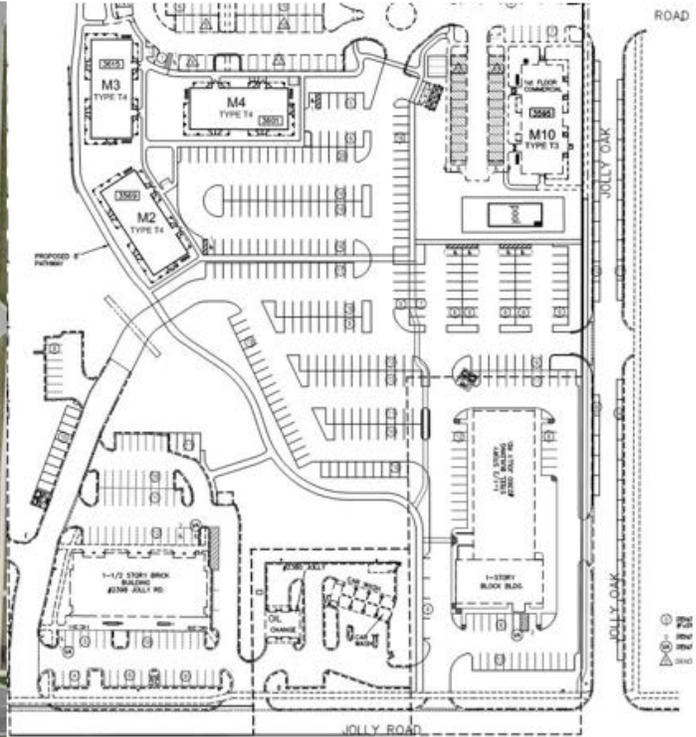




PROPOSED PHASE 1A PROJECT SITE PLAN AFTER COMPLETION (2020)

Current (April 2019)

After Project Phase 1A Completion (2020)



2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial or industrial purpose; (b) five of the six parcels comprised by the Property have been determined to be a “facility”; (c) includes parcels that are adjacent or contiguous to that Property because the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property; and, (d) the Property is in Meridian Charter Township, which is not a qualified local governmental unit.

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property and Facility
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

Refer to the 2016 Brownfield Plan Exhibit B which includes an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. The added parcel, portion of Tax ID #33-02-02-33-376-010, is eligible to be contained in this Plan Amendment because it is adjacent and contiguous to a “facility” parcel and is a “facility”. As Eligible Property, the Property is eligible for redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment (BEA) {Phase I ESA, Phase II ESA, and BEA}, due care activities, additional response activities, lead & asbestos survey and abatement, demolition {site and building}, preparation of Brownfield Plan (including this Amendment), Brownfield Plan implementation, contingency, interest, LBRF capture, and Authority administration & application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if site or environmental conditions change. If conditions change, an eligible activity may fall under a different category (such as an Environmental or Non-Environmental eligible activity) so long as the Plan does not involve the capture of State School Tax Increment Revenue (i.e., an Act 381 Work Plan). Local-only Tax Capture Plans can adjust between Environmental and Non-Environmental activity categories. Furthermore, for the eligible activities identified in the Plan Amendment, the costs of any activities may be adjusted after the date the Plan Amendment is approved by the Authority, so long as the costs do not exceed the combined total of all eligible activity costs (combined Environmental and Non-Environmental costs) plus a pro-rata contingency amount (but excluding the interest amount), to the extent that the adjustments do not violate the terms of any approved documents, such as a Development Reimbursement Agreement, or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Property. Amendments to Act 381 that were signed in to law on December 28, 2012 allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan (including Plan Amendments), if those costs and the eligible property are subsequently included in an approved Plan or Plan Amendment. In the event that eligible activities are performed prior to Plan or Plan Amendment approval, approved eligible activity costs will be reimbursable in accordance with Act 381.

In accordance with this Plan Amendment and the associated Development Reimbursement Agreement (the “Agreement”) with the Authority, the amount advanced by the Developer will be repaid by the Authority, together with capped interest of \$600,000 yields a resultant simple interest rate of 1.42%, solely from the tax increment revenues realized from the Eligible Property. However, if the actual cost of eligible activities turns out to be lower than the estimates, interest reimbursement may be lower, subject to the 1.42% simple interest calculation.

Tax increment revenues generated by this Project will be governed by the Agreement. No state school tax capture was assumed to reimburse eligible activity costs in this Plan Amendment. The eligible activities identified in the Plan Amendment are as a local-only tax capture cost by the Authority, together with the interest rate provided above.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan Amendment that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Total eligible activity costs identified shall not exceed \$5,898,251. All costs will be reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

Table 1a - Itemized Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan (Local Tax Capture Only)
DEQ Eligible Activities		
Department-Specific Activities		
Baseline Environmental Assessment (BEA) Activities		\$ 69,600
Due Care Activities		\$ 82,349
Additional Response Activities		\$ 2,482,447
DEQ Environmental Eligible Activities Total		\$ 2,634,396
MSF Eligible Activities		
Demolition Activities		\$ 1,752,279
Lead and Asbestos Abatement Activities		\$ 36,794
Infrastructure Improvements Activities		\$ -
Site Preparation Activities		\$ -
MSF Non-Environmental Eligible Activities Total		\$ 1,789,073
	Percentage/ Rate	
Contingency: DEQ Environmental (Phase 1A only)	15.0%	\$ 43,868
Contingency: MSF Non-Environmental (Phase 1A only)	15.0%	\$ 59,788
<i>Sub Total: Contingencies</i>		\$ 103,656
Interest: DEQ Environmental (Simple Interest: Capped per Township)	1.41931489%	\$ 354,962
Interest: MSF Non-Environmental (Simple Interest: Capped per Township)	1.41931489%	\$ 245,038
<i>Sub Total: Interest</i>		\$ 600,000
<i>Sub Total: EAs + Contingencies + Interest</i>		\$ 5,127,125
Brownfield Plan Preparation		\$ 152,633
Brownfield Plan Implementation (to Developer)		\$ 15,000
Local Application Fees		\$ 5,000
Total Developer Administration: Brownfield Plan Preparation + Brownfield Plan Implementation (to Developer) + Application Fees		\$ 172,633
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration</i>		\$ 5,299,758
Meridian Township BRA Administration		\$ 299,070
Ingham County BRA Local Brownfield Revolving Fund (LBRF)		\$ 86,344
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)		\$ 213,080
Total BRA : BRA Administration + LBRF		\$ 598,493
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA		\$ 5,898,251

Table 1b - Summary of Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan
Total Local Tax Capture for Developer Eligible Activities, Contingency and Interest		\$ 5,299,758
Total Local Taxes to Meridian Township BRA Administration		\$ 299,070
Total Local Taxes to Ingham County BRA Local Brownfield Revolving Fund (LBRF)		\$ 86,344
Total Local Taxes to Meridian Township BRA Local Brownfield Revolving Fund (LBRF)		\$ 213,080
Total Local Tax Capture to BRA		\$ 598,493
GRAND TOTAL		\$ 5,898,251

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))

This Plan Amendment anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan Amendment in accordance with the Brownfield Reimbursement Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2016 tax values with the exception of the newly added portion of parcel Tax ID #33-02-02-33-376-010 which shall be tax year 2019. Tax increment revenue is currently being generated under the Plan and will continue with this Plan Amendment on all Property. Estimates project that the Authority is expected to capture the tax increment revenues through 2035 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of all redevelopment project in the Plan and this Plan Amendment. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan Amendment as Exhibit B, Table 4 - Tax Increment Financing Estimates.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements (both real and personal property) on the Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan Amendment will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment projects that are eligible and approved for capture.

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2016 - Base Year		
2017	\$ -	\$ -
2018 - Start of Tax Capture	\$ 521,632	\$ 14,162
2019	\$ 7,267,099	\$ 197,304
2020	\$ 7,386,208	\$ 200,538
2021	\$ 8,904,567	\$ 241,762
2022	\$ 12,006,065	\$ 325,968
2023	\$ 12,294,340	\$ 333,795
2024	\$ 12,588,900	\$ 341,792
2025	\$ 12,889,882	\$ 349,964
2026	\$ 13,197,425	\$ 358,314
2027	\$ 13,511,672	\$ 366,846
2028	\$ 13,832,770	\$ 375,564
2029	\$ 14,160,868	\$ 384,472
2030	\$ 14,496,118	\$ 393,574
2031	\$ 14,838,677	\$ 402,875
2032	\$ 15,188,704	\$ 412,378
2033	\$ 15,546,361	\$ 422,088
2034	\$ 15,911,815	\$ 432,011
2035	\$ 16,285,236	\$ 442,149
Total	-	\$ 5,995,556
<i>Approximate Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i>		\$ 97,305
Total Estimated Tax Increment Revenues Captured		\$ 5,898,251

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))

Eligible activities are to be financed by the Developer. The Developer, County Authority and Township Authority will be reimbursed for eligible costs as listed in Tables 1a and 1b above. So long as there are available revenues, the current estimated amount of capture will be used to reimburse:

- Developer for costs in this Plan Amendment at \$5,299,758.
- Ingham County Authority/BRA Local Brownfield Revolving Fund (LBRF) at \$86,344 so long as there are available revenues.
- Meridian Township Authority/BRA Local Brownfield Revolving Fund (LBRF) at \$213,080 so long as there are available revenues.
- Meridian Township Authority/BRA Administration at \$299,070 so long as there are available revenues.

All reimbursements authorized under this Plan Amendment shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan Amendment. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan Amendment is intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the Township to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan Amendment, or which are permitted to be reimbursed under this Plan Amendment. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan Amendment, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan Amendment, will be provided solely under the Agreement contemplated by this Plan Amendment.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield project under this Plan Amendment.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2018 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan Preparation costs, Brownfield Plan Implementation Fees, Authority Administration & Application Fees, and LBRF capture is estimated at 18 years (2018-2035).

Furthermore, this Plan Amendment, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan Amendment (or any subsequent amendment thereto) when it finds that the purposes for which this Plan Amendment was established have been accomplished.
- b. The governing body may terminate this Plan Amendment (or any subsequent amendment thereto) if the Project for which eligible activities were identified in this Plan Amendment (or

any subsequent amendment thereto) fails to occur with respect to the Eligible Property for at least five (5) years following the date of the governing body resolution approving this Plan Amendment (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan Amendment (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on all obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))

The following table presents a summary of the remaining impact to taxing jurisdictions, over the next 18-years, if the redevelopment Project identified in this Plan Amendment is completed, together with prior completed investments to the Property.

Table 3 - Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
MERIDIAN CHARTER TOWNSHIP	-	-	-
Operating	\$ 920,192	\$ 241,249	\$ 678,943
Pathways	\$ 73,227	\$ 19,198	\$ 54,029
CATA Redi Ride	\$ 43,790	\$ 11,481	\$ 32,310
Fire Protection	\$ 140,292	\$ 36,781	\$ 103,512
Police Protection	\$ 133,159	\$ 34,911	\$ 98,249
Land Preservation	\$ 72,277	\$ 18,949	\$ 53,328
Community Services	\$ 32,837	\$ 8,609	\$ 24,228
Local Roads	\$ 54,743	\$ 14,352	\$ 40,391
Parks/Recreation	\$ 146,012	\$ 38,280	\$ 107,732
Debt	\$ 44,166	\$ 44,166	\$ -
Police & Fire Protection	\$ 326,914	\$ 85,708	\$ 241,206
INGHAM COUNTY	-	-	-
County Operating	\$ 1,494,345	\$ 391,776	\$ 1,102,570
Indigent Veterans Relief Fund	\$ 7,287	\$ 1,911	\$ 5,377
Potter Park Zoo	\$ 90,540	\$ 23,737	\$ 66,803
Public Transportation	\$ 132,497	\$ 34,737	\$ 97,760
911 System	\$ 187,704	\$ 49,211	\$ 138,493
Juvenile Justice	\$ 132,497	\$ 34,737	\$ 97,760
Farmland Preservation	\$ 30,916	\$ 8,105	\$ 22,811
Health Services	\$ 77,290	\$ 20,263	\$ 57,027
Parks/Trails	\$ 110,414	\$ 28,948	\$ 81,467
Animal Control	\$ 52,999	\$ 13,895	\$ 39,104
Jail/Justice	\$ 187,704	\$ 49,211	\$ 138,493
Capital Region Airport Authority - CRAA	\$ 154,359	\$ 40,469	\$ 113,890
Capital Area Transportation Authority - CATA	\$ 664,031	\$ 174,090	\$ 489,940
LIBRARY	-	-	-
Capital Area District Library - CADL	\$ 344,492	\$ 90,316	\$ 254,176
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
RESA Operating	\$ 44,166	\$ 11,579	\$ 32,587
RESA Special Education	\$ 995,097	\$ 260,887	\$ 734,210
RESA Vocational Education	\$ 285,421	\$ 74,829	\$ 210,591
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	\$ 840,738	\$ 220,418	\$ 620,320
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
School Debt	\$ 1,545,798	\$ 1,545,798	\$ -
School Building and Site ("Sinking Fund" millage available for tax capture)	\$ 218,134	\$ 57,189	\$ 160,946
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	\$ 1,324,970	\$ 1,324,970	\$ -
Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	\$ 3,974,910	\$ 3,974,910	\$ -
Totals	\$ 14,883,919	\$ 8,985,667	\$ 5,898,251
Total Tax Increment Revenues Captured			\$ 5,898,251

The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$5,898,251. Table 1a identifies the total amount required for the project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit B, Table 4.

9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))

At the time of this Plan Amendment the Property remaining to be redeveloped is vacant and there are no persons or businesses residing on that portion of the Property. Phase 1 of the redevelopment is complete and is occupied by residences and commercial operations owned by the Developer. The Developer will not displace or relocate any of the residences or businesses. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no displacement or relocation of persons or businesses under this Plan Amendment.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The County Authority has established an LSRRF (now called LBRF) and the Township Authority has established an LBRF. If the redevelopment Project is completed and all eligible activities are incurred as summarized in Table 1a, the Authority anticipates capturing incremental local taxes to fund the County Authority LBRF up to \$86,344 and the Township Authority LBRF up to \$213,080, to the extent allowed by law. See Table 4d for LBRF distribution. The funds will be used in a manner consistent with the requirements of Act 381 of 1996, as amended ("the Act").

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall not pay to the Department of Treasury any millages captured under this Plan Amendment for the State of Michigan Brownfield Redevelopment Fund (MBRF).

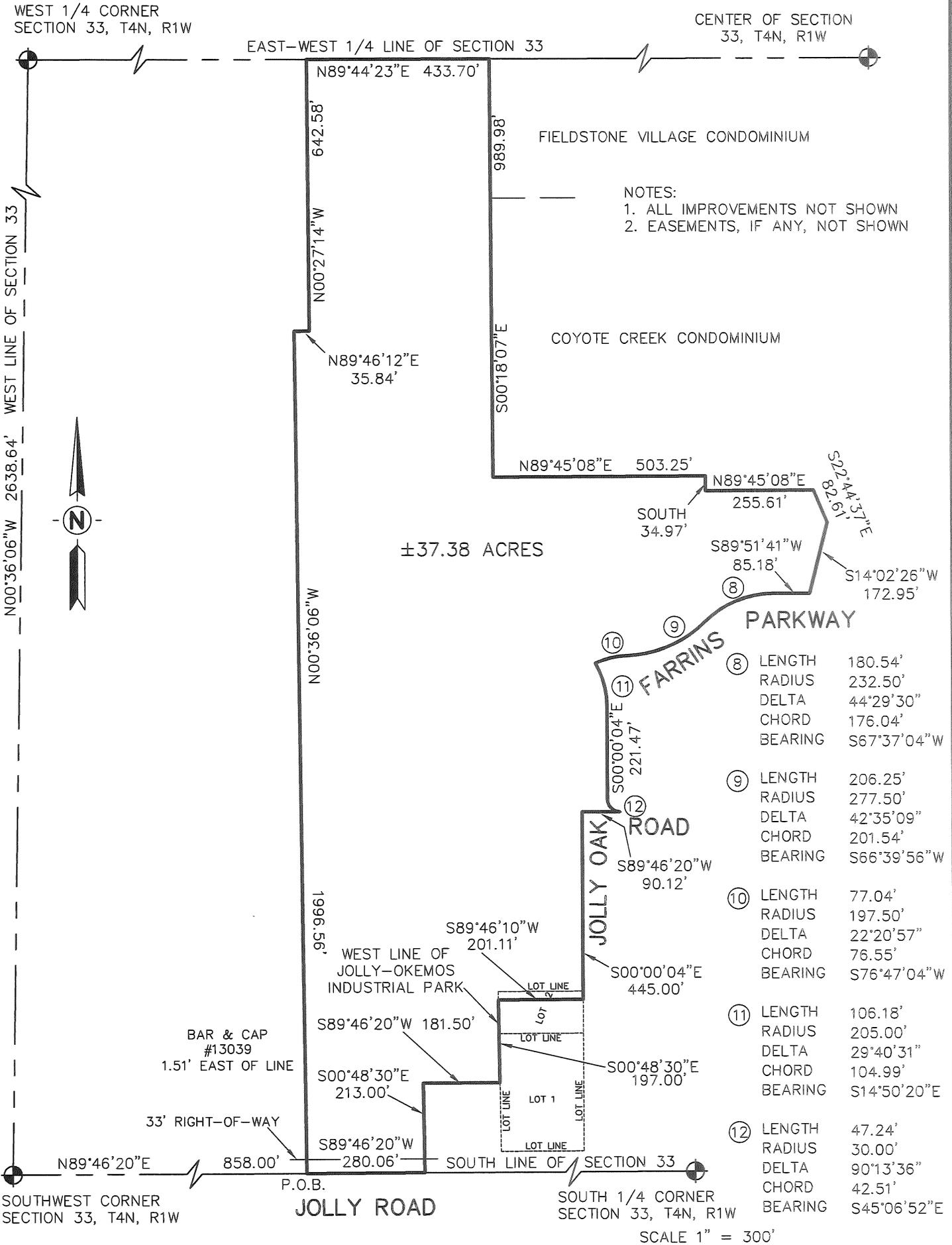
12. OTHER INFORMATION (SECTION 13(2)(M))

The Authority and the Township, in accordance with the Act, may amend this Plan Amendment in the future in order to fund additional eligible activities, if needed.

Exhibit A

**Legal Description
And
Eligible Property Boundary Map**

SKETCH PLAN



LEGEND

- = Survey Boundary Line
- = Distance Not to Scale
- = Fence
- = Concrete Areas
- = Asphalt Areas

All Dimensions are in Feet and Decimals Thereof.

E. Friestrom 03/25/19
ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

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

13432 PRESTON DRIVE, MARSHALL, MI 49068
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DRAWN BY	KDB	SECTION	33, T4N, R1W
FIELD WORK BY	AH	JOB NUMBER:	
SHEET	1 OF 2		88667.BND-BROWNFIELD

SKETCH PLAN

PROPOSED BROWNFIELD LEGAL DESCRIPTION:

A parcel of land in the Southwest 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the boundary of said parcel described as: Commencing at the Southwest corner of said Section 33; thence N89°46'20"E along the South line of said Section 33 a distance of 858.00 feet to the point of beginning of this description; thence N00°36'06"W parallel with the West line of Section 33 a distance of 1996.56 feet; thence N89°46'12"E 35.84 feet; thence N00°27'14"W 642.58 feet to the East-West 1/4 line of said Section 33; thence N89°44'23"E along said East-West 1/4 line 433.70 feet to the West line of Fieldstone Village Condominium, Subdivision Plan No. 184, Ingham County Records; thence S00°18'07"E along said West line and the West line of Coyote Creek Condominium, Subdivision Plan No. 82, Ingham County Records, a distance of 989.98 feet; thence along the South line of said Coyote Creek Condominium the following three courses: N89°45'08"E 503.25 feet, South 34.97 feet and N89°45'08"E 255.61 feet to the Westerly line of Unit 1 of Okemos Pointe Office Park Condominium, Subdivision Plan No. 267, Ingham County Records; thence along said Westerly line the following two courses: S22°44'37"E 82.61 feet and S14°02'26"W 172.95 feet to the North line of Farrins Parkway; thence along said North line the following four courses: S89°51'41"W 85.18 feet, Southwesterly 180.54 feet on a curve to the left, said curve having a radius of 232.50 feet, a delta angle of 44°29'30" and a chord length of 176.04 feet bearing S67°37'04"W, Southwesterly 206.25 feet on a curve to the right, said curve having a radius of 277.50 feet, a delta angle of 42°35'09" and a chord length of 201.54 feet bearing S66°39'56"W and Southwesterly 77.04 feet on a curve to the left, said curve having a radius of 197.50 feet, a delta angle of 22°20'57" and a chord length of 76.55 feet bearing S76°47'04"W to the East line of Water Lily Way; thence along said East line the following three courses: Southeasterly 106.18 feet on a curve to the right, said curve having a radius of 205.00 feet, a delta angle of 29°40'31" and a chord length of 104.99 feet bearing S14°50'20"E, S00°00'04"E 221.47 feet and Southeasterly 47.24 feet on a curve to the left, said curve having a radius of 30.00 feet, a delta angle of 90°13'36" and a chord length of 42.51 feet bearing S45°06'52"E to the North line of Jolly Oak Road; thence S89°46'20"W along the extension of said North line 90.12 feet to the West line of Jolly Oak Road; thence S00°00'04"E along said West line 445.00 feet to the North line of the South 80 feet of Lot 2 of Jolly-Okemos Industrial Park as recorded in Liber 27, Pages 20-21, Ingham County records; thence S89°46'10"W along said North line 201.11 feet to the West line of said Lot 2; thence S00°48'30"E along the West line of Lots 1 and 2 of said plat 197.00 feet; thence S89°46'20"W parallel with said South section line 181.50 feet; thence S00°48'30"E along a line parallel with said West line of Lots 1 and 2 a distance of 213.00 feet to said South line; thence S89°46'20"W along said South line 280.06 feet to the point of beginning; said parcel containing 37.38 acres, more or less, subject to all right-of-way for road purposes; said parcel subject to all easements and restrictions if any.



03/25/19

ERICK R. FRIESTROM **DATE**
PROFESSIONAL SURVEYOR **NO. 53497**

	KEBS, INC.	KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY	KDB	SECTION 33, T4N, R1W
FIELD WORK BY	AH	JOB NUMBER:
SHEET	2 OF 2	88667.BND-BROWNFIELD

Exhibit B

Table 4 - Tax Increment Financing Estimates

Table 4a1 - Base Year/Initial Taxable Value (ITV) Information

ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP

BROWNFIELD PLAN AMENDMENT NO. 1

Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification									Total Taxes Paid on Base Year/ ITV		Notes
	Address	Tax Parcel Number	Land (entire parcel)	% of Existing Parcel (Land Area) to be Included in Brownfield Plan	Notes	Land (portion included in Brownfield Plan)	Land Improvements	Building	Real Property Subtotal	Personal Property (Estimated Value)	TOTAL	Real Property	Personal Property	BASE YEAR = 2016 (Amended 2019: Added Parcel)
	2360 Jolly Road (Portion A)	Major Portion of 33-02-02-33-376-010	\$ 244,334	33.98%	Splits off the rear western portion of property (where 1 building is currently located), measuring 181.5' x 217.01' = 39,387.32 sf; divide by (2.661 acres x 43,560 sf in an acre) 115,913.16 sf = 33.98%.	\$ 83,025	\$ 1,889	\$ 46,574	\$ 131,487	\$ -	\$ 131,487	\$ 8,862	\$ -	Based on Actual Taxable Value for 2016 (as of 12/31/2015). On the existing parcel, 2 buildings currently exist, but the existing parcel will be split and only 1 building will be on the portion of the parcel included in the BP, as follows: 1. Garage/ Storage building of 3,000 sf is included in BP and Base Year Value (was originally proposed for demolition, but now will remain); 2. Store/ Warehouse of 16,900 sf is on the portion of the parcel to be excluded from BP and Base Year Value.
	2360 Jolly Road (Portion B)	Minor Portion of 33-02-02-33-376-010	\$ 260,800	3.47%	Small portion of property (approx. 4,025 square feet) added to the Brownfield Plan Amendment No. 1.	\$ 9,056	\$ 206	\$ -	\$ 9,262	\$ -	\$ 9,262	\$ 624	\$ -	Base Year = 2019
	2398 Jolly Road	33-02-02-33-353-015	\$ 422,665	100%	100% assumes shopping center fronting onto Jolly Road is included; if excluded, approximately 70% +/- (per Appraisal, Page 55 of 161, dated 10-9-2015).	\$ 422,665	\$ 1,547	\$ 132,026	\$ 556,238	\$ -	\$ 556,238	\$ 37,491	\$ -	Base Year = 2016
	2350 Jolly Oak Road (portion)	Portion of 33-02-02-33-329-002	\$ 215,903	50%	50% - per Appraisal, Page 55 of 161, dated 10-9-2015	\$ 107,952	\$ -	\$ -	\$ 107,952	\$ -	\$ 107,952	\$ 7,276	\$ -	Base Year = 2016
	2360 Jolly Oak Road	33-02-02-33-376-011	\$ 111,280	100%	-	\$ 111,280	\$ 324	\$ 24,822	\$ 136,426	\$ -	\$ 136,426	\$ 9,195	\$ -	Base Year = 2016
	2362 Jolly Oak Road	33-02-02-33-376-012	\$ 84,701	100%	-	\$ 84,701	\$ -	\$ 191,525	\$ 276,226	\$ -	\$ 276,226	\$ 18,618	\$ -	Base Year = 2016
	Jolly Oak Road (portion)	Portion of 33-02-02-33-329-100	\$ -	-	No \$ value assessed so not necessary to assign %; Common Element for Okemos Pointe Office Park Condominium: Includes road (Farrins Parkway) & 2 wetland area; Parkway/road not included in BP, but the 2 wetland areas are included per the Site Plan.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Base Year = 2016
	Totals		\$1,339,683	-	-	\$ 818,679	\$ 3,967	\$ 394,946	\$ 1,217,591	\$ -	\$ 1,217,591	\$ 82,066	\$ -	-
											Real & Personal Combined =	\$ 82,066		

**Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on
the Base Year Taxable Value/ Initial Taxable Value (ITV)**

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP
BROWNFIELD PLAN AMENDMENT NO. 1**

Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Base Year	2016 (Amended 2019: Added Parcel)
				BP Year Number	0
-	MERIDIAN CHARTER TOWNSHIP	-	-	-	-
-	Operating	4.1670	4.1670		\$ 5,074
-	Pathways	0.3316	0.3316		\$ 404
-	CATA Redi Ride	0.1983	0.1983		\$ 241
-	Fire Protection	0.6353	0.6353		\$ 774
-	Police Protection	0.6030	0.6030		\$ 734
-	Land Preservation	0.3273	0.3273		\$ 399
-	Community Services	0.1487	0.1487		\$ 181
-	Local Roads	0.2479	0.2479		\$ 302
-	Parks/Recreation	0.6612	0.6612		\$ 805
-	Debt	0.2000	0.2000		\$ 244
-	Police & Fire Protection	1.4804	1.4804		\$ 1,803
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	9.0007	9.0007		\$ 10,959
-	INGHAM COUNTY	-	-	-	-
-	County Operating	6.7670	6.7670		\$ 8,239
-	Indigent Veterans Relief Fund	0.0330	0.0330		\$ 40
-	Potter Park Zoo	0.4100	0.4100		\$ 499
-	Public Transportation	0.6000	0.6000		\$ 731
-	911 System	0.8500	0.8500		\$ 1,035
-	Juvenile Justice	0.6000	0.6000		\$ 731
-	Farmland Preservation	0.1400	0.1400		\$ 170
-	Health Services	0.3500	0.3500		\$ 426
-	Parks/Trails	0.5000	0.5000		\$ 609
-	Animal Control	0.2400	0.2400		\$ 292
-	Jail/Justice	0.8500	0.8500		\$ 1,035
-	Capital Region Airport Authority - CRAA	0.6990	0.6990		\$ 851
-	Capital Area Transportation Authority - CATA	3.0070	3.0070		\$ 3,661
-	LIBRARY	-	-	-	-
-	Capital Area District Library - CADL	1.5600	1.5600		\$ 1,899
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-
-	RESA Operating	0.2000	0.2000		\$ 244
-	RESA Special Education	4.5062	4.5062		\$ 5,487
-	RESA Vocational Education	1.2925	1.2925		\$ 1,574
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		\$ 4,636
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	School Debt	7.0000	7.0000		\$ 8,523
-	School Building and Site ("Sinking Fund" millage available for tax capture)	0.9878	0.9878		\$ 1,203
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	34.3997	34.3997		\$ 41,885
-	Total Local: Annual	43.4004	43.4004		\$ 52,844
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 7,306
-	Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	18.0000	6.0000		\$ 21,917
-	Total State & Local School: Annual	24.0000	12.0000		\$ 29,222
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	67.4004	55.4004		\$ 82,066

Table 4b - Estimated Future Taxable Value (FTV) Information

ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP

BROWNFIELD PLAN AMENDMENT NO. 1

Table 4b - Estimated Future Taxable Value (FTV) Information

Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (excludes any Personal Property): Upon 100% Completion								
Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below								
					Tax Year	2016	2017	2018
Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements & Land Upon Completion	Estimated FTV	Estimated TCV	Notes	Assumes \$ Invested In:	% Completed Prior to 12/31/15	% Completed by 12/31/16	% Completed by 12/31/17	
Phase 1: Multi-family Residential Housing (Tax Parcel: 33-02-02-33-353-018)	\$ 7,685,746	\$ -	-	2017-18	0%	0%	9.69328%	
Subtotal	\$ 7,685,746	\$ -	-		-	-	-	
Phase 1A: Multi-family Residential Housing	\$ 4,872,200	\$ -	-	2019-20-21	0%	0%	0%	
Subtotal	\$ 4,872,200	\$ -	-		-	-	-	
Existing Commercial Building and Land Improvements at 2398 Jolly Road (Base Year TV from original BP); Tax Parcel Number: 33-02-02-33-353-015	\$ 133,573	\$ -	Pre-Existing Building & Land Improvements	Completed prior to 2016	100%	100%	100%	
Subtotal	\$ 133,573	\$ -	-		-	-	-	
Subtotal	\$ 12,691,519	\$ -						
Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land								
Estimated Future Taxable Value (FTV) of Land	FTV	Notes						
Tax Parcel Number								
Major Portion of 33-02-02-33-376-010	\$ 83,025	For purposes of FTV, all FTV for Land is removed upon completion of each Phase because the FTV is already included above in the FTV for each type of development. There may be a small FTV on Land up to the point of Phase completion, but this table assumes that there is no FTV during the term of construction for conservative estimation purposes only.						
Minor Portion of 33-02-02-33-376-010	\$ 9,056							
33-02-02-33-353-015	\$ 422,665							
Portion of 33-02-02-33-329-002	\$ 107,952							
33-02-02-33-376-011	\$ 111,280							
33-02-02-33-376-012	\$ 84,701							
Portion of 33-02-02-33-329-100	\$ -							
Subtotal Future Taxable Value (FTV) of Land	\$ 818,679							
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Any Pre-Existing Personal Property								
Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year/ ITV)								

Notes:

All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of Future Taxable Value and Tax Increment Revenues exclude any estimate of the value of Personal Property because the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, Computer Equipment, etc; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). No Personal Property is included in the Plan's Base Year/Initial Taxable Value.

2023	2024	2025	2026	2027	2028	2029	2030	2031
2024	2025	2026	2027	2028	2029	2030	2031	2032
6	7	8	9	10	11	12	13	14
2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-
8,378,179	8,560,823	8,747,449	8,938,143	9,132,995	9,332,094	9,535,534	9,743,408	9,955,815
8,378,179	8,560,823	8,747,449	8,938,143	9,132,995	9,332,094	9,535,534	9,743,408	9,955,815
4,978,414	5,086,943	5,197,839	5,311,152	5,426,935	5,545,242	5,666,128	5,789,650	5,915,864
4,978,414	5,086,943	5,197,839	5,311,152	5,426,935	5,545,242	5,666,128	5,789,650	5,915,864
155,339	158,725	162,185	165,721	169,334	173,025	176,797	180,651	184,589
155,339	158,725	162,185	165,721	169,334	173,025	176,797	180,651	184,589
13,511,931	13,806,492	14,107,473	14,415,016	14,729,263	15,050,361	15,378,459	15,713,710	16,056,268
<i>13,511,931</i>	<i>13,806,492</i>	<i>14,107,473</i>	<i>14,415,016</i>	<i>14,729,263</i>	<i>15,050,361</i>	<i>15,378,459</i>	<i>15,713,710</i>	<i>16,056,268</i>
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
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-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
13,511,931	13,806,492	14,107,473	14,415,016	14,729,263	15,050,361	15,378,459	15,713,710	16,056,268
\$ 12,294,340	\$ 12,588,900	\$ 12,889,882	\$ 13,197,425	\$ 13,511,672	\$ 13,832,770	\$ 14,160,868	\$ 14,496,118	\$ 14,838,677

2032	2033	2034	2035	2036
2033	2034	2035	2036	2037
15	16	17	18	19

2.18%	2.18%	2.18%	2.18%	2.18%
0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-
10,172,852	10,394,620	10,621,222	10,852,765	11,089,355
10,172,852	10,394,620	10,621,222	10,852,765	11,089,355
6,044,830	6,176,607	6,311,257	6,448,843	6,589,428
6,044,830	6,176,607	6,311,257	6,448,843	6,589,428
188,614	192,725	196,927	201,220	205,606
188,614	192,725	196,927	201,220	205,606
16,406,295	16,763,952	17,129,406	17,502,827	17,884,389

16,406,295	16,763,952	17,129,406	17,502,827	17,884,389
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
16,406,295	16,763,952	17,129,406	17,502,827	17,884,389
\$ 15,188,704	\$ 15,546,361	\$ 15,911,815	\$ 16,285,236	\$ 16,666,798

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP
BROWNFIELD PLAN AMENDMENT NO. 1**

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS Also noted, if known, is the duration/expiration date of each millage levy. ¹	Real Property: Retail/ Commercial/ Office & Residential Apartments					Commercial Personal Property					Percent (%) of Millage Rate Captured	Calendar/ Tax Year	2018	
	Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other								
	2018 Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	2018 Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured				
	BP Years 1-End					BP Years 1-End								BP Years: All Years
MERIDIAN CHARTER TOWNSHIP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Operating	4.1670	0.0000	4.1670	11.51%	11.51%	4.1670	0.0000	4.1670	11.51%	11.51%	75.00%	-	-	1,630
- Pathways	0.3316	0.0000	0.3316	0.92%	0.92%	0.3316	0.0000	0.3316	0.92%	0.92%	75.00%	-	-	130
- CATA Redi Ride	0.1983	0.0000	0.1983	0.55%	0.55%	0.1983	0.0000	0.1983	0.55%	0.55%	75.00%	-	-	78
- Fire Protection	0.6353	0.0000	0.6353	1.75%	1.75%	0.6353	0.0000	0.6353	1.75%	1.75%	75.00%	-	-	249
- Police Protection	0.6030	0.0000	0.6030	1.67%	1.67%	0.6030	0.0000	0.6030	1.67%	1.67%	75.00%	-	-	236
- Land Preservation	0.3273	0.0000	0.3273	0.90%	0.90%	0.3273	0.0000	0.3273	0.90%	0.90%	75.00%	-	-	128
- Community Services	0.1487	0.0000	0.1487	0.41%	0.41%	0.1487	0.0000	0.1487	0.41%	0.41%	75.00%	-	-	58
- Local Roads	0.2479	0.0000	0.2479	0.68%	0.68%	0.2479	0.0000	0.2479	0.68%	0.68%	75.00%	-	-	97
- Parks/Recreation	0.6612	0.0000	0.6612	1.83%	1.83%	0.6612	0.0000	0.6612	1.83%	1.83%	75.00%	-	-	259
- Debt	0.2000	0.2000	0.0000	0.00%	0.00%	0.2000	0.2000	0.0000	0.00%	0.00%	0.00%	-	-	-
- Police & Fire Protection	1.4804	0.0000	1.4804	4.09%	4.09%	1.4804	0.0000	1.4804	4.09%	4.09%	75.00%	-	-	579
- Subtotal of Local Government Unit (LGU): Annual	9.0007	0.2000	8.8007	24.31%	24.31%	9.0007	0.2000	8.8007	24.31%	24.31%	-	-	-	3,443
- Local Government Unit (LGU): Cumulative														3,443
INGHAM COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- County Operating	6.7670	0.0000	6.7670	18.69%	18.69%	6.7670	0.0000	6.7670	18.69%	18.69%	75.00%	-	-	2,647
- Indigent Veterans Relief Fund	0.0330	0.0000	0.0330	0.09%	0.09%	0.0330	0.0000	0.0330	0.09%	0.09%	75.00%	-	-	13
- Potter Park Zoo	0.4100	0.0000	0.4100	1.13%	1.13%	0.4100	0.0000	0.4100	1.13%	1.13%	75.00%	-	-	160
- Public Transportation	0.6000	0.0000	0.6000	1.66%	1.66%	0.6000	0.0000	0.6000	1.66%	1.66%	75.00%	-	-	235
- 911 System	0.8500	0.0000	0.8500	2.35%	2.35%	0.8500	0.0000	0.8500	2.35%	2.35%	75.00%	-	-	333
- Juvenile Justice	0.6000	0.0000	0.6000	1.66%	1.66%	0.6000	0.0000	0.6000	1.66%	1.66%	75.00%	-	-	235
- Farmland Preservation	0.1400	0.0000	0.1400	0.39%	0.39%	0.1400	0.0000	0.1400	0.39%	0.39%	75.00%	-	-	55
- Health Services	0.3500	0.0000	0.3500	0.97%	0.97%	0.3500	0.0000	0.3500	0.97%	0.97%	75.00%	-	-	137
- Parks/Trails	0.5000	0.0000	0.5000	1.38%	1.38%	0.5000	0.0000	0.5000	1.38%	1.38%	75.00%	-	-	196
- Animal Control	0.2400	0.0000	0.2400	0.66%	0.66%	0.2400	0.0000	0.2400	0.66%	0.66%	75.00%	-	-	94
- Jail/Justice	0.8500	0.0000	0.8500	2.35%	2.35%	0.8500	0.0000	0.8500	2.35%	2.35%	75.00%	-	-	333
- Capital Region Airport Authority - CRAA	0.6990	0.0000	0.6990	1.93%	1.93%	0.6990	0.0000	0.6990	1.93%	1.93%	75.00%	-	-	273
- Capital Area Transportation Authority - CATA	3.0070	0.0000	3.0070	8.31%	8.31%	3.0070	0.0000	3.0070	8.31%	8.31%	75.00%	-	-	1,176
- LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Capital Area District Library - CADL	1.5600	0.0000	1.5600	4.31%	4.31%	1.5600	0.0000	1.5600	4.31%	4.31%	75.00%	-	-	610
- INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- RESA Operating	0.2000	0.0000	0.2000	0.55%	0.55%	0.2000	0.0000	0.2000	0.55%	0.55%	75.00%	-	-	78
- RESA Special Education	4.5062	0.0000	4.5062	12.45%	12.45%	4.5062	0.0000	4.5062	12.45%	12.45%	75.00%	-	-	1,763
- RESA Vocational Education	1.2925	0.0000	1.2925	3.57%	3.57%	1.2925	0.0000	1.2925	3.57%	3.57%	75.00%	-	-	506
- COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Lansing Community College - LCC	3.8072	0.0000	3.8072	10.52%	10.52%	3.8072	0.0000	3.8072	10.52%	10.52%	75.00%	-	-	1,489
- LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- School Debt	7.0000	7.0000	0.0000	0.00%	0.00%	7.0000	7.0000	0.0000	0.00%	0.00%	0.00%	-	-	-
- School Building and Site ("Sinking Fund" millage available for tax capture)	0.9878	0.0000	0.9878	2.73%	2.73%	0.9878	0.0000	0.9878	2.73%	2.73%	75.00%	-	-	386
- Subtotal of Non-LGU Local: Annual	34.3997	7.0000	27.3997	75.69%	75.69%	34.3997	7.0000	27.3997	75.69%	75.69%	-	-	-	10,719
- Non-LGU Local: Cumulative														10,719
- Total Local Tax Capture: Annual	43.4004	7.2000	36.2004	100.00%	100.00%	43.4004	7.2000	36.2004	100.00%	100.00%	-	-	-	14,162
- Total Local Tax Capture: Cumulative														14,162
- STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- State Education Tax - SET	6.0000	6.0000	0.0000	0.00%	0.00%	6.0000	6.0000	0.0000	0.00%	0.00%	0.00%	-	-	-
- Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	18.0000	18.0000	0.0000	0.00%	0.00%	6.0000	6.0000	0.0000	0.00%	0.00%	0.00%	-	-	-
- Total State & Local School: Annual	24.0000	24.0000	0.0000	0.00%	0.00%	12.0000	12.0000	0.0000	0.00%	0.00%	-	-	-	-
- Total State & Local School: Cumulative														-
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	67.4004	31.2000	36.2004	-	100.00%	55.4004	19.2000	36.2004	-	100.00%	-	-	-	\$ 14,162
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE														\$ 14,162
- Percentage of Local Millages/ Taxes Available & Captured	64.39%	-	100.00%	-	-									
- Percentage of State & Local School Millages/ Taxes Available & Captured	35.61%	-	0.00%	-	-									

Notes:

¹ The most current available millage rates are utilized and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Table 4d - Reimbursement of Eligible Activities & Disbursements

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP
BROWNFIELD PLAN AMENDMENT NO. 1**

Table 4d - Reimbursement of Eligible Activities & Disbursements¹

DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY				Totals
-	Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses	5.00%	of available Local Tax Capture annually	\$ 299,070
-	Ingham County Local Brownfield Revolving Fund (LBRF): Local Tax Capture	2.50%	of available Local Tax Capture annually until the Capped amount is reached.	Capped Amount Subtotal \$ 86,344
-	Per the original Brownfield Plan (BP), the Ingham County LBRF will capture a capped amount equal to 2.5% of the Developer's Eligible Activity amount approved in the original BP, excluding Interest and Administrative Activities.			\$86,344
-	Meridian Township Local Brownfield Revolving Fund (LBRF): Local Tax Capture	2.50%	of available Local Tax Capture annually during IC LBRF capture.	Subtotal \$ 213,080
-	The Meridian LBRF will receive 2.5% of funds while the Ingham County LBRF (IC LBRF) is receiving 2.5%; once the capped amount is reached for the IC LBRF, the Meridian LBRF will receive the full 5% of funds.	5.00%	of available Local Tax Capture annually after IC LBRF capture ends. ²	Total \$ 299,424
-	Local Tax Increment: Annual Remaining Revenue Available for Reimbursement			
-	Local Tax Increment: Cumulative Remaining Revenue Available for Reimbursement			
-	State Education Tax (SET) Increment: Annual Remaining Revenue Available for Reimbursement			
-	State Local School Operating (LSO) Increment: Annual Remaining Revenue Available for Reimbursement			
-	Total State & Local School Tax Increment: Annual Remaining Revenue Available for Reimbursement			
-	Total State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement			
-	Total of Local Tax Increment and State & Local School Tax Increment: Annual Remaining Revenue Available to Reimburse Developer			
-	Total of Local Tax Increment and State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement			

REIMBURSEMENT OF ELIGIBLE ACTIVITIES	Year that Expenses Identified in the Eligible Activities Table Will Be Recognized			
	2018	2019	2020	Totals
- Environmental Activities: Michigan Dept. of Environmental Quality (DEQ)				
- Local Tax Increment Reimbursement	\$ 2,433,577	\$ 757,282	\$ 15,000	\$ 3,205,858
- State & Local School Tax Increment Reimbursement (LSO & SET)	\$ -	\$ -	\$ -	\$ 0
- TOTAL MDEQ REIMBURSEMENT (Eligible Costs)	\$ 2,433,577	\$ 757,282	\$ 15,000	\$ 3,205,858
- Cumulative Reimbursement: MDEQ				
- Remaining Environmental Activities to be Reimbursed: with Local Taxes				
- Remaining Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET				
- Non-Environmental Activities: Michigan Strategic Fund (MSF)				
- Local Tax Increment Reimbursement	\$ 1,390,487	\$ 703,412	\$ -	\$ 2,093,899
- State & Local School Tax Increment Reimbursement (LSO & SET)	\$ -	\$ -	\$ -	\$ 0
- TOTAL MSF REIMBURSEMENT (Eligible Costs)	\$ 1,390,487	\$ 703,412	\$ 0	\$ 2,093,899
- Cumulative Reimbursement: MSF				
- Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes				
- Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET				
- TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF	\$ 3,824,064	\$ 1,460,694	\$ 15,000	\$ 5,299,758
- TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF				
- Remaining Unreimbursed Balance				
- Surplus Revenue from Local Tax Increment =				
- Surplus Revenue from State & Local School Tax Increment =				

Notes:

¹ Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in the Plan are reimbursed, or the 30-year tax capture period ends.

Under the Brownfield Redevelopment Financing Act, the combined maximum total allocation to the LBRFs is the lesser of: 1. The total amount of tax increment capture to be generated over a five (5) year period at the end of the Brownfield Plan (BP) after all Eligible Activities (EAs) have been reimbursed; 2. The excess local tax increment capture shall not exceed the total cost of EAs approved in the BP. Allocations may also be made during BP tax capture, subject to the above.

The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments; generally, Reimbursement Payments for Eligible Activities, Bonds, etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

Calendar/ Tax Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
BP Year Number	1	2	3	4	5	6	7	8	9	10	11	12	13
Annual	\$ -	\$ 9,865	\$ 10,027	\$ 12,088	\$ 16,298	\$ 16,690	\$ 17,090	\$ 17,498	\$ 17,916	\$ 18,342	\$ 18,778	\$ 19,224	\$ 19,679
Cumulative	\$ 0	\$ 9,865	\$ 19,892	\$ 31,980	\$ 48,279	\$ 64,969	\$ 82,058	\$ 99,556	\$ 117,472	\$ 135,814	\$ 154,592	\$ 173,816	\$ 193,495
Annual	\$ 354	\$ 4,933	\$ 5,013	\$ 6,044	\$ 8,149	\$ 8,345	\$ 8,545	\$ 8,749	\$ 8,958	\$ 9,171	\$ 9,389	\$ 8,694	\$ -
Cumulative	\$ 354	\$ 5,287	\$ 10,300	\$ 16,344	\$ 24,493	\$ 32,838	\$ 41,383	\$ 50,132	\$ 59,090	\$ 68,261	\$ 77,650	\$ 86,344	\$ 86,344
Annual	\$ -	\$ 4,933	\$ 5,013	\$ 6,044	\$ 8,149	\$ 8,345	\$ 8,545	\$ 8,749	\$ 8,958	\$ 9,171	\$ 9,389	\$ 10,530	\$ 19,679
Cumulative	\$ 0	\$ 4,933	\$ 9,946	\$ 15,990	\$ 24,139	\$ 32,484	\$ 41,029	\$ 49,778	\$ 58,736	\$ 67,907	\$ 77,296	\$ 87,826	\$ 107,505
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 354,217
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,496,712
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 354,217
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,496,712
Year of Tax Capture ³	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 63,363
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 63,363
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,205,858
	\$ 2,419,768	\$ 2,999,477	\$ 2,833,993	\$ 2,616,407	\$ 2,323,036	\$ 2,022,620	\$ 1,715,007	\$ 1,400,039	\$ 1,077,557	\$ 747,395	\$ 409,388	\$ 63,363	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 290,853
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 290,853
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 290,853
	\$ 1,390,487	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 1,803,046
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 354,217
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,496,712
	\$ 3,810,256	\$ 5,093,376	\$ 4,927,892	\$ 4,710,306	\$ 4,416,935	\$ 4,116,519	\$ 3,808,906	\$ 3,493,938	\$ 3,171,456	\$ 2,841,294	\$ 2,503,287	\$ 2,157,262	\$ 1,803,046
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

To: Peter Menser, Principal Planner – Meridian Township
Meridian Township Brownfield Redevelopment Authority (MTBRA)

From: Dave Van Haaren and Dawn Van Halst - Triterra

Date: Revised July 18, 2019

Subject: Review of Elevation at Okemos Pointe Brownfield Plan Amendment No. 1,
dated June 18, 2019

The following is a review of the document titled Elevation at Okemos Pointe Brownfield Plan Amendment No. 1 (the Amendment), Meridian Charter Township, Michigan, dated June 19, 2019 (revised).

General Description of the Project:

The purpose of the Amendment is to:

- Add a small portion of the Eligible Property 2360 Jolly Road to the Plan
- Identify and describe the amended Project
- Identify new projected taxable value and tax increment revenues because of the amended Project
- Identify new eligible activity costs associated with the amended Project
- Extend the Plan's tax increment revenue capture period

(See attached comparison table and eligible activity detail for modifications to the original Plan.)

The Amendment adds a small portion of one parcel; 2360 Jolly Road (portion) (Tax ID #33-02-02-33-376-010) to the original 6 parcels. The Amendment includes the redevelopment of an underutilized property into a contemporary multi-use development through the completion of Phase 1A adding 114 market-rate apartments.

Total capital investment of approximately \$60,000,000 (Phase I and IA) and the project will create up to 8 new local full-time equivalent (FTE) jobs upon project completion. Phase I construction began in 2017 and was completed in 2018. Phase 1A construction is scheduled to begin Summer 2019 and end 2020.

The Amendment is requesting reimbursement to the Developer of \$5,299,758 (including a 15% contingency of \$103,656 and interest capped at \$600,000) and capture of \$598,493 to the MTBRA for administration (\$299,070), Ingham County BRA Local Brownfield Revolving Fund (\$86,344 from original plan) and MTBRA LBRF (\$213,080). Eligible Activities included in the Amendment total \$5,898,251.

The Amendment includes an estimated total reimbursement/capture period of 18 years.

No state school capture is assumed to reimburse eligible activity costs in this Plan. The eligible activities identified in the Plan are as local-only tax capture costs by the Authority.

Basis for Eligibility of subject Property as defined by Act 381:

The Property is considered “Eligible Property,” as defined by Act 381, because it has been deemed a “facility” and/or is adjacent or contiguous to at least one of the Property’s “facility” parcels.

Required Items under Section 13 of Act 381:

- None

Eligible Activities as defined by Act 381:

References to total eligible activity costs are “estimates”. Total eligible activity costs identified shall not exceed \$5,928,973. No state school capture is assumed to reimburse eligible activity costs in this Amendment. All costs are reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

Capped interest of \$600,000 yields a resultant simple interest rate of 1.42%, solely from the tax increment revenues realized from the Eligible Property. However, if the actual cost of eligible activities turns out to be lower than the estimates, interest reimbursement may be lower, subject to the 1.42% simple interest calculation.

Financial Impact:

The initial taxable value used is \$1,217,591 and the estimated future taxable value at completion is \$13,223,656.

The Amendment assumes an annual appreciation of 2.18% in total taxable value. Changes in this assumption will result in a longer or shorter reimbursement period. Given the economic recovery, this is a reasonable assumption, but the BRA may choose to get an opinion from the Township Assessor if Developer has not already done so.

Financial impact to Taxing Jurisdictions is provided in Sec. 8 of the Amendment.

Proposed Modifications/Recommendations/Questions:

- None

DATE: JULY 18, 2019

SUBJECT: COMPARISON TABLE - ELEVATION AT OKEMOS POINTE BROWNFIELD PLAN AMNEDMENT NO. 1

Category	Brownfield Plan Approved 12/13/2016	Amendment #1	Impact of Amendment	Section, Page #
Project Description:	Phase I includes 166 apartment units and 6,214 gross square feet of commercial space. Phase II & III consists of 232 additional apartment units and the renovation of an existing 20,000 square feet metal structure into a community market and food innovation district with community function space.	Phase I & IA will comprise commercial/amenity space and 284 market-rate apartment units (114 Apartments in Phase IA). Phase 2 (formerly Phase III) may be completed but is dependent upon the success and market outcomes upon completion of Phase 1A.	Reduces the apartment units by 114 and omits the renovation of an existing structure into a community market/food innovation district with community space.	Project Summary, Pg. 3 Sec. 1, Pg. 11
Eligible Property Location:	2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010; 2398 Jolly Road (portion – Tax ID #33-02-02-33-353-015; 2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002; 2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011; 2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100 Okemos, Meridian Charter Township, Michigan	Addition of 2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010, adds a small portion of Property (approximately +/- 0.09 Acres)	Adds Eligible Property	Project Summary, Pg. 3 Sec. 2, Pg. 14
Property Size:	Approx. 37.29 Acres	Approx. 37.38 Acres	Increases Property Size	Project Summary, Pg. 3 Sec. 1, Pg. 11
Capital Investment:	\$67,300,000+ (including land - Phase I \$30.4 million & Phase II/III \$36.9 million)	\$60,000,000 (Phase 1 & 1A, excluding land & financing)	\$7,300,000 Less Private Investment	Project Summary, Pg. 3
Estimated Job Creation:	Approx. 200 FTE	Up to 8 FTE	Reduced jobs by 192 FTE	Project Summary, Pg. 4

Eligible Activities Environmental & Non-Environmental:	\$3,253,759	\$4,423,469	\$1,169,710 More Tax Capture to Developer	Project Summary, Pg. 7 Sec. 3, Pg. 14
Contingency:	\$200,000 capped	\$103,656 (15% only for Phase 1A)	Adds Additional Contingency	Project Summary, Pg. 7 Sec. 3, Pg. 14
Interest:	2.5% capped at \$300,000	1.42% simple capped at \$600,000	Adds Additional interest to the Developer	Project Summary, Pg. 7 & Sec. 3, Pg. 15 & 17
Brownfield Plan:	\$48,500	\$152,633	\$104,133 Additional costs (include transfer of Plan to Meridian Twp)	Project Summary, Pg. 7 Sec. 3, Pg. 17
Brownfield Plan Implementation:	\$0	\$15,000	Adds additional eligible cost	Project Summary, Pg. 7 Sec. 3, Pg. 17
Local Application Fees:	\$2,500	\$5,000	Adds additional eligible costs due to MTBRA Policies	Project Summary, Pg. 7 Sec. 3, Pg. 17
BRA Administrative Fees:	\$0	\$299,070	\$299,070 Additional eligible costs due to MTBRA Policies	Project Summary, Pg. 7 Sec. 3, Pg. 17 Sec. 5, Pg. 20
Capture for Local Brownfield Revolving Fund (LBRF):	\$86,344	\$299,424 (includes \$86,344 for Ingham County & \$213,080 MTBRA)	\$213,080 Additional eligible fees due to MTBRA Policies	Project Summary, Pg. 7 Sec. 3, Pg. 17 Sec. 5, Pg. 20 Sec. 10, Pg. 23
Total Tax Increment Revenue (TIR) Captured:	\$3,891,103	\$5,898,251	\$2,007,148 Total Tax Capture Increased	Project Summary, Pg. 5 Sec. 3, Pg. 19
Duration of Plan:	11 years (2018-2028)	18 years (2018-2036)	Plan Extended by 7 Years	Project Summary, Pg. 5 Sec. 7, Pg. 20

<p style="text-align: center;">ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1)</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1A)</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1 & 1A)</p>
I. ENVIRONMENTAL ACTIVITIES: DEPT. OF ENVIRONMENTAL QUALITY (DEQ) ELIGIBLE ACTIVITIES			
Baseline Environmental Assessment (BEA) Activities			
Phase I Environmental Site Assessment (ESA)	\$ 6,600.00		\$ 6,600.00
Phase II Environmental Site Assessment (ESA)	\$ 30,500.00		\$ 30,500.00
BEA	\$ 15,000.00	\$ 10,000.00	\$ 25,000.00
Soft Costs	\$ 2,500.00		\$ 2,500.00
Project Management	\$ 5,000.00		\$ 5,000.00
<i>Baseline Environmental Assessment (BEA) Activities Subtotal</i>	\$ 59,600.00	\$ 10,000.00	\$ 69,600.00
Due Care Activities			
Due Care Planning	\$ 16,830.49		\$ 16,830.49
Documentation of Due Care - Pre-Development & Construction	\$ 3,865.00		\$ 3,865.00
Due Care Planning Investigation	\$ 4,588.04		\$ 4,588.04
Due Care Planning Investigation	\$ -	\$ 33,538.00	\$ 33,538.00
Documentation of Due Care - Post-Development	\$ 4,300.00		\$ 4,300.00
Documentation of Due Care - Post-Development	\$ -	\$ 10,000.00	\$ 10,000.00
Planning, Evaluation, Supervision and Project Management of Due Care	\$ 4,227.24		\$ 4,227.24
Planning, Evaluation, Supervision and Project Management of Due Care	\$ -	\$ 5,000.00	\$ 5,000.00
<i>Due Care Activities Subtotal</i>	\$ 33,810.77	\$ 48,538.00	\$ 82,348.77

<p align="center">ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019</p>	<p align="center">Total Brownfield Plan Amendment No. 1 (Phase 1)</p>	<p align="center">Total Brownfield Plan Amendment No. 1 (Phase 1A)</p>	<p align="center">Total Brownfield Plan Amendment No. 1 (Phase 1 & 1A)</p>
Additional Response Activities			
Materials Management - Urban Fill Contaminated Area (Environmentally Impacted "Petroleum and 20% fill contaminated" Urban or Historic Fill/Debris) NOTE: Material Handling and Repurposing is allowable but part of excavation, transportation, disposal, imported & compacted CL II Sand to lower cost out to landfill			
Excavation - Environmentally Impacted "contaminated" Urban Fill			
Transportation - Environmentally Impacted "contaminated" Urban Fill	\$ 1,123,937.39		\$ 1,123,937.39
Disposal - Environmentally Impacted "contaminated" Urban Fill			
Removal/Excavation of Debris/Fill Materials within building footprints and utility corridors (M5/M6)	\$ 23,255.00		\$ 23,255.00
Removal/Excavation of Organic Materials within building footprints and Stage for Drying (M5/M6) (Contaminated)	\$ 10,976.00		\$ 10,976.00
Debris/Fill Materials - Truck & Disposed Off-site Contaminated Non-Hazardous Materials (truck volume) (M5/M6)	\$ 212,288.00		\$ 212,288.00
Organic Materials - Truck & Disposed Off-site Contaminated Non-Hazardous Materials (truck volume) (M5/M6)	\$ 53,550.00		\$ 53,550.00
Excavate Contaminated Non-Hazardous Materials, Provide 30 CY Roll-off Boxes and Properly Truck & Disposed Off-site (per 30 CY Roll-off Box)	\$ 27,000.00		\$ 27,000.00
Debris/Fill Materials - Truck & Disposed Off-Site Contaminated Non-Hazardous Materials to Landfill - Spa Area	\$ -	\$ 4,862.00	\$ 4,862.00
Debris/Fill Materials - Truck & Disposed Off-Site Contaminated Non-Hazardous Materials to Landfill - Pool Area	\$ -	\$ 34,034.00	\$ 34,034.00
Debris/Fill Materials - Truck & Disposed Off-Site Contaminated Non-Hazardous Materials to Landfill - Non-Repurposed Materials	\$ -	\$ 109,395.00	\$ 109,395.00
Replaced Non-Repurposed (Debris/Fill Areas) w/ Imported Engineered (Sand) Backfill & Compaction - Required to Balance Site	\$ -	\$ 37,123.00	\$ 37,123.00
Soil Management/Oversight-Trucking & Disposal	\$ 41,700.00		\$ 41,700.00
Soil Sampling, Analysis & Reporting	\$ 60,234.21		\$ 60,234.21
Dewatering - Remove and Transport Water (Petroleum Contaminated)	\$ 136,252.00		\$ 136,252.00
Imported and Compacted Class II Sand - Urban Fill Contaminated Area	\$ 120,000.00		\$ 120,000.00
Replaced building footprints (Debris/Fill areas-Contaminated) with Imported Engineered Backfill & Compaction (M5/M6)	\$ 59,708.00		\$ 59,708.00
Replaced building footprints (Organic areas-Contaminated) with Imported Engineered Backfill & Compaction (M5/M6)	\$ 20,020.00		\$ 20,020.00
Dewatering (Environmental - Treatment System) During Materials Management - Urban or Historic Fill/Debris Areas			
Dewatering Treatment System-Design & Engineering (Environmental)			
Dewatering Treatment System-Permitting (Environmental)			
Dewatering Treatment System Installation/Removal			
Dewatering Treatment System O&M			
Dewatering Treatment System-Sampling & Analysis			
Dewatering Rental for Treatment System	\$ 80,507.00		\$ 80,507.00
Dewatering Treatment System Incidentals			
Dewatering Oversight			
Dewatering-Reporting & Management			
Dewatering-Closeout Reporting			
Unanticipated Activities Due to Brownfield Conditions			
Extension of Temporary Access and/or Road	\$ 12,700.00		\$ 12,700.00
Trench Drain Cleaning and Disposal	\$ 17,080.00		\$ 17,080.00
	\$ 4,390.00		\$ 4,390.00
On-Site Environmental Construction Management	\$ 39,327.11	\$ 25,000.00	\$ 64,327.11

<p style="text-align: center;">ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1)</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1A)</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1 & 1A)</p>
Health and Safety Plan(s)	\$ 7,000.00		\$ 7,000.00
Bid Specifications and Coordination for Additional Response Activities	\$ 15,000.00		\$ 15,000.00
Soft Costs - General Requirements	\$ 21,500.00	\$ 13,500.00	\$ 35,000.00
Planning, Evaluation, Supervision and Project Management of Additional Response Activities	\$ 162,107.96		\$ 162,107.96
Additional PES and PM	\$ -	\$ 10,000.00	\$ 10,000.00
Additional Response Activities Subtotal	\$ 2,248,532.67	\$ 233,914.00	\$ 2,482,446.67
<i>Environmental Eligible Activities Subtotal</i>	<i>\$ 2,341,943.44</i>	<i>\$ 292,452.00</i>	<i>\$ 2,634,395.44</i>
Contingency	\$ -	\$ 43,868.00	\$ 43,869.00
Environmental Eligible Activities Total	\$ 2,341,943.44	\$ 336,320.00	\$ 2,678,264.44
ENVIRONMENTAL ELIGIBLE ACTIVITIES GRAND TOTAL	\$ 2,341,943.44	\$ 336,320.00	\$ 2,678,265.44

<p style="text-align: center;">ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1)</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1A)</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1 & 1A)</p>
II. NON-ENVIRONMENTAL ACTIVITIES: MICHIGAN STRATEGIC FUND (MSF) ELIGIBLE ACTIVITIES			
Demolition Activities			
Site Demolition: Materials Management - Urban or Historic Fill/Debris Areas			
Excavation, Trucking, Screening, Stockpiling for Repurposing - Urban or Historic Fill/Debris Areas	\$ 182,532.24		\$ 182,532
Soil Management/Oversight-Site Demolition	\$ 1,350.00		\$ 1,350
Imported and Compacted Class II Sand - Urban Fill Contaminated Area	\$ 293,153.30		\$ 293,153
Imported and Compacted 1.5" Crushed Stone (Mod Crushed Limestone) - Urban Fill Contaminated Area	\$ 13,013.00		\$ 13,013
General Requirements	\$ 48,809.00		\$ 48,809
Geotechnical Engineering	\$ 18,000.00		\$ 18,000
Geotechnical Survey	\$ 15,000.00		\$ 15,000
Geotechnical Survey	\$ -	\$ 15,000	\$ 15,000
Material Testing - Geotechnical Testing and Oversight	\$ 73,150.00		\$ 73,150
Material Testing - Geotechnical Testing and Oversight	\$ -	\$ 38,670	\$ 38,670
Stockpiled Materials, Trees/Stumps, Site Features/Improvements, Asphalt and Concrete Areas Removal, Trucking & Disposal	\$ 371,253.25		\$ 371,253
Site Demolition - Unknown Piping/Structures, Excavate Materials and Properly Truck & Disposed Off-site	\$ 14,000.00		\$ 14,000
Site Demolition - Stage/Stockpile Asphalt Millings Material elsewhere On-site for Repurposing due to Unknown Contamination	\$ 3,600.00		\$ 3,600
Temporary Erosion Control	\$ 35,800.00	\$ 14,714	\$ 50,514
Site Demolition - Excavate and Stage/Stockpile Material from stockpile elsewhere on-site containing asphalt millings to Non-Impacted Material Management Area on-site	\$ 6,000.00		\$ 6,000
Site Security Fencing	\$ 9,026.60		\$ 9,027
Site Demolition: Materials Management - Asphalt and Concretes Area			
Site Demolition - Around Former Warehouse/Development Team Office		\$ 23,450	\$ 23,450
Site Demolition - Balance of Asphalt, Curb/Gutter/Approaches		\$ 110,500	\$ 110,500
Building Demolition			
Pre-Demolition Preparation: Hazardous Material Packaging, Removal and Disposal			
Entire Building - Three (3) Buildings	\$ 142,310		\$ 142,310
Interior Building Demolition - One (1) Building			
Entire Building - One Building (Warehouse)	\$ -	\$ 136,252	\$ 136,252
	\$ -		
On-Site Construction Management	\$ 19,500	\$ 25,000	\$ 44,500
Bid Specifications and Coordination for Demolition	\$ 9,000		\$ 9,000
Planning, Evaluation, Supervision and Project Management of Demolition Activities	\$ 98,196		\$ 98,196
Additional PES and PM	\$ -	\$ 35,000	\$ 35,000
Demolition Activities Subtotal	\$ 1,353,693.48	\$ 398,586.00	\$ 1,752,279.48

ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019	Total Brownfield Plan Amendment No. 1 (Phase 1)	Total Brownfield Plan Amendment No. 1 (Phase 1A)	Total Brownfield Plan Amendment No. 1 (Phase 1 & 1A)
Lead and Asbestos Abatement Activities			
Lead and Asbestos Survey	\$ 2,601.50		\$ 2,601.50
Lead and Asbestos Abatement	\$ 15,333.75		\$ 15,333.75
Lead and Asbestos Abatement 3rd Party Oversight	\$ 3,266.25		\$ 3,266.25
Bid Specifications and Coordination for Lead and Asbestos Abatement	\$ 6,242.50		\$ 6,242.50
Planning, Evaluation, Supervision and Project Management of Lead & Asbestos Abatement Activities	\$ 9,350.00		\$ 9,350.00
Lead and Asbestos Abatement Activities Subtotal	\$ 36,794.00	\$ -	\$ 36,794.00
<i>Non-Environmental Eligible Activities Subtotal</i>	<i>\$ 1,390,487.48</i>	<i>\$ 398,586.00</i>	<i>\$ 1,789,073.48</i>
Contingency	\$ -	\$ 59,788.00	\$ 59,789.00
Non-Environmental Eligible Activities Total	\$ 1,390,487.48	\$ 458,374.00	\$ 1,848,862.48
NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES GRAND TOTAL	\$ 1,390,487.48	\$ 458,374.00	\$ 1,848,863.48
III. ADMINISTRATIVE ACTIVITIES			
Brownfield Plan Preparation (including Plan Transfer and Amendment)	\$ 91,632.50	\$ 61,000.00	\$ 152,632.50
Total: Brownfield Plan Preparation	\$ 91,632.50	\$ 61,000.00	\$ 152,632.50
Local Application Fees	\$ -	\$ 5,000.00	\$ 5,000.00
Brownfield Plan Implementation to Developer (including Tracking, Recording and Compliance)	\$ -	\$ 15,000.00	\$ 15,000.00
Administrative Activities Total	\$ 91,632.50	\$ 81,000.00	\$ 172,632.50

Note: Section below added by Triterra.

Total Environmental & Non-Environmental	\$ 3,732,430.92	\$ 691,038.00	\$ 4,423,468.92
Contingency		\$ 103,656.00	\$ 103,656.00
Interest		\$ 600,000.00	\$ 600,000.00
Administrative Activities	\$ 91,632.50	\$ 81,000.00	\$ 172,632.50
Total Developer Costs	\$ 3,824,063.42	\$ 1,475,694.00	\$ 5,299,757.42

ELEVATION AT OKEMOS POINTE

2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;
2398 Jolly Road (portion – Tax ID #33-02-02-33-353-015;
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100
Okemos, Meridian Charter Township, Michigan

Brownfield Plan

Revised November 1, 2016



Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
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Ingham County Brownfield Redevelopment Authority

Contact: Sandra Gower, Director
Phone: (517) 676-7285

Approved by the Ingham County Brownfield Redevelopment Authority – 10/14/2016

Approved by the Meridian Charter Township Board of Trustees – 11/01/2016

Approved by the Ingham County Board of Commissioners – 12/13/2016

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PROJECT SUMMARY SHEET: BROWNFIELD PLAN – ELEVATION AT OKEMOS POINTE

Project Name: Elevation at Okemos Pointe

Applicant/Developer: Entity Name: Okemos Pointe, LLC
Contact: Will Randle
Mailing Address: 2422 Jolly Road, Suite 200, Okemos, MI 48864
Phone: (517) 580-2550

Eligible Property Location: The eligible Property consists of six (6) parcels located at:
2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;
2398 Jolly Road (portion – Tax ID #33-02-02-33-353-015;
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100
Okemos, Meridian Charter Township, Michigan.

Property Size: Approximately 37.29 acres

Type of Eligible Property: Facility (Contaminated)

Project Description: **Elevation at Okemos Pointe Project**

This Brownfield Plan (the “Plan”) anticipates significant future investments by Okemos Pointe, LLC. Okemos Pointe, LLC, is a single purpose entity for the proposed Project. They are an Okemos-based development company whose members are exceptional real estate developers of residential, commercial and mixed-use developments in Mid-Michigan and have facilitated development and managed company operations in California, Hawaii, Arizona, New Mexico, Colorado, the Caribbean and Australia. This Plan contemplates redevelopment upon all six (6) Eligible Properties located northwest of the intersection of Jolly Road and Jolly Oak Road which was first developed in 1963 and has been substantially underutilized since 1999 (17 years).

Elevation at Okemos Pointe (the “Project”) is an estimated \$67.3 plus million (including land) mixed-use redevelopment project. Phase I is \$30.4 million which includes 166 apartment units (236 beds) and 6,214 gross square feet of commercial space. The projected cost for Phases II & III is \$36.9 million and consists of 232 additional apartment units (352 beds) and the renovation of an existing 20,000 gross square feet metal structure into a community market and food innovation district with community function space. Apartments and commercial space will span 441,549 gross square feet over 37.29 acres on the Eligible Property. The development is ideally suited near shopping center with highway access to I-96 located within one mile of the site. This redevelopment will be ideal for those working in the Greater Lansing Area.

Once complete, approximately 200 new full time jobs will be created as a result of the residential and commercial spaces including community market and food innovation district with community

function space. The applicant will also be working with MSU to spin businesses off to other brick and mortar sites in the community, this will provide a network of small business entrepreneurship for the region fostering new types of opportunities in employment and ownership

Added Project features include pocket parks, public seating plaza, pavilion, fishing pier, public art, underground utilities, wetland preservation areas, outdoor seasonal sales area, uncovered and covered bike parking/storage and local township path/trail system connecting to the regional path/trail system.

Construction is scheduled to begin this fall 2016 on Brownfield eligible activities to position Phase I of the Project for completion by end of 2017 and completion of Phases II & III by the end of 2020. The Project cannot occur without support toward eligible Brownfield activities and costs through tax increment financing available under the Brownfield Redevelopment Financing Act (Public Act 381 of 1996), which is the subject of this Plan.

Estimate Job Creation:

Approximately 200 new full time jobs will be created upon completion of the Project.

**Eligible Activities
and Eligible Costs:**

\$3,804,759 of eligible activity costs made up of: Baseline Environmental Assessment Activities, Due Care Activities, Additional Response Activities, Demolition Activities, Lead and Asbestos Abatement Activities, Brownfield Plan & Work Plan Preparation (including Ingham County Brownfield Redevelopment Authority {"ICBRA" or "Authority"} Application Fees), Contingency and Interest. \$3,891,103 in total capture with adding the capture for Authority Local Site Remediation Revolving Fund ("LSRRF").

Eligible Activities	Eligible Costs
Baseline Environmental Assessment (BEA) Activities	\$ 49,550
Due Care Activities	\$ 392,345
Additional Response Activities	\$ 1,673,400
Demolition Activities	\$ 1,017,712
Lead and Asbestos Abatement Activities	\$ 120,752
Brownfield Plan & Work Plan Preparation (and application fees, if any)	\$ 51,000
<i>Subtotal</i>	\$ 3,304,759
Contingency	\$ 200,000
<i>Subtotal</i>	\$ 3,504,759
Interest	\$ 300,000
<i>Subtotal (to Developer)</i>	\$ 3,804,759
Authority Administration	\$ -
Authority LSRRF	\$ 86,344
State of Michigan Brownfield Redevelopment Fund	\$ -
<i>Subtotal (to Others)</i>	\$ 86,344
GRAND TOTAL	\$ 3,891,103

Duration of Plan Capture: 11 years (2018 through 2028), total estimated Plan capture duration for reimbursement of Eligible Activities and LSRRF deposits.

Base Year of Plan: 2016

First Year of Plan Capture: 2018

Property Tax Summary (for life of Plan through 2028):

Base Taxes Paid by Developer	\$ 1,016,621
New / Incremental Taxes Paid by Developer	\$ 11,126,186
Total Property Taxes Paid	\$ 12,142,807

Distribution of Property Taxes Paid Summary (for life of Plan through 2028):

Base Taxes Paid to Meridian Township	\$ 123,150
Base Taxes Paid to Other Taxing Jurisdictions	\$ 893,471
New / Incremental Taxes Paid Gain (not captured) to Meridian Township	\$ 460,911
New / Incremental Taxes Paid Gain (not captured) to Other Taxing Jurisdictions	\$ 6,774,172
New / Incremental Taxes Paid to Developer Eligible Activity Costs	\$ 3,804,759
New / Incremental Taxes Paid to Authority LSRRF	\$ 86,344
Total Property Tax Distribution	\$ 12,142,807

INTRODUCTION

The Ingham County Brownfield Redevelopment Authority (“ICBRA” or “Authority”), duly established by resolution of the Ingham County Board of Commissioners, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within the County of Ingham, Michigan.

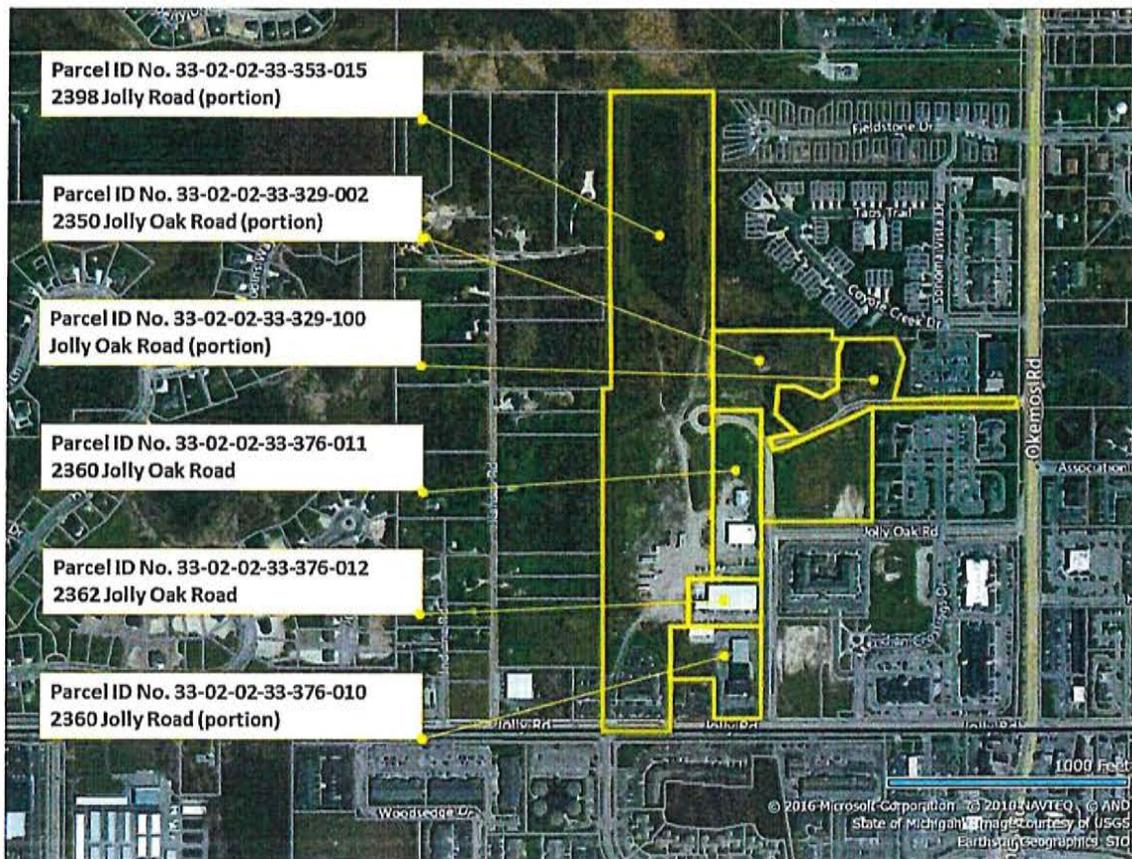
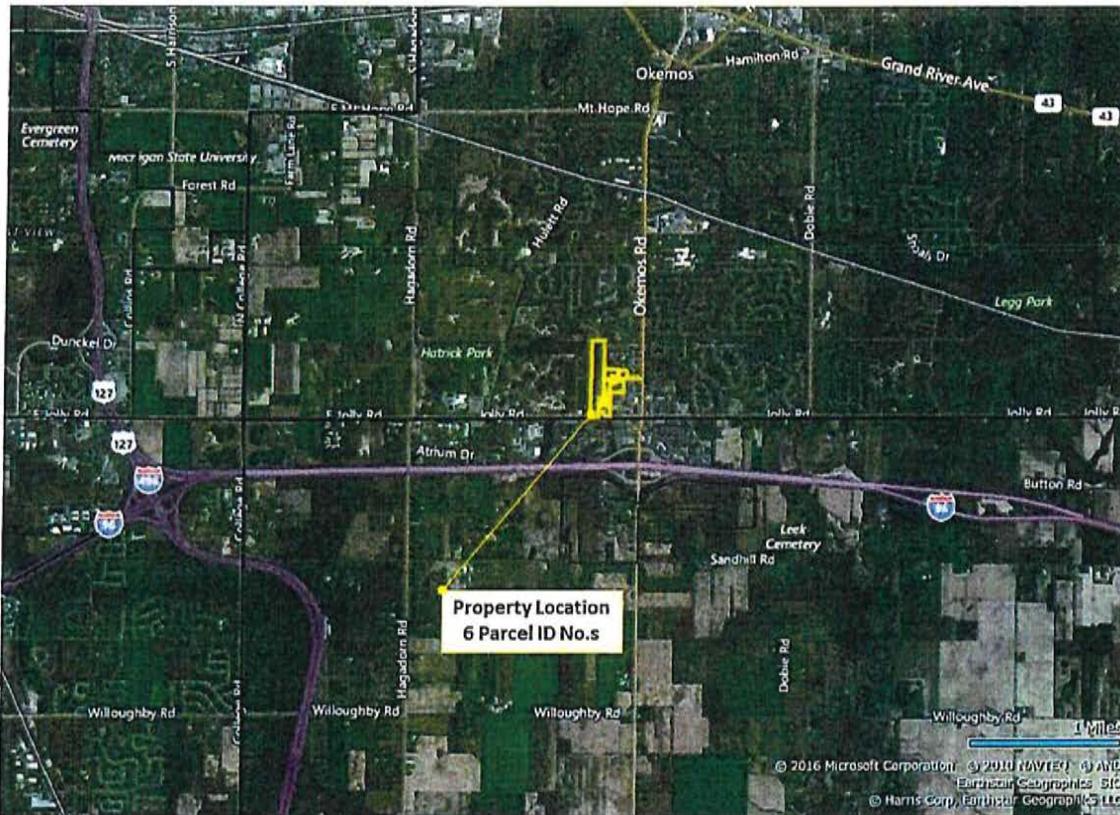
The purpose of this Brownfield Plan (the “Plan” and/or “Amendment”), as amended is to be implemented by the Authority, is to satisfy the requirements of Act 381 for including the eligible property described below in the Authority Brownfield Plan (the “Plan”). This Plan promotes the redevelopment of and investment in certain “Brownfield” properties within the County, to accomplish cleanup of environmental contamination, and to redevelop blighted, historic and functionally obsolete property. Inclusion of Property within this Plan, as amended will facilitate financing of eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of Brownfield properties, this Plan, as amended is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the Eligible Property identified in this Plan and, if tax increment revenues are proposed to be captured from that Eligible Property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the Eligible Property shall not necessitate an amendment to this Plan, affect the application of this Plan to the Eligible Property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(1) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(1)(H))



The Eligible Property ("Property") consists of all or portion of six parcels located northwest of the intersection of Jolly Road and Jolly Oak Road, Okemos, Meridian Township, Ingham County, Michigan. The Property contains approximately 37.29 acres.

The Property is located in an area of the Meridian Charter Township ("Township") that is characterized by commercial, multi-tenant residential, and recreational properties. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion, and the Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, electrical and gas utilities to the south.

The Eligible Property parcels are summarized in the below table. See Exhibit A, Legal Descriptions and Eligible Property Boundary Map. Please note that the Eligible Property in the table below identifies four parcels with a portion of that Tax ID number being included as Eligible Property. As such, the Legal Descriptions and Eligible Property Boundary Map in Exhibit A shall govern as the Eligible Property in this Plan.

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

The Property consists of six parcels of land. Four of the six parcels are a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended). In accordance with Act 381, the remaining two parcels included in this Plan is adjacent or contiguous to the facility-designated properties and is estimated to increase the captured taxable value of the facility-designated parcels. The parcels are located within the boundaries of Meridian Charter Township, Michigan.

As of June 2016 the Property is a Mixed Use Planned Unit Development (MUPUD) that was conditionally zoned Community Service (C-2) Commercial, with a voluntary offer of a condition limiting development to a mixed use planned unit development with restriction of no more than 18 dwelling units per acre as allowed under the density bonus provisions in the mixed use planned unit ordinance. The C-2 zoning district allows for a mixed use planned unit development. Mixture of uses proposed on Property is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, existing roadways, public water, and sanitary sewer. Property was formerly zoned Industrial, Commercial, Residential, Professional and Office and currently contains two industrial/commercial buildings, a tire storage building, and a storage shed. Exterior portions of the Property currently include on the southern portion paved parking and landscaped areas while the eastern and northern portions are grass-covered and wooded land. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion.

The Project proposes to redevelop an underutilized property into a contemporary multi-use development. The redevelopment integrates design elements, environmental response activities, and economic development to further goals of the Meridian Charter Township, Ingham County ("IC"), the Michigan Department of Environmental Quality ("MDEQ") and the Michigan Economic Development Corporation ("MEDC"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead and asbestos abatement, building demolition and site demolition of the wide-spread fill and debris found across most of the Property, environmental due care and additional response activities, and redevelopment into a mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the "Property." Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed reimbursement agreement between the Developer and the Authority.



Bird's Eye Site Plan East Elevation



Bird's Eye East Elevation Market and Mixed Use Commercial and Residential Building



Bird's Eye West Elevation Market and Mixed Use Commercial and Residential Building

2. BASIS OF ELIGIBILITY (SECTION 13 (1)(H), SECTION 2 (M)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial or industrial purpose; (b) four of the six parcels comprised by the Property have been determined to be a “facility”; (c) includes parcels that are adjacent or contiguous to that Property because the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property; and, (d) the Property is in Meridian Charter Township, which is not a qualified local governmental unit.

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

Exhibit B includes an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. As Eligible Property, the Property is eligible for redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (1)(A),(B))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Activities (BEA) {Phase I ESA, Phase II ESA, and BEA}, due care activities, additional response activities, lead & asbestos survey and abatement, demolition, and preparation of Brownfield Plan & Act 381 Work Plan. Exhibit B includes an overview of the Brownfield eligible activities that are contemplated for the Property.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if site or environmental conditions change. If conditions change, an eligible activity may fall under a different category (such as an Environmental or Non-Environmental eligible activity) so long as the Plan does not involve the capture of State School Tax Increment Revenue (i.e., an Act 381 Work Plan). Local-only Tax Capture Plans can adjust between Environmental and Non-Environmental activity categories. Furthermore, for the eligible activities identified in the Plan, the costs of any activities may be adjusted after the date the Plan is approved by the Authority, so long as the costs do not exceed the combined total of all eligible activity costs (combined Environmental and Non-Environmental costs) plus a pro-rata contingency amount (but excluding the interest amount), to the extent that the adjustments do not violate the terms of

any approved documents, such as a Development Reimbursement Agreement, or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Property. Amendments to Act 381 that were signed in to law on December 28, 2012 allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. In the event that eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381.

In accordance with this Plan and the associated Development Reimbursement Agreement (the "Agreement") with the Authority, the amount advanced by the Developer will be repaid by the Authority, together with interest at the rate set at 2.5% simple interest (capped at \$300,000), solely from the tax increment revenues realized from the Eligible Property. However, if the actual cost of eligible activities turns out to be lower than the estimates, interest reimbursement may be lower than the capped amount, subject to the 2.5% simple interest calculation.

Year 1 through Year 9 of the Plan's captured tax increment revenues are exclusively for Developer reimbursement. Starting in Year 10, captured tax increment revenues will first be used for Developer reimbursement then to Authority LSRRF deposits. Remaining Authority LSRRF deposits are all made in Year 11 as described in the tables of the Plan. No state school tax capture was assumed to reimburse eligible activity costs in this Plan. The eligible activities identified in the Plan are as a local-only tax capture cost by the Authority, together with the interest rate provided above.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Table 1a - Itemized Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture (100%)
Baseline Environmental Assessment (BEA) Activities	\$ 49,550	\$ 49,550
Due Care Activities	\$ 392,345	\$ 392,345
Additional Response Activities	\$ 1,673,400	\$ 1,673,400
Totals: Environmental	\$ 2,115,295	\$ 2,115,295
Demolition Activities	\$ 1,017,712	\$ 1,017,712
Lead and Asbestos Abatement Activities	\$ 120,752	\$ 120,752
Totals: Non Environmental	\$ 1,138,464	\$ 1,138,464
Contingency Environmental (up to 15% but capped)*	\$ 130,022	\$ 130,022
Contingency Non-Environmental (up to 15% but capped)*	\$ 69,978	\$ 69,978
Interest (2.50% but capped at \$300,000)	\$ 300,000	\$ 300,000
Sub Total (EAs + Contingencies + Interest)	\$ 3,753,759	\$ 3,753,759
Brownfield Plan	\$ 48,500	\$ 48,500
Local Application Fees	\$ 2,500	\$ 2,500
Totals: Administrative (Brownfield Plan + Work Plan + Application Fees)	\$ 51,000	\$ 51,000
Sub Total (EAs + Contingencies + Interest + Administrative)	\$ 3,804,759	\$ 3,804,759
Brownfield Redevelopment Authority (BRA) Administration	\$ -	\$ -
BRA Local Site Remediation Revolving Fund (LSRRF) (2.50%)	\$ 86,344	\$ 86,344
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ -	\$ -
Totals: BRA and MBRF	\$ 86,344	\$ 86,344
Grand Total	\$ 3,891,103	\$ 3,891,103

* Combined Contingency (Environmental and Non-Environmental) capped at \$200,000.

Table 1b - Summary of Eligible Activities	Eligible Activity (Amount Supported in Brownfield Plan)	Number of Years to Reimburse EA Amount
Total Local Taxes to Developer Eligible Activities, Contingency and Interest	\$ 3,804,759	10
Total Local Taxes to BRA Eligible Activities, Contingency and Interest	\$ -	-
Total Local Tax Capture Eligible Activities, Contingency and Interest	\$ 3,804,759	-
Total Local Taxes to BRA Administration	\$ -	-
Total Local Taxes to Local Site Remediation Revolving Fund (LSRRF)	\$ 86,344	1
Total Local Taxes to BRA	\$ 86,344	-
Total School Taxes to Developer Eligible Activities and Interest	\$ -	-
Total School Taxes to BRA Eligible Activities and Interest	\$ -	-
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ -	-
Total School Tax Capture Eligible Activities	\$ -	-
Total Capture by BRA	\$ 86,344	11
Total Capture by Developer	\$ 3,804,759	
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ -	-

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(1)(C))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Agreement. The initial taxable value (base year) of the Property shall be determined by the use of tax year 2016 tax values. Tax increment revenue capture will begin when tax increment is generated by redevelopment on the Property; this is expected to begin in 2018 (first year of capture). Estimates project that the Authority is expected to capture the tax increment revenues from 2018 through 2028 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment

revenues captured which it will provide after completion of the redevelopment projects. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Year 1 through Year 9 of the Plan's captured tax increment revenues are exclusively for Developer reimbursement. Starting in Year 10, captured tax increment revenues will first be used for Developer reimbursement then to Authority LSRRF deposits. Remaining Authority LSRRF deposits are all made in Year 11 as described in the tables of the Plan.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements (both real and personal property) on the Property set through the property assessment process by the local unit of government and equalized by the County. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment Project that is eligible and approved for capture.

Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2016 - Base Year	\$ -	\$ -
2017	\$ -	\$ -
2018 - Start of Tax Capture	\$ 7,171,404	\$ 180,291
2019	\$ 7,284,955	\$ 183,145
2020	\$ 7,400,210	\$ 186,043
2021	\$ 17,773,694	\$ 446,835
2022	\$ 18,046,280	\$ 453,688
2023	\$ 18,322,955	\$ 460,643
2024	\$ 18,603,780	\$ 467,703
2025	\$ 18,888,817	\$ 474,869
2026	\$ 19,178,130	\$ 482,143
2027	\$ 19,471,782	\$ 489,525
2028	\$ 19,769,840	\$ 497,018
Total	-	\$ 4,321,903
Surplus revenue returned to the applicable Taxing Jurisdictions on a pro-rata basis		\$ 430,800
Total Tax Increment Revenues Captured		\$ 3,891,103

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(1)(D))

Eligible activities are to be financed by the Developer. The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of capture used to reimburse the Developer and Authority for costs in this Plan is \$3,804,759.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the Township to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

The Authority anticipates collecting \$2,500 in application costs under this Plan. In addition, the Authority anticipates depositing \$86,344 of local captured taxes into its LSRRF under this Plan. LSRRF costs are reflective of the redevelopment Project being completed and all eligible activities are incurred as summarized in Table 1a.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(1)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield Project under this Plan.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(1)(F))

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. The Property will become a part of this Plan on the date this Plan is approved by the Ingham County Board of Commissioners ("ICBOC"). The date of tax capture shall commence during the year construction begins but no earlier than 2018 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(1)(G), SECTION 2(E))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed).

Table 3 - Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
MERIDIAN CHARTER TOWNSHIP			
Operating	\$ 722,064	\$ 234,497	\$ 487,568
Parks/Recreation (2004)	\$ 54,496	\$ 17,698	\$ 36,798
Pathways	\$ 47,688	\$ 15,487	\$ 32,201
CATA Redi Ride	\$ 34,382	\$ 11,166	\$ 23,216
Fire Protection	\$ 110,110	\$ 35,759	\$ 74,351
Police Protection	\$ 104,522	\$ 33,945	\$ 70,578
Land Preservation	\$ 56,731	\$ 18,424	\$ 38,307
Community Services	\$ 25,787	\$ 8,374	\$ 17,412
Local Roads	\$ 42,978	\$ 13,957	\$ 29,020
Parks/Recreation (2014)	\$ 114,614	\$ 37,222	\$ 77,392
Debt	\$ 34,382	\$ 34,382	\$ -
<i>Subtotal</i>	\$ 1,347,754	\$ 460,911	\$ 886,843
INGHAM COUNTY			
County Operating	\$ 1,091,847	\$ 354,587	\$ 737,260
Indigent Veterans Relief Fund	\$ 5,673	\$ 1,842	\$ 3,831
Potter Park Zoo	\$ 70,484	\$ 22,890	\$ 47,594
Public Transportation	\$ 20,629	\$ 6,700	\$ 13,930
Special Transportation	\$ 82,518	\$ 26,798	\$ 55,719
911 System	\$ 144,939	\$ 47,070	\$ 97,869
Juvenile Justice	\$ 103,147	\$ 33,498	\$ 69,649
Farmland Preservation	\$ 24,068	\$ 7,816	\$ 16,251
Health Services	\$ 60,169	\$ 19,540	\$ 40,629
Parks/Trails	\$ 85,956	\$ 27,915	\$ 58,041
<i>Subtotal</i>	\$ 1,689,429	\$ 548,657	\$ 1,140,772
Capital Region Airport Authority - CRAA	\$ 120,166	\$ 39,025	\$ 81,141
Capital Area Transportation Authority - CATA	\$ 516,939	\$ 167,880	\$ 349,059
LIBRARY			
Capital Area District Library - CADL	\$ 268,182	\$ 87,095	\$ 181,088
INTERMEDIATE SCHOOL DISTRICTS (ISD)			
RESA Operating	\$ 32,560	\$ 10,574	\$ 21,986
RESA Special Education	\$ 774,669	\$ 251,581	\$ 523,089
RESA Vocational Education	\$ 222,196	\$ 72,160	\$ 150,036
COMMUNITY COLLEGE			
Lansing Community College - LCC	\$ 654,503	\$ 212,555	\$ 441,947
LOCAL SCHOOL MILLAGES: excludes State School millages			
School Debt	\$ 1,203,383	\$ 1,203,383	\$ -
School Building and Site ("Sinking Fund" millage available for tax capture)	\$ 170,519	\$ 55,378	\$ 115,142
<i>Subtotal</i>	\$ 3,963,118	\$ 2,099,631	\$ 1,863,487
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	\$ 1,031,471	\$ 1,031,471	\$ -
Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	\$ 3,094,413	\$ 3,094,413	\$ -
<i>Subtotal</i>	\$ 4,125,884	\$ 4,125,884	\$ -
Totals	\$11,126,186	\$ 7,235,084	\$ 3,891,103
Total Tax Increment Revenues Captured			\$ 3,891,103

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

9. DISPLACEMENT OF PERSONS (SECTION 13(1)(I-L))

Limited commercial tenant leases are residing on the Property and the other buildings are vacant, however prior to construction, the Property will become vacant and there will be no persons or businesses residing on the Property. Additionally, no occupied residences will be acquired or cleared; therefore there will be no displacement or relocation of persons or businesses under this Plan.

10. AUTHORITY REVOLVING FUND (SECTION 8; SECTION 13(1)(M))

The Authority has established a LSRRF. The Authority will capture incremental local taxes to fund the LSRRF in Years 10 and 11, to the extent allowed by law. The LSRRF will capture an amount equal to 2.5% of the eligible activity amount reimbursed to the Developer and captured in Years 10 and 11 (see Table 4d for LSRRF distribution). The funds will be used in a manner consistent with the requirements of Act 381 of 1996, as amended ("the Act"). The Authority anticipates depositing \$86,344 of local captured taxes into its LSRRF if the redevelopment Project is completed and all eligible activities are incurred as summarized in Table 1a.

11. OTHER INFORMATION (SECTION 8; SECTION 13(1)(N))

The Authority and the ICBOC, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.



To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Justin Quagliata, Assistant Planner

Date: July 19, 2019

Re: Sierra Ridge Preliminary Plat Extension

Gerald Fedewa submitted a letter dated June 26, 2019 requesting a two year extension of the preliminary plat approval for the remaining 30 lots in Sierra Ridge Estates. The Township's Land Division ordinance requires the proprietor of the plat to request an extension in writing prior to the expiration date.

The Sierra Ridge Estates subdivision consists of 99 single family homes located on approximately 73 acres north of Lake Lansing Road and east of Newton Road. The preliminary plat for Sierra Ridge Estates (PP #03012) was approved by the Township Board on July 1, 2003 for a period of two years. Final plat approval was granted by the Township Board for Phase I (34 lots) on August 4, 2005, Phase II (15 lots) on April 2, 2013, and Phase III (20 lots) on April 4, 2017.

The Township Board previously granted preliminary plat extensions in 2005, 2007, 2009, 2011, 2015, and 2017 for two year periods. The current preliminary plat approval would have expired on July 1, 2019 if the applicant had not applied for an extension. The applicant is requesting a two-year extension of the preliminary plat; if approved the new expiration date will be July 1, 2021.

Township Board Options

The Township Board has the option to approve, approve with modifications, or deny the extension request. If the extension is denied, the applicant must resubmit the preliminary plat. A resolution to approve the plat extension is provided.

- **Move to adopt the resolution extending preliminary plat approval for the remaining 30 lots in Sierra Ridge Estates to July 1, 2021.**

Attachments

1. Resolution to approve.
2. Letter from Gerald Fedewa requesting plat extension dated June 26, 2019.
3. Sierra Ridge Estates Preliminary Plat approval letter dated July 10, 2003.
4. Preliminary Plat.

G:\Community Planning & Development\Planning\PLATS (PLAT)\03012 Sierra Ridge\PP 03012\Extensions\2019 Extension\PP 03012.tb1 2019 extension.doc

**RESOLUTION TO APPROVE
(EXTENSION)**

**Preliminary Plat #03012
Fedewa
Sierra Ridge Estates**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23rd day of July, 2019, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Mr. Gerald Fedewa, on behalf of G.S. Fedewa Builders, Inc., in a letter dated June 26, 2019 requested an extension of Preliminary Plat #03012, Sierra Ridge Estates, a single family subdivision of 99 lots located north of Lake Lansing Road and east of Newton Lake Road; and

WHEREAS, the Township Board has reviewed the material forwarded by staff under a cover memorandum dated July 19, 2019; and

WHEREAS, the preliminary plat remains consistent with the design approved by the Township Board on July 1, 2003; and

WHEREAS, the Township’s Land Division Ordinance and the State Land Division Act allow for the extension of a preliminary plat.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants the extension of Preliminary Plat #03012, Sierra Ridge Estates, for a period of two years, from July 1, 2019 to July 1, 2021, with the following condition:

- 1. All previous conditions placed on the preliminary plat approval shall remain in effect.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Approve (Extension)
Preliminary Plat #03012 (Fedewa)
Sierra Ridge Estates
Page 2**

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 23rd day of July, 2019.

Brett Dreyfus
Township Clerk

G.S. FEDEWA BUILDERS

June 26th, 2019

Mr. Mark Kieselbach
Meridian Township
5151 Marsh Road
Okemos, MI 48864

RECEIVED
JUN 26 2019

RE: Preliminary Plat #03012 Sierra Ridge Estates

Dear Mark,

I understand the preliminary plat approval of Sierra Ridge Estates is set to expire July 1, 2019. I'm hereby requesting a two-year extension so the approval will remain in effect until July 1, 2021.

Thank you for your cooperation in this matter.

Sincerely,

Gerald S. Fedewa
G.S. Fedewa Builders

CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor
Mary M.G. Helmbrecht Clerk
Bruce D. Hunting Treasurer
Gerald J. Richards Manager



Julie Brixie Trustee
Steve Stier Trustee
Andrew J. Such Trustee
Anne M. Woiwode Trustee

July 10, 2003

Mr. Gerald Fedewa
G.S. Fedewa Builders, Inc.
5570 Okemos Road
East Lansing, MI 48823

RE: Preliminary Plat #03012 Sierra Ridge Estates

Dear Mr. Fedewa:

The Township Board at its regular meeting held on July 1, 2003 voted to approve the preliminary plat of Sierra Ridge Estates, a single-family subdivision of 99 lots located north of Lake Lansing Road and east of Newton Road. Approval of the preliminary plat was granted with the following conditions:

1. Approval is granted in accordance with the revised Preliminary Plat received April 25, 2003, prepared by Gove Associates, Inc., indicating ninety-nine (99) single-family lots, subject to revisions as required.
2. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
3. An overall grading plan for the subdivision shall be required with detailed construction plans prior to issuance of any building permits. The elevation of each lot corner shall be indicated on the plan.
4. Storm sewer leads shall be provided to each lot in the subdivision where appropriate as determined by the Director of Public Works and Engineering. The final location of the lead shall be subject to the approval of the Director of Public Works and Engineering.
5. Street trees shall be required throughout the subdivision. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Commission.
6. Final street names shall be subject to the review and approval of the Ingham County Road Commission and the Township. The street name East Sleepy Hollow Drive shall be used as a continuation of the existing East Sleepy Hollow Drive located south of Lake Lansing Road.

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 349-1200 FAX (517) 349-0506

<http://www.twp.meridian.mi.us>

An Equal Opportunity Employer

Mr. Gerald Fedewa

July 10, 2003

Page 2

7. If determined necessary by the Director of Public Works and Engineering and the Ingham County Road Commission, edge drains shall be installed along streets within the subdivision.
8. A five (5) foot wide concrete sidewalk shall be constructed along both sides of all streets within the subdivision, including Modesto Drive.
9. A seven (7) foot wide pedestrian/bicycle pathway shall be constructed along the frontage of Lake Lansing Road as part of Phase 1. A seven (7) foot wide pedestrian/bicycle pathway shall be constructed along Newton Road as Newton Road is paved pursuant to Ingham County Road Commission's requirements. The applicant shall be responsible for obtaining all required permits and approvals for pathway construction and shall construct them in accordance with the standards of the Department of the Public Works and Engineering.
10. The Planning Commission hereby grants a variance from Section 101-4.52 of the Township's Subdivision Regulations for the minimum block length to be less than 500 feet for the following road segments.

East Sleepy Hollow Drive from Lake Lansing Road to Isaac Lane
Pasadena Boulevard from Newton Road to East Sleepy Hollow Drive
Pasadena Boulevard from East Sleepy Hollow Drive to Modesto Drive
Fresno Drive from Newton to East Sleepy Hollow Drive
Fresno Drive from East Sleepy Hollow Drive to Pasadena Boulevard
Fresno Drive from Pasadena Boulevard to Modesto Drive
Isaac Lane from East Sleepy Hollow Drive to Marietta Way

The variance is based on the long and narrow shape of the upland portions of the site and to comply with the maximum lot depth to width ratio for proposed lots located within the block(s). The proposed block lengths will also reduce traffic speeds within the subdivision due to shorter distances between intersections.

11. The Planning Commission hereby grants a variance from Section 101-4.62 of the Township's Subdivision Regulations for lot lines not at right angles to straight streets or not radial to curved streets along the common lot line between Lot 14 and Lot 15, and Lot 71 and Lot 72 in order to comply with the approved road layout requiring street intersections to be perpendicular on the narrow upland portion of the site.
12. The Planning Commission hereby grants a variance from Section 101-4.63 of the Township's Subdivision Regulations to exceed the maximum lot depth to width ratio for Lot 27 based on the narrow shape of upland portions of the site affecting the configuration of the subdivision and the approved road layout.
13. The variance to exceed the maximum lot depth to width ratio for Lot 94 is hereby denied based on the ability to comply with Section 101-4.63 by transferring area to the adjacent open space. Prior to final plat approval, the plat shall be adjusted to bring Lot 94 into

compliance with the Subdivision Regulations by adjusting the rear lot line of Lot 92, Lot 93, Lot 94, and Lot 95 in a manner that complies with the Code of Ordinances and the Township's Subdivision Regulations and which also creates a uniform rear lot line for Lots 92 through 95.

14. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, Michigan Department of Environmental Quality (MDEQ), and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development. Should a permit be required from the Michigan Department of Environmental Quality, no grading or construction work shall be conducted until the permit is final and unappealable at the MDEQ.
15. Prior to construction activities, including grading, erosion control fencing shall be installed along the perimeter at the upland edge of the required water features setback, subject to the review approval of the Ingham County Drain Commissioner's office and the Department of Community Planning and Development.
16. Prior to issuance of a grading permit for Lot 65, Lot 67, Lot 68, Lot 69, Lot 70, Lot 71, Lot 72, Lot 73, Lot 74, Lot 75, Lot 76, Lot 77, Lot 78 and Lot 79, a professional engineer or registered land surveyor shall provide written certification to the Township that no lots have been platted in the 100-year floodplain and that no grading or construction work will take place in the 100-year floodplain. Upon completion of the dwellings on Lot 65, Lot 67, Lot 68, Lot 69, Lot 70, Lot 71, Lot 72, Lot 73, Lot 74, Lot 75, Lot 76, Lot 77, Lot 78 and Lot 79, a similar as-built certification for the lot and dwelling shall be provided to the Township.
17. Due to the proximity of the 100-year floodplain to the basements/foundations for Lot 66, Lot 67, Lot 68, Lot 69, Lot 70, Lot 71, Lot 72, Lot 73 and Lot 74, a licensed professional engineer shall certify the basement/foundation is designed to withstand hydrostatic pressure or shall certify such a design is unnecessary.
18. The applicant shall apply for and receive any necessary variance(s) from the Zoning Board of Appeals or revise the plat's design to comply with the Code of Ordinances. Should it be necessary to revise the layout of the plat to comply, it shall be brought back to the Planning Commission and Township Board for re-approval.
19. The applicant shall clearly define the applicable natural vegetation strip, water features setback, regulated wetlands and 100-year floodplain in all submitted drawing and plans, including plot plans for each lot when the house is built. The covenants and restrictions for the subdivision shall also clearly identify which lots contain these features and refer to the appropriate Township and/or State regulations.
20. Any wellhead(s) located on the site shall be properly plugged and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the

Mr. Gerald Fedewa

July 10, 2003

Page 4

issuance of any permit for construction activity, including grading permits.

21. The existing house located at 2150 Lake Lansing Road shall be removed prior to grading or construction of Phase 4. This building would only be used as a field office for road and utility construction.
22. A copy of the information that exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.
23. In furtherance of subsection 101-4.3 of the Township's Subdivision Regulation, tree protection measures as identified in the Land Clearing Ordinance shall be employed to avoid damaging and to ensure preservation of all healthy Burr Oak trees greater than three (3) feet in diameter and two Cottonwood trees greater than five (5) feet in diameter.
24. The applicant shall post Wetland #4-27 as a Township regulated wetland and dumping is prohibited.
25. The applicant shall provide a greenways connection for property on Towner Road if the property is acquired by the township park system.

All lots contained in the plat shall be developed in accordance with applicable Township ordinances, regulations and permitting requirements including, but not limited to, building permits that may include conditions for the protection and preservation of trees, soils and other natural resources.

Preliminary plat approval is valid for a period of two (2) years. Consequently the preliminary plat for Sierra Ridge Estates is valid until July 1, 2005. A preliminary plat may be extended if a request for an extension is submitted to the Township prior to the expiration of the two (2) year period.

If you have any questions regarding this matter, please contact me.

Sincerely,



Mark Kieselbach
Director of Community Planning and Development

cc: Ray Severy
John Heckaman
Ingham County Road Commission
Ingham County Drain Commission

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING SETBACK LINE
- PROPOSED SETBACK LINE
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING MANHOLE
- EXISTING ROUND CATCHBASIN
- EXISTING FIRE HYDRANT
- PROPOSED WATERMAN
- PROPOSED FIRE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED ROUND CATCHBASIN
- PROPOSED SQUARE CATCHBASIN
- EXISTING MANHOLE TO REMAIN
- EXISTING CONTOUR TO BE REMOVED
- PROPOSED ELEVATION (TOP OF CURB)
- PROPOSED ELEVATION (BOTTOM OF CURB)
- PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE (S&F)
- RIP RAP (2 SQUARE YDS/PER 100' W/GEOTEXTILES)
- PROPOSED STORM SEWER FEES
- ROAD CENTERLINE
- WETLAND SETBACK
- FLOODPLAIN
- WETLAND BOUNDARY
- PROPOSED UTILITY EASEMENT
- REGULATED WETLAND TO BE FILLED
- PROPOSED WETLAND MITIGATION AREAS
- EXISTING WETLAND
- UNREGULATED WETLAND TO BE FILLED
- DRAINAGE LIMITS
- DRAINAGE SLOPE SURFACE
- STORM SEWER FLOW
- PROP. LOT LINE
- LOT NUMBER
- SETBACK (BUILDING ENVELOPE)
- PROPOSED RIGHT-OF-WAY LINE

OWNER
 G.S. FEDEWA BUILDERS, INC.
 5570 OKENOS ROAD
 EAST LANSING, MI 48823
 PH. (517) 339-0020

ENGINEERS
 GOVE ASSOCIATES, INC.
 821 E. KALAMAZOO ST.
 LANSING, MI 48912
 PH. (517) 485-0555

DATE	PAGE #	SHEET
8/22/02	6	CONSTRUCTION PHASES
8/25/02	5	UTILITY PLAN
8/25/02	4	PRELIMINARY SITE PLAN W/ TOPO
8/25/02	3	PRELIMINARY SITE PLAN
8/16/02	2	SITE SURVEY
6/25/02	1	TITLE SHEET

SCALE: 1" = 100'

CHECKED BY: AJR

DRAWN BY: AMK 6/20/02

JOB NUMBER: N16400-01

SHEET NUMBER: 3 OF 6

GENERAL NOTES:

SECTION 92-3.54
 Minimum lot area: 15,500 square feet. Interior lot area requirements may be reduced for NO MORE than 25 percent of the lots in any one subdivision plat PROVIDED the area so reduced is no less than 12,000 square feet. In areas PROVIDED the interior lot area of the subdivision plat averages 13,500 square feet. Attention is directed to Supplementary Area Regulations, Chapter 64, for other permitted exceptions to lot area.

Minimum interior lot width: 30 feet. Interior lot widths may be reduced for no more than 25 percent of the lots in any one subdivision plat PROVIDED the area so reduced is no less than 80 feet in width and PROVIDED the interior lot width of the subdivision plat averages 50 feet in width and PROVIDED no more than two adjacent lots shall be less than 50 feet in width.

Minimum corner lot width: 100 feet along street upon which lot fronts.

ROADWAY SECTION, TYP.

NO SCALE

1/4" M.D.O.T. 36A - TOP COURSE
 1/4" M.D.O.T. 15A - LEVELING COURSE
 1/4" M.D.O.T. 15B - GRANULAR BASE

STANDARD CURB & GUTTER DETAIL

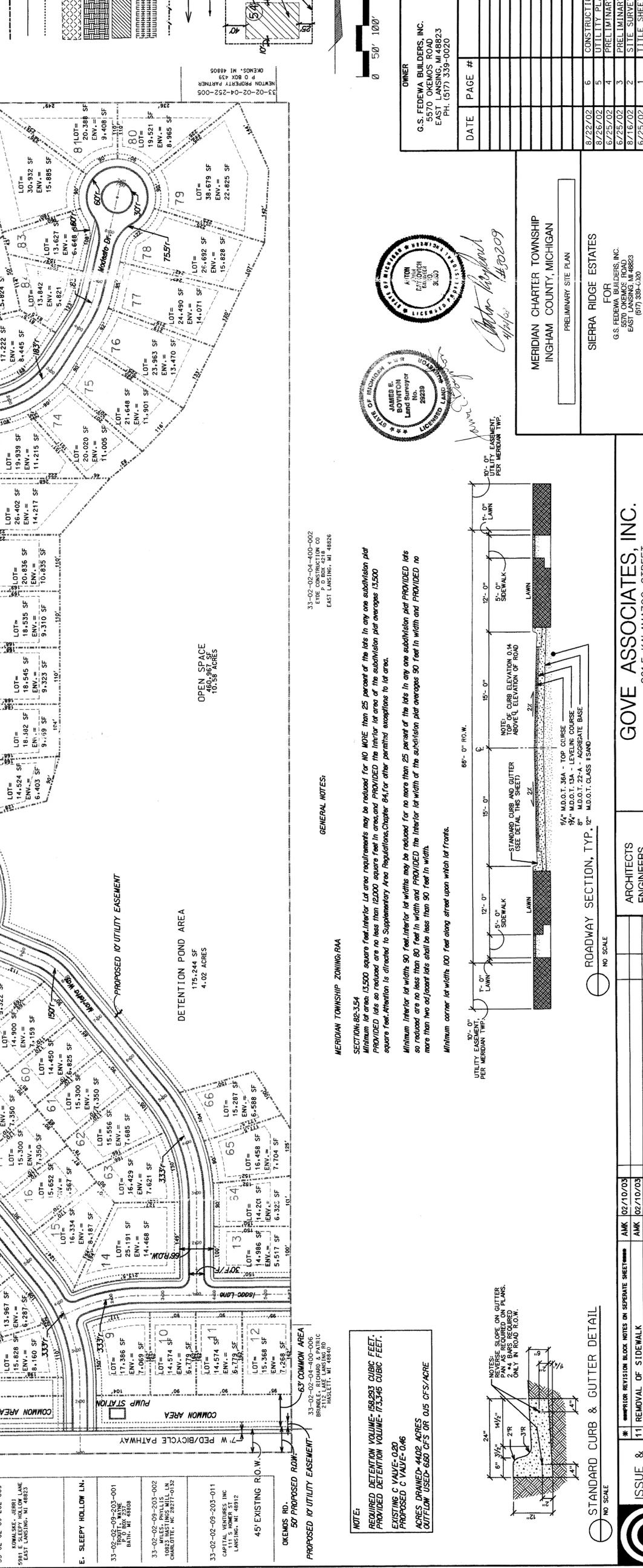
NO SCALE

NOTES:
 REVERSE SLOPE ON GUTTER
 2" MIN. SLOPE REQUIRED
 ONLY IN ROAD R.O.W.

DETENTION POND AREA
 175,244 SF
 4.02 ACRES

OPEN SPACE
 460,967 SF
 10.58 ACRES

OPEN SPACE
 2,519 SQUARE FEET



ARCHITECTS
 ENGINEERS
 PLANNERS
 SURVEYORS

GOVE ASSOCIATES, INC.
 821 E. KALAMAZOO STREET
 LANSING, MICHIGAN
 (517) 485-0555

ISSUE & REVISION BLOCK	AMK	DATE
11 REMOVAL OF SIDEWALK	AMK	02/10/03
12 REVISION TO STREET NAME	AMK	02/10/03
13 LOT REVISIONS	AMK	02/28/03
14 LOT REVISIONS	AMK	04/17/03



11.A/13.A

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Mackenzie Dean, Assistant Planner

Date: July 17, 2019

Re: Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC)

Louis J. Eyde Family, LLC has submitted a mixed use planned unit development (MUPUD) proposal to construct a two-story, 36,156 square foot multi-tenant office building at 2814 Eyde Parkway. The 6.32 acre site is zoned PO (Professional and Office), conditioned on development using the MUPUD ordinance. The MUPUD condition stems from the 2008 rezoning (REZ #08080) of 81 acres located east of Hagadorn Road, encompassing Hannah Boulevard, Eyde Parkway, and Esoteric Way. The rezoning was conditioned on the development of the 81 acres using the MUPUD ordinance and a maximum of 1,010 to 1,159 residential units distributed throughout and/or on portions of the 81 acres.

In addition to the MUPUD, a special use permit (SUP) is required for constructing a building totaling more than 25,000 square feet in gross floor area. The special use permit (SUP #19091) is being processed concurrently with the MUPUD request.

The Planning Commission held a public hearing on the proposal at its meeting on June 10, 2019 and voted to recommend approval at the same meeting, citing the following reasons for their decision:

- The mixed use planned unit development meets the conditions established in Rezoning #08080 which requires development of the site using the MUPUD ordinance.
- The proposed mixed use planned unit development meets the minimum MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances.
- The mixed use planned unit development has been designed harmoniously with the existing and potential future uses surrounding the site.
- The requested waivers for parking lot setbacks, window coverage and freestanding signs are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance.
- The number and type of amenities provided in the mixed use planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances.

**Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC)
Township Board (July 23, 2019)
Page 2**

Staff memorandums outlining the MUPUD request and minutes from the Planning Commission meetings at which the request was discussed are attached for the Board's review.

Township Board Options

The Township Board may approve or deny the proposed mixed use planned unit development project. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. The Board has 30 days from the date of the public hearing to make a determination on the request, unless an extension is granted by the applicant. The 30 day review period ends August 22, 2019. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandum dated June 6, 2019 with attachments.
2. Resolution recommending approval of MUPUD #19024 dated June 10, 2019.
3. Planning Commission minutes dated June 10, 2019 (public hearing & decision).

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2019\MUPUD 19014 (Louis J. Eyde Family, LLC)\MUPUD 19014.tb1.docx



To: Planning Commission

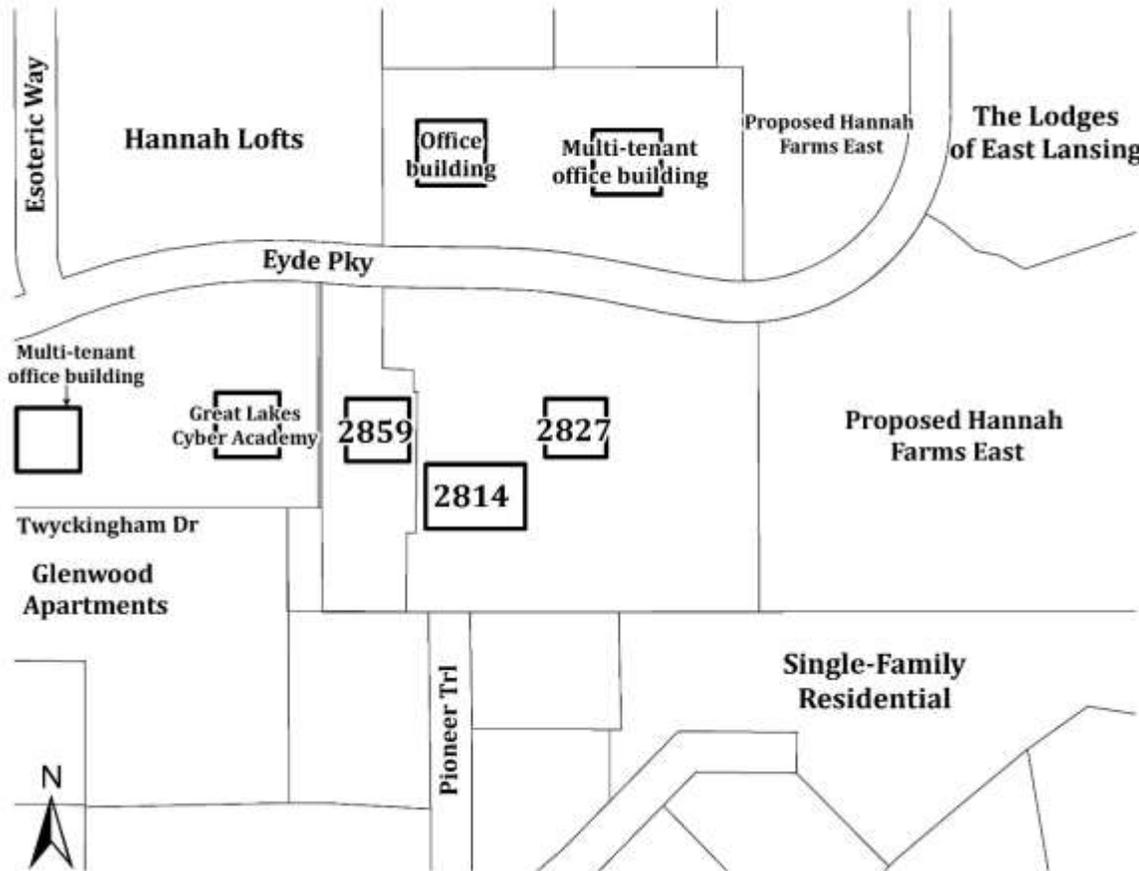
From: Peter Menser, Principal Planner

Mackenzie Dean, Assistant Planner

Date: June 6, 2019

Re: Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC), develop a two-story, 36,156 square foot multi-tenant office building located at 2814 Eyde Parkway.

Louis J. Eyde Family, LLC has submitted a mixed use planned unit development (MUPUD) proposal to construct a two-story, 36,156 square foot multi-tenant office building at 2814 Eyde Parkway. The 6.32 acre site is zoned PO (Professional and Office), conditioned on development using the MUPUD ordinance.



**Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC)
Planning Commission (June 10, 2019)
Page 2**

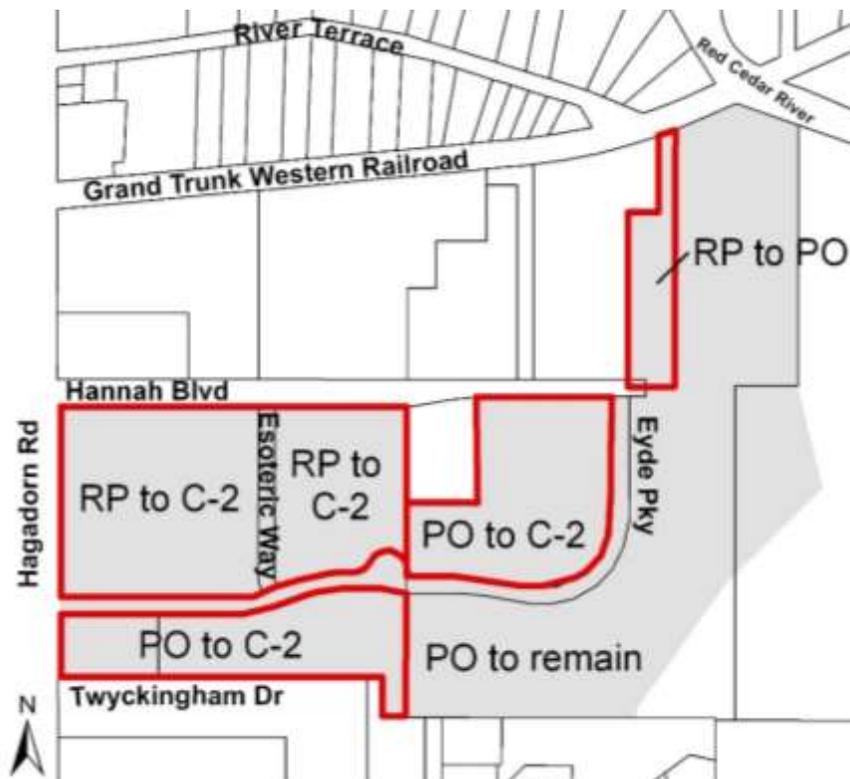
In addition to the MUPUD, a special use permit (SUP) is required for constructing a building totaling more than 25,000 square feet in gross floor area. The SUP (SUP #19091) is being processed concurrently with the MUPUD request. The applicant has requested that the Planning Commission make a decision regarding the requests the same night of the public hearing.

Site History

In 2000, the property owner received site plan review approval (SPR #00-14) to construct an approximately 21,994 square foot office building at 2859 Eyde Parkway. In 2001, special use permit approval was granted (SUP #01111) to construct two additional office buildings (2814 and 2827 Eyde Parkway) on the property, for a grand total of approximately 76,000 square feet between the three buildings. Site plan approval (SPR #02-01) was granted for the additional two buildings in 2002. The building at 2827 Eyde Parkway was completed in 2002. While a building permit for 2814 Eyde Parkway was granted in 2004, and foundation work began, the project did not proceed and the permit ultimately expired in 2006.

2008 Rezoning

In 2008, 46 (of 81 acres) acres located east of Hagadorn Road, encompassing Hannah Boulevard, Eyde Parkway, and Esoteric Way were rezoned (Rezoning #08080). The rezoning changed the zoning on five parcels in that area from RP (Research Park) to PO (Professional and Office) and C-2 (Commercial) and PO (Professional and Office). The changes are reflected in the graphic below:



Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC)
Planning Commission (June 10, 2019)
Page 3

The rezoning was conditioned on the development of the entire 81 acres in the rezoning area using the MUPUD ordinance and a maximum of 1,010 to 1,159 residential units distributed throughout and/or on portions of the 81 acres. Other MUPUD projects in the 81 acre rezoning area to date include The Lodges (2009), The Lodges II (2012), the Residence Inn extended stay hotel (2013), and Hannah Lofts (2013). The table below provides details on each project.

Project	Units	Bedrooms	Total Square Feet	Acreage
Lodges I	220	683	301,271	15.71 acres
Lodges II	144	366	146,318	9.06 acres
Residence Inn	96 rooms	N/A	72,091	2.5 acres
Hannah Lofts	282	702	378,240	7.9 acres

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Planned Unit Development (PUD) category.

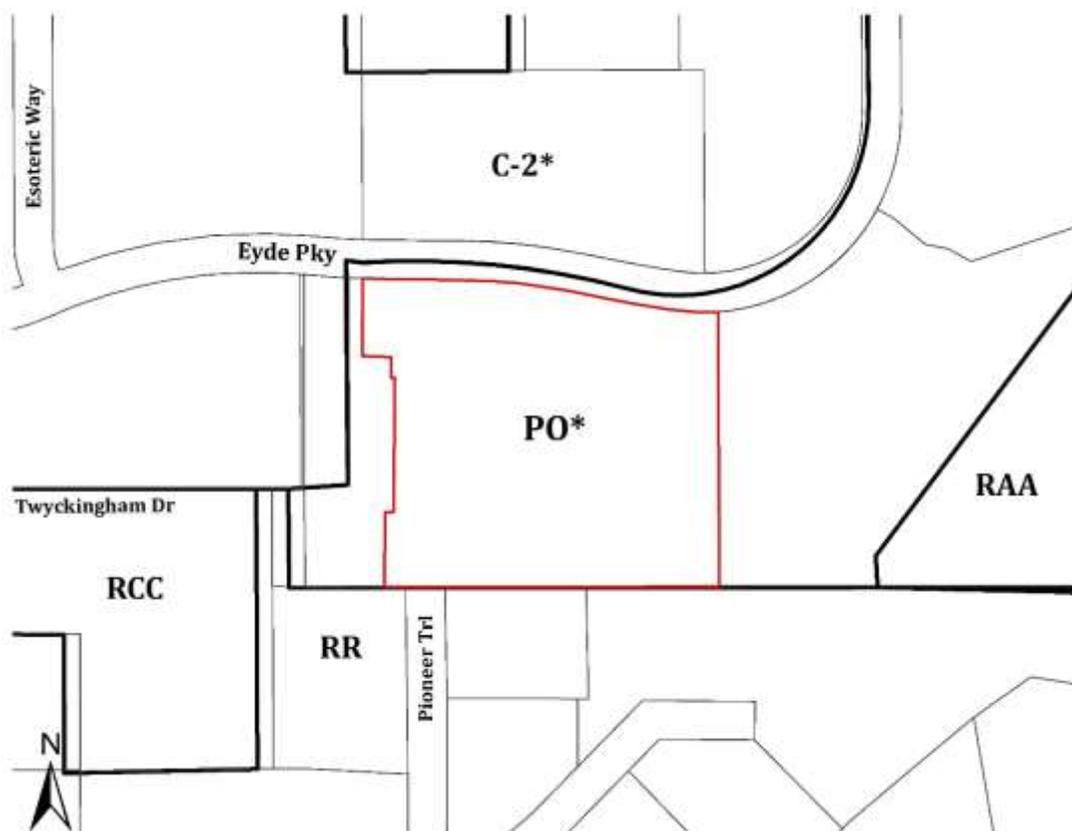
FUTURE LAND USE MAP



Zoning

The proposed project is located in the PO zoning district. A MUPUD is permitted in the PO zoning district when public water and sewer are available. All uses permitted by right and by special use permit in the underlying PO zoning district are permitted in a MUPUD. PO zoning requires a minimum of 50 feet of lot width and 5,000 square feet of lot area. The subject site has 107.8 square feet of lot width and 275,299 square feet of lot area.

ZONING MAP



Physical Features

The site is currently developed with a 21,994 square foot building occupied by Lansing Community College East, which was constructed in 2002. Though the building at 2814 Eyde Parkway was never constructed, previous foundation is present from when development of the site began in 2004. A parking lot and landscaping is also present on the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain and wetlands are not present on the site. No work is proposed in the floodplain at this time. The floodplain in this area is located to the east of Eyde Parkway and Pioneer Trail. Wetlands are limited to approximately the same area.

FLOODPLAIN/WETLAND MAP



GREENSPACE PLAN MAP



The Township Greenspace Plan shows a Fragile Link and Priority Corridor (PCC) southeast of the subject site. A PCC is a network of ecologically significant open spaces. A Fragile Link is an area where a PCC is exceptionally narrow or fragmented.

Streets and Traffic

The project site is located east of Hagadorn Road and the south of Eyde Parkway. Access to the site is provided from two driveways off of Eyde Parkway, a two lane road classified as a Local Street on the Street Setbacks and Service Drives Map in the zoning ordinance. A five foot wide pathway is present along the north and south side of Eyde Parkway. The applicant is not proposing to create new access points to the site. The most recent (2017) traffic count information for Hagadorn Road from Ingham County Road Department showed a total of 26,883 two-way vehicle trips in a 24 hour period. Traffic counts are not available for Eyde Parkway.

A traffic impact study is required for MUPUDs which would generate over 100 directional trips during a peak hour of traffic on adjacent roadways. The applicant submitted a traffic impact study prepared by Traffic Engineering Associates, Inc. (TEA) dated June, 2019 that provides detailed information on existing traffic volumes, estimates of traffic generated by the proposed MUPUD, turning movements, and level of service (LOS) at surrounding intersections. The study notes the proposed new office building, a tenant for which has not yet been identified, will produce approximately 1,219 trips in a weekday, which includes 86 trips in the AM peak hour and 117 trips in the PM peak hour. The study recommends adjustments to the traffic signal timing at the Hagadorn Road/Mt. Hope Road and Hagadorn Road/Eyde Parkway intersections to decrease vehicle delay.

Utilities

Municipal water and sanitary sewer are available in the vicinity of the project site. The location and capacity of utilities for the proposed new buildings will be reviewed in detail during site plan review if the MUPUD and SUP are approved.

Parking

The Township Code of Ordinances requires a minimum (three spaces) and maximum (four spaces) per 1,000 square feet of gross floor area for general office space. With no indication of the tenant(s) of the building, staff has used most intensive land use to estimate required parking for the site, which includes both the existing and new office buildings. Using the stand-alone medical office parking category, which requires five parking spaces per 1,000 square feet of gross floor area, a total of 291 parking spaces would be required for the project. The applicant is planning to utilize the 291 existing parking spaces on the site.

One bicycle parking space is required for every ten motor vehicle parking spaces required. There are 291 parking spaces required; therefore the project must have a minimum of twenty-nine bicycle parking spaces. Nine bicycle parking racks (eighteen bicycle parking spaces) are shown on the submitted site plan near the northwestern portion of the site. . With eighteen bicycle parking spaces, the applicant will be short eleven spaces (six racks). The Township requires the use of an inverted "U" shaped bicycle rack. The applicant has indicated the six additional racks will be added to the site plan instead of seeking a waiver.

The ordinance allows the number of required motor vehicle parking spaces on the site to be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site, up to a maximum of 10 percent of the total number of required motor vehicle parking spaces. Using this formula the required number of motor vehicle parking spaces can be reduced by 25 spaces. With the allowed reduction granted for bicycle parking, the total required motor vehicle parking is reduced to 282 spaces.

Staff Analysis

The applicant has requested to construct a two-story 36,156 square foot office building conditioned on using the MUPUD ordinance as required in Rezoning #08080. In a MUPUD request the Planning Commission makes a recommendation on the project and the Township Board makes the final decision. When reviewing the project the Planning Commission should consider the appropriateness of the requested waivers, the proposed amenities and related review criteria, and the MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances.

The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, setbacks, maximum impervious surface, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process.

The following is a summary of the project's consistency with the MUPUD ordinance standards. As part of this project analysis, standards for the underlying PO zoning district will be compared to what is proposed on the submitted site plan.

Land Use: An office building is an allowed use by right in the PO zoning district.

Density: The conditional rezoning of the property limits residential density of 1,010 – 1,159 units distributed throughout and/or on portions of the subject property. The proposed use of the subject site is an office building with no residential units.

Phasing: The applicant has indicated the entire project will be completed in one phase.

Amenities: One or more amenities are required for every MUPUD project and should represent multiple categories from the list of amenity categories which are Conservation; Environment; Parks, Recreation, and Culture; Social Interaction; and Site and Building Design. Criteria to determine whether a proposed amenity is acceptable for consideration can be found in Section 86-440(e)(2) of the MUPUD ordinance. The submitted site plan shows that an electric car charging station and public seating area available to the public are proposed as amenities for the project.

Building height: The maximum building height allowed in a MUPUD is 45 feet. Building elevations provided by the applicant indicate the height of the building is 32.8 feet.

Building materials: Generally, building materials in a MUPUD should include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials such as vinyl, aluminum, and metal sidings should be avoided. All buildings should be completed on all sides with acceptable materials. The design of the buildings should relate to and blend with the facades of adjacent buildings and complement streetscape improvements in the area. The proposed building materials for the project include a mixture of brick, stone, metal, glass and aluminum. A sample board of the building materials submitted by the applicant will be displayed at the public hearing.

Architectural design: The MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the facade. Scaled building elevations have been provided which indicate the buildings as proposed provides the required facade articulation. The MUPUD ordinance also requires that windows cover no less than 50% of nonresidential street level facades. The submitted building elevations show windows along Eyde Parkway that cover approximately 28% of facade at the street level. A waiver will be required for the window coverage deficiency.

Railings, benches, trash receptacles, or bicycle racks: Accessory items such as railings, benches, trash receptacles, or bicycle racks are required to be of commercial quality and complement the building design and style. The site plan indicates the proposed bicycle racks will be the inverted "U" shaped style. Any other site accessories will be subject to the approval of the Director of Community Planning and Development.

Trash and recycling: A commercial dumpster, compactor, and/or recycle center are not shown on the submitted site plan. The Township requires any proposed trash or recycling structure to be screened by an enclosure.

Parking: The setbacks for a parking area and the number of parking spaces required can be waived in a MUPUD. 282 parking spaces are required for the project and the applicant is utilizing the existing 291 space parking lot.

Landscaping: Proposed landscaping must generally comply with the provisions of the Code of Ordinances. Landscaping should be designed to preserve existing significant natural features and to buffer service areas, parking lots, or dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A minimum of four feet of landscaped area is required around the perimeter of the mixed use building. While not required as part of the MUPUD application, a landscape plan for the project was submitted. Landscaping will be reviewed in detail during site plan review if the MUPUD and SUP are approved.

Lighting: The MUPUD ordinance requires site lighting to comply with the Outdoor Lighting Ordinance and limits street lighting intended to provide illumination for pedestrians on the sidewalk to no taller than 15 feet in height. Information on site lighting was not provided, but will be reviewed in detail during site plan review if the project proceeds.

Signs: A sign program is required as part of the MUPUD application showing the style, size, number, and location of any proposed signs and is approved by the Township Board as part of the MUPUD. The submitted plans show two 51 square foot (10' tall) monument signs proposed on the property, one located near the west driveway and one located near the east driveway. Freestanding signs are generally not permitted in a MUPUD. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way (ROW) line with the resulting yard set aside for permanent public open space. The proposed signs meet the 10 foot setback from the property line. A waiver for the two proposed freestanding sign is being requested by the applicant.

Sidewalks: Generally, sidewalks in a MUPUD must be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area. The submitted site plan shows five foot wide sidewalks connecting the parking area to the office building and public gazebo. All sidewalks in this area, with the exception of the seven foot pathway on the east side of Hagadorn Road, are not part of the Township's pathway system and are privately owned and maintained. Existing sidewalk along Eyde Parkway has a width of five feet.

Waiver requests

The MUPUD ordinance generally waives the standard requirements for lot size, setbacks, type and size of dwelling unit, frontage, number of required parking spaces, and impervious surface coverage, provided the purpose and intent of the ordinance are incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the 2814 Eyde Parkway project.

Parking setbacks

Where a parking area adjoins the same or any other nonresidential district a landscaped buffer at least 15 feet wide must be provided between the parking area and the property line. To the west the surface parking lot is depicted to be zero feet from the western property line. Parking shown on the site plan was previously installed with other development and is continuous, thus cannot provide the fifteen foot setback from the property line to the west.

Free-standing signs

The submitted plans show two 51 square foot (10' tall) monument signs proposed on the property, one located near the west driveway and one located near the east driveway.

Staff has indicated the following additional waivers not identified by the applicant:

Fenestration/window coverage

The MUPUD ordinance requires that windows cover no less than 50% of nonresidential street level facades. The submitted building elevations show windows along Eyde Parkway that cover approximately 28% of facade at the street level. With approximately 28% window coverage of the façade at the street level, staff has found that the applicant will require a waiver of 22% for the deficient window coverage.

Decision request

The applicant has requested the Planning Commission to make a decision on the mixed use planned unit development on the same night as the public hearing. Planning Commission bylaw 6.4a specifically notes that decisions will not be made on the same night as the public hearing, however the Commission may choose to suspend the bylaw if it so chooses. A motion to suspend bylaw 6.4a is provided for consideration.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the mixed use planned unit development. The Planning Commission may choose to suspend bylaw 6.4a to make a decision on the request on the same night as the public hearing. Resolutions to suspend bylaw 6.4a and to recommend approval of the MUPUD with conditions are provided.

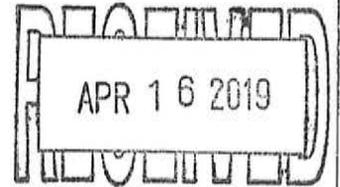
- **Move to suspend Planning Commission Bylaw 6.4a to consider Mixed Use Planned Unit Development #19014 on the same night as the public hearing.**
- **Move to adopt the resolution to recommend approval of Mixed Use Planned Unit Development #19014 with conditions.**

Attachments

1. MUPUD Application received by the Township on April 16, 2019.
2. Site plan prepared by Kebs, Inc., dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
3. Floor Plans & Building Elevations prepared by Bergmann dated April 15, 2019 and received by the Township on May 13, 2019.
4. Sign Program prepared by Johnson Sign Company received by the Township on May 14, 2019.
5. Traffic Impact Study prepared by Traffic Engineering Associates, Inc. dated June, 2019 and received by the Township on June 6, 2019.
6. Letter from applicant requesting decision at public hearing dated June 6, 2019 and received by the Township on June 6, 2019.
7. Resolution to recommend approval.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2019\MUPUD 19014 (Louis J. Eyde Family, LLC)\Staff Reports\MUPUD 19014.pc1.docx

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



MIXED USE 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 Mixed Use Planned Unit Development.

Part I

- A. Applicant LOUIS J. Eyde Family LLC
Address of Applicant 2947 Eyde Parkway Suite 200 East Lansing, MI 48823
Telephone - Work (517) 351-2480 E-Mail Rundelle.eyde.com Fax _____
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 2827 Eyde Parkway, East Lansing, MI 48823
Legal description (please attach if necessary) _____
Current zoning _____
Project name _____
- C. Developer (if different than applicant) _____
Address _____
Telephone: Work _____ E-Mail _____ Fax _____
- D. Architect Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Jeff Kyes, Kebs Inc.
Address 2116 Haslett Rd. Haslett, MI 48840
Telephone(s) (517) 339-1014 E-Mail j.kyes@kebs.com Fax _____
- E. Acreage of all parcels in the project: Gross 6.33 Net 6.33
- F. Proposed Uses and Site Amenities:
1. Non-residential uses:
 - a. Type Commercial
 - b. Percent of project area 100%
 - c. Total square feet for non-residential uses _____
 - d. Usable floor area 45917 sq. ft
 - e. Number of employees _____
 - f. Hours of operation _____
 2. Residential Uses:
 - a. Percent of project area _____
 - b. Total dwelling units _____
 - c. Dwelling unit mix:
 - i. Number of single family detached: for Rent _____ Condo _____
 - ii. Number of duplexes: for Rent _____ Condo _____
 - iii. Number of townhouses: for Rent _____ Condo _____
 - iv. Number of garden style apartments: for Rent _____ Condo _____
 - v. Number of other dwellings: for Rent _____ Condo _____

3. Parking:
- a. Non-residential uses 291 provided
- b. Residential uses _____
4. Proposed Amenities: Type Elec. Car charging station
 (General) Type _____
 Type _____
 Type _____
- Proposed Amenities: Type _____
 (Density Bonus) Type _____
 Type _____
 Type _____

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

1. Nonrefundable fee.
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership.
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities.
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of 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
6. 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.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, 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.
9. Floor plans of proposed residential units.

10. 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.
11. 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.
12. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
13. A sign program illustrating size and location of each proposed sign type.
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)
 - The appropriate school board (as applicable)

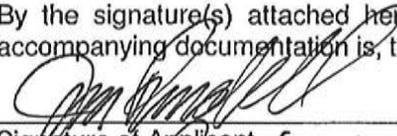
H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

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



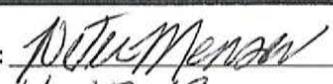
 Signature of Applicant
 Jim Rundell

 Type/Print Name

4/15/2019

 Date

Fee: \$ 500

Received by: 

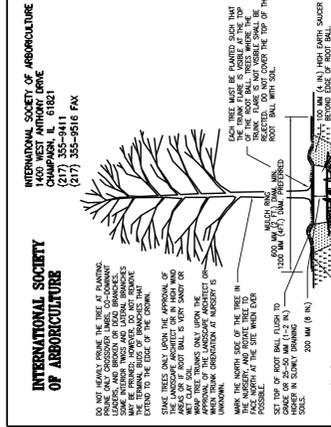
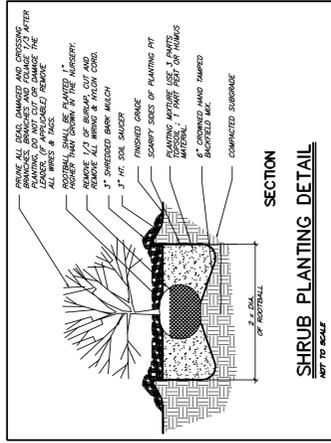
 Date: 4.15.19

Pre-Application Meeting Held: _____
 Date

Application Complete: _____
 Date

By: _____
 Staff

MUPUD PLAN FOR: 2827 Eyde Parkway MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



INTERNATIONAL SOCIETY OF ARBOCULTURE
1400 WEST ANTIPOUR DRIVE
CHAMPAIGN, IL 61821
(317) 355-4516 FAX

DO NOT REMOVE THE TREE AT PLANTING. THE TREE SHOULD BE PLANTED WITH THE ROOT BALL AND BRANCHED LEAVES AND BRUSH OR EMBROIDERED STRIPS OF BURLAP OR OTHER MATERIALS TO PROTECT THE TRUNK FROM DAMAGE BY MICE, RATS, AND OTHER ANIMALS. DO NOT REMOVE THE BRUSH OR EMBROIDERED STRIPS UNTIL THE TREE IS WELL ESTABLISHED.

STAKE TREES ONLY UPON THE APPROVAL OF THE ARBOCULTURIST. THE STAKE SHOULD BE PLACED IN THE SOIL AT AN ANGLE OF 45 DEGREES TO THE TRUNK OF THE TREE. THE STAKE SHOULD BE PLACED IN THE SOIL AT AN ANGLE OF 45 DEGREES TO THE TRUNK OF THE TREE. THE STAKE SHOULD BE PLACED IN THE SOIL AT AN ANGLE OF 45 DEGREES TO THE TRUNK OF THE TREE.

LANDSCAPE NOTES

- INSTALL 1/4" DIA. SPLITTING TO SEPARATE LAWN FROM PLANTING BED.
- INSTALL 1/4" DEEP SHARDED BARK MULCH TO ALL PLANTING AREAS/BEDES.
- INSTALL A KENTUCKY BLUEGRASS SOO (NURSERY) VARIETY THAT IS TREE OF NEEDS.
- SEED AREAS WITH THE FOLLOWING:
 - 25# BAHAMA BOUTIQUE BAHAMA SOO
 - 25# BAHAMA BOUTIQUE BAHAMA SOO
 - 25# BAHAMA BOUTIQUE BAHAMA SOO
- APPLY AT THE RATE OF 2 TO 3 LBS. PER 1000 SQUARE FEET.
- UTILITIES, PIPES AND STRUCTURES AS WELL AS THE LOCATION OF RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
- CONDITIONS SHALL BE FREELY ADJUSTED TO THE OWNER'S SATISFACTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND INSTALLATION OF QUANTITIES DRAWN.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO PLANT MATERIALS TO BE SUBJECT TO APPROVAL BY THE OWNER'S ARBOCULTURIST.
- ALL PLANT MATERIAL SHALL BE OF THE SIZE CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZE REQUIREMENTS SHALL BE REJECTED AND APPROVED BY THE OWNER'S ARBOCULTURIST. ALL PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- SIZE OF PLANT MATERIAL SHALL BE CALLED BY CONTRACTOR'S SIZE. PLANTING SCHEDULE DETAIL WHERE APPLICABLE.
- CONTRACTOR SHALL INSURE THAT PROPOSED PLANTING SCHEDULE IS APPLIED IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES. (BASED ON SOIL/SUBSTRATE CONDITIONS) AND OTHER ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

SECTION

SHRUB PLANTING DETAIL
NOT TO SCALE

1. FINISHED GRADE
2. SCARP SIDES OF PLANTING PIT
3. PLANTING MATERIAL (SEE J PLANTS LIST)
4. 1" DIA. TRUNK PROTECTIVE MATERIAL, 1" DIA. PROTECTIVE MATERIAL
5. 6" DOWNWARD BENT TRUNK PROTECTIVE MATERIAL
6. BACKFILL SOIL
7. CONNECTED SUBGRADE

TREE PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES

NOTE: THE DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN SHOWN (8 FT.)
SOME OPEN TO THE SKY, AND NOT COVERED BY ANY FRAME OR DRAPING.

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EX. LEGEND

- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE
- = FENCE
- = ASPHALT
- = CONCRETE
- = DECK
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = OVERHEAD FIBER OPTIC
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH
- = AIR CONDITIONING UNIT

LEGEND

- = EXT. CONTOURS
- = EXT. WATER MAIN SEWER
- = EXT. STORM SEWER
- = EXT. ELEVATIONS
- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER
- = PROPOSED STORM SEWER
- = MANHOLE (EX.)
- = MANHOLE (PROPOSED C.B.)
- = UTILITY EASEMENT
- = CENTER LINE OF ROAD
- = PROPERTY LINE
- = FIRE HYDRANT
- = FIRE HYDRANT THROTTLE BLOCK
- = PROPOSED TOP OF CURB ELEV.

PLANT LIST SCHEDULE

QUANT.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
2	AR	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	2" F. OAL.	B & B
4	TO	GREENSPIRE LITTLELEAF UNDEI	TELIA TOMENTOSA 'GREENSPRE'	2" F. OAL.	B & B
4	OT	GREEN GABLE BLACK OUM	NYSSA SYLVATICA	2" F. OAL.	B & B
3	AR	AUTUMN BAZE MAPLE	ACER FRIEDMANI	2" F. OAL.	B & B
2	JS	SEALED JAMBER	JANIPERUS SEABARKEN	24" HT.	CONT.
4	EG	EMERALD GREEN ARBORVITAE	TSUGA G. 'EMERALD GREEN'	24" HT.	CONT.

REVISIONS

NO.	DATE	DESCRIPTION
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2	5-15-19	MUPUD REVISION

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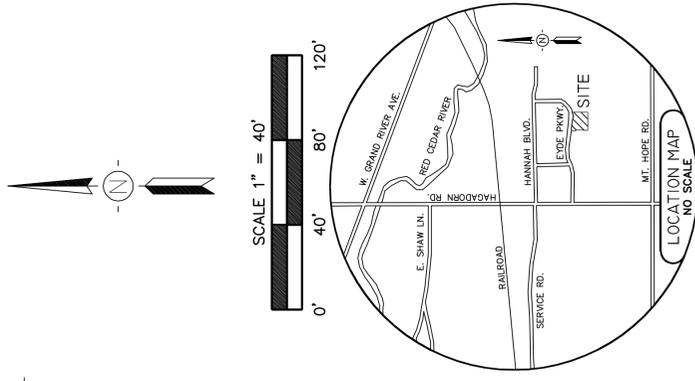
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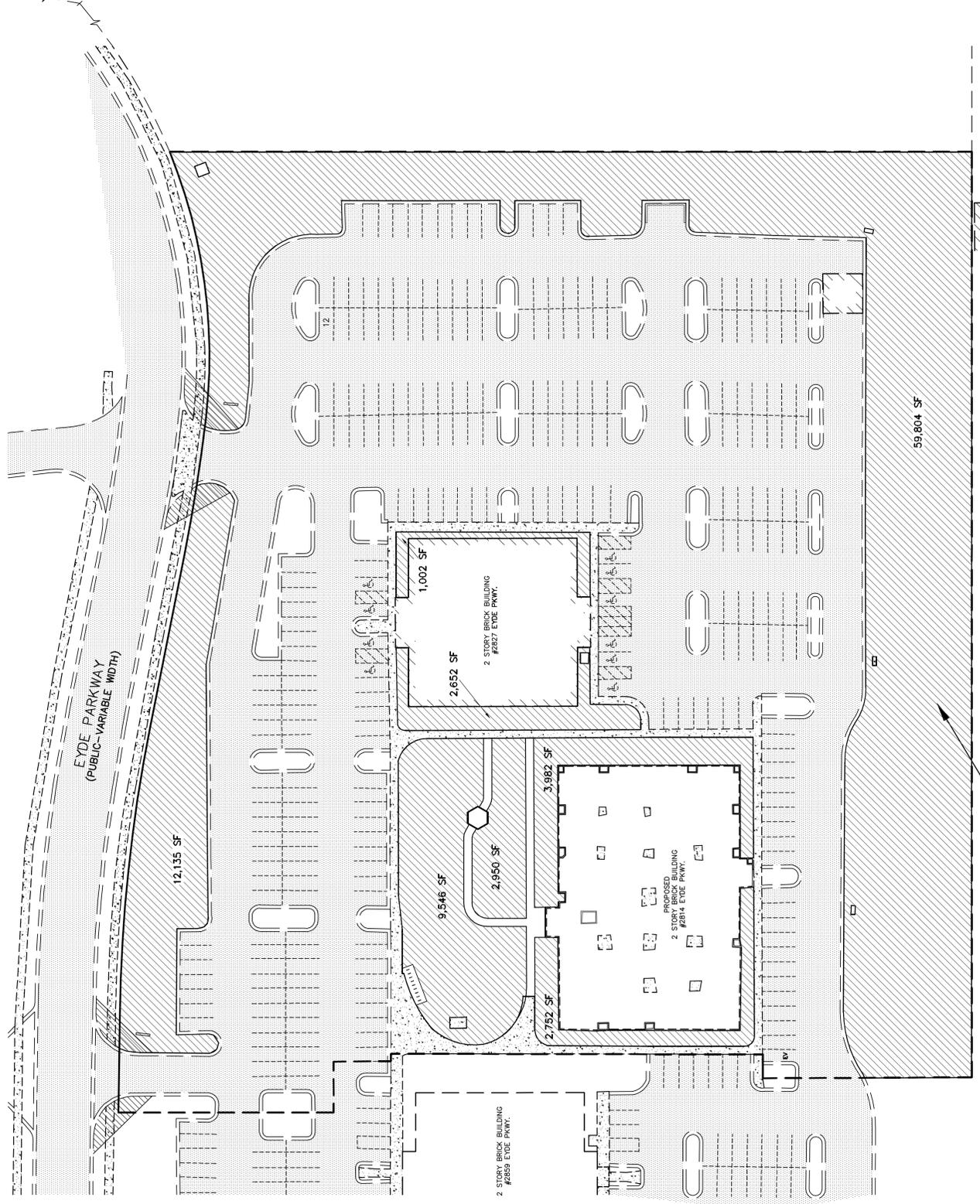
REVISIONS

NO.	DATE</
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MUPUD PLAN FOR:
2827 Eyde Parkway
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



PERVIOUS/IMPERVIOUS CALCULATIONS:
 TOTAL SITE AREA = 275,552 S.F.
 TOTAL PERVIOUS AREA = 94,823 S.F. = 34%
 TOTAL IMPERVIOUS AREA = 180,729 S.F. = 66%
 MAX. IMPERVIOUS AREA ALLOWED 75%



TOTAL SITE = 275,552 SF
 6.33 AC

- EX. LEGEND**
- (M) = MEASURED DISTANCE
 - (R) = RECORD DISTANCE
 - = FENCE
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 - = CONCRETE
 - = DECK
 - = GRAVEL
 - = EXISTING SPOT ELEVATION
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 - = BUILDING OVERHANG
 - = GAS LINE
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND TELEVISION
 - = UNDERGROUND ELECTRIC
 - = OVERHEAD WRES
 - = OVERHEAD FIBER OPTIC
 - = EDGE OF WOODS
 - = DECIDUOUS TREE
 - = CONIFEROUS TREE
 - = BUSH
 - = AIR CONDITIONING UNIT
 - = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = ELECTRIC MANHOLE
 - = TELEPHONE MANHOLE
 - = CATCHBASIN
 - = SANITARY CLEANOUT
 - = FIRE HYDRANT
 - = VALVE
 - = UTILITY POLE
 - = LIGHT POLE
 - = GUY POLE
 - = GUY WIRE
 - = UTILITY PRESTAL
 - = TRANSFORMER
 - = HANDHOLE
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = SOIL BORING
 - = SIGN
 - = POST

- LEGEND**
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 - = WIRE
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 - = PROPOSED TOP OF CURB ELEV.



REVISIONS

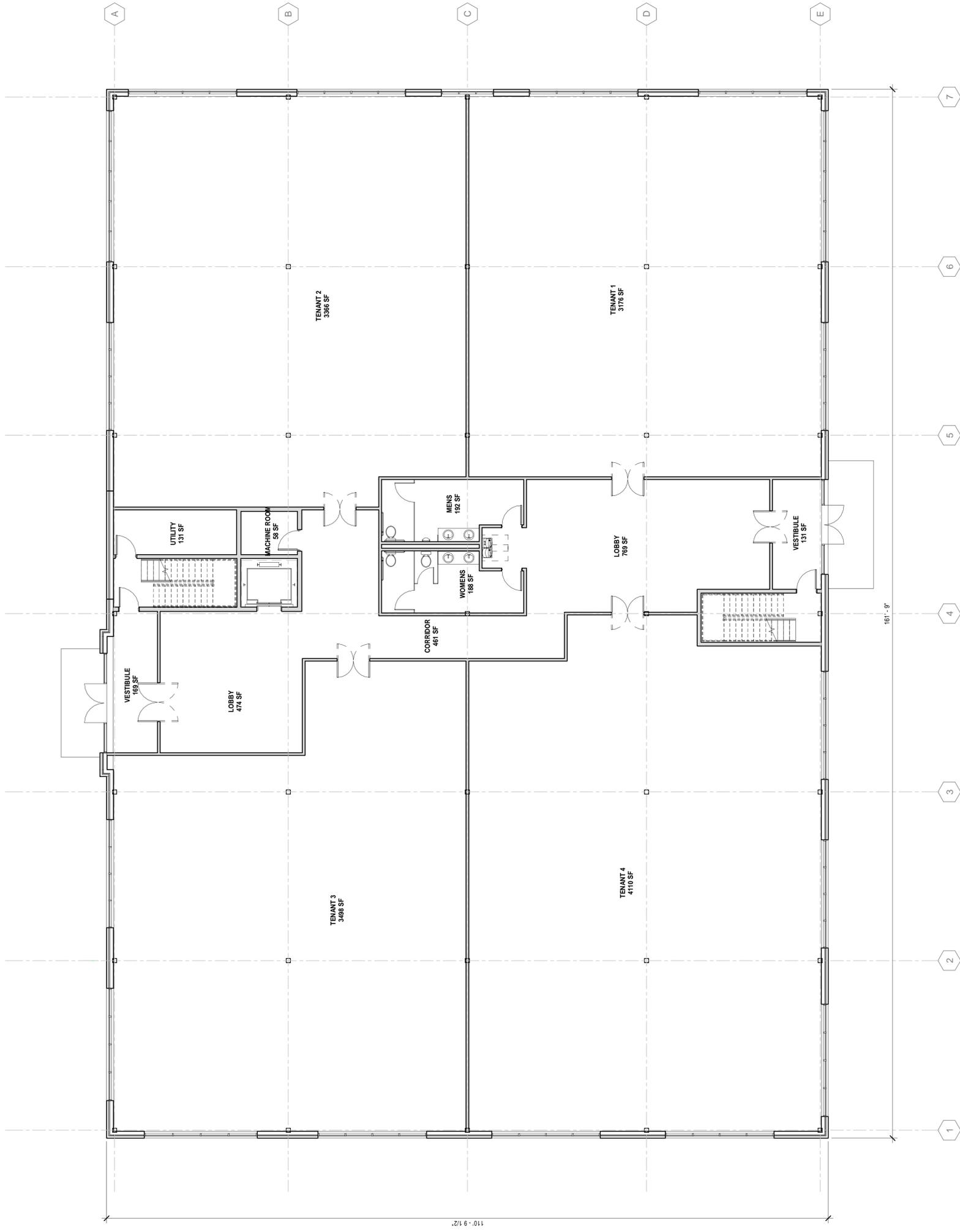
4-15-19 MUPUD SUBMITTAL	DESIGNER: JMK	APPROVED BY: JMK
5-15-19 MUPUD REVISION	PROJECT MGR: JMK	SHEET 4 OF 4

KEBS, INC. KYES ENGINEERING
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047
 Morshah Office
2827 Eyde Parkway
 PERVIOUS/IMPERVIOUS PLAN
 SCALE: 1" = 40'
 DATE: 3-18-19
 AUTHORIZED BY: JMK
 FAMILY PARTNERSHIP
 JOB # 94.705

SURVEY#94705.TOP
 KEBS, INC. KYES ENGINEERING
 2116 HASLETT ROAD, HASLETT, MI 48840
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NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.



FIRST FLOOR
PRELIMINARY PLAN - 17,343 SF
SCALE: 1/8" = 1'-0"

7050 West Saginaw Hwy.
Suite 200
Lansing, MI 48917
office: 517.272.9835
fax: 517.272.9836
www.bergmannpc.com

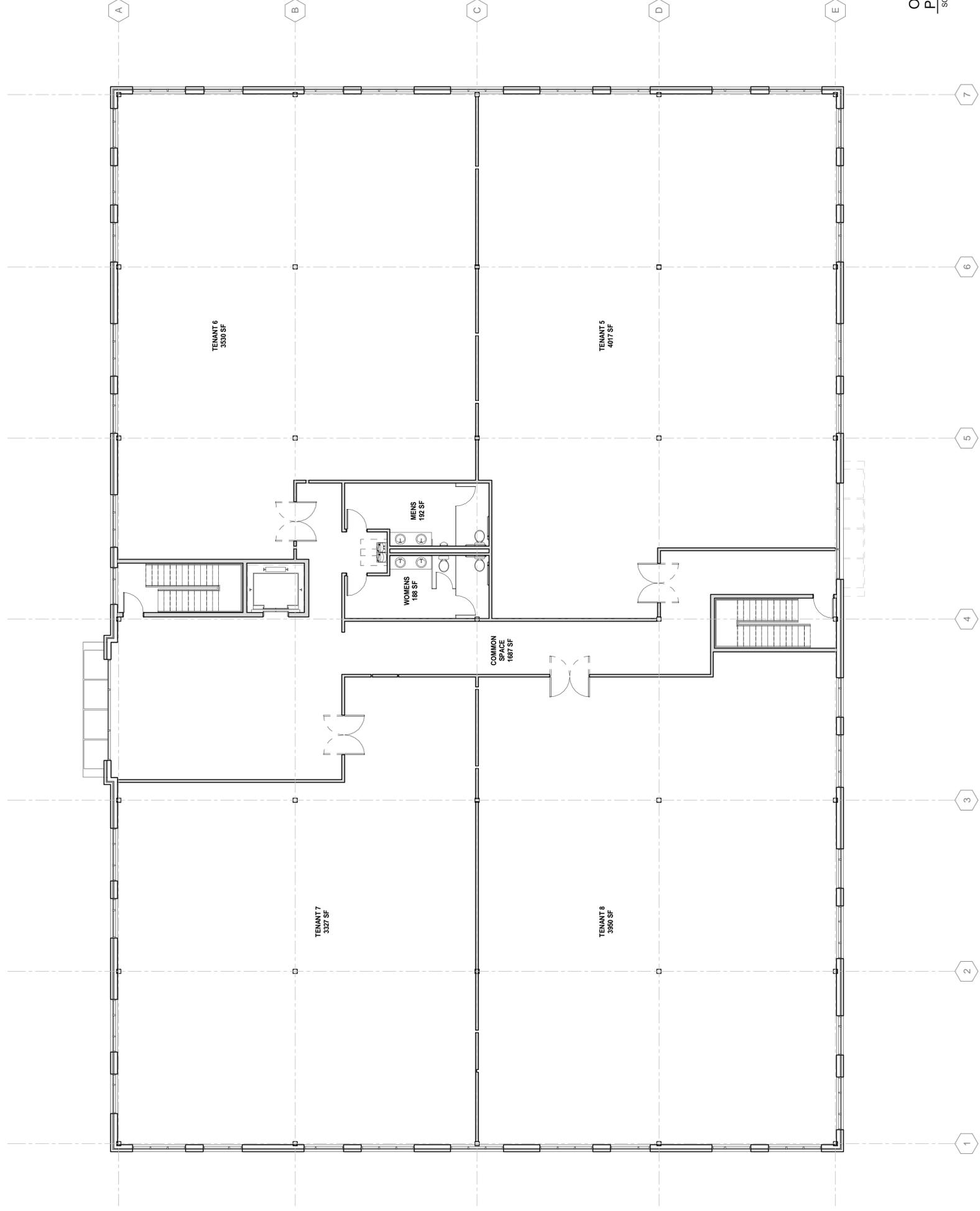
B BERGMANN
ARCHITECTS ENGINEERS PLANNERS

OPTION 'D'

PRELIMINARY FIRST
FLOOR PLAN

Plot Number:
041219
Drawing Number:

A-101



OMM SECOND FLOOR
 PRELIMINARY PLAN - 17,343 SF
 SCALE: 1/8" = 1'-0"

7050 West Saginaw Hwy.
 Suite 200
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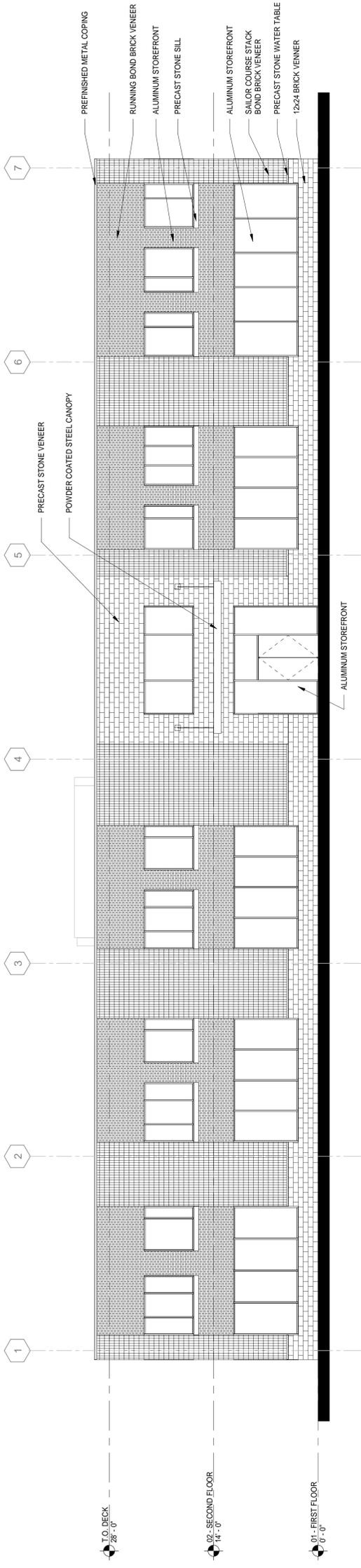
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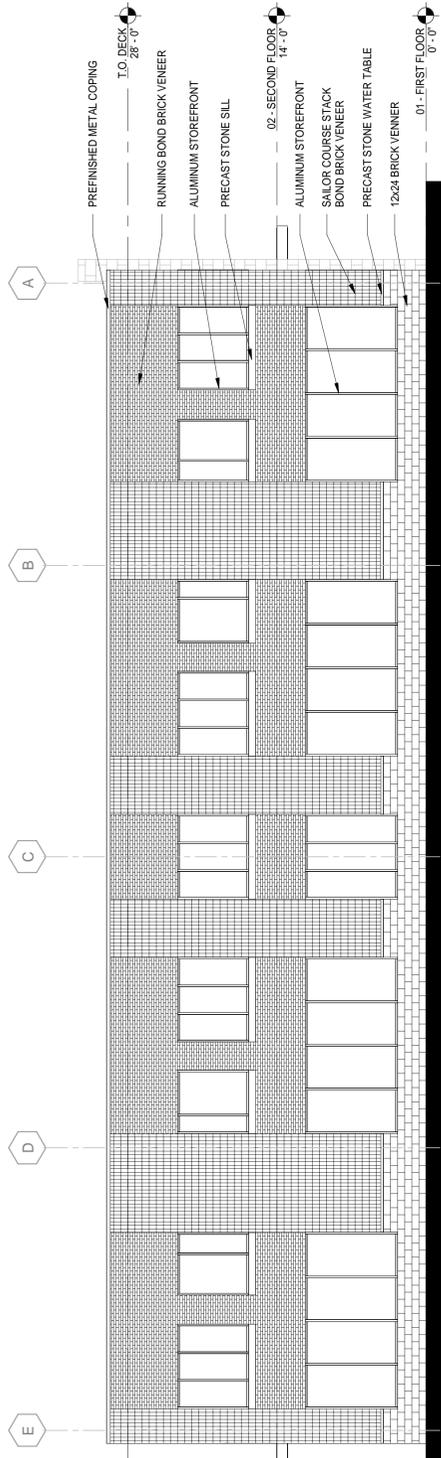
PRELIMINARY SECOND
 FLOOR PLAN

Plot Number:
 0000100
 Drawing Number:

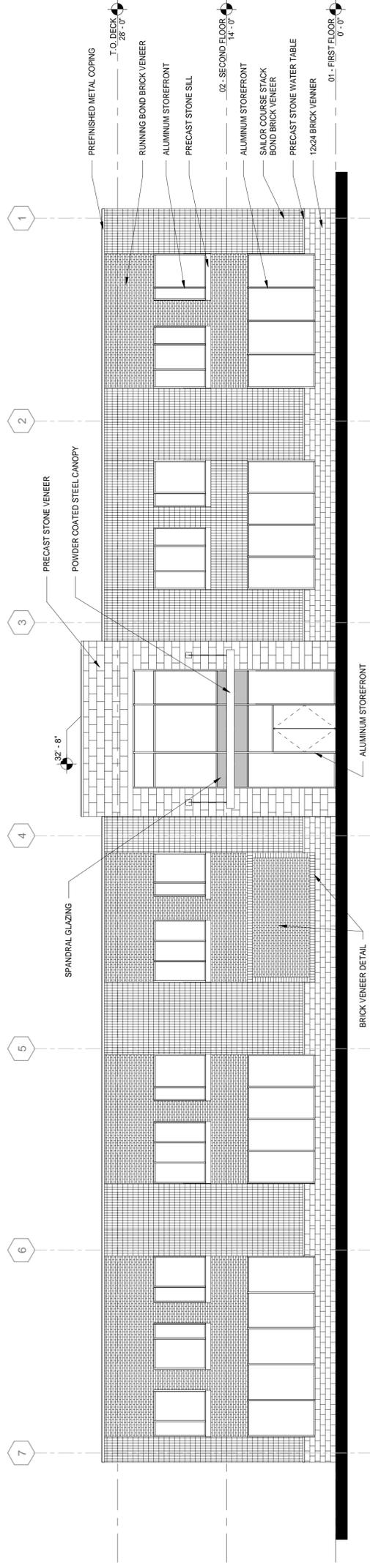
A-102



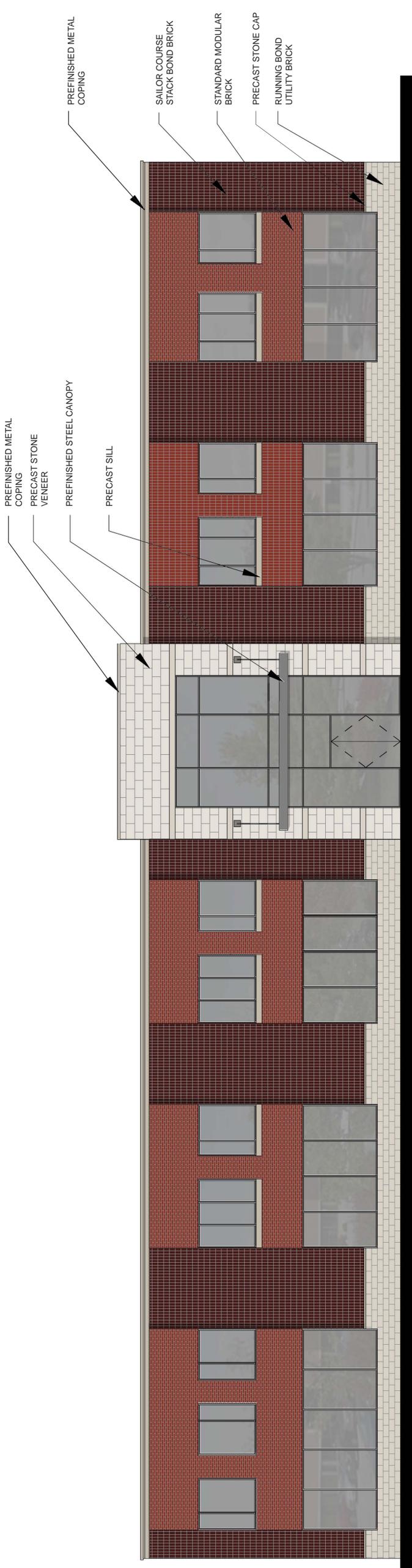
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST / EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PREFINISHED METAL
 COPING
 PRECAST STONE
 VENEER
 PREFINISHED STEEL CANOPY
 PRECAST SILL

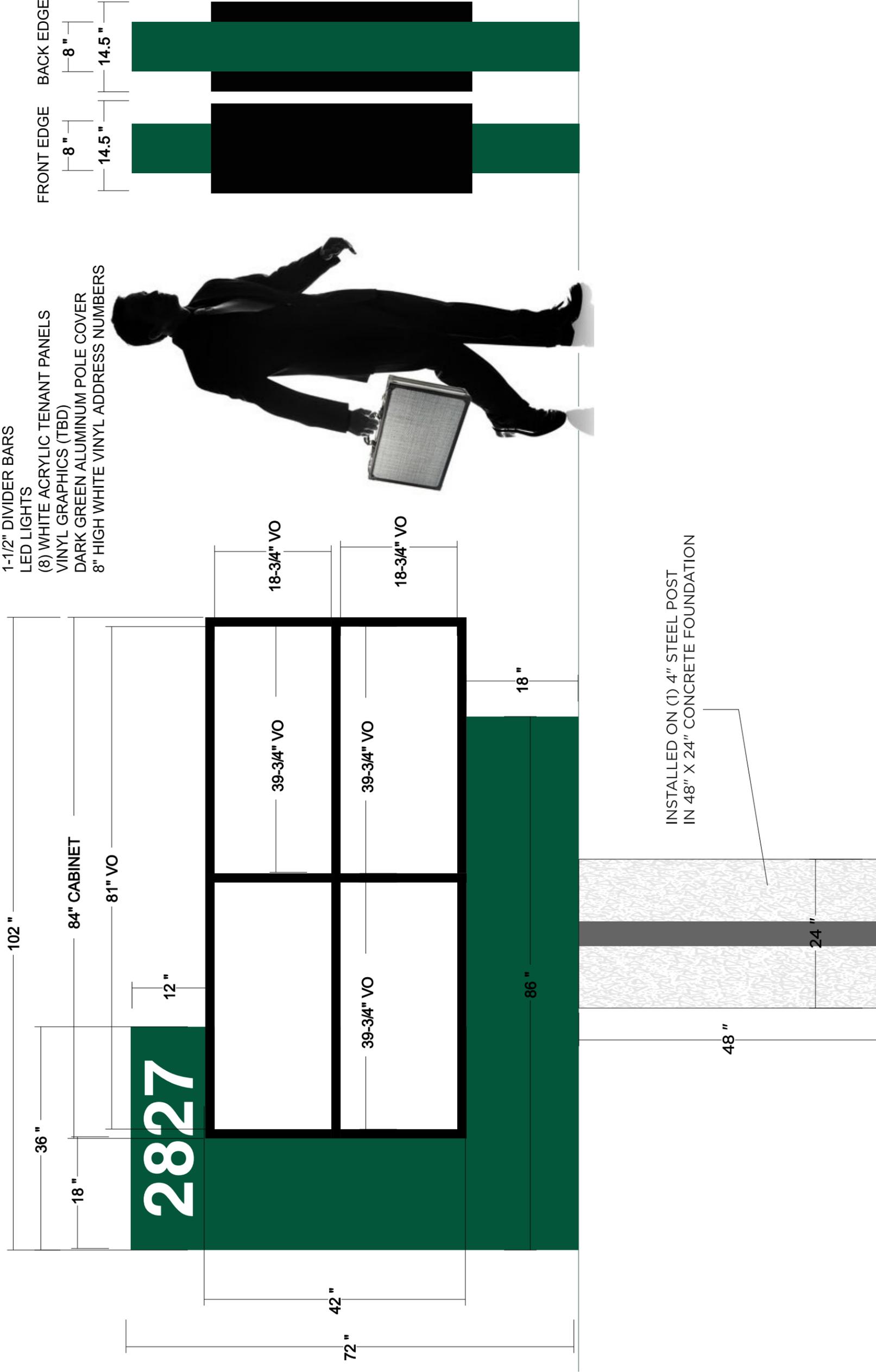
PREFINISHED METAL
 COPING
 SAILOR COURSE
 STACK BOND BRICK
 STANDARD MODULAR
 BRICK
 PRECAST STONE CAP
 RUNNING BOND
 UTILITY BRICK

TYPICAL EXTERIOR ELEVATION
 SCALE: NTS

SIGN B= (1) D/F ILLUMINATED MONUMENT SIGN W/

- BLACK ALUMINUM SIGN CABINET
- 1-1/2" RETAINER
- 1-1/2" DIVIDER BARS
- LED LIGHTS

- (8) WHITE ACRYLIC TENANT PANELS
- VINYL GRAPHICS (TBD)
- DARK GREEN ALUMINUM POLE COVER
- 8" HIGH WHITE VINYL ADDRESS NUMBERS



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JOB NAME: EYDE CONSTRUCTION

LOCATION: EAST LANSING

ACCOUNT REP: JIM

DESIGNER: LE

REVISION:

NOTES:

FILE NAME: EYD-SIGN D-121418-LE

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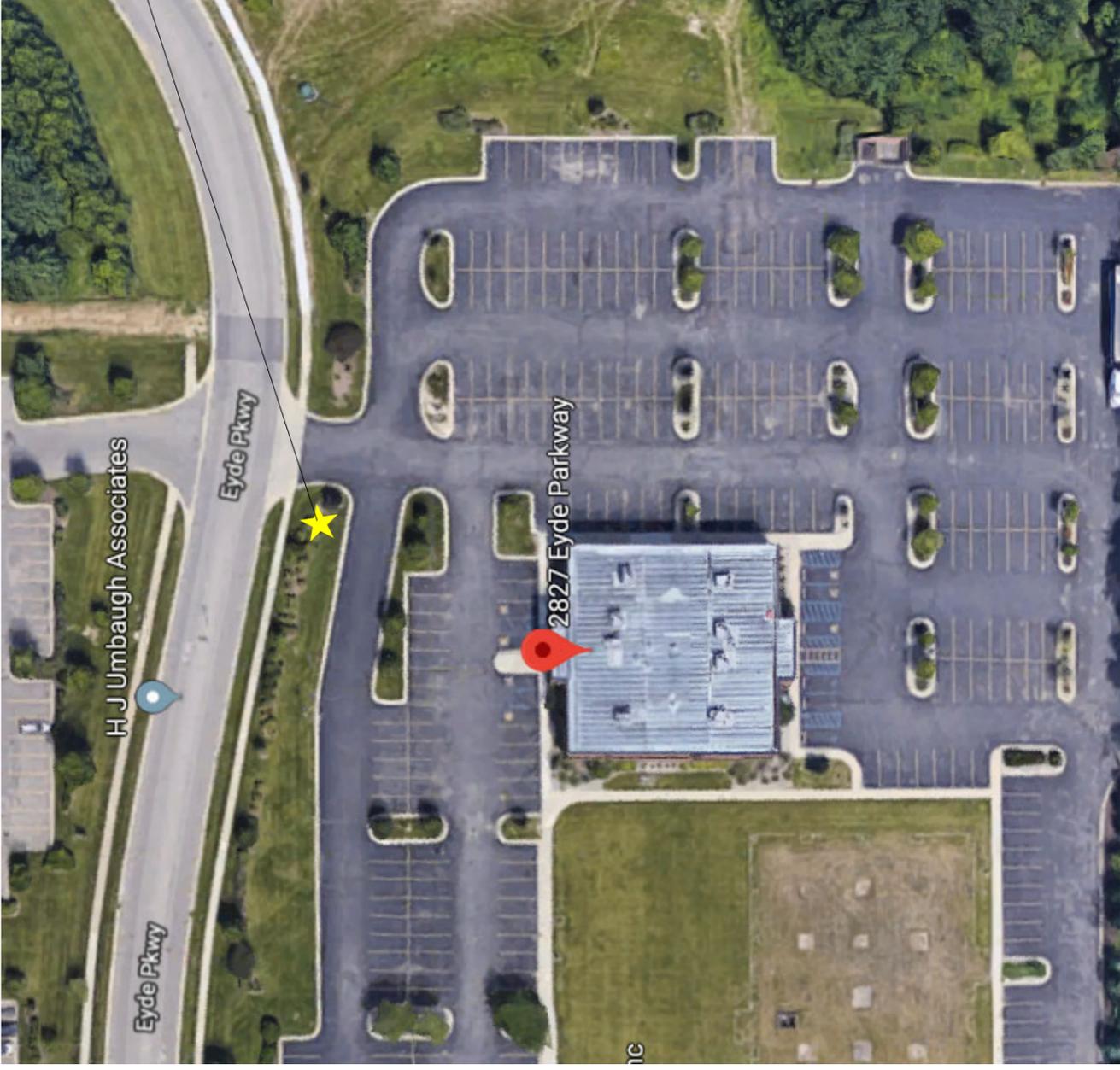
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LOCATION: EAST LANSING
ACCOUNT REP: JIM
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TRAFFIC IMPACT STUDY

For The Proposed

Eyde Office Building

**Meridian Charter Township
Ingham County, MI**

June, 2019

**Prepared by:
Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881
517/627-6028 FAX: 517/627-6040

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EXECUTIVE SUMMARY

Traffic Engineering Associates, Inc. (TEA) conducted a traffic impact study to determine the impact from the new traffic generated by the proposed Eyde Office development in Meridian Charter Township, Ingham County, Michigan. This project consists of a two (2) story office building with 17,000 square feet per floor. The site is located on the south side of Eyde Parkway between two (2) existing office buildings. The site has two (2) existing driveways with full access on Eyde Parkway. The project is anticipated to be complete within a year.

In conversation with the Meridian Charter Township staff, it was determined that there has been little change in traffic volumes in the project area over the past few years. Therefore, existing traffic counts were utilized for the analysis. TEA, Inc. conducted vehicle counts during the midweek, of a non-holiday week, in the month of January, 2016, at six (6) intersections in the project area. In addition, traffic counts were taken at the two (2) existing driveways on Eyde Parkway in the month of May, 2019. The weekday AM and PM peak hours of existing traffic on the adjoining road system are 8:00 – 9:00 AM and 4:45 – 5:45 PM, respectively.

For existing traffic conditions, all existing geometrics and traffic control were used. A level of service analysis for existing traffic at the studied intersections during the AM and PM peak hours was conducted. All existing turning movements at the studied intersections operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at Hagadorn Road and Mt. Hope Road, as well as the southbound to northbound crossover on Hagadorn Road.

Background traffic represents future volumes without the traffic generated by the proposed Eyde Office development. The project is anticipated to be completed within a year, so no background traffic growth volumes were included in this report. There was one new development identified by Meridian Charter Township that would have an impact on background development traffic. The Hannah Apartments development includes two (2) sites, the first site (north) being located on the southwest corner of Eyde Parkway and Hannah Boulevard and the second site (south) is located across the street on the south side of Eyde Parkway.

The proposed north site of the Hannah Apartments development will contain two (2) apartment buildings and will consist of a total of 182 apartment units. There are two (2) proposed driveways on Eyde Parkway for this site which both provide full access to a parking garage. The proposed south site of the Hannah Apartments development will contain sixty nine (69) townhouse units. The south site will have one (1) new driveway with full access on Eyde Parkway. Data was taken from the June, 2016, traffic impact study for the proposed Hannah Apartments which was conducted by Traffic Engineering Associate, Inc.

For background traffic conditions, all geometrics and traffic control from existing conditions were utilized. All background turning movements at the studied intersections are expected to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound



to northbound crossover on Hagadorn Road, and one movement at the Hagadorn Road – Eyde Parkway intersection.

The trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). A comparison between the trip generation for a general office building and a medical-dental office building was conducted. For this study, the trip generation rates for the Medical-Dental Office Building were selected as they represent the most conservative estimates for the site. Based on the Medical-Dental Office Building (Land Use Code 720) trip generation rates, it is projected that the proposed Eyde Office development will generate 86 trips in the AM peak hour, 117 trips in the PM peak hour, and 1219 during a weekday.

For future traffic conditions, all existing geometrics and traffic control were used. All future turning movements at the studied intersections are anticipated to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours except for two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound to northbound crossover on Hagadorn Road, and two (2) movements at the Hagadorn Road – Eyde Parkway intersection.

An analysis was conducted to determine if updating the traffic signal timing at the Hagadorn Road and Eyde Parkway intersection, as well as the Hagadorn Road and Mt. Hope Road intersection, would reduce delays. Adjusting cycle length and splits at the intersection of Hagadorn Road and Eyde Parkway improved the level of service. Adjusting the splits at the intersection of Hagadorn Road and Mt. Hope Road reduced the delays.

When the development is complete and occupied, the Ingham County Road Department should consider adjusting the traffic signal timing at the intersection of Mt. Hope Road and Hagadorn Road, as well as the signal timing at Hagadorn Road and Eyde Parkway.



INTRODUCTION



Project Description

The purpose of this study is to determine the impact from the new traffic generated by the proposed Eyde Office development in Meridian Charter Township, Ingham County, Michigan. This project consists of a two (2) story office building with 17,000 square feet per floor. The site is located on the south side of Eyde Parkway between two (2) existing office buildings. The site has two (2) existing driveways with full access on Eyde Parkway.

The study will focus on the impacts to the surrounding roadway system due to the proposed Developments. The project is anticipated to be complete within a year.

Scope of Work

The scope of work contained in this report is as follows:

- Analysis of existing traffic conditions on the adjoining street system.
- Analysis of background traffic conditions for the future year volumes without the proposed Eyde Office development.
- Projection of future traffic volumes to be generated by the proposed Eyde Office development.
- Evaluation of the impact of future traffic with the proposed Eyde Office development.
- Determination of what roadway and traffic control improvements, if any, will be needed to accommodate future traffic volumes.





Aerial Photo



EXISTING CONDITIONS



Roadways and Intersections

Roadways

Hagadorn Road is a four lane divided boulevard roadway in the project area. There are sidewalks on both sides of the roadway and the posted speed limit is 45 MPH. Hagadorn Road is under the jurisdiction of the Ingham County Department of Roads.

Hannah Boulevard is a four lane divided roadway with a grass boulevard. There are sidewalks on both sides of Hannah Boulevard. There is no posted speed limit; therefore, the prima facie speed is 25 MPH. Hannah Boulevard is under the jurisdiction of the Ingham County Department of Roads.

Esoteric Way is a two lane roadway with sidewalks on the east side. There is no posted speed limit; therefore, the prima facie speed is 25 MPH. Esoteric Way is under the jurisdiction of the Ingham County Department of Roads.

Eyde Parkway is a two lane roadway with sidewalk on the south and east sides of the roadway, as well as a portion of the north side of the roadway in the project area. There is no posted speed limit; therefore, the prima facie speed is 25 MPH. Eyde Parkway is under the jurisdiction of the Ingham County Department of Roads.

Intersections

The intersection of Hagadorn Road and Hannah Boulevard is controlled by a two-phase traffic signal. The north and south approaches on Hagadorn Road are five (5) lanes; two (2) thru lanes, one (1) exclusive right turn lane with two (2) outbound lanes. The east approach on Hannah Boulevard is five (5) lanes: one (1) thru lane, one (1) thru-right turn lane, one (1) right turn lane and two (2) outbound lanes. The west approach on Service Road is four (4) lanes; one (1) thru lane, one (1) thru-right turn lane with two (2) outbound lanes. There are no left turns allowed at this intersection; rather, all left turn movements are made via four (4) Michigan lefts.

The intersection of Hagadorn Road and Eyde Parkway forms a “T” intersection and is controlled by traffic signal. The north approach on Hagadorn Road is five (5) lanes; two (2) thru lanes, one (1) exclusive left turn lane, and two (2) outbound lanes. The south approach on Hagadorn Road is four (4) lanes; one (1) thru lane, one (1) thru-right turn lane, and two (2) outbound lanes. The east approach on Eyde Parkway is two (2) lanes; one (1) left-right lane and one (1) outbound lane.

The intersection of Hannah Boulevard and Esoteric Way forms a “T” intersection and is controlled by a traffic signal. The south approach is two (2) lanes with one (1) inbound and one (1) outbound lane. The east and west approach on Hannah Boulevard are two (2) lanes eastbound and two (2) lanes westbound with a grass median, the north approach is a private driveway.

The intersection of Hannah Boulevard and Eyde Parkway forms a “T” intersection and is controlled by STOP control for northbound Eyde Parkway. All approaches are two (2) lanes with one (1) inbound and one (1) outbound lane.



The intersection of Esoteric Way and Eyde Parkway forms a “T” intersection and is controlled by STOP control on southbound Esoteric Way. All approaches are two (2) lanes with one (1) inbound and one (1) outbound lane.

The intersection of Hagadorn Road and Mt. Hope Road is controlled by a fully-actuated traffic signal with permissive-protective left turn phases in all four directions, and pedestrian push buttons in all four approaches. The north approach is six (6) lanes; one (1) exclusive right turn lane, two (2) thru lanes, one (1) exclusive left turn lane with two (2) outbound lanes. The south approach on Hagadorn Road and the east and west approaches on Mt. Hope Road are five (5) lanes; one (1) exclusive left turn lane, one (1) thru lane, one (1) thru-right lane with two (2) outbound lanes.



Land Use

The proposed Eyde Office development will be located on the south side of Eyde Parkway, east of Esoteric Way. The surrounding land use is office space and businesses in the immediate area with residential and rental buildings nearby. The Michigan State University campus is located on the west side of Hagadorn Road.

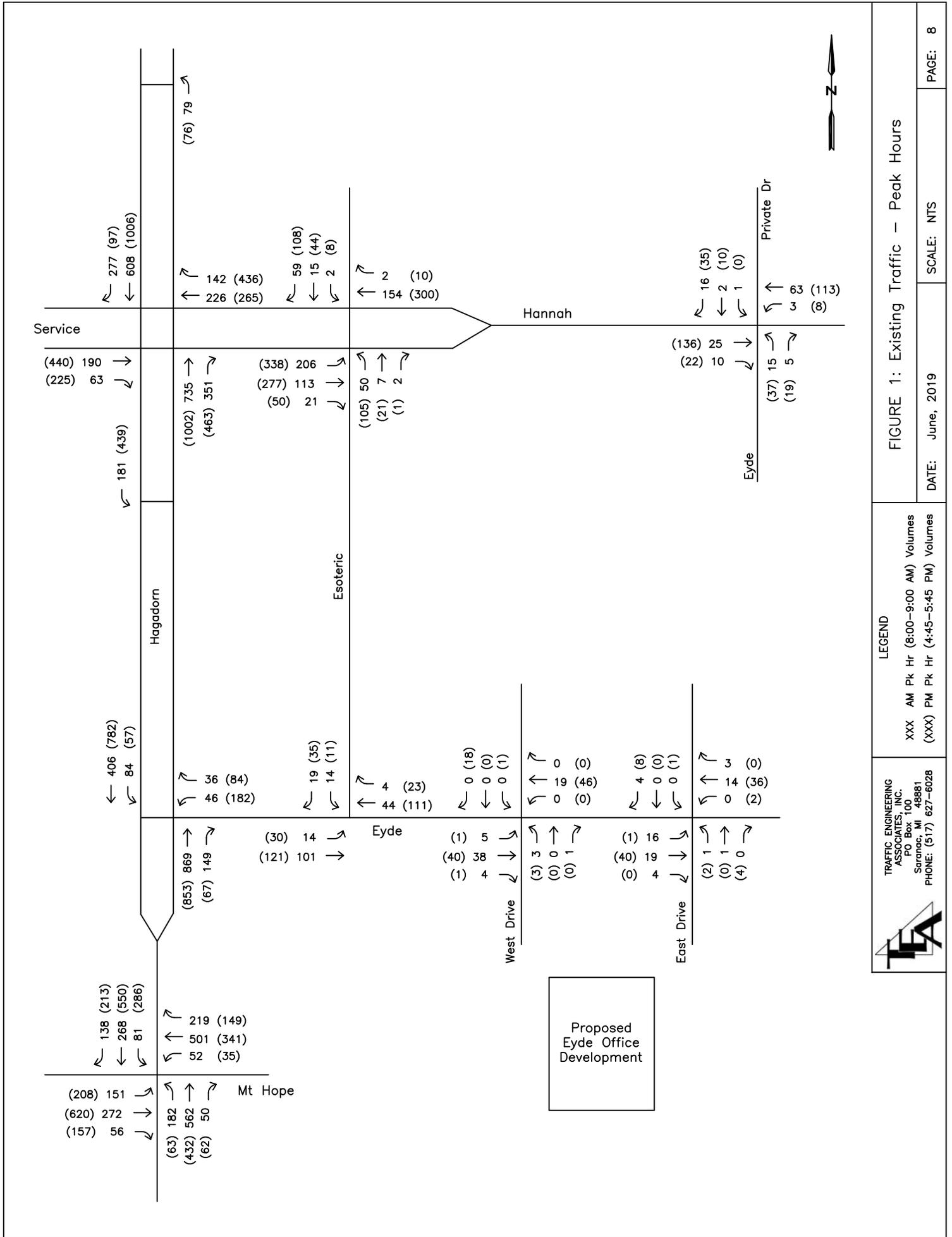
Existing Traffic Volumes

In conversation with the Meridian Charter Township staff, it was determined that there has been little change in traffic volumes in the project area over the past few years. Therefore, existing traffic counts were utilized for the analysis. TEA, Inc. conducted vehicle turning movement counts during the midweek, of a non-holiday week in the month of January, 2016, at the following intersections:

- Hagadorn Road and Mt. Hope Road
- Hagadorn Road and Eyde Parkway
- Hagadorn Road and Hannah Boulevard
- Eyde Parkway and Hannah Boulevard
- Eyde Parkway and Esoteric Way
- Hannah Boulevard and Esoteric Way

In addition, traffic counts were taken at the two existing office driveways on Eyde Parkway during the midweek, of a non-holiday week in the month of May, 2019. The weekday AM and PM peak hours of existing traffic on the adjoining road system are 8:00 – 9:00 AM and 4:45 – 5:45 PM, respectively. The existing peak hour volumes are illustrated in **Figure 1**.





Level of Service Analysis for Existing Traffic

The critical intersections defined for this study were analyzed according to the methodologies published in the most recent edition of the *Highway Capacity Manual*. The analysis determines the “Level of Service” of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. The level of service (LOS) is defined by average vehicle delay in seconds created by a traffic control device for a given traffic movement or intersection approach.

Level of Service	Delay per Vehicle (seconds)	
	Non-Signalized	Signalized
A	< 10	<10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

Levels of Service are expressed in a range from “A” to “F,” with “A” being the highest LOS and “F” representing the lowest LOS. Level of service “D” is considered the minimum acceptable LOS in an urban area. The above table shows the thresholds for Levels of Service “A” through “F” for non-signalized and signalized intersections, respectively.

All Level of Service computations contained in this report were based upon the Synchro software package which is approved by the Michigan Department of Transportation (MDOT). Delay per vehicle includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

For existing traffic conditions, all existing geometrics and traffic control were used. All existing turning movements at the studied intersections operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at Hagadorn Road and Mt. Hope Road, as well as the southbound to northbound crossover on Hagadorn Road. The Level of Service analysis for existing traffic at the subject intersections during the AM and PM peak hours is summarized in **Table 1**.



Table 1: Existing Traffic Level of Service (LOS) Summary

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	<u>66.0</u>	<u>E</u>	<u>60.2</u>	<u>E</u>
	EB Thru-Right	31.4	C	51.4	D
	WB Left	31.3	C	44.9	D
	WB Thru-Right	47.8	D	32.3	C
	NB Left	29.6	C	35.0	D
	NB Thru-Right	39.2	D	33.8	C
	SB Left	35.7	D	<u>88.7</u>	<u>F</u>
	SB Thru	29.4	C	33.1	C
	SB Right	30.8	C	34.0	C
	Intersection Overall	40.1	D	45.0	D
Hagadorn Road and Eyde Parkway	WB Left-Right	20.4	C	25.7	C
	NB Thru-Right	19.7	B	23.0	C
	SB Left	24.9	C	37.8	D
	SB Thru	3.8	A	9.8	A
	Intersection Overall	18.4	B	22.7	C
Hagadorn Road and Hannah Boulevard/ Service Drive	EB Thru-Right	20.6	C	28.5	C
	WB Thru	24.5	C	24.5	C
	WB Right	8.6	A	24.3	C
	NB Thru	10.6	A	13.9	B
	NB Right	3.1	A	12.7	B
	SB Thru	9.8	A	13.2	B
	SB Right	2.7	A	2.3	A
	Intersection Overall	7.8	A	12.5	B
Hagadorn Road SB to NB X Over	EB Left	18.9	C	<u>114.0</u>	<u>F</u>
	Intersection Overall	3.3	A	31.5	D
Hagadorn Road NB to SB X Over	WB Left	12.8	B	15.1	C
	Intersection Overall	1.1	A	1.3	A

Table 1: Existing Traffic Level of Service (LOS) Summary (cont.)

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Eyde Parkway and Hannah Boulevard	EB Thru-Right	0.0	A	0.0	A
	WB Left-Thru	0.3	A	0.5	A
	NB Left-Right	9.5	A	11.4	B
	SB Right	8.9	A	9.8	A
	Intersection Overall	3.0	A	3.3	A
Eyde Parkway and Esoteric Way	EB Left-Thru	0.9	A	1.5	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	9.7	A	9.8	A
	Intersection Overall	1.8	A	1.9	A
Hannah Boulevard and Esoteric Way	EB Left	8.0	A	14.0	B
	EB Thru-Right	5.6	A	7.9	A
	WB Thru-Right	17.5	B	22.1	C
	NB Left-Thru-Right	16.4	B	16.6	B
	SB Left-Thru-Right	7.8	A	7.5	A
	Intersection Overall	8.5	A	13.4	B
Eyde Parkway and West Driveway	EB Left-Thru-Right	0.8	A	0.2	A
	WB Left-Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	9.1	A	9.4	A
	SB Left-Thru-Right	8.4	A	8.7	A
	Intersection Overall	1.0	A	2.0	A
Eyde Parkway and East Driveway	EB Left-Thru-Right	3.0	A	0.2	A
	WB Left-Thru-Right	0.0	A	0.4	A
	NB Left-Thru-Right	9.4	A	8.9	A
	SB Left-Thru-Right	8.4	A	8.7	A
	Intersection Overall	2.8	A	1.8	A

Note: Delay = Average vehicle delay in seconds
LOS = Level of Service



BACKGROUND CONDITIONS



Background Traffic Growth Volumes

Background traffic represents future volumes without the traffic generated by the proposed Eyde Office development. The project is anticipated to be completed within a year, so no background traffic growth volumes were included in this report.

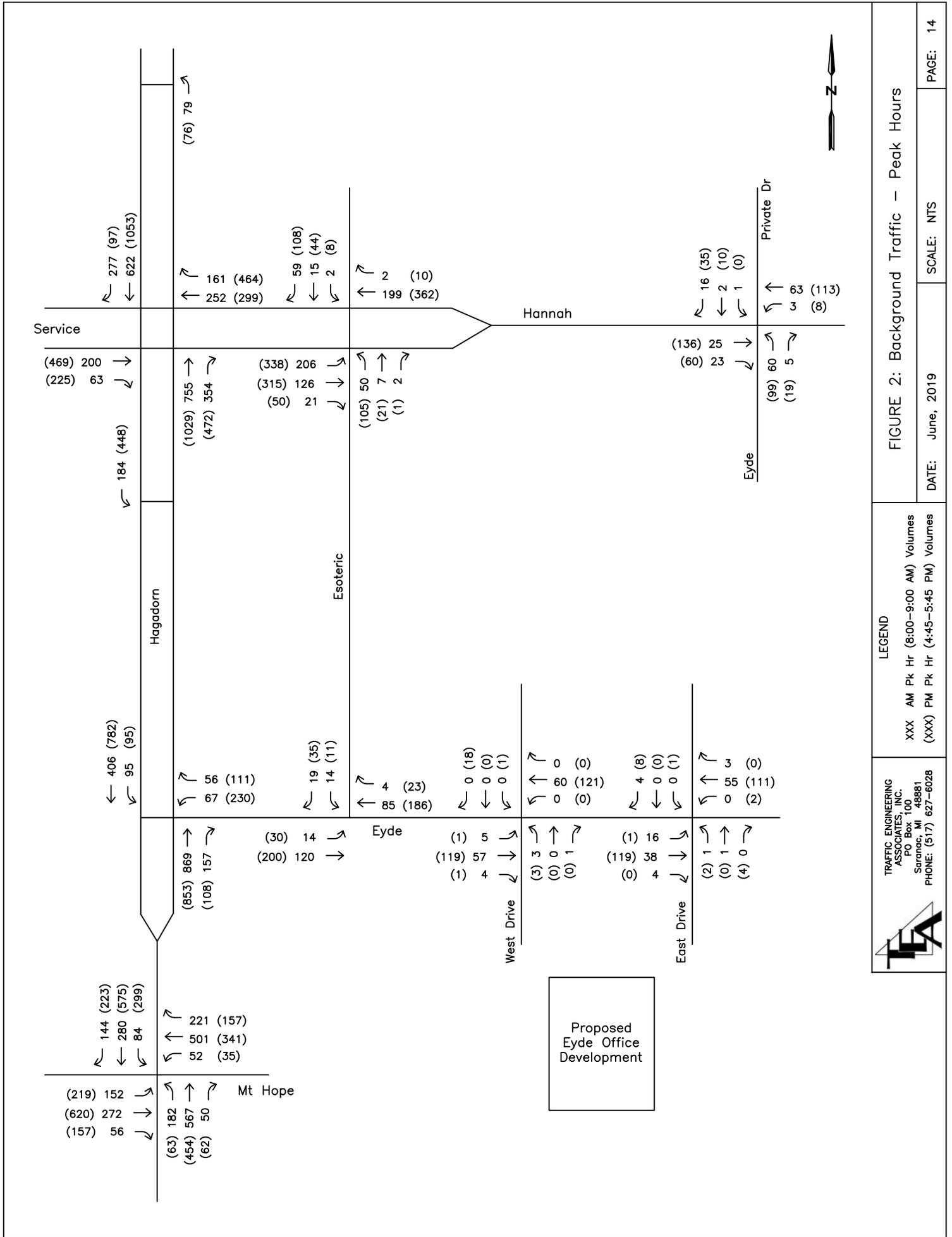
Background Development Traffic Volumes

There was one new development identified by Meridian Charter Township that would have an impact on background development traffic. The Hannah Apartments development includes two (2) sites, the first site (north) being located on the southwest corner of Eyde Parkway and Hannah Boulevard and the second site (south) is located across the street on the south side of Eyde Parkway.

The proposed north site of the Hannah Apartments development will contain two (2) apartment buildings and will consist of a total of 182 apartment units. There are two (2) proposed driveways on Eyde Parkway for this site which both provide full access to a parking garage. The proposed south site of the Hannah Apartments development will contain sixty nine (69) townhouse units. The south site will have one (1) new driveway with full access on Eyde Parkway.

Data was taken from the June, 2016, traffic impact study for the proposed Hannah Apartments which was conducted by Traffic Engineering Associate, Inc. Adding the Hannah Apartments traffic to the existing traffic volumes yields the total background traffic volumes, which are shown in **Figure 2**.





Level of Service Analysis for Background Traffic

For background traffic conditions, all geometrics and traffic control from existing conditions were utilized. All background turning movements at the studied intersections are expected to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours, except for two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound to northbound crossover on Hagadorn Road, and one movement at the Hagadorn Road – Eyde Parkway intersection. The level of service analysis for background traffic at the subject intersections during the AM and PM peak hours is summarized in **Table 2**.



Table 2: Background Traffic Level of Service (LOS) Summary

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	<u>66.2</u>	<u>E</u>	<u>63.6</u>	<u>E</u>
	EB Thru-Right	31.4	C	51.4	D
	WB Left	31.2	C	44.1	D
	WB Thru-Right	48.0	D	32.5	C
	NB Left	30.1	C	36.8	D
	NB Thru-Right	39.4	D	34.5	C
	SB Left	36.1	D	<u>124.3</u>	<u>F</u>
	SB Thru	29.5	C	33.8	C
	SB Right	31.1	C	34.8	C
	Intersection Overall	40.2	D	49.0	D
Hagadorn Road and Eyde Parkway	WB Left-Right	20.6	C	26.7	C
	NB Thru-Right	21.5	C	31.9	C
	SB Left	25.6	C	<u>57.3</u>	<u>E</u>
	SB Thru	4.2	A	11.9	B
	Intersection Overall	19.8	B	28.4	C
Hagadorn Road and Hannah Boulevard/ Service Drive	EB Thru-Right	21.0	C	30.4	C
	WB Thru	24.8	C	26.1	C
	WB Right	10.7	B	26.8	C
	NB Thru	11.0	B	14.0	B
	NB Right	3.6	A	13.5	B
	SB Thru	10.1	B	13.6	B
	SB Right	3.6	A	2.3	A
	Intersection Overall	8.2	A	13.3	B
Hagadorn Road SB to NB X Over	EB Left	19.6	C	<u>133.0</u>	<u>F</u>
	Intersection Overall	3.4	A	<u>36.6</u>	<u>E</u>
Hagadorn Road NB to SB X Over	WB Left	12.9	B	15.6	C
	Intersection Overall	1.1	A	1.3	A

Table 2: Background Traffic Level of Service (LOS) Summary (cont.)

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Eyde Parkway and Hannah Boulevard	EB Thru-Right	0.0	A	0.0	A
	WB Left-Thru	0.3	A	0.5	A
	NB Left-Right	10.2	B	13.3	B
	SB Right	8.9	A	9.8	A
	Intersection Overall	4.7	A	4.6	A
Eyde Parkway and Esoteric Way	EB Left-Thru	0.8	A	1.0	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	10.3	B	10.7	B
	Intersection Overall	1.5	A	1.4	A
Hannah Boulevard and Esoteric Way	EB Left	8.0	A	14.0	B
	EB Thru-Right	5.7	A	8.3	A
	WB Thru-Right	18.0	B	23.4	C
	NB Left-Thru-Right	16.5	B	16.7	B
	SB Left-Thru-Right	7.8	A	7.5	A
	Intersection Overall	10.4	B	11.7	B
Eyde Parkway and West Driveway	EB Left-Thru-Right	0.6	A	0.1	A
	WB Left-Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	9.6	A	11.0	B
	SB Left-Thru-Right	8.8	A	9.2	A
	Intersection Overall	0.6	A	0.9	A
Eyde Parkway and East Driveway	EB Left-Thru-Right	2.0	A	0.1	A
	WB Left-Thru-Right	0.0	A	0.1	A
	NB Left-Thru-Right	9.9	A	9.9	A
	SB Left-Thru-Right	8.7	A	9.4	A
	Intersection Overall	1.5	A	0.7	A

Note: Delay = Average vehicle delay in seconds
LOS = Level of Service



FUTURE CONDITIONS



Site Traffic Generation

The trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). A comparison between the trip generation for a general office building and a medical-dental office building was conducted. The higher generated vehicle trips were utilized for this study.

The ITE trip generation rates for General Office Building (Land Use Code 710) were selected as representing the 34,000 square feet in the Eyde Office development. The ITE description is as follows:

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

Based on the General Office Building (Land Use Code 710) trip generation rates, it is projected that the proposed Eyde Office development will generate 58 trips in the AM peak hour, 41 trips in the PM peak hour, and 373 during a weekday.

The ITE trip generation rates for Medical-Dental Office Building (Land Use Code 720) were also selected as representing the 34,000 square feet in the Eyde Office development. The ITE description is as follows:

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

Based on the Medical-Dental Office Building (Land Use Code 720) trip generation rates, it is projected that the proposed Eyde Office development will generate 86 trips in the AM peak hour, 117 trips in the PM peak hour, and 1219 during a weekday.

For this study, the trip generation rates for the Medical-Dental Office Building were selected as they represent the most conservative estimates for the site. The comparison of the projected traffic to be generated by the proposed Eyde Office development is summarized in **Table 3**.



Table 3: Vehicle Trip Generation Comparison Summary

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday 24-Hour
		In	Out	Total	In	Out	Total	
General Office Building (ITE Code 710)	34,000 sq. ft.	50	8	58	7	34	41	373

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday 24-Hour
		In	Out	Total	In	Out	Total	
Medical-Dental Office Building (ITE Code 720)	34,000 sq. ft.	67	19	86	33	84	117	1,219



Site Traffic Distribution

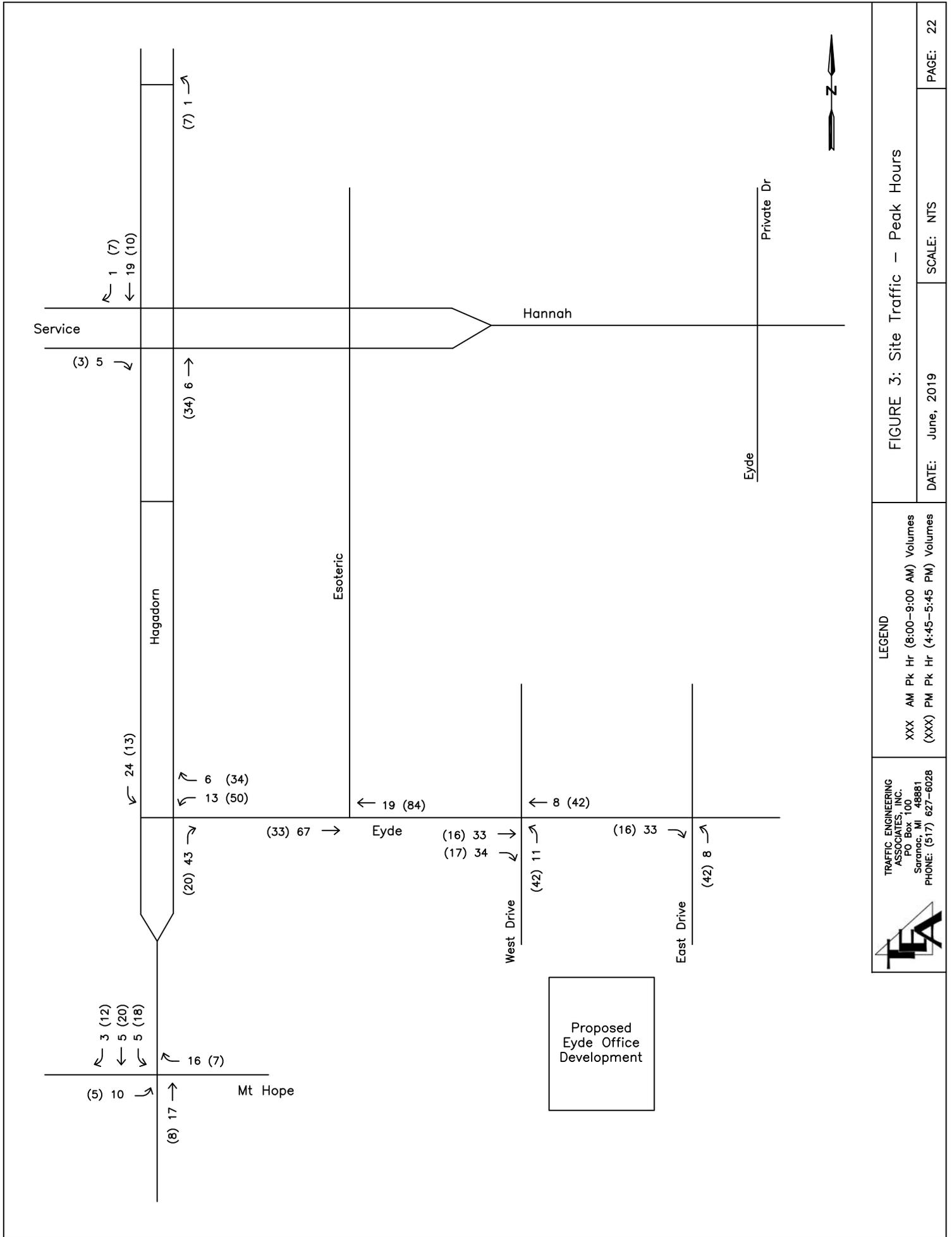
The distribution of traffic volumes to be generated by the proposed Eyde Office development during the future AM and PM peak hours is illustrated in **Figure 3**.

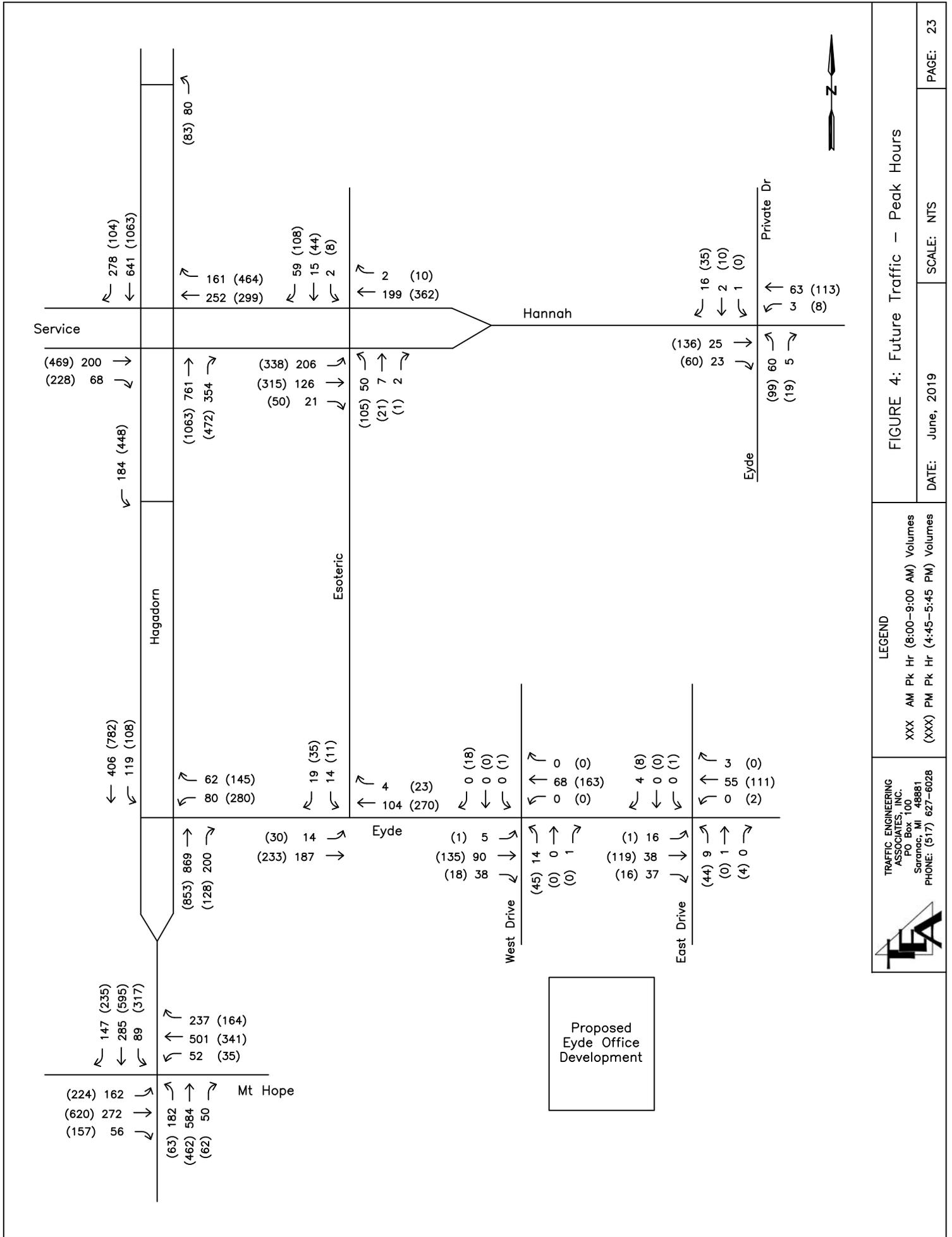
Traffic distribution was based on existing traffic patterns on the surrounding roadways. Typically, an office building has people entering in the morning and exiting in the evening; therefore, the traffic entering the roadway system during the morning and exiting during the evening generated the distribution for this study.

Direction of Approach and Departure	AM Peak Hour Distribution	PM Peak Hour Distribution
To/From the SOUTH on Hagadorn Road	25%	24%
To/From the NORTH on Hagadorn Road	28%	32%
To/From the WEST on Service Drive	8%	8%
To/From the WEST On Mt. Hope Road	15%	14%
To/From the EAST on Mt. Hope Road	24%	22%

Traffic was then further distributed by driveway. Given the location of the proposed office building between the two driveways, the traffic was split evenly between the driveways. Adding the site generated traffic volumes to the background volumes yielded the total future traffic volumes. Total traffic volumes for the future AM and PM peak hours are illustrated in **Figure 4**.







Level of Service Analysis for Future Traffic

For future traffic conditions, all existing geometrics and traffic control were used. All future turning movements at the studied intersections are anticipated to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours except for two (2) movements at the Hagadorn Road - Mt. Hope Road intersection, as well as the southbound to northbound crossover on Hagadorn Road, and two (2) movements at the Hagadorn Road – Eyde Parkway intersection. The level of service analysis for future AM and PM peak hour traffic is summarized in **Table 4**.



Table 4: Future Traffic Level of Service (LOS) Summary

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	<u>68.9</u>	<u>E</u>	<u>64.7</u>	<u>E</u>
	EB Thru-Right	31.4	C	51.4	D
	WB Left	30.4	C	43.6	D
	WB Thru-Right	49.8	D	32.7	C
	NB Left	31.2	C	38.2	D
	NB Thru-Right	40.1	D	34.8	C
	SB Left	38.1	D	<u>166.2</u>	<u>F</u>
	SB Thru	29.6	C	34.5	C
	SB Right	31.2	C	35.8	D
	Intersection Overall	41.3	D	53.8	D
Hagadorn Road and Eyde Parkway	WB Left-Right	22.3	C	33.2	C
	NB Thru-Right	32.3	C	<u>84.5</u>	<u>F</u>
	SB Left	26.0	C	<u>70.2</u>	<u>E</u>
	SB Thru	4.5	A	13.5	B
	Intersection Overall	28.6	C	<u>62.6</u>	<u>E</u>
Hagadorn Road and Hannah Boulevard/ Service Drive	EB Thru-Right	20.7	C	30.7	C
	WB Thru	24.8	C	26.4	C
	WB Right	11.0	B	26.8	C
	NB Thru	11.0	B	14.6	B
	NB Right	3.6	A	13.5	B
	SB Thru	10.2	B	13.7	B
	SB Right	3.6	A	2.2	A
	Intersection Overall	8.2	A	13.3	B
Hagadorn Road SB to NB X Over	EB Left	19.7	C	<u>147.3</u>	<u>F</u>
	Intersection Overall	3.4	A	<u>39.6</u>	<u>E</u>
Hagadorn Road NB to SB X Over	WB Left	13.1	B	15.8	C
	Intersection Overall	1.1	A	1.3	A

Table 4: Future Traffic Level of Service (LOS) Summary (cont)

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Eyde Parkway and Hannah Boulevard	EB Thru-Right	0.0	A	0.0	A
	WB Left-Thru	0.3	A	0.5	A
	NB Left-Right	10.2	B	13.3	B
	SB Right	8.9	A	9.8	A
	Intersection Overall	4.7	A	4.6	A
Eyde Parkway and Esoteric Way	EB Left-Thru	0.5	A	0.1	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	11.1	B	11.7	B
	Intersection Overall	1.1	A	1.2	A
Hannah Boulevard and Esoteric Way	EB Left	8.0	A	14.0	B
	EB Thru-Right	5.7	A	8.3	A
	WB Thru-Right	18.0	B	23.4	C
	NB Left-Thru-Right	16.5	B	16.7	B
	SB Left-Thru-Right	7.8	A	7.5	A
	Intersection Overall	10.4	B	14.5	B
Eyde Parkway and West Driveway	EB Left-Thru-Right	0.3	A	0.0	A
	WB Left-Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	10.7	B	12.9	B
	SB Left-Thru-Right	8.8	A	9.6	A
	Intersection Overall	0.7	A	2.4	A
Eyde Parkway and East Driveway	EB Left-Thru-Right	1.3	A	0.1	A
	WB Left-Thru-Right	0.0	A	0.1	A
	NB Left-Thru-Right	10.0	B	12.1	B
	SB Left-Thru-Right	8.7	A	9.4	A
	Intersection Overall	1.7	A	2.4	A

Note: Delay = Average vehicle delay in seconds
LOS = Level of Service



Level of Service Analysis for Future Mitigated Traffic

The intersection of Hagadorn Road and Mt. Hope Road is expected to have the eastbound left and southbound left movements operating at LOS E and F, respectively. Additionally, the level of service for the northbound thru-right movement and southbound left at the Hagadorn Road - Eyde Parkway intersection are projected to operate at a LOS F and E, respectively, during the PM peak hour. An analysis was conducted to determine if updating the traffic signal timings would improve this level of service.

Adjusting the splits at the intersection of Hagadorn Road and Mt. Hope Road reduced the left turn delays. The southbound left turn movement is still projected to operate at LOS F, but is expected to experience approximately half the delay time. Adjusting cycle length and splits at the intersection of Hagadorn Road and Eyde Parkway improved the level of service. The level of service analysis for future mitigated traffic at the two (2) intersections during the AM and PM peak hours is summarized in **Table 5**.



Table 5: Future Mitigated Traffic Level of Service (LOS) Summary

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Hagadorn Road and Mt. Hope Road	EB Left	52.3	D	53.0	D
	EB Thru-Right	26.4	C	51.4	D
	WB Left	33.1	C	47.1	D
	WB Thru-Right	53.5	D	46.9	D
	NB Left	34.0	C	41.3	D
	NB Thru-Right	41.9	D	54.5	D
	SB Left	44.2	D	<u>84.8</u>	<u>F</u>
	SB Thru	34.3	C	34.5	C
	SB Right	36.7	D	35.8	D
	Intersection Overall	42.5	D	50.3	D
Hagadorn Road and Eyde Parkway	WB Left-Right	22.3	C	49.7	D
	NB Thru-Right	32.3	C	44.2	D
	SB Left	26.0	C	51.7	D
	SB Thru	4.5	A	13.8	B
	Intersection Overall	28.6	C	43.0	D

SIGNIFICANT FINDINGS



Intersection Improvement Considerations

Hagadorn Road and Mt. Hope Road

For mitigation purposes, the traffic signal at this intersection was analyzed to determine a more efficient timing plan to decrease the vehicle delays. The timing splits were adjusted and the delay was reduced for the eastbound and southbound left turn movements. With the modified traffic signal timing plan, the southbound left turn movement from Hagadorn Road to eastbound Mt. Hope Road is expected to operate at a LOS F under future modified conditions; however, there is a significant decrease in the vehicle delay.

Hagadorn Road and Eyde Parkway

For mitigation purposes, the traffic signal at this intersection was analyzed to determine a more efficient timing plan to decrease the vehicle delays. The cycle length and the timing splits were optimized. With the modified traffic signal timing plan, all movements are projected to operate at LOS D or better under future conditions.



Conclusions

The findings of this report are as follows:

- When the project is complete and occupied, the Ingham County Road Department should consider adjusting the traffic signal timing at the intersection of Hagadorn Road at Mt. Hope Road to decrease vehicle delay.
- When the project is complete and occupied, the Ingham County Road Department should consider adjusting the traffic signal timing at the intersection of Hagadorn Road at Eyde Parkway to decrease vehicle delay.



MICK S. GREWAL, SR. *a
DAVID S. MITTLEMAN
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TIM P. SEEGER ^{3A}
KELLY R. MCCLINTOCK

June 6, 2019

Meridian Township Planning Commission

For Public Hearing June 10, 2019

RE: Eyde Parkway

To Whom it May Concern,

I am representing Mr. Samuel C. Eyde and Louis J. Eyde Family, LLC., regarding a mixed use planned unit proposal (MUPUD) of Eyde Parkway. Our proposal will be before the Planning Commission at the public hearing on June 10, 2019. We are requesting the commissioners make a decision and approve the MUPUD and special use permit (SUP) on the date the proposal is presented.

Sincerely,



Samantha Eyde
Associate Attorney
Grewal Law PLLC

LANSING • GRAND RAPIDS • DETROIT • NORTHVILLE • SPRING LAKE • NATIONWIDE

2290 SCIENCE PKWY, OKEMOS, MI 48864 TELEPHONE: (517)393-3000 - FACSIMILE: (517) 393-3003

protecting your rights

RESOLUTION TO RECOMMEND APPROVAL

**Mixed Use Planned Unit Development #19014
(Louis J. Eyde Family, LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 10th day of June, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Louis J. Eyde Family, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) on 6.32 acres located east of Hagadorn Road and south of Eyde Parkway; and

WHEREAS, the proposed mixed use planned unit development includes the construction of a two-story, 36,156 square foot multi-tenant office building; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 10, 2019, and has reviewed staff material forwarded under the cover memorandum dated June 6, 2019; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which allows for a mixed use planned unit development; and

WHEREAS, the mixed use planned unit development meets the conditions established in Rezoning #08080 which requires development of the site using the MUPUD ordinance; and

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

WHEREAS, the proposed mixed use planned unit development meets the minimum MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances; and

WHEREAS, the requested waivers for parking lot setbacks and freestanding signs are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and

WHEREAS, the number and type of amenities provided in the mixed use planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

**Resolution to Recommend Approval
MUPUD #19014 (Louis J. Eyde Family, LLC)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #19014, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
2. Approval is in accordance with the floor plans prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
3. Approval is in accordance with the building elevations prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
4. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #19091.
5. The waivers requested for freestanding signs and window coverage are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
6. The applicant shall provide the six additional required bicycle racks or come back to the Planning Commission and Township Board to request a waiver.
7. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
10. All utility service distribution lines shall be installed underground.
11. Approval is subject to the applicant either receiving a building permit for the 585 square foot garage building in the southeast corner of the site or removing the structure from the property.
12. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #19014.
13. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
14. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.

**Resolution to Recommend Approval
MUPUD #19014 (Louis J. Eyde Family, LLC)
Page 3**

- 15. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
- 16. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
- 17. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of June, 2019.

John Scott-Craig
Planning Commission Chair

RESOLUTION TO RECOMMEND APPROVAL

**Mixed Use Planned Unit Development #19014
(Louis J. Eyde Family, LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 10th day of June, 2019, at 7:00 p.m., Local Time.

PRESENT: Chair Scott-Craig, Vice-Chair Lane, Secretary Premoe, Commissioners Trezise, Cordill, Shrewsbury, Hendrickson, and Richards

ABSENT: None

The following resolution was offered by Vice-Chair Lane and supported by Secretary Premoe.

WHEREAS, Louis J. Eyde Family, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) on 6.32 acres located east of Hagadorn Road and south of Eyde Parkway; and

WHEREAS, the proposed mixed use planned unit development includes the construction of a two-story, 36,156 square foot multi-tenant office building; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 10, 2019, and has reviewed staff material forwarded under the cover memorandum dated June 6, 2019; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which allows for a mixed use planned unit development; and

WHEREAS, the mixed use planned unit development meets the conditions established in Rezoning #08080 which requires development of the site using the MUPUD ordinance; and

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

WHEREAS, the proposed mixed use planned unit development meets the minimum MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances; and

WHEREAS, the requested waivers for parking lot setbacks and freestanding signs are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and

WHEREAS, the number and type of amenities provided in the mixed use planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

**Resolution to Recommend Approval
MUPUD #19014 (Louis J. Eyde Family, LLC)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #19014, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
2. Approval is in accordance with the floor plans prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
3. Approval is in accordance with the building elevations prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
4. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #19091.
5. The waivers requested for freestanding signs and window coverage are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
6. The applicant shall provide the six additional required bicycle racks or come back to the Planning Commission and Township Board to request a waiver.
7. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
10. All utility service distribution lines shall be installed underground.
11. Approval is subject to the applicant either receiving a building permit for the 585 square foot garage building in the southeast corner of the site or removing the structure from the property.
12. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #19014.
13. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
14. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.

**Resolution to Recommend Approval
MUPUD #19014 (Louis J. Eyde Family, LLC)
Page 3**

15. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
16. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
17. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

ADOPTED: YEAS: Chair Scott-Craig, Vice-Chair Lane, Secretary Premoe, Commissioners Trezise, Shrewsbury, Cordill, and Richards

NAYS: Commissioner Hendrickson

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of June, 2019.

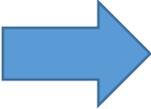

John Scott-Craig
Planning Commission Chair

Planning Commission Discussion:

- The use of an existing building is positive for the community.
- If more than 60 students attend the school the location may require re-evaluation.

A straw poll indicated the Planning Commission would recommend approval of Special Use Permit #19-95151 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:46 p.m.

- 
- C. Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC), construct office building at 2827 Eyde Parkway.
 - D. Special Use Permit #19091 (Louis J. Eyde Family, LLC), construct office building greater than 25,000 square feet in size at 2827 Eyde Parkway.

Chair Scott-Craig opened the public hearing at 9:50 p.m.

Principal Planner Menser provided a summary of the requests and noted they would be considered together. A building permit for 2814 Eyde Parkway was issued in 2004 and foundation work began but the project did not proceed and the permit expired.

The applicant's representative, Samantha Eyde, 2290 Science Parkway, described the proposed request.

The applicant, Sam Eyde, 2947 Eyde Parkway, discussed the need for monument signs in the area to help direct visitors to the various buildings.

Public Comment:

Lynne Page, 3912 Raleigh Drive, expressed concerns regarding the proposal. She said the traffic study submitted by Traffic Engineering Associates was outdated and did not reflect the additional congestion of recent developments in the area. She also said that student safety is a concern for the students using non-motorized transportation in the area.

Planning Commission Discussion:

- The urgency for the approval of the request is for construction to begin.
- The monument signs requested are large and were a topic of discussion.
- There has been a lot of development in the area, in recent years and thoughtful consideration should be given to allow the Planning Commission a couple extra weeks to make a decision.
- This is not a new proposal, the building has been approved in the past and the only changes are the new amenities of the electric car charging station and gazebo.
- The proposed new building will be an even numbered building (2814) located between two other odd numbered buildings (2859) and (2827) and this should require extra signage to avoid confusion.
- It was noted there are no handicap parking spaces noted in the plans submitted for the new building.

Motion by Commissioner Lane to suspend Planning Commission Bylaw 6.4a to consider Mixed Use Planned Unit Development #19014 on the same night as the public hearing.
Seconded by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Cordill, Trezise, Premoe, Shrewsbury, Richards and Scott-Craig.

NAYS: Commissioner Hendrickson

MOTION CARRIED: 7-1

Motion by Commissioner Premoe to recommend approval of Mixed Use Planned Unit Development #19014 with conditions.

Seconded by Commissioner Cordill.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Cordill, Trezise, Lane, Shrewsbury, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

Motion by Commissioner Premoe to recommend approval of Special Use Permit #19091.

Seconded by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Richards, Hendrickson, Shrewsbury, Lane, Cordill, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

Chair Scott-Craig closed the public hearing at 10:30 p.m.

Motion by Commissioner Lane to proceed with the agenda after 10:00 p.m.

Seconded by Commissioner Richards

VOICE VOTE: Motion approved unanimously.

7. Unfinished Business

- A. Commercial Planned Unit Development #19034 (Meridian Township Parks Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.

Motion by Commissioner Hendrickson to adopt the resolution recommending approval of Commercial Planned Unit Development #19034.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Hendrickson, Premoe, Trezise, Cordill, Lane, Shrewsbury, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0



To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Mackenzie Dean, Assistant Planner

Date: July 18, 2019

Re: Special Use Permit #19091 (Louis J. Eyde Family, LLC)

Louis J. Eyde Family, LLC has submitted a mixed use planned unit development (MUPUD) proposal to construct a two-story, 36,156 square foot multi-tenant office building at 2814 Eyde Parkway. The 6.32 acre site is zoned PO (Professional and Office), conditioned on development using the MUPUD ordinance. The MUPUD condition stems from the 2008 rezoning (REZ #08080) of 81 acres located east of Hagadorn Road, encompassing Hannah Boulevard, Eyde Parkway, and Esoteric Way. The rezoning was conditioned on the development of the 81 acres using the MUPUD ordinance and a maximum of 1,010 to 1,159 residential units distributed throughout and/or on portions of the 81 acres.

In addition to the MUPUD, a special use permit (SUP) is required for constructing a building totaling more than 25,000 square feet in gross floor area. The special use permit (SUP #19091) is being processed concurrently with the MUPUD request.

The Planning Commission held a public hearing on the proposal at its meeting on June 10, 2019 and voted to recommend approval at the same meeting, citing the following reasons for their decision:

- The subject site is appropriately zoned PO (Professional and Office), which permits the construction of buildings greater than 25,000 square feet in floor area by special use permit.
- The special use permit meets the conditions established in Rezoning #08080 for residential density.
- The proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

Staff memorandums outlining the SUP request and minutes from the Planning Commission meetings at which the request was discussed are attached for the Board's review.

Township Board Options

The Township Board may approve or deny the special use permit. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. The Board has 30 days from the date of the public hearing to make a determination on the request, unless an extension is granted by the applicant. The 30 day review period ends August 22, 2019. A resolution will be provided at a future meeting.

**Special Use Permit #19091 (Louis J. Eyde Family, LLC)
Township Board (July 23, 2019)
Page 2**

Attachments

1. Staff memorandum dated June 6, 2019 with attachments.
2. Resolution recommending approval of SUP #19091 dated June 10, 2019.
3. Planning Commission minutes dated June 10, 2019 (public hearing & decision).

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19091 (Louis J. Eyde Family, LLC)\SUP 19091.tb1.docx



To: Planning Commission

From: Peter Menser, Principal Planner
Mackenzie Dean, Assistant Planner

Date: June 6, 2019

Re: Special Use Permit #19091 (Louis J. Eyde Family, LLC), request to develop a two-story office building greater than 25,000 square feet located at 2814 Eyde Parkway.

Louis J. Eyde Family, LLC has submitted a mixed use planned unit development (MUPUD) proposal for a project located at 2827 Eyde Parkway, to be addressed as 2814 Eyde Parkway. The applicant is requesting to construct a two-story, 36,156 square foot office building located at 2814 Eyde Parkway. The 6.32 acre subject site is zoned PO (Professional and Office) conditioned on development using the mixed use planned unit development ordinance.

The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet requires a special use permit due to the significant impact such development may have upon adjacent property owners, neighborhoods, and public infrastructure. The Code of Ordinances requires the special use permit to ensure that public utilities, roads, and other infrastructure systems are or will be adequate to support the proposed development.

The special use permit is being processed concurrently with the MUPUD request. The staff report for MUPUD #19014 should be referenced for a more complete overview of the project.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. The Planning Commission makes a recommendation on the special use permit request and the Township Board has final approval.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. The Planning Commission may choose to suspend bylaw 6.4a to make a decision on the request on the same night as the public hearing. Resolutions to suspend bylaw 6.4a and to recommend approval of the SUP with conditions are provided.

- **Move to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #19091 on the same night as the public hearing.**
- **Move to adopt the resolution to recommend approval of Special Use Permit #19091 with conditions.**

Special Use Permit #19091 (Louis J. Eyde Family, LLC)
Planning Commission (June 10, 2019)
Page 2

Attachments

1. Special use permit application received by the Township on April 18, 2019.
2. Resolution to recommend approval.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19091 (Louis J. Eyde Family, LLC)\Staff Reports\SUP 19091.pc1.docx

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\$ 660.00

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 LOUIS J EYDE FAMILY, LLC
Address of Applicant 2947 EYDE PARKWAY, SUITE 200, EAST LANSING, MI 48023
Telephone - Work (517) 351-2480 Home _____ Fax _____ Email RUNDELLC.EYDE@COM
Interest in property (circle one): Owner Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.)

B. Site address / location / parcel number 2327 EYDE PARKWAY, EAST LANSING, MI 48023
Legal description (please attach if necessary) SEE SITE PLAN
Current zoning PO w/ MINIMUM REQ
Use for which permit is requested / project name NEW OFFICE - OVER 25,000 FT²
Corresponding ordinance number 86-658

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 KEBS, INC JEFF KYG
Address 2116 HASLET RD, HASLET, MI 48840
Telephone - Work (517) 339-1014 Home _____ Fax (517) 339 9047

E. Acreage of all parcels in the project: Gross 6.32 Net 6.32

F. Explain the project and development phases:

G. Total number of:
Existing: structures _____ bedrooms _____ offices 1 parking spaces 291 carports _____ garages _____
Proposed: structures _____ bedrooms _____ offices 1 parking spaces _____ carports _____ garages _____

H. Square footage: existing buildings 21,990 proposed buildings 35,112
Usable Floor area: existing buildings _____ proposed buildings _____

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 POVIOUS AREA Acreage 2.22 (35%)
Proposed Open Space: Type _____ Acreage _____

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

Jim Bundell
Signature of Applicant

4-18-19
Date

Jim Bundell
Type/Print Name

Fee: \$660

Received by/Date: *Notre Muma* 4-18-19

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19091
(Louis J. Eyde Family, LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 10th day of June, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Louis J. Eyde Family, LLC has submitted a request to construct a project identified as 2814 Eyde Parkway on 6.32 acres located east of Hagadorn Road and south of Eyde Parkway; and

WHEREAS, the proposed special use permit includes the construction of a two-story, 36,156 square foot multi-tenant office building; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 10, 2019, and has reviewed staff material forwarded under the cover memorandum dated June 6, 2019; and

WHEREAS, a special use permit is required for constructing a group of buildings totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which permits the construction of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the special use permit meets the conditions established in Rezoning #08080 for residential density; and

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

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19091, subject to the following conditions:

1. Approval is in accordance with the site plan and landscape plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
2. Approval is in accordance with the building elevations and floor plans prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.

**Resolution to Recommend Approval
SUP #19091 (Louis J. Eyde Family, LLC)
Page 2**

3. Approval of the special use permit is subject to all conditions placed on Mixed Use Planned Unit Development #19014 by the Township.
4. Approval is subject to the applicant either receiving a building permit for the 585 square foot garage building in the southeast corner of the site or removing the structure from the property.
5. Approval is subject to the conditions established in Rezoning #08080.
6. Any future building additions will require an amendment to the special use permit.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of June, 2019.

John Scott-Craig
Planning Commission Chair

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19091
(Louis J. Eyde Family, LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 10th day of June, 2019, at 7:00 p.m., Local Time.

PRESENT: Chair Scott-Craig, Vice-Chair Lane, Secretary Premoe, Commissioners Trezise, Cordill, Shrewsbury, Hendrickson, and Richards

ABSENT: None

The following resolution was offered by Vice-Chair Lane and supported by Secretary Premoe.

WHEREAS, Louis J. Eyde Family, LLC has submitted a request to construct a project identified as 2814 Eyde Parkway on 6.32 acres located east of Hagadorn Road and south of Eyde Parkway; and

WHEREAS, the proposed special use permit includes the construction of a two-story, 36,156 square foot multi-tenant office building; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 10, 2019, and has reviewed staff material forwarded under the cover memorandum dated June 6, 2019; and

WHEREAS, a special use permit is required for constructing a group of buildings totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which permits the construction of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the special use permit meets the conditions established in Rezoning #08080 for residential density; and

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

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19091, subject to the following conditions:

1. Approval is in accordance with the site plan and landscape plan prepared by Kebs, Inc. dated April 15, 2019 (revision date May 15, 2019) and received by the Township on May 15, 2019.
2. Approval is in accordance with the building elevations and floor plans prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.

Planning Commission Discussion:

- The use of an existing building is positive for the community.
- If more than 60 students attend the school the location may require re-evaluation.

A straw poll indicated the Planning Commission would recommend approval of Special Use Permit #19-95151 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:46 p.m.

C. Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC), construct office building at 2827 Eyde Parkway.

D. Special Use Permit #19091 (Louis J. Eyde Family, LLC), construct office building greater than 25,000 square feet in size at 2827 Eyde Parkway.

Chair Scott-Craig opened the public hearing at 9:50 p.m.

Principal Planner Menser provided a summary of the requests and noted they would be considered together. A building permit for 2814 Eyde Parkway was issued in 2004 and foundation work began but the project did not proceed and the permit expired.

The applicant's representative, Samantha Eyde, 2290 Science Parkway, described the proposed request.

The applicant, Sam Eyde, 2947 Eyde Parkway, discussed the need for monument signs in the area to help direct visitors to the various buildings.

Public Comment:

Lynne Page, 3912 Raleigh Drive, expressed concerns regarding the proposal. She said the traffic study submitted by Traffic Engineering Associates was outdated and did not reflect the additional congestion of recent developments in the area. She also said that student safety is a concern for the students using non-motorized transportation in the area.

Planning Commission Discussion:

- The urgency for the approval of the request is for construction to begin.
- The monument signs requested are large and were a topic of discussion.
- There has been a lot of development in the area, in recent years and thoughtful consideration should be given to allow the Planning Commission a couple extra weeks to make a decision.
- This is not a new proposal, the building has been approved in the past and the only changes are the new amenities of the electric car charging station and gazebo.
- The proposed new building will be an even numbered building (2814) located between two other odd numbered buildings (2859) and (2827) and this should require extra signage to avoid confusion.
- It was noted there are no handicap parking spaces noted in the plans submitted for the new building.

Motion by Commissioner Lane to suspend Planning Commission Bylaw 6.4a to consider Mixed Use Planned Unit Development #19014 on the same night as the public hearing.
Seconded by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Cordill, Trezise, Premoe, Shrewsbury, Richards and Scott-Craig.

NAYS: Commissioner Hendrickson

MOTION CARRIED: 7-1

Motion by Commissioner Premoe to recommend approval of Mixed Use Planned Unit Development #19014 with conditions.

Seconded by Commissioner Cordill.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Cordill, Trezise, Lane, Shrewsbury, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

Motion by Commissioner Premoe to recommend approval of Special Use Permit #19091.

Seconded by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Richards, Hendrickson, Shrewsbury, Lane, Cordill, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0

Chair Scott-Craig closed the public hearing at 10:30 p.m.

Motion by Commissioner Lane to proceed with the agenda after 10:00 p.m.

Seconded by Commissioner Richards

VOICE VOTE: Motion approved unanimously.

7. Unfinished Business

- A. Commercial Planned Unit Development #19034 (Meridian Township Parks Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.

Motion by Commissioner Hendrickson to adopt the resolution recommending approval of Commercial Planned Unit Development #19034.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

YEAS: Commissioners Hendrickson, Premoe, Trezise, Cordill, Lane, Shrewsbury, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 8-0



11.B/13.C

To: Township Board
From: Peter Menser, Principal Planner
Date: July 17, 2019
Re: Elevation at Okemos Pointe Brownfield Plan Amendment

Okemos Pointe, LLC has submitted an amendment to a previously approved brownfield plan for the Elevation at Okemos Pointe located on the west side of Jolly Oak Road, north of Jolly Road. The plan is an amendment to a brownfield plan approved by the Township Board and Ingham County Board of Commissioners in 2016. The original 11 year brownfield plan was capped at \$3,891,103, of which the projected costs of developer eligible activities (including contingency and interest) was limited to \$3,804,759. The maximum capture into the Ingham County Brownfield Redevelopment Authority (BRA) Local Site Remediation Revolving Fund (LSRRF) was set at \$86,344. Developer interest was limited to a maximum of \$300,000. The Township Board approved the transfer of the brownfield plan from Ingham County to the Township at its meeting on March 19, 2019.

The proposed amendment to the 2016 brownfield plan is for \$5,299,758 over 18 years. Interest is capped at \$600,000. Under the amendment the Meridian Township Brownfield Redevelopment Authority (MTBRA) would capture \$299,070 for administrative costs and \$213,080 for the local brownfield revolving fund (LBRF). The \$86,344 captured by the Ingham County LSRRF remains in the plan per the brownfield transfer agreement. Dave Van Haaren from Triterra, the Township's brownfield consultant, has submitted a report summarizing the brownfield plan amendment (attached) and will be in attendance at the meeting to provide an overview of the request and answer any questions.

The MTBRA discussed the brownfield plan amendment at its meeting on June 20, 2019 and voted to recommend approval of the amendment to the Township Board.

Elevation at Okemos Pointe

The Township Board granted mixed use planned unit development (MUPUD #15024) and special use permit approval (SUP #15101) for the Elevation at Okemos Pointe project in 2015. As originally approved it included the construction of 21 new buildings with 394 multiple family dwelling units on 37 acres. Phase 1 of the development, consisting of eight buildings, has been completed. A minor amendment to the MUPUD was approved by the Director of Community Planning and Development in early 2019, which eliminated the proposed market building, relocated and repurposed one of the apartment buildings to a mixed use building, and added 0.09 acre of land to the MUPUD, which included a row of parking located north of the 2360 Jolly Road property at the northwest corner of Jolly Road/Jolly Oak Road.

**Elevation at Okemos Pointe Brownfield Plan Amendment
Township Board (July 23, 2019)
Page 2**

A public hearing for a second minor amendment to the MUPUD is scheduled for July 24, 2019 with the Director of Community Planning and Development. The amendment includes the addition of the Northwest Tire property at 2360 Jolly Road to the MUPUD (approximately 2.6 acres), the removal of a 24 unit mixed use building (identified as M1 on the approved site plan) from the project, and discontinuation of the plan to enclose the Smith Drain, which will now remain open.

Decision Criteria

In considering the brownfield plan amendment, the Brownfield Redevelopment Financing Act (Public Act 381 of 1996) requires that the “governing body shall determine whether the plan constitutes a public purpose,” however it does not provide a definition of the term “public purpose.” The Natural Resources and Environmental Protection Act (specifically Part 196 of Public Act 451 of 1994), which is used by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) staff in evaluating brownfield grant and loan applications, provides some additional guidance that includes a project providing significant and measureable environmental, community, and economic benefits. Economic benefits are comprised of private investment, increases in taxable value, and job creation.

If the Township Board determines that the plan does not constitute a public purpose it can deny the brownfield plan. If a public purpose is identified, the Board can approve the plan, reject the plan, or approve it with modifications, based on the following considerations:

- Whether the plan meets the requirements of Section 13 of the Act, which references items required for inclusion in the plan itself, including information on financing, descriptions of eligible activities, and details on how the tax increment revenues generated by the project will be used.
- Whether the proposed method of financing the costs of eligible activities is feasible and the MTBRA, on behalf of the developer, has the ability to arrange the financing.
- Whether the costs of eligible activities proposed are reasonable and necessary to carry out the purposes of this act.
- Whether the amount of captured taxable value estimated to result from adoption of the plan is reasonable.

The bullet points above are technical in nature and have been vetted and confirmed by the Township’s brownfield consultant and are detailed in the attached review letter. The consideration of the plan constituting a public purpose must be determined by the Township Board.

**Elevation at Okemos Pointe Brownfield Plan Amendment
Township Board (July 23, 2019)
Page 3**

Township Board Options

The Township Board has the option to approve, approve with modifications, or deny the proposed brownfield plan amendment. A resolution will be provided at a future meeting.

Attachments

1. Elevation at Okemos Pointe Brownfield Plan Amendment No. 1 prepared by Advanced Redevelopment Solutions dated June 19, 2019.
2. Review memo prepared by Triterra dated July 18, 2019.
3. Elevation at Okemos Pointe Brownfield Plan prepared by Advanced Redevelopment Solutions dated November 1, 2016.
4. Approved site for Elevation at Okemos Pointe prepared by Kebs, Inc. dated March 13, 2019.

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ELEVATION AT OKEMOS POINTE

2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;
2398 Jolly Road (portion – Tax ID #33-02-02-33-353-015;
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100
Okemos, Meridian Charter Township, Michigan

Brownfield Plan Amendment No.1

Revised June 19, 2019

Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDPF
Phone: (517) 648-2434



Meridian Township Brownfield Redevelopment Authority

Meridian Charter Township
5151 Marsh Road | Okemos, MI 48864
Contact: Peter Menser
Principal Planner, Department of Community Planning and Development
Phone: (517) 853-4576

Approved by the Meridian Township Brownfield Redevelopment Authority –
06/20/2019

Approved by the Meridian Charter Township Board of Trustees –
____/____/2019

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Exhibits

- A. Legal Description and Eligible Property Boundary Map

- B. Table 4 – Tax Increment Financing Estimates

**PROJECT SUMMARY SHEET: BROWNFIELD PLAN AMENDMENT NO.1 –
Elevation at Okemos Pointe Project**

Project Name: Elevation at Okemos Pointe

Applicant/Developer: Entity Name: Okemos Pointe, LLC (“Owner” or “Developer”)
Contact: Will Randle
Mailing Address: 2410 Woodlake Dr.
Okemos, MI 48864
Phone: 517-580-2550

Eligible Property Location: The Eligible Property (“Property”) consists of six (6) parcels located at:
2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;
2398 Jolly Road (portion – Tax ID #33-02-02-33-353-015;
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100
Okemos, Meridian Charter Township, Michigan.

One parcel, 2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010, adds a small portion of Property (approximately +/- 0.09 Acres) with this Plan Amendment.

Property Size: Approximately 37.38 acres

Type of Eligible Property: Facility (Contaminated) and adjacent or contiguous to at least one of the Property’s “facility” parcels.

Project Description and Total Capital Investment: The primary purpose of the original 2016 Brownfield Plan was to facilitate the development of all six (6) original parcels in a key area of Meridian Charter Township. It was anticipated that multiple phases would occur within this area, but the originally conceived project plan needed to change to adjust to market conditions and site conditions and as such cannot be completed as originally planned in 2016.

This Plan Amendment is the result of a newly proposed adjustment to the redevelopment project (“Project”), a mixed-use redevelopment of the underutilized, abandoned, vacant and contaminated parcels and adjacent and contiguous parcels which was first developed in 1963 and has been substantially underutilized since 1999 (17 years).

The parcels are located north of Jolly Road and west of Jolly Oak Road and Farrins Parkway (see Exhibit A). This mixed-use redevelopment is a multi-phase, \$60 million project (Phase 1 and Phase 1A, excluding land and financing costs) that will comprise commercial/amenity space and 284 market-rate apartment units. Phase descriptions have changed from the original Plan and Phase 2 (formerly Phase III) may be completed but is dependent upon the success and market condition outcomes upon completion of Phase 1A. Phase 2 capital investment is not a part of the aforementioned Project cost.

Okemos Pointe, LLC is the Owner and Developer of the Project and is seeking reimbursement through tax increment financing (TIF) for Brownfield eligible activities.

Phase 1 construction began in 2017 and was completed in 2018. Phase 1A construction is scheduled to begin in the Summer 2019 and will be completed by the end of 2020.

Uniqueness & Significance of Project to Township

The amended mixed-use redevelopment Project will:

- Bring a significant investment and major improvement to the area;
- Be transformative in nature;
- Add to the economic vitality of the Township;
- Add to the success of the Township’s broader development strategy;
- Bring quality market rate apartment housing to the Township;
- Be a uniquely designed project with high quality durable materials, and;
- Result in community and municipal benefits of increased property taxes on the Property.

Purpose of Amendment:

Brownfield Plan Amendment No.1 (“Plan Amendment”) purpose is to:

- Add a small portion to Eligible Property from a parcel located at 2360 Jolly Road, Tax ID #33-02-02-33-376-010 (see Exhibit A);
- Identify and describe the amended Project;
- Identify new projected taxable value and tax increment revenues because of the proposed amended Project;
- Identify new eligible activity costs and associated contingency, interest, Plan Amendment Preparation, Plan Amendment Implementation for Developer, Authority Administration & Application Fees, and County Authority & Township Authority capture for Local Brownfield Revolving Fund (LBRF) at \$5,898,251, and;
- Extend the Plan’s tax increment revenue capture period an additional 7-years through 2035 (last year of tax capture), making the Plan an 18-year tax increment revenue capture plan.

Estimated Job Creation:

Upon Project completion, up to eight (8) new local full-time-equivalent jobs are projected to be created.

Estimated Duration of Plan

Capture: 18 years (2018-2035), total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan and Amendment costs, Brownfield Plan Implementation Fees, Authority Administration & Application Fees, and LBRF capture for County & Township. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.

Estimated Duration of Plan: 20 years (2016-2035) estimated but valid up to 35 years.

Base Year of Plan: 2016 with the exception of the newly added portion of parcel Tax ID #33-02-02-33-376-010 which shall be tax year 2019.

First Year of Plan Capture: 2018

Total Taxes Captured Estimate:
(Total Plan Duration under Plan Amendment)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Meridian Township BRA Administration	\$ 299,070	\$ 16,615
Ingham County BRA Local Brownfield Revolving Fund (LBRF)	\$ 86,344	\$ 4,797
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)	\$ 213,080	\$ 11,838
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 5,299,758	\$ 294,431
Total New Tax Capture (See Table 1a)	\$ 5,898,251	\$ 327,681
* To meet Developer Reimbursement Obligations.		

New/Incremental Tax Gain (not captured) Breakdown Estimate:
 (Total Plan Duration under Plan Amendment)

New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period in Number of Years =	18
		New Tax Revenue Received	
		Total/ Cumulative	Annual Average
MERIDIAN CHARTER TOWNSHIP			
Operating	25%	\$ 241,249	\$ 13,403
Pathways	25%	\$ 19,198	\$ 1,067
CATA Redi Ride	25%	\$ 11,481	\$ 638
Fire Protection	25%	\$ 36,781	\$ 2,043
Police Protection	25%	\$ 34,911	\$ 1,939
Land Preservation	25%	\$ 18,949	\$ 1,053
Community Services	25%	\$ 8,609	\$ 478
Local Roads	25%	\$ 14,352	\$ 797
Parks/Recreation	25%	\$ 38,280	\$ 2,127
Debt	100%	\$ 44,166	\$ 2,454
Police & Fire Protection	25%	\$ 85,708	\$ 4,762
<i>Subtotal to Above</i>	-	\$ 553,682	\$ 30,760
INGHAM COUNTY			
County Operating	25%	\$ 391,776	\$ 21,765
Indigent Veterans Relief Fund	25%	\$ 1,911	\$ 106
Potter Park Zoo	25%	\$ 23,737	\$ 1,319
Public Transportation	25%	\$ 34,737	\$ 1,930
911 System	25%	\$ 49,211	\$ 2,734
Juvenile Justice	25%	\$ 34,737	\$ 1,930
Farmland Preservation	25%	\$ 8,105	\$ 450
Health Services	25%	\$ 20,263	\$ 1,126
Parks/Trails	25%	\$ 28,948	\$ 1,608
Animal Control	25%	\$ 13,895	\$ 772
Jail/Justice	25%	\$ 49,211	\$ 2,734
<i>Subtotal to Above</i>	-	\$ 656,530	\$ 36,474
Capital Region Airport Authority - CRAA	25%	\$ 40,469	\$ 2,248
Capital Area Transportation Authority - CATA	25%	\$ 174,090	\$ 9,672
LIBRARY			
Capital Area District Library - CADL	25%	\$ 90,316	\$ 5,018
INTERMEDIATE SCHOOL DISTRICTS (ISD)			
RESA Operating	25%	\$ 11,579	\$ 643
RESA Special Education	25%	\$ 260,887	\$ 14,494
RESA Vocational Education	25%	\$ 74,829	\$ 4,157
COMMUNITY COLLEGE			
Lansing Community College - LCC	25%	\$ 220,418	\$ 12,245
<i>Subtotal to Above</i>	-	\$ 872,588	\$ 48,477
LOCAL SCHOOL MILLAGES: excludes State School millages			
School Debt	100%	\$ 1,545,798	\$ 85,878
School Building and Site ("Sinking Fund" millage available for tax capture)	25%	\$ 57,189	\$ 3,177
<i>Subtotal to Above</i>	-	\$ 1,602,987	\$ 89,055
<i>Subtotal of All of the Above</i>	-	\$ 3,685,787	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	100%	\$ 1,324,970	\$ 73,609
Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	100%	\$ 3,974,910	\$ 220,828
<i>Subtotal to Above</i>	-	\$ 5,299,880	\$ 294,438
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	\$ 8,985,667	-

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$5,898,251 as outlined in the below table. Based upon current estimates of projected Taxable Value, the identified Eligible Activities to the Developer totaling \$5,299,758 in Table 1a are after annual tax capture payments to:

- Ingham County BRA/Authority Local Brownfield Revolving Fund (LBRF);
- Meridian Township BRA/Authority Local Brownfield Revolving Fund (LBRF), and;
- Meridian Township BRA/Authority Reimbursement of Administration Expenses.

Eligible Activities	Eligible Costs
DEQ Eligible Activities	
Department-Specific Activities	
Baseline Environmental Assessment (BEA) Activities	\$ 69,600
Due Care Activities	\$ 82,349
Additional Response Activities	\$ 2,482,447
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 1,752,279
Lead and Asbestos Abatement Activities	\$ 36,794
Infrastructure Improvements Activities	\$ -
Site Preparation Activities	\$ -
Contingency (15% only for Phase 1A)	\$ 103,656
Interest (Simple Interest: Capped per Township)	\$ 600,000
<i>Subtotal</i>	\$ 5,127,125
Brownfield Plan Preparation	\$ 152,633
Brownfield Plan Implementation (to Developer)	\$ 15,000
Local Application Fees	\$ 5,000
<i>Subtotal: To Developer *</i>	\$ 5,299,758
Meridian Township BRA Administration	\$ 299,070
Ingham County BRA Local Brownfield Revolving Fund (LBRF)	\$ 86,344
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)	\$ 213,080
<i>Subtotal: To BRA</i>	\$ 598,493
GRAND TOTAL	\$ 5,898,251
* To meet Developer Reimbursement Obligations.	

INTRODUCTION

A. General

Meridian Charter Township, Michigan (the “Township”), established the Meridian Township Brownfield Redevelopment Authority (the “Authority”) on April 18, 2017, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The Michigan Department of State, Office of the Great Seal, acknowledged receipt and filing of the resolution on May 17, 2017. The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of this Brownfield Plan (the “Plan” and/or “Amendment”), as amended is to promote the redevelopment of and investment in certain “Brownfield” properties within the Township. Inclusion of Property within this Plan Amendment will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan Amendment, is intended to promote economic growth for the benefit of the residents of the Township and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Plan Amendment shall not be integral to the effectiveness or validity of this Plan Amendment. This Plan Amendment is intended to apply to the Eligible Property identified in this Plan Amendment and, if tax increment revenues are proposed to be captured from that Eligible Property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the Eligible Property shall not necessitate an amendment to this Plan Amendment, affect the application of this Plan Amendment to the Eligible Property, or impair the rights available to the Authority under this Plan Amendment.

This Plan Amendment is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan Amendment for reference purposes.

This Plan Amendment contains information required by Section 13(2) of Act 381.

B. Brownfield Plan and Plan Amendment Summary

This Plan Amendment is the first amendment to the original 2016 Brownfield Plan.

Original 2016 Brownfield Plan Elevation at Okemos Pointe (“Plan”) -

The Ingham County Brownfield Redevelopment Authority (“County Authority”) approved the Plan on October 14, 2016 followed by approval by Meridian Charter Township Board of Trustees on November 1, 2016 and Ingham County Board of Commissioners adoption of the Plan on December 13, 2016. Plan was estimated as 11-year (2018 through 2028) tax increment revenue capture plan for reimbursement of Eligible Activities and LSRRF deposits. Without amending the Plan, the proposed redevelopment of Phase 1A cannot be completed.

2019 Brownfield Plan Elevation at Okemos Pointe (“Plan Amendment”) -

This 2019 Plan Amendment will:

- Add a small portion to Eligible Property from a parcel located at 2360 Jolly Road, Tax ID #33-02-02-33-376-010 (see Exhibit A);
- Identify and describe the amended Project;
- Identify new projected taxable value and tax increment revenues because of the proposed amended Project;
- Identify new eligible activity costs and associated contingency, interest, Plan Amendment Preparation, Plan Amendment Implementation for Developer, Authority Administration & Application Fees, and County Authority & Township Authority capture for Local Brownfield Revolving Fund (LBRF) at \$5,898,251, and;
- Extend the Plan’s tax increment revenue capture period an additional 7-years through 2035 (last year of tax capture), making the Plan a 18-year tax increment revenue capture plan.

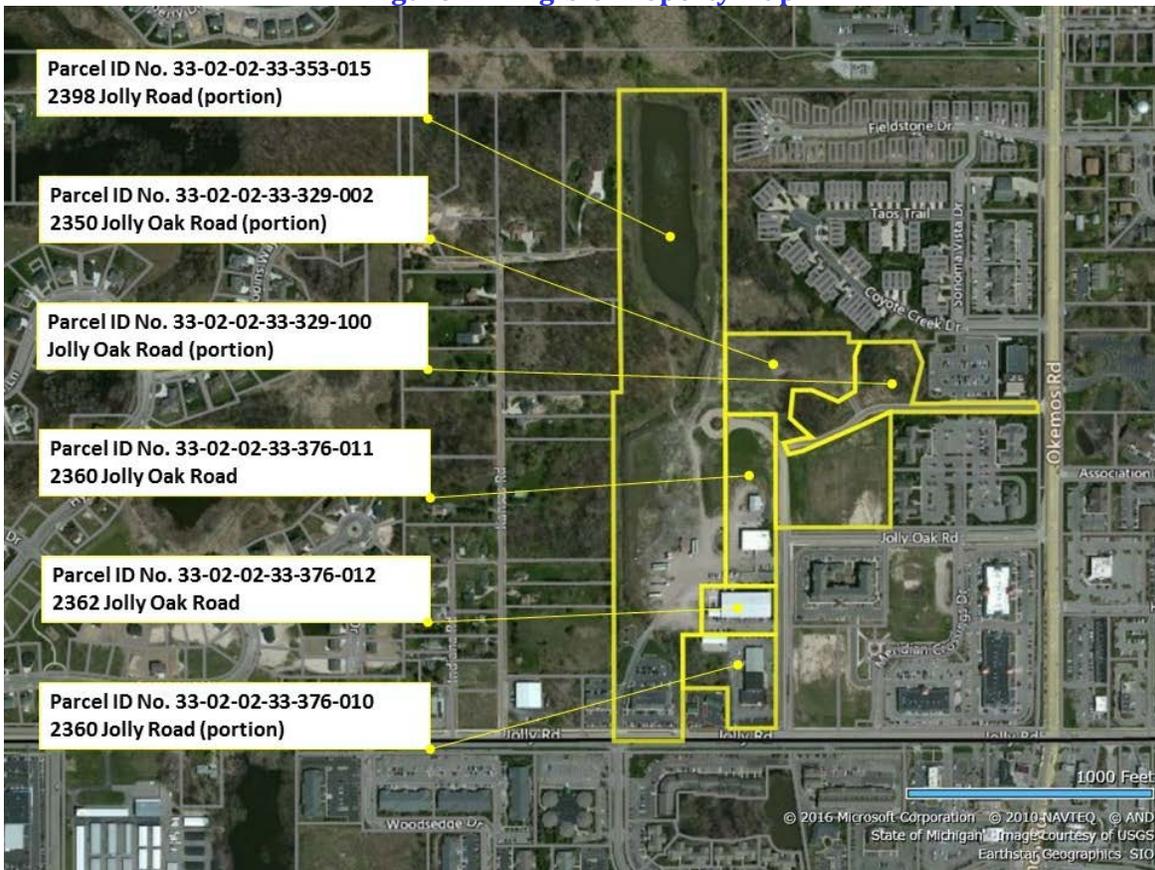
The Project recognized and planned under this Plan Amendment will result in a total estimated projected taxable value of \$13,223,656 (in Year 2022 upon full Project completion).

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

Figure 1 – Scaled Property Location Map



Figure 2 – Eligible Property Map



The Eligible Property (“Property”) consists of all or portion of six parcels located northwest of the intersection of Jolly Road and Jolly Oak Road, Okemos, Meridian Township, Ingham County, Michigan. The Property contains approximately 37.38 acres.

The Property is located in an area of the Meridian Charter Township (“Township”) that is characterized by commercial, multi-tenant residential, and recreational properties. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion, and the Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, electrical and gas utilities to the south.

The Eligible Property parcels are summarized in the below table. See Exhibit A, Legal Descriptions and Eligible Property Boundary Map. Please note that the Eligible Property in the table below identifies four parcels with a portion of that Tax ID number being included as Eligible Property. As such, the Legal Descriptions and Eligible Property Boundary Map in Exhibit A shall govern as the Eligible Property in this Plan Amendment.

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property and Facility
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

The Property consists of six parcels of land. Five of the six parcels are a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended). In accordance with Act 381, the other parcel(s) included in this Plan are adjacent or contiguous to the facility-designated properties and are estimated to increase the captured taxable value of the facility-designated parcels. The parcels are located within the boundaries of Meridian Charter Township, Michigan.

As of June 2016 the Property is a Mixed Use Planned Unit Development (MUPUD) that was conditionally zoned Community Service (C-2) Commercial, with a voluntary offer of a condition limiting development to a mixed use planned unit development with restriction of no more than 18 dwelling units per acre as allowed under the density bonus provisions in the mixed use planned unit ordinance. The C-2 zoning district allows for a mixed use planned unit development. Mixture of uses proposed on Property is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, existing roadways, public water, and sanitary sewer. Property was formerly zoned Industrial, Commercial, Residential, Professional and Office and currently contains one industrial/commercial building and a tire storage building. Exterior portions of the Property currently include on the southern portion paved parking and landscaped areas while the eastern and northern portions are grass-covered and wooded land. The central portion of the Property has been recently redeveloped into Phase 1 of the Elevation at Okemos Pointe Project which consists of a commercial/amenity building and 170 market-rate apartments. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion.

The Project proposes to redevelop an underutilized property into a contemporary multi-use development through the completion of Phase 1A adding 114 market-rate apartments. The redevelopment integrates design elements, environmental response activities, and economic

development to further goals of the Meridian Charter Township, Ingham County (“IC”), the Michigan Department of Environmental Quality (“MDEQ”) and the Michigan Economic Development Corporation (“MEDC”). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead and asbestos abatement, building demolition and site demolition of the wide-spread fill and debris found across most of the Property, environmental due care and additional response activities, and redevelopment into a mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.” Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed reimbursement agreement between the Developer and the Authority.

CURRENT COMPLETED PHASE 1 (2018)

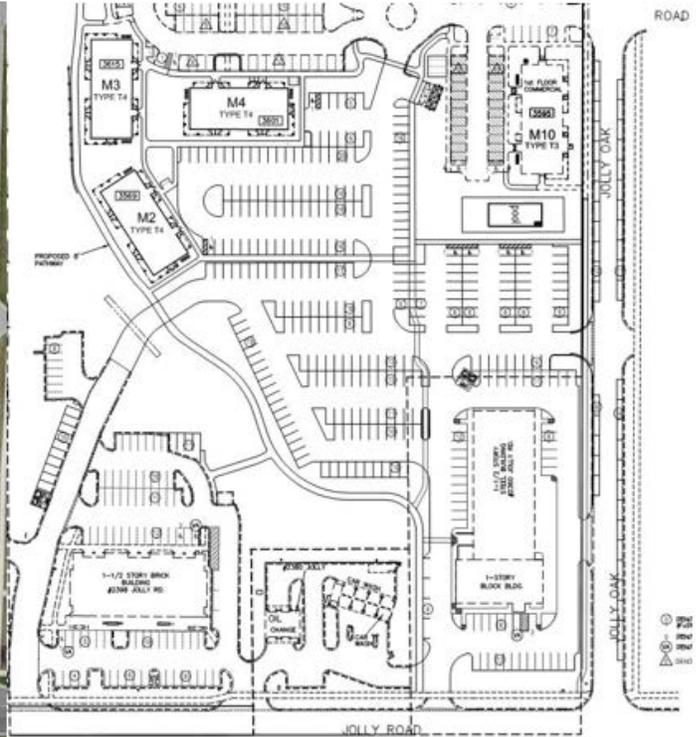




PROPOSED PHASE 1A PROJECT SITE PLAN AFTER COMPLETION (2020)

Current (April 2019)

After Project Phase 1A Completion (2020)



2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial or industrial purpose; (b) five of the six parcels comprised by the Property have been determined to be a “facility”; (c) includes parcels that are adjacent or contiguous to that Property because the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property; and, (d) the Property is in Meridian Charter Township, which is not a qualified local governmental unit.

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property and Facility
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

Refer to the 2016 Brownfield Plan Exhibit B which includes an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. The added parcel, portion of Tax ID #33-02-02-33-376-010, is eligible to be contained in this Plan Amendment because it is adjacent and contiguous to a “facility” parcel and is a “facility”. As Eligible Property, the Property is eligible for redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment (BEA) {Phase I ESA, Phase II ESA, and BEA}, due care activities, additional response activities, lead & asbestos survey and abatement, demolition {site and building}, preparation of Brownfield Plan (including this Amendment), Brownfield Plan implementation, contingency, interest, LBRF capture, and Authority administration & application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if site or environmental conditions change. If conditions change, an eligible activity may fall under a different category (such as an Environmental or Non-Environmental eligible activity) so long as the Plan does not involve the capture of State School Tax Increment Revenue (i.e., an Act 381 Work Plan). Local-only Tax Capture Plans can adjust between Environmental and Non-Environmental activity categories. Furthermore, for the eligible activities identified in the Plan Amendment, the costs of any activities may be adjusted after the date the Plan Amendment is approved by the Authority, so long as the costs do not exceed the combined total of all eligible activity costs (combined Environmental and Non-Environmental costs) plus a pro-rata contingency amount (but excluding the interest amount), to the extent that the adjustments do not violate the terms of any approved documents, such as a Development Reimbursement Agreement, or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Property. Amendments to Act 381 that were signed in to law on December 28, 2012 allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan (including Plan Amendments), if those costs and the eligible property are subsequently included in an approved Plan or Plan Amendment. In the event that eligible activities are performed prior to Plan or Plan Amendment approval, approved eligible activity costs will be reimbursable in accordance with Act 381.

In accordance with this Plan Amendment and the associated Development Reimbursement Agreement (the “Agreement”) with the Authority, the amount advanced by the Developer will be repaid by the Authority, together with capped interest of \$600,000 yields a resultant simple interest rate of 1.42%, solely from the tax increment revenues realized from the Eligible Property. However, if the actual cost of eligible activities turns out to be lower than the estimates, interest reimbursement may be lower, subject to the 1.42% simple interest calculation.

Tax increment revenues generated by this Project will be governed by the Agreement. No state school tax capture was assumed to reimburse eligible activity costs in this Plan Amendment. The eligible activities identified in the Plan Amendment are as a local-only tax capture cost by the Authority, together with the interest rate provided above.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan Amendment that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Total eligible activity costs identified shall not exceed \$5,898,251. All costs will be reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

Table 1a - Itemized Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan (Local Tax Capture Only)
DEQ Eligible Activities		
Department-Specific Activities		
Baseline Environmental Assessment (BEA) Activities		\$ 69,600
Due Care Activities		\$ 82,349
Additional Response Activities		\$ 2,482,447
DEQ Environmental Eligible Activities Total		\$ 2,634,396
MSF Eligible Activities		
Demolition Activities		\$ 1,752,279
Lead and Asbestos Abatement Activities		\$ 36,794
Infrastructure Improvements Activities		\$ -
Site Preparation Activities		\$ -
MSF Non-Environmental Eligible Activities Total		\$ 1,789,073
	Percentage/ Rate	
Contingency: DEQ Environmental (Phase 1A only)	15.0%	\$ 43,868
Contingency: MSF Non-Environmental (Phase 1A only)	15.0%	\$ 59,788
<i>Sub Total: Contingencies</i>		\$ 103,656
Interest: DEQ Environmental (Simple Interest: Capped per Township)	1.41931489%	\$ 354,962
Interest: MSF Non-Environmental (Simple Interest: Capped per Township)	1.41931489%	\$ 245,038
<i>Sub Total: Interest</i>		\$ 600,000
<i>Sub Total: EAs + Contingencies + Interest</i>		\$ 5,127,125
Brownfield Plan Preparation		\$ 152,633
Brownfield Plan Implementation (to Developer)		\$ 15,000
Local Application Fees		\$ 5,000
Total Developer Administration: Brownfield Plan Preparation + Brownfield Plan Implementation (to Developer) + Application Fees		\$ 172,633
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration</i>		\$ 5,299,758
Meridian Township BRA Administration		\$ 299,070
Ingham County BRA Local Brownfield Revolving Fund (LBRF)		\$ 86,344
Meridian Township BRA Local Brownfield Revolving Fund (LBRF)		\$ 213,080
Total BRA : BRA Administration + LBRF		\$ 598,493
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA		\$ 5,898,251

Table 1b - Summary of Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan
Total Local Tax Capture for Developer Eligible Activities, Contingency and Interest		\$ 5,299,758
Total Local Taxes to Meridian Township BRA Administration		\$ 299,070
Total Local Taxes to Ingham County BRA Local Brownfield Revolving Fund (LBRF)		\$ 86,344
Total Local Taxes to Meridian Township BRA Local Brownfield Revolving Fund (LBRF)		\$ 213,080
Total Local Tax Capture to BRA		\$ 598,493
GRAND TOTAL		\$ 5,898,251

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))

This Plan Amendment anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan Amendment in accordance with the Brownfield Reimbursement Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2016 tax values with the exception of the newly added portion of parcel Tax ID #33-02-02-33-376-010 which shall be tax year 2019. Tax increment revenue is currently being generated under the Plan and will continue with this Plan Amendment on all Property. Estimates project that the Authority is expected to capture the tax increment revenues through 2035 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of all redevelopment project in the Plan and this Plan Amendment. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan Amendment as Exhibit B, Table 4 - Tax Increment Financing Estimates.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements (both real and personal property) on the Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan Amendment will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment projects that are eligible and approved for capture.

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2016 - Base Year		
2017	\$ -	\$ -
2018 - Start of Tax Capture	\$ 521,632	\$ 14,162
2019	\$ 7,267,099	\$ 197,304
2020	\$ 7,386,208	\$ 200,538
2021	\$ 8,904,567	\$ 241,762
2022	\$ 12,006,065	\$ 325,968
2023	\$ 12,294,340	\$ 333,795
2024	\$ 12,588,900	\$ 341,792
2025	\$ 12,889,882	\$ 349,964
2026	\$ 13,197,425	\$ 358,314
2027	\$ 13,511,672	\$ 366,846
2028	\$ 13,832,770	\$ 375,564
2029	\$ 14,160,868	\$ 384,472
2030	\$ 14,496,118	\$ 393,574
2031	\$ 14,838,677	\$ 402,875
2032	\$ 15,188,704	\$ 412,378
2033	\$ 15,546,361	\$ 422,088
2034	\$ 15,911,815	\$ 432,011
2035	\$ 16,285,236	\$ 442,149
Total	-	\$ 5,995,556
<i>Approximate Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i>		\$ 97,305
Total Estimated Tax Increment Revenues Captured		\$ 5,898,251

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))

Eligible activities are to be financed by the Developer. The Developer, County Authority and Township Authority will be reimbursed for eligible costs as listed in Tables 1a and 1b above. So long as there are available revenues, the current estimated amount of capture will be used to reimburse:

- Developer for costs in this Plan Amendment at \$5,299,758.
- Ingham County Authority/BRA Local Brownfield Revolving Fund (LBRF) at \$86,344 so long as there are available revenues.
- Meridian Township Authority/BRA Local Brownfield Revolving Fund (LBRF) at \$213,080 so long as there are available revenues.
- Meridian Township Authority/BRA Administration at \$299,070 so long as there are available revenues.

All reimbursements authorized under this Plan Amendment shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan Amendment. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan Amendment is intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the Township to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan Amendment, or which are permitted to be reimbursed under this Plan Amendment. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan Amendment, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan Amendment, will be provided solely under the Agreement contemplated by this Plan Amendment.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield project under this Plan Amendment.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2018 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan Preparation costs, Brownfield Plan Implementation Fees, Authority Administration & Application Fees, and LBRF capture is estimated at 18 years (2018-2035).

Furthermore, this Plan Amendment, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan Amendment (or any subsequent amendment thereto) when it finds that the purposes for which this Plan Amendment was established have been accomplished.
- b. The governing body may terminate this Plan Amendment (or any subsequent amendment thereto) if the Project for which eligible activities were identified in this Plan Amendment (or

any subsequent amendment thereto) fails to occur with respect to the Eligible Property for at least five (5) years following the date of the governing body resolution approving this Plan Amendment (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan Amendment (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on all obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))

The following table presents a summary of the remaining impact to taxing jurisdictions, over the next 18-years, if the redevelopment Project identified in this Plan Amendment is completed, together with prior completed investments to the Property.

Table 3 - Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
MERIDIAN CHARTER TOWNSHIP	-	-	-
Operating	\$ 920,192	\$ 241,249	\$ 678,943
Pathways	\$ 73,227	\$ 19,198	\$ 54,029
CATA Redi Ride	\$ 43,790	\$ 11,481	\$ 32,310
Fire Protection	\$ 140,292	\$ 36,781	\$ 103,512
Police Protection	\$ 133,159	\$ 34,911	\$ 98,249
Land Preservation	\$ 72,277	\$ 18,949	\$ 53,328
Community Services	\$ 32,837	\$ 8,609	\$ 24,228
Local Roads	\$ 54,743	\$ 14,352	\$ 40,391
Parks/Recreation	\$ 146,012	\$ 38,280	\$ 107,732
Debt	\$ 44,166	\$ 44,166	\$ -
Police & Fire Protection	\$ 326,914	\$ 85,708	\$ 241,206
INGHAM COUNTY	-	-	-
County Operating	\$ 1,494,345	\$ 391,776	\$ 1,102,570
Indigent Veterans Relief Fund	\$ 7,287	\$ 1,911	\$ 5,377
Potter Park Zoo	\$ 90,540	\$ 23,737	\$ 66,803
Public Transportation	\$ 132,497	\$ 34,737	\$ 97,760
911 System	\$ 187,704	\$ 49,211	\$ 138,493
Juvenile Justice	\$ 132,497	\$ 34,737	\$ 97,760
Farmland Preservation	\$ 30,916	\$ 8,105	\$ 22,811
Health Services	\$ 77,290	\$ 20,263	\$ 57,027
Parks/Trails	\$ 110,414	\$ 28,948	\$ 81,467
Animal Control	\$ 52,999	\$ 13,895	\$ 39,104
Jail/Justice	\$ 187,704	\$ 49,211	\$ 138,493
Capital Region Airport Authority - CRAA	\$ 154,359	\$ 40,469	\$ 113,890
Capital Area Transportation Authority - CATA	\$ 664,031	\$ 174,090	\$ 489,940
LIBRARY	-	-	-
Capital Area District Library - CADL	\$ 344,492	\$ 90,316	\$ 254,176
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
RESA Operating	\$ 44,166	\$ 11,579	\$ 32,587
RESA Special Education	\$ 995,097	\$ 260,887	\$ 734,210
RESA Vocational Education	\$ 285,421	\$ 74,829	\$ 210,591
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	\$ 840,738	\$ 220,418	\$ 620,320
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
School Debt	\$ 1,545,798	\$ 1,545,798	\$ -
School Building and Site ("Sinking Fund" millage available for tax capture)	\$ 218,134	\$ 57,189	\$ 160,946
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	\$ 1,324,970	\$ 1,324,970	\$ -
Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	\$ 3,974,910	\$ 3,974,910	\$ -
Totals	\$ 14,883,919	\$ 8,985,667	\$ 5,898,251
Total Tax Increment Revenues Captured			\$ 5,898,251

The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$5,898,251. Table 1a identifies the total amount required for the project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit B, Table 4.

9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))

At the time of this Plan Amendment the Property remaining to be redeveloped is vacant and there are no persons or businesses residing on that portion of the Property. Phase 1 of the redevelopment is complete and is occupied by residences and commercial operations owned by the Developer. The Developer will not displace or relocate any of the residences or businesses. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no displacement or relocation of persons or businesses under this Plan Amendment.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The County Authority has established an LSRRF (now called LBRF) and the Township Authority has established an LBRF. If the redevelopment Project is completed and all eligible activities are incurred as summarized in Table 1a, the Authority anticipates capturing incremental local taxes to fund the County Authority LBRF up to \$86,344 and the Township Authority LBRF up to \$213,080, to the extent allowed by law. See Table 4d for LBRF distribution. The funds will be used in a manner consistent with the requirements of Act 381 of 1996, as amended ("the Act").

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall not pay to the Department of Treasury any millages captured under this Plan Amendment for the State of Michigan Brownfield Redevelopment Fund (MBRF).

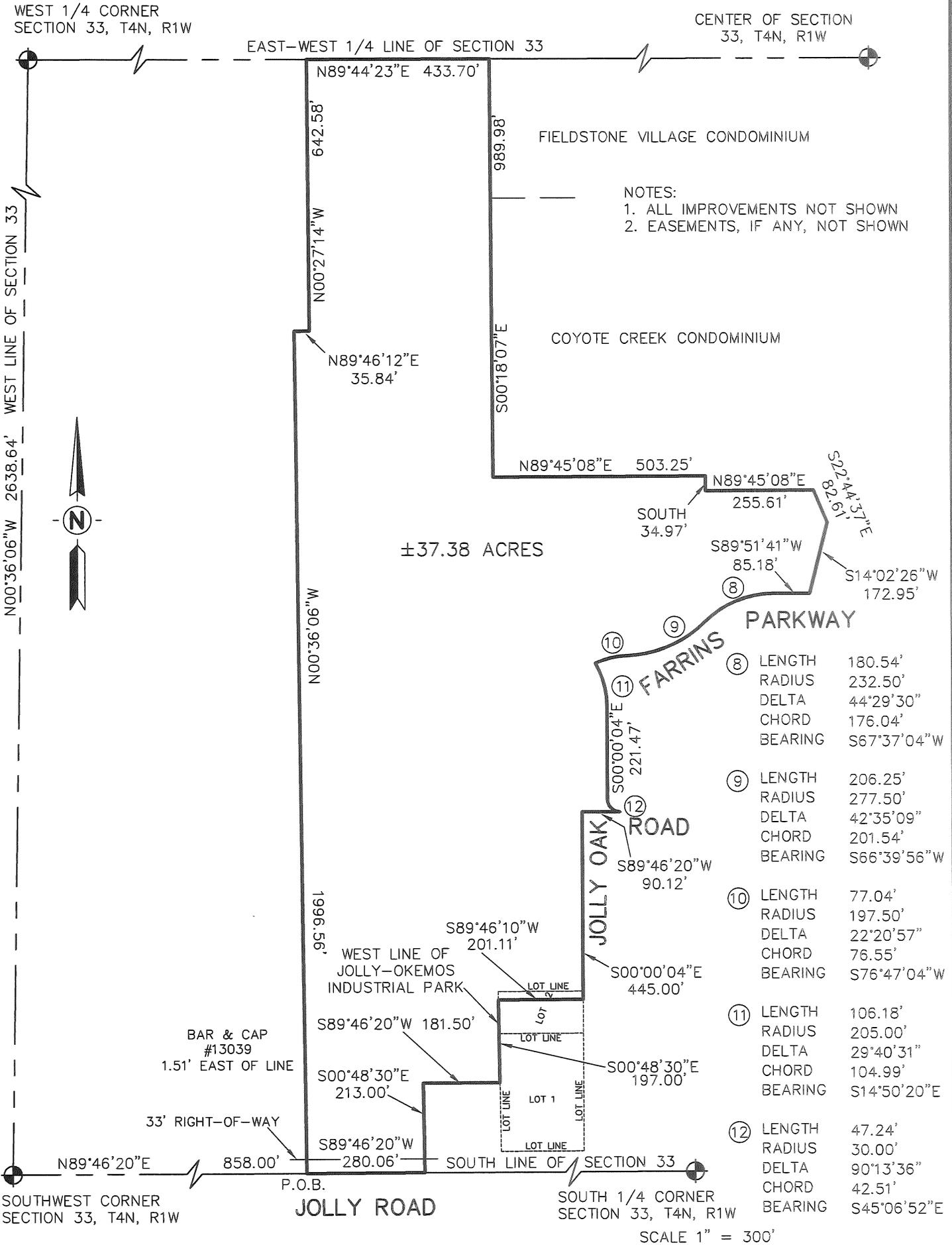
12. OTHER INFORMATION (SECTION 13(2)(M))

The Authority and the Township, in accordance with the Act, may amend this Plan Amendment in the future in order to fund additional eligible activities, if needed.

Exhibit A

**Legal Description
And
Eligible Property Boundary Map**

SKETCH PLAN



LEGEND

- = Survey Boundary Line
- = Distance Not to Scale
- = Fence
- = Concrete Areas
- = Asphalt Areas

All Dimensions are in Feet and Decimals Thereof.

E. Friestrom 03/25/19
ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

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

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

DRAWN BY	KDB	SECTION	33, T4N, R1W
FIELD WORK BY	AH	JOB NUMBER:	
SHEET	1 OF 2		88667.BND-BROWNFIELD

SKETCH PLAN

PROPOSED BROWNFIELD LEGAL DESCRIPTION:

A parcel of land in the Southwest 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the boundary of said parcel described as: Commencing at the Southwest corner of said Section 33; thence N89°46'20"E along the South line of said Section 33 a distance of 858.00 feet to the point of beginning of this description; thence N00°36'06"W parallel with the West line of Section 33 a distance of 1996.56 feet; thence N89°46'12"E 35.84 feet; thence N00°27'14"W 642.58 feet to the East-West 1/4 line of said Section 33; thence N89°44'23"E along said East-West 1/4 line 433.70 feet to the West line of Fieldstone Village Condominium, Subdivision Plan No. 184, Ingham County Records; thence S00°18'07"E along said West line and the West line of Coyote Creek Condominium, Subdivision Plan No. 82, Ingham County Records, a distance of 989.98 feet; thence along the South line of said Coyote Creek Condominium the following three courses: N89°45'08"E 503.25 feet, South 34.97 feet and N89°45'08"E 255.61 feet to the Westerly line of Unit 1 of Okemos Pointe Office Park Condominium, Subdivision Plan No. 267, Ingham County Records; thence along said Westerly line the following two courses: S22°44'37"E 82.61 feet and S14°02'26"W 172.95 feet to the North line of Farrins Parkway; thence along said North line the following four courses: S89°51'41"W 85.18 feet, Southwesterly 180.54 feet on a curve to the left, said curve having a radius of 232.50 feet, a delta angle of 44°29'30" and a chord length of 176.04 feet bearing S67°37'04"W, Southwesterly 206.25 feet on a curve to the right, said curve having a radius of 277.50 feet, a delta angle of 42°35'09" and a chord length of 201.54 feet bearing S66°39'56"W and Southwesterly 77.04 feet on a curve to the left, said curve having a radius of 197.50 feet, a delta angle of 22°20'57" and a chord length of 76.55 feet bearing S76°47'04"W to the East line of Water Lily Way; thence along said East line the following three courses: Southeasterly 106.18 feet on a curve to the right, said curve having a radius of 205.00 feet, a delta angle of 29°40'31" and a chord length of 104.99 feet bearing S14°50'20"E, S00°00'04"E 221.47 feet and Southeasterly 47.24 feet on a curve to the left, said curve having a radius of 30.00 feet, a delta angle of 90°13'36" and a chord length of 42.51 feet bearing S45°06'52"E to the North line of Jolly Oak Road; thence S89°46'20"W along the extension of said North line 90.12 feet to the West line of Jolly Oak Road; thence S00°00'04"E along said West line 445.00 feet to the North line of the South 80 feet of Lot 2 of Jolly-Okemos Industrial Park as recorded in Liber 27, Pages 20-21, Ingham County records; thence S89°46'10"W along said North line 201.11 feet to the West line of said Lot 2; thence S00°48'30"E along the West line of Lots 1 and 2 of said plat 197.00 feet; thence S89°46'20"W parallel with said South section line 181.50 feet; thence S00°48'30"E along a line parallel with said West line of Lots 1 and 2 a distance of 213.00 feet to said South line; thence S89°46'20"W along said South line 280.06 feet to the point of beginning; said parcel containing 37.38 acres, more or less, subject to all right-of-way for road purposes; said parcel subject to all easements and restrictions if any.



03/25/19

ERICK R. FRIESTROM **DATE**
PROFESSIONAL SURVEYOR **NO. 53497**

	KEBS, INC.	KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY	KDB	SECTION 33, T4N, R1W
FIELD WORK BY	AH	JOB NUMBER:
SHEET	2 OF 2	88667.BND-BROWNFIELD

Exhibit B

Table 4 - Tax Increment Financing Estimates

Table 4a1 - Base Year/Initial Taxable Value (ITV) Information

ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP

BROWNFIELD PLAN AMENDMENT NO. 1

Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification									Total Taxes Paid on Base Year/ ITV		Notes
	Address	Tax Parcel Number	Land (entire parcel)	% of Existing Parcel (Land Area) to be Included in Brownfield Plan	Notes	Land (portion included in Brownfield Plan)	Land Improvements	Building	Real Property Subtotal	Personal Property (Estimated Value)	TOTAL	Real Property	Personal Property	BASE YEAR = 2016 (Amended 2019: Added Parcel)
	2360 Jolly Road (Portion A)	Major Portion of 33-02-02-33-376-010	\$ 244,334	33.98%	Splits off the rear western portion of property (where 1 building is currently located), measuring 181.5' x 217.01' = 39,387.32 sf; divide by (2.661 acres x 43,560 sf in an acre) 115,913.16 sf = 33.98%.	\$ 83,025	\$ 1,889	\$ 46,574	\$ 131,487	\$ -	\$ 131,487	\$ 8,862	\$ -	Based on Actual Taxable Value for 2016 (as of 12/31/2015). On the existing parcel, 2 buildings currently exist, but the existing parcel will be split and only 1 building will be on the portion of the parcel included in the BP, as follows: 1. Garage/ Storage building of 3,000 sf is included in BP and Base Year Value (was originally proposed for demolition, but now will remain); 2. Store/ Warehouse of 16,900 sf is on the portion of the parcel to be excluded from BP and Base Year Value.
	2360 Jolly Road (Portion B)	Minor Portion of 33-02-02-33-376-010	\$ 260,800	3.47%	Small portion of property (approx. 4,025 square feet) added to the Brownfield Plan Amendment No. 1.	\$ 9,056	\$ 206	\$ -	\$ 9,262	\$ -	\$ 9,262	\$ 624	\$ -	Base Year = 2019
	2398 Jolly Road	33-02-02-33-353-015	\$ 422,665	100%	100% assumes shopping center fronting onto Jolly Road is included; if excluded, approximately 70% +/- (per Appraisal, Page 55 of 161, dated 10-9-2015).	\$ 422,665	\$ 1,547	\$ 132,026	\$ 556,238	\$ -	\$ 556,238	\$ 37,491	\$ -	Base Year = 2016
	2350 Jolly Oak Road (portion)	Portion of 33-02-02-33-329-002	\$ 215,903	50%	50% - per Appraisal, Page 55 of 161, dated 10-9-2015	\$ 107,952	\$ -	\$ -	\$ 107,952	\$ -	\$ 107,952	\$ 7,276	\$ -	Base Year = 2016
	2360 Jolly Oak Road	33-02-02-33-376-011	\$ 111,280	100%	-	\$ 111,280	\$ 324	\$ 24,822	\$ 136,426	\$ -	\$ 136,426	\$ 9,195	\$ -	Base Year = 2016
	2362 Jolly Oak Road	33-02-02-33-376-012	\$ 84,701	100%	-	\$ 84,701	\$ -	\$ 191,525	\$ 276,226	\$ -	\$ 276,226	\$ 18,618	\$ -	Base Year = 2016
	Jolly Oak Road (portion)	Portion of 33-02-02-33-329-100	\$ -	-	No \$ value assessed so not necessary to assign %; Common Element for Okemos Pointe Office Park Condominium: Includes road (Farrins Parkway) & 2 wetland area; Parkway/road not included in BP, but the 2 wetland areas are included per the Site Plan.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Base Year = 2016
	Totals		\$1,339,683	-	-	\$ 818,679	\$ 3,967	\$ 394,946	\$ 1,217,591	\$ -	\$ 1,217,591	\$ 82,066	\$ -	-
											Real & Personal Combined =	\$ 82,066		

**Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on
the Base Year Taxable Value/ Initial Taxable Value (ITV)**

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP
BROWNFIELD PLAN AMENDMENT NO. 1**

Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Base Year	2016 (Amended 2019: Added Parcel)
				BP Year Number	0
-	MERIDIAN CHARTER TOWNSHIP	-	-	-	-
-	Operating	4.1670	4.1670		\$ 5,074
-	Pathways	0.3316	0.3316		\$ 404
-	CATA Redi Ride	0.1983	0.1983		\$ 241
-	Fire Protection	0.6353	0.6353		\$ 774
-	Police Protection	0.6030	0.6030		\$ 734
-	Land Preservation	0.3273	0.3273		\$ 399
-	Community Services	0.1487	0.1487		\$ 181
-	Local Roads	0.2479	0.2479		\$ 302
-	Parks/Recreation	0.6612	0.6612		\$ 805
-	Debt	0.2000	0.2000		\$ 244
-	Police & Fire Protection	1.4804	1.4804		\$ 1,803
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	9.0007	9.0007		\$ 10,959
-	INGHAM COUNTY	-	-	-	-
-	County Operating	6.7670	6.7670		\$ 8,239
-	Indigent Veterans Relief Fund	0.0330	0.0330		\$ 40
-	Potter Park Zoo	0.4100	0.4100		\$ 499
-	Public Transportation	0.6000	0.6000		\$ 731
-	911 System	0.8500	0.8500		\$ 1,035
-	Juvenile Justice	0.6000	0.6000		\$ 731
-	Farmland Preservation	0.1400	0.1400		\$ 170
-	Health Services	0.3500	0.3500		\$ 426
-	Parks/Trails	0.5000	0.5000		\$ 609
-	Animal Control	0.2400	0.2400		\$ 292
-	Jail/Justice	0.8500	0.8500		\$ 1,035
-	Capital Region Airport Authority - CRAA	0.6990	0.6990		\$ 851
-	Capital Area Transportation Authority - CATA	3.0070	3.0070		\$ 3,661
-	LIBRARY	-	-	-	-
-	Capital Area District Library - CADL	1.5600	1.5600		\$ 1,899
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-
-	RESA Operating	0.2000	0.2000		\$ 244
-	RESA Special Education	4.5062	4.5062		\$ 5,487
-	RESA Vocational Education	1.2925	1.2925		\$ 1,574
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		\$ 4,636
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	School Debt	7.0000	7.0000		\$ 8,523
-	School Building and Site ("Sinking Fund" millage available for tax capture)	0.9878	0.9878		\$ 1,203
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	34.3997	34.3997		\$ 41,885
-	Total Local: Annual	43.4004	43.4004		\$ 52,844
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 7,306
-	Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	18.0000	6.0000		\$ 21,917
-	Total State & Local School: Annual	24.0000	12.0000		\$ 29,222
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	67.4004	55.4004		\$ 82,066

Table 4b - Estimated Future Taxable Value (FTV) Information

ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP

BROWNFIELD PLAN AMENDMENT NO. 1

Table 4b - Estimated Future Taxable Value (FTV) Information

Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (excludes any Personal Property): Upon 100% Completion								
Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below								
					Tax Year	2016	2017	2018
Estimated Future Taxable Value (FTV) and True Cash Value (TCV) of Building(s), Land Improvements & Land Upon Completion	Estimated FTV	Estimated TCV	Notes	Assumes \$ Invested In:	% Completed Prior to 12/31/15	% Completed by 12/31/16	% Completed by 12/31/17	
Phase 1: Multi-family Residential Housing (Tax Parcel: 33-02-02-33-353-018)	\$ 7,685,746	\$ -	-	2017-18	0%	0%	9.69328%	
Subtotal	\$ 7,685,746	\$ -	-		-	-	-	
Phase 1A: Multi-family Residential Housing	\$ 4,872,200	\$ -	-	2019-20-21	0%	0%	0%	
Subtotal	\$ 4,872,200	\$ -	-		-	-	-	
Existing Commercial Building and Land Improvements at 2398 Jolly Road (Base Year TV from original BP); Tax Parcel Number: 33-02-02-33-353-015	\$ 133,573	\$ -	Pre-Existing Building & Land Improvements	Completed prior to 2016	100%	100%	100%	
Subtotal	\$ 133,573	\$ -	-		-	-	-	
Subtotal	\$ 12,691,519	\$ -						
Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land								
Estimated Future Taxable Value (FTV) of Land	FTV	Notes						
Tax Parcel Number								
Major Portion of 33-02-02-33-376-010	\$ 83,025	For purposes of FTV, all FTV for Land is removed upon completion of each Phase because the FTV is already included above in the FTV for each type of development. There may be a small FTV on Land up to the point of Phase completion, but this table assumes that there is no FTV during the term of construction for conservative estimation purposes only.						
Minor Portion of 33-02-02-33-376-010	\$ 9,056							
33-02-02-33-353-015	\$ 422,665							
Portion of 33-02-02-33-329-002	\$ 107,952							
33-02-02-33-376-011	\$ 111,280							
33-02-02-33-376-012	\$ 84,701							
Portion of 33-02-02-33-329-100	\$ -							
Subtotal Future Taxable Value (FTV) of Land	\$ 818,679							
Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Any Pre-Existing Personal Property								
Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year/ ITV)								

Notes:

All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of Future Taxable Value and Tax Incremental Revenues exclude any estimate of the value of Personal Property because the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, Computer Equipment, etc; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). No Personal Property is included in the Plan's Base Year/Initial Taxable Value.

2023	2024	2025	2026	2027	2028	2029	2030	2031
2024	2025	2026	2027	2028	2029	2030	2031	2032
6	7	8	9	10	11	12	13	14
2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%	2.18%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-
8,378,179	8,560,823	8,747,449	8,938,143	9,132,995	9,332,094	9,535,534	9,743,408	9,955,815
8,378,179	8,560,823	8,747,449	8,938,143	9,132,995	9,332,094	9,535,534	9,743,408	9,955,815
4,978,414	5,086,943	5,197,839	5,311,152	5,426,935	5,545,242	5,666,128	5,789,650	5,915,864
4,978,414	5,086,943	5,197,839	5,311,152	5,426,935	5,545,242	5,666,128	5,789,650	5,915,864
155,339	158,725	162,185	165,721	169,334	173,025	176,797	180,651	184,589
155,339	158,725	162,185	165,721	169,334	173,025	176,797	180,651	184,589
13,511,931	13,806,492	14,107,473	14,415,016	14,729,263	15,050,361	15,378,459	15,713,710	16,056,268
<i>13,511,931</i>	<i>13,806,492</i>	<i>14,107,473</i>	<i>14,415,016</i>	<i>14,729,263</i>	<i>15,050,361</i>	<i>15,378,459</i>	<i>15,713,710</i>	<i>16,056,268</i>
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
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-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
13,511,931	13,806,492	14,107,473	14,415,016	14,729,263	15,050,361	15,378,459	15,713,710	16,056,268
\$ 12,294,340	\$ 12,588,900	\$ 12,889,882	\$ 13,197,425	\$ 13,511,672	\$ 13,832,770	\$ 14,160,868	\$ 14,496,118	\$ 14,838,677

2032	2033	2034	2035	2036
2033	2034	2035	2036	2037
15	16	17	18	19

2.18%	2.18%	2.18%	2.18%	2.18%
0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-
10,172,852	10,394,620	10,621,222	10,852,765	11,089,355
10,172,852	10,394,620	10,621,222	10,852,765	11,089,355
6,044,830	6,176,607	6,311,257	6,448,843	6,589,428
6,044,830	6,176,607	6,311,257	6,448,843	6,589,428
188,614	192,725	196,927	201,220	205,606
188,614	192,725	196,927	201,220	205,606
16,406,295	16,763,952	17,129,406	17,502,827	17,884,389

16,406,295	16,763,952	17,129,406	17,502,827	17,884,389
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
16,406,295	16,763,952	17,129,406	17,502,827	17,884,389
\$ 15,188,704	\$ 15,546,361	\$ 15,911,815	\$ 16,285,236	\$ 16,666,798

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP
BROWNFIELD PLAN AMENDMENT NO. 1**

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS Also noted, if known, is the duration/expiration date of each millage levy. ¹	Real Property: Retail/ Commercial/ Office & Residential Apartments					Commercial Personal Property					Percent (%) of Millage Rate Captured	Calendar/ Tax Year	2018	
	Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other								
	2018 Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	2018 Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured				
	BP Years 1-End					BP Years 1-End								BP Years: All Years
- MERIDIAN CHARTER TOWNSHIP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Operating	4.1670	0.0000	4.1670	11.51%	11.51%	4.1670	0.0000	4.1670	11.51%	11.51%	75.00%	-	-	1,630
- Pathways	0.3316	0.0000	0.3316	0.92%	0.92%	0.3316	0.0000	0.3316	0.92%	0.92%	75.00%	-	-	130
- CATA Redi Ride	0.1983	0.0000	0.1983	0.55%	0.55%	0.1983	0.0000	0.1983	0.55%	0.55%	75.00%	-	-	78
- Fire Protection	0.6353	0.0000	0.6353	1.75%	1.75%	0.6353	0.0000	0.6353	1.75%	1.75%	75.00%	-	-	249
- Police Protection	0.6030	0.0000	0.6030	1.67%	1.67%	0.6030	0.0000	0.6030	1.67%	1.67%	75.00%	-	-	236
- Land Preservation	0.3273	0.0000	0.3273	0.90%	0.90%	0.3273	0.0000	0.3273	0.90%	0.90%	75.00%	-	-	128
- Community Services	0.1487	0.0000	0.1487	0.41%	0.41%	0.1487	0.0000	0.1487	0.41%	0.41%	75.00%	-	-	58
- Local Roads	0.2479	0.0000	0.2479	0.68%	0.68%	0.2479	0.0000	0.2479	0.68%	0.68%	75.00%	-	-	97
- Parks/Recreation	0.6612	0.0000	0.6612	1.83%	1.83%	0.6612	0.0000	0.6612	1.83%	1.83%	75.00%	-	-	259
- Debt	0.2000	0.2000	0.0000	0.00%	0.00%	0.2000	0.2000	0.0000	0.00%	0.00%	0.00%	-	-	-
- Police & Fire Protection	1.4804	0.0000	1.4804	4.09%	4.09%	1.4804	0.0000	1.4804	4.09%	4.09%	75.00%	-	-	579
- <i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>9.0007</i>	<i>0.2000</i>	<i>8.8007</i>	<i>24.31%</i>	<i>24.31%</i>	<i>9.0007</i>	<i>0.2000</i>	<i>8.8007</i>	<i>24.31%</i>	<i>24.31%</i>	-	-	-	<i>3,443</i>
- <i>Local Government Unit (LGU): Cumulative</i>												-	-	<i>3,443</i>
- INGHAM COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- County Operating	6.7670	0.0000	6.7670	18.69%	18.69%	6.7670	0.0000	6.7670	18.69%	18.69%	75.00%	-	-	2,647
- Indigent Veterans Relief Fund	0.0330	0.0000	0.0330	0.09%	0.09%	0.0330	0.0000	0.0330	0.09%	0.09%	75.00%	-	-	13
- Potter Park Zoo	0.4100	0.0000	0.4100	1.13%	1.13%	0.4100	0.0000	0.4100	1.13%	1.13%	75.00%	-	-	160
- Public Transportation	0.6000	0.0000	0.6000	1.66%	1.66%	0.6000	0.0000	0.6000	1.66%	1.66%	75.00%	-	-	235
- 911 System	0.8500	0.0000	0.8500	2.35%	2.35%	0.8500	0.0000	0.8500	2.35%	2.35%	75.00%	-	-	333
- Juvenile Justice	0.6000	0.0000	0.6000	1.66%	1.66%	0.6000	0.0000	0.6000	1.66%	1.66%	75.00%	-	-	235
- Farmland Preservation	0.1400	0.0000	0.1400	0.39%	0.39%	0.1400	0.0000	0.1400	0.39%	0.39%	75.00%	-	-	55
- Health Services	0.3500	0.0000	0.3500	0.97%	0.97%	0.3500	0.0000	0.3500	0.97%	0.97%	75.00%	-	-	137
- Parks/Trails	0.5000	0.0000	0.5000	1.38%	1.38%	0.5000	0.0000	0.5000	1.38%	1.38%	75.00%	-	-	196
- Animal Control	0.2400	0.0000	0.2400	0.66%	0.66%	0.2400	0.0000	0.2400	0.66%	0.66%	75.00%	-	-	94
- Jail/Justice	0.8500	0.0000	0.8500	2.35%	2.35%	0.8500	0.0000	0.8500	2.35%	2.35%	75.00%	-	-	333
- Capital Region Airport Authority - CRAA	0.6990	0.0000	0.6990	1.93%	1.93%	0.6990	0.0000	0.6990	1.93%	1.93%	75.00%	-	-	273
- Capital Area Transportation Authority - CATA	3.0070	0.0000	3.0070	8.31%	8.31%	3.0070	0.0000	3.0070	8.31%	8.31%	75.00%	-	-	1,176
- LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Capital Area District Library - CADL	1.5600	0.0000	1.5600	4.31%	4.31%	1.5600	0.0000	1.5600	4.31%	4.31%	75.00%	-	-	610
- INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- RESA Operating	0.2000	0.0000	0.2000	0.55%	0.55%	0.2000	0.0000	0.2000	0.55%	0.55%	75.00%	-	-	78
- RESA Special Education	4.5062	0.0000	4.5062	12.45%	12.45%	4.5062	0.0000	4.5062	12.45%	12.45%	75.00%	-	-	1,763
- RESA Vocational Education	1.2925	0.0000	1.2925	3.57%	3.57%	1.2925	0.0000	1.2925	3.57%	3.57%	75.00%	-	-	506
- COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Lansing Community College - LCC	3.8072	0.0000	3.8072	10.52%	10.52%	3.8072	0.0000	3.8072	10.52%	10.52%	75.00%	-	-	1,489
- LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- School Debt	7.0000	7.0000	0.0000	0.00%	0.00%	7.0000	7.0000	0.0000	0.00%	0.00%	0.00%	-	-	-
- School Building and Site ("Sinking Fund" millage available for tax capture)	0.9878	0.0000	0.9878	2.73%	2.73%	0.9878	0.0000	0.9878	2.73%	2.73%	75.00%	-	-	386
- <i>Subtotal of Non-LGU Local: Annual</i>	<i>34.3997</i>	<i>7.0000</i>	<i>27.3997</i>	<i>75.69%</i>	<i>75.69%</i>	<i>34.3997</i>	<i>7.0000</i>	<i>27.3997</i>	<i>75.69%</i>	<i>75.69%</i>	-	-	-	<i>10,719</i>
- <i>Non-LGU Local: Cumulative</i>												-	-	<i>10,719</i>
- Total Local Tax Capture: Annual	43.4004	7.2000	36.2004	100.00%	100.00%	43.4004	7.2000	36.2004	100.00%	100.00%	-	-	-	14,162
- Total Local Tax Capture: Cumulative												-	-	14,162
- STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- State Education Tax - SET	6.0000	6.0000	0.0000	0.00%	0.00%	6.0000	6.0000	0.0000	0.00%	0.00%	0.00%	-	-	-
- Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	18.0000	18.0000	0.0000	0.00%	0.00%	6.0000	6.0000	0.0000	0.00%	0.00%	0.00%	-	-	-
- Total State & Local School: Annual	24.0000	24.0000	0.0000	0.00%	0.00%	12.0000	12.0000	0.0000	0.00%	0.00%	-	-	-	-
- Total State & Local School: Cumulative												-	-	-
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	67.4004	31.2000	36.2004	-	100.00%	55.4004	19.2000	36.2004	-	100.00%	-	-	-	\$ 14,162
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE												-	-	\$ 14,162
- Percentage of Local Millages/ Taxes Available & Captured	64.39%	-	100.00%	-	-						-	-	-	
- Percentage of State & Local School Millages/ Taxes Available & Captured	35.61%	-	0.00%	-	-						-	-	-	

Notes:

¹ The most current available millage rates are utilized and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Table 4d - Reimbursement of Eligible Activities & Disbursements

**ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP
BROWNFIELD PLAN AMENDMENT NO. 1**

Table 4d - Reimbursement of Eligible Activities & Disbursements¹

DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY				Totals
-	Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses	5.00%	of available Local Tax Capture annually	\$ 299,070
-	Ingham County Local Brownfield Revolving Fund (LBRF): Local Tax Capture	2.50%	of available Local Tax Capture annually until the Capped amount is reached.	Capped Amount Subtotal \$ 86,344
-	Per the original Brownfield Plan (BP), the Ingham County LBRF will capture a capped amount equal to 2.5% of the Developer's Eligible Activity amount approved in the original BP, excluding Interest and Administrative Activities.			\$86,344
-	Meridian Township Local Brownfield Revolving Fund (LBRF): Local Tax Capture	2.50%	of available Local Tax Capture annually during IC LBRF capture.	Subtotal \$ 213,080
-	The Meridian LBRF will receive 2.5% of funds while the Ingham County LBRF (IC LBRF) is receiving 2.5%; once the capped amount is reached for the IC LBRF, the Meridian LBRF will receive the full 5% of funds.			5.00% Total \$ 299,424
-	Local Tax Increment: Annual Remaining Revenue Available for Reimbursement			
-	Local Tax Increment: Cumulative Remaining Revenue Available for Reimbursement			
-	State Education Tax (SET) Increment: Annual Remaining Revenue Available for Reimbursement			
-	State Local School Operating (LSO) Increment: Annual Remaining Revenue Available for Reimbursement			
-	Total State & Local School Tax Increment: Annual Remaining Revenue Available for Reimbursement			
-	Total State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement			
-	Total of Local Tax Increment and State & Local School Tax Increment: Annual Remaining Revenue Available to Reimburse Developer			
-	Total of Local Tax Increment and State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement			

REIMBURSEMENT OF ELIGIBLE ACTIVITIES	Year that Expenses Identified in the Eligible Activities Table Will Be Recognized			
	2018	2019	2020	Totals
- Environmental Activities: Michigan Dept. of Environmental Quality (DEQ)				
- Local Tax Increment Reimbursement	\$ 2,433,577	\$ 757,282	\$ 15,000	\$ 3,205,858
- State & Local School Tax Increment Reimbursement (LSO & SET)	\$ -	\$ -	\$ -	\$ 0
- TOTAL MDEQ REIMBURSEMENT (Eligible Costs)	\$ 2,433,577	\$ 757,282	\$ 15,000	\$ 3,205,858
- Cumulative Reimbursement: MDEQ				
- Remaining Environmental Activities to be Reimbursed: with Local Taxes				
- Remaining Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET				
- Non-Environmental Activities: Michigan Strategic Fund (MSF)				
- Local Tax Increment Reimbursement	\$ 1,390,487	\$ 703,412	\$ -	\$ 2,093,899
- State & Local School Tax Increment Reimbursement (LSO & SET)	\$ -	\$ -	\$ -	\$ 0
- TOTAL MSF REIMBURSEMENT (Eligible Costs)	\$ 1,390,487	\$ 703,412	\$ 0	\$ 2,093,899
- Cumulative Reimbursement: MSF				
- Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes				
- Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET				
- TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF	\$ 3,824,064	\$ 1,460,694	\$ 15,000	\$ 5,299,758
- TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF				
- Remaining Unreimbursed Balance				
- Surplus Revenue from Local Tax Increment =				
- Surplus Revenue from State & Local School Tax Increment =				

Notes:

¹ Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in the Plan are reimbursed, or the 30-year tax capture period ends.

Under the Brownfield Redevelopment Financing Act, the combined maximum total allocation to the LBRFs is the lesser of: 1. The total amount of tax increment capture to be generated over a five (5) year period at the end of the Brownfield Plan (BP) after all Eligible Activities (EAs) have been reimbursed; 2. The excess local tax increment capture shall not exceed the total cost of EAs approved in the BP. Allocations may also be made during BP tax capture, subject to the above.

The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments; generally, Reimbursement Payments for Eligible Activities, Bonds, etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

Calendar/ Tax Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
BP Year Number	1	2	3	4	5	6	7	8	9	10	11	12	13
Annual	\$ -	\$ 9,865	\$ 10,027	\$ 12,088	\$ 16,298	\$ 16,690	\$ 17,090	\$ 17,498	\$ 17,916	\$ 18,342	\$ 18,778	\$ 19,224	\$ 19,679
Cumulative	\$ 0	\$ 9,865	\$ 19,892	\$ 31,980	\$ 48,279	\$ 64,969	\$ 82,058	\$ 99,556	\$ 117,472	\$ 135,814	\$ 154,592	\$ 173,816	\$ 193,495
Annual	\$ 354	\$ 4,933	\$ 5,013	\$ 6,044	\$ 8,149	\$ 8,345	\$ 8,545	\$ 8,749	\$ 8,958	\$ 9,171	\$ 9,389	\$ 8,694	\$ -
Cumulative	\$ 354	\$ 5,287	\$ 10,300	\$ 16,344	\$ 24,493	\$ 32,838	\$ 41,383	\$ 50,132	\$ 59,090	\$ 68,261	\$ 77,650	\$ 86,344	\$ 86,344
Annual	\$ -	\$ 4,933	\$ 5,013	\$ 6,044	\$ 8,149	\$ 8,345	\$ 8,545	\$ 8,749	\$ 8,958	\$ 9,171	\$ 9,389	\$ 10,530	\$ 19,679
Cumulative	\$ 0	\$ 4,933	\$ 9,946	\$ 15,990	\$ 24,139	\$ 32,484	\$ 41,029	\$ 49,778	\$ 58,736	\$ 67,907	\$ 77,296	\$ 87,826	\$ 107,505
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 354,217
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,496,712
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 354,217
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,496,712
Year of Tax Capture ³	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 63,363
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 63,363
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,205,858
	\$ 2,419,768	\$ 2,999,477	\$ 2,833,993	\$ 2,616,407	\$ 2,323,036	\$ 2,022,620	\$ 1,715,007	\$ 1,400,039	\$ 1,077,557	\$ 747,395	\$ 409,388	\$ 63,363	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 290,853
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 290,853
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 290,853
	\$ 1,390,487	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 2,093,899	\$ 1,803,046
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 13,808	\$ 177,574	\$ 180,484	\$ 217,586	\$ 293,371	\$ 300,416	\$ 307,613	\$ 314,968	\$ 322,483	\$ 330,161	\$ 338,007	\$ 346,025	\$ 354,217
	\$ 13,808	\$ 191,382	\$ 371,866	\$ 589,451	\$ 882,823	\$ 1,183,238	\$ 1,490,852	\$ 1,805,819	\$ 2,128,302	\$ 2,458,463	\$ 2,796,471	\$ 3,142,495	\$ 3,496,712
	\$ 3,810,256	\$ 5,093,376	\$ 4,927,892	\$ 4,710,306	\$ 4,416,935	\$ 4,116,519	\$ 3,808,906	\$ 3,493,938	\$ 3,171,456	\$ 2,841,294	\$ 2,503,287	\$ 2,157,262	\$ 1,803,046
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

To: Peter Menser, Principal Planner – Meridian Township
Meridian Township Brownfield Redevelopment Authority (MTBRA)

From: Dave Van Haaren and Dawn Van Halst - Triterra

Date: Revised July 18, 2019

Subject: Review of Elevation at Okemos Pointe Brownfield Plan Amendment No. 1,
dated June 18, 2019

The following is a review of the document titled Elevation at Okemos Pointe Brownfield Plan Amendment No. 1 (the Amendment), Meridian Charter Township, Michigan, dated June 19, 2019 (revised).

General Description of the Project:

The purpose of the Amendment is to:

- Add a small portion of the Eligible Property 2360 Jolly Road to the Plan
- Identify and describe the amended Project
- Identify new projected taxable value and tax increment revenues because of the amended Project
- Identify new eligible activity costs associated with the amended Project
- Extend the Plan's tax increment revenue capture period

(See attached comparison table and eligible activity detail for modifications to the original Plan.)

The Amendment adds a small portion of one parcel; 2360 Jolly Road (portion) (Tax ID #33-02-02-33-376-010) to the original 6 parcels. The Amendment includes the redevelopment of an underutilized property into a contemporary multi-use development through the completion of Phase 1A adding 114 market-rate apartments.

Total capital investment of approximately \$60,000,000 (Phase I and IA) and the project will create up to 8 new local full-time equivalent (FTE) jobs upon project completion. Phase I construction began in 2017 and was completed in 2018. Phase 1A construction is scheduled to begin Summer 2019 and end 2020.

The Amendment is requesting reimbursement to the Developer of \$5,299,758 (including a 15% contingency of \$103,656 and interest capped at \$600,000) and capture of \$598,493 to the MTBRA for administration (\$299,070), Ingham County BRA Local Brownfield Revolving Fund (\$86,344 from original plan) and MTBRA LBRF (\$213,080). Eligible Activities included in the Amendment total \$5,898,251.

The Amendment includes an estimated total reimbursement/capture period of 18 years.

No state school capture is assumed to reimburse eligible activity costs in this Plan. The eligible activities identified in the Plan are as local-only tax capture costs by the Authority.

Basis for Eligibility of subject Property as defined by Act 381:

The Property is considered “Eligible Property,” as defined by Act 381, because it has been deemed a “facility” and/or is adjacent or contiguous to at least one of the Property’s “facility” parcels.

Required Items under Section 13 of Act 381:

- None

Eligible Activities as defined by Act 381:

References to total eligible activity costs are “estimates”. Total eligible activity costs identified shall not exceed \$5,928,973. No state school capture is assumed to reimburse eligible activity costs in this Amendment. All costs are reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

Capped interest of \$600,000 yields a resultant simple interest rate of 1.42%, solely from the tax increment revenues realized from the Eligible Property. However, if the actual cost of eligible activities turns out to be lower than the estimates, interest reimbursement may be lower, subject to the 1.42% simple interest calculation.

Financial Impact:

The initial taxable value used is \$1,217,591 and the estimated future taxable value at completion is \$13,223,656.

The Amendment assumes an annual appreciation of 2.18% in total taxable value. Changes in this assumption will result in a longer or shorter reimbursement period. Given the economic recovery, this is a reasonable assumption, but the BRA may choose to get an opinion from the Township Assessor if Developer has not already done so.

Financial impact to Taxing Jurisdictions is provided in Sec. 8 of the Amendment.

Proposed Modifications/Recommendations/Questions:

- None

DATE: JULY 18, 2019

SUBJECT: COMPARISON TABLE - ELEVATION AT OKEMOS POINTE BROWNFIELD PLAN AMNEDMENT NO. 1

Category	Brownfield Plan Approved 12/13/2016	Amendment #1	Impact of Amendment	Section, Page #
Project Description:	Phase I includes 166 apartment units and 6,214 gross square feet of commercial space. Phase II & III consists of 232 additional apartment units and the renovation of an existing 20,000 square feet metal structure into a community market and food innovation district with community function space.	Phase I & IA will comprise commercial/amenity space and 284 market-rate apartment units (114 Apartments in Phase IA). Phase 2 (formerly Phase III) may be completed but is dependent upon the success and market outcomes upon completion of Phase 1A.	Reduces the apartment units by 114 and omits the renovation of an existing structure into a community market/food innovation district with community space.	Project Summary, Pg. 3 Sec. 1, Pg. 11
Eligible Property Location:	2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010; 2398 Jolly Road (portion – Tax ID #33-02-02-33-353-015; 2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002; 2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011; 2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100 Okemos, Meridian Charter Township, Michigan	Addition of 2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010, adds a small portion of Property (approximately +/- 0.09 Acres)	Adds Eligible Property	Project Summary, Pg. 3 Sec. 2, Pg. 14
Property Size:	Approx. 37.29 Acres	Approx. 37.38 Acres	Increases Property Size	Project Summary, Pg. 3 Sec. 1, Pg. 11
Capital Investment:	\$67,300,000+ (including land - Phase I \$30.4 million & Phase II/III \$36.9 million)	\$60,000,000 (Phase 1 & 1A, excluding land & financing)	\$7,300,000 Less Private Investment	Project Summary, Pg. 3
Estimated Job Creation:	Approx. 200 FTE	Up to 8 FTE	Reduced jobs by 192 FTE	Project Summary, Pg. 4

Eligible Activities Environmental & Non-Environmental:	\$3,253,759	\$4,423,469	\$1,169,710 More Tax Capture to Developer	Project Summary, Pg. 7 Sec. 3, Pg. 14
Contingency:	\$200,000 capped	\$103,656 (15% only for Phase 1A)	Adds Additional Contingency	Project Summary, Pg. 7 Sec. 3, Pg. 14
Interest:	2.5% capped at \$300,000	1.42% simple capped at \$600,000	Adds Additional interest to the Developer	Project Summary, Pg. 7 & Sec. 3, Pg. 15 & 17
Brownfield Plan:	\$48,500	\$152,633	\$104,133 Additional costs (include transfer of Plan to Meridian Twp)	Project Summary, Pg. 7 Sec. 3, Pg. 17
Brownfield Plan Implementation:	\$0	\$15,000	Adds additional eligible cost	Project Summary, Pg. 7 Sec. 3, Pg. 17
Local Application Fees:	\$2,500	\$5,000	Adds additional eligible costs due to MTBRA Policies	Project Summary, Pg. 7 Sec. 3, Pg. 17
BRA Administrative Fees:	\$0	\$299,070	\$299,070 Additional eligible costs due to MTBRA Policies	Project Summary, Pg. 7 Sec. 3, Pg. 17 Sec. 5, Pg. 20
Capture for Local Brownfield Revolving Fund (LBRF):	\$86,344	\$299,424 (includes \$86,344 for Ingham County & \$213,080 MTBRA)	\$213,080 Additional eligible fees due to MTBRA Policies	Project Summary, Pg. 7 Sec. 3, Pg. 17 Sec. 5, Pg. 20 Sec. 10, Pg. 23
Total Tax Increment Revenue (TIR) Captured:	\$3,891,103	\$5,898,251	\$2,007,148 Total Tax Capture Increased	Project Summary, Pg. 5 Sec. 3, Pg. 19
Duration of Plan:	11 years (2018-2028)	18 years (2018-2036)	Plan Extended by 7 Years	Project Summary, Pg. 5 Sec. 7, Pg. 20

ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019	Total Brownfield Plan Amendment No. 1 (Phase 1)	Total Brownfield Plan Amendment No. 1 (Phase 1A)	Total Brownfield Plan Amendment No. 1 (Phase 1 & 1A)
I. ENVIRONMENTAL ACTIVITIES: DEPT. OF ENVIRONMENTAL QUALITY (DEQ) ELIGIBLE ACTIVITIES			
Baseline Environmental Assessment (BEA) Activities			
Phase I Environmental Site Assessment (ESA)	\$ 6,600.00		\$ 6,600.00
Phase II Environmental Site Assessment (ESA)	\$ 30,500.00		\$ 30,500.00
BEA	\$ 15,000.00	\$ 10,000.00	\$ 25,000.00
Soft Costs	\$ 2,500.00		\$ 2,500.00
Project Management	\$ 5,000.00		\$ 5,000.00
Baseline Environmental Assessment (BEA) Activities Subtotal	\$ 59,600.00	\$ 10,000.00	\$ 69,600.00
Due Care Activities			
Due Care Planning	\$ 16,830.49		\$ 16,830.49
Documentation of Due Care - Pre-Development & Construction	\$ 3,865.00		\$ 3,865.00
Due Care Planning Investigation	\$ 4,588.04		\$ 4,588.04
Due Care Planning Investigation	\$ -	\$ 33,538.00	\$ 33,538.00
Documentation of Due Care - Post-Development	\$ 4,300.00		\$ 4,300.00
Documentation of Due Care - Post-Development	\$ -	\$ 10,000.00	\$ 10,000.00
Planning, Evaluation, Supervision and Project Management of Due Care	\$ 4,227.24		\$ 4,227.24
Planning, Evaluation, Supervision and Project Management of Due Care	\$ -	\$ 5,000.00	\$ 5,000.00
Due Care Activities Subtotal	\$ 33,810.77	\$ 48,538.00	\$ 82,348.77

<p align="center">ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019</p>	<p align="center">Total Brownfield Plan Amendment No. 1 (Phase 1)</p>	<p align="center">Total Brownfield Plan Amendment No. 1 (Phase 1A)</p>	<p align="center">Total Brownfield Plan Amendment No. 1 (Phase 1 & 1A)</p>
Additional Response Activities			
Materials Management - Urban Fill Contaminated Area (Environmentally Impacted "Petroleum and 20% fill contaminated" Urban or Historic Fill/Debris) NOTE: Material Handling and Repurposing is allowable but part of excavation, transportation, disposal, imported & compacted CL II Sand to lower cost out to landfill			
Excavation - Environmentally Impacted "contaminated" Urban Fill			
Transportation - Environmentally Impacted "contaminated" Urban Fill	\$ 1,123,937.39		\$ 1,123,937.39
Disposal - Environmentally Impacted "contaminated" Urban Fill			
Removal/Excavation of Debris/Fill Materials within building footprints and utility corridors (M5/M6)	\$ 23,255.00		\$ 23,255.00
Removal/Excavation of Organic Materials within building footprints and Stage for Drying (M5/M6) (Contaminated)	\$ 10,976.00		\$ 10,976.00
Debris/Fill Materials - Truck & Disposed Off-site Contaminated Non-Hazardous Materials (truck volume) (M5/M6)	\$ 212,288.00		\$ 212,288.00
Organic Materials - Truck & Disposed Off-site Contaminated Non-Hazardous Materials (truck volume) (M5/M6)	\$ 53,550.00		\$ 53,550.00
Excavate Contaminated Non-Hazardous Materials, Provide 30 CY Roll-off Boxes and Properly Truck & Disposed Off-site (per 30 CY Roll-off Box)	\$ 27,000.00		\$ 27,000.00
Debris/Fill Materials - Truck & Disposed Off-Site Contaminated Non-Hazardous Materials to Landfill - Spa Area	\$ -	\$ 4,862.00	\$ 4,862.00
Debris/Fill Materials - Truck & Disposed Off-Site Contaminated Non-Hazardous Materials to Landfill - Pool Area	\$ -	\$ 34,034.00	\$ 34,034.00
Debris/Fill Materials - Truck & Disposed Off-Site Contaminated Non-Hazardous Materials to Landfill - Non-Repurposed Materials	\$ -	\$ 109,395.00	\$ 109,395.00
Replaced Non-Repurposed (Debris/Fill Areas) w/ Imported Engineered (Sand) Backfill & Compaction - Required to Balance Site	\$ -	\$ 37,123.00	\$ 37,123.00
Soil Management/Oversight-Trucking & Disposal	\$ 41,700.00		\$ 41,700.00
Soil Sampling, Analysis & Reporting	\$ 60,234.21		\$ 60,234.21
Dewatering - Remove and Transport Water (Petroleum Contaminated)	\$ 136,252.00		\$ 136,252.00
Imported and Compacted Class II Sand - Urban Fill Contaminated Area	\$ 120,000.00		\$ 120,000.00
Replaced building footprints (Debris/Fill areas-Contaminated) with Imported Engineered Backfill & Compaction (M5/M6)	\$ 59,708.00		\$ 59,708.00
Replaced building footprints (Organic areas-Contaminated) with Imported Engineered Backfill & Compaction (M5/M6)	\$ 20,020.00		\$ 20,020.00
Dewatering (Environmental - Treatment System) During Materials Management - Urban or Historic Fill/Debris Areas			
Dewatering Treatment System-Design & Engineering (Environmental)			
Dewatering Treatment System-Permitting (Environmental)			
Dewatering Treatment System Installation/Removal			
Dewatering Treatment System O&M			
Dewatering Treatment System-Sampling & Analysis			
Dewatering Rental for Treatment System	\$ 80,507.00		\$ 80,507.00
Dewatering Treatment System Incidentals			
Dewatering Oversight			
Dewatering-Reporting & Management			
Dewatering-Closeout Reporting			
Unanticipated Activities Due to Brownfield Conditions			
Extension of Temporary Access and/or Road	\$ 12,700.00		\$ 12,700.00
Trench Drain Cleaning and Disposal	\$ 17,080.00		\$ 17,080.00
	\$ 4,390.00		\$ 4,390.00
On-Site Environmental Construction Management	\$ 39,327.11	\$ 25,000.00	\$ 64,327.11

<p style="text-align: center;">ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1)</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1A)</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1 & 1A)</p>
Health and Safety Plan(s)	\$ 7,000.00		\$ 7,000.00
Bid Specifications and Coordination for Additional Response Activities	\$ 15,000.00		\$ 15,000.00
Soft Costs - General Requirements	\$ 21,500.00	\$ 13,500.00	\$ 35,000.00
Planning, Evaluation, Supervision and Project Management of Additional Response Activities	\$ 162,107.96		\$ 162,107.96
Additional PES and PM	\$ -	\$ 10,000.00	\$ 10,000.00
Additional Response Activities Subtotal	\$ 2,248,532.67	\$ 233,914.00	\$ 2,482,446.67
<i>Environmental Eligible Activities Subtotal</i>	<i>\$ 2,341,943.44</i>	<i>\$ 292,452.00</i>	<i>\$ 2,634,395.44</i>
Contingency	\$ -	\$ 43,868.00	\$ 43,869.00
Environmental Eligible Activities Total	\$ 2,341,943.44	\$ 336,320.00	\$ 2,678,264.44
ENVIRONMENTAL ELIGIBLE ACTIVITIES GRAND TOTAL	\$ 2,341,943.44	\$ 336,320.00	\$ 2,678,265.44

<p style="text-align: center;">ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1)</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1A)</p>	<p style="text-align: center;">Total Brownfield Plan Amendment No. 1 (Phase 1 & 1A)</p>
II. NON-ENVIRONMENTAL ACTIVITIES: MICHIGAN STRATEGIC FUND (MSF) ELIGIBLE ACTIVITIES			
Demolition Activities			
Site Demolition: Materials Management - Urban or Historic Fill/Debris Areas			
Excavation, Trucking, Screening, Stockpiling for Repurposing - Urban or Historic Fill/Debris Areas	\$ 182,532.24		\$ 182,532
Soil Management/Oversight-Site Demolition	\$ 1,350.00		\$ 1,350
Imported and Compacted Class II Sand - Urban Fill Contaminated Area	\$ 293,153.30		\$ 293,153
Imported and Compacted 1.5" Crushed Stone (Mod Crushed Limestone) - Urban Fill Contaminated Area	\$ 13,013.00		\$ 13,013
General Requirements	\$ 48,809.00		\$ 48,809
Geotechnical Engineering	\$ 18,000.00		\$ 18,000
Geotechnical Survey	\$ 15,000.00		\$ 15,000
Geotechnical Survey	\$ -	\$ 15,000	\$ 15,000
Material Testing - Geotechnical Testing and Oversight	\$ 73,150.00		\$ 73,150
Material Testing - Geotechnical Testing and Oversight	\$ -	\$ 38,670	\$ 38,670
Stockpiled Materials, Trees/Stumps, Site Features/Improvements, Asphalt and Concrete Areas Removal, Trucking & Disposal	\$ 371,253.25		\$ 371,253
Site Demolition - Unknown Piping/Structures, Excavate Materials and Properly Truck & Disposed Off-site	\$ 14,000.00		\$ 14,000
Site Demolition - Stage/Stockpile Asphalt Millings Material elsewhere On-site for Repurposing due to Unknown Contamination	\$ 3,600.00		\$ 3,600
Temporary Erosion Control	\$ 35,800.00	\$ 14,714	\$ 50,514
Site Demolition - Excavate and Stage/Stockpile Material from stockpile elsewhere on-site containing asphalt millings to Non-Impacted Material Management Area on-site	\$ 6,000.00		\$ 6,000
Site Security Fencing	\$ 9,026.60		\$ 9,027
Site Demolition: Materials Management - Asphalt and Concretes Area			
Site Demolition - Around Former Warehouse/Development Team Office		\$ 23,450	\$ 23,450
Site Demolition - Balance of Asphalt, Curb/Gutter/Approaches		\$ 110,500	\$ 110,500
Building Demolition			
Pre-Demolition Preparation: Hazardous Material Packaging, Removal and Disposal			
Entire Building - Three (3) Buildings	\$ 142,310		\$ 142,310
Interior Building Demolition - One (1) Building			
Entire Building - One Building (Warehouse)	\$ -	\$ 136,252	\$ 136,252
	\$ -		
On-Site Construction Management	\$ 19,500	\$ 25,000	\$ 44,500
Bid Specifications and Coordination for Demolition	\$ 9,000		\$ 9,000
Planning, Evaluation, Supervision and Project Management of Demolition Activities	\$ 98,196		\$ 98,196
Additional PES and PM	\$ -	\$ 35,000	\$ 35,000
Demolition Activities Subtotal	\$ 1,353,693.48	\$ 398,586.00	\$ 1,752,279.48

ELEVATION AT OKEMOS POINTE - MERIDIAN CHARTER TOWNSHIP BROWNFIELD PLAN AMENDMENT NO. 1 Eligible Activities and Eligible Costs Detail - as of May 19, 2019	Total Brownfield Plan Amendment No. 1 (Phase 1)	Total Brownfield Plan Amendment No. 1 (Phase 1A)	Total Brownfield Plan Amendment No. 1 (Phase 1 & 1A)
Lead and Asbestos Abatement Activities			
Lead and Asbestos Survey	\$ 2,601.50		\$ 2,601.50
Lead and Asbestos Abatement	\$ 15,333.75		\$ 15,333.75
Lead and Asbestos Abatement 3rd Party Oversight	\$ 3,266.25		\$ 3,266.25
Bid Specifications and Coordination for Lead and Asbestos Abatement	\$ 6,242.50		\$ 6,242.50
Planning, Evaluation, Supervision and Project Management of Lead & Asbestos Abatement Activities	\$ 9,350.00		\$ 9,350.00
Lead and Asbestos Abatement Activities Subtotal	\$ 36,794.00	\$ -	\$ 36,794.00
<i>Non-Environmental Eligible Activities Subtotal</i>	<i>\$ 1,390,487.48</i>	<i>\$ 398,586.00</i>	<i>\$ 1,789,073.48</i>
Contingency	\$ -	\$ 59,788.00	\$ 59,789.00
Non-Environmental Eligible Activities Total	\$ 1,390,487.48	\$ 458,374.00	\$ 1,848,862.48
NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES GRAND TOTAL	\$ 1,390,487.48	\$ 458,374.00	\$ 1,848,863.48
III. ADMINISTRATIVE ACTIVITIES			
Brownfield Plan Preparation (including Plan Transfer and Amendment)	\$ 91,632.50	\$ 61,000.00	\$ 152,632.50
Total: Brownfield Plan Preparation	\$ 91,632.50	\$ 61,000.00	\$ 152,632.50
Local Application Fees	\$ -	\$ 5,000.00	\$ 5,000.00
Brownfield Plan Implementation to Developer (including Tracking, Recording and Compliance)	\$ -	\$ 15,000.00	\$ 15,000.00
Administrative Activities Total	\$ 91,632.50	\$ 81,000.00	\$ 172,632.50

Note: Section below added by Triterra.

Total Environmental & Non-Environmental	\$ 3,732,430.92	\$ 691,038.00	\$ 4,423,468.92
Contingency		\$ 103,656.00	\$ 103,656.00
Interest		\$ 600,000.00	\$ 600,000.00
Administrative Activities	\$ 91,632.50	\$ 81,000.00	\$ 172,632.50
Total Developer Costs	\$ 3,824,063.42	\$ 1,475,694.00	\$ 5,299,757.42

ELEVATION AT OKEMOS POINTE

2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;
2398 Jolly Road (portion – Tax ID #33-02-02-33-353-015;
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100
Okemos, Meridian Charter Township, Michigan

Brownfield Plan

Revised November 1, 2016



Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
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Ingham County Brownfield Redevelopment Authority

Contact: Sandra Gower, Director
Phone: (517) 676-7285

Approved by the Ingham County Brownfield Redevelopment Authority – 10/14/2016

Approved by the Meridian Charter Township Board of Trustees – 11/01/2016

Approved by the Ingham County Board of Commissioners – 12/13/2016

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PROJECT SUMMARY SHEET: BROWNFIELD PLAN – ELEVATION AT OKEMOS POINTE

Project Name: Elevation at Okemos Pointe

Applicant/Developer: Entity Name: Okemos Pointe, LLC
Contact: Will Randle
Mailing Address: 2422 Jolly Road, Suite 200, Okemos, MI 48864
Phone: (517) 580-2550

Eligible Property Location: The eligible Property consists of six (6) parcels located at:
2360 Jolly Road (portion) – Tax ID #33-02-02-33-376-010;
2398 Jolly Road (portion – Tax ID #33-02-02-33-353-015;
2350 Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-002;
2360 Jolly Oak Road – Tax ID #33-02-02-33-376-011;
2362 Jolly Oak Road – Tax ID #33-02-02-33-376-012; and
Jolly Oak Road (portion) – Tax ID #33-02-02-33-329-100
Okemos, Meridian Charter Township, Michigan.

Property Size: Approximately 37.29 acres

Type of Eligible Property: Facility (Contaminated)

Project Description: **Elevation at Okemos Pointe Project**

This Brownfield Plan (the “Plan”) anticipates significant future investments by Okemos Pointe, LLC. Okemos Pointe, LLC, is a single purpose entity for the proposed Project. They are an Okemos-based development company whose members are exceptional real estate developers of residential, commercial and mixed-use developments in Mid-Michigan and have facilitated development and managed company operations in California, Hawaii, Arizona, New Mexico, Colorado, the Caribbean and Australia. This Plan contemplates redevelopment upon all six (6) Eligible Properties located northwest of the intersection of Jolly Road and Jolly Oak Road which was first developed in 1963 and has been substantially underutilized since 1999 (17 years).

Elevation at Okemos Pointe (the “Project”) is an estimated \$67.3 plus million (including land) mixed-use redevelopment project. Phase I is \$30.4 million which includes 166 apartment units (236 beds) and 6,214 gross square feet of commercial space. The projected cost for Phases II & III is \$36.9 million and consists of 232 additional apartment units (352 beds) and the renovation of an existing 20,000 gross square feet metal structure into a community market and food innovation district with community function space. Apartments and commercial space will span 441,549 gross square feet over 37.29 acres on the Eligible Property. The development is ideally suited near shopping center with highway access to I-96 located within one mile of the site. This redevelopment will be ideal for those working in the Greater Lansing Area.

Once complete, approximately 200 new full time jobs will be created as a result of the residential and commercial spaces including community market and food innovation district with community

function space. The applicant will also be working with MSU to spin businesses off to other brick and mortar sites in the community, this will provide a network of small business entrepreneurship for the region fostering new types of opportunities in employment and ownership

Added Project features include pocket parks, public seating plaza, pavilion, fishing pier, public art, underground utilities, wetland preservation areas, outdoor seasonal sales area, uncovered and covered bike parking/storage and local township path/trail system connecting to the regional path/trail system.

Construction is scheduled to begin this fall 2016 on Brownfield eligible activities to position Phase I of the Project for completion by end of 2017 and completion of Phases II & III by the end of 2020. The Project cannot occur without support toward eligible Brownfield activities and costs through tax increment financing available under the Brownfield Redevelopment Financing Act (Public Act 381 of 1996), which is the subject of this Plan.

Estimate Job Creation:

Approximately 200 new full time jobs will be created upon completion of the Project.

**Eligible Activities
and Eligible Costs:**

\$3,804,759 of eligible activity costs made up of: Baseline Environmental Assessment Activities, Due Care Activities, Additional Response Activities, Demolition Activities, Lead and Asbestos Abatement Activities, Brownfield Plan & Work Plan Preparation (including Ingham County Brownfield Redevelopment Authority {"ICBRA" or "Authority"} Application Fees), Contingency and Interest. \$3,891,103 in total capture with adding the capture for Authority Local Site Remediation Revolving Fund ("LSRRF").

Eligible Activities	Eligible Costs
Baseline Environmental Assessment (BEA) Activities	\$ 49,550
Due Care Activities	\$ 392,345
Additional Response Activities	\$ 1,673,400
Demolition Activities	\$ 1,017,712
Lead and Asbestos Abatement Activities	\$ 120,752
Brownfield Plan & Work Plan Preparation (and application fees, if any)	\$ 51,000
<i>Subtotal</i>	\$ 3,304,759
Contingency	\$ 200,000
<i>Subtotal</i>	\$ 3,504,759
Interest	\$ 300,000
<i>Subtotal (to Developer)</i>	\$ 3,804,759
Authority Administration	\$ -
Authority LSRRF	\$ 86,344
State of Michigan Brownfield Redevelopment Fund	\$ -
<i>Subtotal (to Others)</i>	\$ 86,344
GRAND TOTAL	\$ 3,891,103

Duration of Plan Capture: 11 years (2018 through 2028), total estimated Plan capture duration for reimbursement of Eligible Activities and LSRRF deposits.

Base Year of Plan: 2016

First Year of Plan Capture: 2018

Property Tax Summary (for life of Plan through 2028):

Base Taxes Paid by Developer	\$ 1,016,621
New / Incremental Taxes Paid by Developer	\$ 11,126,186
Total Property Taxes Paid	\$ 12,142,807

Distribution of Property Taxes Paid Summary (for life of Plan through 2028):

Base Taxes Paid to Meridian Township	\$ 123,150
Base Taxes Paid to Other Taxing Jurisdictions	\$ 893,471
New / Incremental Taxes Paid Gain (not captured) to Meridian Township	\$ 460,911
New / Incremental Taxes Paid Gain (not captured) to Other Taxing Jurisdictions	\$ 6,774,172
New / Incremental Taxes Paid to Developer Eligible Activity Costs	\$ 3,804,759
New / Incremental Taxes Paid to Authority LSRRF	\$ 86,344
Total Property Tax Distribution	\$ 12,142,807

INTRODUCTION

The Ingham County Brownfield Redevelopment Authority (“ICBRA” or “Authority”), duly established by resolution of the Ingham County Board of Commissioners, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within the County of Ingham, Michigan.

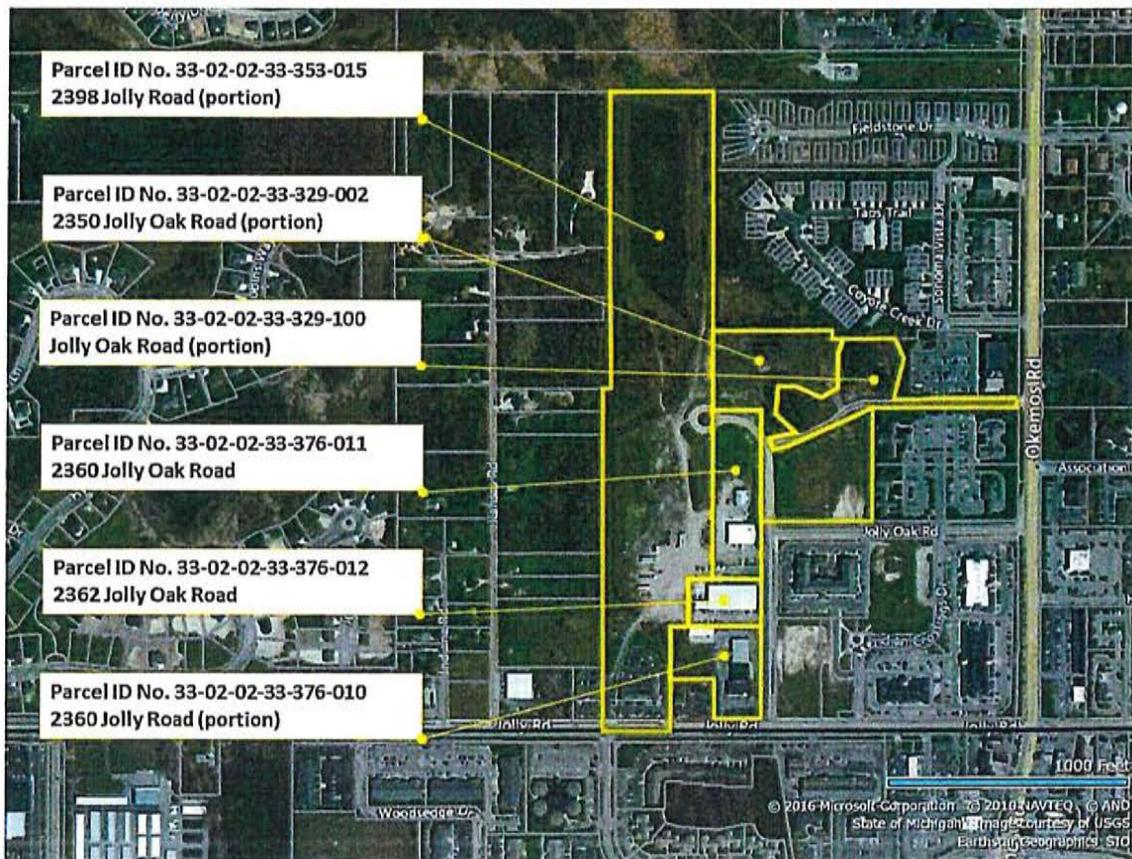
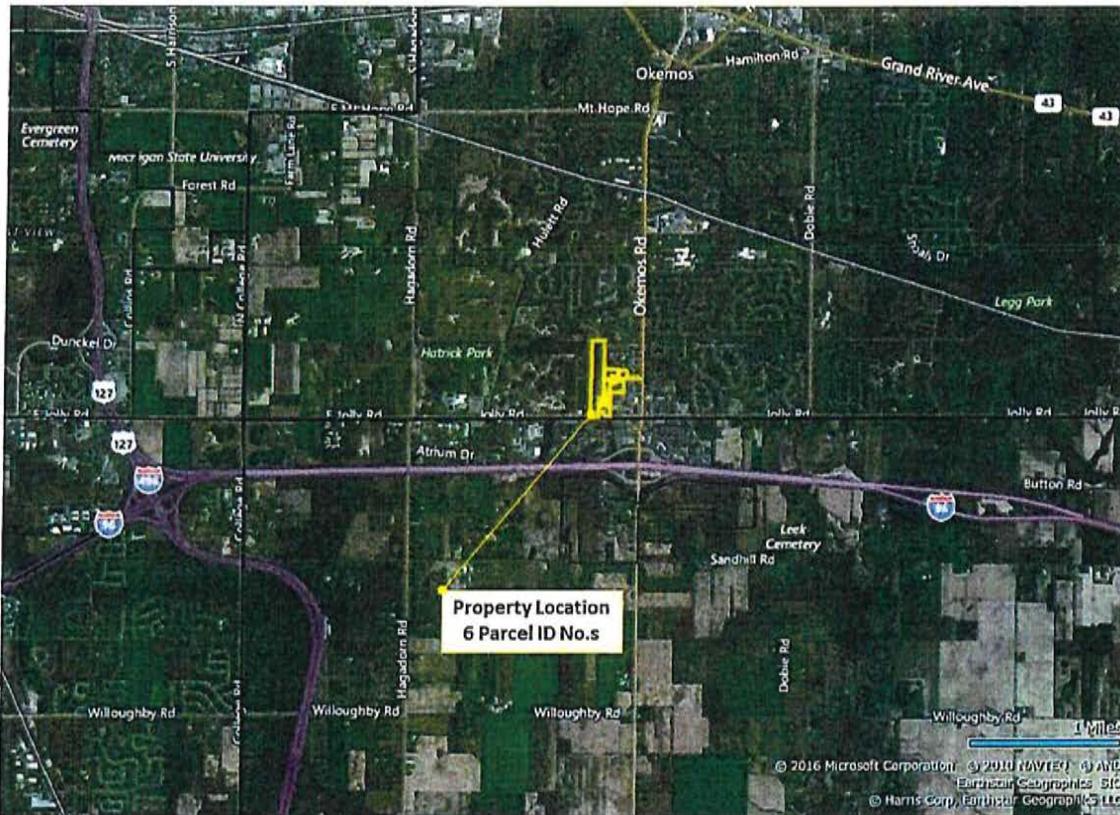
The purpose of this Brownfield Plan (the “Plan” and/or “Amendment”), as amended is to be implemented by the Authority, is to satisfy the requirements of Act 381 for including the eligible property described below in the Authority Brownfield Plan (the “Plan”). This Plan promotes the redevelopment of and investment in certain “Brownfield” properties within the County, to accomplish cleanup of environmental contamination, and to redevelop blighted, historic and functionally obsolete property. Inclusion of Property within this Plan, as amended will facilitate financing of eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of Brownfield properties, this Plan, as amended is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Eligible Property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the Eligible Property identified in this Plan and, if tax increment revenues are proposed to be captured from that Eligible Property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the Eligible Property shall not necessitate an amendment to this Plan, affect the application of this Plan to the Eligible Property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(1) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(1)(H))



The Eligible Property ("Property") consists of all or portion of six parcels located northwest of the intersection of Jolly Road and Jolly Oak Road, Okemos, Meridian Township, Ingham County, Michigan. The Property contains approximately 37.29 acres.

The Property is located in an area of the Meridian Charter Township ("Township") that is characterized by commercial, multi-tenant residential, and recreational properties. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion, and the Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, electrical and gas utilities to the south.

The Eligible Property parcels are summarized in the below table. See Exhibit A, Legal Descriptions and Eligible Property Boundary Map. Please note that the Eligible Property in the table below identifies four parcels with a portion of that Tax ID number being included as Eligible Property. As such, the Legal Descriptions and Eligible Property Boundary Map in Exhibit A shall govern as the Eligible Property in this Plan.

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

The Property consists of six parcels of land. Four of the six parcels are a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended). In accordance with Act 381, the remaining two parcels included in this Plan is adjacent or contiguous to the facility-designated properties and is estimated to increase the captured taxable value of the facility-designated parcels. The parcels are located within the boundaries of Meridian Charter Township, Michigan.

As of June 2016 the Property is a Mixed Use Planned Unit Development (MUPUD) that was conditionally zoned Community Service (C-2) Commercial, with a voluntary offer of a condition limiting development to a mixed use planned unit development with restriction of no more than 18 dwelling units per acre as allowed under the density bonus provisions in the mixed use planned unit ordinance. The C-2 zoning district allows for a mixed use planned unit development. Mixture of uses proposed on Property is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, existing roadways, public water, and sanitary sewer. Property was formerly zoned Industrial, Commercial, Residential, Professional and Office and currently contains two industrial/commercial buildings, a tire storage building, and a storage shed. Exterior portions of the Property currently include on the southern portion paved parking and landscaped areas while the eastern and northern portions are grass-covered and wooded land. A county drain is located on the western and central portions of the Property, which leads to a retention pond located in the northern portion.

The Project proposes to redevelop an underutilized property into a contemporary multi-use development. The redevelopment integrates design elements, environmental response activities, and economic development to further goals of the Meridian Charter Township, Ingham County ("IC"), the Michigan Department of Environmental Quality ("MDEQ") and the Michigan Economic Development Corporation ("MEDC"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead and asbestos abatement, building demolition and site demolition of the wide-spread fill and debris found across most of the Property, environmental due care and additional response activities, and redevelopment into a mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the "Property." Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed reimbursement agreement between the Developer and the Authority.



Bird's Eye Site Plan East Elevation



Bird's Eye East Elevation Market and Mixed Use Commercial and Residential Building



Bird's Eye West Elevation Market and Mixed Use Commercial and Residential Building

2. BASIS OF ELIGIBILITY (SECTION 13 (1)(H), SECTION 2 (M)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial or industrial purpose; (b) four of the six parcels comprised by the Property have been determined to be a “facility”; (c) includes parcels that are adjacent or contiguous to that Property because the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property; and, (d) the Property is in Meridian Charter Township, which is not a qualified local governmental unit.

Eligible Property		
Address	Tax ID	Basis of Eligibility
2360 Jolly Road (portion)	33-02-02-33-376-010	Adjacent or Contiguous to Facility Property
2398 Jolly Road (portion)	33-02-02-33-353-015	Facility
2350 Jolly Oak Road (portion)	33-02-02-33-329-002	Facility
2360 Jolly Oak Road	33-02-02-333-376-011	Facility
2362 Jolly Oak Road	33-02-02-33-376-012	Facility
Unaddressed parcel on Jolly Oak Road (portion)	33-02-02-33-329-100	Adjacent or Contiguous to Facility Property

Exhibit B includes an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. As Eligible Property, the Property is eligible for redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (1)(A),(B))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Activities (BEA) {Phase I ESA, Phase II ESA, and BEA}, due care activities, additional response activities, lead & asbestos survey and abatement, demolition, and preparation of Brownfield Plan & Act 381 Work Plan. Exhibit B includes an overview of the Brownfield eligible activities that are contemplated for the Property.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if site or environmental conditions change. If conditions change, an eligible activity may fall under a different category (such as an Environmental or Non-Environmental eligible activity) so long as the Plan does not involve the capture of State School Tax Increment Revenue (i.e., an Act 381 Work Plan). Local-only Tax Capture Plans can adjust between Environmental and Non-Environmental activity categories. Furthermore, for the eligible activities identified in the Plan, the costs of any activities may be adjusted after the date the Plan is approved by the Authority, so long as the costs do not exceed the combined total of all eligible activity costs (combined Environmental and Non-Environmental costs) plus a pro-rata contingency amount (but excluding the interest amount), to the extent that the adjustments do not violate the terms of

any approved documents, such as a Development Reimbursement Agreement, or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Property. Amendments to Act 381 that were signed in to law on December 28, 2012 allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. In the event that eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381.

In accordance with this Plan and the associated Development Reimbursement Agreement (the "Agreement") with the Authority, the amount advanced by the Developer will be repaid by the Authority, together with interest at the rate set at 2.5% simple interest (capped at \$300,000), solely from the tax increment revenues realized from the Eligible Property. However, if the actual cost of eligible activities turns out to be lower than the estimates, interest reimbursement may be lower than the capped amount, subject to the 2.5% simple interest calculation.

Year 1 through Year 9 of the Plan's captured tax increment revenues are exclusively for Developer reimbursement. Starting in Year 10, captured tax increment revenues will first be used for Developer reimbursement then to Authority LSRRF deposits. Remaining Authority LSRRF deposits are all made in Year 11 as described in the tables of the Plan. No state school tax capture was assumed to reimburse eligible activity costs in this Plan. The eligible activities identified in the Plan are as a local-only tax capture cost by the Authority, together with the interest rate provided above.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Table 1a - Itemized Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture (100%)
Baseline Environmental Assessment (BEA) Activities	\$ 49,550	\$ 49,550
Due Care Activities	\$ 392,345	\$ 392,345
Additional Response Activities	\$ 1,673,400	\$ 1,673,400
Totals: Environmental	\$ 2,115,295	\$ 2,115,295
Demolition Activities	\$ 1,017,712	\$ 1,017,712
Lead and Asbestos Abatement Activities	\$ 120,752	\$ 120,752
Totals: Non Environmental	\$ 1,138,464	\$ 1,138,464
Contingency Environmental (up to 15% but capped)*	\$ 130,022	\$ 130,022
Contingency Non-Environmental (up to 15% but capped)*	\$ 69,978	\$ 69,978
Interest (2.50% but capped at \$300,000)	\$ 300,000	\$ 300,000
Sub Total (EAs + Contingencies + Interest)	\$ 3,753,759	\$ 3,753,759
Brownfield Plan	\$ 48,500	\$ 48,500
Local Application Fees	\$ 2,500	\$ 2,500
Totals: Administrative (Brownfield Plan + Work Plan + Application Fees)	\$ 51,000	\$ 51,000
Sub Total (EAs + Contingencies + Interest + Administrative)	\$ 3,804,759	\$ 3,804,759
Brownfield Redevelopment Authority (BRA) Administration	\$ -	\$ -
BRA Local Site Remediation Revolving Fund (LSRRF) (2.50%)	\$ 86,344	\$ 86,344
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ -	\$ -
Totals: BRA and MBRF	\$ 86,344	\$ 86,344
Grand Total	\$ 3,891,103	\$ 3,891,103

* Combined Contingency (Environmental and Non-Environmental) capped at \$200,000.

Table 1b - Summary of Eligible Activities	Eligible Activity (Amount Supported in Brownfield Plan)	Number of Years to Reimburse EA Amount
Total Local Taxes to Developer Eligible Activities, Contingency and Interest	\$ 3,804,759	10
Total Local Taxes to BRA Eligible Activities, Contingency and Interest	\$ -	-
Total Local Tax Capture Eligible Activities, Contingency and Interest	\$ 3,804,759	-
Total Local Taxes to BRA Administration	\$ -	-
Total Local Taxes to Local Site Remediation Revolving Fund (LSRRF)	\$ 86,344	1
Total Local Taxes to BRA	\$ 86,344	-
Total School Taxes to Developer Eligible Activities and Interest	\$ -	-
Total School Taxes to BRA Eligible Activities and Interest	\$ -	-
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ -	-
Total School Tax Capture Eligible Activities	\$ -	-
Total Capture by BRA	\$ 86,344	11
Total Capture by Developer	\$ 3,804,759	
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ -	-

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(1)(C))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Agreement. The initial taxable value (base year) of the Property shall be determined by the use of tax year 2016 tax values. Tax increment revenue capture will begin when tax increment is generated by redevelopment on the Property; this is expected to begin in 2018 (first year of capture). Estimates project that the Authority is expected to capture the tax increment revenues from 2018 through 2028 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment

revenues captured which it will provide after completion of the redevelopment projects. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Year 1 through Year 9 of the Plan's captured tax increment revenues are exclusively for Developer reimbursement. Starting in Year 10, captured tax increment revenues will first be used for Developer reimbursement then to Authority LSRRF deposits. Remaining Authority LSRRF deposits are all made in Year 11 as described in the tables of the Plan.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements (both real and personal property) on the Property set through the property assessment process by the local unit of government and equalized by the County. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment Project that is eligible and approved for capture.

Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2016 - Base Year	\$ -	\$ -
2017	\$ -	\$ -
2018 - Start of Tax Capture	\$ 7,171,404	\$ 180,291
2019	\$ 7,284,955	\$ 183,145
2020	\$ 7,400,210	\$ 186,043
2021	\$ 17,773,694	\$ 446,835
2022	\$ 18,046,280	\$ 453,688
2023	\$ 18,322,955	\$ 460,643
2024	\$ 18,603,780	\$ 467,703
2025	\$ 18,888,817	\$ 474,869
2026	\$ 19,178,130	\$ 482,143
2027	\$ 19,471,782	\$ 489,525
2028	\$ 19,769,840	\$ 497,018
Total	-	\$ 4,321,903
Surplus revenue returned to the applicable Taxing Jurisdictions on a pro-rata basis		\$ 430,800
Total Tax Increment Revenues Captured		\$ 3,891,103

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(1)(D))

Eligible activities are to be financed by the Developer. The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of capture used to reimburse the Developer and Authority for costs in this Plan is \$3,804,759.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the Township to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

The Authority anticipates collecting \$2,500 in application costs under this Plan. In addition, the Authority anticipates depositing \$86,344 of local captured taxes into its LSRRF under this Plan. LSRRF costs are reflective of the redevelopment Project being completed and all eligible activities are incurred as summarized in Table 1a.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(1)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield Project under this Plan.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(1)(F))

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. The Property will become a part of this Plan on the date this Plan is approved by the Ingham County Board of Commissioners ("ICBOC"). The date of tax capture shall commence during the year construction begins but no earlier than 2018 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(1)(G), SECTION 2(E))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed).

Table 3 - Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
MERIDIAN CHARTER TOWNSHIP			
Operating	\$ 722,064	\$ 234,497	\$ 487,568
Parks/Recreation (2004)	\$ 54,496	\$ 17,698	\$ 36,798
Pathways	\$ 47,688	\$ 15,487	\$ 32,201
CATA Redi Ride	\$ 34,382	\$ 11,166	\$ 23,216
Fire Protection	\$ 110,110	\$ 35,759	\$ 74,351
Police Protection	\$ 104,522	\$ 33,945	\$ 70,578
Land Preservation	\$ 56,731	\$ 18,424	\$ 38,307
Community Services	\$ 25,787	\$ 8,374	\$ 17,412
Local Roads	\$ 42,978	\$ 13,957	\$ 29,020
Parks/Recreation (2014)	\$ 114,614	\$ 37,222	\$ 77,392
Debt	\$ 34,382	\$ 34,382	\$ -
<i>Subtotal</i>	\$ 1,347,754	\$ 460,911	\$ 886,843
INGHAM COUNTY			
County Operating	\$ 1,091,847	\$ 354,587	\$ 737,260
Indigent Veterans Relief Fund	\$ 5,673	\$ 1,842	\$ 3,831
Potter Park Zoo	\$ 70,484	\$ 22,890	\$ 47,594
Public Transportation	\$ 20,629	\$ 6,700	\$ 13,930
Special Transportation	\$ 82,518	\$ 26,798	\$ 55,719
911 System	\$ 144,939	\$ 47,070	\$ 97,869
Juvenile Justice	\$ 103,147	\$ 33,498	\$ 69,649
Farmland Preservation	\$ 24,068	\$ 7,816	\$ 16,251
Health Services	\$ 60,169	\$ 19,540	\$ 40,629
Parks/Trails	\$ 85,956	\$ 27,915	\$ 58,041
<i>Subtotal</i>	\$ 1,689,429	\$ 548,657	\$ 1,140,772
Capital Region Airport Authority - CRAA	\$ 120,166	\$ 39,025	\$ 81,141
Capital Area Transportation Authority - CATA	\$ 516,939	\$ 167,880	\$ 349,059
LIBRARY			
Capital Area District Library - CADL	\$ 268,182	\$ 87,095	\$ 181,088
INTERMEDIATE SCHOOL DISTRICTS (ISD)			
RESA Operating	\$ 32,560	\$ 10,574	\$ 21,986
RESA Special Education	\$ 774,669	\$ 251,581	\$ 523,089
RESA Vocational Education	\$ 222,196	\$ 72,160	\$ 150,036
COMMUNITY COLLEGE			
Lansing Community College - LCC	\$ 654,503	\$ 212,555	\$ 441,947
LOCAL SCHOOL MILLAGES: excludes State School millages			
School Debt	\$ 1,203,383	\$ 1,203,383	\$ -
School Building and Site ("Sinking Fund" millage available for tax capture)	\$ 170,519	\$ 55,378	\$ 115,142
<i>Subtotal</i>	\$ 3,963,118	\$ 2,099,631	\$ 1,863,487
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	\$ 1,031,471	\$ 1,031,471	\$ -
Local School Operating - LSO (18 mills for Real Property; only 6 mills for Personal Property)	\$ 3,094,413	\$ 3,094,413	\$ -
<i>Subtotal</i>	\$ 4,125,884	\$ 4,125,884	\$ -
Totals	\$11,126,186	\$ 7,235,084	\$ 3,891,103
Total Tax Increment Revenues Captured			\$ 3,891,103

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

9. DISPLACEMENT OF PERSONS (SECTION 13(1)(I-L))

Limited commercial tenant leases are residing on the Property and the other buildings are vacant, however prior to construction, the Property will become vacant and there will be no persons or businesses residing on the Property. Additionally, no occupied residences will be acquired or cleared; therefore there will be no displacement or relocation of persons or businesses under this Plan.

10. AUTHORITY REVOLVING FUND (SECTION 8; SECTION 13(1)(M))

The Authority has established a LSRRF. The Authority will capture incremental local taxes to fund the LSRRF in Years 10 and 11, to the extent allowed by law. The LSRRF will capture an amount equal to 2.5% of the eligible activity amount reimbursed to the Developer and captured in Years 10 and 11 (see Table 4d for LSRRF distribution). The funds will be used in a manner consistent with the requirements of Act 381 of 1996, as amended ("the Act"). The Authority anticipates depositing \$86,344 of local captured taxes into its LSRRF if the redevelopment Project is completed and all eligible activities are incurred as summarized in Table 1a.

11. OTHER INFORMATION (SECTION 8; SECTION 13(1)(N))

The Authority and the ICBOC, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.



To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Justin Quagliata, Assistant Planner

Date: July 19, 2019

Re: Special Use Permit #19041 (Williams Volkswagen, Inc.)

Williams Volkswagen, Inc. has requested a special use permit (SUP) to construct an addition to a building greater than 25,000 square feet in size at 2186 Jolly Road. The C-2 (Commercial) zoned 7.78 acre subject site is located on the north side of Jolly Road, east of Okemos Road and currently occupied by a 30,420 square foot car dealership built in 2001 (currently known as Okemos Auto Collection).

The applicant received SUP approval (SUP #19-99021) from the Planning Commission on July 8, 2019 to amend the initially approved SUP for the dealership to construct a 15,120 square foot building addition and to expand the off-street parking area. With the proposed addition the building would total 45,540 square feet in size. When the SUP for the dealership was initially approved in 1999 the zoning ordinance did not contain the current provision requiring a SUP for any building or group of buildings greater than 25,000 square feet in gross floor area. The requirement was established by the Township Board in 2001 (Zoning Amendment #01070).

The Planning Commission held the public hearing on the SUP request at its June 24, 2019 meeting and voted 7-0 to recommend approval at the July 8, 2019 meeting, citing the following reasons for its decision:

- The subject site is appropriately zoned C-2 (Commercial), which permits the construction of buildings greater than 25,000 square feet in floor area by special use permit.
- The proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.
- Public water and sanitary sewer services serve the subject site.

Staff memorandums outlining the special use permit and minutes from the Planning Commission meetings at which the special use permit was discussed are attached for the Board's review. The staff report for SUP #19-99021 is attached for a more complete overview of the project.

Township Board Options

The Township Board may approve or deny the special use permit. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

**Special Use Permit #19041 (Williams Volkswagen, Inc.)
Township Board (July 23, 2019)
Page 2**

Attachments

1. Staff memorandums dated June 21, 2019 and July 5, 2019 with attachments.
2. Special Use Permit #19-99021 staff memorandum dated June 21, 2019 with attachments.
3. Resolution recommending approval of SUP #19041 dated July 8, 2019.
4. Planning Commission minutes dated June 24, 2019 (public hearing) and July 8, 2019 (decision).

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To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: June 21, 2019

Re: Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at 2186 Jolly Road.

Williams Volkswagen, Inc. has submitted a request to amend a previously approved special use permit (SUP #19-99021) to construct a 15,120 square foot building addition and to expand the off-street parking area at 2186 Jolly Road. The approximate 7.78 acre subject site is zoned C-2 (Commercial) and is located on the north side of Jolly Road, east of Okemos Road. With the proposed addition the building would total 45,540 square feet in size.

In addition to the special use permit request to amend the previously approved special use permit (SUP #99021), a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area (SUP #19041). When the SUP for the dealership was initially approved in 1999 the zoning ordinance did not contain the current provision requiring a special use permit for any building or group of buildings greater than 25,000 square feet in gross floor area. The requirement was established by the Township Board in 2001 (Zoning Amendment #01070).

The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet requires a special use permit due to the significant impact such development may have upon adjacent property owners, neighborhoods, and public infrastructure. The Code of Ordinances requires the special use permit to ensure public utilities, roads, and other infrastructure systems are or will be adequate to support the proposed development.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. The Planning Commission makes a recommendation on the SUP request and the Township Board has final approval.

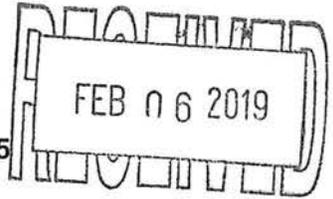
Planning Commission Options

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

Attachment

1. Special use permit application.

**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 Williams Volkswagan, Inc. DBA Audi Lansing
 Address of Applicant 2845 E. Saginaw, Lansing, MI 48912
 Telephone - Work (517) 484-1341 Home _____ Fax _____ Email _____
 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 33-02-02-33-452-014, 2186 Jolly Road, Okemos
 Legal description (please attach if necessary) Attached - See Plan
 Current zoning C-2
 Use for which permit is requested / project name Auto Dealership - Bldg > 25,000 square feet
 Corresponding ordinance number 86-404 (e)(16) and 86-404 (e)(9)
- C. Developer (if different than applicant) DL Kesler and Sons Construction, Inc.
 Address 14031 Webster Road, Bath, MI 48808
 Telephone - Work (517) 641-8023 Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Jeff Kyes, P.E.
 Address 2116 Haslett Rd, Haslett, MI, 48840
 Telephone - Work (517) 339-1014 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 8.28 Net 7.78
- F. Explain the project and development phases: SEE ATTACHED
- G. Total number of:
 Existing: structures 1 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
 Proposed: structures 1 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings 30,420 proposed buildings 45,540 S.F.
 Usable Floor area: existing buildings _____ proposed buildings 23,170 S.F.
- 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 0
 Proposed Recreation: Type _____ Acreage 0
 Existing Open Space: Type _____ Acreage 3.19
 Proposed Open Space: Type _____ Acreage 2.34

- 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:
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 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.

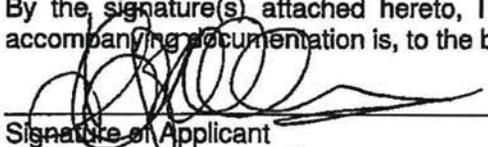
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- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of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

2/4/19
Date

JEFFREY S. WILLIAMS
Type/Print Name

Fee: _____

Received by/Date:  2-6-19



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: July 5, 2019

Re: Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at 2186 Jolly Road.

The Planning Commission held the public hearing for Special Use Permit #19041 at its meeting on June 24, 2019. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the special use permit request at its next meeting.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve is attached.

- **Motion to adopt the attached resolution to recommend approval of Special Use Permit #19041.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19041 (Williams Volkswagen)\SUP 19041.pc2.doc

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19041
Williams Volkswagen, Inc.
2186 Jolly Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of July, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Williams Volkswagen, Inc. has submitted a request to construct a building greater than 25,000 square feet in size on 7.78 acres at 2186 Jolly Road; and

WHEREAS, the proposed project includes the construction of a 15,120 square foot building addition with total square footage of the proposed building 45,540 square feet in size; and

WHEREAS, a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 24, 2019 and has reviewed staff material forwarded under cover a memorandum dated June 21, 2019; and

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

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

WHEREAS, public water and sanitary sewer services serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19041, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by prepared by Kebs, Inc. dated June 18, 2018 (revision date June 26, 2019) and received by the Township on June 27, 2019.
2. Approval of the special use permit is subject to all conditions placed on Special Use Permit #19-99021 by the Township.
3. Any future building additions will require an amendment to the special use permit.



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: June 21, 2019

Re: Special Use Permit #19-99021 (Williams Volkswagen, Inc.), amend previously approved special use permit to construct a 15,120 square foot building addition and to expand the off-street parking area at 2186 Jolly Road.

Williams Volkswagen, Inc. has requested an amendment to a previously approved special use permit (SUP) to construct a 15,120 square foot building addition and to expand the off-street parking area at 2186 Jolly Road, located on the north side of Jolly Road, east of Okemos Road. The approximate 7.78 acre subject site is currently occupied by a 30,420 square foot car dealership built in 2001 (formerly known as Okemos Auto Collection).

A special use permit was granted in 1999 (SUP #99021) for the initial construction of the dealership. In 2002 and 2008 the Planning Commission approved amendments to the special use permit (SUP #02-99021 and SUP #08-99021) to expand the parking lot. 303 existing parking spaces are located on the property. The proposed building addition would involve eliminating a portion of the existing parking area. The applicant intends to retain 167 existing parking spaces and construct 197 additional parking spaces, totaling 364 off-street parking spaces.

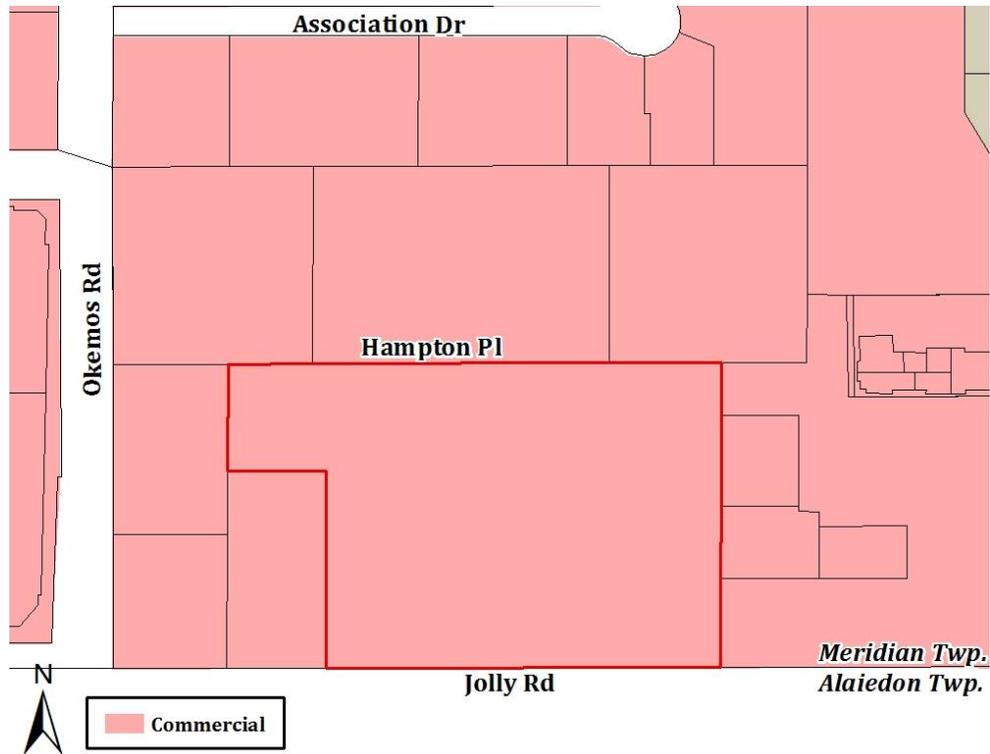
In 1998 the Township entered into a parking deferral agreement with owners of the Arby's restaurant for seven future parking spaces on the dealership property. The spaces were constructed in 2002 when an amendment to SUP #99021 was approved to expand the parking area of the auto dealership. Approval of the 2002 SUP amendment was conditioned on an additional five parking spaces being reserved for Arby's employees or customers as part of a joint access and shared parking agreement. No amendments have been proposed to the parking deferral agreement or the joint access/shared parking agreement currently in place.

In addition to the amendment to SUP #99021, a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area (SUP #19041). The special use permits are being processed concurrently. When the SUP for the dealership was initially approved in 1999 the zoning ordinance did not contain the current provision requiring a special use permit for any building or group of buildings greater than 25,000 square feet in gross floor area. The requirement was established by the Township Board in 2001 (Zoning Amendment #01070).

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject site in the Commercial category.

FUTURE LAND USE MAP

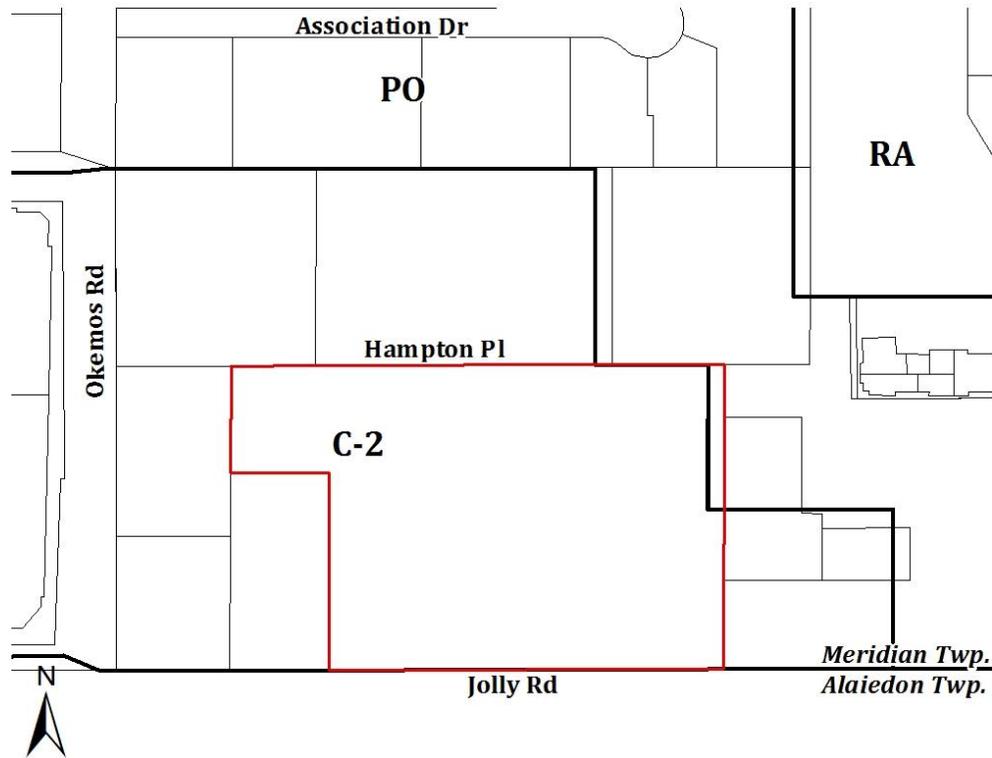


Zoning

The subject site is located in the C-2 (Commercial) zoning district, which requires a minimum of 100 feet of lot width and 4,000 square feet of lot area. With 661.13 feet of lot width on Jolly Road and 7.78 acres of lot area the property meets the minimum lot area and lot width standards of the C-2 zoning district.

New car dealerships are an allowed use in the C-2 zoning district by special use permit. A zoning ordinance amendment (Zoning Amendment #07160) adopted in January 2008 permitted new car dealerships to operate in the C-2 district, subject to special use permit approval. Prior to the zoning amendment new car dealerships were only permitted in the C-3 district. When the SUP for the dealership was initially approved in 1999 the subject property was zoned CS (Community Service), which allowed motor vehicle sales by special use permit. The property was rezoned to C-2 in 2001 when the Township changed its commercial zoning districts.

ZONING MAP



Physical Features

Elevations of the subject site range from 885 feet above mean sea level near the west portion of the site and gradually rise to 899 feet above mean seal level near the northeast property line. The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on or near the site. The site has no special designation on the Township Greenspace Plan.

Streets and Traffic

The site fronts on both Jolly Road and Hampton Place. Jolly Road is a five lane road with curb and gutter and a center turn lane classified as a Minor Arterial (east of Okemos Road) on the Street Setbacks and Service Drives Map in the zoning ordinance. Hampton Place is a two lane private road that is part of the Alpine Condominium development. A seven foot wide pathway is installed along the Jolly Road property frontage.

The most recent (2009) traffic count information from the Ingham County Road Department (ICRD) for Jolly Road, between Okemos Road and Alaiedon Parkway, showed a total of 5,986 eastbound vehicle trips and 6,804 westbound vehicle trips in a 24 hour period.

A traffic assessment is required for an expansion or change of an existing special use where the increase in intensity would generate an additional 50 to 99 directional trips during morning and afternoon peak hours of traffic. The applicant submitted a traffic assessment prepared by Traffic Engineering Associates, Inc. dated May 2019 that provides information on traffic generated by the proposed expansion of the car dealership.

The assessment looks at existing and future level of service (LOS) during the AM (7:30-8:30 a.m.) and PM (4:45-5:45 p.m.) peak hours at the two existing driveway locations on Jolly Road. The traffic assessment notes existing traffic at the studied locations all operate at an acceptable LOS (LOS C or better) during the AM and PM peak hours. Under future conditions, it is projected all movements will continue to operate at an acceptable level of service (LOS C or better).

The submitted traffic assessment contains a trip generation analysis which estimates future vehicle trips that could be generated by the proposed expansion of the car dealership. The Institute of Transportation Engineers (ITE) trip generation rates for Automobile Sales (New) (Land Use Code 840) were selected to represent the dealership. The following table summarizes findings from the trip generation analysis.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Automobile Sales (New)	15,897 sq. ft.	22	8	30	20	30	50	426

The findings of the traffic assessment show new traffic generated by the proposed expansion of the dealership would not create a significant impact at the studied locations.

Utilities

Municipal water and sanitary sewer serve the subject site. The location and capacity of utilities will be reviewed in detail during site plan review if the special use permit amendment is approved.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. Section 86-404(e)(16) outlines the regulations pertaining to new car dealerships in the C-2 zoning district, which are as follows:

- Minimum lot size: four acres.
- Vehicle service and repair and used car sales shall be permitted ancillary uses to the principal new car sales use.
- Body shops shall not be a permitted ancillary use.



Parking

The Code of Ordinances requires one parking space for each 200 square feet of useable floor space of sales room, and one for each one vehicle displayed for sale. The submitted site plan notes with the building addition gross sales floor area would be 23,170 square feet in size, therefore 116 parking spaces are required to serve the building and 116 spaces are provided. The submitted plans indicate 248 vehicles would be displayed for sale and 248 parking spaces are provided for vehicle display.

One bicycle parking space must be provided for every ten motor vehicle parking spaces required. With 116 parking spaces required to serve the site, 12 bicycle parking spaces are required. The submitted site plan indicates 12 bicycle parking spaces are proposed. The ordinance allows the number of required motor vehicle parking spaces on the site to be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site, up to a maximum of 10 percent of the total number of required motor vehicle parking spaces. Using this formula the required number of motor vehicle parking spaces can be reduced by six spaces. With the allowed reduction granted for bicycle parking, the total required motor vehicle parking is reduced to 110 spaces.

C-2 zoned sites are allowed 70 percent impervious surface coverage. With the building addition and expansion of the parking area impervious surface coverage would be 69.97 percent.

Landscaping

Section 86-758 of the Code of Ordinances outlines the landscape requirements for off-street parking areas including landscaped islands at least 10 feet in width, building perimeter landscaping at least four feet in width, a minimum of 200 square feet of interior landscaping for every ten parking spaces, and two interior canopy trees per ten parking spaces. The submitted landscape plan shows landscaping around the perimeter of the building and the provision of interior landscaping and canopy trees.

If the project is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review before work on the project can begin. Site Plan Review is a detailed staff-level analysis of the project which includes reviews of stormwater, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office and Road Department.

Planning Commission Options

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



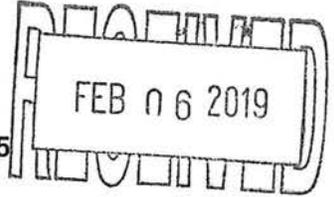
Special Use Permit #19-99021 (Williams Volkswagen, Inc.)
Planning Commission (June 24, 2019)
Page 6

Attachments

1. Special use permit application dated February 4, 2019 and received by the Township on February 6, 2019.
2. Traffic assessment prepared by Traffic Engineering Associates, Inc. dated May 2019 and received by the Township on May 24, 2019.
3. Site plans prepared by Kebs, Inc. dated June 18, 2018 (revision date March 22, 2019) and received by the Township on October 30, 2018.
4. Building elevations and floor plans prepared by ASL Architects dated January 8, 2019 and received by the Township on February 6, 2019.

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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 Williams Volkswagan, Inc. DBA Audi Lansing
Address of Applicant 2845 E. Saginaw, Lansing, MI 48912
Telephone - Work (517) 484-1341 Home _____ Fax _____ Email _____
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 33-02-02-33-452-014, 2186 Jolly Road, Okemos
Legal description (please attach if necessary) Attached - See Plan
Current zoning C-2
Use for which permit is requested / project name Auto Dealership - Bldg > 25,000 square feet
Corresponding ordinance number 86-404 (e)(16) and 86-404 (e)(9)
- C. Developer (if different than applicant) DL Kesler and Sons Construction, Inc.
Address 14031 Webster Road, Bath, MI 48808
Telephone - Work (517) 641-8023 Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Jeff Kyes, P.E.
Address 2116 Haslett Rd, Haslett, MI, 48840
Telephone - Work (517) 339-1014 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 8.28 Net 7.78
- F. Explain the project and development phases: SEE ATTACHED
- G. Total number of:
Existing: structures 1 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
Proposed: structures 1 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings 30,420 proposed buildings 45,540 S.F.
Usable Floor area: existing buildings _____ proposed buildings 23,170 S.F.
- 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 0
Proposed Recreation: Type _____ Acreage 0
Existing Open Space: Type _____ Acreage 3.19
Proposed Open Space: Type _____ Acreage 2.34

- 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.
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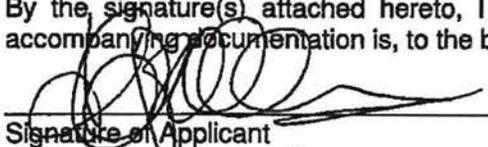
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- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
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- (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

2/4/19
Date

JEFFREY S. WILLIAMS
Type/Print Name

Fee: _____

Received by/Date:  2-6-19



TRAFFIC ASSESSMENT

For the Proposed Addition to the Okemos Auto Collection

Meridian Charter Township, Ingham County, MI

May 2019

Prepared by:

**Traffic Engineering
Associates, Inc.**

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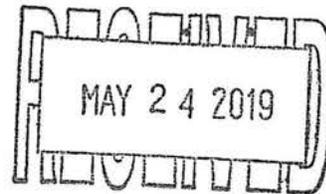


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Project Description

The purpose of this study is to determine the impact at the existing driveways for the proposed addition to the Okemos Auto Collection in Meridian Charter Township, Ingham County, Michigan. The proposed addition will consist of an increase of 15,897 square feet to the existing dealership. The addition will include the expansion of the sales floor, office space, vehicle repair shop and a warehouse for vehicle parts. The existing driveways on Jolly Road will remain unchanged.

The traffic analysis is limited to the following items:

- Projection and distribution of future traffic volumes to be generated by the proposed addition to the Okemos Auto Collection.
- Conduct capacity analysis for existing and future conditions for the proposed development with emphasis on determining the future Level of Service (LOS) at the existing driveways.





Aerial Photo



Roadways and Intersections

Jolly Road is an east-west, five-lane, paved road with concrete curb and gutter across the proposed addition to the Okemos Auto Collection. There is a sidewalk on the north side of Jolly Road at the site. The roadway is under the jurisdiction of the Ingham County Department of Roads (ICRD) with a posted speed limit of 45 MPH.

Land Use

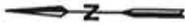
The project site is currently an existing car dealership. Surrounding land uses include various commercial properties and office uses.

Existing Traffic Volumes

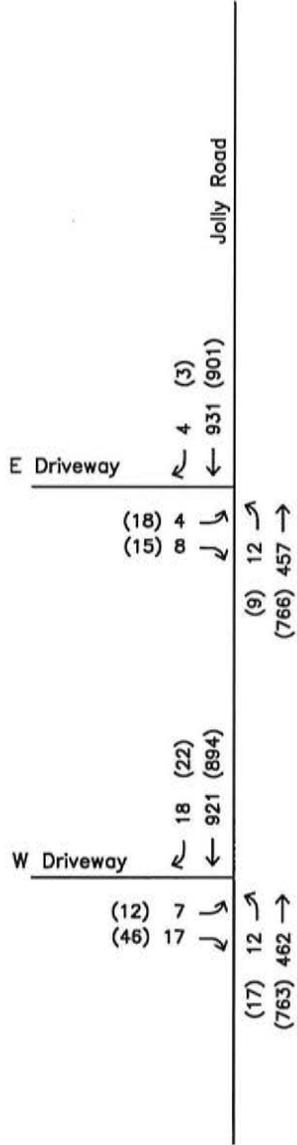
TEA, Inc. conducted midweek vehicle turning movement surveys during the morning and afternoon peak periods in May 2019 at the two (2) existing driveway locations on Jolly Road.

The AM and PM peak hours of existing traffic on Jolly Road at the driveways for the Okemos Auto Collection are 7:30-8:30 AM and 4:45-5:45 PM respectively. The existing weekday AM and PM peak hour traffic volumes are illustrated in **Figure 1**.





Proposed
Addition to
Okemos Auto
Collection



TRAFFIC ENGINEERING
ASSOCIATES, INC.
PO Box 100
Sarasota, MI 49881
PHONE: (517) 627-6028

LEGEND
XXX AM Pk Hr (7:30-8:30 AM) Volumes
(000) PM Pk Hr (4:45-5:45 PM) Volumes

FIGURE 1: Existing Traffic - Peak Hours

DATE: May, 2019

SCALE: NTS

PAGE: 4

Level of Service Analysis for Existing Traffic

The critical intersections defined for this study were analyzed according to the methodologies published in the most recent edition of the *Highway Capacity Manual*. The analysis determines the “Level of Service” of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. The level of service (LOS) is defined by average vehicle delay in seconds created by a traffic control device for a given traffic movement or intersection approach.

Level of Service	Delay per Vehicle (seconds)	
	Non-Signalized	Signalized
A	< 10	<10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

Levels of Service are expressed in a range from “A” to “F,” with “A” being the highest LOS and “F” representing the lowest LOS. Level of service “D” is considered the minimum acceptable LOS in an urban area.

The above table shows the thresholds for Levels of Service “A” through “F” for non-signalized and signalized intersections, respectively.

All Level of Service computations contained in this report were based upon the Synchro software package which is approved by the Michigan Department of Transportation (MDOT). Delay per vehicle includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

The existing level of service analysis for the Okemos Auto Collection driveways is summarized in **Table 1**. The driveways were analyzed as two (2) lanes with one (1) inbound and one (1) outbound lane. All movements operate at an acceptable level of service (LOS C or better).



**Table 1: Existing Level of Service (LOS) Summary
Existing Driveways**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Jolly Road and West Driveway	EB Left	12.3	B	11.1	B
	EB Thru	0.0	A	0.0	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	19.3	C	17.2	C
	Intersection	0.5	A	0.7	A
Jolly Road and East Driveway	EB Left	12.2	B	11.0	B
	EB Thru	0.0	A	0.0	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	18.3	C	21.1	C
	Intersection	0.3	A	0.5	A

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



Site Traffic Generation

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). The ITE trip generation rates for Automobile Sales (Land Use Code 840) were selected as representing the new 15,897 square foot addition. The ITE description of Automobile Sales is as follows:

A new automobile sales dealership is typically located along a major arterial street characterized by abundant commercial development. The sale or leasing of new cars is the primary business at these facilities, however, automobile services, parts sales, and used car sales may also be available. Some dealerships also include leasing options, truck sales, and servicing.

It is projected that the new addition will generate 30 vehicle trips during the AM peak hour, 50 vehicle trips during the PM peak hour, and a weekday total of 426 vehicle trips.

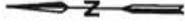
Vehicle Trips

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Automobile Sales (New) (Land Use Code 840)	15,897 Sq. Ft	22	8	30	20	30	50	426

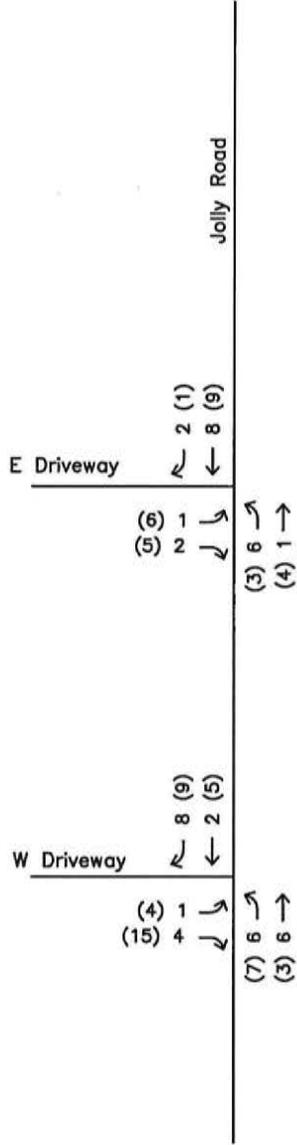
Site Traffic Distribution

The distribution of the site generated traffic volumes for the future AM and PM peak hours was based on existing traffic patterns at the two (2) driveways. The proposed additional site traffic volumes for the proposed addition to the Okemos Auto Collection are displayed in **Figure 2**.





Proposed
Addition to
Okemos Auto
Collection



TRAFFIC ENGINEERING
ASSOCIATES, INC.
PO Box 100
Saranac, MI 48881
PHONE: (517) 627-6028

LEGEND
xxx AM Pk Hr (7:30-8:30 AM) Volumes
(xxx) PM Pk Hr (4:45-5:45 PM) Volumes

FIGURE 2: Site Traffic - Peak Hours

DATE: May, 2019 SCALE: NTS

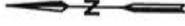
Future Traffic Volumes

Future traffic volumes were arrived at by adding the proposed site generated traffic volumes (Figure 2) to the existing traffic volumes (Figure 1) at the Okemos Auto Collection driveways on Jolly Road. The future traffic volumes for the AM and PM peak hours at the existing driveways are illustrated in **Figure 3**.

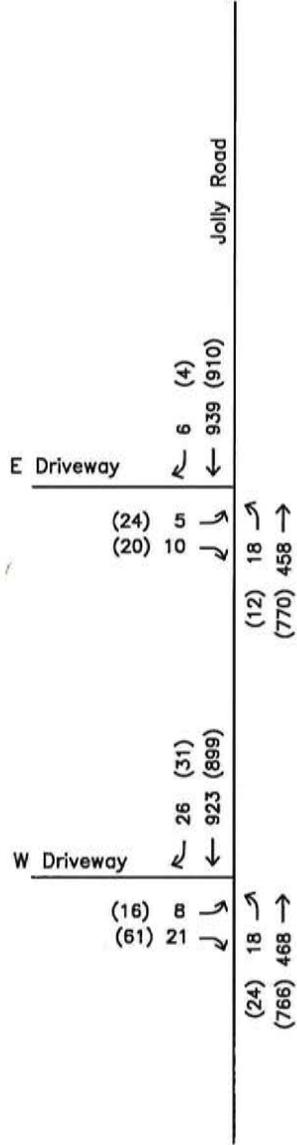
Level of Service Analysis for Future Traffic

With the proposed new addition, the future level of service analysis for the existing driveways at the Okemos Auto Collection is summarized in **Table 2**. The driveways were analyzed as two (2) lanes with one (1) inbound and one (1) outbound lane. All movements are anticipated to operate at an acceptable level of service (LOS C or better).





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LEGEND
XXX AM Pk Hr (7:30-8:30 AM) Volumes
(XXX) PM Pk Hr (4:45-5:45 PM) Volumes

FIGURE 3: Future Traffic - Peak Hours

DATE: May, 2019

PAGE: 10

SCALE: NTS

**Table 2: Future Level of Service (LOS) Summary
Existing Driveways**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Jolly Road and West Driveway	EB Left	12.5	B	11.3	B
	EB Thru	0.0	A	0.0	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	19.8	C	18.8	C
	Intersection	0.6	A	1.0	A
Jolly Road and East Driveway	EB Left	12.4	B	11.1	B
	EB Thru	0.0	A	0.0	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	19.0	C	22.6	C
	Intersection	0.4	A	0.7	A

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



Conclusions

Under future conditions at the existing Okemos Auto Collection driveways, the analysis indicates an acceptable level of service (LOS C or better) for all movements.

It is not anticipated that the new site traffic for the proposed addition to the Okemos Auto Collection will create a significant impact on the existing driveways.



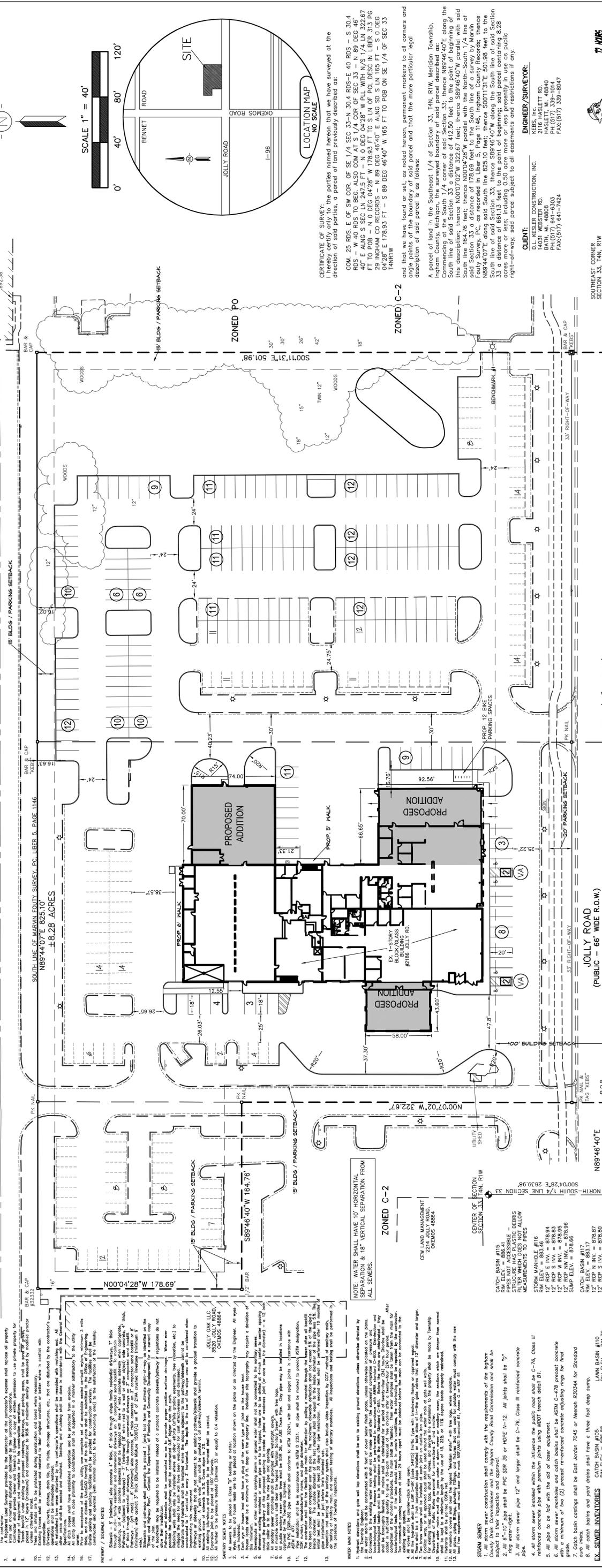
S.U.P. PLAN FOR: Okemos Auto Collection

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



STANDARD CONSTRUCTION NOTES

1. All construction shall conform to the Charter Township of Meridian, Department of Public Works, Office of Engineering, 2114 Haslett Road, Okemos, Michigan 48864, in a minimum of 72 hours prior to the start of construction of public utilities or other construction which may be subject to the Charter Township of Meridian.
2. All construction shall conform to the current standards and specifications of the Charter Township of Meridian.
3. After the completion of construction of public utilities or construction which may be subject to the Charter Township of Meridian, the contractor shall provide a copy of the final plans to the Charter Township of Meridian for their records and compliance.
4. Any jurisdiction items resulting from the final inspection must be completed prior to the start of construction.
5. The contractor shall be responsible for obtaining all necessary permits from the Charter Township of Meridian and the Michigan Department of Transportation (MDOT).
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7. A Right-of-Way (ROW) provided by the contractor of the collector's express shall be replaced by property owner.
8. The contractor shall provide a copy of the final plans to the Charter Township of Meridian for their records and compliance.
9. The contractor shall be responsible for obtaining all necessary permits from the Charter Township of Meridian and the Michigan Department of Transportation (MDOT).
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ENGINEER/SURVEYOR:
D.L. KESLER, INC.
2114 HASLETT RD.
BATH, MI 48808
PH: (517) 339-1014
FAX: (517) 339-8047

CLIENT:
D.L. KESLER CONSTRUCTION, INC.
2114 HASLETT RD.
BATH, MI 48808
PH: (517) 641-0303
FAX: (517) 641-7424

ENGINEER/SURVEYOR:
D.L. KESLER, INC.
2114 HASLETT RD.
BATH, MI 48808
PH: (517) 339-1014
FAX: (517) 339-8047

REVISIONS

NO.	DATE	DESCRIPTION
1	2-6-19	TWP REV.
2	3-22-19	TWP REV.
3	6-28-19	BHE

DESIGNER: J.W. JEFFREY
ENGINEER: J.W. JEFFREY
NO.: 46796
LICENSE PROFESSIONAL ENGINEER: 46796

APPROVED BY: J.W. JEFFREY

DATE: 6-18-19
PROJECT MGR.: J.W. JEFFREY
JOB #: 1 OF 5
AUTHORIZED BY: D.L. KESLER CONSTRUCTION, INC. 92028

0 DEVOTES PROPOSED NUMBER OF 8' x 10' PARKING SPACES
1 DEVOTES NUMBER OF P/F SPACES
VA DEVOTES VAN ACCESS P/F SPACES
0 DEVOTES PROPOSED NUMBER OF 9' x 10' PARKING SPACES
0 DEVOTES EXISTING NUMBER OF PARKING SPACES

SITE ADDRESS: 2186 JOLLY ROAD, OKEMOS, MI 48864

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- MANHOLE (EXIST.)
- UTILITY EASEMENT
- PROPERTY LINE
- PROPERTY LINE OF ROAD
- RIGHT OF WAY
- FIRE HYDRANT
- WATER VALVE
- THURST BLOCK
- PROPOSED TOP OF CURB ELEV.

LEGEND

- SET 1/2" BAR WITH CAP
- FOUND IN/NOT AS NOTED
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- EXISTING CONTOUR ELEVATION
- BUILDING OVERHANG
- DECIDUOUS TREE
- CONIFEROUS TREE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- CATCH BASIN CLEANOUT
- FIRE HYDRANT
- FIRE PROTECTION
- POST INDICATOR VALVE
- VALVE
- LIGHT POLE
- UTILITY FEDESTAL
- TRANSFORMER
- HANDHOLE
- SIGN

PERVIOUS/IMPERVIOUS CALCULATIONS:

GROSS PROPERTY 360,677 S.F. R.O.W. = 339,167 S.F.
 IMPERVIOUS ROAD 10,985 S.F. = 300.03%
 OPERNSPACE = 10,985 S.F. = 300.03%

IMPERVIOUS AREA = 237,302 S.F. = 69.97%
 MAX ALLOWABLE IMPERVIOUS = 70%

BENCHMARK #1
 ELEV. = 893.25 (NAV08B)
 "N" PLANKING FREE WATER
 70' NORTH OF BACK OF CURB
 OF JOLLY ROAD, 450' EAST
 OF EAST WALL-LINE OF #2186
 JOLLY ROAD.

BENCHMARK #2
 ELEV. = 893.96 (NAV08B)
 CLIFF TOP
 220' NORTH SIDE OF CONCRETE LIGHT POLE
 BASE, NORTH SIDE OF ACCESS
 116/10' x 11.6' = 12 SPACES
 230' NORTHEAST OF NORTH-EAST BUILDING CORNER
 OF #2186 JOLLY ROAD.

NOTES

- LOCATE UTILITIES PRIOR TO INSTALLATION (COORDINATE W/ ENGINEER)
- PERVIOUS/IMPERVIOUS CALCULATIONS & ELEVATIONS MUST BE DELIVERED TO THE CITY ENGINEER UPON COMPLETION OF THE PROJECT

PERVIOUS/IMPERVIOUS CALCULATIONS:

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 OF JOLLY ROAD, 450' EAST
 OF EAST WALL-LINE OF #2186
 JOLLY ROAD.

BENCHMARK #2
 ELEV. = 893.96 (NAV08B)
 CLIFF TOP
 220' NORTH SIDE OF CONCRETE LIGHT POLE
 BASE, NORTH SIDE OF ACCESS
 116/10' x 11.6' = 12 SPACES
 230' NORTHEAST OF NORTH-EAST BUILDING CORNER
 OF #2186 JOLLY ROAD.

PERVIOUS/IMPERVIOUS CALCULATIONS:

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 OF EAST WALL-LINE OF #2186
 JOLLY ROAD.

BENCHMARK #2
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 220' NORTH SIDE OF CONCRETE LIGHT POLE
 BASE, NORTH SIDE OF ACCESS
 116/10' x 11.6' = 12 SPACES
 230' NORTHEAST OF NORTH-EAST BUILDING CORNER
 OF #2186 JOLLY ROAD.

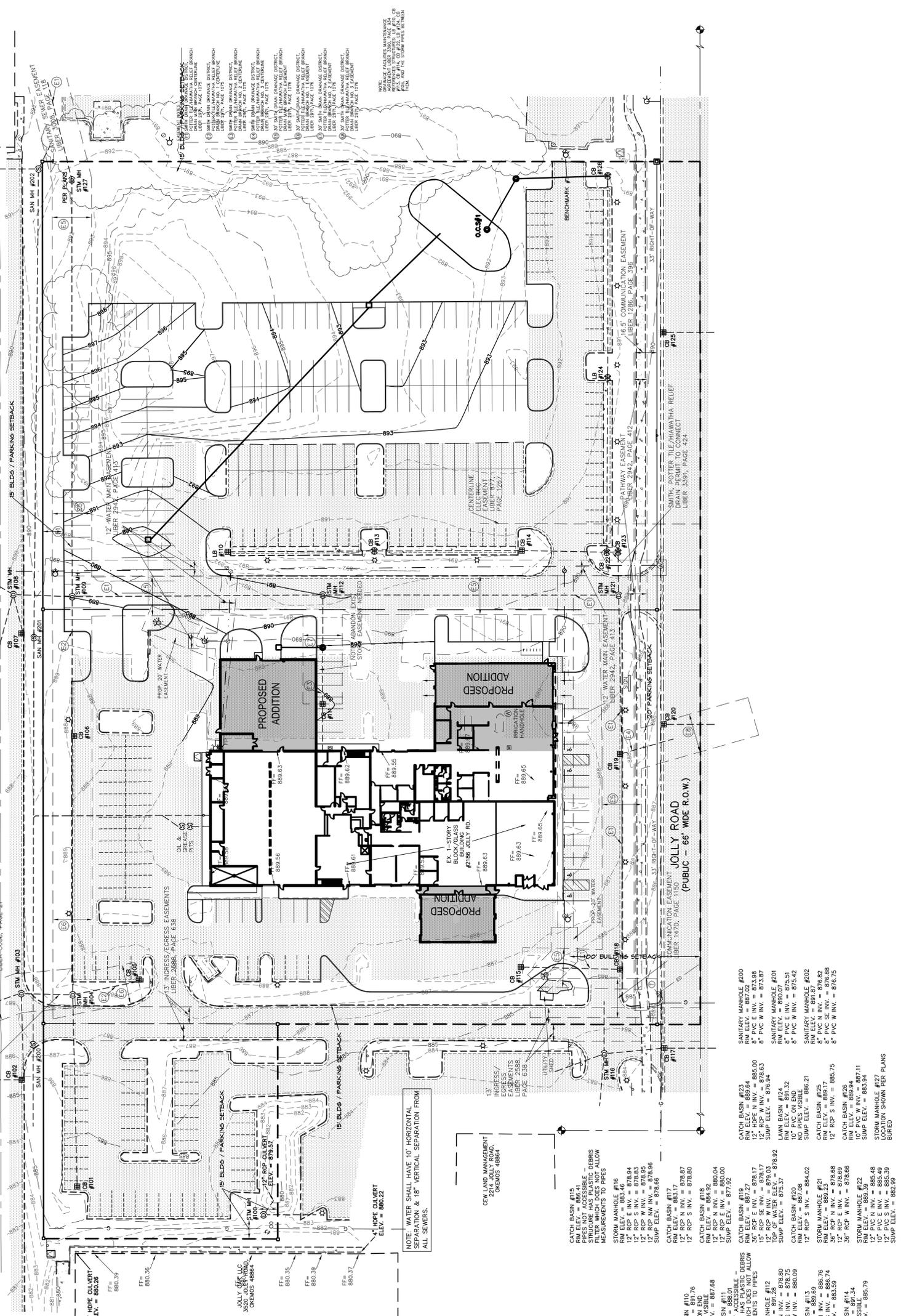
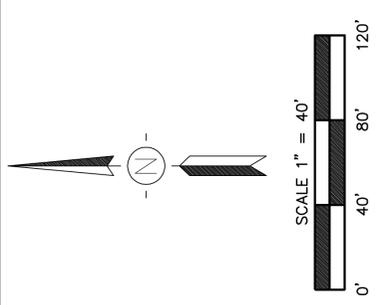
NOTE: ALL GRADES SHOWN ARE FOR FINAL CONSTRUCTED CONDITIONS AND CONTRACTOR IS RESPONSIBLE FOR HOLDING DOWN GRADES AS THEY OR THE DEVELOPER DEEMS NECESSARY FOR BASEMENT SPILLS, TOPSOILS ETC...



SUP. PLAN FOR: Okemos Auto Collection

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

INGHAM REGIONAL MEDICAL CENTER
2111 CALHOUN BLVD.
LANSING 48884



LEGEND

	EXT. CONTOURS
	EXT. WATER MAIN
	EXT. SANITARY SEWER
	EXT. STORM SEWER
	EXT. ELEVATIONS
	FENCE
	DISTANCE NOT TO SCALE
	ASPHALT
	CONCRETE
	GRAVEL
	BRICK
	EXISTING CONTOUR ELEVATION
	BUILDING OVERHANG
	DECIDUOUS TREE
	CONIFEROUS TREE
	SANITARY MANHOLE
	CATCH BASIN
	DRAINAGE MANHOLE
	WATER MANHOLE
	TELEPHONE MANHOLE
	SANITARY CLEANOUT
	FIRE HYDRANT
	FIRE PROTECTION
	POST INDICATOR VALVE
	VALVE
	LIGHT POLE
	UTILITY PEDESTAL
	TRANSFORMER
	HANDHOLE
	SIGN

LEGEND

	CATCH BASIN #105
	CATCH BASIN #106
	CATCH BASIN #107
	CATCH BASIN #108
	CATCH BASIN #109
	CATCH BASIN #110
	CATCH BASIN #111
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	CATCH BASIN #198
	CATCH BASIN #199
	CATCH BASIN #200

EX. SEWER INVENTORIES

CATCH BASIN #105
 RIM ELEV. = 891.76
 TOP OF WATER ELEV. = 884.66
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 879.35
 12" RCP E INV. = 880.00
 SUMP ELEV. = 879.00

CATCH BASIN #106
 RIM ELEV. = 883.91
 TOP OF WATER ELEV. = 880.44
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 878.91
 12" RCP E INV. = 880.00
 SUMP ELEV. = 878.29

CATCH BASIN #107
 RIM ELEV. = 880.86
 TOP OF WATER ELEV. = 880.80
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.47
 12" RCP E INV. = 880.76
 SUMP ELEV. = 880.22

CATCH BASIN #108
 RIM ELEV. = 880.40
 TOP OF WATER ELEV. = 879.42
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.38
 12" RCP E INV. = 880.76
 SUMP ELEV. = 880.22

CATCH BASIN #109
 RIM ELEV. = 880.25
 TOP OF WATER ELEV. = 880.25
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.22
 12" RCP E INV. = 880.22
 SUMP ELEV. = 880.22

CATCH BASIN #110
 RIM ELEV. = 880.39
 TOP OF WATER ELEV. = 880.39
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.39
 12" RCP E INV. = 880.39
 SUMP ELEV. = 880.39

CATCH BASIN #111
 RIM ELEV. = 880.37
 TOP OF WATER ELEV. = 880.37
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.37
 12" RCP E INV. = 880.37
 SUMP ELEV. = 880.37

CATCH BASIN #112
 RIM ELEV. = 880.36
 TOP OF WATER ELEV. = 880.36
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.36
 12" RCP E INV. = 880.36
 SUMP ELEV. = 880.36

CATCH BASIN #113
 RIM ELEV. = 880.35
 TOP OF WATER ELEV. = 880.35
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.35
 12" RCP E INV. = 880.35
 SUMP ELEV. = 880.35

CATCH BASIN #114
 RIM ELEV. = 880.34
 TOP OF WATER ELEV. = 880.34
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.34
 12" RCP E INV. = 880.34
 SUMP ELEV. = 880.34

CATCH BASIN #115
 RIM ELEV. = 880.33
 TOP OF WATER ELEV. = 880.33
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.33
 12" RCP E INV. = 880.33
 SUMP ELEV. = 880.33

CATCH BASIN #116
 RIM ELEV. = 880.32
 TOP OF WATER ELEV. = 880.32
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.32
 12" RCP E INV. = 880.32
 SUMP ELEV. = 880.32

CATCH BASIN #117
 RIM ELEV. = 880.31
 TOP OF WATER ELEV. = 880.31
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.31
 12" RCP E INV. = 880.31
 SUMP ELEV. = 880.31

CATCH BASIN #118
 RIM ELEV. = 880.30
 TOP OF WATER ELEV. = 880.30
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.30
 12" RCP E INV. = 880.30
 SUMP ELEV. = 880.30

CATCH BASIN #119
 RIM ELEV. = 880.29
 TOP OF WATER ELEV. = 880.29
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.29
 12" RCP E INV. = 880.29
 SUMP ELEV. = 880.29

CATCH BASIN #120
 RIM ELEV. = 880.28
 TOP OF WATER ELEV. = 880.28
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.28
 12" RCP E INV. = 880.28
 SUMP ELEV. = 880.28

CATCH BASIN #121
 RIM ELEV. = 880.27
 TOP OF WATER ELEV. = 880.27
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.27
 12" RCP E INV. = 880.27
 SUMP ELEV. = 880.27

CATCH BASIN #122
 RIM ELEV. = 880.26
 TOP OF WATER ELEV. = 880.26
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.26
 12" RCP E INV. = 880.26
 SUMP ELEV. = 880.26

CATCH BASIN #123
 RIM ELEV. = 880.25
 TOP OF WATER ELEV. = 880.25
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.25
 12" RCP E INV. = 880.25
 SUMP ELEV. = 880.25

CATCH BASIN #124
 RIM ELEV. = 880.24
 TOP OF WATER ELEV. = 880.24
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.24
 12" RCP E INV. = 880.24
 SUMP ELEV. = 880.24

CATCH BASIN #125
 RIM ELEV. = 880.23
 TOP OF WATER ELEV. = 880.23
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.23
 12" RCP E INV. = 880.23
 SUMP ELEV. = 880.23

CATCH BASIN #126
 RIM ELEV. = 880.22
 TOP OF WATER ELEV. = 880.22
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.22
 12" RCP E INV. = 880.22
 SUMP ELEV. = 880.22

CATCH BASIN #127
 RIM ELEV. = 880.21
 TOP OF WATER ELEV. = 880.21
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.21
 12" RCP E INV. = 880.21
 SUMP ELEV. = 880.21

CATCH BASIN #128
 RIM ELEV. = 880.20
 TOP OF WATER ELEV. = 880.20
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.20
 12" RCP E INV. = 880.20
 SUMP ELEV. = 880.20

CATCH BASIN #129
 RIM ELEV. = 880.19
 TOP OF WATER ELEV. = 880.19
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.19
 12" RCP E INV. = 880.19
 SUMP ELEV. = 880.19

CATCH BASIN #130
 RIM ELEV. = 880.18
 TOP OF WATER ELEV. = 880.18
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.18
 12" RCP E INV. = 880.18
 SUMP ELEV. = 880.18

CATCH BASIN #131
 RIM ELEV. = 880.17
 TOP OF WATER ELEV. = 880.17
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.17
 12" RCP E INV. = 880.17
 SUMP ELEV. = 880.17

CATCH BASIN #132
 RIM ELEV. = 880.16
 TOP OF WATER ELEV. = 880.16
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.16
 12" RCP E INV. = 880.16
 SUMP ELEV. = 880.16

CATCH BASIN #133
 RIM ELEV. = 880.15
 TOP OF WATER ELEV. = 880.15
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.15
 12" RCP E INV. = 880.15
 SUMP ELEV. = 880.15

CATCH BASIN #134
 RIM ELEV. = 880.14
 TOP OF WATER ELEV. = 880.14
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.14
 12" RCP E INV. = 880.14
 SUMP ELEV. = 880.14

CATCH BASIN #135
 RIM ELEV. = 880.13
 TOP OF WATER ELEV. = 880.13
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.13
 12" RCP E INV. = 880.13
 SUMP ELEV. = 880.13

CATCH BASIN #136
 RIM ELEV. = 880.12
 TOP OF WATER ELEV. = 880.12
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.12
 12" RCP E INV. = 880.12
 SUMP ELEV. = 880.12

CATCH BASIN #137
 RIM ELEV. = 880.11
 TOP OF WATER ELEV. = 880.11
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.11
 12" RCP E INV. = 880.11
 SUMP ELEV. = 880.11

CATCH BASIN #138
 RIM ELEV. = 880.10
 TOP OF WATER ELEV. = 880.10
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.10
 12" RCP E INV. = 880.10
 SUMP ELEV. = 880.10

CATCH BASIN #139
 RIM ELEV. = 880.09
 TOP OF WATER ELEV. = 880.09
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.09
 12" RCP E INV. = 880.09
 SUMP ELEV. = 880.09

CATCH BASIN #140
 RIM ELEV. = 880.08
 TOP OF WATER ELEV. = 880.08
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.08
 12" RCP E INV. = 880.08
 SUMP ELEV. = 880.08

CATCH BASIN #141
 RIM ELEV. = 880.07
 TOP OF WATER ELEV. = 880.07
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.07
 12" RCP E INV. = 880.07
 SUMP ELEV. = 880.07

CATCH BASIN #142
 RIM ELEV. = 880.06
 TOP OF WATER ELEV. = 880.06
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.06
 12" RCP E INV. = 880.06
 SUMP ELEV. = 880.06

CATCH BASIN #143
 RIM ELEV. = 880.05
 TOP OF WATER ELEV. = 880.05
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.05
 12" RCP E INV. = 880.05
 SUMP ELEV. = 880.05

CATCH BASIN #144
 RIM ELEV. = 880.04
 TOP OF WATER ELEV. = 880.04
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.04
 12" RCP E INV. = 880.04
 SUMP ELEV. = 880.04

CATCH BASIN #145
 RIM ELEV. = 880.03
 TOP OF WATER ELEV. = 880.03
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.03
 12" RCP E INV. = 880.03
 SUMP ELEV. = 880.03

CATCH BASIN #146
 RIM ELEV. = 880.02
 TOP OF WATER ELEV. = 880.02
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.02
 12" RCP E INV. = 880.02
 SUMP ELEV. = 880.02

CATCH BASIN #147
 RIM ELEV. = 880.01
 TOP OF WATER ELEV. = 880.01
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 880.01
 12" RCP E INV. = 880.01
 SUMP ELEV. = 880.01

CATCH BASIN #148
 RIM ELEV. = 879.99
 TOP OF WATER ELEV. = 879.99
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 879.99
 12" RCP E INV. = 879.99
 SUMP ELEV. = 879.99

CATCH BASIN #149
 RIM ELEV. = 879.98
 TOP OF WATER ELEV. = 879.98
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 879.98
 12" RCP E INV. = 879.98
 SUMP ELEV. = 879.98

CATCH BASIN #150
 RIM ELEV. = 879.97
 TOP OF WATER ELEV. = 879.97
 PIPES NOT ACCESSIBLE - DEBRIS
 12" RCP S INV. = 879.97
 12" RCP E INV. = 879.97
 SUMP ELEV. = 879.97

REVISIONS

2-6-19 SUP	2116 HASLETT ROAD, HASLETT, MI 48840
3-22-19 TWP REV	PH. 517-339-1014 FAX. 517-339-8047
6-26-19 BHE	Meridian Office Ph. 269-781-9900

DESIGNER: JEFFREY W. JWK
ENGINEER: JWK
NO.: 46796

APPROVED BY: JWK
DATE: 6-18-19
PROJECT MGR: JWK
SHEET: 3 OF 5
JOB #: 92028

OKEMOS AUTO COLLECTION
 STORM & GRADING PLAN
 SCALE: 1" = 40'
 AUTHORIZED BY: D.L. KESLER CONSTRUCTION, INC. 92028

KEBS, INC. KYES ENGINEERING
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

OKEMOS AUTO COLLECTION
 Meridian Office
 Ph. 269-781-9900

STATE OF MICHIGAN
 JEFFREY W. JWK
 LICENSE PROFESSIONAL ENGINEER
 NO. 46796

BENCHMARKS

BENCHMARK #1
 ELEV. = 893.25 (NAVD88)
 "W" PLAIN "W" HYDRANT
 70' NORTH OF BACK OF CURB
 OF JOLLY ROAD, 450' EAST
 OF EAST WALL LINE OF #2186
 JOLLY ROAD.

BENCHMARK #2
 ELEV. = 893.25 (NAVD88)
 "W" PLAIN "W" HYDRANT
 70' NORTH OF BACK OF CURB
 OF JOLLY ROAD, 450' EAST
 OF EAST WALL LINE OF #2186
 JOLLY ROAD.

BENCHMARK #3
 ELEV. = 893.25 (NAVD88)
 "W" PLAIN "W" HYDRANT
 70' NORTH OF BACK OF CURB
 OF JOLLY ROAD, 450' EAST
 OF EAST WALL LINE OF #2186
 JOLLY ROAD.

BENCHMARK #4
 ELEV. = 893.25 (NAVD88)
 "W" PLAIN "W" HYDRANT
 70' NORTH OF BACK OF CURB
 OF JOLLY ROAD, 450' EAST
 OF EAST WALL LINE OF #2186
 JOLLY ROAD.

BENCHMARK #5
 ELEV. = 893.25 (NAVD88)
 "W" PLAIN "W" HYDRANT
 70' NORTH OF BACK OF CURB
 OF JOLLY ROAD, 450' EAST
 OF EAST WALL LINE OF #2186
 JOLLY ROAD.

BENCHMARK #6
 ELEV. = 893.25 (NAVD88)
 "W" PLAIN "W" HYDRANT
 70' NORTH OF BACK OF CURB
 OF JOLLY ROAD, 450' EAST
 OF EAST WALL LINE OF #2186
 JOLLY ROAD.

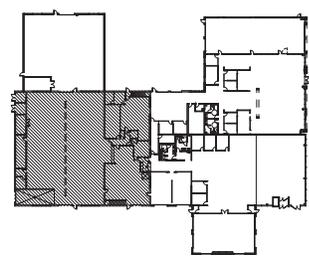
BENCHMARK #7
 ELEV. = 893.25 (NAVD88)
 "W" PLAIN "W" HYDRANT
 70' NORTH OF BACK OF CURB
 OF JOLLY ROAD, 450' EAST
 OF EAST WALL LINE OF #2186
 JOLLY ROAD.

BENCHMARK #8
 ELEV. = 893.25 (NAVD88)
 "W" PLAIN "W" HYDRANT
 70' NORTH OF BACK OF CURB
 OF JOLLY ROAD, 450' EAST
 OF EAST WALL LINE OF #2186
 JOLLY ROAD.

BENCHMARK #9
 ELEV. = 893.25 (NAVD88)
 "W" PLAIN "W" HYDRANT
 70' NORTH OF BACK OF CURB
 OF JOLLY ROAD, 450' EAST
 OF EAST WALL LINE OF #2186
 JOLLY ROAD.

BENCHMARK #10
 ELEV. = 893.25 (NAVD88)
 "W" PLAIN "W" HYDRANT
 70' NORTH OF BACK OF CURB
 OF JOLLY ROAD, 450' EAST
 OF EAST WALL LINE OF #2186
 JOLLY ROAD.

BENCHMARK #11
 ELEV. = 893.25 (NAVD88)
 "W" PLAIN "W" HYDRANT
 70' NORTH OF BACK OF CURB
 OF



OVERALL KEY PLAN
 SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

1. VERIFY DIMENSIONS GOVERN TO THE SCALE DRAWING.
2. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL FINISHES SHALL BE IDENTIFIED BY TRADE, MATERIAL CODES AND COLOR MATCH WITH FEDERAL SPEC AND INDUSTRY PRACTICES.
4. ALLOWANCES ARE GIVEN FROM FACE OF FINISH UNLESS OTHERWISE INDICATED.

GYPSON BOARD AND PARTITION NOTES

1. ALL GYPSON BOARD SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. 2X4S L1-1/2" x 8" x 16" JOIST SPACING SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT.
3. WALLS AND CEILING SHALL BE 5/8" THICK TYPE X GYPSON BOARD.
4. JOINTS SHALL BE REINFORCED WITH MESH TAPE.

GYPSON BOARD FINISH LEVEL

NOTE: ALL GYPSON BOARD TO BE FINISHED TO LEVEL 0/4.

LEVEL 1: GYPSON BOARD TO BE FINISHED TO LEVEL 0/4.

LEVEL 2: GYPSON BOARD TO BE FINISHED TO LEVEL 0/4.

LEVEL 3: GYPSON BOARD TO BE FINISHED TO LEVEL 0/4.

LEVEL 4: GYPSON BOARD TO BE FINISHED TO LEVEL 0/4.

WALL TYPES KEY

- 1. BRICK MASONRY WALL CONSTRUCTION
- 2. CONCRETE WALL CONSTRUCTION
- 3. GYPSON BOARD WALL CONSTRUCTION

PROJECT SPECIFIC NOTES

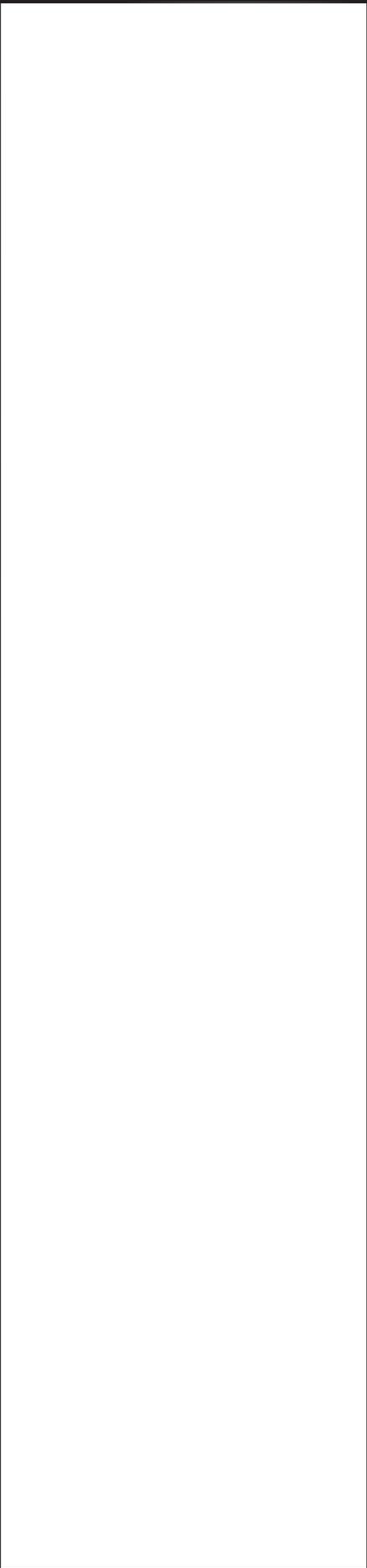
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PROVIDE PROTECTIVE MEASURES TO PREVENT DAMAGE TO EXISTING WORK.
3. MAINTAIN CLEAR ACCESS TO ALL EXISTING UTILITIES.

VW FLOOR PLAN 1/A1.4

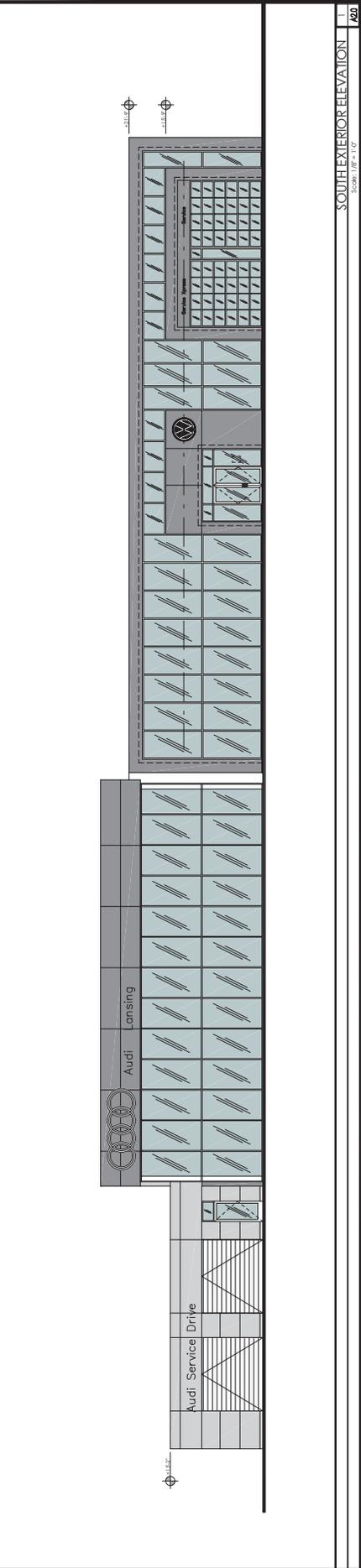
VW FLOOR PLAN 1/A1.3



AUDI PARTIAL FLOOR PLAN 1.1
 SCALE: 1/8" = 1'-0"



WEST EXTERIOR ELEVATION 2
 Scale: 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION 1
 Scale: 1/8" = 1'-0"

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19041
Williams Volkswagen, Inc.
2186 Jolly Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of July, 2019, at 7:00 p.m., Local Time.

PRESENT: Commissioner Cordill, Shrewsbury, Premoe, Trezise, Lane, Hendrickson, Scott-Craig

ABSENT: Commissioner Richards

The following resolution was offered by Commissioner Trezise and supported by Vice-Chair Lane.

WHEREAS, Williams Volkswagen, Inc. has submitted a request to construct a building greater than 25,000 square feet in size on 7.78 acres at 2186 Jolly Road; and

WHEREAS, the proposed project includes the construction of a 15,120 square foot building addition with total square footage of the proposed building 45,540 square feet in size; and

WHEREAS, a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 24, 2019 and has reviewed staff material forwarded under cover a memorandum dated June 21, 2019; and

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

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

WHEREAS, public water and sanitary sewer services serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19041, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by prepared by Kebs, Inc. dated June 18, 2018 (revision date June 26, 2019) and received by the Township on June 27, 2019.
2. Approval of the special use permit is subject to all conditions placed on Special Use Permit #19-99021 by the Township.
3. Any future building additions will require an amendment to the special use permit.

6. Public Hearings

- 
- A. Special Use Permit #19-99021 (Williams Volkswagen, Inc.), amend special use permit for new car dealership for building addition at 2186 Jolly Road.
 - B. Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at Jolly Road.

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

Principal Planner Menser provided a summary of both requests and noted they would be discussed together for the public hearing.

The applicant, Jeff Williams, 2008 Bellwood, owner of Williams Volkswagen, Inc. provided comments regarding the proposed requests. He further explained the need to expand is due to the increased number of vehicles for sale.

Public Comments: None

Planning Commission Discussion:

- Chair Scott-Craig asked where the bike parking was located on the property and Principal Planner Menser noted it was not on the plans shown but would be added.
- The property is nice and maintained well.
- There are many young trees on the property and the Planning Commission wanted to know if the trees would be relocated. Jeff Kyes of KEBS, Inc. stated the Landscape Architect will evaluate the trees on the property before the renovation happens. He did note the east side of the property will remain the same.
- A retention pond exists on the site and the addition of more asphalt will require a pretreatment filter for the parking lot.
- Jeff Kyes will provide a letter with 9 conditions for the Special Use Permit #19041 at the July 8, 2019 meeting.

A straw poll indicated the Planning Commission would recommend approval of Special Use Permit #19-99021 and Special Use Permit #19041 at the next meeting.

Chair Scott-Craig closed the public hearing at 7:35 p.m.

7. Unfinished Business

- A. Special Use Permit #19031 (Okemos Retail Mgmt. LLC), develop 9,316 square foot shopping center with drive-through window at 2085 Grand River Avenue.

Motion by Commissioner Premoe to approve the Special Use Permit #19031 with conditions. Supported by Commissioner Richards.

Principal Planner Menser noted there was a condition not added to the resolution but it was discussed at the May 13, 2019 meeting by Jeff Kyes, KEBS, INC., with regards to adding non-motorized pedestrian pathways. The plans will be updated to reflect the areas.

A straw poll indicated the Planning Commission would be in favor of approving special Use Permit #19061 and Wetland Use Permit #19041 upon the receipt of the EGLE report and conditions identified by the Township's wetland consultant.

Chair Scott-Craig closed the public hearing at 8:11 p.m.

7. Unfinished Business

- A. Special Use Permit #19-99021 (Williams Volkswagen, Inc.), amend special use permit for new car dealership for building addition at 2186 Jolly Road.

Principal Planner Menser received Special Use Permit Standards from the applicants engineer and placed a copy at each Commissioner's seat at the dais before the meeting. He also noted the bicycle parking area was updated on the plans.

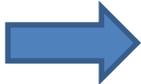
Motion by Commissioner Trezise to approve the Special Use Permit #19-99021.
Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Hendrickson, Shrewsbury, Lane, Cordill, Premose and Chair Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0



- B. Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at Jolly Road.

Motion by Commissioner Trezise to approve the Special Use Permit #19041.
Supported by Commissioner Lane.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Lane, Cordill, Premoe, Shrewsbury, Hendrickson and Chair Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- C. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

Principal Planner Menser provided an update since the June 10, 2019 public hearing meeting. He also noted the President of the Okemos Board of Education submitted feedback on the proposal and a July 2019 Traffic Study has recently been received since the last Planning Commission meeting.

Planning Commission Discussion:

- The applicant still has not updated the application and has not explained the reasons why the current zoning is not appropriate or why the current requested zoning is more appropriate.



13. E.

To: Township Board Members

**From: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering**

Younes Ishraidi, P.E., Chief Engineer

Date: July 18, 2019

Re: Inter-Governmental Agreement with Bath Township

Jim Giguere Builders has notified the Township that he intends to develop a residential subdivision to be known as "Whitehills Woods North No. 5" in Bath Township. This parcel abuts an undeveloped parcel (#33-02-02-04-100-013) located in Section 4 of Meridian Township and will potentially include two buildable lots in Meridian.

Public road frontage to allow the subject parcel to be split from the Meridian Township parent parcel into two buildable lots will be provided from the subdivision in Bath Township, as shown on attached exhibit. Public sanitary and water utilities to service the two parcels, will also be readily available from the subdivision.

Although we have Meridian public water and sewer utilities in the area, we are recommending that we do not provide water and sanitary sewer utilities to the two future parcels. The Lansing Board of Water and Light (BWL) will serve the majority of the development located in Bath Township, for public water, and the Southern Clinton County Municipal Utilities Authority (SCCMUA) for public sewer.

Because of these specific factors, and the high cost to extend our system for two parcels, we are recommending that we authorize Bath Township to service these future parcels as part of the Whitehills Woods North No. 5 development as we have done in the past with similar type of development projects.

In order to proceed with allowing BWL and SCCMUA to service the Meridian Township parcel (#3302-02-04-100-013), the attached resolution is required.

Proposed Motion:

"Move to approve the attached Resolution for provision of public sanitary sewer and water service by Bath Charter Township to Parcel No. 3302-02-04-100-013 in the Charter Township of Meridian."

Attachment

RESOLUTION

**FOR PROVISION OF WATER AND SANITARY SEWER SERVICE
BY BATH TOWNSHIP
TO PARCEL 3302-02-03-101-001 IN THE CHARTER TOWNSHIP OF MERIDIAN**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4000, on Tuesday, _____ at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Jim Giguere Builders Inc, a Michigan corporation owns land in Bath Charter Township which it intends to plat as a residential subdivision to be known as "Whitehills Woods North No. 5" which will consist of eight lots as depicted on Exhibit A attached, and

WHEREAS, Jim Giguere Builders Inc, a Michigan corporation, intends to develop land in Meridian Township currently consists of parcel #3302-02-04-100-013, which abuts "Whitehills Woods North No.5" subdivision, and will ultimately consist of two future parcels, as depicted on Exhibited A attached, and

WHEREAS, Lansing Board of Water and Light can provide water to the lots within the Subdivision in Bath Township, and the two future parcels in Meridian Township, and

WHEREAS, Bath Charter Township, through the Southern Clinton County Municipal Utilities Authority, can provide sanitary sewer to the lots within the Subdivision in Bath Township, and the two future parcels in Meridian Township, and

WHEREAS, the water and sanitary sewer utilities, as constructed within the Subdivision, will terminate within the cul-de-sac, and

WHEREAS, it appears that it is most economical to have the two future Meridian Township parcels served by the water and sanitary sewer utilities serving the lots in the Subdivision, by having leads run from the cul-de-sac to each of the future Meridian Township parcels, which Bath Charter Township and Lansing Board of Water and Light have agreed to do, and

WHEREAS, it is in the best interest of the Meridian Township not to have to provide the water and sanitary sewer utilities to the two Meridian Township parcels.

Resolution for Water & Sanitary Services
By Bath Charter Township

Page 2

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

The Charter Township of Meridian consents to the sanitary sewer and water utility services being provided to the two future Meridian Township parcels, which currently consist of parcel # 3302-02-04-100-013, by Bath Charter Township and Lansing Board of Water and Light, without compensation of any nature being paid to the Charter Township of Meridian, and waiving all right which the Charter Township of Meridian may otherwise have to:

- 1) Render any charge or fee for those utility services to be provided for the future Meridian Township parcels, and
- 2) Regulate and control the installation, maintenance, repair and replacement of those utility services for the future Meridian Township parcels.

IT IS FURTHER RESOLVED that this consent is in complete satisfaction of all obligation the Charter Township of Meridian would otherwise have to provide, maintain, repair or replace water and/or sanitary sewer utility services to the Meridian Township future parcels.

YEAS: _____

NAYS: _____

Resolution declared adopted.

STATE OF MICHIGAN)

) ss.

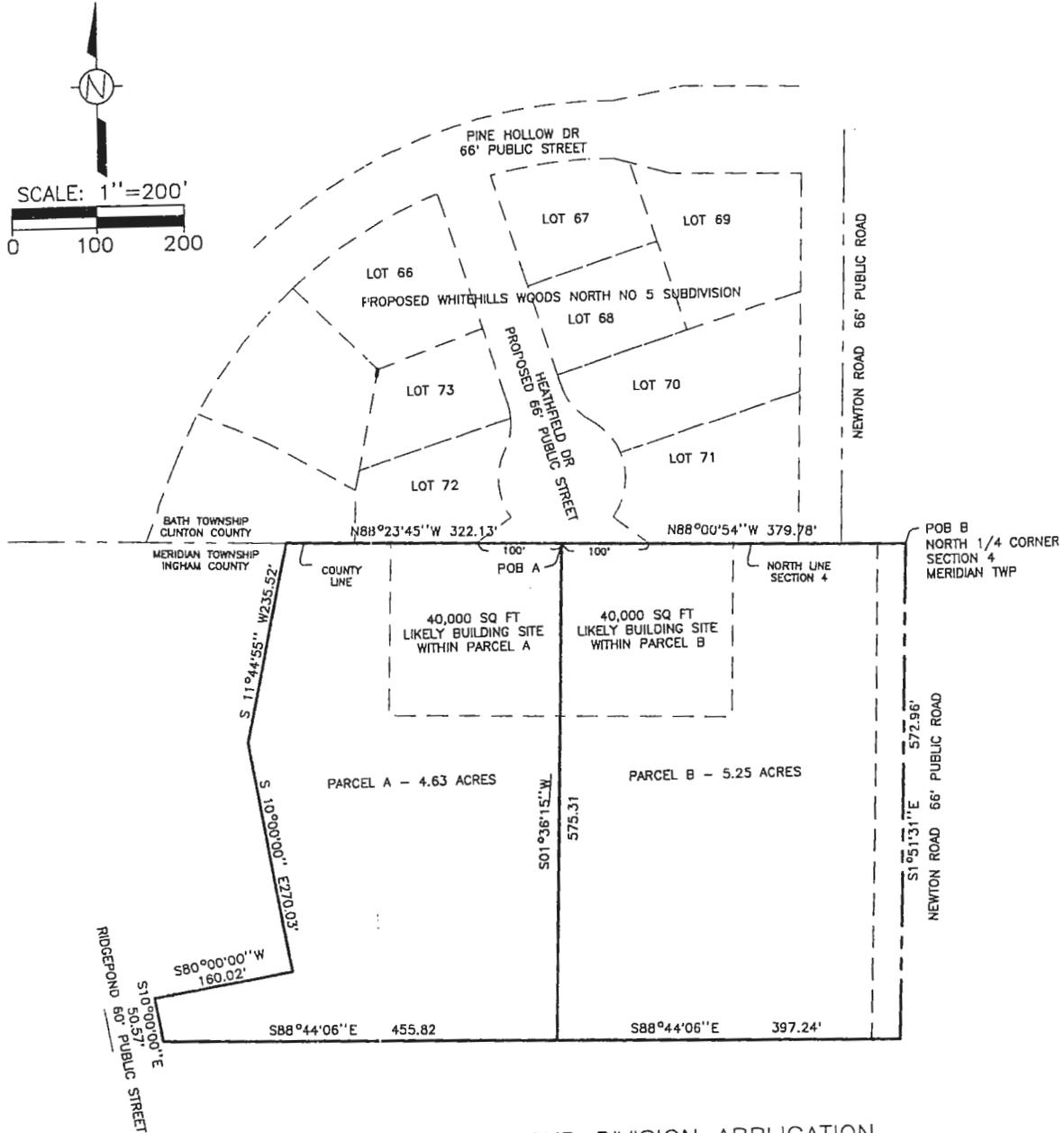
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on _____, 2019.

Brett Dreyfus, Township Clerk

Exhibit A

TENTATIVE PARCEL MAP



LAND DIVISION APPLICATION
 PARENT PARCEL 33-02-02-04-100-013
 NEWTON ROAD
 MARCH 15, 2018