



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
December 17, 2018 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. December 10, 2018 Regular Meeting
5. COMMUNICATIONS
 - A. Jeanette Feintuch RE: Special Use Permit #18111
 - B. Jibu & Ranjini John RE: Rezoning #18140
 - C. Dylan Maxwell RE: Rezoning #18140
 - D. Rajesh Nair RE: Rezoning #18140
 - E. Jessi Adler RE: Special Use Permit #18081 & #18101
 - F. Cecelia Kramer RE: Special Use Permit #18081 & #18101
 - G. Joell Ackerman RE: Rezoning #18140
 - H. James Weaver RE: Special Use Permit #18111
 - I. Jeanette Feintuch RE: Special Use Permit #18111
6. PUBLIC HEARINGS
 - A. Rezoning #18160 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density) with conditions.
7. UNFINISHED BUSINESS
 - A. Special Use Permit #18111 (Fedewa Holdings), construct two multiple family apartment buildings with a total of 13 units at 1730 Chief Okemos Circle.
 - B. Rezoning #18140 (Thomas M. Hitch), rezone approximately 2.87 acres located at 2530 & 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office).
 - C. Rezoning #18150 (Meridian Township), rezone the south four acres of Parcel I.D. #21-226-011 from RDD (Multiple Family) to C-3 (Commercial), located on the east side of Okemos Road, south of Central Park Drive.
8. OTHER BUSINESS
 - A. Mixed Use Planned Unit Development #18044 and Special Use Permit #18091 (Newton Pointe LLC) – Resolutions to recommend denial.
 - B. Resolution of Appreciation – Dante Ianni
 - C. Resolution of Appreciation – Emily Stivers
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
December 17, 2018 7:00 pm

10. PROJECT UPDATES
 - A. New Applications – NONE
 - B. Site Plans Received – NONE
 - C. Site Plans Approved – NONE
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: DAVID PREMEO

TENTATIVE PLANNING COMMISSION AGENDA

January 14, 2019

1. PUBLIC HEARINGS
 - A. Rezoning #19010 (Woda Cooper Companies, Inc.), rezone approximately 4.6 acres of a 5.9 acre parcel identified by Parcel I.D. #17-377-031 located north of Grand River Avenue, east of Sirhol Drive, and west of Wardcliff Drive from RX (One and Two Family Residential) to RC (Multiple Family-14 dwelling units per acre).
2. UNFINISHED BUSINESS
 - A. Rezoning #18160 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Medium Density) with conditions.
 - B. Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building with 88 dwelling units at 2875 Northwind Drive.
 - C. Special Use Permit #18031 (Meridian Investment Group, LLC), construct building greater than 25,000 square feet in size at 2875 Northwind Drive.
3. OTHER BUSINESS - NONE

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**December 10, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Premoe, Trezise, Cordill, Scott-Craig, Ianni, Stivers, Richards, Shrewsbury, and Lane

ABSENT: None

STAFF: Principal Planner Peter Menser and Assistant Planner Justin Quagliata.

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:00P.M.

2. Public Remarks

- A. Jessi Adler, 1580 Hillside Drive, voiced concerns regarding Special Use Permit #18081 and Special Use Permit #18101.
- B. Ari Adler, 1580 Hillside Drive, voiced concerns regarding Special Use Permit #18081 and Special Use Permit #18101.
- C. Quenda Story, 4526 Marlborough, voiced concerns regarding Special Use Permit #18081 and Special Use Permit #18101.
- D. Shinivas Shankariah, 2619 Coreopsis Drive, spoke in opposition to Rezoning #18140.
- E. Cecelia Kramer, 4560 Oakwood, voiced concerns regarding Special Use Permit #18081 and Special Use Permit #18101.
- F. James Gorenflo, 3037 Miller Road of Ann Arbor, applicant with Fox Nissan Automobile Dealership, addressed comments made at the November 26, 2018 Planning Commission meeting by the commission members and provided an update. The applicant was also available for questions regarding Special Use Permit #18101.
- G. Fred Hawley, 4543 Eastwood Drive, voiced concerns regarding Special Use Permit #18081 and Special Use Permit #18101.
- H. Mirza Baig, 2559 Lupine Court, spoke in opposition to Rezoning #18140.
- I. Rajesh Nair, 3527 Myrtle Drive, spoke in opposition to Rezoning #18140.
- J. Jibu John, 3533 Myrtle Drive, spoke in opposition to Rezoning #18140.
- K. Abhijit Sarkar, 3539 Myrtle Drive, spoke in opposition to Rezoning #18140.
- L. Colin Schiefler, 2752 Berwyck Road of Grand Rapids, Director of Green Castle/Fox Nissan Automobile Dealership, provided an update and was available for questions regarding Special Use Permit #18101.
- M. Theresa Sanchez Weiss, 4598 Seneca Drive, spoke in opposition to Special Use Permit #18111.
- N. James Weaver, 4622 Seneca Drive, spoke in opposition to Special Use Permit #18111.

3. Approval of Agenda

Commissioner Cordill moved to approve the agenda as written.

Supported by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. November 26, 2018 Regular Meeting.

Commissioner Richards moved to approve the minutes with minor revisions.

Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion approved unanimously.

5. Communications

Principal Planner Menser noted additional communications were received after the Planning Commission meeting packets were assembled. He further noted that hard copies of communications were distributed to the Planning Commission at their places on the days prior to tonight's meeting and would be included on the agenda for the December 17, 2018 Planning Commission Meeting.

6. Public Hearings

Chair Ianni opened the public hearing at 7:40 P.M.

A. Rezoning #18140 (Thomas M. Hitch), rezone approximately 2.87 acres located at 2530 & 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office).
Special Use Permit

Principal Planner Menser provided a brief summary of the staff report. The focus was on the request for zoning.

The representative for the owner, Thomas Hitch, 601 Abbot Road, explained the request.

Public Comments:

- A. Brandon Bautista, 3528 Myrtle Drive, spoke in opposition to Rezoning #18140.
- B. Jessi Adler, 1580 Hillside Drive, spoke in opposition to Rezoning #18140.
- C. Shinivas Shankariah, 2619 Coreopsis Drive, spoke in opposition to Rezoning #18140.
- D. Rajesh Nair, 3527 Myrtle Drive, spoke in opposition to Rezoning #18140.
- E. Jibu John, 3533 Myrtle Drive, spoke in opposition to Rezoning #18140.

Planning Commission Discussion:

Commissioner Richards noted if the property is rezoned PO (Professional and Office) then a buffer would need to be placed between the commercial and residential properties. If residential building takes place on the property, then a buffer would not be required between the properties. The potential benefits of rezoning to PO could be lower noise levels, and that the businesses would be closed during holidays, weekends and evenings. During these times, lighting created by the business in the area might also not be as much of a concern.

Commissioner Premoe asked Principal Planner Menser if home property values would be lowered in the area if commercial office space is added. Peter was not able to answer the question.

Commissioner Scott-Craig commented on how busy Jolly Road is and how difficult it can be to pull out from the proposed property. There are topographical issues on the site making it expensive to grade the property for development and the retaining wall to the north is not sound. Commissioner Scott-Craig also claimed that the old abandoned home on the property is dangerous. He further noted it could be possible to develop homes on the property instead and they would sell like most of the other new homes in the area. He claimed that office use would also be appropriate for transitional uses. Meridian Township doesn't want to negatively impact the homeowners in the area. If the applicant could provide a plan it would be helpful for the Planning Commissioners to make a decision.

Commissioner Cordill stated a change in zoning would create "spot" zoning and questioned if this is the appropriate direction to take. Principal Planner Menser will explain this matter in the next staff report.

A straw poll conducted by Chair Ianni indicated the Planning Commission would like to add Special Use Permit #18140 for action at a future meeting.

Chair Ianni closed the public hearing at 8:35 P.M.

- B. Rezoning #18150 (Meridian Township), rezone the south four acres of Parcel I.D. #21-226-011 from RDD (Multiple Family) to C-3 (Commercial), located on the east side of Okemos Road, south of Central Park Drive.

Chair Ianni opened the public hearing at 8:36 P.M.

Principal Planner Menser provided a brief summary of the staff report and also acted on behalf of the Township Board to address questions.

Public Comments:

- A. Jean Wallick, 4989 Okemos Road, voiced concerns regarding Rezoning #18150 and the Okemos Drain. Ms. Wallick stated every time work is done on Okemos Road it impacts her backyard. The Okemos Drain is loaded with debris and when it gets plugged, her yard floods. In 1968 when she bought the house, it was a small stream and now it is a lot worse—making most of the backyard unusable. Ms. Wallick mentioned her garage was on Okemos Road but had to be moved to Hillcrest due to issues relating to flooding.

- B. Jessi Adler, 1580 Hillside Drive, voiced concerns regarding Rezoning #18150 and asked if the land swap between Meridian Township and the Meridian Mall would be green space.

Commissioner Cordill asked Principal Planner Menser who could address the issues Ms. Jean Wallick had expressed. Principle Planner Menser stated that these concerns would be shared with the Ingham Country Drain Commissioner's Office and Meridian Township's Engineering Department.

A straw poll conducted by Chair Ianni indicated the Planning Commission would be in favor of supporting the Rezoning #18150 Meridian Township.

Chair Ianni closed the public hearing at 8:55 P.M.

The Planning Commission took a ten minute recess.

7. Unfinished Business

- A. Special Use Permit #18081 (Lafontaine Automotive Group), construct new car dealership located at 1492, 1478, 1476, and 1448 Grand River Avenue.

Principal Planner Menser provided a summary of the revised site plan.

The applicant, Gary Laundroche, 4000 West Highland Road, provided an update on the project and was available for questions.

Commissioner Lane moved to adopt the resolution, recommending approval of the Special Use Permit #18081 with the removal of amendment #7 (the variance is no longer needed) and the amendment of #17 to have additional and specific language to include: The exterior rear lighting on the north side of the building shall be turned off except for security purposes, during non-business hours, and utilize motion detectors.

Supported by Commissioner Trezise.

Commissioner Premoe and Commissioner Richards shared concerns regarding how Lafontaine would enforce the prevention of test driving through the local residential subdivisions. Lafontaine responded saying it would be addressed during the training of their staff members.

Commissioner Scott-Craig asked the applicant further questions regarding the proposed vehicle display pads and ramp at the front of the property lining Grand River Avenue. He wanted to reiterate the importance of retaining as much green in front as possible to maintain the character of the surrounding area.

Commissioner Cordill asked about the height of the display pads. The applicant replied they are the height of the top of the curb. The pads are not higher than grass.

VOICE VOTE:

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

NAYS: NONE

MOTION CARRIED: 9-0

- B. Special Use Permit #18101 (Green Castle Properties, LLC.), construct 23,094 square foot new car dealership at 1614 & 1622 Grand River Avenue.

Principal Planner Menser provided a summary of the revised site plan.

The applicant, James Gorenflo, 3037 Miller Road of Ann Arbor, with Fox Nissan Automotive Dealership spoke earlier in the meeting, but was available to answer any questions.

Commissioner Richards moved to adopt the resolution recommending approval of Special Use Permit #18101 (Green Castle Properties, LLC.) and #16 shall be amended to have additional and specific language to include: The exterior rear lighting on the north side of the building shall be turned off during non-business hours except for security purposes and motion detectors shall be used.

Supported by Commissioner Shrewsbury.

Commissioner Scott-Craig encouraged the addition of evergreen trees with the other proposed trees for better year-round screening between the business and the neighboring subdivision.

VOICE VOTE:

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

NAYS: NONE

MOTION CARRIED: 9-0

Principal Planner Menser noted the requirement to suspend Planning Commission bylaw 5.12 to proceed with the Planning Commission agenda as approved.

Commissioner Richards moved to suspend Planning Commission Bylaw 5.12 to proceed with the evening's agenda.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously

- C. Special Use Permit #18111 (Fedewa Holdings), construct two multiple family apartment buildings with a total of 15 units at 1730 Chief Okemos Circle.

Principal Planner Menser provided a revised plan summary.

The applicant, Gerald Fedewa, 5570 Okemos Road, provided a review of changes and was available for questions. Greg Fedewa was also in attendance to assist with the presentation.

Planning Commission Discussion:

Commissioner Richards asked where the decks were located and he was told they are located on the second floor and about 8 ½ feet off the ground. Commissioner Richards also asked what is on the third floor. The applicant described that there are two bedrooms facing the back lot with each having a 36 inch by 54 inch window. No living areas are provided on the third floor.

Commissioner Cordill expressed her concern with the height of the units for the surrounding area.

Commissioner Scott-Craig expressed concern for the location of the decks and also wanted to know if Fedewa Holdings would build a fence as mentioned in the November 26th Planning Commission meeting to provide privacy for the surrounding homes in addition to the current natural tree line buffer. Mr. Fedewa said he would do this if necessary, though it would be a staggered fence so trees would not need to be removed.

A straw poll conducted by Chair Ianni indicated the Planning Commission would like to add Special Use Permit #18111 (adding the condition for a fence to be built near the tree line) for action at a future meeting.

8. Other Business-None

9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or reports

Principal Planner Menser commented about the November 26, 2018 Planning Commission meeting and the Mixed Use Planned Unit Development #18044 (Newton Pointe, LLC.). The Planning Commission failed to approve a motion to approve the resolution so at the December 17, 2018 Planning Commission meeting the resolution will be brought back to recommend denial and it is important for the Planning Commission to note the reasons why so the Planning Commission can share them with the Board before the public hearing. This is a housekeeping process.

Commissioner Cordill raised a concern about traffic when trying to make a left turn onto Grand River from either Dobie Road or Central Park Drive. Currently there is not a left turn light. With the future development planned, the problem could get worse. A traffic study could be done to see if a left turn light could be added for safety.

Commissioner Richards made a motion for the Township to send a letter of recommendation that a study be done on the intersection. The study would evaluate the left turn movement off Dobie Road and Central Park Drive onto Grand River Avenue to see if installation of left turn lights could be added for safety reasons.

Seconded by Commissioner Cordill

VOICE VOTE: Motion approved unanimously

10. Project Updates

- A. New Applications - NONE
- B. Site Plans Received - NONE
- C. Site Plans Approved
 - 1. Site Plan Review #18-95-14 (Fred Piette Co. Inc.), 200 square foot building addition and parking lot reconfiguration at 4876 Marsh Road.

11. Public Remarks

- A. Jeanette Feintuch, 4606 Seneca Drive, spoke in opposition to Special Use Permit #18111 (Fedewa Holdings).

- B. Jessi Adler, 1580 Hillside Drive, wanted to show appreciation for the Planning Commission and Automobile Dealerships support and assistance through this process. Jessi Adler also requested clarification regarding Lafontaine and the discussion regarding striping, vehicle display pads for raised vehicles, and curb and gutters.
- C. Cecelia Kramer, 4560 Oakwood Drive, wanted to show appreciation for the Planning Commission and Automobile Dealerships support and assistance through this process.
- D. James Weaver, 4622 Seneca Drive, spoke in opposition to Special Use Permit #18111 (Fedewa Holdings).
- E. Chris Weiss, 4598 Seneca Drive, spoke in opposition to Special Use Permit #18111 (Fedewa Holdings).

12. Adjournment

Commissioner Scott-Craig moved to adjourn the meeting.

Supported by Commissioner Stivers.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 9:34 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary

To my fellow Meridian Township residents on the Planning Commission:

I am writing to voice my concerns about the proposed Fedewa apartment development on Chief Okemos Circle. I live at 4606 Seneca Dr., and this building will essentially be in my backyard.

There are several parts of this construction that will have a direct and negative impact on the ability of all of us living on Seneca Drive to have quiet enjoyment of our property:

- * The proposed building will overlook our yards and living rooms from three stories tall. Not only is this incredibly invasive from a privacy perspective, it is also out of character for **all** of the nearby homes and apartment buildings.

- * The building foundation meets the setback requirement of 50 feet from the property line, but will have a deck extended off the back by 8 feet. This makes the functional setback only 42 feet from the property line. Please deny the deck addition.

- * These decks will also have exterior lighting, which means the net effect to us is 8 security lights shining directly into our backyards and homes all night long.

- * All new development in Meridian Township is required to provide their own "nature buffer" at the property line. This developer is trying to evade that requirement by using our own privately owned trees as his buffer. The few trees on his land are deciduous and offer zero privacy at eye level. I urge the Commission to require substantial tree and shrub plantings.

- * Trees may not be enough. One of the more enjoyable aspects of our neighborhood is the local deer population. Unfortunately they eat most foliage up to 6 feet off the ground so one permanent option is an earthen berm, as used elsewhere in the Township to create privacy.

- * Trespassers have been a particular concern for us. Walkers continually try to cut from Dobie Rd. to Hamilton Rd. by crossing our land. This development will only exacerbate that, so for our security please require a 6 foot fence the entire length of the development's western property line. It would be cost prohibitive for us property owners to have to cut down half our trees to make room for a fence because there are now people sleeping a few feet off our property line.

- * Negative impact on our property values. Nobody actively wants to live immediately adjacent to a three story, brightly lit, and nearby apartment complex. Nobody wants their living room to turn into a fishbowl. This structure as planned will erase significant value from our properties.

Please listen to these concerns and place appropriate controls and requirements on the developer. I and my neighbors have chosen Meridian Township, and this neighborhood in particular to make our homes and raise our families. Please don't prioritize a developer

over the people who make up this community. The issues above affect our quality of life, privacy, safety, and property values.

Your Neighbor,

Jeanette Feintuch,
4606 Seneca Dr.

Peter Menser

From: Jibu John <write2jibs@icloud.com>
Sent: Sunday, December 09, 2018 1:43 PM
To: Peter Menser
Cc: write2jibs@hotmail.com; ef266dfa42dd3612bdd88c2037707235@reply.craigslist.org
Subject: Rezoning #18140

Dear Peter Menser,

Regarding: Rezoning 2530 & 2540 Jolly Road.

This is in regards to the letter we received from the Meridian Township for public hearing on rezoning request from Thomas M. Hitch. I live as a family on Myrtle Dr. which is right behind this property. I strongly raise my disagreement in rezoning the above mentioned property from residential to commercial, as it will negatively affect our current living conditions. It will cause more disturbances in terms of sound and light pollution, and this is also a concern for security, as being a public commercial property there is an increased risk on our security.

We brought our land and built the house in 2010 after strongly looking into multiple factors and this property in question was never a concern as it was marked residential. Now, the possibility of this becoming a commercial land raises lots of concerns and fear. Moreover, our property value will also come down dramatically due to being close to a commercial property and will make it harder for us to sell ours in the future.

I strongly plead and urge Meridian Township to consider the living souls next to this property and make a decision that's favorable to us.

Respectfully
Jibu and Ranjini John
3533 Myrtle Dr.
Okemos, Michigan 48864.

Peter Menser

From: Dylan Maxwell <dylan.g.maxwell@gmail.com>
Sent: Sunday, December 09, 2018 9:55 PM
To: Peter Menser
Subject: RE: Rezoning #18140 (Thomas M. Hitch)

Dear Mr. Menser,

I would like to express my concern regarding this rezoning request. As a nearby resident and property owner, I think that if approved this rezoning could have a negative impact on the value of my property.

Recently the property at (approx.) 2476 Jolly Road was rezoned, and the public notice posted at the property indicated that the future occupant of the property would be a dentist. However, in the case of this request (#18140), there seems to be no information as to the intended future occupant of the property.

I ask that this request be denied, at least until more information is known about the future occupant of this property.

Sincerely,
Dylan Maxwell
3545 Myrtle Drive
Okemos, MI

Peter Menser

From: Raj Nair <rmnair09@yahoo.com>
Sent: Sunday, December 09, 2018 10:15 PM
To: Peter Menser; Rajesh Nair
Subject: Rezoning #18140 (Thomas M Hitch)

Hello - I live in 3527 Myrtle Dr, which is adjacent to the property that is being rezoned to commercial. I believe this is will negatively impact all household that is near the property in question. We are fearful of our safety and quality of life if any commercial property is built in the said lot.

I am NOT in favor of the said property being rezoned to commercial

Thanks
Rajesh Nair

On the LaFontaine Proposal:

- 1. The eight parking display ramps proposed along Grand River Avenue are located in the required 20 foot landscape buffer between the parking lot and adjacent road right-of-way and are planned for 35 cars. The ramps shall be removed from the plan or scaled down and moved back to only allow 1-2 cars per ramp, not 5 each, so they don't encroach into the required landscape buffer.*
- 2. The applicant shall use light poles covered and aimed to not allow light to escape the property and contribute to light pollution. Parking area lights on the rear of the property shall be turned off completely after business hours and security shall be maintained with motion sensors to turn these lights on only when tripped. Lights in south portions of the property (nearest Grand River) shall be reduced by turning off more than 80 percent of overhead light poles and instead relying on short ground lights, not more than 1 for every 2 cars. These lights should be covered, dimmed and angled so light does not leave the property and does not shine into eyes of passing drivers.*
- 3. The applicant shall refrain from taking customers on new vehicle test drives through the local subdivisions.*

For the Fox Proposal

- 1. The applicant will design a facility so as to have all maintenance areas located at the sides or back of the building to minimize sound. This includes service drop-off, service bays, car wash, loading docks, etc. All service facilities will be air conditioned and service doors shut at all times. No public address system or outside music system will be allowed.*
- 2. The applicant shall continue the Shared Access Drive between Sparrow Health Services and Panera Strip Mall so as to make their project accessible from both parcels through the Shared Access Easement.*
- 3. The applicant shall use light poles covered and aimed to not allow light to escape the property and contribute to light pollution. Parking area lights on the rear of the property shall be turned off completely after business hours and security shall be maintained with motion sensors to turn these lights on only when tripped. Lights in south portions of the property (nearest Grand River) shall be reduced by turning off more than 80 percent of overhead light poles and instead relying on short ground lights, not more than 1 for every 2 cars. These lights should be covered, dimmed and angled so light does not leave the property and does not shine into eyes of passing drivers.*
- 4. The applicant shall refrain from taking customers on new vehicle test drives through the local subdivisions.*
- 5. A righthand deceleration lane is required in front of Fox Nissan to enter off Grand River*

December 10, 2018

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

RE: SUP #18101: La Fontaine Chrysler/Jeep/Ram
SUP#18081: Nissan/Fox; Green Castle

Dear Commissioners:

I submit the following proposed articles for consideration to be added to the two car dealership proposals before you:

Proposed Wording for the SUP #18101: La Fontaine Chrysler/Jeep/Ram

****The 8 display ramps shall be removed from the plan or scaled down to allow 1-2 cars per ramp, with no encroach into the required 20-foot landscape buffer.***

****There shall be no vehicle test drives through the local subdivision streets.***

****No public address system or outside music system will be allowed.***

****Light poles must be hooded and aimed to not allow light to escape the property and contribute to light pollution. Parking area lights in the northern 2/3 of the site shall be turned off completely after business hours and security shall be maintained with motion sensors to turn these lights on only when tripped. Lights in south portions of the property shall be reduced by turning off more than 80 percent of overhead light poles and instead use shorter lights/spotlights, not more than 1 for every 2 cars. These lights should be hooded, dimmed and angled so light does not leave the property and does not shine into eyes of passing drivers.***

Proposed Wording for SUP#18081- Nissan/Fox, Green Castle

**The facility design must have entrances to all maintenance areas located at the sides or back of the building to minimize sound. This includes service drop-off, service bays, car wash, loading docks, etc. All service facilities will be air conditioned, and service doors shut at all times. No public address system or outside music system will be allowed.*

**The Shared Access Drive between the site and neighboring access parcels shall be continued. A deceleration lane should be provided for westbound Grant River access.*

**There shall be no vehicle test drives through the local subdivision streets.*

**Trash and debris shall be removed from Wetlands E & F to enhance viability. These wetlands should be directly connected to the First Flush Basin to provide an amount of water to continue their viability.*

**Light poles must be hooded and aimed to not allow light to escape the property and contribute to light pollution. Parking area lights behind the front face of the building shall be turned off completely after business hours and security shall be maintained with motion sensors to turn these lights on only when tripped. Lights in south portions of the property shall be reduced by turning off more than 80 percent of overhead light poles and instead use shorter lights, not more than 1 for every 2 cars. These lights should be hooded, dimmed and angled so light does not leave the property and does not shine into eyes of passing drivers.*

Thank you for your consideration of these concerns.

Sincerely,

Cecelia Kramer

Cecelia Kramer
4560 Oakwood
Okemos, MI 48864

Dec. 12, 2018
Dear Peter Mense & zoning commission members,

Here are my thoughts & feelings about rezoning
48140.

- 1) If owners were living next door they would probably not want a professional &/or office next door.
- 2) Am sorry property has not sold, perhaps its over priced.
- 3) In less than 10 years this is the growth I have seen:
 - whole new neighborhoods off of Jolly & Hubert.
 - 2 new hotels built (1 still in progress)
 - apartments (off Jolly oak)
 - Dental office (almost done)
- 4) I hear Jolly road traffic every am & pm for several hours, esp. in summer when home is opened up.
- 5) I am opposed to this single family property being zoned commercial.

Thank you for listening
Sincerely

Joell Akerman 775-8521
3521 Indiana Rd
Okemos, MI 48864

12-13-18

FROM: **James M. Weaver**
4622 Seneca Dr.
Okemos, MI. 48864

RECEIVED
DEC 13 2018

TO: **Peter Menser**, Principal Planner
5151 Marsh Road
Okemos, MI. 48864

RE: **Special Use Permit #18111 (Fedewa Holdings), Part 3.**

Dear Mr. Peter Menser,

I want to thank you and the Planning Board Commissioners for your concern, patience and endurance while reconciling a number of critical issues created by Mr. Fedewa's site plan. During the public hearing held on 12-10-18, Mr. Fedewa returned with a site plan that he said required no variance requests. The Planning Commissioners seemed satisfied. However, I believe Mr. Fedewa is still violating the 50ft setback regulation on the west side of the building closest to our property line.

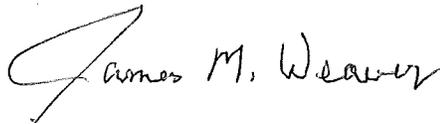
The **2nd floor balconies**, supported by vertical pillars, extend 8ft from the west side of the building, thereby violating the 50ft setback regulation. The Planning Board Commissioners **should not ignore** this critical mistake with this 8-unit building. These 8ft balconies should be redesigned and **moved to the front** of this unit, just as Mr. Fedewa redesigned and moved the balconies from back-to-front on his 6-unit building because those balconies also violated the setback regulation. The residents on Seneca Dr. feel this is an **extremely important issue** for maintaining the solitude and privacy of our backyard property. Please remember that the **"renters"** of the apartment building are only temporary residents and will move in and move away. We, the permanent residents living on Seneca Dr., will forever have to suffer the consequences of all your decisions made today.

Construction of a "no-see-through" six foot high **privacy fence** seems to have been ratified by the Commissioners, although I sensed a bit of reluctance from Mr. Fedewa. I walked along and viewed the property line. There is only one large tree trunk along the entire line and near the south end Mr. Fedewa's property that would need some "creativity" to construct a fence around. The rest of the distance to his north-end property monument is a "straight-shot" with no obstacles or impediments. Any overhanging branches from our properties can just be cut vertically 6ft to allow construction. There appears to be no growth that would have to be uprooted or removed.

A **3-story** high building just doesn't seem to be a proper "transitional" height for a building just 50ft away from residential property lines. This particular building should be allowed only 2-stories.

Vinyl siding color. I am no artist and I'm not great with colors, but I would like to make some suggestions. Because we will be looking at a massive 200ft long, 3-story object, on our side of the building use different shades of gray, starting with a slightly darker gray horizontally across the first floor, with a bit lighter shade of gray across the second floor, ending with another lighter shade (but not too light that might be too reflective of intense summer sunlight) of gray across the third floor. This technique of "color-shading" is meant to camouflage our view of the building as we look "up" towards the sky at it. Also, could the roof shingles on our side of the building be a lighter shade of color to help the roof line blend in with the overcast, gray skies of Michigan.

I appreciate your continued patience, concern and support as these critical issues are reconciled. Thank you very much.

A handwritten signature in cursive script that reads "James M. Weaver". The signature is written in black ink and is positioned above the printed name.

James M. Weaver

RECEIVED

DEC 13 2018

To my fellow Meridian Township residents on the Planning Commission:

.....
**PLEASE CONSIDER THE CONTENTS OF THIS LETTER BEFORE VOTING
ON THE RESOLUTION FOR SPECIAL USE PERMIT #18111.**

As a property owner I understand that the owner of the Chief Okemos Circle property has a right to develop his land and make productive use of it. He does not, however, have the right to ruin the quiet enjoyment of my home. The following serious concerns remain:

* A three story building is **substantially out of character for the area**. To my knowledge the nearest three story apartments are: Walden Pond (half mile), the development at 2200 Central Park Drive by Okemos Rd. (1 mile), the apartments directly facing Marsh Rd. north of Walmart (1.5 miles), and the new apartments next to Rainbow Child Care directly on Okemos Rd. (2 miles). **All are adjacent major arteries and not in residential areas. PLEASE INSIST ON 2 STORY CONSTRUCTION.**

* The western building of this development will have 64 windows, 8 decks, and at least 8 exterior lights **all facing my house**. The eastern building has 16 windows, decks facing the interior courtyard, and zero exterior lighting. **PLEASE REQUIRE THIS SAME CONSTRUCTION FOR THE WESTERN BUILDING.**

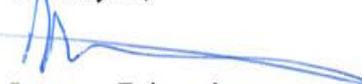
* Lighting is a major concern. Not only does the construction as proposed have 8 exterior lights, there will be 64 windows of lights shining out. **PLEASE REQUIRE TINTED WINDOWS AND SHIELDED EXTERIOR LIGHTING.**

* All new development in Meridian Township is required to provide their own "nature buffer" at the property line. The few trees on his land (approximately 6 along my 100 ft property line) are deciduous and offer zero privacy. **PLEASE REQUIRE EVERGREEN PLANTINGS OF AT LEAST 15 FEET TALL.**

* This development will have a massive negative impact on the property values for myself and my immediate neighbors. I have included with this letter a Market Report from Michael Williams, a senior broker at Keller Williams Realty, showing that houses backing up on an apartment complex sell for 15% less and take 3 times longer to sell.

Please don't prioritize a developer over the people who make up this community. This issue may not be as "sexy" as the big car dealerships that have dominated the last few Commission meetings, but these issues are of vital importance to myself and my neighbors. These items above affect our quality of life, privacy, safety, and property values.

Thank you,



Jeanette Feintuch,
4606 Seneca Dr.

DEC 13 2018

Seneca Analysis

1 message

Michael Williams <michaeldwill6@gmail.com>

Mon, Dec 10, 2018 at 5:52 PM

To: Jettie Feintuch

Hi Jettie,

Per your question on if an apartment complex being directly behind your home could negatively/ adversely affect your home's value in Okemos, I have compiled some data for you.

Attached to the emails below are the comps for the Riverwood subdivision. Particularly, this is a neighborhood that has an apartment complex directly behind it for roughly 200 meters into the sub. This is about the only area in Okemos that I can compare this to, but nonetheless, it is justifiable to conclude that the overall values of the homes on that 200 meter stretch that have sold, are for far less than the neighborhood average. There is, in my opinion, a direct correlation between home values in the Riverwood subdivision located on this 200 meter stretch vs home values in the neighborhood not on this stretch.

To summarize the data I sent you: the average-median sales price for a 2-story home in Riverwood, is roughly \$112-119 above grade. There are 5 2-story homes that have sold in this sub within the last 400 days, so it is safe to conclude that the data set is accurate. Also, please note that the average-median days on market for these homes was between 13-32 days.

The only 2-story comparable of the data w/ an apartment complex directly behind it, was the home located 2208 Riverwood. This home sold for a price of \$98.20 per square foot above grade, and took 69 days to sell. The average PPSF above grade of \$95.20/ foot is far less than the neighborhood average as a whole. Also, the 69 days on market (DOM) is significantly higher than the average-median DOM for the neighborhood.

It is always tough to say definitively if there is a direct correlation between these two items. What I can tell you though is that it is a very odd coincidence that the only 2-story home, out of 6 comps, with a significantly lower PPSF, happens to have an apartment complex behind it. This could definitely deter buyer's from purchasing the home, and it may potentially take longer to sell it with this external factor as well.

I hope this helps answer the question you had. Let me know if you need anything else.

Talk to you soon.

-Mike

--
Mike Williams, Associate Broker
Founding Partner of the Federau Williams Group
Keller Williams Realty
3490 Belle Chase Way, Lansing, MI 48911
Office: 517.853.6410
Cell: 517.331.3203 Call/text
Fax: 517.853.8217
www.facebook.com/federauwilliams



Google
Photos | Map

\$240,000
Closed / 2/18/23

2208 Riverwood
Okemos, MI 48864

SqFt - Appx Total Finished: 2,971
SqFt/A: 2.521
SqFtUB: 891
Acres: 0.27
Rooms: 8
Beds: 4
TBaths: 2
YrBlt: 1964
School District: Okemos
Taxes: 5,364
Contingent:

This recently updated home is set on a wooded lot in the popular Riverwood subdivision in the award-winning Okemos school district. The large living room and adjoining dining room have hardwood floors, crown molding, and large windows. A slider from the dining room opens to a very large sunroom with skylights and walls of windows. The updated kitchen and eating area feature granite surfaces and built-ins. A slider from the eating area leads to a patio with a gas grill and the large back yard. The paneled family room features built-in shelving and a floor to ceiling brick faced wood burning fireplace. Large windows have views of the back yard. There is a half bath on this level. The second level has hardwood throughout and has the master bedroom and master bath and three other bedrooms and



Michael Williams,
Federau Williams,
Williams, ABR

Keller Williams
Realty Lansing
- East

3480 Belle Chase Way,
Suite 130
Lansing, MI 48911
517-331-3203
E-Mail

2208 Riverwood, Okemos, MI 48864
Residential Closed

218228

\$240,000



County: Ingham
City: Okemos
Key: CIA
Township/Tax Authority: Meridian Twp
Property Sub-Type: Single Family Residence
List Price: 247,000
Baths Full - Total: 2
Baths Half - Total: 1
Bedrooms: 4
Directions: Okemos Road and Riverwood East
Legal: Lot 5 Riverwood Sub

Lot Acres: 0.273
Cheminches: 85 x 140
School District: Okemos
Subdivision: Riverwood
Section #: 0
Home Warranty: No
Reserved Items: No
Year Built: 1964
Occupancy: AC
SqFt - Appx Total Finished: 2,971
Short Sale:

2208 Riverwood
Parcel #: 33-02-02-28-251-005
State Eq Value: \$102,000
Taxable Value: \$54,123
Tax Year: 17
Taxes: \$5,364
Zoning: Residential

SqFt - Appx Finished Level 1: 1,331
SqFt - Appx Finished Level 2: 1,190
SqFt - Appx Finished Level 3: 0
SqFt - Appx Finished Level B: 450
SqFt - Above Appx: 2,321
SqFt - Basement: 891

Room Name	Level	Dimensions	Flooring	Window Treatments	Remarks	Room Name	Level	Dimensions	Flooring	Window Treatments	Remarks
Master Bedroom	2	12.7x17.7	Hardwood			Bedroom 3	2	10.7x13.7	Hardwood		
Living Room	1	13.4x21	Hardwood			Bedroom 4	2	14.1x14.8	Hardwood		
Dining Room	1	12x12.7	Hardwood			Kitchen	1	12.9x20.9	Other		
Bedroom 2	2	11.7x12	Hardwood			Other Room 1	1	17x12.10	Carpet		Family Room

Appliances: Central Air; Dishwasher; Disposal; Microwave; Oven - Electric; Range; Refrigerator
Basement: Finished; Partial
Countertops: Granite; Laminite
Driveway: Concrete; Private
Extras: 1st Floor Laundry; Burglar Alarm/Security; Cable Installed; Ceiling Fan(s); Dryer Hookup - Electric; High Speed Internet/AV/D; Cable; Master Bath; Pantry; Smoke Alarm; Stove Hookup - Electric; Underground Sewer; Aluminum Siding
Front Door: S
Fireplace: One; Gas
Garage: 2 Car; Attached; Door Opener
Heating: Forced Air - Gas
Improvements: Formal Dining Room; Foyer; Patio; Three Seasons Room

Public Remarks: This recently updated home is set on a wooded lot in the popular Riverwood subdivision in the award-winning Okemos school district. The large living room and adjoining dining room have hardwood floors, crown molding, and large windows. A slider from the dining room opens to a very large sunroom with skylights and walls of windows. The updated kitchen and eating area feature granite surfaces and built-ins. A slider from the eating area leads to a patio with a gas grill and the large back yard. The paneled family room features built-in shelving and a floor to ceiling brick faced wood burning fireplace. Large windows have views of the back yard. There is a half bath on this level. The second level has hardwood throughout and has the master bedroom and master bath and three other bedrooms and

11/09/2017
Sold Date:
\$240,000
Sold Price:
95.2
Sold Price/SqFt:



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michaelwilliams@okemos.com



Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	SqFt - Above Appx	List Price Per SqFt - Above Appx	Sold Price Per SqFt - Above Appx	Days On Market	Cumulative Days On Market	
Closed	5	1,426,400	1,437,400	Low	245,000	230,000	0.94	2,071	108.51	108.75	5	5
				Avg	285,280	287,480	1.01	2,420	118.89	119.73	32	32
				High	309,900	310,000	1.05	2,796	137.37	144.86	78	78
Overall	5	1,426,400	1,437,400	Low	245,000			2,071	108.51		5	5
				Avg	285,280			2,420	118.89		32	32
				High	309,900			2,796	137.37		78	78

Selection Criteria for Comparable Properties Specified listings from the following search: Property type Residential; Inside the map search Polygon; Status of 'Active', 'Closed', 'Pending', 'Active Backup', 'Contingent'; City of 'Okemos'; Under Contract Date between '12/10/2017' and '12/10/2028'; Sold Date relative 400 days back; or Type of Two Story.

Closed Listings

Photo	MLS #	Address	SqFt - Appx Total Finished	SqFt/A	SqFt/B	Acres	Rooms	Beds	T Baths	Yr Bilt	School District	Taxes	Listing Member	Contingent
	224157	4270 Conifer Circle	2,071	2,071	1,139	0.28	9	4	2	1983	Okemos	5,474	John Hagerty, Jr. 517-803-5868 remaxfinestjohn@gmail.com http://www.remaxfinest.com	
	227788	2137 Butternut Drive	2,115	2,115	1,144	0.31	11	4	2	1966	Okemos	4,187	Peter MacIntyre 517-282-2556 peter.pmachomes@gmail.com http://www.pmachomes.com	
	228157	2203 Woodfield Road	2,787	2,796	1,536	0.27	11	4	2	1983	Okemos	5,805	Lori Fuller 517-881-1340 lorifuller@cb-hb.com http://cb-hb.com/lorifuller	
	218231	2113 Long Leaf Trail	3,209	2,359	1,194	0.23	9	4	3	1980	Okemos	4,713	Nancy Petroff 517-706-2425 nancypetroff@cb-hb.com http://www.nancypetroff.com	
	225380	2101 Long Leaf Trail	3,410	2,760	1,224	0.23	10	4	3	1984	Okemos	5,589	Nancy Petroff 517-706-2425 nancypetroff@cb-hb.com http://www.nancypetroff.com	

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. Prepared by Michael Williams, ABR, Federau Williams on Monday, December 10, 2018 5:56 PM.

5 listings

View Checked (0)

Price | Status | MLS #

\$300,000
4270 Conifer Circle
Okemos, MI 48864
Closed / 224157



\$230,000
2137 Butternut Drive
Okemos, MI 48864
Closed / 227782



\$309,900
2203 Woodfield Road
Okemos, MI 48864
Closed / 228157



\$287,500
2113 Long Leaf Trail
Okemos, MI 48864
Closed / 218231



\$310,000
2101 Long Leaf Trail
Okemos, MI 48864
Closed / 225380



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Federau
Williams, ABR

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Realty Lansing
- East

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Suite 130
Lansing, MI 48911
517-331-3203
E-Mail

4270 Conifer Circle, Okemos, MI 48864
Residential Closed

224157 **\$300,000**



County: Ingham
City: Okemos
Zip: 48864
Taxes: \$5,474
Year Built: 1983
List Price: \$294,500
List Price/SqFt: 137.37
Baths Full - Total: 2
Baths Half - Total: 1
Bedrooms: 4
Directions: OKEMOS RD TO WOODFIELD TO CONIFER
Legal: LOT 35 EXC THAT PT OF LOT 35 LYING N OF LN DESC AS BEG AT PT S 8 DEG 21'15"E 8.17 FT OF NE COR LOT 35-S 72 DEG 43'50"

Parcel #: 33-02-02-28-255-027
State Eq Value: \$116,400
Tax Year: 2017
Taxable Value: \$111,179
#Full Baths 3: 0
#Half Baths 2: 0
#Full Baths 1: 0
#Half Baths B: 0

Lot Acres: 0.285
Lot Dimensions: 0.28x10
Subdivision: Okemos
River/Wood: Yes
Reserved Items: 1983
Occupancy: TBD
SqFt - Appx Total Finished: 2,071
Short Sale:

Taxes: \$5,474
Zoning: Residential
SqFt - Appx Finished Level 1: 1,203
SqFt - Appx Finished Level 2: 868
SqFt - Appx Finished Level 3: 0
SqFt - Above Appx: 2,071
SqFt - Basement: 1,139

Room Name	Level	Dimensions	Flooring	Window Treatments	Remarks
Master Bedroom	1	16.3x12.5	Hardwood		
Living Room	1	12.2x13.3	Hardwood		
Bedroom 2	2	13.1x9.11	Hardwood		

Appliances: Central Air; Dishwasher; Disposal; Exhaust Fan; Microwave; Oven; Oven - Gas; Range; Range - Gas; Refrigerator
Basement: Full
Countertops: Granite; Other
Driveway: Blacktop
Extras: 1st Floor Laundry; Cable Installed; Ceiling Fan(s); Electronic Air Cleaner; Humidifier; Master Bath; Parity; Smoke Alarm; Underground Sprinklers
Exterior: Brick; Rough Sawn
Front Door: W/ Wood Burning
Garage: 2 Car; Attached; Concrete Floor; Door Opener
Heating: Forced Air - Gas
Improvements: Deck; Formal Dining Room; Foyer
Public Remarks: Oh My! This home will leave your eyes & heart from the moment you enter. Absolutely stunning 4 Bed 2.5 Bath 2-Story home located in River Wood Subdivision, Okemos. So many gorgeous details to admire. Fabulous chocolate brown hardwood flooring throughout. An absolutely Jaw-Dropping Kitchen as if straight off the cover of A Luxury Lifestyle magazine. A complete kitchen re-boot (2015) w/ quartz counters, maple wide-rail shaker cabinets w/ soft closes, high-end appliances-Bosch, Kitchen Aid, Sharp Microwave drawer & LG fridge. Kohler cast iron farmhouse sink, & high end fixtures. Open floor plan, 1st floor laundry. Generous bedrooms, Master & Master bath. Stunning home office w/ cherry cabinets & granite workspace. New Furnace 2018. Updates Galore. This home has the IT factor. Welcome Home.

Land & Acreage: 1/4+ thru 1/2 Acre
Roof: Shingle
Showing: 24 Hour Notices; Combo; No Sign; Showing Time
Street/Road: Cut-De-Sac; Paved; Public
Sewer: Public Sewer
Terms: Cash; Conventional
Type: Two Story
Water Heater: Gas Natural
Water: Public

Room Name	Level	Dimensions	Flooring	Window Treatments	Remarks
Bedroom 3	2	13.9x11.4	Hardwood		
Bedroom 4	2	10.1x9.11	Hardwood		
Kitchen	1	11.7x10.2	Hardwood		
Other Room 1	1	11.5x8.4	Hardwood		

Sold Date: 05/25/2018
Sold Price: \$300,000
Sold Price/SqFt: 144.26

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517-853-1200
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michaelwilliams@kwr.com



View Checked (0)

Price | Status | MLS #

\$300,000
4270 Conifer Circle
Okemos, MI 48864
Closed / 224157

\$230,000
2137 Butternut Drive
Okemos, MI 48864
Closed / 227788

\$309,900
2203 Woodfield Road
Okemos, MI 48864
Closed / 228157

\$287,500
2113 Long Leaf Trail
Okemos, MI 48864
Closed / 218231

\$310,000
2101 Long Leaf Trail
Okemos, MI 48864
Closed / 225380



Michael Williams, Federau Williams, ABR

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Lansing, MI 48911
517-331-3203
E-Mail

227788 **2137 Butternut Drive, Okemos, MI 48864** Residential Closed **\$230,000**



County: Ingham
City: Okemos
Zip: 48864
Township: Meridian Twp
Property Sub-Type: Single Family, Residence
List Price: 245,000
List Price/SqFt: 115.84
Baths Full - Total: 2
Baths Half - Total: 1
Bedrooms: 3
Directions: Okemos Rd to Woodfield to Butternut
Legal: MP 8638 LOT 52 RIVERWOOD SUBDIVISION NO 2 & ALSO N.25 FT OF LOT 44 RIVERWOOD PARK SUBDIVISION NO 2

2137 Butternut Drive
Parcel #: 33-02-02-28-254-016
State Eq Value: \$92,900
Tax Year: 2017
Taxable Value: \$94,085

#Full Baths: 0
#Half Baths: 2
#Full Baths: 0
#Full Baths: 0

Room Name	Level	Dimensions	Flooring	Window Treatments	Remarks
Master Bedroom	2	16.1x11.1	Hardwood	Blinds	
Living Room	1	13.1x20	Carpet	Blinds	
Dining Room	1	11x11	Carpet	Blinds	
Bedroom 2	1	11.2x12.6	Hardwood	Blinds	
Laundry Room	1	9x8.11			
Bedroom 3	2	11x10	Hardwood	Blinds	
Kitchen	1	11.6x11	Tile	Blinds	
Bathroom 4	2	10.2x11.1	Carpet	Blinds	
Family Room	1	20.2x12.2			

Appliances: Central Air, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Microwave, Oven - Electric, Range, Refrigerator, Washer
Basement: Partially Finished
Counters: Granite
Driveway: Concrete
Extras: 1st Floor Laundry, Cable installed, Ceiling Fan(s), Dryer Hookup - Electric, High Speed Internet, Sink, Stove, Dishwasher, DSI, High Speed Internet, Walk In, Fiber Optic, Water Bath, Pantry, Sump Pump, Hot Water Heater, Electric
Exterior: Aluminum Siding, Brick
Front Door: N
Fireplace: One; Wood Burning
Garage: 2 Car, Attached, Concrete Floor, Door Opener, Finished
Heating: Forced Air - Gas
Improvements: Beamed Ceiling; Deck; Patio; Porch
Public Remarks: Beautiful 4 bedroom and 2.5 bath home with so many updates could be exactly what you've been looking for in Okemos! As you enter you're greeted by a lovely open foyer, leading to a spacious formal living room and formal dining area. Open kitchen with beautiful new granite countertops, breakfast nook with tile floor, pantry, and all new appliances that stay! Family room with cozy wood burning fireplace. Convenient first floor laundry. Sider leads to a beautiful patio area great for entertaining or relaxing. Partially finished basement. Updates include new stay in dry system installed along with glass block, new furnace/water heater/windows/ sump pump/plumbing and much more! Don't miss this opportunity in a great location!

Sold Date: 08/16/2018
Sold Price: \$230,000
Sold Price/SqFt: 108.75



Michael Williams
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Lansing, MI 48911
517-331-3203
517-331-3200



Lot Acres: 0.31
L. Dimensions: 85x160
School District: Okemos
Subdivision: Riverwood
Reserved Items: Yes
Year Built: 1966
Occupancy: A/C
SqFt - Above Appx: 2,115
SqFt - Total Finished: 2,115
Short Sale:

Taxes: \$4,187
Zoning: Residential
SqFt - Appx Finished Level 1: 1,219
SqFt - Appx Finished Level 2: 896
SqFt - Appx Finished Level 3: 0
SqFt - Above Appx: 2,115
SqFt - Basement: 0
Dimensions: 11,154
Flooring: Hardwood, Tile, Carpet
Window Treatments: Blinds, Blinds

Land & Acreage: 1/4+ thru 1/2 Acre
Property Use: Primary
Roof: Shingle
Showing: 24 Hour Notice; Call List Agent; Email Agent; Key Box Sign on Property; Text List Agent
Showing Time: 9:00 AM - 5:00 PM
Street View: On & Gutter, Paved; Public
Sump Pump: Public Sewer
Terms: Cash; Conventional; FHA; MSHA; VA Loan
Type: Two Story
Water Heater: Gas Natural
Water: Public



Michael Williams, Federau Williams, ABR
Keller Williams Realty Lansing - East

3490 Belle Chase Way,
 Suite 130
 Lansing, MI 48911
 517-331-3203
 E-Mail

5 listings

View Checked (0)

Price | Status | MLS #

- 

\$300,000
 4270 Comifer Circle
 Okemos, MI 48864
 Closed / 224157
- 

\$230,000
 2137 Butternut Drive
 Okemos, MI 48864
 Closed / 227788
- 

\$309,900
 2203 Woodfield Road
 Okemos, MI 48864
 Closed / 228157
- 

\$287,500
 2113 Long Leaf Trail
 Okemos, MI 48864
 Closed / 218231
- 

\$310,000
 2101 Long Leaf Trail
 Okemos, MI 48864
 Closed / 225380

228157 2203 Woodfield Road, Okemos, MI 48864 Residential Closed \$309,900

County: Ingham
 City: Okemos
 Key: LA
 Township/Tax Authority: Meridian Twp
 Property Sub-Type: Single Family Residence
 List Price: 309,900
 List Price/SqFt: 110.84
 Baths Full - Total: 2
 Baths Half - Total: 1
 Baths - Total: 3
 Bedrooms: 4
 Directions: OKEMOS RD, S OF HULLETT, E ON WOODFIELD
 Legal: LOT 23 & PT OF LOT 24 BEG AT SE COR SD LOT 24-N 09 DEG 45R00"W 130 FT TO NE COR SD LOT 24-N 72 DEG 54'00"W 7.0 FT ON N LN



2203 Woodfield Road
 22016 Greater Lansing Association of Realtors
 Parcel #: 33-02-02-28-258-009
 State Eq Value: \$137,000
 Tax Year: 2017
 Taxable Value: \$115,938
 Taxes: \$5,805
 Zoning: Residential
 SqFt - Appx Finished Level 1: 1,611
 SqFt - Appx Finished Level 2: 1,176
 SqFt - Appx Finished Level 3: 0
 SqFt - Above Appx: 0
 SqFt - Basement: 1,536

Room Name	Level	Dimensions	Flooring	Window Treatments	Remarks
Master Bedroom	2	13.4X16	Carpet	Blinds	CATHEDRAL CEILING
Living Room	1	13.3X19	Carpet	Curtains	SHADES
Dining Room	1	11.6X13.5	Carpet	Curtains	
Bedroom 2	2	10.2X12.8	Carpet	Other	
Bedroom 3	2	13.6X10.2	Carpet	Blinds	
Bedroom 4	2	13.5X11.2	Carpet	Other	
Kitchen	1	18.1X12	Tile		
Other Room 1	1	7.2X8.10	Vinyl		LA
Other Room 2	1	18X17	Carpet		CLOSET/CROWN
Other Room 2	1	11.3X10.10	Carpet		

Appliances: Central Air; Dishwasher; Disposal; Dryer; Exhaust Fan; Microwave; Oven - Electric;
 Refrigerator; Washer
 Basement: Crawl; Full
 Counters: Laminite
 Driveway: Asphalt
 Extras: 2nd Floor Laundry; Burglar Alarm/Security; Cable Installed; Ceiling Fan(s); Dryer Hookup - Electric;
 Finished Yard; High Speed Internet; Avib; Cable; Master Bath; Smoke Alarm; Stove Hookup - Electric;
 Underground Sprinklers
 Exterior: Brick; Rough Sawn
 Front Door: N
 Heating: Forced Air - Gas
 Fireplace: One; Gas; Masonry
 Garage: 2 Car; Attached; Concrete Floor; Finished
 Improvements: 2 Season Room; Beamed Ceiling; Cathedral Ceiling; Deck; Formal Dining Room; Foyer
 Public Remarks: Riverwood Park Walk to Okemos schools. Fenced yard, professional landscaping! Three recently stained decks, 4 bedrooms plus 1st floor den, vaulted ceilings in family room and master bedroom. In the kitchen and master bath, tiled backsplash in kitchen, stainless appliances and tiled floor. Complete the look with granite countertops in the kitchen and master bath, tiled backsplash in kitchen, stainless appliances and tiled floor. Complete the look with granite countertops in the garage with service door to side of property. Gorgeous professional landscaping including a separate area to showcase the American flag! This well-cared for home will sure to please!

Land & Acreage: 1/4+ thru 1/2 Acre
 Property Conditions: Updated/Remodeled
 Property Use: Primary
 Sells: Shingle
 Show: 24 Hour Notice; Call List Agent; Sign on Property; Text List Agent; Showing Time
 Street: Curb & Gravel; Paved; Public
 Sewer: Public Sewer
 Terms: Cash; FHA
 Type: Two Story
 Water Heater: Gas Natural
 Water: Public

Sold Date: 10/17/2018
 Sold Price: \$309,900
 Sold Price/SqFt: 110.84
 Michael Williams
 Keller Williams Realty Lansing-East
 3490 Belle Chase Way, Suite 130
 Lansing, MI 48911
 517-331-3203

View Checked (0)

Price | Status | MLS #

\$300,000
4270 Conifer Circle
Okemos, MI 48864
Closed / 224157



\$230,000
2137 Butternut Drive
Okemos, MI 48864
Closed / 227788



\$309,900
2203 Woodfield Road
Okemos, MI 48864
Closed / 228157



\$287,500
2113 Long Leaf Trail
Okemos, MI 48864
Closed / 218231



\$310,000
2101 Long Leaf Trail
Okemos, MI 48864
Closed / 225380



Michael Williams,
Federau Williams, ABR

Keller Williams Realty Lansing - East

3490 Belle Chase Way,
Suite 130
Lansing, MI 48911
517-331-3203
E-Mail

2113 Long Leaf Trail, Okemos, MI 48864
Residential Closed

218231

\$287,500



County: Ingham
City: Okemos
Zip: 48864
Municipality: Meridian Twp
Property Sub-Type: Single Family Residence
List Price: 287,500
List Price/SqFt: 121.87
Baths Full - Total: 3
Baths Half - Total: 1
Bedrooms: 4

Lot Acres: 0.23
School District: Okemos
Subdivision: Riverwood
Section #: 0
Home Warranty: No
Reserved Items: No
Year Built: 1980
Occupancy: TBA
SqFt - Approx Total Finished: 3,209
Short Sale: No
Real Estate Owned: No

Directions: Okemos Rd. to Woodfield to Burning Bush to Long Leaf
Legal: LOT 52 RIVERWOOD PARK NO 2

Parcel #: 33-02-02-28-257-010
State Est. Value: \$119,500
Tax Year: 2016
Taxable Value: \$97,152

2113 Long Leaf Trail
#Full Baths 3: 0
#Half Baths 2: 0
#Full Baths 1: 0
#Full Baths B: 1

Taxes: \$4,713
Zoning: Residential
SqFt - Approx Finished Level 1: 1,194
SqFt - Approx Finished Level 2: 1,165
SqFt - Approx Finished Level 3: 0
SqFt - Above Appx: 2,859
SqFt - Basement: 1,354

Room Name Level Dimensions Flooring Window Treatments Remarks

Master Bedroom 2 15x16.5 Hardwood
Living Room 1 13x18.2 Carpet
Dining Room 1 12.6x11.6 Carpet
Bedroom 2 13.3x11 Carpet

Bedroom 3 11.0x10 Carpet
Bedroom 4 13.3x11 Carpet
Kitchen 2 12.2x16.3 Hardwood
Other Room 1 14x17.4 Carpet

Appliances: Central Air; Dishwasher; Disposal; Oven; Range; Refrigerator; Washer
Basement: Finished; Full
Counters: Granite; Laminate; Other
Driveway: Backdrop; Private
Extras: 1st Floor Laundry; Cable Installed; Fenced Yard; High Speed Internet Avail; Cable; Humidifier;
Master Bath; Smoke Alarm; Underground Sprinklers
Exterior: Brick; Shuoco; Wood Siding
Front Door: Oak; Gas
Garage: 2 Car; Attached; Concrete Floor; Door Opener; Finished
Heating: Forced Air - Gas
Improvements: Beamed Ceiling; Cathedral Ceiling; Deck; Formal Dining Room; Foyer
Public Remarks: Exceptional two story home on a beautiful lot (Architect Gordon Fineout). Large foyer with double coat closet & "brick" floor. Folding French doors lead to spacious living room with lots of windows & high ceiling. Formal dining room with newer Pelia windows (many windows throughout house have been replaced). Beautiful granite counter tops in kitchen; double stainless sink in island, double oven (convection), wood floor and wonderful breakfast nook overlooks the back yard. Cozy family room with gas FP, built-in cupboards & shelves and slider door to deck. Extra-large master bedroom with 2 closets (one walk-in) and teakwood "parquet" floor, double sinks & tile shower in master bath. Three additional bedrooms and second full bath on 2nd floor.

Sold Date: 11/17/2017
Sold Price: \$287,500
Sold Price/SqFt: 121.87

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517-331-3203
517-853-1200
517-331-3203
michaelwilliams@gmail.com



FEDERAU WILLIAMS



\$300,000
 4270 Conifer Circle
 Okemos, MI 48864
 Closed / 224157



\$230,000
 2137 Butternut Drive
 Okemos, MI 48864
 Closed / 227788



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\$310,000
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- East

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 E-Mail

2101 Long Leaf Trail, Okemos, MI 48864
 Residential Closed

\$310,000



2101 Long Leaf Trail
 33-02-02-28-257-012

County: Ingham
 City: Okemos
 State Es Value: \$134,900
 Tax Year: 2017
 Taxable Value: \$113,992

Lot Acres: 0.23
 Lot Dimensions: 9x123
 School District: Okemos
 Subdivision: Riverwood
 Home Warranty: No
 Reserved Items: No
 Year Built: 1964
 Occupancy: TBA
 SqFt - Appx Total Finished: 3,410
 Short Sale: No
 Real Estate Owned: No

Township/Tax Authority: Meridian Twp
 Property Sub-Type: Single Family Residence
 List Price: 289,500
 Baths Full - Total: 3
 Baths Half - Total: 1
 Bedrooms: 4
 Directions: Okemos Rd. up Woodfield to turning Bush to Long Leaf
 Legal: LOT 50 RIVERWOOD PARK NO 2

2101 Long Leaf Trail
 33-02-02-28-257-012

Parcel #: 33-02-02-28-257-012
 State Es Value: \$134,900
 Tax Year: 2017
 Taxable Value: \$113,992

#Full Baths 3: 0
 #Half Baths 2: 0
 #Full Baths 1: 0
 #Half Baths B: 1

Room Name	Level	Dimensions	Flooring	Window Treatments	Remarks	Room Name	Level	Dimensions	Flooring	Window Treatments	Remarks
Master Bedroom	2	16x15	Carpet	Blinds		Bedroom 3	2	14x10.8	Carpet	Blinds	
Living Room	1	15.4x15	Hardwood	Blinds		Bedroom 4	1	11.2x13.6	Carpet	Blinds	
Dining Room	1	12.3x13.6	Hardwood	Blinds		Kitchen	1	12.6x12	Tile	Blinds	
Bedroom 2	2	14.2x11.9	Carpet	Blinds		Other Room 1	1	23x15	Hardwood	Blinds	Family Room

Appliances: Central Air, Dishwasher, Disposal, Dryer, Microwave, Oven - Electric, Range, Refrigerator, Washer
 Basement: Crawlspace, Finished, Full
 Counters: Laminated, Other
 Driveway: Concrete
 Entrance: Full
 Humidifier: Master Bath; Fan; Smoke Alarm; Underground Sprinklers
 Exterior: Rough Sawn
 Front Door: N
 Fireplace: One; Wood Burning
 Garage: 2 Car, Attached; Concrete Floor; Door Opener; Finished
 Heating: Forced Air - Gas
 Improvements: Bar/Wet Bar; Cathedral Ceiling; Deck; Formal Dining Room; Foyer; Sauna; Vaulted Ceilings
 Public Remarks: Beautiful two-story home in the Riverwood Park Sub. The two-story foyer has 2 coat closets and a tile floor. Bamboo floors (manufactured underneath) installed in living room, dining room & family room. Spacious family room with a cathedral ceiling, built-in cupboards and bookcases, and a wood burning fireplace with brick hearth & wall. A slider door in the family room takes you outside onto a deck (new in 2017) and a large fenced-in backyard. Fabulous kitchen with new cabinets, quartz counter tops, dishwasher and refrigerator in 2017. The tile floor in the kitchen continues on into the informal eating area. The first floor closet area has a walk-in-closet and could be a fourth bedroom. The first floor also includes a half bath and a laundry room with sink, tile floor, built-in cupboards.

Land & Acreage: Up to 1/4 Acre
 Property Use: Primary
 Roof: Shingle
 Showing: Call List Agent; Email Agent; Key Box; Sign on Property; Showing Time
 Street/Road: Curb & Gutter; Paved; Public
 Sewer: Public Sewer
 Type: Conventional
 Water Heater: Gas Natural
 Water: Public

Sold Date: 06/18/2018
 Sold Price: \$310,000
 Sold Price/SqFt: 112.32

Michael Williams
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 3490 Belle Chase Way, Suite 130
 Lansing, MI 48911
 517-331-3203
 517-853-1200
 517-331-3203
 michaelwilliams@kwr.com





To: Planning Commission

From: Peter Menser, Principal Planner
Mackenzie Dean, Assistant Planner

Date: December 13, 2018

Re: Rezoning #18160 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family- Low Density) with conditions.

Giguere Homes has requested the rezoning of approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density). The site is located on the eastern end of a 17.91 acre parcel on the north side of Robins Way. Only the 7.36 acre portion of the property is proposed for rezoning to RAAA. The remainder of the property, approximately 10.55 acres, would remain in the RR zoning district. The subject site is located north of the Sanctuary subdivision (FP #04052), which was platted in 2004 and contains 48 single family lots. A Consumers Energy right-of-way is located north of the subject site.

The applicant submitted a letter offering to place eleven conditions on the rezoning, which includes the following:

1. Limit current development of the site to a maximum of seven lots.
2. Limit future development of the site to a maximum of seven lots.
3. Establishment of a 50 foot wide natural preservation area along the south side of the parcel to be deeded to the homeowners association.
4. Establishment of a five foot wide tree buffer on the north side of the 50 foot wide natural preservation area on the south side of the parcel, including deed restrictions on Lots 6 & 7 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
5. Establishment of an 80 foot natural preservation area along the west side of the parcel to be deeded to the homeowners association.
6. Establishment of a 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring the preservation area remain undisturbed.
7. Establishment of a 10 foot wide tree buffer area on the south side of the 20 foot wide preservation area along the north side of the parcel, including deed restriction on Lots 3, 4, & 5 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
8. Establishment of deed restrictions for the homes in any new development on the property that meet or exceed those of the existing Sanctuary development.
9. Reservation of one seat on the architectural review board established in the deed restrictions for an elected representative from the existing Sanctuary Homeowners Association.
10. Limitation imposed on Giguere Homes to not seek a variance to encroach into the required wetland buffer on Lots 5 & 6.

Rezoning #18160 (Giguere)
Planning Commission (December 17, 2018)
Page 2

11. Restriction of construction hours to only between 8 a.m. to 6 p.m., Monday-Saturday.

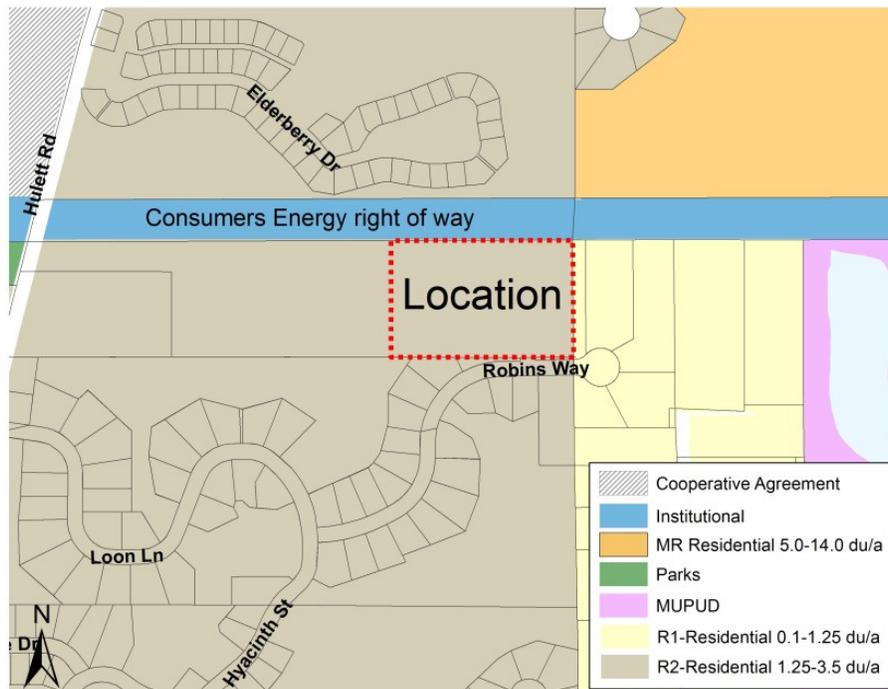
In a conditional rezoning the Planning Commission and Township Board have the option to choose whether or not to accept the conditions offered by the applicant. In this specific rezoning request some of the conditions offered by the applicant are either not applicable to the rezoning or not enforceable by the Township. Condition #1 can be applied to the rezoning; however Condition #2 may be redundant given the maximum number of lots established in Condition #1. Conditions 3, 4, 5, 6, 7, 8, 9, and 10 are appropriate to be included as deed restrictions when the property is proposed for development as a platted subdivision, but are not relevant to the rezoning. Condition #11 is unenforceable by the Township as there are currently rules in place limiting construction hours to between 7:00 a.m. and 7:00 p.m.

The applicant was previously denied a request to rezone the property from RR (Rural Residential) to RAA (Single Family-Low Density) in early 2018 (REZ #18010). The applicant submitted a second request to rezone the property from RR (Rural Residential) to RA (Single Family-Medium Density), which was denied in October of 2018 (REZ #18080).

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R2 Residential 0.5 – 3.5 dwelling units per acre category.

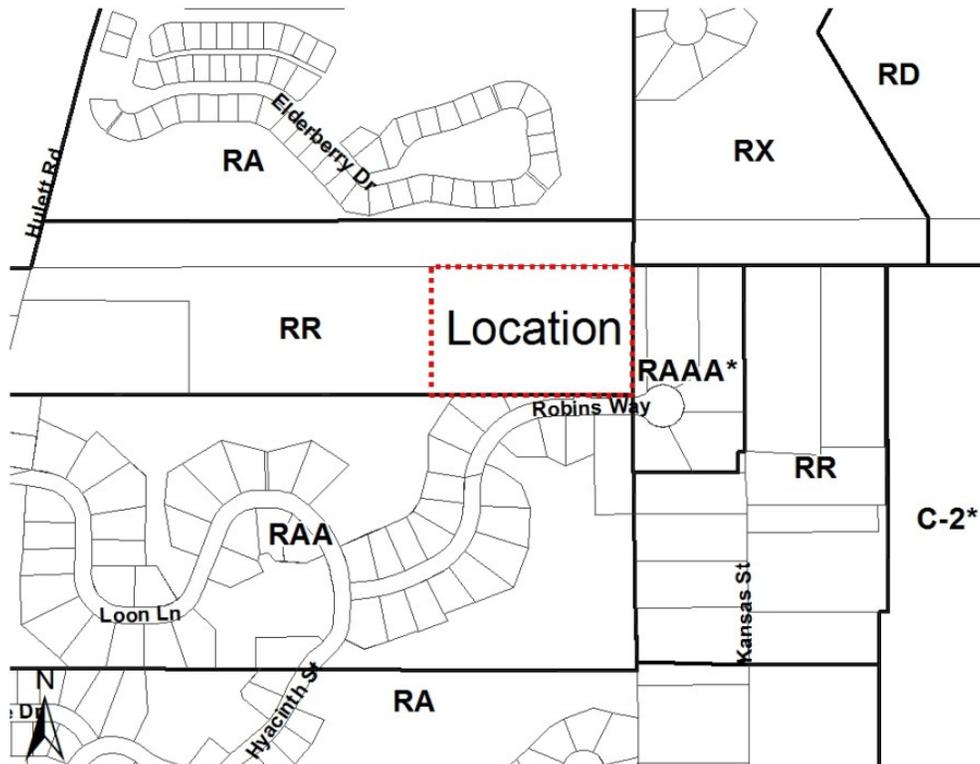
2017 FUTURE LAND USE MAP



Zoning

The subject site is located in the RR (Rural Residential) zoning district, which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. The requested RAAA zoning district requires a minimum 100 feet of lot width and 20,000 square feet of lot area.

ZONING MAP



Physical Features

The site contains a 2,116 square foot, two-story single family residence built in 1984 near the western end of the parcel with access on Hulett Road. The topography of the site slopes from 876 feet above mean sea level in the center of the parcel to a low point of 864 feet above mean sea level near the western edge of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

Wetlands

The Township Wetland Map depicts several wetlands on the site. A wetland delineation report has been prepared for the property, but the report will need to be verified by the Township wetland consultant prior to any application for development. Future development of the site will be required to comply with the wetland protection ordinance and water features setbacks as applicable.

WETLANDS MAP



GREENSPACE PLAN



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces.

Streets & Traffic

The site fronts on Robins Way. Robins Way is a two-lane road designated as a Local Street. Traffic counts are not available for Robins Way. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Hulett Road, between Jolly Road and Bennett Road, showed a total of 3,552 vehicles in a 24 hour period.

The table below compares estimates of future traffic volumes resulting from development of the subject property under both the existing RR zoning and proposed RAAA zoning using data from the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition). For each zoning district the land use with the highest potential traffic volume is identified and compared. In this case the land use producing the highest potential traffic volumes for both the existing and proposed zoning districts are single family dwellings.

	Existing RR zoning (7 lots)	Proposed RAAA zoning (7 lots)	Change
Peak Hour trips	5.39 (a.m.) 7.14 (p.m.)	6.16 (a.m.) 8.16 (p.m.)	+0.77 +1.02
Weekday trips	66.99	76.56	+9.57

Traffic generation is calculated using the estimated maximum number of dwelling units that could be developed on the property under both the current and proposed zoning. Seven lots was used for estimating traffic under the proposed RAAA zoning.

A traffic study is required when the trips from the highest potential traffic generator in the requested zoning district would generate more than 100 additional directional trips during a peak hour than the highest potential traffic generator permitted under the current zoning. In this case, the rezoning does not generate greater than 100 peak hour trips so a traffic study was not required.

Utilities

Municipal water and sanitary sewer is available in the vicinity of the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of approximately 7.36 acres of a 17.91 acre parcel from RR to RAAA with conditions. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.



The applicant has offered conditions on the rezoning, which are detailed in the introductory paragraph of this staff report. As noted, the majority of the conditions are not applicable to the rezoning. The Planning Commission may choose to accept or reject any of the offered conditions. If approved, the rezoning and associated conditions would run with the land, so if the rezoning was approved and the property was sold the seven dwelling unit limit, or any other condition, would remain in place.

Planning Commission Options

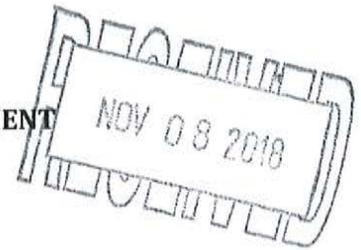
The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning application and supporting materials.
2. Letter from Jim Giguere detailing rezoning conditions dated November 28, 2018.
3. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18160 (Giguere)/REZ 18160.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



REZONING APPLICATION

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

Part I

A. Owner/Applicant Giguere Homes
Address of applicant 6200 Pine Hollow Drive, Ste. 100, East Lansing, MI 48823
Telephone: Work 1-517-339-3600 Home _____
Fax 1-517-339-7201 Email d Elisabeth@giguerehomes.com

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

****Please see attached purchase agreement that includes provisions for rezoning**

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Enger Surveying & Engineering
Address 805 N. Cedar, PO Box 87, Mason, MI 48854
Telephone: Work 1-517-676-6565 Home _____
Fax _____ Email ese@acd.net

C. Site address/location Portion of 3760 Hulett Road, Okemos, MI 48864, Adjacent to Robins Way
Legal description (Attach additional sheets if necessary) See attached
Parcel number 33-02-02-32-400-005 Site acreage 7.36

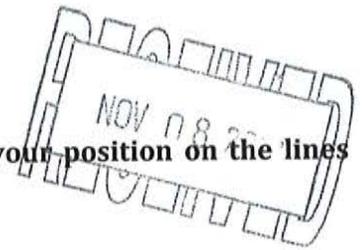
D. Current zoning RR Requested zoning RAAA

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

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST



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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: N/A
- 2) The conditions of the surrounding area have changed in the following respects: The surrounding parcels which were previously zoned RR have since been rezoned to RA,RAA,RAAA & RX.
- 3) The current zoning is inconsistent with the Township's Master Plan, explain:
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: N/A
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: N/A
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: N/A

B. Reasons why the requested zoning is appropriate:

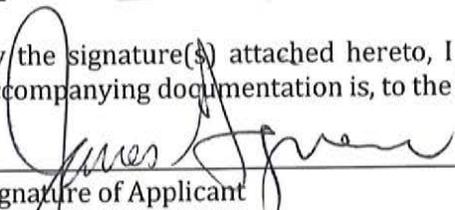
- 1) Requested rezoning is consistent with the Township's Master Plan, explain: Requested RAAA zoning is consistent with the R-2 designation for this parcel on the Future Land Use Map dated 9/22/17
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: Proposed average lot sizes will be larger than adjacent RAA development and homes will meet or exceed the deed restrictions of that development.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: The conditions included with this application will minimize the impact on both the environment and the adjacent developments.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: The existing infrastructure and public services are capable of supporting the proposed rezoning.
- 5) Requested rezoning addresses a proven community need, specifically: There is a need for new well built homes in Okemos and more specifically in proximity to Okemos High School.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: The proposed development requires limited new infrastructure and allows for perpetual preservation of environmentally sensitive areas
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: This project allows for better utilization of existing infrastructure and will require a limited amount of new infrastructure. The proposed project will result in significant tax and per pupil revenue for both the Township and School District

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

4/8/2018

Date

James Giguere
Type/Print Name

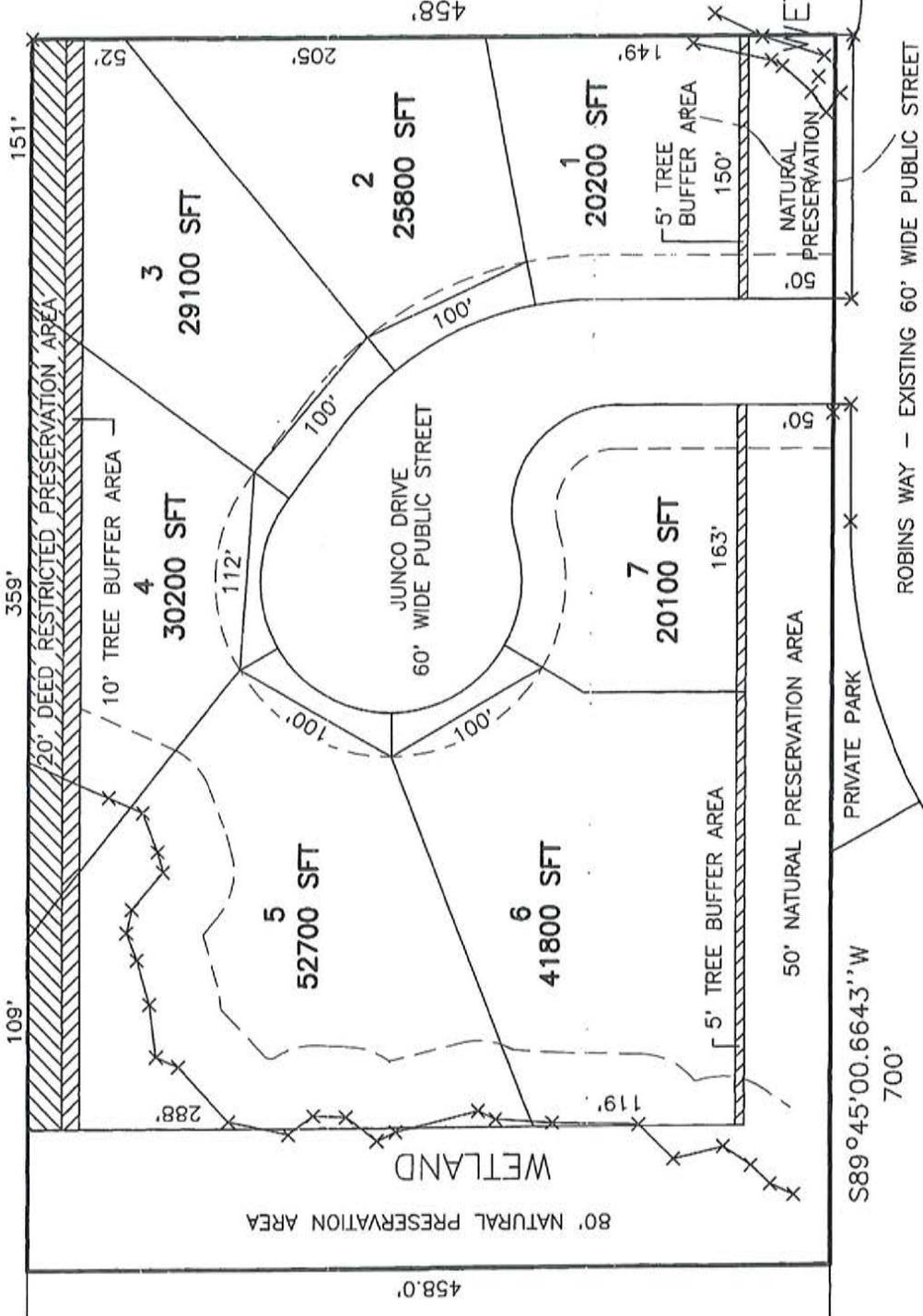
Fee: \$860.00

Received by/Date: Peter Merson 11-9-10

NOV 08 2018

ELECTRIC TRANSMISSION LINE

700'



NOTE
 WITHIN THE 10' AND 5'
 TREE BUFFER AREAS 12"
 AND LARGER DIAMETER
 TREES WILL NOT BE CUT



SCALE: 1" = 100'
 0 50 100

CURRENT ZONING = RR
 PROPOSED ZONING RAAA
 20000 SFT MIN
 100' MIN WIDTH

RAAA CONCEPT
 CONCEPT U

NOV 08 2018



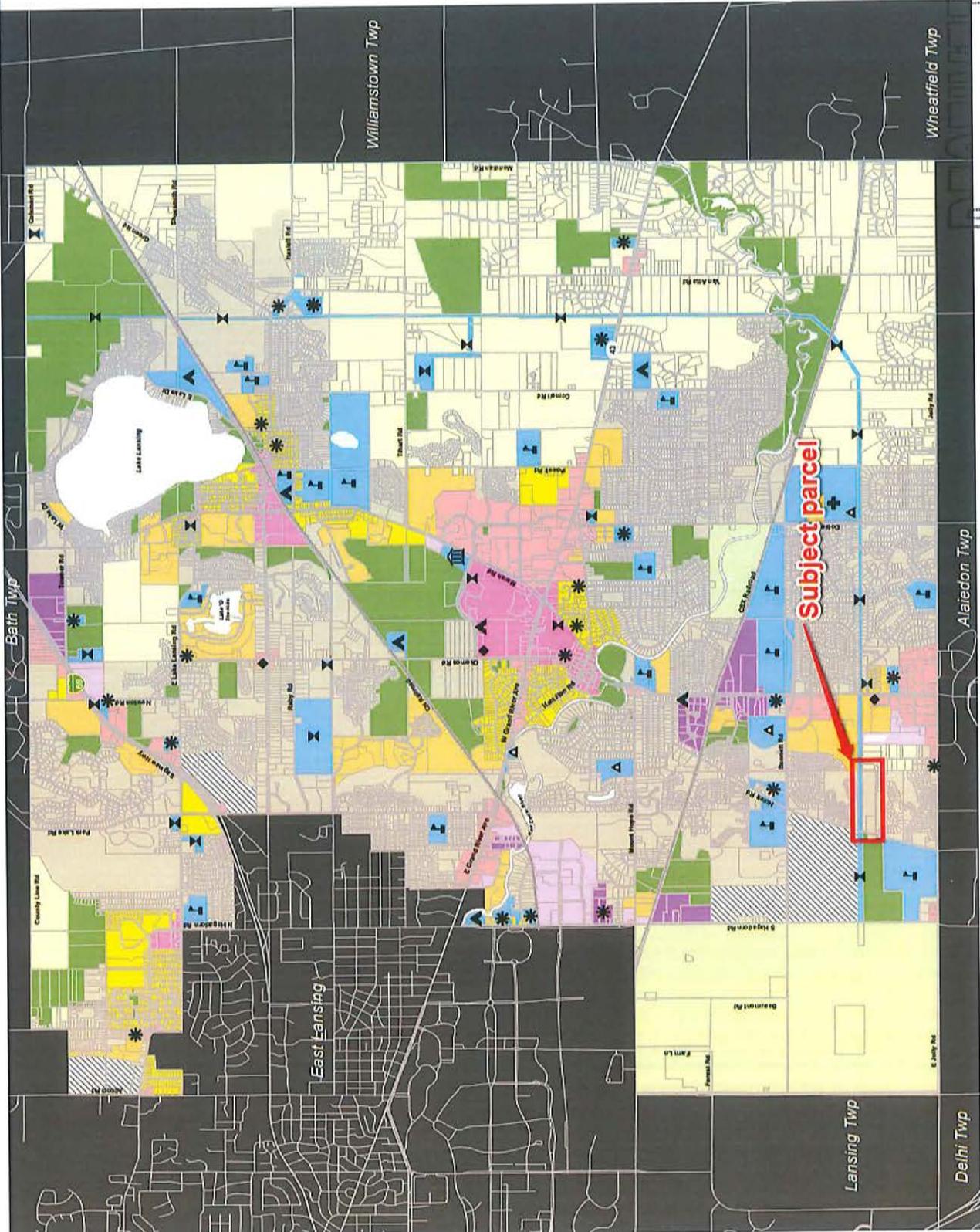
Future Land Use

Meridian Charter Township
Ingham County, Michigan

September 22, 2017

Legend

- AGRICULTURE/EDUCATIONAL
- R1-RESIDENTIAL 0.0-0.5 DU/A
- R2-RESIDENTIAL 0.5-3.5 DU/A**
- R3-RESIDENTIAL 1.25-3.5 DU/A with Bonus Density up to 5 DU/A
- MR-RESIDENTIAL 5.0-14.0 DU/A
- BUSINESS/TECHNOLOGY
- COMMERCIAL
- MUPUD
- MIXED USE CORE
- INSTITUTIONAL
- Cemetery
- County Medical Center
- Fire Station
- Meridian Township Municipal Cent
- Public
- Religious Institution
- School
- Utility
- PARKS/LAND PRESERVATION
- COOPERATIVE AGREEMENT
- WATER



NOV 08 2018

Zoning Plan

The Zoning Plan consists of the Future Land Use Map and the land use designations outlined in this chapter. It suggests the Township adopt the recommendations for revisions to the Zoning Ordinance and Zoning Map.

A Zoning Plan is required by the Michigan Planning and Zoning Enabling Acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, requires that the Master Plan prepared under that act shall serve as the basis for the community's Zoning Plan. The Michigan Zoning Enabling Act, PA 110 of 2006, as amended, requires a zoning plan to be prepared as the basis for the zoning ordinance. The Zoning Plan must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted (as described in Section 201 of the Michigan Zoning Enabling Act). This Zoning Plan consists of the Future Land Use Map, the land use designations outlined in this chapter, and the suggestions that the Township adopt the recommendations for revisions to the zoning ordinance and map.

The following table presents the Meridian Township Zoning districts that apply to each of this Plan's Future Land Use designations.

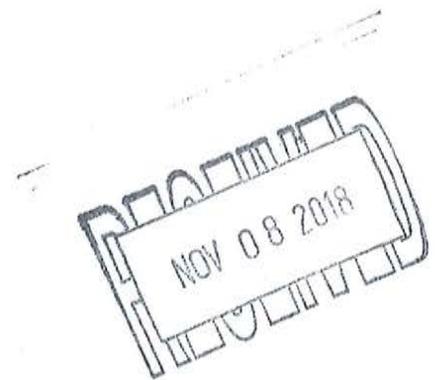
Table 1. Future Land Use and Zoning Map Correlation

Future Land Use Designation	Zoning Districts
R1 Residential	RR, RRR, AG, CV
R2 Residential	RRA, RAAA, RAA, RA
R3 Residential	RA, RB, RX
MR Residential	RX, RD, RDD, RC, RCC, RN, PRD, MP, PUD
Business/Technology	PO, RP, I
Commercial	C-1, C-2, C-3, PO, CR
Mixed Use Planned Unit Development	C-PUD, MUPUD
Mixed Use Core	C-PUD, PUD, MUPUD
Institutional	All Districts
Parks and Open Space	All Districts

Source: McKenna Associates 2016

Not all of the Master Plan's future land use categories will match up with the current location or regulations of the Zoning District to which they most closely correspond. Zoning Ordinance text amendments, map amendments, or new Zoning Districts will be necessary to implement the Future Land Use Plan. The key revisions of the Zoning Ordinance are discussed on the following page.

The Zoning Ordinance is the major tool available to local government to implement the land use mapping element of the Master Plan. The Meridian Township Future Land Use Map indicates residential growth areas of different densities and provides locations for commercial and industrial uses.





GREATER LANSING ASSOCIATION OF REALTORS® PURCHASE AGREEMENT



Offer Date: 10/4, 2018
 Selling Office: _____
 Selling Broker License # _____
 Selling REALTOR®: _____
 Selling REALTOR®'s Email Address: _____
 Selling REALTOR®'s Phone: _____
 Listing Office: _____
 Listing Broker License # _____
 Listing REALTOR®: _____
 Listing REALTOR®'s Email Address: _____
 Listing REALTOR®'s Phone: _____

Selling Broker # _____
 License # _____
 facsimile: _____
 Listing Broker # _____
 License # _____
 facsimile: _____

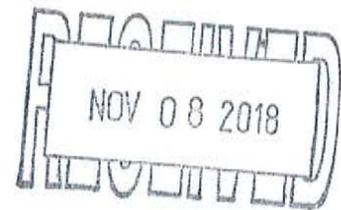
BUYER offers to purchase from SELLER the following:

1. **PROPERTY** situated in the City/Twp. of Meridian County of Ingham Michigan,
 located at: 7.36 acre parcel off Hulett Rd.
 and legally described as:
7.36 acre parcel A. This parcel of the southwest 1/4 of section 32. , T4N, R1W Meridian Township, Ingham County, Mi. See attached Exhibit A

MLS #(s) _____ Permanent Parcel #(s): 7.36 acre part of 33-02-02-32-400-005

Subject to any existing building and use restrictions, zoning ordinances, and easements, if any. The Property includes all buildings; GAS, OIL, AND MINERAL RIGHTS OWNED BY SELLER; all attached fixtures such as carpeting and linoleum; mirrors; complete lighting and fan fixtures; window treatment hardware/rods; window shades, curtains, and blinds; screens, storm windows and doors; stationary laundry tubs; heating and air conditioning equipment; water heater, water softener (unless rented), water pump and pressure tank; sump pump; satellite dish and controls; garage door opener and controls; attached work benches; all attached shelving; stationary outdoor grills; all support equipment for in-ground pools; detached storage buildings; fireplace doors and screens; built-in appliances; mail box; all plantings; underground sprinkling system, water pumps and timers; fences; awnings; basketball hoop; outdoor play equipment; fuel (unless metered) and fuel tanks (unless rented).

EXCEPTIONS OR ADDITIONS:
none



2. **PRICE:** The purchase price will be \$ 534,500.00
 (Five Hundred Thirty-Four Thousand Five Hundred Dollars)

3. **A. This offer**

- is NOT Contingent upon the Sale or Close of another property
- IS contingent upon the Sale and Close of _____
- IS contingent upon the Close of _____

B. OTHER PROVISIONS:

1) Subject to 120 day for plan approval by Meridian Township. Deposit then to be transferred to the seller upon plan approval and applied to the sale price. closing to be within 60 days of Meridian Township plan approval and approval of financing

BUYER'S initials [Signature] Date 10/4/2018 SELLER'S initials NLCG / CXL Date 10/4/2018



GREATER LANSING ASSOCIATION OF REALTORS® PURCHASE AGREEMENT



7.36 acre parcel off Hulett Rd.

Meridian

Property Address

B. OTHER PROVISIONS CONTINUED:

2) Purchaser deposit \$5000 from time of acceptance for 120 days to do due diligence and seller agrees to give up to additional 30 days if required to do due diligence. If purchaser is satisfied, purchaser will move forward to township approval process. Closing will take place 60 days after rezoning to RAAA and development plan approval by Township. Purchaser will pay seller \$1000 per month for each month after the due diligence period. If the purchaser elects not to close on the property after due diligence period, initial \$5000 deposit will not refundable as well as the \$1000 monthly fee. When the purchaser closes on the property, all money paid to date will be credited to the purchaser
3) seller to respond to offer by 10/05/2018

4. **METHOD OF PAYMENT:** ALL MONIES MUST BE PAID IN U.S. FUNDS IN THE FORM OF CERTIFIED CHECK, CASHIER'S CHECK, OR BANK TRANSFER. The purchase will be completed by the following method:

CASH. The full purchase price upon delivery of a warranty deed

NEW MORTGAGE. The full purchase price upon delivery of a warranty deed. This Agreement is contingent on BUYER'S ability to obtain a _____ year mortgage in the amount of \$ _____ or _____ % of the sale price
 BUYER will formally apply for loan within _____ business days after SELLER'S acceptance of this Agreement.

BUYER has formally applied for a mortgage loan and is conditionally preapproved.

If BUYER fails to deliver to SELLER acceptable evidence of formal loan approval for the above designated property on or before _____ SELLER may cancel this Agreement. Sale will be completed upon delivery of a warranty deed.

LAND CONTRACT (BUYER and SELLER to sign a Greater Lansing Association of REALTORS® Land Contract current version, or other form specified here: _____). BUYER will pay a \$ _____ down payment and monthly installments (principal and interest) of \$ _____ or more, including annual interest of _____ %, beginning _____ days after Closing; and in addition:

1/12 of SELLER'S estimate of annual real estate taxes and insurance will be paid by BUYER each month by: _____ add back _____ escrow;

OR

Real estate taxes and insurance will be paid by BUYER.

BUYER will pay the entire balance within _____ years after Closing.

MORTGAGE ASSUMPTION or LAND CONTRACT ASSIGNMENT. Provided that mortgage or land contract is assumable by BUYER:

Delivery of Warranty deed subject to BUYER'S Formal Informal Assumption of existing mortgage

OR

Assignment of SELLER'S interest in land contract.

BUYER to pay the difference of approximately \$ _____ between purchase price and balance of mortgage/land contract and to assume responsibility for monthly payments of \$ _____ including interest at _____ % yearly, which is _____ fixed _____ variable. BUYER WILL REIMBURSE SELLER FOR ANY FUNDS HELD IN ESCROW.

5. SELLER CONCESSIONS:

SELLER agrees to pay up to _____ % of the purchase price or up to \$ _____ dollars at the closing to be used toward any of the following: BUYER'S closing costs, discount points, home warranty, or any other costs that conform with lender guidelines.

No SELLER Concessions requested.

BUYER'S initials _____

Date _____

SELLER'S initials _____

Date 10/4/2018



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7.36 acre parcel off Hulett Rd.

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6. **PRORATED ITEMS:** Rents, association fees, insurance (if assigned) as well as interest on any existing land contract, mortgage, water and sewer bills or other lien assumed or to be paid by the BUYER, will be prorated to the date of Closing.

ADDITIONAL ITEMS:
none

7. **SPECIAL ASSESSMENTS:** All special assessments for the property that occur on or before the date of Closing, shall be paid by the SELLER, provided, however, that in the event a special assessment is payable in installments, current and future installments shall be

- paid by BUYER.
 paid in full by SELLER at closing;

EXCEPTIONS: none

8. **PROPERTY TAXES WILL BE TREATED AS IF THEY COVER THE CALENDAR YEAR** in which they are first billed. TAXES first billed in years prior to year of Closing will be paid by SELLER without proration. TAXES first billed in the year of Closing will be prorated using the tax bill amounts less any assessments included in the tax bills so that SELLER will pay taxes from the first of the year through the day prior to Closing date; and BUYER will pay taxes for the balance of the year, including the date of Closing. If any bill for Taxes is not issued as of the date of Closing, the then current taxable value and tax rate and any administrative fee will be substituted and prorated.

9. **A. INSPECTIONS:**

- This offer is contingent upon satisfactory inspection(s) of the property, including but not limited to:
 plumbing heating electrical structural pest radon other see paragraph 3B,
at BUYER'S expense, by licensed contractor(s) and/or inspector(s) of BUYER'S choice. If the property is damaged as a result of the inspection or testing, BUYER assumes responsibility to restore the property to its former condition or to compensate SELLER accordingly. BUYER has the right to terminate this Agreement if BUYER is not satisfied with the results of the inspections by giving SELLER written notice of termination within _____ business days after this Agreement is fully executed and earnest money deposit will be refunded in full. At any time within that _____ day period Buyer may request in writing that Seller make certain repairs or that Seller reduce the Purchase Price. Such request for repairs or reduction in purchase price does not terminate the contract, the Seller shall have three (3) days from receipt of such request to agree to make such repairs, reduce the purchase price or reject the addendum.
- BUYER acknowledges that it has been recommended that a licensed contractor(s) and/or inspector(s) of BUYER'S choice be retained to inspect the property. Contrary to Broker's recommendation, BUYER DOES NOT DESIRE TO OBTAIN AN INSPECTION OF THE PROPERTY.

BUYER IS NOT RELYING ON ANY REPRESENTATION OR STATEMENT MADE BY SELLER OR ANY REAL ESTATE SALESPERSON/BROKER REGARDING ANY ASPECT OF THE PROPERTY OR THIS SALE, EXCEPT AS MAY BE EXPRESSLY SET FORTH IN THIS AGREEMENT, A WRITTEN AMENDMENT TO THIS AGREEMENT OR ANY WRITTEN DISCLOSURE STATEMENT.

If BUYER fails to obtain any inspection(s) or fails to notify SELLER's agent, in writing, within the time frame specified that BUYER is dissatisfied with any inspection(s), and/or research and discovery of information pertinent to the property, this Agreement shall be binding without regard to said inspection(s).

B. WELL AND SEPTIC:

- This property requires mandatory Well and Septic Inspections. BUYER and SELLER acknowledge that SELLER is required to perform, and pay for a Point of Sale Mandatory Well and Septic inspections on the above named property.
- This property does not require mandatory Well and Septic Inspections.

This Offer: IS contingent on a satisfactory Well and Septic Inspection at BUYER'S expense, by licensed contractor(s) and/or inspector(s) of BUYER'S choice. If the property is damaged as a result of the inspection or testing, BUYER assumes responsibility to restore the property to its former condition or to compensate SELLER accordingly. BUYER has the right to terminate this Agreement if BUYER is not satisfied with the results of the inspections by giving SELLER written notice within _____ business days after this Agreement is fully executed.

is NOT contingent on a satisfactory Well and Septic Inspection

BUYER'S initials [Signature]

Date 10/4/18

SELLER'S initials NLG [Signature]

Date 10/4/2018



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7.36 acre parcel off Hulett Rd.

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C. LEAD PAINT DISCLOSURE/INSPECTION (For residential housing built prior to 1978 only):

BUYER acknowledges that prior to signing this Agreement, BUYER has received the HUD/EPA pamphlet *Protect Your Family From Lead in Your Home* and has received a copy of the *Lead-based Paint SELLERs Disclosure Form* completed by the SELLER on _____, the terms of which shall be part of this Agreement.

BUYER also agrees (check one below):

BUYER shall have _____ days after the date of this Agreement to conduct an inspection of the property for the presence of lead-based paint and/or lead-base paint hazards. (Federal regulations require a 10-day period or other mutually agreed upon period of time.) If BUYER is not satisfied with the results of this inspection, upon notice from BUYER to SELLER within this period, this Agreement shall terminate and any deposit shall be refunded to BUYER.

BUYER hereby waives his/her opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

10. CLOSING COSTS:

A. BUYER WILL PAY FOR transfer fees on mortgage assumptions; recording of deed and/or security instruments; attorney's opinion and/or services for BUYER; mortgage closing costs required by lender including mortgage title insurance, appraisal, title company closing fees, all inspections; rezoning; soil borings; franchise agreements; use permits; drain and /or other easements; rights-of-way; and stake or mortgage report survey (if mortgage survey is required for insurance, it will be at the BUYER'S expense).

EXCEPTIONS: none

B. SELLER shall provide, at SELLER's expense, to the BUYER an owners Title Insurance Policy

- With standard exceptions
- Without standard exceptions
- Enhanced/Extended Coverage

in the amount of the sale price; all costs required to convey clear title; title company closing fees if closing in cash, land contract, VA, or seller funded purchase money mortgage transaction; all transfer taxes on deed; preparation of deed, land contract, and security instruments; and other documents necessary to convey clear title.

EXCEPTIONS/ADDITIONS: none

BUYER retains the right to select the provider of mortgage title insurance. If different title agencies are issuing the owners and mortgage title policies SELLER agrees to pay any and all fees to the agency issuing the owners policy except for the actual cost of recording the deed. BUYER agrees to pay any and all fees to title agency issuing the mortgage policy.

11. PROPERTY INSURANCE: SELLER shall be responsible for fire and extended coverage insurance on the property until sale is closed.

12. CLOSING: Sale will be closed on **OR** before see 3 B, unless amended by written addendum to this Agreement. If title defects exist, SELLER will have 30 days after receiving written notice to remedy the defects. After the 30 days, SELLER will refund the deposit in full termination of this Agreement if title defects have not been remedied.

13. POSSESSION: SELLER will give possession as follows:

At closing

SELLER to occupy the property; it will be vacated no later than _____ days after Closing. At Closing, SELLER will pay BUYER the total sum of \$ _____ based upon \$ _____ per day, as occupancy charge for the period from the Closing date through the agreed surrender date. Charges for unused days will be reimbursed to SELLER upon vacating. SELLER is responsible for utilities and any repairs of damage caused to the property by SELLER after Closing and before vacating. If tenants occupy the property, then:

SELLER will cause the tenants to vacate the property before closing.

BUYER will take the property subject to the rights of the tenants.

SELLER is responsible for removal of all rubbish, personal items, trash/debris, and property shall be broom swept/cleaned.

BUYER'S initials [Signature] Date 11/14/18 SELLER'S initials NIG Date 10/4/2018



**GREATER LANSING ASSOCIATION OF REALTORS®
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7.36 acre parcel off Hulett Rd.

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14. SELLER'S DISCLOSURE:

BUYER acknowledges that a SELLER's Disclosure Statement has been provided to BUYER.

SELLER shall provide BUYER with a SELLER's Disclosure Statement with SELLER's acceptance of this offer. Pursuant to the SELLER Disclosure Act, MCL 559.951, et seq., BUYER will have 72 hours after delivery of the disclosure statement to terminate this Agreement by delivery of a written notice to SELLER or SELLER's agent.

15. RELEASE: BUYER and SELLER acknowledge that neither Listing Broker nor Selling Broker, nor their respective agents, have made any representations concerning the condition of the property covered by this Agreement or the marketability of title, and BUYER and SELLER release the Listing Broker and Selling Broker and their respective agents, with respect to all claims arising out of or related to this Agreement, any addendums or counteroffers; all claims arising from any purported representations as to the physical and environmental condition of the property covered by this Agreement or the marketability of title; and all claims arising from any special assessments and/or utility bills which have been or may in the future be charged against the property covered by this Agreement and, in addition, agree to indemnify and hold harmless the Listing Broker and Selling Broker and their respective agents from any and all claims related to those matters.

16. PROPERTY CONDITION: BUYER has personally inspected the property and has reviewed the information contained in any written disclosure statement provided by SELLER and BUYER agrees to accept the property "AS IS" in its present condition. BUYER IS NOT RELYING ON ANY REPRESENTATION OR STATEMENT MADE BY SELLER OR ANY REAL ESTATE SALESPERSON/BROKER REGARDING ANY ASPECT OF THE PROPERTY OR THIS SALE OTHER THAN EXPRESS REPRESENTATIONS IN THIS AGREEMENT, ANY ADDENDUM(S) OR STATEMENTS CONTAINED IN ANY WRITTEN DISCLOSURE STATEMENT. BUYER ACKNOWLEDGES THAT ALL INFORMATION PROVIDED BY THE GREATER LANSING ASSOCIATION OF REALTORS® LINESIDE IS DEEMED ACCURATE BUT IS NOT GUARANTEED OR WARRANTED.

17. FINAL WALK-THROUGH: Buyer reserves right to walk through property within 48 hours prior to closing to confirm all terms of this Agreement have been met.

18. PROFESSIONAL ADVICE: Broker advises BUYER to seek legal, tax, environmental, and other appropriate professional advice relating to this transaction. Broker does not make any representations or warranties with respect to the advisability of, or the legal effect of this transaction.

BUYER acknowledges that it has been recommended that an attorney be retained to review the marketability of title and all Closing documents including the Greater Lansing Association of REALTORS® Closing Agreement form and to determine that the terms of this Agreement have been met.

Documents of transaction to be reviewed by:

Attorney Name: _____ to be named _____ Telephone # _____
Address: _____ Fax # _____

OR

BUYER acknowledges that, contrary to recommendation, BUYER DOES NOT DESIRE TO RETAIN AN ATTORNEY.

19. SQUARE FOOTAGE: Parties agree any square footage stated in the MLS are estimates only and should not be relied upon, but should be verified by the parties.

20. EARNEST MONEY DEPOSIT: BUYER'S DEPOSIT: \$ 5,000.00 showing BUYER'S good faith will be deposited in escrow or trust account of Midstate Title Co. (BROKER/TITLECOMPANY) under current regulations of the State of Michigan. This deposit will be applied as part of the purchase price. If this offer is not accepted, or title is not marketable, or insurable, or if the terms of purchase are contingent upon BUYER'S ability to obtain a new mortgage, or if sale is on land contract subject to its sale, or if there are any other contingencies in this Agreement which cannot be met, this deposit is to be refunded.

If BUYER or SELLER defaults, the other party may enforce this Agreement or may cancel it, and pursue his/her legal and/or equitable remedies. If the sale is not consummated, any release of the BUYER'S deposit will require a Mutual Release of this Agreement signed by all parties. *If no mutual agreement can be negotiated, the person holding the deposit may, upon 30 days written notice to all parties, transfer the deposit by interpleader to a court of proper jurisdiction after deducting out-of-pocket costs and legal fees.* Delivery to court will release the Brokers and the person holding the deposit from further liability concerning the deposit.

BUYER'S initials [Signature] Date 10/4/18 SELLER'S initials NIC [Signature] Date 10/4/2018



GREATER LANSING ASSOCIATION OF REALTORS® PURCHASE AGREEMENT



7.36 acre parcel off Hulett Rd.

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21. **LIMITATION:** BUYER and SELLER agree that any and all claims or lawsuits which they may have against the Listing Broker and its Agents and/or Selling Broker and its Agents relating to their services must be filed no more than six (6) months after the date of closing of the transaction described in this Agreement. BUYER and SELLER waive any statute of limitations to the contrary.
22. **MEDIATION:** BUYER and SELLER agree that any dispute related to this Agreement shall be submitted to Mediation. This Mediation shall be according to the NATIONAL ASSOCIATION OF REALTORS® rules and procedures of the Home seller's/Homebuyer's Dispute Resolution System. If the parties cannot reach a binding agreement in Mediation, they have the right to use other legal remedies. BUYER acknowledges receipt of the brochure briefly describing the Mediation System.
23. **TIME IS OF THE ESSENCE.** Time is of the essence in this transaction. Failure to enforce a time deadline in one or more instances shall not constitute a waiver of that time deadline or other deadlines in the future.
24. **ASSIGNMENT:** BUYER will not assign this Agreement without the consent of SELLER.
25. **AGENCY DISCLOSURE:** THE UNDERSIGNED BUYER AND SELLER EACH ACKNOWLEDGE THAT THEY HAVE READ AND SIGNED *THE DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS*.

THE SELLING BROKER/SALESPERSON IS ACTING AS (check one):

- AGENT OF THE SELLER
 BUYER'S AGENT DUAL AGENT (with written, informed consent of both BUYER and SELLER)
 OTHER: purchaser is a licensed broker in the State of Michigan

26. **ELECTRONIC COMMUNICATION:** As an alternative to physical delivery, the parties agree that this Agreement, any amendment or modification of this Agreement and/or any written notice or communication in connection with this Agreement may be delivered to the SELLER in care of the Listing REALTOR® and the BUYER in care of the Selling REALTOR® using electronic mail or facsimile using the contact information set forth above. Any such communication shall be deemed delivered at the time it is sent or transmitted. SELLER represents and warrants that an electronic email address has been provided to Listing REALTOR® from which SELLER may receive electronic mail. BUYER represents and warrants that an electronic email address has been provided to Selling REALTOR® from which BUYER may receive electronic mail. The parties agree that the electronic signatures and initials shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the documents in the handwriting of each party.
27. **ENTIRE AGREEMENT:** This written Agreement and any written addenda to it contain the entire agreement of the parties with respect to the sale of the property and supersede all negotiations, understandings or offers. No oral representations or statements will be binding, and this Agreement may be modified or amended only in writing and signed by the BUYER and SELLER. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

28. **A. BUYER'S SIGNATURE:** DATE: _____

_____ X _____
 BUYER (Signature) BUYER (Signature)

_____ X _____
 Print Name Print Name

BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT PAGES 1 THROUGH 8.

Received from above named BUYER earnest money deposit in the amount of \$ 5,000.00
 in the form of Personal Check # _____ Other _____
 Received By _____
(REALTOR®)

BUYER'S Address: _____

BUYER'S initials [Signature] Date 10/4/18 SELLER'S initials NLC Date 10/4/2018



GREATER LANSING ASSOCIATION OF REALTORS® PURCHASE AGREEMENT



7.36 acre parcel off Hulett Rd.

Meridian

Property Address

B. SELLER'S ACKNOWLEDGEMENT: SELLER'S SIGNATURE ACKNOWLEDGES RECEIPT OF PAGES 1 THROUGH 8

<p><u>Norman H. Gear</u> SELLER (Signature)</p> <p><u>Norman H. Gear</u> Print Name</p>	x	<p style="text-align: right;">DATE: <u>10/4/2018</u></p> <p><u>Carmen L. Gear</u> SELLER (Signature)</p> <p><u>Carmen L. Gear</u> Print Name</p>
---	---	--

29. SELLER'S RESPONSE: The offer is

- ACCEPTED AS WRITTEN
- REJECTED
- AMENDED AS FOLLOWS:

1 sale price to increase by \$10,000 if buyer is able to get 8 lots.

30. ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

31. MULTIPLE OFFERS: BUYER'S ACCEPTANCE OF ANY COUNTER OFFER MADE BY SELLER WILL BE BINDING ON THE SELLER ONLY WHEN AND IF THE SELLER SIGNS BELOW ACCEPTING AND ACKNOWLEDGING RECEIPT BY SELLER OF THE BUYER'S ACCEPTANCE OF SELLER'S COUNTER OFFER. IF SELLER RECEIVES MULTIPLE OFFERS OR MULTIPLE ACCEPTANCES OF COUNTER OFFERS PRIOR TO THE WRITTEN ACCEPTANCE AND ACKNOWLEDGEMENT BY SELLER OF AN ACCEPTED COUNTER OFFER, SELLER WILL BE ENTITLED TO CHOOSE CONCLUSIVELY THE TRANSACTION BY WHICH SELLER WILL BE BOUND.

32. SELLER LIABILITY: SELLER UNDERSTANDS THAT CONSUMMATION OF THE SALE OR TRANSFER OF THE PROPERTY DESCRIBED IN THIS AGREEMENT WILL NOT RELIEVE SELLER OF ANY LIABILITY THAT SELLER MAY HAVE UNDER THE MORTGAGE(S) OR OTHER INDEBTEDNESS TO WHICH THE PROPERTY IS SUBJECT UNLESS OTHERWISE AGREED TO BY THE LENDER OR REQUIRED BY LAW OR REGULATION.

33. SELLER'S SIGNATURE:

DATE: 10/4/2018 a.m. p.m.

<p><u>Norman H. Gear</u> SELLER (Signature)</p> <p><u>Norman H. Gear</u> Print Name</p>	x	<p><u>Carmen L. Gear</u> SELLER (Signature)</p> <p><u>Carmen L. Gear</u> Print Name</p>
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BUYER'S initials [Signature] Date 10/4/18 SELLER'S initials NHG CLG Date 10/4/2018



GREATER LANSING ASSOCIATION OF REALTORS® PURCHASE AGREEMENT



7.36 acre parcel off Hulett Rd.

Meridian

Property Address

SELLER'S Address: _____

TELEPHONE: _____ (day) TELEPHONE: _____ (eve)

REALTOR®: _____ REALTOR'S® TELEPHONE: _____

SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT PAGES 1 THROUGH 8.

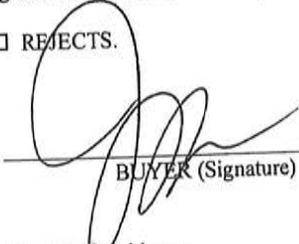
34. BUYER'S RECEIPT/RESPONSE:

If accepted by SELLER as written
 Receipt is acknowledged by BUYER of SELLER'S acceptance of BUYER'S offer.

If amended by SELLER
 Accepts SELLER'S counter offer. All other terms and conditions remain unchanged. BUYER acknowledges there will be a binding agreement between parties only when the SELLER signs paragraph 35 below.

REJECTS.

DATE: 10/4/18 _____ a.m. p.m.


BUYER (Signature)

X _____
BUYER (Signature)

BUYER'S Address: _____

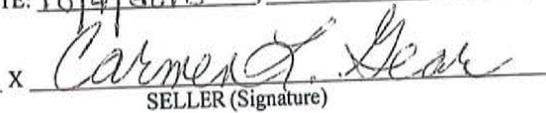
TELEPHONE: _____ (day) TELEPHONE: _____ (eve)

REALTOR®: _____ REALTOR'S® TELEPHONE: _____

35. SELLER'S RECEIPT: SELLER accepts and acknowledges receipt of BUYER'S acceptance of counter offer.

DATE: 10/4/2018 _____ a.m. p.m.


SELLER (Signature)

X 
SELLER (Signature)

DISCLAIMER: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section of the form is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or warranties made in connection with the form. ©Copyright Greater Lansing Association of REALTORS® (Rev. 3/89, 1/90, 11/90, 1/93, 2/94, 2/95, 2/96, 7/97, 10/97, 2/99, 5/00, 9/01, 2/03, 9/05, 11/06, 9/11, 10/12, 7/13, 1/14, 8/14, 10/15, 12/16)

BUYER'S initials 

Date 10/4/18

SELLER'S initials ASLG

Date 10/4/2018

SKETCH/AREA TABLE ADDENDUM

File # 33-02-02-32-400-005
E-111 A

File No 33-02-02-32-400-005

Property Address 3760 HULETT

City OKEMOS

County INGHAM

State MI

Zip 48864

Borrower GEAR, NORMAN L & CARMEN L

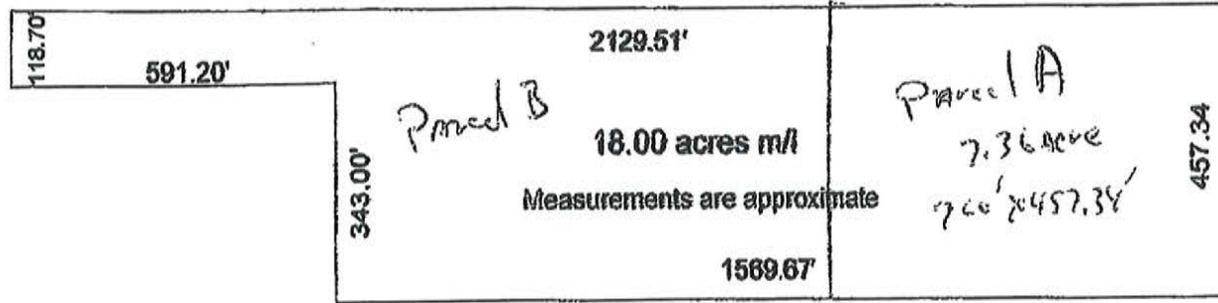
Lender/Client 999

Appraiser Name

32-400-005



Hulett Road



Comments:

Scale: 1 = 300

01/4/18
5/25/18
NLG 6/5/2018



Mr. Peter Menser
Meridian Charter Township
Community Planning and Development
5151 Marsh Rd
Okemos MI 48864

November 28, 2018

Re: Robins Way RAAA Rezoning conditions

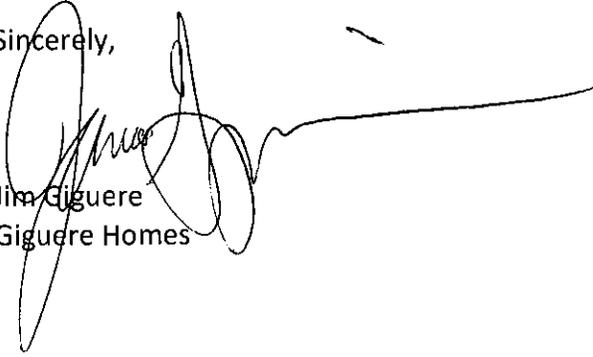
Mr. Menser,

The following conditions will be included in our RAAA rezoning application for the 7.36 acre parcel that is adjacent to Robins Way:

- Maximum number of (7) lots.
- If RAAA rezoning is approved, Giguere Homes will not attempt to increase number of lots beyond (7) in the future.
- Inclusion of a 50' Natural Preservation Area along the south side of the parcel. This area will be deeded to the Homeowners Association.
- Inclusion of a 5' Tree Buffer on the interior side of the 50' Natural Preservation Area that is located on the south side of the parcel. Lots 6 & 7 will have deed restrictions requiring preservation of any trees within this buffer that have a trunk diameter of greater than or equal to 12".
- Inclusion of an 80' Natural Preservation Area along the west side of the parcel. This area will be deeded to the Homeowners Association.
- Inclusion of a 20' Deed Restricted Preservation Area along the north side of the parcel. Lots 3, 4, & 5 will have deed restrictions requiring that this buffer area remain undisturbed.

- Inclusion of a 10' Tree Buffer Area on the interior side of the 20' Deed Restricted Preservation Area that is located on the north side of the parcel. Lots 3, 4, & 5 will have deed restrictions requiring preservation of any trees within this buffer that have a trunk diameter of greater than or equal to 12".
- Deed restrictions for homes in new development will meet or exceed RESTATED DECLARATION OF RESTRICTIONS FOR SANCTUARY SUBDIVISION, that was recorded on August 25, 2006 with the Ingham County Register of Deeds.
- One seat on the Architectural Review Board for the proposed development will be reserved for an elected representative from the existing Sanctuary Homeowners Association.
- Giguere Homes will not seek a variance for wetland buffer on lots 4, 5 & 6.
- Hours of land development activities will be restricted to 8am-6pm Monday-Saturday

Sincerely,


Jim Giguere
Giguere Homes

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Planning Commission

From: Peter Menser, Principal Planner

Date: December 13, 2018

Re: Special Use Permit #18111 (Fedewa Holdings), construct a 13 unit townhouse complex comprised of two buildings totaling 18,955 square feet at 1730 Chief Okemos Circle.

The public hearing for SUP #18111 was held at the November 26, 2018 Planning Commission meeting. At the meeting the Planning Commission agreed to consider a resolution at its next meeting to approve the special use permit with a condition requiring the applicant to construct a six foot tall slatted wood fence along the north, south, and west sides of the property.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the special use permit with conditions is attached.

- **Motion to adopt the resolution approving Special Use Permit #18111 with conditions.**

Attachment

1. Resolution to approve with conditions.

RESOLUTION TO APPROVE

**Special Use Permit #18111
(Fedewa Holdings)**

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 17th day of December, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Fedewa Holdings has submitted a request to construct a 13 unit townhouse complex comprised of two buildings totaling 18,955 square feet on 1.52 acres at 1730 Chief Okemos Circle; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on November 26, 2018, and has reviewed staff material forwarded under cover memorandums dated November 20, 2018, December 4, 2018, and December 13, 2018; and

WHEREAS, the subject site is appropriately zoned RC (Multiple Family, 14 dwelling units per acre), which allows for multiple family housing projects with three or more living units in a single structure on a single parcel of land by special use permit; and

WHEREAS, the proposed project is consistent with the Future Land Use Map designation from the 2017 Master Plan of MR Residential 5.0 – 14.0 dwelling units per acre for the property; and

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

WHEREAS, the proposed multiple family development meets the minimum design standards for lot area, lot width, maximum lot coverage, open space, setbacks, building height, and building dimensions as described in Section 86-376(g) of the Code of Ordinances; 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.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #18111, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by BRS Engineering dated August 20, 2018 (revision date December 2, 2018) and received by the Township on December 3, 2018.
2. Approval is in accordance with the building elevations prepared by Jerry Fedewa Homes Inc. dated October 26, 2018 (revision date November 30, 2018) and received by the Township on December 4, 2018.

Resolution to Approve
SUP #18111 (Fedewa Holdings)
Page 2

3. The submitted site plan shall be revised to meet the required turn-around standards for emergency vehicles as described in Section D103 of the Fire Code. The final location and design of the required turn-around is subject to the approval of the Township Fire Inspector.
4. The applicant shall install a six foot tall slatted wood fence, or similar material, to screen the proposed development along the north, south, and west property lines of the parcel. The fence shall be positioned so as to avoid removal of trees. The final location and material of the fence shall be subject to the approval of the Director of Community Planning and Development.
5. Construction on the project must commence within one year from the date of the special use permit approval or the approval shall become null and void.
6. 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 Environmental Quality, and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
7. 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.
8. 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.
9. All utility service distribution lines shall be installed underground.
10. Any future building additions or revisions to the site layout will require amendments to Special Use Permit #18111.
11. 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.
12. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. The final design and location of such accessories shall be subject to the approval of the Director of Community Planning and Development.
13. 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.
14. 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 of the Director of Community Planning and Development.

**Resolution to Approve
SUP #18111 (Fedewa Holdings)
Page 3**

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 17th day of December, 2018.

Dante Ianni
Planning Commission Chair



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: December 13, 2018

Re: Rezoning #18140 (Hitch), rezone approximately 2.52 acres located at 2530 and 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office).

The public hearing for Rezoning #18140 was held at the December 10, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning request at its next meeting. A concern was raised with regard to whether or not the proposed rezoning constituted "spot zoning." An article from Michigan State Extension on spot zoning is attached. Based on the nearby PO zoning and location of the property on Jolly Road staff does not consider this rezoning to be "spot zoning."

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to PO (Professional and Office) is attached.

- **Move to adopt the attached resolution to recommend approval of Rezoning #18140.**

Attachments

1. Resolution to recommend approval.
2. MSU Extension spot zoning article.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18140 (Hitch)\REZ 18140.pc2.doc

RESOLUTION TO APPROVE PO

**Rezoning #18140
Hitch
2530 and 2540 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 17th day of December, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Thomas Hitch requested the rezoning of two unplatted lots, approximately 2.52 acres in total size, located at 2530 and 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on December 10, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated December 4, 2018; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed PO (Professional and Office) zoning district; and

WHEREAS, the proposed rezoning would result in a logical and orderly development pattern by providing a transition between Jolly Road commercial activity to the east and adjacent single family residential uses to the north and west; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18140 to rezone approximately 2.52 acres from RA (Single Family-Medium Density) to PO (Professional and Office).

ADOPTED: YEAS: _____

NAYS: _____

How to spot a spot zoning

When considering a rezoning, remember four key criteria to avoid creating a spot zone.

June 17, 2016 - Author: [Brad Neumann \(/people/brad_neumann\)](/people/brad_neumann), [Michigan State University Extension \(/outreach\)](#)

Planning commissions are occasionally presented with requests to change the current zoning of a parcel or parcels to a different zoning district. Sometimes, it is the planning commission that proposes a rezoning of one or more parcels. A rezoning is an amendment of the zoning map and it requires a specific set of steps to be followed in order to ensure due process (see [For Adoption of a Zoning Ordinance Amendment \(http://www.msue.anr.msu.edu/uploads/resources/pdfs/C17.pdf\)](#)). It is the same process for amending the text of the zoning ordinance.

Rezoning property requires consistency with the community's master plan, according to the [Michigan Planning Enabling Act \(http://www.legislature.mi.gov/documents/mcl/pdf/mcl-Act-33-of-2008.pdf\)](#). The master plan should include criteria, or guidance for considering zoning amendments. The plan should guide the planning commission as to the appropriate zoning district to rezone a property to, moving towards consistency with the plan. The plan should also guide the planning commission as to when the rezoning is appropriate; for instance, once there are public utilities in place that can serve residential use of a certain density. The [zoning plan \(http://www.msue.anr.msu.edu/news/changes_to_michigan_law_result_in_clearer_understanding\)](#) portion of the master plan will be key to this review for consistency (also see [All rezonings are not good rezonings \(http://www.msue.anr.msu.edu/news/all_rezonings_are_not_good_rezonings\)](#)).

One illegal form of rezoning is spot zoning. This practice gets its name from the appearance of small spots of different zoning districts on a zoning map that otherwise has large contiguous areas in the same zoning district around the spots. To be considered a spot zone, the property, in most cases, must meet the following four criteria:

- The area is small compared to districts surrounding the parcel in question.
- The new district allows land uses inconsistent with those allowed in the vicinity.
- The spot zone would confer a special benefit on the individual property owner not commonly enjoyed by the owners of similar property.
- The existence of the spot zone conflicts with the policies in the text of the master plan and the future land use map.

Rezonings that have the four characteristics of spot zoning listed above run a high risk of invalidation if challenged in court and not consistent with the master plan. In some cases, master plans anticipate these relationships and provide for them (for example, a small

commercial area may serve a residential neighborhood). In those cases where the master plan supports a relatively small zoning district that is dissimilar to the zoning that surrounds it, this is probably not a spot zone.

The most important thing is consistency with the master plan. Remember, the master plan should have been prepared with extensive public engagement and that process is intended to create a consensus vision of future land use and infrastructure - including the future configuration of zoning districts.

To learn more about spot zoning, read the [Michigan State University Extension](http://www.msue.anr.msu.edu/) (<http://www.msue.anr.msu.edu/>) Public Policy Brief - [Removing Spot Zoning From the Fabric of Zoning Practice](http://www.msue.anr.msu.edu/uploads/resources/pdfs/S10.pdf) (<http://www.msue.anr.msu.edu/uploads/resources/pdfs/S10.pdf>) or contact [land use educator](http://www.msue.anr.msu.edu/program/info/land_use_education_services) (http://www.msue.anr.msu.edu/program/info/land_use_education_services) for assistance.

This article was published by **Michigan State University Extension** (<http://www.msue.msu.edu>). For more information, visit <http://www.msue.msu.edu> (<http://www.msue.msu.edu>). To have a digest of information delivered straight to your email inbox, visit <http://www.msue.msu.edu/newsletters> (<http://www.msue.msu.edu/newsletters>). To contact an expert in your area, visit <http://expert.msue.msu.edu> (<http://expert.msue.msu.edu>), or call 888-MSUE4MI (888-678-3464).

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: December 13, 2018

Re: Rezoning #18150 (Meridian Township), rezone approximately four acres located at 5000 Okemos Road from RDD (Multiple Family) to C-3 (Commercial).

The public hearing for Rezoning #18150 was held at the December 10, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning request at its next meeting.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to C-3 (Commercial) is attached.

- **Move to adopt the attached resolution to recommend approval of Rezoning #18150.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18150 (Meridian Township)\REZ 18150.pc2.doc

RESOLUTION TO APPROVE C-3

**Rezoning #18150
Meridian Township
5000 Okemos 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 17th day of December, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board initiated the rezoning of approximately four acres located at 5000 Okemos Road from RDD (Multiple Family) to C-3 (Commercial); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on December 10, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated December 5, 2018; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed C-3 (Commercial) zoning district; and

WHEREAS, the proposed rezoning to C-3 (Commercial) is consistent with the 2017 Future Land Use Map designation of Mixed Use Core; and

WHEREAS, the subject site is located adjacent to properties zoned C-3 (Commercial) to the east and south; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18150 to rezone approximately four acres from RDD (Multiple Family) to C-3 (Commercial).

ADOPTED: YEAS: _____

NAYS: _____



To: Planning Commission

From: Peter Menser, Principal Planner

Date: December 14, 2018

Re: Mixed Use Planned Unit Development #18044 and Special Use Permit #18091 (Newton Pointe, LLC)

At its November 26, 2018 meeting the Planning Commission considered resolutions to recommend approval of Mixed Use Planned Unit Development (MUPUD) #18044 and Special Use Permit (SUP) #18091. The resolutions failed for lack of support and the project was recommended for denial to the Township Board. To ensure a complete public record staff has drafted resolutions for both the MUPUD and SUP that detail the reasons for denial identified by the Commission.

- **Motion to adopt the resolutions recommending denial of Mixed Use Planned Unit Development #18044 and Special Use Permit #18091.**

Attachment

1. Resolution to recommend denial of MUPUD #18044.
2. Resolution to recommend denial of SUP #18091.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2018\MUPUD 18044 (Newton Pointe LLC) Newton Park\MUPUD 18044.pc3.docx

RESOLUTION TO RECOMMEND DENIAL

**Mixed Use Planned Unit Development #18044
(Newton Pointe, 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 17th day of December, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Newton Pointe, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) identified as Newton Park on 23.95 acres located at 6276 Newton Road and a property recognized as Parcel I.D. #04-252-005; and

WHEREAS, the proposed mixed use planned unit development includes the construction of a new 86,468 square foot mixed use building with 85 multiple family dwelling units and 19,367 square feet of commercial space, 10, 10-unit multiple family buildings, six, four-unit single family attached buildings, nine single family dwellings, and a 4,778 square foot clubhouse; and

WHEREAS, 19,367 square feet of commercial space, 238,719 square feet of residential space, and a total of 218 dwelling units are proposed in the project; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on November 5, 2018, and has reviewed staff material forwarded under cover memorandums dated October 31, 2018 and November 20, 2018; and

WHEREAS, the Planning Commission discussed the proposed project at its meeting on November 26, 2018 and the prepared motion to recommend approval to the Township Board failed for lack of support; and

WHEREAS, the buildings in the mixed use planned unit development as currently proposed do not provide adequate setback from the adjacent road rights-of-way to the west and north or the future phases of the Sierra Ridge Estates single family subdivision to the south; and

WHEREAS, the proposed location of the Newton Road driveway, recycling and trash facilities, mail kiosk, clubhouse, and pool will produce noise, traffic, and odor will which adversely affect the future phases of the Sierra Ridge Estates single family subdivision to the south; and

WHEREAS, as designed the proposed project creates bottlenecks and traffic concerns at both the Newton Road and Saginaw Highway entrances to the property; and

WHEREAS, the requested waivers for building setbacks, parking lot setbacks, number of parking spaces, signage, and water feature setbacks are too numerous and significant in scale to meet the spirit and intent of the MUPUD ordinance.

RESOLUTION TO RECOMMEND DENIAL

**Special Use Permit #18091
(Newton Pointe, 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 17th day of December, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Newton Pointe, LLC has submitted a request to construct a project identified as Newton Park on 23.95 acres located at 6276 Newton Road and a property recognized as Parcel I.D. #04-252-005; and

WHEREAS, the proposed project includes the construction of construction of a new 86,468 square foot mixed use building with 85 multiple family dwelling units and 19,367 square feet of commercial space, 10, 10-unit multiple family buildings, six, four-unit single family attached buildings, nine single family dwellings, and a 4,778 square foot clubhouse; and

WHEREAS, 19,367 square feet of commercial space, 238,719 square feet of residential space, and a total of 218 dwelling units are proposed in the project; 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 Planning Commission held a public hearing at its regular meeting on November 5, 2018, and has reviewed staff material forwarded under cover memorandums dated October 31, 2018 and November 20, 2018; and

WHEREAS, the Planning Commission discussed the proposed project at its meeting on November 26, 2018 and the prepared motion to recommend approval to the Township Board failed for lack of support; and

WHEREAS, the buildings in the mixed use planned unit development as currently proposed do not provide an adequate setback from the adjacent road rights-of-way to the west and north or the future phases of the Sierra Ridge Estates single family subdivision to the south; and

WHEREAS, the proposed location of the Newton Road driveway, recycling and trash facilities, mail kiosk, clubhouse, and pool will produce noise, traffic, and odor will which adversely affect the future phases of the Sierra Ridge Estates single family subdivision to the south; and

WHEREAS, as designed the proposed project creates bottlenecks and traffic concerns at both the Newton Road and Saginaw Highway entrances to the property; and

**Resolution to Recommend Denial
SUP #18091 (Newton Pointe, LLC)
Page 2**

WHEREAS, the requested waivers for building setbacks, parking lot setbacks, number of parking spaces, signage, and water feature setbacks are too numerous and significant in scale to meet the spirit and intent of the MUPUD ordinance.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Special Use Permit #18091.

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 17th day of December, 2018.

Dante Ianni
Planning Commission Chair

RESOLUTION OF APPRECIATION - DANTE IANNI

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 17th day of December 2018 at 7:00 p.m., local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Dante Ianni has been a member of the Planning Commission of the Charter Township of Meridian since 2012; and

WHEREAS, Dante Ianni dedicated his time and effort to the Planning Commission serving as Planning Commission Chair in 2018; and

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

WHEREAS, Dante Ianni thoughtfully considered each request presented before the Planning Commission during his term.

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

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

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 17th day of December 2018.

John Scott-Craig
Planning Commission Vice-Chair

RESOLUTION OF APPRECIATION – EMILY STIVERS

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 17th day of December 2018 at 7:00 p.m., local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Emily Stivers has been a member of the Planning Commission of the Charter Township of Meridian since 2018; and

WHEREAS, Emily Stivers dedicated her time and effort to the Planning Commission; and

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

WHEREAS, Emily Stivers thoughtfully considered each request presented before the Planning Commission during her term.

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

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

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 17th day of December 2018.

John Scott-Craig
Planning Commission Vice-Chair