



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
August 8, 2019 6:00 pm

---

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS\*
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
  - A. Election Report-Clerk Dreyfus
  
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
  - A. Communications
  - B. Minutes-July 23, 2019 Regular Meeting
  - C. Bills
  
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)
  - A. Mixed Use Planned Unit Development #19014 (Eyde)
  - B. Special Use Permit #19091 (Eyde)
  - C. Elevation Brownfield Plan Amendment
  - D. Special Use Permit #19041 (Williams Volkswagen, Inc)
  
13. BOARD DISCUSSION ITEMS (ORCHID)
  - A. Rezoning #19060 (Bennett Road Holding LLC)
  - B. Woodward Way PILOT Proposal
  
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. CLOSED SESSION-Review Confidential Written Legal Opinion
17. ADJOURNMENT
18. POSTSCRIPT-PHIL DESCHAIINE

---

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

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

**CLERK'S OFFICE BOARD  
COMMUNICATIONS  
August 8, 2019**

**BOARD INFORMATION  
(BI)**

## Riley Millard

---

**From:** DOUGLAS LINKLATER <flyrod8wt@yahoo.com>  
**Sent:** Friday, July 19, 2019 2:09 PM  
**To:** Board  
**Subject:** Redi Ride Millage

Prior to voting on the Redi Ride Millage i would like an explanation of the following statement in the ballot language "of which a portion will be disbursed to such other of fewer local units of government as the Township Board determines appropriate." What other units of government can access these funds. What can these funds be used for? I strongly support Redi Ride but i'm not sure i like the the ballot language. Hopefully i will be able to vote for the millage after i receive an answer to my concerns.

## Riley Millard

---

**From:** Candy Parker <candypar@comcast.net>  
**Sent:** Wednesday, July 31, 2019 6:05 PM  
**To:** Board  
**Subject:** rezoning #19060

Dear Board Members,

I am contacting you to express my hope that you will abide by the Planning Commission's decision not to approve rezoning for this parcel. The current zoning allows development and no reason has been given as to why this should be rezoned.

The negative impact on the natural environment by increasing density and the increase in traffic which would result from greater density would certainly have a negative impact on the surrounding area.

Thank you,

Candy Parker

4361 Aztec Way

Okemos, Michigan 48864

## Riley Millard

---

**From:** xin liu <xinliu.co@gmail.com>  
**Sent:** Thursday, August 1, 2019 10:59 AM  
**To:** Board  
**Subject:** NO rezoning

Hi dear board members

this is Xin Liu, living in 2536 Kevern Way, Champion woods neighborhood. I have wrote a few times and this time agian, to disagree the Mayberry builder rezoning request. Please consider our options when you make the decision. Thank you.

--

Have a good day!

Xin Liu



**RE/MAX**  
Real Estate Professionals

300 West Lake Lansing Rd.  
East Lansing, MI, 48823  
Cell: 517-292-4069

<http://www.xinliu.remax-michigan.com/>

## Riley Millard

---

**From:** Christina Inman <christinasueinman@gmail.com>  
**Sent:** Thursday, August 1, 2019 12:06 PM  
**To:** Board  
**Subject:** Rezoning #18120

Dear Meridian Township,

I write to you as a concerned owner, parent, neighbor, and citizen of Okemos as to the potential rezoning of the land to connect Bennett Rd to our neighborhood on Sophiea Parkway. We built a home in Champion Woods Estates 5 years ago. There are several reasons this is highly concerning to our neighborhood. Our neighborhood pays a significant amount of property taxes and we were told that our neighborhood would always be a no outlet area, which is why many of us built and chose to live here. I believe that many of us would've taken those funds to other communities had we been aware this was a potential issue.

We have a park, bike rack, and bus stop on Sophiea Parkway that involve children playing and waiting without adults daily. This is literally on Sophiea and therefore small children are playing near and in the road here. We already have current issues with speeding and have placed signs to decrease this in our no outlet neighborhood. I can't begin to fathom the potential problems we would have if there were an outlet that people could potentially speed through.

The adjacent east neighborhood on Sowers had this issue when our neighborhood was developed and they have expressed significant concerns in the past of the through traffic. They are looking into speed bumps and Hulett already has them. Bennett and Hulett have become major roads in the Okemos area with the schools and therefore traffic is already high volume. Our neighborhood is curved with great trees so visibility is poor. Therefore people will look for alternative routes in a rush, and we would hate to see one of our children injured or potentially worse.

And most importantly this would cause issues with water and irrigation which has already been a concern. This will also adversely affect our property values to add a highly dense subdivision of poor quality homes just to make more money for the developer for absolutely no reason.

Thank you for your time and consideration in this matter,  
Christina Inman

Scott Fairmont  
1720 Maple Ave. #650  
Evanston, IL 60201  
[sfairmont@icloud.com](mailto:sfairmont@icloud.com)

August 1, 2019

Meridian Township Board of Trustees  
5151 Marsh Road  
Okemos, MI 48864

Re: Zoning #19060 (Bennett Road)

Dear Board of Trustees,

I just received a copy of Mayberry Homes' newly revised zoning application and am astounded that the Board would give this any consideration. I urge the Board to follow the Planning Commission's recommendation and deny the zoning change.

#### Zoning Consistency

1. Zoning properties are not necessarily required to be "consistent" or match the zoning of adjacent properties. If this were true, then there would only be one zoning district as all land ultimately adjoins.
2. Zoning is intended for reasonable land use while providing logical transitions between uses. The current zoning meets that criteria - providing logical and reasonable transitions while allowing residential development. Changing the zoning destroys the intention of thoughtfully adopted zoning in order to placate the developers greed..
3. The applicant's assertion that all of land in 19060 should match the zoning at Herron Creek and Champion Woods "for consistency" is absurd. Most of the land in 19060 is adjacent to land that is NOT zoned RAA. There is RR on the southeast, south and western property lines. The northwest is adjacent to Land Preservation Land.
4. If you want to follow the applicant's reasoning about consistency, then the most appropriate zone for all of the land in 19060 RR - because MOST of the adjacent land is zoned RR and Public Recreation.
5. Zoning all of the land in 19060 in one category is unreasonable. The current zoning is the correct zoning - blending RR, RAAA and RAA in reasonable and logical transitions.

#### Traffic on Bennett Road

1. Zoning goes with the land.
2. Maintaining the current RR zoning for the parcels fronting Bennett Road assures that there will only be one curb cut for every 200 feet of frontage.

3. RAA zoning for the land fronting Bennett Road means that there can be curb cuts every 90 feet - which would cause a traffic nightmare.
4. Bennett Road has a lot of traffic now, and that will increase with time.
5. Traffic on Bennett Road will be severely, negatively impacted if there are curb cuts every 90 feet. Imagine the backups on Bennett Road when someone tries to make a left turn into their Bennett Road facing driveway during morning and afternoon commute times. And, the backup will increase if more than one car was turning left because of the multitude of curb cuts.
6. While the applicant may assure you that they don't plan to put any curb cuts on Bennett Road, there can be no certainty in that.
7. Again, zoning goes with the property and zoning the land fronting Bennett Road anything less than RR opens the door for future problems.

### Process

1. Mayberry started the rezoning process on this land in 2018. After a Public Hearing, where the issues of density, drainage and traffic were raised, they withdrew the application.
2. Mayberry then submitted the same application in 2019, without any modifications to address the public concerns about density, drainage or traffic.
3. After the 2019 Public Hearing, Mayberry "modified" the application, changing the zoning request from RA to RAA. While this was a significant change, the Township did not require Mayberry to submit a new application, pay new fees or schedule a new Public Hearing. Instead, the Township allowed the current application to proceed, but gave "special notice" to affected neighbors that they could speak during Public Remarks. This was contrary to the email sent by the Township in 2018 stating that a changed zoning category would necessitate a new application.
4. Now, after two Public Hearings and the "special notice" hearing, Mayberry submits a revised application. They submitted this AFTER the Public was allowed input and AFTER the Planning Commission recommended denial.
5. The applicant's actions are clearly a blatant attempt to circumvent the process of allowing Public input to address the issues. This behavior is abhorrent and probably illegal. It certainly demonstrates a contempt for the legitimacy of Public review and input.
6. The Public overwhelmingly opposed this zoning change. Over two Public Hearings and one "special hearing" there was NOT one member of the public who supported the change - in contrast to the massive number of citizens, from all parts of the Township, who came to several meetings and wrote many letters objecting to the zoning change.

### Drainage

1. As the developer of Champion Woods, I can attest to the fact that all of the storm water is designed to flow northwest to the Herron Creek Drain.

2. Mr. Sturk, the major land owner of the properties in 19060, illegally (no permit or approval from the Drain Commissioner or Township Engineer) filled the drainage ditch that allowed the water to flow to the Herron Creek. He installed a significantly inadequate drainage pipe under his "emergency road" when he developed the Woods of Herron Creek.
3. The storm water problem in Champion Woods and The Woods of Herron Creek can be solved if the illegal, undersized pipe were replaced with the proper sized pipe.
4. Changing the zoning on the land is NOT required to fix the drainage problem.
5. What is required to fix the drainage problem is for Mr. Sturk to allow the Drain Commissioner access to the land and grant the Drain Commissioner a Drainage Easement.
6. It is inconceivable that the Township would reward the applicant with an upzoning while he has been and continues to be resistant to helping solve the water problem he created.

#### Housing Diversity

1. The applicant states that they need the RAA zoning for two, **contradictory**, reasons.
2. First they say that the schools need the kids that would be generated by developing this land with increased density.
3. Then they say that they need the RAA in order to provide a diversity of housing types - including housing for seniors and empty nesters.
4. Obviously, seniors and empty nesters do not supply children for the schools.
5. If the developer wants to provide housing for families with children, then they can duplicate what they built in College Fields, which is RR zoning.
6. HUD guidelines clearly state the senior housing should be located near or adjacent to shopping and entertainment.
7. This remote property isn't even served by a bus line. It is not an appropriate location for senior housing.
8. Do not accept the applicant's reasoning to use both "senior housing" and "school children" as justification for the zoning change. They can't have it both ways.

As the developer and builder of over 1,500 residential properties in Meridian Township, I clearly support allowing residential development in Meridian Township. However, I guarantee that this land can be built successfully, profitably, and in accordance with Township goals under the current zoning. Again, I urge you to follow the Planning Commission's recommendation, listen to the Public, and deny the zoning change.

Sincerely,

Scott Fairmont

August 1, 2019

Charter Township of Meridian  
Township Board  
5151 Marsh Road  
Okemos, MI 48864

Dear Board Members:

We are residents of the Woods at Heron Creek neighborhood that is adjacent to the property owned by the Bennett Road Holding Company LLC. This property is currently zoned as RR, RA and RAA and the property owners are requesting a change to RAA zoning only. Of course the owner has every right to develop this property; however, the higher density development will have adverse effects on the adjacent neighborhoods (Champion Woods, Sundance Estates and the Woods at Heron Creek). These effects include increased traffic along Bennett and Hulett Roads and through the Champion Woods, Sundance Estates and Woods at Heron Creek neighborhoods when the developer builds a road or roads that allow traffic to exit from the new development through the adjacent neighborhoods. The higher density development will also restrict access of township residents to the Meridian Land Preserve area that is located to the northwest of the proposed development. Most importantly, the new development will impact the wetlands which are integrated into the areas of the proposed development. Changes in the wetlands resulting from the Champion Woods development have caused flooding and new ponds have appeared in the backyards of homes adjacent to the site of the planned development. The water and ponding issues are the most significant concerns of current residents.

We and others have brought our concerns to the Planning Commission at their meetings on October 22, 2018; June 2019; June 10, 2019, July 8, 2019, and July 22, 2019. At these meetings we voiced our concerns and strongly opposed the request to rezone the property to RAA (request #19060). At the July 22, 2019 meeting the planning commission voted 6-2 to deny the rezoning request. Their primary reason for the denial was that the Bennett Road Holding Company LLC failed to provide a compelling argument that justified the rezoning other than the builder could develop the land with higher density housing. The planning commission emphasized that the property could still be developed but only under the existing zoning specifications. The Planning Commission was especially concerned about the water and drainage issues that were raised by the public. This problem would be exacerbated with a higher density development.

It is important to note that the builder attended only the October 22, 2018 Planning Commission meeting to make their case for re-zoning. Although the Planning Commission had the request for rezoning on multiple meeting agendas (see above), the builder never attended these meetings. It should also be noted that the builder directly submitted to the Township Board a revised rezoning request after the July 22, 2019 Planning Commission meeting and vote to deny the rezoning request. This lack of transparency and respect for the Planning Commission and the public is disturbing and dishonest. The builder certainly has the right to submit a new re-zoning request but this request needs to go through the process of review and recommendation by the Planning Commission with an opportunity for public comment before the Township Board can

consider the merits of the request. As such it is the responsibility of the Township Board to reject the current rezoning request and require the builder to submit a new rezoning application to be considered by the Planning Commission following public comment. Thank you for considering this important matter.

Sincerely,  
James and Carla Galligan  
4367 Aztec Way  
Okemos, MI 48864

## Riley Millard

---

**From:** Yiming Jerry Deng <jerry.deng.colorado@gmail.com>  
**Sent:** Thursday, August 1, 2019 5:03 PM  
**To:** Board  
**Subject:** Concerns on the rezoning request #19060

Dear Mr. Ron Styka,

Hope this email finds you well. I am sure you have received many emails from several neighborhood communities near Bennett Rd to oppose this rezoning request #19060, and I am am going to do the same.

As a resident of Champion Woods division, Okemos, I share the values of our Meridian community and would like to see our town to be better developed. However, I do not see any concrete reason that the rezoning is necessary. As a scientist and engineer, I instead see many adverse and irreversible effects this rezoning may bring to our environment, traffic, public health and our town overall, through development of more houses than it was originally zoned for.

As a result, I strongly oppose to the rezoning request. I would appreciate if you can consider my concerns.  
Thank you.  
-Yiming

Yiming "Jerry" Deng, Ph.D.  
Associate Professor  
Department of Electrical and Computer Engineering  
Michigan State University  
Office: 517-884-0926  
Email: [dengyimi@egr.msu.edu](mailto:dengyimi@egr.msu.edu)  
Web: [www.egr.msu.edu/deng/](http://www.egr.msu.edu/deng/)

## Riley Millard

---

**From:** Jonathan Pickett <jpickett\_mi@yahoo.com>  
**Sent:** Thursday, August 1, 2019 6:48 PM  
**To:** Board  
**Subject:** Proposed rezoning next to Champion Woods

Hello,

I am a resident of Champion woods and I am opposed to potential rezoning being requested. I was able to read the developers rezoning request where he claims we are elitist and he wants to build "more affordable" housing. I find this rich coming from a man who states in the application that it is "uneconomical" for him to build large lots.

This man is transparent and just wants to increase his profit margin.

There are a number of ecological reasons not to allow this. Increased flooding is the biggest. Destruction of natural habitat is another.

Our schools are overflowing....yes they are building 4 new classrooms at Bennett elementary....but they are refusing to reopen Wardcliff. Traffic is already terrible at drop off and pick up times. It is unsafe.

His traffic study was done during Christmas break and at a time that is not drop off/pick up.

If this is untrue, please provide me with evidence of date and time of the study.

I look forward to speaking with you on Aug 8th

Respectfully a concerned voter,

Jonathan Pickett  
4145 Benca Cir Okemos, MI 48864

Sent from my iPhone

## Riley Millard

---

**From:** Kathy & Larry McCurdy <kathyandlarrymccurdy@gmail.com>  
**Sent:** Thursday, August 1, 2019 10:53 PM  
**To:** Board  
**Subject:** rezoning request #19060

Larry & Kathy McCurdy  
2710 Sophiea Parkway  
Okemos MI 48864

Meridian Township Board of Commissioners:

My wife and I have lived in Meridian Township 42 years. We have lived at our present address since 2009 and have witnessed the decay of the natural environment which so attracted us to this area. Unfortunately, the addition of fill dirt and cul-de-sacs in the later phases of the development created drainage issues that has water collecting now in large areas at substantial depths. This issue was not anticipated, expected or planned for at any stage of the development. It has drastically changed the fragile ecosystem present here.

We as well, as the rest of our community, understand that the area in question will be developed. Our concern is the quest to change the zoning in order to build more houses. We are concerned what the effect will be to the environment with any development since the area is so fragile, but to attempt to increase the number of buildings permitted seems very wrong. As mentioned above, the Champion Woods development was approved by the board, and there is considerable agreement that, at least in part, there were mistakes. Problems that were not foreseen were created. We are very much afraid that the same type of mistake would be made here if the rezoning is allowed.

An example: the developer remarked in his revised application that water from the area he wants to rezone, drains to the north and west. That is true, what he does not state is the wetlands in that same area is where the water drains from Champion Woods and Heron Creek. This summer, a few weeks ago, I examined the drain. The drain is at a high enough level, that before it becomes actively draining water away from the Champion Woods development, there is standing water in areas that should not be flooded that are over a foot deep in standing water. I have witnessed the change, as in this same flooded area, when we first moved in, we followed deer paths and hiked through this area. Water was flowing from Champion Woods wetlands into the wetlands of the area to be rezoned. That area was also flooded and resembled a rice paddy without a way to drain. The water in that area was at a height where it was within inches of being the height of the drain – so it can only be assumed that when a new development is put in, the water in those wetlands will only become higher – it does not need to be very much higher for the water to then back flow over into already standing water on the Champion Woods side of the drain. The developers will claim that any development they put in will be neutral in the drainage issue. They, nor anyone else, can guarantee that that will be the case. Again, Champion Woods is an excellent example. So again, why would we risk adding higher density zoning and as much as twice the number of houses in this very fragile environment?

This is a beautiful natural area which the township is very proud of, but allowing more dense development is putting that beauty at risk. For instance, large trees, large stands of healthy trees, are at risk of either drowning or being pulled out of the earth, roots included, because of the saturated ground they stand in. A risk that there is no need to take, as the area in question can be developed under the present zoning.

There are still other issues such as traffic on Bennett road which is already heavy and will likely to become heavier with the addition of the Hospital complex and a proposed extension of Bennett Road. An even denser development can only create more problems.

We feel it is in the best interests of the Township and its present residents that you accept the recommendation of the planning commission and deny the rezoning application. The environment can not withstand another mistake in assessing the effect of more dense development as asked for on this application.

## Riley Millard

---

**From:** Mary Lynn Arvanitis <mlarvanitis@gmail.com>  
**Sent:** Thursday, August 1, 2019 11:30 PM  
**To:** Board  
**Subject:** Oppose resining new champion wood

Dear Board Member,

We are writing in opposition to the proposed rezoning of the property near Champion Woods. We live in the Champion Woods subdivision.

The proposed rezoning does not make a positive contribution to our community. It would permit increased traffic on Sophiea having a negative effect on safety, quality of life, and property values in our subdivision. There is a real concern for change in the floodways and flood plains. This may cause a decrease of usable space of our property that is adjacent to a wetland pond. We are concerned for upstream pooling and flooding. Higher density means more impact on our natural environment and more stormwater runoff. The rezoning does not make our community better, it makes this special area less valuable. Less property value leads to less tax revenue for the township and community.

The Planning Commission voted 6-2 against the rezoning and the Board should follow the recommendation of their commission.

Thank you for your attention to this vital issue to our community.

Sincerely

Dr. Mary Lynn Arvanitis  
Mr. Dennis Arvanitis  
2540 Kevern Way  
Okemos, MI. 48864

Drs. Dan McCole and Jill Stephenson-McCole  
4137 Benham Way  
Okemos, Michigan. 48864

July 31, 2019

Meridian Township Board  
5151 Marsh Road  
Okemos MI 48864

Meridian Township Board:

We are writing to you in strong opposition of the rezoning request #19060 (Bennett Road Holding LLC) and request that you accept the recommendation of your Planning Commission to deny this application. As you may be aware, Okemos residents have spoken against this application 79 times during recent Planning Commission meetings and many more people opposed to the rezoning attended those meetings but chose not to speak. Dozens of others wrote individual letters opposed to this rezoning decision and letters by POAs have collected over 200 signatures.

Below we state the main reasons for our opposition, however, we would also add a simple question: Why should the existing zoning be changed? The EXISTING zoning would allow for a development with 177 units, more than all three of the adjacent subdivisions combined. We have read the township master plan and there doesn't seem to be anything therein to suggest the existing zoning is inappropriate or unreasonable. The latest application amendment (submitted after the rezoning commission voted to deny the request, and was therefore never subjected to public input) provides answers to the section of the application that requests reasons the existing zoning is inappropriate. However, the applicant's responses in this section are misleading, conveniently leave out important information, and do not state why the existing zoning is inappropriate. And in some places, the applicants claims are simply false. The application states twice that the school district supports this development, which is NOT the case. Although the school district is prepared for "any potential increases in future enrollment," it is neutral on issues of development and the school board has never voted on this development.

Additionally, the applicant's arguments for rezoning also apply to the existing zoning. If reasonability of current zoning is an important consideration in rezoning decisions, the board would NOT be justified in approving ANY change to the current zoning based on the original or revised applications. If reasonability is not important in these decisions, why does it play such a prominent role in the application?

The developers have requested that the zoning be changed in order to increase the density of the property which is within their right to ask, but they must make a case for why the existing zoning is inappropriate. They have not. Simply asking for a zoning change to allow for increase profit is not an appropriate reason to change zoning. Many Meridian township voters have asked that the existing zoning not be changed. We respectfully urge you to follow the

recommendation of your Planning Commission which voted strongly against this decision. Other than to improve the financial situation of the developers (at the expense of many residents' property values), we simply cannot understand how one could justify making any change to the existing zoning.

- 1) *Increased Traffic on Sophiea Parkway.* The applicants have provided a revised traffic study with their re-submitted application. As mentioned many times at the Planning Commission meetings, that study does not address the increased traffic on Sophiea Parkway, which will connect the Champion Woods Subdivision with the future development. If the board decides to vote against the recommendation of the Planning Commission, and endorse any change in zoning, there will be a corresponding increase in traffic on Sophiea, particularly at school drop-off and pick-up times. Bennett Woods Elementary School only allows right hand turns into its entrance, so cars from the new development would likely make a loop by driving down Sophiea, to Hulett, to Bennett, in order to make a right hand turn into the school. As currently zoned, the properties would yield approximately 174 lots. The requested zoning would yield 345 lots, nearly twice as many.
- 2) *Drainage.* The properties in question have wetlands, floodways, and areas of floodway fringe. Any development in this area will impact the drainage and could impact the amount of dry land on the various lots. As mentioned by the many people who have spoken at Planning Commission meetings, many homeowners in the areas adjacent with Champion Woods saw a dramatic increase in water on and near their properties, in many cases decreasing the amount of usable dry land. These changes seem to have been unanticipated during the planning process of Champion Woods, demonstrating that planning processes do not accurately forecast changes in drainage and water retention. It seems likely that another development on an area with significant water will likely have unintended impacts on existing upstream properties, which like increased traffic, would impact our property values. The applicant has misleadingly stated several times that the drainage concerns of the residents in adjacent neighborhoods are irrelevant because the property in question drains to the northwest, however, this too is misleading because we are concerned about the upstream pooling to the east. When dams are built it is the people upstream of the dam who are most affected.
- 3) *Natural Environment.* The first two goals of the 2017 township master plan are to preserve natural areas and neighborhoods. The above concerns address the latter, however, we are also concerned with the impact on the natural environment of the proposed property. In 2010, Meridian township purchased land adjacent to the proposed properties (from one of the applicants of the current rezoning request). On the application, the applicants did not mention this property when addressing the adjacent properties. According to the public record for the discussions leading up to this purchase, township leaders felt that this area was a worthy enough environmental asset to justify spending \$1.3 million dollars of tax revenue to preserve. It appears that the notion that this entire area is a unique environmental condition has not changed in the last ten years, as at a recent township Environmental Commission meeting, the properties proposed for rezoning were identified as "environmentally sensitive." In issues of development, natural areas almost always lose. They have no hope of winning battles. Rather, their best hope is to pull off a tie. Any decision to change the current

zoning would be a loss to this “environmentally sensitive” area. As referees in this match, the Board has the ability to ensure a tie. We hope you will.

- 4) *Inconsistency with Surrounding Properties*. The application states that the properties to the east are zoned as RAA and uses this as justification as to why the existing zoning is inappropriate. The application does not, however, mention that the 425 land adjacent on the west is zoned as RR, or that the Southwest Meridian Upland Preserve, a 91-acre land preserve (roughly the same size as the subject property and also adjacent to the west) is zoned as RP. Nor does the application mention that the area to the south (along Bennett Rd. and the vet clinic) is and will remain zoned as RR. Less than 25% of the subject property is adjacent to land that is zoned as RAA. The rest has zoning significantly less dense (RR and RP). Therefore, a stronger argument could be made that the existing zoning in the subject area, is a better transition between the small portion of adjacent RAA land to the northeast (Champion Woods and the Woods of Heron Creek), and the more than 75% of adjacent land to the west, south, and southeast, which is all zoned as RR and RP.

Although the applicants have stated a number of times that a change in zoning will offer them greater flexibility in developing this land, the fact is there is only one reason they are requesting a change: to increase the revenue they can squeeze from their land. Perhaps if we owned the land, we would try to do the same. But we do not. Rather, like most of our neighbors, we own one small piece of land on which sits our house. This land and our house represent the most major investment we have ever made. We are betting that this investment will pay off for us, not only by providing a safe place for us to raise our family while we own it, but as a retirement vehicle and college fund when we ultimately become empty nesters and downsize. Many things out of our control and the Township Board’s could negatively impact our investment, but the Board does have the power to diminish our investment and that of our neighbors.

This issue before you is not whether or not houses will be built on this property. With the existing zoning, 177 units can be built on the subject property, and the property owners around the land in question always knew (or should have known) this. Instead, your decision is to either maintain the existing path toward development of the largest subdivision in this section of Okemos, or help the developers double the density of the land to maximize their profit. There is nothing wrong with developers trying to increase their investment, but please understand that a decision to maximize their investment will come at the expense of our investment and that of our neighbors. As stewards of the public trust, you are our representatives in this issue. We hope you will represent us well.

Sincerely,

Dr. Dan McCole, Ph.D. and Dr. Jill Stephenson-McCole, M.D.

July 31, 2019  
Charter Township of Meridian, Township Board  
5151 Marsh Road,  
Okemos, MI 48864

Dear Meridian Township Board:

We first thank you for your time and work on this important issue.

As a neighborhood, Champion Woods fully supports the rights of the property owners to responsibly develop their land. However, as we were in October, 2018, and again in June 2019, and July 2019, Champion Woods is strongly opposed to this rezoning request #19060 (Bennett Road Holding LLC) with the new amendment for RAA zoning throughout the parcel which the Planning Commission has voted 6-2 to deny, and respectfully request that the Township Board not vote against the advisory vote of its planning commission. First, we highlight some concerns that we have expressed and that the Planning Commission endorsed in the four meetings (October 22, 2018, June 10, 2019, July 8, 2019, and July 22, 2019).

- As noted by Planning Commission members in every meeting, the property can be developed as it is currently zoned (and with a PUD if desired).
- As noted by Planning Commission members in every meeting, there are concerns regarding the environmental impact including drainage and flooding of this proposed rezoning. In the June 10, 2019 meeting, the Planning Commission noted that it would be beneficial to get input from the Ingham County Drain Commission to understand the water flow and how development might impact residents east of the property through upstream pooling, as has occurred as a result of the Champion Woods development.
- As noted by Planning Commission members in every meeting, there are traffic concerns given the significant increase in density that would arise if this rezoning were approved.

We emphasize the history of this rezoning request:

- This was originally rezoning request #18120 filed in September 2018 and originally requested RA zoning for the entire area.
- The application was refiled as rezoning request #19060 in April 2019 still requesting RA zoning for the entire area and adding the condition that the property be developed as a PUD with a limit of 210 units.
- The application was then amended to request RAA zoning in June 2019. The amended application provided no justification for the request.
- At the July 8 meeting of the Planning Commission, the Planning Commission indicated in a straw poll that they would vote 6-1 against this amended application. We would also emphasize that the applicant did not attend the meeting or provide any new information to support the request. (One contractor who was there for other matters before the Planning Commission did volunteer to speak on their behalf but could not provide any justification regarding why the current zoning is inappropriate or why the proposed zoning is appropriate.
- At the July 22 meeting of the Planning Commission, the rezoning request was voted against with a 6-2 decision. Again, the applicant did not attend the meeting or provide any new information to support the request.
- On July 23, the developer submitted another amended application (the day after the planning commission vote) with responses to the previously blank amended application form. This application has not yet been made available publicly or subjected to public comment (Note: Our

POA received a copy of this fourth application eight days after it was dated, and only after inquiring whether the applicant had provided any additional information).

One key point which a majority of the Planning Commission members recognized throughout this lengthy and exhausting process was the fact that great weight should be given to the status quo. The current zoning status allows for the land to be developed, with or without a PUD, and a rezoning should only be granted if an applicant can make a compelling case that (1) the current zoning is unreasonable AND (2) the proposed zoning is appropriate.

Reviewing the original rezoning request #18120 and the refiled request #19060, while the applicants provided answers to many of the requests, the answers were often irrelevant or did not provide full context. Without reviewing the entire application in detail, here are two illustrative examples. In the #19060 application submitted in April, the applicants provided the following response to one of the questions on the form (A2) for arguing that the current zoning is unreasonable:

Application Section A2: “Current zoning on the subject property is inconsistent with the surrounding area. The properties to the east include RAA and school district property. The Properties to the west and south are golf course and 425 City of Lansing. In 2005, the Champion Woods property was zoned from RR to RAA. The Woods of Heron Creek property was zoned from industrial to RAA.”

**CW commentary:** Although this information appears to be accurate, it does not present the full context. The 425 property to the west is zoned as the equivalent of RR (one dwelling per acre), the school is zoned as RR, and the application makes no mention of the Southwest Meridian Upland Preserve a 91-acre land preserve, which is zoned as RP, and represents a large portion of the land adjacent to the west of the subject property. The percentage of land adjacent to the subject property that is currently zoned as RAA is less than 25%. The remainder is zoned under much less dense categories.

Application Section A-6: Current zoning requires much larger lots which are very expensive to develop. Larger lots will drive home pricing higher, thus limiting the pool of available perspective purchasers to a more elitist profile. RAA zoning will allow for more affordable lots that will appeal to a broader range of the buying public including young families, dual-income couples without children, empty nesters and retiree’s (sic). Current zoning does not efficiently utilize the water and sewer capacity for this area. By default, this puts additional burden on the other land within the township to supply housing demand. The Okemos School District has expressed support for a new development and is prepared for increased enrollment.

**CW commentary:** This argument is misplaced as it provides no evidence that the current zoning does not further the health, safety, or general welfare of the public. With respect to the argument made by the applicant about diverse housing options, we note that most of the benefits result from developing with a PUD. The developer has told residents that he “always uses PUDs in (his) developments”. With existing zoning and a PUD, the developer can still offer whatever diversity of housing options the market demands. The applicant is requesting the rezoning so that they can INCREASE density and build more units with a PUD. As for the argument that the current zoning does not utilize the water and sewer capacity, we respectfully remind the board that this capacity was designed under the existing zoning, presumably with capacity cushion for peak times. Finally, regarding the applicant’s claim that the Okemos School District has expressed support for the development, the application refers to a memo from the President of the School Board to the Township Supervisor. Nowhere in this memo does is there an endorsement of development. Rather, the memo very clearly avoids endorsement or opposition of any

development, and states that it only plans for “potential enrollment growth.” Both in this section and later in Section B4, the applicant falsely claims the school district is supportive of this development, referring to the memo. Moreover, the school board has not held any vote or had substantial conversation about this development.

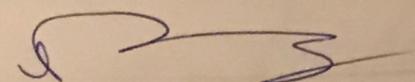
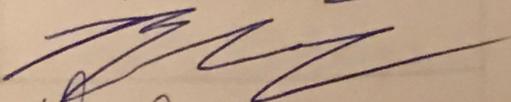
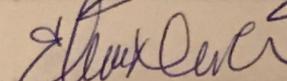
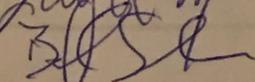
During the Planning Commission process, the developer submitted two applications (#18120 and #19060), and two subsequent amendments to the second application. In those applications, and in the four meetings on this topic, the applicant has failed to provide a compelling reason why the existing zoning was unreasonable. As such, a large majority of the Planning Commission indicated in every straw poll, that they would vote against this request, and did so during the July 22 meeting.

Now that the Planning Commission has completed its review, the developer has submitted a newly amended application with information that has not yet been subject to public scrutiny or Planning Commission review. This bypassing of the critical public hearing process should not be allowed. Given this circumvention of the accepted rezoning process, we urge the Township Board to process this application using only information that has been provided to the Planning Commission and subject to public review. As such, we further argue the Township Board should follow the recommendation of the Planning Commission and vote to deny this rezoning application. Such an action is not only justified for this request but will also send a clear message that important public processes must be followed and no circumvention will be allowed.

Respectfully yours,

The Champion Woods Condominium Association

Signatory to the letter to Charter Township of Meridian, Township Board % Peter Menser, Principal Planner

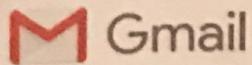
	Name	Address	Signature
1)	Wei Li	2565 Sophia Pkwy	Wei Li
2)		<del>2565 Sophia</del>	
4)	MAURICIO PINCHEIRA	4228 RAIN FOREST CIRCLE OKemos, MI 48864	
5)	RYAN MORGAN	4236 RAIN FOREST CIRCLE OKemos, MI 48864	
6)	Eleni Davlantis	2690 Sophia Pkwy 48864 OKemos	
7)	Stephanie White	2682 Sophia Pkwy 48864	Stephanie White
8)	Geri Potchen	4233 Rain Forest 48864	Geri Potchen
9)	Jim Potchen	4233 Rain Forest Cir 48864	Jim Potchen
10)	Tom Rand	2671 Laforest Circle	see attached
11)	Martha Rand	2671 Laforest Circle	email athonization
12)	<del>Elizabeth Mary McCurdy</del>	2710 Sophia Parkway 0	
13)	Larry A McCurdy	2710 Sophia Pkwy	Larry A McCurdy
14)	Brad Salen	2688 Laforest Cir.	
15)			
16)			
17)			
18)			
19)			
20)			

Signatory to the letter to Charter Township of Meridian, Township Board % Peter Menser, Principal Planner

Name	Address	Signature
1) Ronald Kawachi	2702 Sophien Pkwy	Ronald Kawachi
2) Soohyun Chu	2679 Sophren Pky	Soohyun Chu
4) Sungyong Park	2679 Sophren Pky	Sungyong Park
5) Gina Delp	2675 Sophica Pkwy	Gina Delp
6) Steve Delp	2675 Sophica Pkwy	Steve Delp
7) FABIO CASAGRANDE	2672 LAFORET CIRCLE	Fabio Casagrande
8) TERMI CASAGRANDE	2672 LAFORET CIRCLE	Terri Casagrande
9) Justin Phillips	2680 LaForest Circle	Justin Phillips
10) Mywish Marelic	2702 LaForest Circle	Mywish Marelic
11) Archana Patol	2708 Laforest Cir	Archana Patol
12) Ketan Patol	2708 Laforest Cir	Ketan Patol
13) Jale Hussa	2712 Laforest Circle	Jale Hussa
14) Yaping Jin	2691 Laforest Circle	Yaping Jin
15) <del>Maria</del>	2683 Laforest Circle	<del>Maria</del>
16) Steve Casey	2677 Laforest Circle	Steve Casey
17) JAN CASEY	2677 Laforest Circle	Jan Casey
18) Tae Ahn	4232 Rain Forest Circle	Tae Ahn
19) Soojin Ahn	4232 Rain Forest Cir.	Soojin Ahn
20) Hong Trebesh	2706 Sophien Pkwy	Hong Trebesh

Signatory to the letter to Charter Township of Meridian, Township Board % Peter Menser, Principal Planner

Name	Address	Signature
1) RANJITH SAMSON	2638 Sophia Pkwy	Ranjith
2) Vidya Samson	2638 Sophia Pkwy	Vidya
4) Dwayne & Sarah Stephens	4123 Usiak Circle	Stephens
5) Jingbo Meng	4135 Usiak Circle	Jingbo Meng
6) Dongman Choi	4141 Usiak Circle	Dongman Choi
7) Hyeon Park	4141 Usiak Circle	Hyeon Park
8) Jingjing Chang	4158 Usiak Cir.	Jingjing Chang
9) Arjana Susarla	4239 RAINFOREST CIR	Arjana Susarla
10) ADNAN SAFDAR	4229 Rain forest Circle	A. Safdar
11) Hui ping Jiang	2713 Sophia Pkwy	Hui ping Jiang
12) Scott Schabel	2714 Sophia Pkwy	Scott Schabel
13) John Joe	2699 Sophia Pkwy	John Joe
14) May Hu	2686 Sophia Pkwy	May Hu
15) Anna Zhao	2686 Sophia Pkwy	Anna Zhao
16) Jihua Zhao	2686 Sophia Pkwy	Jihua Zhao
17) Yue Cui	2687 Sophia Pkwy	Yue Cui
18) Ren Zhong	2687 Sophia Pkwy	Ren Zhong
19) PRANEETH YARLAGODDA	2690 SOPHIEA PKWY	Praneeth Yarlagodda
20) SINDURA PERNENI	2690 SOPHIEA PKWY	Sindura Perneni



Kathy & Larry McCurdy <kathyandlarrymccurdy@gmail.com>

---

**rezoning meeting**

1 message

---

**Martha Rand** <tomyrand44@gmail.com>  
To: Kathyandlarrymccurdy@gmail.com

Thu, Aug 1, 2019 at 8:36 PM

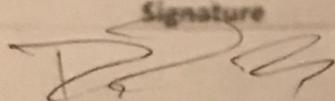
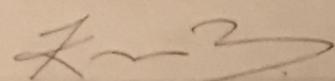
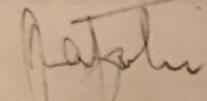
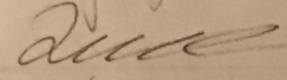
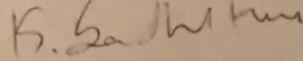
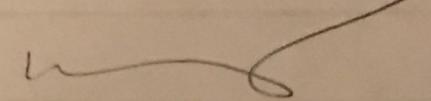
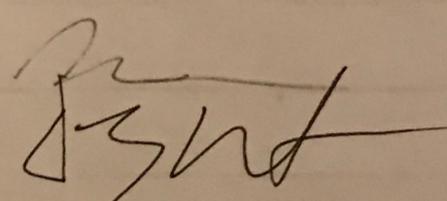
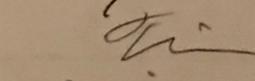
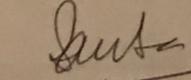
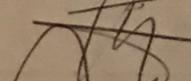
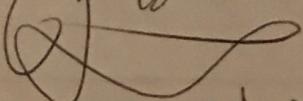
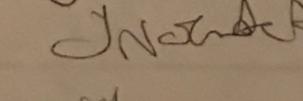
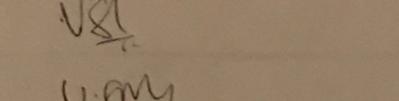
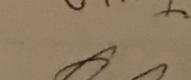
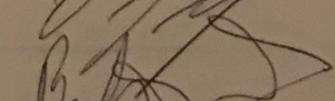
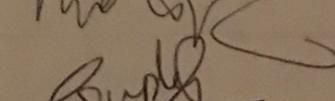
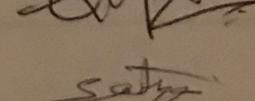
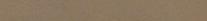
Larry and Kathy,

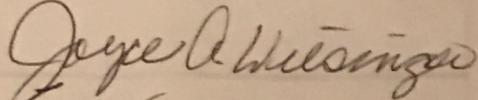
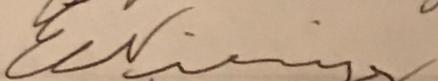
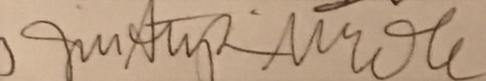
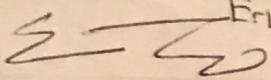
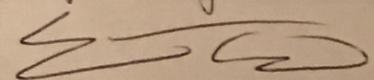
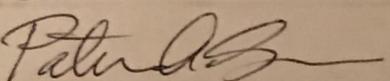
Tom and I are out of town, at our cottage on Torch lake, and are unable to attend the meeting on August 8 or to sign the letter against the rezoning in person. . We are very much against the proposed rezoning and would be grateful if you will add our names to the letter.

Thanks,

Tom and Martha Rand  
2671 Laforet Circle  
Okemos, Mi 48864

Signatory to the letter to Charter Township of Meridian, Township Board % Peter Menser, Principal Planner

Name	Address	Signature
1) Dan McCole	4137 Benham Way Okemos, MI 48864	
2) Kavita Kale	4136 Benham Way Okemos, MI 48864	
3) Prashant Kale	4136 Benham Way Okemos, MI 48864	
4) Quyn Nguyen	4144 Benham Way Okemos, MI 48864	
5) Senthil Kuppiswamy	4166 Benham Way Okemos, MI	
6) Nikki Fabiano	4150 Benham Way Okemos, MI	
7) Brent	4150 Benham Way Okemos, MI 48864	
8) Doug Mrdeza	2517 Kevern Way Okemos, MI 48864	
9) Yiyang Tong	2520 Kevern Way Okemos, MI	
10) Manikanta Vallu	2528 Kevern Way Okemos, MI	
11) Kevin Lin	4155 W Benham Way	
12) Joy Nambisan	4155 W Benham Way	
13) NAREN TURIMEGA	2553 SOPHIA PKWY	
14) SWARNA VYURI	2573 SOPHIA PKWY	
15) SHINIVASA VYURI	2573 SOPHIA PKWY	
16) Patrick Murphy	2589 Sophia Parkway	
17) Renata Opazyński	2589 Sophia Parkway	
18) Venkata Pachipati	2581 Sophia Parkway	
19) Satya Byrani	2581 Sophia Parkway	

Name	Address	Signature
1) JOYCE WIESINGER	4134 E. BENCA WAY	
2) EARL WIESINGER	4134 E. BENCA WAY	
4) Jill Stephenson-McLole	4137 W. Benham Way	
5)  Eric Tony	4138 E. Benca Way	
6) Pat Soramo	4138 E. Benca Way	
7)		
8)		
9)		
10)		
11)		
12)		
13)		
14)		
15)		
16)		
17)		
18)		
19)		
20)		

Signatory to the letter to Charter Township of Meridian, Township Board

Name	Address
1. Xiamei Xu	2694 Sophiea pkwy Okemos 48864
2. Zhiheng Bi	2694 Sophiea pkwy Okemos 48864
3. Christina Inman	4146 E Benca Way
4. Jason Inman	4146 E Benca Way
5. Wei Peng	2520 Kevern Way
6. Jennifer New	4139 Benca Circle, Okemos, MI 48864
7. Ashleigh New	4139 Benca Circle, Okemos, MI 48864
8. Crystal Scott	2619 Sophiea Pkwy, Okemos, MI 48864
9. Eleni Davlantes	2698 Sophiea Pkwy, Okemos, MI 48864
10. Frank (Alex) Scott	2619 Sophiea Pkwy, Okemos, MI 48864
11. Yiming Deng	2536 Keven Way, Okemos, MI 48864
12. Xin Liu	2536 Keven Way, Okemos, MI 48864
13. Jlahang Li	2601 Sophiea PKWY, Okemos, MI 48864
14. Ting Shen	2601 Sophiea PKWY, Okemos, MI 48864
15. Manikanth Valluru	2528 Kevern Way Okemos MI 48864
16. Chandana Prabode Weebadde	2721, Sophiea Parkway, Okemos, MI 48864
17. Cholani Kumari Weebadde	2721, Sophiea Parkway, Okemos, MI 48864
19.	
20.	

Signatory to the letter to Charter Township of Meridian, Township Board

Name	Address
1. <i>Joe Heringer</i>	4142 Benca Way
2. <i>Mary Heringer</i>	4142 Benca Way
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

## Riley Millard

---

**From:** Peter Menser  
**Sent:** Friday, August 2, 2019 8:17 AM  
**To:** Riley Millard; Robert Cwierniewicz  
**Subject:** FW: Rezoning request for Bennett Road Holding LLC (against)

For TB packet



**Peter Menser**  
Principal Planner  
[menser@meridian.mi.us](mailto:menser@meridian.mi.us)  
517.853.4576  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

---

**From:** Chuck Maniaci [mailto:[chuckmaniaci@gmail.com](mailto:chuckmaniaci@gmail.com)]  
**Sent:** Thursday, August 01, 2019 11:20 PM  
**To:** Planning Commission (DG); Peter Menser  
**Subject:** Rezoning request for Bennett Road Holding LLC (against)

Hello again, Planning Commission and Mr. Menser.

Just a reminder of the letter we sent on June 8<sup>th</sup>, prior to a meeting where the rezoning request was to be considered. The developer should be required to build within the existing zoning, and also to stay off the existing wetlands.

Please consider taking the time to visit Sundance Estates and Heron Creek neighborhoods. Look between the houses, beyond the back yards of the houses along the left side of Aztec Way, as you enter the Woods of Heron Creek from Sundance Estates. What was once wooded space is now dead trees sticking out of standing water. This situation occurred when Champion Woods was developed.

Or, look deep in the back of the almost 5 acres at 3720 Hulett Road, where there was once wetlands that dried up during the summer. There is now a permanent pond in that area as a result of the Sanctuary being built on portions of the wetlands. The developer directed a majority of the run-off from the backfilled home sites to the north, onto property owned by other people.

These are just two examples of the situation we are trying to avoid. I know many more exist, and you likely can create a list of them without even referring to records. The developers say there won't be issues, and pay someone big dollars to prepare an official looking report to convince the planning commission and township staff. But when the runoff water does accumulate, it's too late to do anything about it, leaving existing property owners stuck with the problem.

Please be proactive in protecting the current surrounding property owners. Let Bennett Holdings develop a beautiful neighborhood that conforms with current zoning and wetland delineations.

Sincerely,

CHUCK & RENEE MANIACI  
2553 Sundance Lane  
Okemos, MI 48864

---

**From:** [Chuck Maniaci](#)

**Sent:** Saturday, June 8, 2019 4:49 PM

**To:** [planningcommission@meridian.mi.us](mailto:planningcommission@meridian.mi.us); [Peter Menser @ Township](#)

**Subject:** Rezoning request #19060 for Bennett Road Holding LLC (against)

Hello Planning Commission and Mr. Menser;

We do not support the rezoning to allow for an increase in density (from RR, RAA and RAAA to RA) for the property north of Bennett Road. Any development of that land will probably result in water-related issues, just as the Champion Woods development caused areas west of Sundance Estates and adjacent to the Woods of Heron Creek to become permanently flooded. Hundreds of trees were killed. It's an eerie sight to see the dead trees rising out of the standing water. Property owners didn't sign up to have permanent ponds just a few yards from the back of their houses.

Some of my personal thoughts in addition to keeping the zoning as it is:

- Please be sure a well thought out drainage plan is put in place. Drainage retention ponds may be necessary within the bounds of the parcel(s) to be developed, not allowing runoff to go to the surrounding areas and neighborhoods.
- There should be no building allowed within existing wetlands. The developer should work around the natural contours of the land. Too often developers are allowed to build on existing wetlands. The Sanctuary, east of Hulett Road, is one such development. This caused permanent flooding of one or more parcels to the north of that development, causing property owners to lose large areas of their land to standing water.
- As owners of buildable land on Hulett Road, we were informed by members of the Meridian Township Planning Dept. that there is no option to build within 40 feet of the existing wetlands behind our property. And we even had to pay the township to have your contracted wetlands expert draw the line of delineation. If a small project like ours has to follow the rules, so should a large project such as the one that may occur with the 96+ acres north of Bennett, east of Hagadorn, west of Sophia Parkway.

We also agree with many of the concerns identified in the June 1<sup>st</sup> letter written by Carla and James Galligan.

Sincerely,

Chuck & Renee Maniaci  
2553 Sundance Lane  
Okemos, MI 48864

August 2, 2019

Dear Meridian Township Board:

I strongly oppose request #19060 to rezone the land to an increased density.

There is unanimous and consistent agreement by all the neighboring residents: the people that live in the surrounding area who are impacted by this decision are against the proposed rezoning. We do not want this area to be rezoned to an increased density.

Mayberry Homes is already able to build homes with the current zoning. The current zoning is not unreasonable. Schroeder is trying to maximize profits for his company on this piece of land.

It is extremely frustrating to have to continually oppose the rezoning request with each revised iteration. This has been dragging on for almost a year now. The builder has made multiple slight revisions to the original request from 2018. The request is fundamentally the same – the builder wants to increase density in order to increase profits. We, the people who are directly impacted by this zoning request, maintain that the builder is already able to build houses on this land, and strongly oppose increasing the density. There is no hardship to him, but this will negatively impact all the residents who live in the surrounding area. We've been told not to consider traffic or ecological impact – that will be discussed later, right now it's only zoning. However, how can those things not be taken into account; once the floodgates are open to increasing the density, it clearly leads to increased traffic, increased standing water, and increasing drainage problems in an area surrounded by wetlands and floodplains.

This piece of land is not all buildable. It is comprised of wetland and floodplains. During the July 8<sup>th</sup> Planning Commission meeting, it was argued by a member of the planning commission that “*your* neighborhood” [Champion Woods] caused flooding and water issues to the existing neighborhoods [Heron Creek] when it was built, so Mayberry should be allowed to go ahead and build even more houses than they are currently zoned to do. This was a thinly veiled dig at the concerned neighbors who spoke out, threatening that the people in Champion Woods should experience the same consequence. However, the people currently living in Champion Woods neighborhood aren't the ones who zoned the piece of land when the neighborhood was built. I believe that if you know better, then you do better. Clearly, it was an unintended consequence that the building of the 78 houses in Champion Woods caused a buildup of year-round standing water to the surrounding areas. Mayberry is currently zoned to build even more houses than exist in Champion Woods. Increasing the density even further will continue to exacerbate the standing water problem in this area.

I care about the impact to the current wildlife in the area and impact to water drainage from flash flooding as well as preventing the exacerbation of the current year-round standing water problem. Building even more houses in this area than the current zoning allows will make this problem worse. I do not want this problem to continue to get worse. Reasonable zoning is the first step to ensure that this problem does not get worse.

Additionally, what was frustrating to read in the most recent iteration of the application, is that Schroeder stated, “larger lots will drive home pricing higher, thus limiting the pool of available prospective purchasers to a more elitist profile.” Wow – what a way to stereotype. That statement implies that less desirable people will live in his homes unless it is rezoned to allow for denser housing. It is hypocritical that a wealthy businessman would without cause, call potential residents elitist. Secondly, Schroeder stated publicly that his houses would cost around \$300,000 at the June 10<sup>th</sup> meeting when he was asking for RA level zoning. Median housing value in Meridian Township is \$186,000. Schroeder was *already* planning on building homes that are over 60% more expensive than the median housing prices in Meridian Township, at an even denser RA zoning. Larger lots do not necessarily equate to more expensive houses – that is a correlation that Mayberry Homes is asserting, again, in order to increase profits. Conversely, larger lots provide more green space and room for water to flow and current wildlife to thrive.

Another misleading statement in the current version of the rezoning request is that “the Okemos School District has expressed support for new development.” That is a false and deceptive statement. There is no public endorsement of new development, only that it plans for “potential enrollment growth.” This statement should not be twisted to imply that the school district is giving the green light to Schroeder to rezone to build even more housing than already zoned for.

Please follow the recommendation of the Planning Commission majority as well as the voice of the people who live in the areas that are impacted by this rezoning request, and vote to deny the rezoning application.

Thank you,

Joy Wahawisan  
4155 Benham Way  
Okemos, MI 48864

# RUNDQUIST

August 3, 2019

Meridian Township Board  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI. 48864

**Re: Rezoning Request  
Bennett Road Holding ["Mayberry Homes"]**

**VIA: email**

The Honorable Meridian Township Board,

This is a re-zoning request that fails to fade away. Township Residents near and far and the Township Planning Commission have joined in providing a clear and succinct message to the Applicant: A change of zoning is not only unnecessary for the development of this assembly of parcels, it is inappropriate for the area. The parcels represented in this request can be developed, by right, with the current zoning. Any request for change in zoning should be denied by the Board. That the Applicant has turned a deaf ear to the unified voice of Township Residents and the Planning Commission is indicative of the performance to be anticipated by the Applicant moving forward.

This is consistent with historical performance of the Applicant in the Township.

Craig Sturk, one of the co-owners, for years excavated and sold sand from this parcel with no regard for wetlands and floodplain, filling in defined wetland and ignoring all remediation directives from Township staff and continued to mine sand after the termination of the requisite permits. With no regard for the Ingham County Drain Commission requirements, Craig Sturk has significantly impeded the flow of surface water to the Herron Creek; depriving the creek of a natural source of recharge. This in turn, has directly caused surface water issues for landowners to the immediate east.

In a similar fashion the lead Applicant Mayberry Homes began stripping topsoil and moving earth on 25.5 acres of land in the township fronting Powell Road with no regard for MDEQ, or Township Requirements. Prior to beginning the work there was there a required notice of coverage filed with the MDEQ or Soil Erosion Permit issued by the Township? A clear view of the nearly two-year-old stockpiled topsoil can be had looking north from Grand River Avenue east of Powell Road.

Little wonder then that the original, as well as the modified Rezoning Application were not filled out in their entirety. Only on Tuesday, July 23 was a new and complete Rezoning Application submitted. Notably, this was the day after the Planning Commission Vote. Even with filing a Rezoning Application the Applicant has demonstrated an ability to ignore requirements and inability to follow uniformly applied regulations and rules.

**3634 EAST ARBUTUS | OKEMOS, MI 48864**

[meridianrealestateinterests@comcast.net](mailto:meridianrealestateinterests@comcast.net)

Of significant import, the applicant has failed to provide a sound reason, let alone evidence of hardship, that up-zoning should be considered.

By-Right development of these parcels is possible with the current zoning designation, as it was when parcel 29-300-025 was sold to EL Holding Co. LLC in 2013 and to Bennett Road Holding LLC in 2014. At each ownership change, the purchaser was aware of the existing zoning and made the purchase. The by-right development potential has remained unchanged. With the exception of frontage on Bennett Road zoned RR, this parcel is zoned RAAA and will also allow a PUD overlay, providing that parcel owner opportunity to efficiently organize infrastructure while maximizing both existing and new site amenities. There is no hardship for the owners of this land, only financial gain.

There is a statement in the application that the current zoning is inconsistent with that surrounding; this is false. The property to the north is Meridian Township Preservation land, and the current zoning of RAAA serves its transitional purpose from this preservation [park] land to the RAA zoning designation to the east. The property to the west is part of PA 425 between the Township and the City of Lansing and is zoned at a maximum density of one unit per acre. According to the PA 425 Agreement at the Ingham County Register of Deeds, when this Agreement reverts to Meridian Township in 2049, this land will be zoned RR. The existing RAAA zoning of the subject parcel again serves its purpose as transition from the lowest density [one/acre] to that of higher density to the east. The southern portion of the subject property that which is along Bennett Road is currently zoned RR; the property immediately south of Bennett Road is part of the PA 425 which was described above and is one/acre.

The current zoning of the subject property is consistent with the surrounding zoning and serves as a transition from the lowest density [north, south and west], to that which is higher [east].

The Application also indicates the Okemos Public Schools are in support of the project. That appears to be misleading as there is a lone email from the President of the Board of Education, sent from a non-school related email address. The personal opinion expressed in the correspondence is "... the OPS Board of Education has not taken a position opposing more development or more students." This is not an endorsement or a request.

I request you deny this Rezoning Application and allow the land to be developed as currently zoned.

Sincerely,



Jim Rundquist  
Meridian Township Homeowner

## Riley Millard

---

**From:** Wei Li <weidli2012@gmail.com>  
**Sent:** Friday, August 2, 2019 3:31 PM  
**To:** Board  
**Subject:** Rezoning request #19060 Bennett road holding LLC - Opposition

Dear Meridian Township Board,

As a resident from the Champion Woods subdivision, I'm strongly opposed to rezoning request #19060 from Bennett Road Holding LLC that asks for rezoning several parcels at Bennett road and Hagadorn road from RR and RAAA to RAA.

At the July 22, 2019 meeting, the Planning Commission denied the request by 6-2 vote due to concerns regarding the environmental impact including drainage and flooding and traffic concerns if this up zoning request were approved.

On July 23, 2019, the day after the Planning Commission officially voted, the applicant submitted a new application with information that has not yet been subject to public scrutiny. This bypassing of the critical public hearing process should not be allowed. I urge the Township Board to process this application using only information that has been provided to the Planning Commission and subject to public review.

In the applications submitted, the applicant failed to provide a compelling reason why the existing zoning is unreasonable and why the proposed zoning is appropriate.

I urge the Township Board to follow the recommendation of the Planning Commission and deny this rezoning request.

Respectfully yours,

Wei Li

<p><b>PROPOSED BOARD MINUTES</b></p>
--------------------------------------

**PROPOSED MOTION:**

**Move to approve and ratify the minutes of the Regular Meeting of July 23, 2019 as submitted.**

**ALTERNATE MOTION:**

**Move to approve and ratify the minutes of the July 23, 2019 Regular Meeting with the following amendment(s):  
[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING **-DRAFT-**  
5151 Marsh Road, Okemos MI 48864-1198  
853-4000, Township Hall Room  
TUESDAY, July 23, 2019 **6:00 pm.**

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

ABSENT: Trustee Wisinski

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

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Local Street Bond – August 6, 2019

Deputy Manager Perry provided a presentation on the Meridian Township Local Street Bond proposal that is on the August 6, 2019 ballot. He provided details on the reasoning and strategy behind the proposed road management program.

Board discussion: difference between bonding and special assessments, past experience with special assessment districts for repairing roads instead of township-wide bond, 25% of tax base is commercial and professional/office – they pay their “fair share” with bond and not with special assessments, warranty work on road projects, likelihood of return contractors over 10 year span, use of bid process, road condition illustration, PASER ratings & categories, interest costs of bonds, staggering of bonds over three installments, inconsistencies of construction season, bonding provides some flexibility.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:32 pm.



Motion carried 6-0

A. Communications

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

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

NAYS:

Motion carried 6-0

B. Approval of Minutes – July 9 2019 Regular Meeting

**Trustee Opsommer moved to approve and ratify the minutes of the Regular Meeting of July 9, 2019 as submitted. Seconded by Trustee Sundland..**

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

NAYS:

Motion carried 6-0

C. Bills

**Trustee Opsommer moved to approve that the Township Board approve the Manager’s Bills as follows, seconded by Trustee Sundland.:**

<b>Common Cash</b>		\$	278,721.65
<b>Public Works</b>		\$	92,176.19
<b>Trust &amp; Agency</b>		\$	848,048.08
	<b>Total Checks</b>	\$	1,218,945.92
<b>Credit Card Transactions</b>		\$	4,793.42
July 5 to July 17			
	<b>Total Purchases</b>	\$	<u>1,223,739.34</u>
<b>ACH Payments</b>		\$	<u>780,034.12</u>

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

NAYS:

Motion carried 6-0

10. QUESTIONS FOR THE ATTORNEY – NONE

## 11. HEARINGS

### A. Mixed Use Planned Unit Development #19014 (Eyde)

Director Kieselbach provided a presentation on the proposed Mixed Use Planned Unit Development (MUPUD) submitted by Louis J. Eyde Family LLC. The 6.32 acre site is zoned PO (Professional and Office), conditioned on development using the MUPUD ordinance.

### **Supervisor Styka opened the public hearing at 6:55 pm**

Samantha Eyde, 2290 Science Pkwy., Okemos; discussed the need for sign waivers due to the number of businesses at the property and explained the window coverage waiver to stay consistent with surrounding buildings.

Treasurer Deschaine asked about the charging station and gazebo to be included.

Clerk Dreyfus asked about the landscaping plans for the front of the building.

Jeff Keyes, Kebs Inc., 2116 Haslett; explained the landscaping to be included.

Trustee Jackson asked where other signs were located on the property.

Ms. Eyde explained the need for the signs due to multiple tenants being present on the property and the tenants being located in separate buildings.

Trustee Jackson asked if there would be signs on the facade of the building.

Ms. Eyde explained there may be signs on the doors and interior, but nothing on the face of the building.

Justin Kilgore, 2859 Eyde Pkwy., Okemos; asked what parking would be included in the development.

Director Kieselbach stated Professional/Office Zoning had a minimum requirement of 3 parking spots per thousand square feet, and 5 parking spots per thousand square feet for larger buildings. He noted there are 291 parking spaces on the property, which meets the parking requirements.

### **Supervisor Styka closed the public hearing at 7:05 pm**

### B. Elevation Brownfield Plan Amendment

Principal Planner Menser provided a presentation on the proposed amendment to a previously approved brownfield plan for the Elevation at Okemos Point submitted by Okemos Pointe, LLC. He noted the recommendation for approval from the Meridian Township Brownfield Redevelopment Authority.

Dave Van Haaren, Director of Economic Development, Triterra, 1375 S. Washington Avenue, Suite 300, Lansing; provided a summary of the original plan, the proposed amendment, and the content of the plan.

Will Randell, CEO, True North Development, 2410 Woodlake Drive, Suite 440 Okemos, provided a presentation on the proposed revised project approach and explained details of the brownfield plan amendment being requested.

Eric Helzer, Advanced Redevelopment Solutions, PO Box 204, Eagle; provided further details on the proposed revised project approach.

**Supervisor Styka opened the public hearing at 7:28 pm**

**Supervisor Styka closed the public hearing at 7:29 pm**

12. ACTION ITEMS

A. Sierra Ridge Preliminary Plat Extension

**Treasurer Deschaine moved to adopt the resolution extending preliminary plat approval for the remaining 30 lots in Sierra Ridge Estates to July 1, 2021. Seconded by Trustee Jackson.**

Board discussion: development density not appropriate for the site, impact of “no vote,” existing waivers from subdivision regulation, extension of past approvals, development in dense area of the Township, desire of density and smaller lots, recently-approved Newton Pointe development to the north constitutes a “new and significant change” thus plat should be denied, reducing density would create buffer with Newton Pointe, process of denying the extension.

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

NAYS: Clerk Dreyfus

Motion carried 5-1

13. BOARD DISCUSSION ITEMS

A. Mixed Use Planned Unit Development #19014 (Eyde)

Board discussion: attractiveness of proposal, would not add any parking, contiguous building construction, questions on green space provided, limited waiver requests, no current signs on parcel, construction of signs, matching signage on adjacent parcels, two signs to be installed, inclusion of gazebo, 28% front glass coverage and 50% minimum required, glass coverage matches existing buildings, few MUPUDs for office use, MUPUD intended for traditional developments not office/medical, conditions that halted past development on the site.

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

B. Special Use Permit #19091 (Eyde)

Board discussion: building is 36,000 square feet.

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

C. Elevation Brownfield Plan Amendment

Board discussion: change from 11 year to 18 year tax capture timeframe, increase in admin costs from \$86,000 to over \$600,000, increased development costs, original brownfield plan covered all phases, impact of lender’s request, discrepancies in early valuations, almost \$2.5 million in added activities for environmental remediation, administrative and legal fees not included in additional activities, 8,000 square foot reduction in commercial space, minor amendments handled by staff, removal of Marketplace building considered minor amendment by Township Planning Dept, ordinance allows for up to 10% changes in building square footage, elimination of Marketplace building perceived as significant amendment – not minor, inability for developer to find an operator for a Marketplace building, parking restrictions, possibility of adjusted market amenity component, tire store building will be repurposed, increased demolition costs due to buried debris, \$400,000 demolition costs for Phase 1A, increased interest costs of 1.42% given to developer, construction of Phase 3 will be included in capturable value, expected completion dates, incentives to build Phase 3, no brownfield costs associated with Phase 3, Phase 3 construction projected for 2023, concern of reduced/reversed valuations, 2.4% average annual rent increase over last 20 years in Michigan, applicants incentive to keep Brownfield Redevelopment Authority in good health.

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

D. Special Use Permit #19041 (Williams Volkswagen, Inc)

Director Kieselbach provided an overview of the requested special use permit to construct an addition to a building greater than 25,000 square feet in size at the Okemos Auto Collection located at 2186 Jolly Road.

Jeff Williams, 2008 Bellwood, Okemos; provided details on the proposed special use permit.

Board discussion: additional parking to increase imperviousness within ordinance minimum, parking increase from 301 spaces to 364 spaces, inclusion of electric charging stations, reasoning behind increased parking spaces, dealership being relocated from Lansing, differences between parking for display and parking for employee/customers, imperviousness concerns

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

E. Inter-Governmental Agreement with Bath Township

Deputy Manager Perry provided an overview of the Inter-Governmental Agreement with Bath Township that will allow Bath Township to provide utility service the proposed development by Giguere Builders.

**Trustee Opsommer moved to suspend rules. Seconded by Treasurer Deschaine.**

VOICE VOTE: Motion carried 6-0

**Trustee Opsommer moved to approve the attached resolution for provision of sanitary sewer and water service by Bath Charter Township to Parcel No. 3302-02-04-100-013 in the Charter Township of Meridian. Seconded by Trustee Jackson.**

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

NAYS:

Motion carried 6-0

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:49 pm.

Supervisor Styka Closed Public Remarks at 8:50 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. ADJOURNMENT

**Trustee Opsommer moved to adjourn. Seconded by Jackson.**

VOICE VOTE: Motion carried 6-0

**Supervisor Styka adjourned the meeting at 8:51 pm.**

---

RONALD J. STYKA,  
TOWNSHIP SUPERVISOR

---

BRETT DREYFUS,  
TOWNSHIP CLERK



**To: Board Members**  
**From: Miriam Mattison, Finance Director**  
**Date: August 8, 2019**  
**Re: Board Bills**

---

**Charter Township of Meridian  
Board Meeting  
8/8/2019**

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

<b>COMMON CASH</b>	365,199.32
<b>PUBLIC WORKS</b>	171,107.24
<b>TRUST &amp; AGENCY</b>	1,209,461.52
<b>TOTAL CHECKS:</b>	<b>\$ 1,745,768.08</b>
<b>CREDIT CARD TRANSACTIONS</b>	<b>\$ 10,223.04</b>
<b>July 18 to Aug 1</b>	
<b>TOTAL PURCHASES:</b>	<b><u>\$ 1,755,991.12</u></b>
<b>ACH PAYMENTS</b>	<b><u>\$ 805,245.21</u></b>

ACH Transactions

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
07/29/19	Meridian Township	58,316.11	Utility Billing
07/24/19	Blue Care Network	9,553.50	Employee Health Insurance
07/31/19	Blue Care Network	61,425.89	Employee Health Insurance
07/19/19	Health Equity	123.96	Employee Health Savings Contribution
07/19/19	ICMA	35,142.48	Payroll Deductions 7/19/19 Payroll
07/19/19	Nationwide	3,520.34	Payroll Deductions 7/19/19 Payroll
07/19/19	IRS	100,586.32	Payroll Taxes 7/19/19 Payroll
07/19/19	MERS	233,071.53	Employee Retirement
07/19/19	State of MI	30,089.64	MI Bus Tax
07/19/19	Various Financial Institutions	273,415.44	Direct Deposit 7/19/19 Payroll
	<b>Total ACH Payments</b>	<u><u>\$ 805,245.21</u></u>	

08/02/2019 10:35 AM  
 User: mattison  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 08/06/2019 - 08/06/2019  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
1. MITA	AD FOR BIDS ON CROSS SECTION PATROL PROGRAM SERVIC	50.00	101014
	AD FOR BIDS, 2019 HVAC REPLACEMNT - S FIRE STATION	50.00	101014
	TOTAL	100.00	
2. ACCOUNTEMPS	FOR T BOUSSON - WE 7/12/19	955.84	
	FOR T BOUSSON WE 7/19/19	1,054.72	
	T BOUSSON WE 7/26/19	1,054.72	
	TOTAL	3,065.28	
3. AMERICAN CONCRETE LEVELING	VOID, FILL AND RAISE CONCRETE PADS IN 4 LOCATIONS,	268.12	
4. AT & T	MONTHLY FIBER SERVICES TO CENTRAL FIRE STATION (#9	1,067.42	
5. AUTO VALUE OF EAST LANSING	2008 GMC TRUCK TAIL GATE HANDLE / 8/20/2018 - MISS	46.39	
	WYPALL + POP UP / 1/2DR 5 EXT BAR / INVC MISSED IN	151.41	
	PREBENT PIPE, CONV GASKET, SS MUFFLER / INVC MISSE	(553.29)	
	MUFFLER, CLAMPS, PREBENT PIPE / INVC MISSED IN ERR	532.40	
	FLEET REPAIR PARTS 2019 - CREDIT	(14.18)	
	LED WORK LAMP RETURNED	(62.19)	
	PRO-LOGIC ASSY, AW-TOOLS	54.79	
	FLEET REPAIR PARTS 2019	35.22	
	FLEET REPAIR PARTS 2019	11.98	
	FLEET REPAIR PARTS 2019	13.89	
	FLEET REPAIR PARTS 2019	73.06	
	FLEET REPAIR PARTS 2019	8.71	
	FLEET REPAIR PARTS 2019	59.98	
	FLEET REPAIR PARTS 2019	38.99	
	FLEET REPAIR PARTS 2019	41.79	
	FLEET REPAIR PARTS 2019	21.38	
	FLEET REPAIR PARTS 2019	7.98	
	FLEET REPAIR PARTS 2019 - CREDIT	(22.59)	
	FLEET REPAIR PARTS 2019 - BATTERY FOR #106	120.09	
	TOTAL	565.81	
6. BARYAMES CLEANERS	STANDARD POLICE UNIFORM CLEANING - D STROUSE	6.00	
	STANDARD POLICE UNIFORM CLEANING - J CLEMENTS	9.00	
	STANDARD POLICE UNIFORM CLEANING - J CLEMENTS	6.00	
	STANDARD POLICE UNIFORM CLEANING - K LYSIK	9.00	
	STANDARD POLICE UNIFORM CLEANING - J KENDRICK	6.00	
	STANDARD POLICE UNIFORM CLEANING - J KENDRICK	6.00	
	STANDARD POLICE UNIFORM CLEANING - D STROUSE	6.00	
	STANDARD POLICE UNIFORM CLEANING - D STROUSE	6.00	
	STANDARD POLICE UNIFORM CLEANING - L WHITE	6.00	
	STANDARD POLICE UNIFORM CLEANING - L WHITE	6.00	
	STANDARD POLICE UNIFORM CLEANING - A TREVINO	6.00	
	STANDARD POLICE UNIFORM CLEANING - A TREVINO	6.00	
	STANDARD POLICE UNIFORM CLEANING - B CRANE	2.75	
	STANDARD POLICE UNIFORM CLEANING - E EATON	6.00	
	STANDARD POLICE UNIFORM CLEANING - J KENDRICK	3.25	
	STANDARD POLICE UNIFORM CLEANING - J KENDRICK	5.19	
	STANDARD POLICE UNIFORM CLEANING - R GRILLO	6.00	
	STANDARD POLICE UNIFORM CLEANING - E BESONEN	6.00	
	STANDARD POLICE UNIFORM CLEANING - E BESONEN	6.00	
	STANDARD POLICE UNIFORM CLEANING - B LEROY	6.00	
	STANDARD POLICE UNIFORM CLEANING - B LEROY	7.85	
	STANDARD POLICE UNIFORM CLEANING - A SLAVICK	6.00	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	9.00	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	9.00	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	8.75	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	8.75	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	3.00	
	STANDARD POLICE UNIFORM CLEANING - B BACH	6.00	

08/02/2019 10:35 AM  
User: mattison  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 08/06/2019 - 08/06/2019  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GF

Vendor Name	Description	Amount	Check #
	STANDARD POLICE UNIFORM CLEANING - B BACH	8.50	
	STANDARD POLICE UNIFORM CLEANING - B BACH	3.00	
	STANDARD POLICE UNIFORM CLEANING - B BACH	5.00	
	STANDARD POLICE UNIFORM CLEANING - B LEROY	10.25	
	STANDARD POLICE UNIFORM CLEANING - K HARVEY	6.00	
	STANDARD POLICE UNIFORM CLEANING - K HARVEY	7.50	
	STANDARD POLICE UNIFORM CLEANING - R GRILLO	6.00	
	STANDARD POLICE UNIFORM CLEANING - M FURA	6.00	
	STANDARD POLICE UNIFORM CLEANING - J CLEMENTS	9.00	
	STANDARD POLICE UNIFORM CLEANING - K PLAGA	6.00	
	STANDARD POLICE UNIFORM CLEANING - D METTS	6.00	
	STANDARD POLICE UNIFORM CLEANING - M MASOOD	6.00	
	STANDARD POLICE UNIFORM CLEANING - K ROYSTON	6.00	
	STANDARD POLICE UNIFORM CLEANING - A MCCONAUGHY	6.00	
	STANDARD POLICE UNIFORM CLEANING - J ADAMS	6.00	
	STANDARD POLICE UNIFORM CLEANING - R GRILLO	6.00	
	STANDARD POLICE UNIFORM CLEANING - A MCCREADY	9.00	
	STANDARD POLICE UNIFORM CLEANING - A MCCREADY	6.00	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	9.00	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	8.50	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	8.75	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	9.00	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	5.75	
	STANDARD POLICE UNIFORM CLEANING - A TREVINO	6.00	
	STANDARD POLICE UNIFORM CLEANING - B LEROY	6.00	
	STANDARD POLICE UNIFORM CLEANING - B LEROY	6.00	
	STANDARD POLICE UNIFORM CLEANING - P RAMBO	9.00	
	STANDARD POLICE UNIFORM CLEANING - P RAMBO	10.35	
	STANDARD POLICE UNIFORM CLEANING - P RAMBO	11.10	
	STANDARD POLICE UNIFORM CLEANING - P RAMBO	4.50	
	STANDARD POLICE UNIFORM CLEANING - M HAGBON	9.00	
	STANDARD POLICE UNIFORM CLEANING - M HAGBON	8.75	
	STANDARD POLICE UNIFORM CLEANING - M HAGBON	6.00	
	STANDARD POLICE UNIFORM CLEANING - M HAGBON	2.50	
	STANDARD POLICE UNIFORM CLEANING - J ADAMS	9.00	
	STANDARD POLICE UNIFORM CLEANING - K PLAGA	9.00	
	STANDARD POLICE UNIFORM CLEANING - E LINN	6.00	
	STANDARD POLICE UNIFORM CLEANING - K CORNELL	6.00	
	STANDARD POLICE UNIFORM CLEANING - C SCACCIA	6.00	
	STANDARD POLICE UNIFORM CLEANING - S LEWIS	9.00	
	STANDARD POLICE UNIFORM CLEANING - S DAWSON	6.00	
	STANDARD POLICE UNIFORM CLEANING - R GRILLO	6.00	
	STANDARD POLICE UNIFORM CLEANING - M KLEIN	6.00	
	STANDARD POLICE UNIFORM CLEANING - M KLEIN	6.00	
	STANDARD POLICE UNIFORM CLEANING - A MCCONAUGHY	9.00	
	STANDARD POLICE UNIFORM CLEANING - A MCCONAUGHY	6.00	
	STANDARD POLICE UNIFORM CLEANING - M MASOOD	6.00	
	STANDARD POLICE UNIFORM CLEANING - A DIETZ	6.00	
	STANDARD POLICE UNIFORM CLEANING - J ALLEN	9.00	
	STANDARD POLICE UNIFORM CLEANING - J ADAMS	6.00	
	STANDARD POLICE UNIFORM CLEANING - K ROYSTON	5.75	
	STANDARD POLICE UNIFORM CLEANING - A SLAVICK	6.00	
	STANDARD POLICE UNIFORM CLEANING - A SLAVICK	6.00	
	STANDARD POLICE UNIFORM CLEANING - K CORNELL	6.00	
	STANDARD POLICE UNIFORM CLEANING - C SCACCIA	6.00	
	STANDARD POLICE UNIFORM CLEANING - C SCACCIA	6.00	
	STANDARD POLICE UNIFORM CLEANING - A DIETZ	6.00	
	STANDARD POLICE UNIFORM CLEANING - A TOBIAS	9.00	
	STANDARD POLICE UNIFORM CLEANING - A MCCONAUGHY	6.00	
	STANDARD POLICE UNIFORM CLEANING - J ADAMS	6.00	
	STANDARD POLICE UNIFORM CLEANING - S LEWIS	6.00	
	STANDARD POLICE UNIFORM CLEANING - B CANEN	6.00	
	STANDARD POLICE UNIFORM CLEANING - A DIETZ	3.00	
	STANDARD POLICE UNIFORM CLEANING - J CLEMENTS	6.00	
	STANDARD POLICE UNIFORM CLEANING - K PLAGA	6.00	
	STANDARD POLICE UNIFORM CLEANING - D STROUSE	9.00	

08/02/2019 10:35 AM  
User: mattison  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 08/06/2019 - 08/06/2019  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GF

Vendor Name	Description	Amount	Check #
	STANDARD POLICE UNIFORM CLEANING - M MASOOD	6.00	
	STANDARD POLICE UNIFORM CLEANING - G THELEN	3.00	
	STANDARD POLICE UNIFORM CLEANING - R TUNKL	3.00	
	STANDARD POLICE UNIFORM CLEANING - K HARVEY	5.00	
	STANDARD POLICE UNIFORM CLEANING - K HARVEY	5.00	
	STANDARD POLICE UNIFORM CLEANING - K HARVEY	3.00	
	STANDARD POLICE UNIFORM CLEANING C SQUIRES	6.00	
	STANDARD POLICE UNIFORM CLEANING - R GRILLO	6.00	
	STANDARD POLICE UNIFORM CLEANING - A SLAVICK	9.00	
	STANDARD POLICE UNIFORM CLEANING	6.00	
	STANDARD POLICE UNIFORM CLEANING - D STROUSE	6.00	
	STANDARD POLICE UNIFORM CLEANING - A DIETZ	6.00	
	STANDARD POLICE UNIFORM CLEANING - A TREVINO	6.00	
	STANDARD POLICE UNIFORM CLEANING	6.00	
	STANDARD POLICE UNIFORM CLEANING - A DIETZ	6.00	
	STANDARD POLICE UNIFORM CLEANING - P RAMBO	3.00	
	STANDARD POLICE UNIFORM CLEANING - E LINN	6.00	
	STANDARD POLICE UNIFORM CLEANING - J ADAMS	6.00	
	STANDARD POLICE UNIFORM CLEANING - B LEROY	8.75	
	STANDARD POLICE UNIFORM CLEANING - M FURA	6.00	
	STANDARD POLICE UNIFORM CLEANING - M FURA	6.00	
	STANDARD POLICE UNIFORM CLEANING - L WHITE	6.00	
	STANDARD POLICE UNIFORM CLEANING - B BACH	8.75	
	STANDARD POLICE UNIFORM CLEANING - B BACH	9.00	
	STANDARD POLICE UNIFORM CLEANING - B BACH	7.50	
	STANDARD POLICE UNIFORM CLEANING - A TOBIAS	9.00	
	STANDARD POLICE UNIFORM CLEANING - A TOBIAS	9.00	
	STANDARD POLICE UNIFORM CLEANING - A TOBIAS	3.00	
	STANDARD POLICE UNIFORM CLEANING - C LOFTON	6.00	
	STANDARD POLICE UNIFORM CLEANING - A SLAVICK	9.00	
	STANDARD POLICE UNIFORM CLEANING - L VELASQUEZ	6.00	
	STANDARD POLICE UNIFORM CLEANING - C SACCIA	6.00	
	STANDARD POLICE UNIFORM CLEANING - K CORNELL	9.00	
	STANDARD POLICE UNIFORM CLEANING - K CORNELL	11.40	
	STANDARD POLICE UNIFORM CLEANING - K CORNELL	6.00	
	STANDARD POLICE UNIFORM CLEANING - K PLAGA	6.00	
	STANDARD POLICE UNIFORM CLEANING - K PLAGA	6.00	
	STANDARD POLICE UNIFORM CLEANING - A TOBIAS	9.00	
	STANDARD POLICE UNIFORM CLEANING - A DIETZ	9.00	
	STANDARD POLICE UNIFORM CLEANING	6.00	
	STANDARD POLICE UNIFORM CLEANING	6.00	
	STANDARD POLICE UNIFORM CLEANING - M MASOOD	6.00	
	STANDARD POLICE UNIFORM CLEANING - M MASOOD	6.00	
	STANDARD POLICE UNIFORM CLEANING - A MCCONAUGHY	3.00	
	STANDARD POLICE UNIFORM CLEANING - C SCACCIA	6.20	
	STANDARD POLICE UNIFORM CLEANING - D STROUSE	6.20	
	STANDARD POLICE UNIFORM CLEANING - J ALLEN	6.20	
	STANDARD POLICE UNIFORM CLEANING - D REINKE	6.20	
	STANDARD POLICE UNIFORM CLEANING - J KENDRICK	6.20	
	STANDARD POLICE UNIFORM CLEANING - M KRISTUFEK	6.20	
	STANDARD POLICE UNIFORM CLEANING - K ROYSTON	6.20	
	STANDARD POLICE UNIFORM CLEANING - A MCCONAUGHY	3.10	
	STANDARD POLICE UNIFORM CLEANING - B BACH	6.20	
	STANDARD POLICE UNIFORM CLEANING - M MASOOD	6.20	
	STANDARD POLICE UNIFORM CLEANING - R GRILLO	6.20	
	STANDARD POLICE UNIFORM CLEANING - C SCACCIA	6.20	
	STANDARD POLICE UNIFORM CLEANING - R GRILLO	6.20	
	STANDARD POLICE UNIFORM CLEANING - K CORNELL	6.20	
	STANDARD POLICE UNIFORM CLEANING - A AIKINS	3.10	
	STANDARD POLICE UNIFORM CLEANING - B CANEN	6.20	
	STANDARD POLICE UNIFORM CLEANING - D METTS	6.20	
	STANDARD POLICE UNIFORM CLEANING - L WHITE	9.30	
	STANDARD POLICE UNIFORM CLEANING - K PLAGA	3.10	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	9.30	
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	9.00	
	STANDARD POLICE UNIFORM CLEANING	6.20	

08/02/2019 10:35 AM  
 User: mattison  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 08/06/2019 - 08/06/2019  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
	STANDARD POLICE UNIFORM CLEANING - R PAYNE	9.30	
	STANDARD POLICE UNIFORM CLEANING - L WHITE	6.00	
	TOTAL	1,057.54	
7. BECKS PROPANE	PROPANE FOR GLENDALE CEMETERY	62.21	
8. DENNIS BERNICK	OVERPAYMENT OF SPECIAL ASSESSMENT	85.78	
9. BOARD OF WATER & LIGHT	2019 STREETLIGHT SERVICE	597.88	
10. BRANDON BROOKS	WETLAND DELINEATION ESCROW REFUND WDV19-04	1,110.60	
11. BSN SPORTS	SOCKS FOR 1-4 GRADE OKEMOS HASLETT BASEBALL SOFTBA	694.90	
12. CAPITOL HARLEY - DAVIDSON INC	REPLACE FRONT TIRE AND LOF	600.20	
	REPLACE REAR TIRE AND TRANS FLUID ESTIMATE	483.46	
	TOTAL	1,083.66	
13. CBL #0379	APR 2019 LT FEE	50.00	
14. CDW	ADOBE DC LICESNCE UNDER MIDEAL CONTRACT	140.24	
15. CINTAS CORPORATION #725	MECHANICS UNIFORMS 2019	48.35	
	MECHANICS UNIFORMS 2019	48.35	
	TOTAL	96.70	
16. CITY OF MASON	6/18/19 MI APA WORKSHOP/PLANNING COMMISSION WORKSH	164.18	
17. CITY PULSE	TWP NOTICES	143.36	
18. CMP DISTRIBUTORS INC.	PATROL RIFLE & ACCESSORIES PUR BY PAYROLL DEDUCTIO	1,856.09	101065
19. COMCAST	INTERNET & TV FOR 8-1-19 TO 8-31-19	329.55	
	HNC MONTHLY SERVICE - AUG 2019	206.92	
	EXTRA TV DROPS AT PSB MONTHLY SERVICE - AUG 2019	22.37	
	SCADA MONTHLY SERVICE - AUG 2019	146.85	
	TOTAL	705.69	
20. CONSUMERS ENERGY	JULY ENERGY USAGE - 5523 OKEMOS RD	25.40	
	LAND RENTS/LEASE - ELECT INGHAM ESO258 - LICENSE F	609.50	100979
	TOTAL	634.90	
21. COURTESY FORD	FORD FLEET REPAIR PARTS 2019 - UNIT #122	4.22	
22. DBI	OFFICE SUPPLIES/CALC PAPER & RUBBERBANDS	14.43	
23. PHIL DESCHAIINE	MILEAGE REIMBURSEMENT	57.42	
	SMALL CALIMS CPIRT FILING FEES/4 CASES @ \$40 EA	160.00	
	TOTAL	217.42	
24. DRURY'S LAWN CARE	YR END SUMMER BALL MAINT 2019	1,546.38	
25. EASTERN MI CONTRACTING, LLC	OKEMOS ROAD BOARDWALK 2019	146,719.00	100983
	OKEMOS ROAD BOARDWALK 2019	20,750.00	
	TOTAL	167,469.00	
26. EW SPARROW HOSPITAL ASSOC	SPIROMETRY ON 7/2/19	47.00	
27. FD HAYES ELECTRIC			

08/02/2019 10:35 AM  
User: mattison  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 08/06/2019 - 08/06/2019  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GF

Vendor Name	Description	Amount	Check #
	SERVICE CALL TO FIRE STATION 91/RELAY FOUND STUCK	142.50	
	ELECTRIC TO NEW ALERT SIREN	2,530.00	
	TOTAL	2,672.50	
28. FIBERTEC INDUSTRIAL HYGIENE	SAMPLE ANALYSIS / POLARIZED LIGHT /2 SUBMITTED BUL	40.00	
29. FIRE SERVICE MANAGEMENT	STANDING PO FOR FIRE GEAR CERT./CLEANING	192.00	
	STANDING PO FOR FIRE GEAR CERT./CLEANING - WO 1736	230.25	
	TOTAL	422.25	
30. FISHBECK, THOMPSON, CARR & HUBER	PRO SRVCS THRU 6/14 WDV19-02	1,536.85	
	PRO SRVCS THRU 6/14 WDV19-05	1,028.80	
	PRO SRVCS THRU 6/14 WDV19-04	1,389.40	
	PRO SRVCS THRU 6/14 WDV19-03	1,334.25	
	PRO SRVCS THRU 6/14 WDV19-06	1,247.25	
	MUNI BLDG ENGINEERING SERVICES THRU 7/12/19	16,660.00	100991
	PRO SRVCS THRU 7/12 WDV19-07	1,350.10	
	TOTAL	24,546.65	
31. FORESIGHT GROUP	WATER BILLS	416.59	
32. CHARLES FRASER	REFUND OF DUPLICATE PAYMENT	133.60	
33. JOHN PULICE	FOOD FOR CELEBRATE MERIDIAN VOLUNTEERS AND STAFF	69.00	
34. JANE GREENWAY	MILEAGE REIMBURSEMENT MAY - JUL 2019	42.34	
35. H.C. BERGER COMPANY	COPIER LEASE	1,048.15	
36. THE HARKNESS LAW FIRM PLLC	LEGAL FEES-UTC	6,733.46	
37. LEROY HARVEY	REIMBURSEMENTS FOR MILEAGE AND SUPPLY PURCHASES	77.28	101006
38. HEADSETS .COM	HEADSETS.COM HEADSET FOR NEW PHONE SYSTEM,	1,154.48	
39. JOHNSON CONTROLS	REPLACE PSB HVAC SYSTEM CONTROLLER	2,731.46	
40. JON MAYERS	REIMBURSMENT - PERNNIALS & PLANTS FOR SERAFINE LAN	81.25	
41. LANSING SANITARY SUPPLY INC	STANDING PO FOR CLEANING SUPPLIES & EQUIPMENT	44.07	
	STATE CONTRACT CUSTODIAL SUPPLIES 2019	671.48	
	STATE CONTRACT CUSTODIAL SUPPLIES 2019	113.69	
	STANDING PO FOR CLEANING SUPPLIES & EQUIPMENT	20.85	
	TOTAL	850.09	
42. LANSING STATE JOURNAL	LSJ - 9/1/2019 THRU 8/31/2020	704.58	
43. LANSING UNIFORM COMPANY	STANDING PO FOR UNIFORMS	44.95	
	STANDARD POLICE UNIFORM PURCHASES	29.95	
	STANDARD POLICE UNIFORM PURCHASES	516.00	
	STANDARD POLICE UNIFORM PURCHASES	130.00	
	STANDARD POLICE UNIFORM PURCHASES	83.90	
	TOTAL	804.80	
44. LOPEZ CONCRETE CONSTRUCTION	CONCRETE REPAIR 2019	500.00	101066
	CONCRETE REPAIR 2019 THRU 7/26/19	49,166.63	
	TOTAL	49,666.63	
45. WARREN MAKI	CLEAR CUPS 16 OZ & 12 OZ/CELEBRATE MERIDIAN BEER T	147.18	

08/02/2019 10:35 AM  
User: mattison  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 08/06/2019 - 08/06/2019  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GF

Vendor Name	Description	Amount	Check #
46. MANNIK AND SMITH	MSU TO LAKE LANSING TRAIL TOPO SURVEY	1,242.30	
	MSU TO LAKE LANSING TRAIL TOPO SURVEY	9,531.67	
	2019 PASER RATINGS FOR LOCAL ROADS	467.00	
	TOTAL	11,240.97	
47. MERIDIAN TOWNSHIP	TRANSFER TO FLEX FOR 8/2/19 PAYROLL	870.23	
48. MERIDIAN TOWNSHIP RETAINAGE	CONCRETE REPAIR 2019 - RET	1,292.78	
	OKEMOS ROAD BOARDWALK 2019 - RETAIN	12,781.00	101009
	TOTAL	14,073.78	
49. MID-MICHIGAN CHIEFS OF POLICE ASSOC	2019 MEMBERSHIP DUES FOR CHIEF PLAGA	25.00	
50. MILLENNIA TECHNOLOGIES	NEW PHONE SYSTEM AND INSTALL	300.00	
	MILLENNIA - SUPPORT CALL FOR TELEPHONE SYSTEM - TCK	60.00	
	NEW PHONE SYSTEM AND INSTALL	4,442.63	
	NEW PHONE SYSTEM AND INSTALL	4,442.59	
	TOTAL	9,245.22	
51. MCKESSON MEDICAL-SURGICAL GOV SOL	BANDAGES, GLOVES, ELECTRODE, STRESS HOLTER AGGRE -	633.97	
	STANDING PO FOR EMS SUPPLIES/EQUIPMENT	220.02	
	PRESURE SAFETY LANCET (4)	55.00	
	TOTAL	908.99	
52. MYERS PLUMBING & HEATING	DRAIN CLEANING SERVICE	206.00	
53. OFFICE DEPOT	COPY PAPER CASE	40.99	
54. OKEMOS COMMUNITY EDUCATION	CAFETERIA RENT AT CHIPPEWA MIDDLE SCHOOL DURING SP	325.00	101018
55. OKEMOS MARATHON	TOWING SERVICES	135.00	
	TOWING SERVICES	125.00	
	TOWING SERVICES	135.00	
	TOTAL	395.00	
56. ON GOAL SOCCER CAMP	REFUNDABLE PARK RENTAL DEPOSIT	100.00	
57. ORKIN, 551-LANSING, MI	2019 PESTICIDE TREATMENT MUNICIPAL BLDG	125.00	101020
	2019 PESTICIDE TREATMENT MUNICIPAL BLDG	125.00	101020
	2019 PESTICIDE TREATMENT MUNICIPAL BLDG	125.00	101020
	2019 PESTICIDE MONTHLY TREATMENT MUNICIPAL BLDG -	125.00	
	MONTHLY SERVICE - AUG 2019	75.00	
	TOTAL	575.00	
58. OVERHEAD DOOR OF LANSING	SERV CENTER OVER MAIN ENTRANCE DOOR #7 WILL NOT CL	312.60	
59. PHOENIX SAFETY OUTFITTERS	5" X 100FT FIRE HOSE	2,838.35	
60. POSTMASTER	WATER BILL MAILING W/ BACK PRINTING - 7/5 / FORESI	276.36	
61. PRINTING SYSTEMS INC	ELECTION PRODUCTS. POSTCARDS. TEMP POLLINGPLACES	450.36	
	POSTCARDS, ELECTION PRODUCTS WITH POLLING LOCATION	477.27	
	ELECTION FORMS & SUPPLIES	46.03	
	TOTAL	973.66	
62. PROGRESSIVE AE	2019 LAKE LANSING SAD WATERSHED MANAGEMENT	2,641.99	101024
63. PRO-TECH MECHANICAL SERVICES			

08/02/2019 10:35 AM  
User: mattison  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 08/06/2019 - 08/06/2019  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GF

Vendor Name	Description	Amount	Check #
	NO A/C IN CFS - REPAIR & LABOR	120.00	
	A/C INOP HOMTV / TYGOTHANE TUBE & LABOR	223.14	
	2019 HVAC REPAIRS	335.16	
	TOTAL	678.30	
64. RECLAIMED BY DESIGN	2019 MONTHLY OPERATION OF RECYCLING CENTER - JUL	2,000.00	
65. ROWERDINK AUTOMOTIVE PARATS	FLEET REPAIR PARTS 2019 - CREDIT	(32.59)	
	FLEET REPAIR PARTS 2019 - UNIT #124	529.23	
	FLEET REPAIR PARTS 2019 - UNIT #48	33.78	
	TOTAL	530.42	
66. SAFETY SYSTEMS INC	ANNUAL ALARM SERVICE AGREEMENT	445.00	101029
	ANNUAL ALARM SERVICE AGREEMENT	515.00	101029
	ANNUAL ALARM SERVICE AGREEMENT	445.00	101029
	ANNUAL ALARM SERVICE AGREEMENT	591.00	101029
	ANNUAL ALARM SERVICE AGREEMENT	640.00	101029
	ANNUAL ALARM SERVICE AGREEMENT	867.00	101029
	ANNUAL ALARM MONITORING AND SERVICING AGREEMENT	180.00	101029
	ANNUAL ALARM MONITORING AND SERVICING AGREEMENT	153.00	101029
	ANNUAL ALARM MONITORING AND SERVICING AGREEMENT	321.00	101029
	ANNUAL ALARM MONITORING AND SERVICING AGREEMENT	123.00	101029
	ANNUAL ALARM MONITORING AND SERVICING AGREEMENT	162.00	101029
	ANNUAL ALARM MONITORING AND SERVICING AGREEMENT	129.00	101029
	ANNUAL ALARM MONITORING AND SERVICING AGREEMENT	156.00	101029
	ANNUAL ALARM MONITORING AND SERVICING AGREEMENT	93.00	101029
	TOTAL	4,820.00	
67. SKYLINE OUTDOOR	CELEBRATE MERIDIAN SIGNAGE	3,138.00	
68. SME	2019 MISCELLANEOUS TESTING FOR EMERGENCY WATER AND	990.30	101032
69. ST THOMAS AQUINAS PARISH	REMBRSMT FOR PYMNT TO AVD EVCT J SEKORSKY & AVD U	550.00	
70. STATE OF MI DTMB FINACIAL SERVICES	PRESORT MAIL SERVICES & HANDLING PERMITS	5,273.77	
71. SUNRISE SEAMLESS LLC	5935 OKEMOS, EAST LANSING - PATSY UIRTUE	592.00	
72. SUPREME SANITATION	PORTABLE TOILET RENTAL	170.00	
	PORTABLE TOILET RENTAL	160.00	
	PORTABLE TOILET RENTAL	85.00	
	PORTABLE TOILET RENTAL	85.00	
	PORTABLE TOILET RENTAL	85.00	
	PORTABLE TOILET RENTAL	85.00	
	TOTAL	670.00	
73. T MOBILE	MONTHLY SERVICE - 6/21 TO 7/20	29.65	
74. TDS	ALL TELEPHONE SERVICES & DS1/SOUTH	1,517.72	
75. TEAM FINANCIAL GROUP	CONTRACT PAYMENT - AUG 2019	1,471.50	
76. LEAH TRACIAK	INSTRUCTOR FEE FOR FITNESS OVER 50 PROGRAM/9 SESSI	144.00	
77. TRAFFIC SAFETY STORE	ROLL UP SIGNS AND BARRIERS	466.91	
78. US POSTAL SERVICE	POSTAGE FOR CYCLE 3 STATEMENTS	1,595.12	101064
79. VALLEY CITY ELECTRONIC RECYCLING	ELECTRONIC RECYCCLING AT 2019 SPRING RECYCLING EVE	7,525.80	101043
80. VARIPRO BENEFIT ADMINISTRATORS	FLEX ADMINISTRATION 08/19	175.00	
81. WASTE MANAGEMENT			

08/02/2019 10:35 AM  
User: mattison  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 08/06/2019 - 08/06/2019  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GF

Vendor Name	Description	Amount	Check #
82. WEST MI AQUATIC WEED REMOVAL	ANIMAL CARCASS REMOVAL DUMPSTER (DEAD DEER REMOVAL)	116.51	
	WEED REMOVAL FROM LAKE LANSING 6/24 TO 7/2 FOR 37	12,004.65	101048
83. WEST SHORE FIRE	STANDING PO FOR SCBA FILL MAINTENANCE	669.43	
TOTAL - ALL VENDORS		365,199.32	

08/02/2019 10:32 AM  
User: mattison  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 08/06/2019 - 08/06/2019  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: PWHRZ

Vendor Name	Description	Amount	Check #
1. MITA	AD FOR BIDS, MARKETPLACE ON THE GREEN. CONCRETE RE	100.00	27845
2. BARNHART & SON	TOWNER ROAD REPAIR	10,284.47	27828
	LAKE LANSING ROAD REPAIRS	5,899.41	27828
	TOTAL	16,183.88	
3. CITY OF EAST LANSING	HULETT ROAD INTERCONNECT / CONTRACT ELMWSA	18,566.68	
4. EJ USA, INC.	5BR250 5'-6" CONV 2 AD 1H	4,705.28	
5. FERGUSON WATERWORKS #3386	WATER SYSTEM REPAIR PARTS 2019	25.00	
6. JACK DOHENY COMPANIES INC	TRACTOR SERVICE #30	134.00	
7. JERRY FEDEWA HOMES, INC	PGE 19-05 / REC#1 24841 FOR 2312 SAPPHIRE-COMPLETE	1,910.00	
8. SUE ELLEN JURCAK	REIMBURSEMENT FOR COMPLETION OF PERFORMANCE GUARAN	3,000.00	27852
9. LOPEZ CONCRETE CONSTRUCTION	CONCRETE REPAIR 2019	11,135.02	27853
	CONCRETE REPAIR 2019 THRU 7/26/2019	725.00	
	TOTAL	11,860.02	
10. MERIDIAN TOWNSHIP RETAINAGE	ASPHALT REPAIR TO HATCH ROAD DAMAGED FROM WATERMAIN	3,276.81	27843
	LAKE LANSING TOWNER ROAD WATER MAIN THRU 7/29/19	7,353.79	
	TOTAL	10,630.60	
11. MIDWEST TREE SERVICE	TREE REMOVAL FOR TOWNER ROAD	5,452.50	
12. MIKE & SON ASPHALT	ASPHALT REPAIR TO HATCH RD DAMAGED FROM WATERMAIN	29,491.24	27844
13. SHERWIN WILLIAMS CO	EIGHT GALLONS OF PI DTM GLS RED	494.64	
14. SME	2019 MISCELLANEOUS TESTING FOR EMERGENCY WATER AND	918.85	27847
	2019 MISCELLANEOUS TESTING FOR EMERGENCY WATER AND	153.75	27847
	TOTAL	1,072.60	
15. TL CONTRACTING INC	LAKE LANSING TOWNER ROAD WATER MAIN THRU 7/29/19	66,184.06	
16. TRAFFIC SAFETY STORE	ROLL UP SIGNS AND BARRIERS	968.91	
17. TRI TITLE AGENCY LLC	OVER PAYMENT ON CUSTOMER'S FINAL WATER/SEWER BILL	205.00	
18. TRACY WALLACE	OVER PAYMENT ON FINAL WATER/SEWER BILL COLU-00606	16.25	
19. MEITING WANG	OVER PAYMENT ON FINAL WATER/SEWER BILL WDFD-002032	106.58	
TOTAL - ALL VENDORS		171,107.24	

08/02/2019 10:32 AM  
User: mattison  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 08/06/2019 - 08/06/2019  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. EAST LANSING PUBLIC SCHOOLS	SUMMER TAX DISTRIBUTION	84,478.45	12650
	SUMMER TAX DISTRIBUTION	29,684.59	12656
	TOTAL	114,163.04	
2. HASLETT PUBLIC SCHOOLS	SUMMER TAX DISTRIBUTION	98,666.90	12651
	SUMMER TAX DISTRIBUTION	41,491.28	12657
	TOTAL	140,158.18	
3. INGHAM INTERMEDIATE SCHOOL	SUMMER TAX DISTRIBUTION	384,751.34	12652
	SUMMER TAX DISTRIBUTION	184,176.34	12658
	TOTAL	568,927.68	
4. MICHIGAN STATE POLICE	ENDING SOR REGISTRATION DATE 6/30/2019	60.00	
5. OKEMOS PUBLIC SCHOOLS	SUMMER TAX DISTRIBUTION	256,369.52	12654
	SUMMER TAX DISTRIBUTION	122,597.90	12659
	TOTAL	378,967.42	
6. WILLIAMSTON SCHOOLS	SUMMER TAX DISTRIBUTION	5,299.93	12655
	SUMMER TAX DISTRIBUTION	1,885.27	12660
	TOTAL	7,185.20	
TOTAL - ALL VENDORS		1,209,461.52	



12.A

**To: Township Board**

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

**Date: August 1, 2019**

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

---

The Township Board held the public hearing on Mixed Use Planned Unit Development #19014 at its last meeting on July 23, 2019. Based on comments at the public hearing the applicant has submitted a rendering of the gazebo proposed for installation in front of the new office building. The rendering depicts a 12x12 gazebo made of cedar with a metal roof. A condition has been added to the resolution approving the MUPUD requiring the proposed gazebo be installed as shown in the rendering with regards to size and materials.

### **Township Board Options**

The Township Board may approve or deny the proposed mixed use planned unit development. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution to approve the project with conditions is provided.

- **Motion to adopt the resolution approving Mixed Use Planned Unit Development #19014 with conditions.**

### **Attachments**

1. Resolution to approve.
2. Gazebo plan and elevation prepared by Bergmann Associates dated July 31, 2019 and received by the Township on August 1, 2019.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2019\MUPUD 19014 (Louis J. Eyde Family, LLC)\MUPUD 19014.tb2.docx

**RESOLUTION TO APPROVE**

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

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of August, 2019, at 6:00 p.m., Local Time.

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

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

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

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

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

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 10, 2019, and recommended approval of the project on June 10, 2019; and

WHEREAS, the Township Board held a public hearing on the request at its meeting on July 23, 2019 and has reviewed the information forwarded by staff under cover memorandums dated July 17, 2019 and August 1, 2019; and

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

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

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

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

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

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

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

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

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Mixed Use Planned Unit Development #19014, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date June 24, 2019) and received by the Township on June 24, 2019.
2. Approval is in accordance with the floor plans prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
3. Approval is in accordance with the building elevations prepared by Bergmann Associates dated April 15, 2019 and received by the Township on May 13, 2019.
4. Approval is in accordance with the gazebo plan and elevation prepared by Bergmann Associates dated July 31, 2019 and received by the Township on August 1, 2019.
5. Approval is subject to the applicant providing six additional required bicycle racks on the property. The site plan shall be revised to show the location of the six additional bicycle racks and submitted to the Department of Community Planning and Development. The final location of the bicycle racks shall be subject to approval by the Director of Community Planning and Development.
6. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #19091.
7. The waivers requested for freestanding signs, parking setbacks, and window coverage are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated April 15, 2019 (revision date June 24, 2019) and received by the Township on June 24, 2019.
8. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
9. 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.
10. 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.
11. All utility service distribution lines shall be installed underground.
12. Approval is subject to the applicant either receiving a building permit for the 585 square foot garage building in the southeast corner of the site or removing the structure from the property.
13. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #19014.



DRAWING  
GAZEBO PLAN AND ELEVATION

JOB #  
012746.25

DRAWING NO.  
A-301

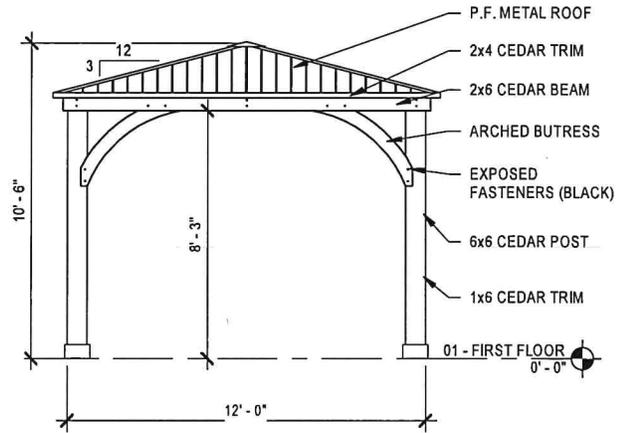
BY:  
Author

CHKD BY:  
Checker

DATE  
07/31/19

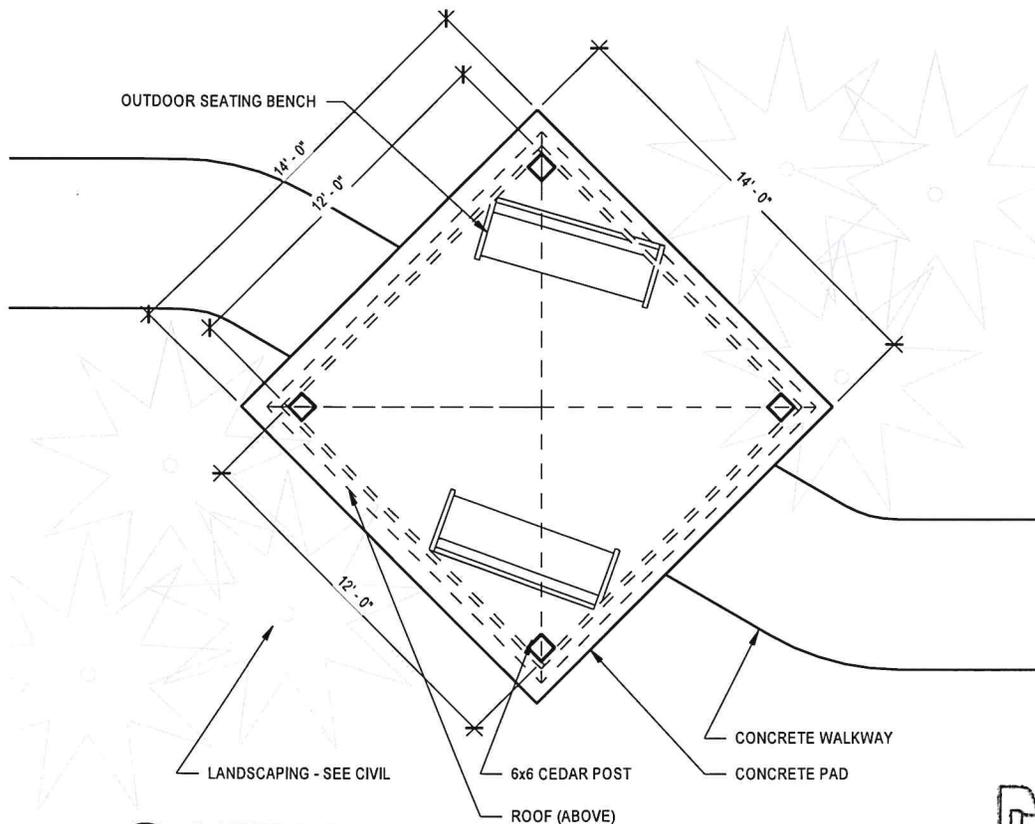
SCALE  
AS

REFERENCE DRAWING

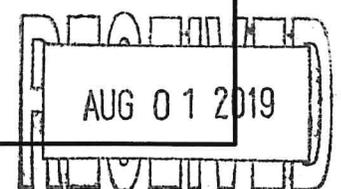


**3** GAZEBO 3D PERSPECTIVE  
SCALE : N.T.S.

**2** GAZEBO ELEVATION  
SCALE : 1/4" = 1'-0"



**1** GAZEBO PLAN  
SCALE : 1/4" = 1'-0"





12.B

**To:** Township Board

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

**Date:** August 1, 2019

**Re:** Special Use Permit #19091 (Louis J. Eyde Family, LLC)

---

The Township Board discussed Special Use Permit #19091 at its last meeting on July 23, 2019. At the meeting the Board agreed to consider a resolution to approve the request at its next meeting.

#### **Township Board Options**

The Township Board may approve or deny the special use permit. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution to approve the special use permit with conditions is provided.

- **Move to adopt the resolution approving Special Use Permit #19091 with conditions.**

#### **Attachment**

1. Resolution to approve.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19091 (Louis J. Eyde Family, LLC)\SUP 19091.tb2.docx

**RESOLUTION TO APPROVE**

**Special Use Permit #19091  
(Louis J. Eyde Family, LLC)**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of August, 2019, at 6:00 p.m., Local Time.

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

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

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

WHEREAS, Louis J. Eyde Family, LLC has submitted a request to construct a project identified as 2814 Eyde Parkway on 6.32 acres located east of Hagadorn Road and south of Eyde Parkway; and

WHEREAS, the proposed special use permit includes the construction of a two-story, 36,156 square foot multi-tenant office building; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 10, 2019, and voted to recommend approval the same night; and

WHEREAS, the Township Board discussed the special use permit at its meeting on July 23, 2019 and has reviewed the information forwarded by staff under cover memorandums dated July 18, 2019 and August 1, 2019; and

WHEREAS, a special use permit is required for constructing a group of buildings totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which permits the construction of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the special use permit meets the conditions established in Rezoning #08080 for residential density; and

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

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

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #19091, subject to the following conditions:

1. Approval is in accordance with the site plan and landscape plan prepared by Kebs, Inc. dated April 15, 2019 (revision date July 24, 2019) and received by the Township on July 24, 2019.





**To:** Township Board  
**From:** Peter Menser, Principal Planner  
**Date:** August 1, 2019  
**Re:** Elevation at Okemos Pointe Brownfield Plan Amendment

---

The Township Board held the public hearing on the Elevation at Okemos Pointe brownfield plan amendment at its meeting on July 23, 2019. Since the last meeting the Director of Community Planning and Development has approved a minor amendment to the mixed use planned unit development (MUPUD) for the project, which includes the addition of the Northwest Tire property at 2360 Jolly Road to the MUPUD (approximately 2.6 acres), the removal of a 24 unit mixed use building, and discontinuation of the plan to enclose the Smith Drain, which will now remain open. A summary of the entire project, including all phases, can be found in the table below:

Phase	Number of buildings	Number of units	Commercial Space
Phase 1	8	170	30,361 sq. ft.
Phase 2 (aka Phase 1A)	6	116	16,900 sq. ft.
Phase 3	6	108	0 sq. ft.
<i>Total</i>	<i>20</i>	<i>394</i>	<i>47,261 sq. ft.</i>

**Township Board Options**

The Township Board has the option to approve, approve with modifications, or deny the proposed brownfield plan amendment. A resolution to approve the plan is provided.

- **Move to adopt the resolution approving the Elevation at Okemos Pointe Brownfield Plan Amendment in an amount not to exceed \$5,898,251 over a maximum of 18 years.**

**Attachment**

1. Resolution to approve.

G:\Community Planning & Development\Planning\BROWNFIELDS\2019\Elevation amendment\Elevation brownfield plan amendment.tb2.docx

**RESOLUTION TO APPROVE**

**Elevation at Okemos Pointe Brownfield Plan Amendment**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of August, 2019, at 6:00 p.m., Local Time.

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

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

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

WHEREAS, Okemos Pointe, LLC has requested approval of the Elevation at Okemos Pointe Brownfield Plan Amendment No. 1 in order to pursue tax increment financing through the Meridian Township Brownfield Redevelopment Authority for the cleanup of environmental contamination and fill and debris at the Elevation at Okemos Pointe project located on the west side of Jolly Road, north of Jolly Road; and

WHEREAS, the Township Board of the Charter Township of Meridian approved the transfer of the Elevation at Okemos Pointe Brownfield Plan from Ingham County to Meridian Township at its meeting on March 19, 2019; and

WHEREAS, the Meridian Township Brownfield Redevelopment Authority discussed the brownfield plan amendment and voted to recommend approval to the Township Board at its meeting on June 20, 2019; and

WHEREAS, the Township Board held a public hearing on the plan amendment at its meeting on July 23, 2019 and has reviewed the information forwarded by staff under cover memorandums dated July 17, 2019 and August 1, 2019; and

WHEREAS, the proposed brownfield plan amendment constitutes a public purpose under the Brownfield Redevelopment Financing Act, Public Act 381 of 1996; and

WHEREAS, the proposed plan meets the requirements for a brownfield plan as established in Section 13 of Public Act 381 and the properties included in the Plan were determined to be Facilities, or Adjacent and Contiguous as required by Public Act 381; and

WHEREAS, the proposed eligible activities are reasonable, will adequately address brownfield conditions on the site, and provide protection of the environment and health of future occupants; and

WHEREAS, the proposed method of financing the costs of the eligible activities are reasonable and necessary to carry out the purposes of Public Act 381; and

WHEREAS, the requested TIF support will close a financial gap in the project and will not allow an unreasonable return to the developer; and

**Resolution to Approve  
Elevation at Okemos Pointe Brownfield Plan Amendment  
Page 2**

WHEREAS, the proposed brownfield plan is capped at \$5,898,251, of which the projected costs of developer eligible activities shall not exceed \$5,299,758 over a period not to exceed 18 years, the maximum capture into the Ingham County BRA Local Site Remediation Revolving Fund (LSRRF) shall be \$86,344, and the Meridian Township Brownfield Redevelopment Authority capture for administration shall be \$299,070 and \$213,080 for the Local Brownfield Revolving Fund (LBRF). If the actual costs of eligible activities turns out to be lower than the above estimates, developer reimbursement and County and Township BRA capture may be lower; and

WHEREAS, the Township Board of the Charter Township of Meridian supports the intent of the brownfield plan amendment to facilitate the redevelopment and restoration of environmental and economic viability to the parcels included in the plan.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the Elevation at Okemos Pointe Brownfield Plan Amendment No. 1, subject to the following conditions.

1. Approval is in accordance with the brownfield plan prepared by Advanced Redevelopment Solutions dated June 19, 2019.

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

\_\_\_\_\_

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

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Clerk of the Township Board 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 Township Board on the 8th day of August, 2019.

\_\_\_\_\_  
Brett Dreyfus  
Township Clerk



12.D

**To: Township Board**

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

**Date: August 2, 2019**

**Re: Special Use Permit #19041 (Williams Volkswagen, Inc.)**

---

The Township Board discussed Special Use Permit #19041 at its last meeting on July 23, 2019. At the meeting the Board agreed to consider a resolution to approve the request at its next meeting.

The Board requested information on the change of impervious surface coverage between the existing site and the proposed site coverage. Existing impervious coverage is 57.61 percent. Proposed impervious coverage is 69.97 percent, an increase of 12.36 percent from existing coverage (5.07 percent increase for the building addition and 7.29 percent increase for the parking expansion). C-2 (Commercial) zoned sites are allowed 70 percent impervious surface coverage.

### **Township Board Options**

The Township Board may approve or deny the special use permit. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution to approve the special use permit with conditions is attached.

- **Move to adopt the resolution approving Special Use Permit #19041 with conditions.**

### **Attachment**

1. Resolution to approve.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19041 (Williams Volkswagen, Inc.)\SUP 19041.tb2

**RESOLUTION TO APPROVE**

**Special Use Permit #19041  
Williams Volkswagen, Inc.  
2186 Jolly Road**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of August, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Williams Volkswagen, Inc. has submitted a request to construct a building greater than 25,000 square feet in size on 7.78 acres at 2186 Jolly Road; and

WHEREAS, the proposed project includes the construction of a 15,120 square foot building addition with total square footage of the proposed building 45,540 square feet in size; and

WHEREAS, a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 24, 2019 and recommended approval of Special Use Permit #19041 on July 8, 2019; and

WHEREAS, the Township Board discussed the request at its meeting on July 23, 2019 and has reviewed the information forwarded by staff under a cover memorandum dated July 19, 2019; and

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

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

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

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #19041, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by prepared by Kebs, Inc. dated June 18, 2018 (revision date June 26, 2019) and received by the Township on June 27, 2019.
2. Approval of the special use permit is subject to all conditions placed on Special Use Permit #19-99021 by the Planning Commission.
3. Any future building additions will require an amendment to the special use permit.





**To: Planning Commission**

**From: Mark Kieselbach, Director of Community Planning and Development**  
**Peter Menser, Principal Planner**

**Date: August 1, 2019**

**Re: Rezoning #19060 (Bennett Road Holding LLC)**

---

Bennett Road Holding LLC has requested to rezone approximately 83 acres of a 96.74 acre site located on the north side of Bennett Road, east of Hagadorn Road, and west of Hulett Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density). The subject site consists of seven parcels. Of the 96.74 acres, 13 acres is zoned RAA, 75 acres is zoned RAAA, and eight acres is zoned RR. The 13 acres of the site currently zoned RAA is not proposed for rezoning. The current request is a modification of an initial request to rezone the entire 96.74 acres to RA (Single Family-Medium Density) conditioned on development of the site as a planned unit development (PUD) and a maximum of 210 units. The applicant modified the request after the Planning Commission public hearing, changing the proposed zoning district to RAA and removing the previously offered conditions.

The Planning Commission held the public hearing on the rezoning request at its June 10, 2019 meeting and voted to recommend denial of the request at its July 22, 2019 meeting, citing the following reasons for its decision:

- The current RR (Rural Residential) and RAAA (Single Family-Low Density) zoning of the subject property is consistent with the R2 Residential (0.5-3.5 dwelling units per acre) Future Land Use Map designation in the 2017 Master Plan.
- The applicant has not adequately demonstrated a community need for additional residential units on the subject property beyond what is allowed under the current RR (Rural Residential) and RAAA (Single Family-Low Density) zoning.
- The subject property could be developed as currently zoned.

Staff memorandums outlining the rezoning request and minutes from the Planning Commission meetings at which the request was discussed are provided for the Board's review. The staff memorandums are attached in a sequence so as to provide a background of the current request to rezone to RAA first, followed by details on the original request to rezone to RA with conditions.

### **Township Board Options**

The Township Board may approve or deny the proposed rezoning from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density). If the Board amends the proposal the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

### **Attachments**

1. Staff memorandums dated July 2, 2019, July 17, 2019, June 6, 2019, and June 21, 2019, with attachments.
2. Resolution recommending denial dated July 22, 2019.
3. Planning Commission minutes dated June 10, 2019 (public hearing), June 24, 2019 (discussion), July 8, 2019 (discussion), and July 22, 2019 (decision).
4. Updated rezoning application received by the Township on July 23, 2019.
5. Communications received by Planning Commission.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19060 (Bennett Road Holding LLC)\REZ 19060.tb1.docx



**To:** Planning Commission

**From:** Peter Menser, Principal Planner

**Date:** July 2, 2019

**Re:** Rezoning #19060 (Bennett Road Holding, LLC), rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

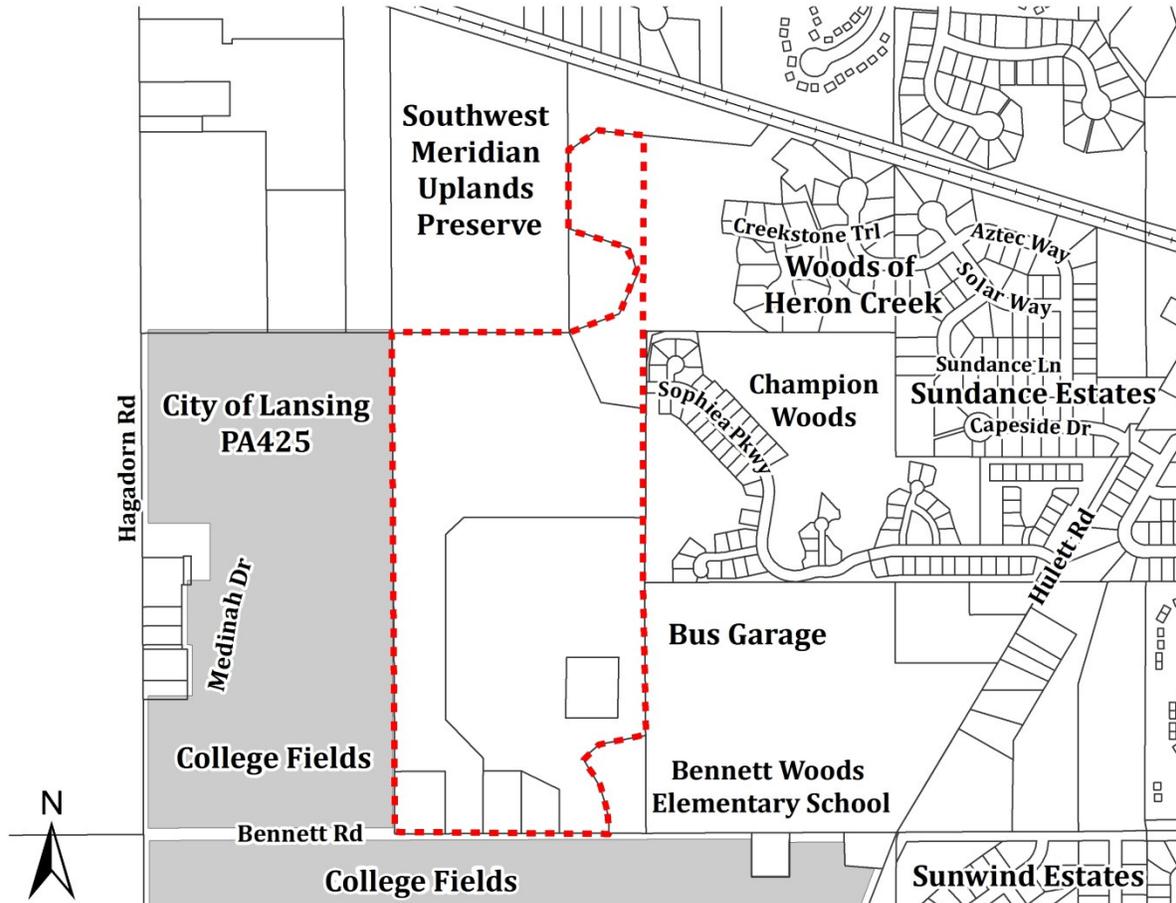
The Planning Commission held the public hearing for Rezoning #19060 at its meeting on June 10, 2019. Since the public hearing the applicant has modified the rezoning request to rezone approximately 83 acres of the site to RAA (Single Family-Low Density). The original request was to rezone the entire 96.74 acres from RR, RAA, and RAAA to RA (Single Family-Medium Density) conditioned on development of the site as a planned unit development (PUD) and a maximum of 210 units. The applicant has removed the conditions from the rezoning request. Approximately 13 acres of the site is currently zoned RAA and not proposed for rezoning.

At its last meeting on June 24, 2019 the Planning Commission requested feedback from Okemos Public Schools (OPS) related to the ability of the school to accommodate additional students. In response, the Township Supervisor reached out to the President of the OPS Board of Education. A letter from the Board President is attached to this memorandum for consideration.

The current zoning consists of approximately 13 acres of RAA zoning, 75 acres of RAAA zoning, and eight acres of RR zoning. The following table provides information on the seven parcels included in the rezoning:

Property/Parcel I.D.	Acreage	Street Frontage
2862 Bennett Road Parcel I.D. #33-02-02-29-300-008	1.8 acres	264 feet
2824 Bennett Road Parcel I.D. #33-02-02-29-300-020	1.52 acres	201 feet
2806 Bennett Road Parcel I.D. #33-02-02-29-300-021	1.28 acres	200 feet
2800 Bennett Road Parcel I.D. #33-02-02-29-300-026	2.02 acres	0 feet
Parcel I.D. #33-02-02-29-300-025	30.2 acres	263 feet
Parcel I.D. #33-02-02-29-300-023	37.6 acres	198 feet
Parcel I.D. #33-02-02-29-251-009	22.3 acres	65 feet Creekstone Ln. 60 feet Sophiea Pkwy.

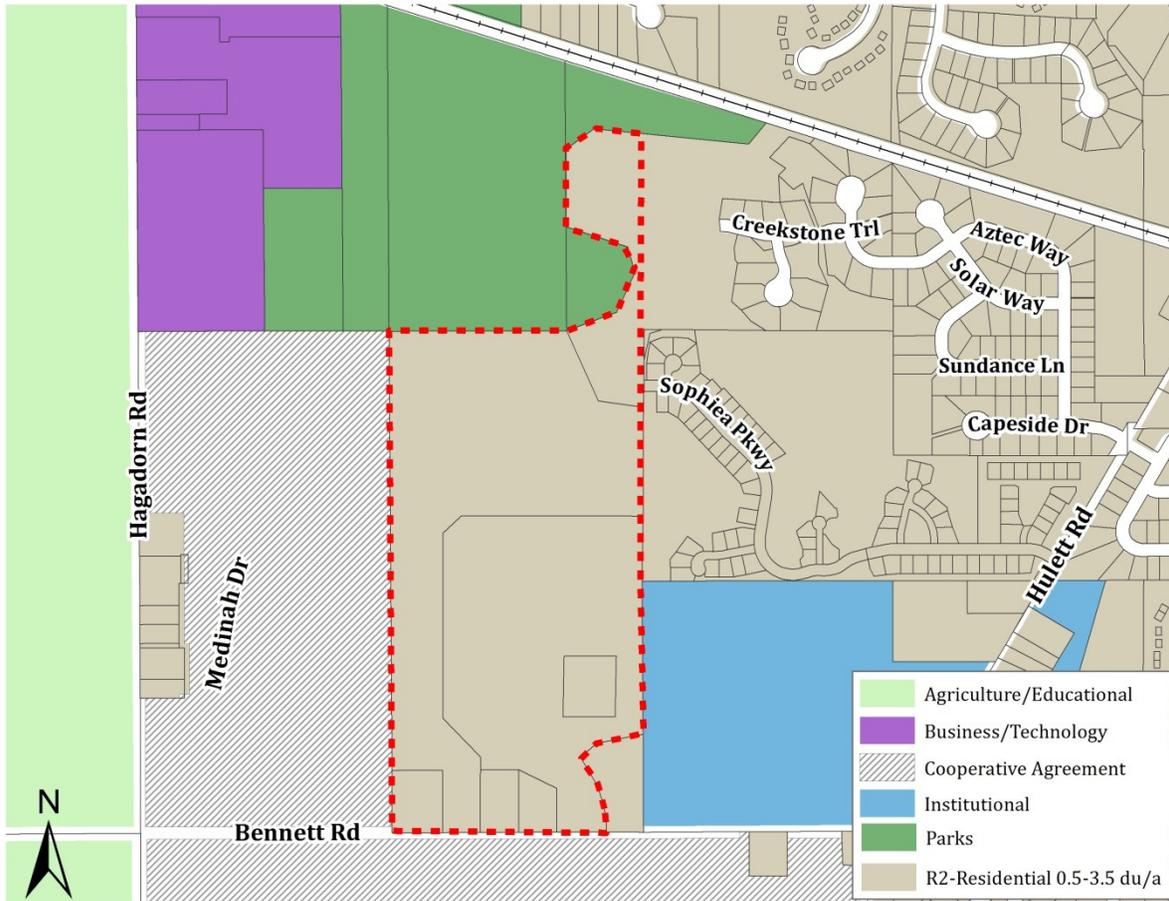
**LOCATION MAP**



**Future Land Use Map**

The Future Land Use Map from the 2017 Master Plan designates the parcels proposed for rezoning in the R-2 Residential 0.5-3.5 dwelling units per acre (du/a) category. With an estimated maximum density of approximately 2.64 dwelling units per acre (du/a), the proposed rezoning to RAA would be consistent with the R-2-Residential Future Land Use Map designation.

2017 FUTURE LAND USE MAP

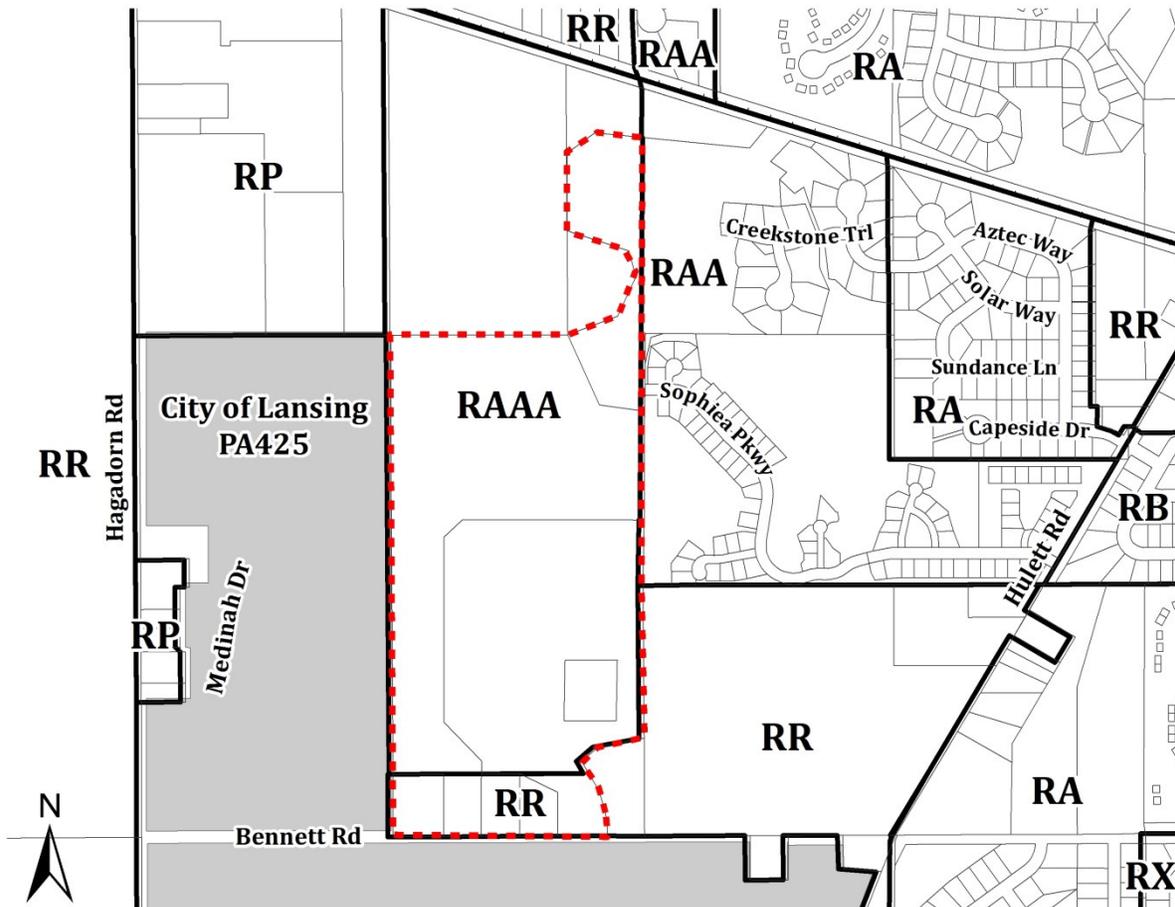


**Zoning**

The subject site is located in the RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) zoning districts. The following table compares the required minimum lot width and lot area standards for the existing RR, RAA, and RAAA zoning districts with the proposed RAA zoning district:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
Existing RAA	13,500 sq. ft.	90 ft.
Existing RAAA	20,000 sq. ft.	100 ft.
Existing RR	40,000 sq. ft.	200 ft.
<i>Proposed RAA</i>	<i>13,500 sq. ft.</i>	<i>90 ft.</i>

ZONING MAP



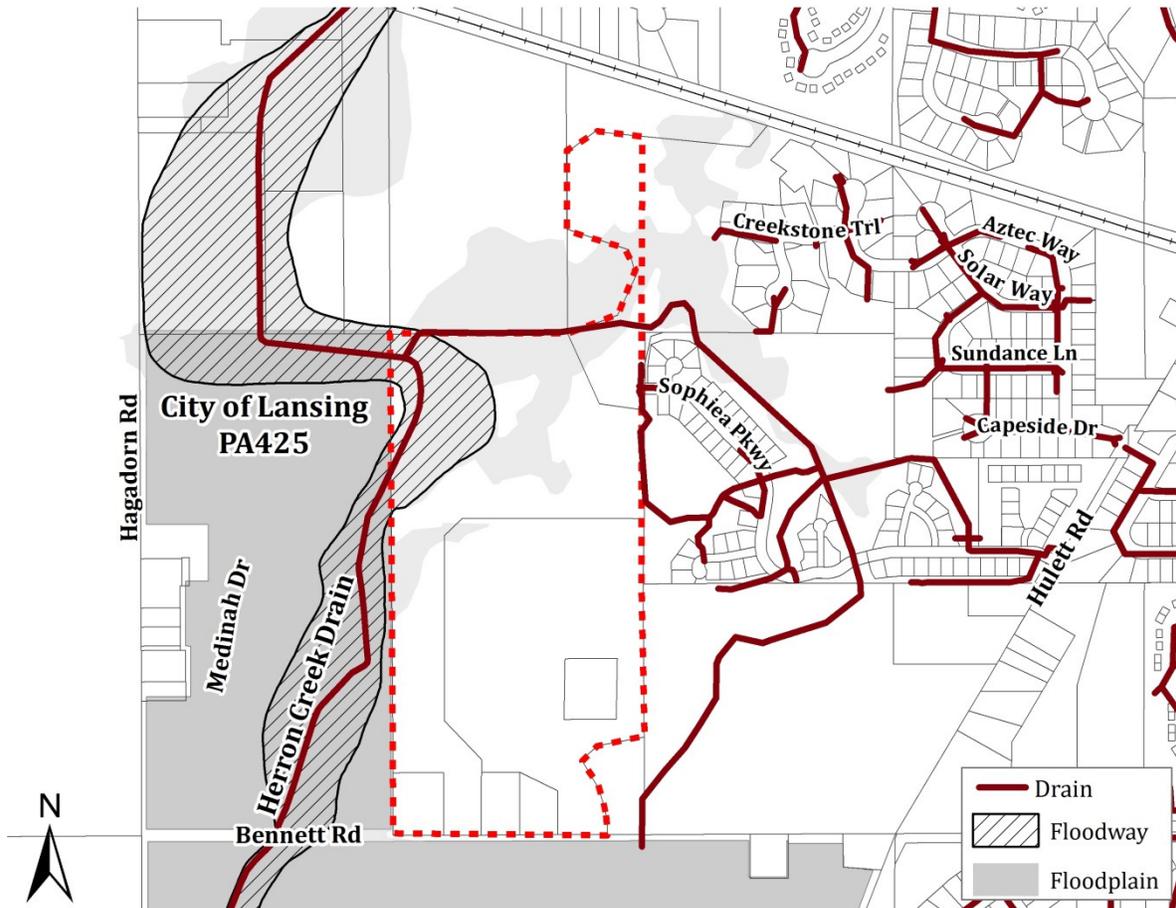
**Physical Features**

Three of the parcels fronting on Bennett Road are developed with single family homes and related accessory buildings. A parcel with no road frontage developed with a 7,840 square foot industrial building is also included in the proposed rezoning.

Floodplain

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there are areas of both floodway and floodway fringe on portions of the property. The Herron Creek Drain and associated floodway runs south to north on the western edge of the subject site.

### FLOODPLAIN MAP

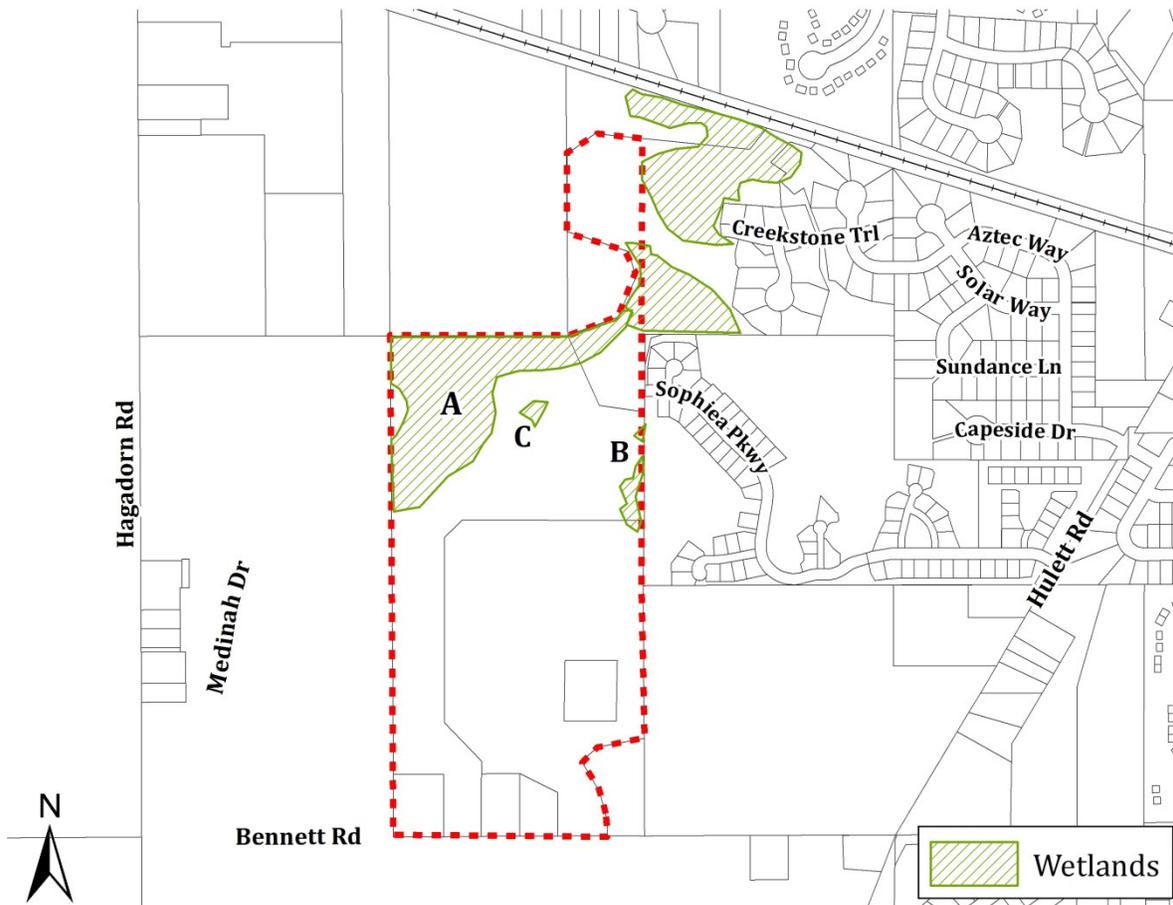


### Wetlands

Wetlands on a portion of the property proposed for rezoning were delineated by the Township's wetland consultant in 2017. The delineation identified three wetlands, designated by letters A, B, and C. Two other wetland areas are shown on the Township's wetland map, which were not included in the delineation provided by the applicant. Of the three wetlands delineated, only Wetland A is regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and Meridian Township based on its size (9.06 acres) and the distance from a regulated water body (river, stream/drain, or inland lake). Regulated wetlands equal to or greater than two acres in size require a 40 foot setback from the delineated boundary and wetlands greater than one quarter acre but smaller than two acres require a 20 foot setback.

Wetland B (0.83 acre) is not regulated by EGLE but could be regulated by Meridian Township if it is determined by the Township Board to be essential to the preservation of the natural resources of the Township. Wetland C (0.16 acre) is not regulated by the Township or EGLE as it is below the 0.25 acre standard established for regulation in the Wetland Protection ordinance.

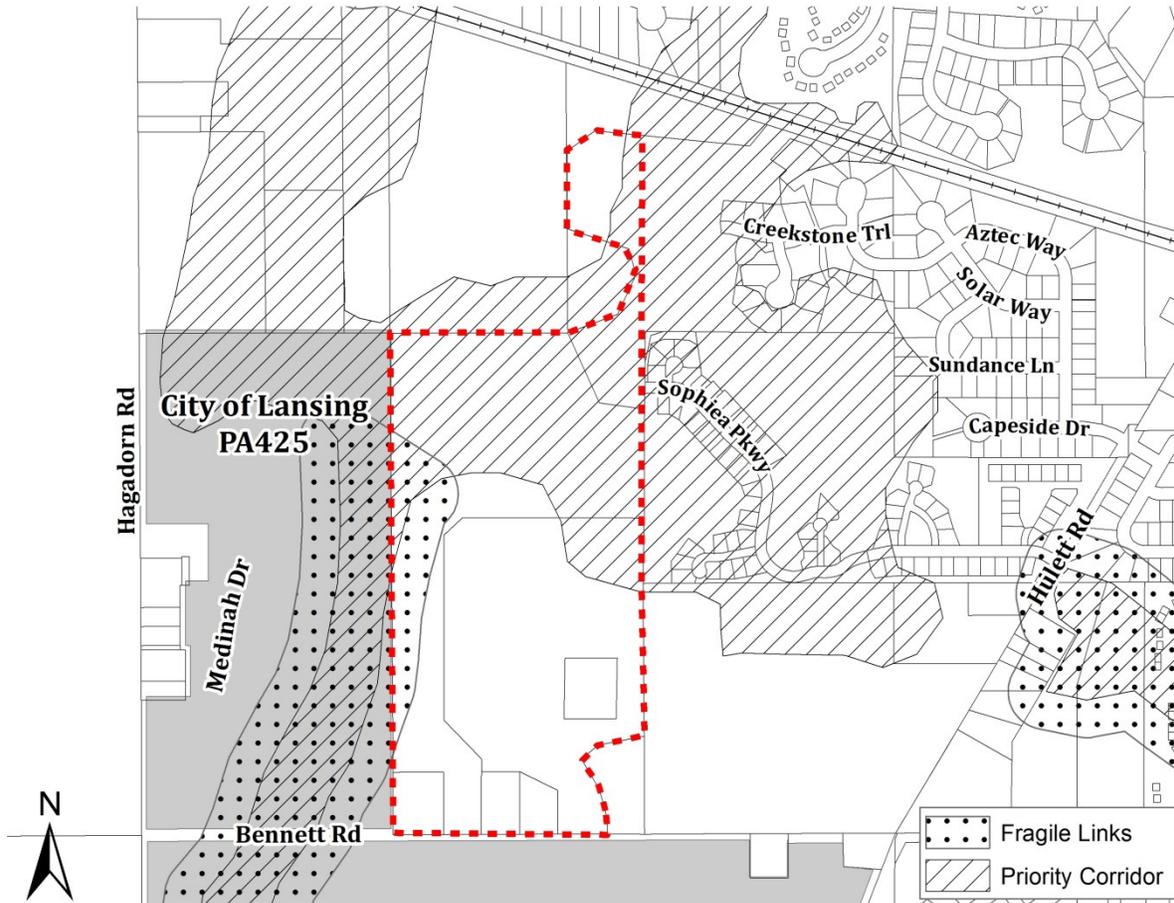
**WETLAND MAP**



**Greenspace Plan**

The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) and Fragile Link on portions of the property. A PCC is a network of ecologically significant open spaces. A Fragile Link describes an area where the PCC is exceptionally narrow or fragmented. The Greenspace Plan is a guide used by staff to identify areas of potential environmental features but was not adopted as a Township ordinance.

### GREENSPACE MAP



### Streets & Traffic

The subject site is located on the north side of Bennett Road. Bennett Road is a two-lane road designated as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. The most recent (2010) traffic count information from the Ingham County Road Department (ICRD) for Bennett Road between Hulett Road and Hagadorn Road showed a total of 6,010 vehicles in a 24 hour period.

The 2017 Master Plan shows a proposed seven foot wide pathway along the north side of Bennett Road. The applicant will be required to construct the portion of the pathway located along the Bennett Road property frontage should development be proposed for this site.

A traffic study is required for rezonings which would generate over 100 vehicle trips during the peak hours of traffic on adjacent roadways. The applicant has submitted a revised traffic study comparing the estimated change in traffic as a result of the proposed rezoning. The table below compares estimated traffic generation under the existing RR, RAA, and RAAA zoning and proposed RAA zoning. It estimates future traffic using data from the highest potential traffic generator allowed in each zoning district, which in this case is single family housing. Traffic generation was analyzed using the estimated maximum number of dwelling units that could be developed on the property under the existing RR, RAA, and RAAA and proposed RA zoning districts, as identified by the applicant’s traffic consultant but using the Township’s method of estimating maximum density. The study estimated traffic from 177 homes for the existing zoning and 255 homes for the proposed RAA zoning.

	Existing RR, RAA, & RAAA zoning, (177 homes)	Proposed RAA zoning, (255 homes)	Change
Peak Hour trips	130 (a.m.) 176 (p.m.)	186 (a.m.) 250 (p.m.)	+56 +74
Weekday trips	1,758	2,460	+702

The findings of the revised traffic study note that the intersection sight distance for the proposed new roadway intersection on Bennett Road should be checked and verified by the site engineer for compliance with the Ingham County Road Department sight distance standards for intersections. This information will be required to be provided if a development project is proposed for the site.

**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 proposal.

**Staff Analysis**

The applicant has requested the rezoning of approximately 83 acres from RR and RAAA to RAA. 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.

Future development of the land would likely utilize either the Township's planned unit development (PUD) ordinance or the State of Michigan/Meridian Township Land Division Act to create a platted subdivision. The PUD ordinance would allow a developer to propose a residential project with diverse housing types and different lot dimensions and yard setbacks as those prescribed in the underlying zoning district. Lot size, yards, frontage requirements, setbacks, building height, and type and size of dwelling unit restrictions are generally waived in a PUD. In exchange for the flexible standards, a minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space. A platted subdivision would not allow for any waivers and would require the installation of public roads, which are often wider than private roads.

Township staff estimates the potential density of any proposed residential zoning district by calculating the minimum lot sizes permitted in the zoning district and adding a percentage reduction for road rights-of-way. The number of units produced using this calculation is just a guide to help identify potential future density and do not factor in wetland areas, floodplain, topography, soils, utilities, site layout, or any other factors that may limit buildable area. The following offers an estimate of potential density under the current RR, RAA, and RAAA zoning arrangement and proposed rezoning to RAA:

Development under current zoning

8 acres of RR zoning x 0.98 maximum dwelling units per acre (du/a) = 8 total lots  
13 acres of RAA zoning x 2.64 maximum dwelling units per acre (du/a) = 34 total lots  
75 acres of RAAA zoning x 1.79 maximum dwelling units per acre (du/a) = 134 total lots  
Total estimated lots under current zoning: 176 lots

Development under originally proposed RA zoning

96.74 acres of RA zoning x 3.57 du/a = 345 total lots

Development under current request to RAA zoning

96.74 acres of RAA zoning x 2.64 du/a = 255 total lots

**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. Revised traffic study prepared by Traffic Engineering Associates, Inc. dated July 2019.
2. Rezoning criteria.
3. Letter from Dean Bolton, President, Okemos Board of Education.



**Updated**

**TRAFFIC ASSESSMENT**

**For the**

**Proposed Rezoning of**

**96.74 Acres on Bennett Road**

**Meridian Charter Township, Ingham County, MI**

**July 2019**

**Prepared by:**

**Traffic Engineering  
Associates, Inc.**

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

## Table of Contents

	Page
Project Description	1
Aerial Photo	2
Existing Conditions	3
Land Use	3
Traffic Generation	4
Table 1 – Comparison between Zoning Based on Minimum Lot Size	6
Table 2 – Comparison between Zoning Based on Township Multipliers	6
Findings	7
Sight Distance	7
Conclusions	7



## PROJECT DESCRIPTION

This rezoning request is for a parcel of land located on the north side of Bennett Road between Hulett Road and Hagadorn Road in Meridian Charter Township, Ingham County, Michigan. The purpose of this study is to determine the difference between the potential traffic that could be generated by the existing zoning to the potential traffic that could be generated by the proposed future zoning on the same parcel.

The entire parcel consists of approximately 96.74 acres, with 75.55 acres currently zoned One-Family Low-Density Residential (RAAA), approximately 12.91 acres currently zoned One-Family/Low-Density Residential (RAA), approximately 8.28 acres is currently zoned One-Family Rural Residential (RR)

The rezoning request for the entire parcel is a One-Family Low/Density Residential (RAA) zoning.

For comparison purposes, the trip generation for the existing zoning was based on the most appropriate trip generator that Meridian Township will allow under the One-Family Low-Density Residential (RAAA) zoning, One-Family/Low-Density Residential (RAA) and One-Family Rural Residential (RR). The trip generation for the future zoning was determined by the most appropriate trip generator use allowed by Meridian Township under the proposed One-Family Low/Density Residential (RAA) zoning.

As all three (3) zoning categories are residential, the difference in each zoning district is the density of residential units.

The traffic analysis consists of the following items:

- Comparison of the proposed trips generated by the existing residential zoning to the proposed residential zoning.
- Discussion of any potential sight distance issues.

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





**Aerial Photo**



## EXISTING CONDITIONS

Bennett Road is an east-west roadway at the proposed site. The roadway is paved with four (4) foot paved shoulders on each side and there are no sidewalks at the proposed parcel. Bennett Road is under the jurisdiction of the Ingham County Road Department (ICRD) with a posted speed limit of 45 MPH.

## LAND USE

Surrounding land uses consist of residential to the south, Bennett Woods Elementary School to the immediate east, the College Fields golf course to the immediate west and the College Fields golf course with residential homes to the south.



## TRAFFIC GENERATION

Trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). To determine the land use that would generate the maximum number of vehicle trips under each zoning category, the Meridian Charter Township zoning guidelines were utilized to determine the density of each residential zoning district based on the minimum lot size. In addition, a comparison was conducted utilizing the Meridian Township multipliers, which considers minimum lot sizes and a right-of-way reduction factor to account for roadways.

The ITE trip generation rates for Single-Family Detached Housing, Land Use Code 210, were selected as representing both the existing zoning and the proposed zoning. The ITE description of Single-Family Detached Housing is as follows:

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

### Calculation by Minimum Lot Size

The 75.55 acres currently zoned One-Family Low-Density Residential (RAAA) has a minimum lot size of 20,000 square feet; therefore, the maximum number of dwelling units under this zoning that could be built are 165 units.

The 12.91 acres currently zoned One-Family/Low-Density Residential (RAA) has a minimum lot size of 13,500 square feet and the maximum number of dwelling units under this zoning that could be built are 42 units.

The 8.28 acres currently zoned One-Family Rural Residential (RR) has a minimum lot size of 40,000 square feet. The maximum number of dwelling units under this zoning that could be built are 9 units.

The maximum total number of residential units that could be built on the 96.74 acres under the existing zoning is 216 units.

The proposed new zoning for the entire 96.74 acres is One-Family Low/Density Residential (RAA) which has a minimum lot size of 13,500 square feet. The maximum number of dwelling units under this zoning that could be built are 312 units.

The comparison of trip generation between the existing zoning and the proposed zoning utilizing the minimum lot size is summarized in **Table 1**. There is projected to be an increase during the AM peak hour of 68 vehicle trips, an increase during the PM peak hour of 90 vehicle trips, and a weekday total increase of 850 vehicle trips.

### Calculation by Meridian Township Multiplier

The Meridian Charter Township planning department provided TEA with the multipliers they utilize to determine the maximum buildable number of units. A multiplier takes into account



minimum lot sizes, as well as accounting for the reduction in buildable acreage due to the right-of-way and the roadways in the development.

The 75.55 acres currently zoned One-Family Low-Density Residential (RAAA) has a multiplier of 1.79 units/acre. The maximum number of dwelling units using the township multiplier that could be built are 135 units.

The 12.91 acres currently zoned One-Family/Low-Density Residential (RAA) has a multiplier of 2.64 units/acre. The maximum number of dwelling units using the township multiplier that could be built are 34 units.

The 8.28 acres currently zoned One-Family Rural Residential (RR) has a multiplier of 0.98 units/acre. The maximum number of dwelling units using the township multiplier that could be built are 8 units.

The maximum total number of residential units that could be built on the 96.74 acres using the township multipliers is 177 units.

The proposed new zoning for the entire 96.74 acres is One-Family Low/Density Residential (RAA) which has a multiplier is 2.64 units/acre. The maximum number of dwelling units under this zoning that could be built utilizing the township multiplier are 255 units.

The comparison of trip generation between the existing zoning and the proposed zoning utilizing the township multipliers is summarized in **Table 2**. There is projected to be an increase during the AM peak hour of 56 vehicle trips, an increase during the PM peak hour of 74 vehicle trips, and a weekday total increase of 702 vehicle trips.



**Table 1**  
**Comparison Between**  
**Existing and Proposed Zoning**  
**Based on Minimum Lot Size**

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing Zoning (RAAA, RAA & RR)	216 Units	40	118	158	134	79	213	2,112
Proposed Zoning (RAA)	312 Units	57	169	226	191	112	303	2,962
Difference		+17	+51	+68	+57	+33	+90	+850

**Table 2**  
**Comparison Between**  
**Existing and Proposed Zoning**  
**Based on Township Multipliers**

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing Zoning (RAAA, RAA & RR)	177 Units	33	97	130	111	65	176	1,758
Proposed Zoning (RAA)	255 Units	47	139	186	158	92	250	2,460
Difference		+14	+42	+56	+47	+27	+74	+702



## FINDINGS

The total trips generated by rezoning of the 96.74 acres of One-Family Low-Density Residential (RAAA) zoning, One-Family/Low-Density Residential (RAA) and One-Family Rural Residential (RR) to One-Family/Low-Density Residential (RAA) zoning is expected to increase the total vehicle trips for this property.

## SIGHT DISTANCE

A field review of the location for the proposed new roadway for the development on Bennett Road revealed that there could be an issue with sight distance for eastbound traffic on Bennett Road. It is recommended that the site engineer provide a centerline profile of Bennett Road which shows the existing intersection sight distance, and the safe sight distance, and compare these with the Ingham County Road Department sight distance table in their “Rules, Standards and Procedures for Driveways, Banners and Parades Upon or Over Ingham County Road Commission Right of Way”.

## CONCLUSIONS

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

- The traffic volumes generated by the proposed rezoning of 96.74 acres to One-Family/Low-Density Residential (RAA) compared to the trips generated by the existing 96.74 acres, which consist of 75.55 acres of One-Family Low-Density Residential (RAAA); 12.91 acres of One-Family/Low-Density Residential (RAA); and 8.28 acres of One-Family Rural Residential (RR), are expected to increase the total vehicle trips for this property.
- The intersection sight distance for the proposed new roadway intersection on Bennett Road should be checked and verified by the site engineer. The sight distance should comply with the Ingham County Road Department sight distance standards for intersections.



**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: \_\_\_\_\_  
\_\_\_\_\_

From: Dean Bolton <bolton2@comcast.net>

Date: June 25, 2019 at 4:44:09 PM EDT

To: "ronstyka@gmail.com" <ronstyka@gmail.com>, "john.hood@okemosk12.net" <john.hood@okemosk12.net>

Subject: RE: Enrollment

Ron,

No, the OPS Board of Education has not taken a position opposing more development or more students. Over the last two years, the district has conducted a very careful process to address the possibility of enrollment growth and at no time was there ever a recommendation to the board that it take such a position nor has any individual board member proposed such a position.

Rather than attempt in any way to prevent growth in enrollment, the district has been actively planning over the last two years for potential enrollment growth. In 2017, the Superintendent formed a committee to research and explore facility/site capacity and utilization. In the fall of 2018, the Interim Superintendent presented her recommendations based on the committee's work and they were approved by the Board in November, 2018. This included the addition of 4 classrooms and one "specials" classroom to Bennett Woods Elementary and funding for this was part of the bond approved by Okemos voters in May. This addition is planned to be completed by the start of the 2020-2021 school year.

The approved recommendations also included a process for the district to follow after 2021 if enrollments continue to grow. Here are pertinent excerpts:

Should enrollments continue to increase significantly over time, it is recommended that the district engage in a systematic, comprehensive, transparent and inclusive process that includes:

- Data collection – enrollment trends, neighborhood composition (children), other
- Review of research – educational programming and impacts
- Consider the following in the comprehensive analysis (not in priority order):
- Grade level configurations
- Build a new school - Powell Rd; Wardcliff property
- Open Wardcliff
- Repurpose Edgewood
- Add additional classrooms to existing buildings
- Make additional renovations to existing buildings
- Other Recommendation – continued
- Develop models: assigning neighborhoods; consider various grade level configurations
- Develop positives, challenges and associated costs
- Engage in community conversations: educate and seek feedback

Notes:

- This process (as described above) could take up to one year before a final Board decision.
- The bond proposal and building process could take up to 2 years.
- The district may not have to engage in this process if enrollments stabilize.

The 2019-2020 budget that the Board passed last night includes an assumption that our enrollments will increase by 50 students. Okemos is one of the few districts in the state that is seeing enrollment growth and this presents opportunities to benefit the district because, as you know, it can result in increased revenue that can offset the inadequate increases in the per-pupil funding provided by the state. While increased enrollments can result in challenges in terms of classroom space, rather than consider increasing class sizes, as our planning represents, we will continue to look at increasing the capacity of our facilities to address enrollment growth. The Board and the district are fully committed to ensuring that enrollment growth will not result in a compromise of the quality of education Okemos provides for its student.

Thank you for your inquiry and please don't hesitate to follow-up with any questions!

Dean Bolton, President

Board of Education

Okemos Public Schools

[bolton2@comcast.net](mailto:bolton2@comcast.net)

517-896-4436



**To:** Planning Commission

**From:** Peter Menser, Principal Planner

**Date:** July 17, 2019

**Re:** Rezoning #19060 (Bennett Road Holding, LLC), rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

---

The Planning Commission last discussed Rezoning #19060 at its last meeting on July 8, 2019. At the meeting the Planning Commission directed staff to provide a resolution to recommend denial of the proposed rezoning to the Township Board for consideration at its next meeting on July 22, 2019. The Township Board will discuss the rezoning at its meeting on August 8, 2019.

### **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 to recommend denial is provided.

- **Move to adopt the resolution recommending denial of Rezoning #19060.**

### **Attachment**

1. Resolution to recommend denial.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19060 (Bennett Road Holding LLC)\REZ 19060.pc4.docx

**RESOLUTION TO RECOMMEND DENIAL**

**Rezoning #19060  
Bennett Road, west of Hulett 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 22nd day of July, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Bennett Road Holding LLC requested the rezoning of 83 acres located on the north side of Bennett Road, west of Hulett Road, from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density); and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on June 10, 2019 and has reviewed the staff materials provided under cover memorandums dated June 6, 2019 June 21, 2019, and July 2, 2019; and

WHEREAS, the current RR (Rural Residential) and RAAA (Single Family-Low Density) zoning of the subject property is consistent with the R2 Residential (0.5-3.5 dwelling units per acre) Future Land Use Map designation in the 2017 Master Plan; and

WHEREAS, the applicant has not adequately demonstrated a community need for additional residential units on the subject property beyond what is allowed under the current RR (Rural Residential) and RAAA (Single Family-Low Density) zoning; and

WHEREAS, the subject property could be developed as currently zoned.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #19060 to rezone approximately 83 acres located on the north side of Bennett Road, west of Hulett Road, from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

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

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





**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: June 6, 2019**

**Re: Rezoning #19060 (Bennett Road Holding, LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density) with conditions.**

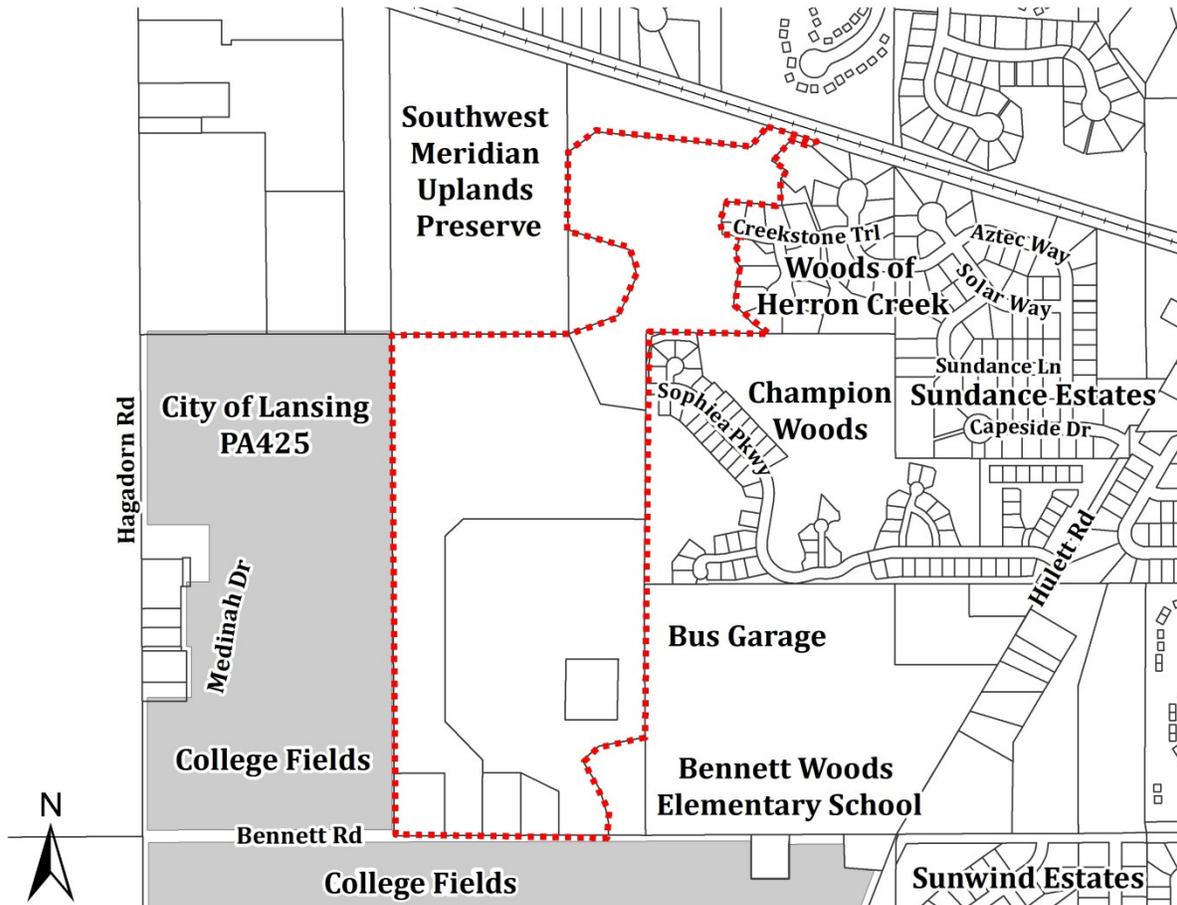
Bennett Holding, LLC has requested the rezoning of approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road, from RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density). The applicant has offered to condition the rezoning on development of the property using the planned unit development (PUD) ordinance with a maximum of 210 residential units. The current zoning consists of approximately 13 acres of RAA zoning, 75 acres of RAAA zoning, and eight acres of RR zoning. The following table provides information on the seven parcels included in the rezoning:

Property/Parcel I.D.	Acreage	Street Frontage
2862 Bennett Road Parcel I.D. #33-02-02-29-300-008	1.8 acres	264 feet
2824 Bennett Road Parcel I.D. #33-02-02-29-300-020	1.52 acres	201 feet
2806 Bennett Road Parcel I.D. #33-02-02-29-300-021	1.28 acres	200 feet
2800 Bennett Road Parcel I.D. #33-02-02-29-300-026	2.02 acres	0 feet
Parcel I.D. #33-02-02-29-300-025	30.2 acres	263 feet
Parcel I.D. #33-02-02-29-300-023	37.6 acres	198 feet
Parcel I.D. #33-02-02-29-251-009	22.3 acres	65 feet Creekstone Ln. 60 feet Sophiea Pkwy.

The Planning Commission held a public hearing on the same request, with the exception of the conditions now offered by the applicant, at its October 22, 2018 meeting. At the meeting the Planning Commissioners shared concerns with the proposal related to density, environmental impacts, and traffic. A straw poll taken at the end of the public hearing indicated a likely recommendation to the Township Board to deny the rezoning. The applicant withdrew the request shortly after the public hearing.

In 2002, 75 of the 96.74 acres was approved by the Township Board for rezoning (Rezoning #02020) from I (Industrial) to RAAA (Single Family-Low Density). A special use permit (SUP #81021) was granted in 1981 for a sand and gravel excavation operation on the property, which has since ceased operation.

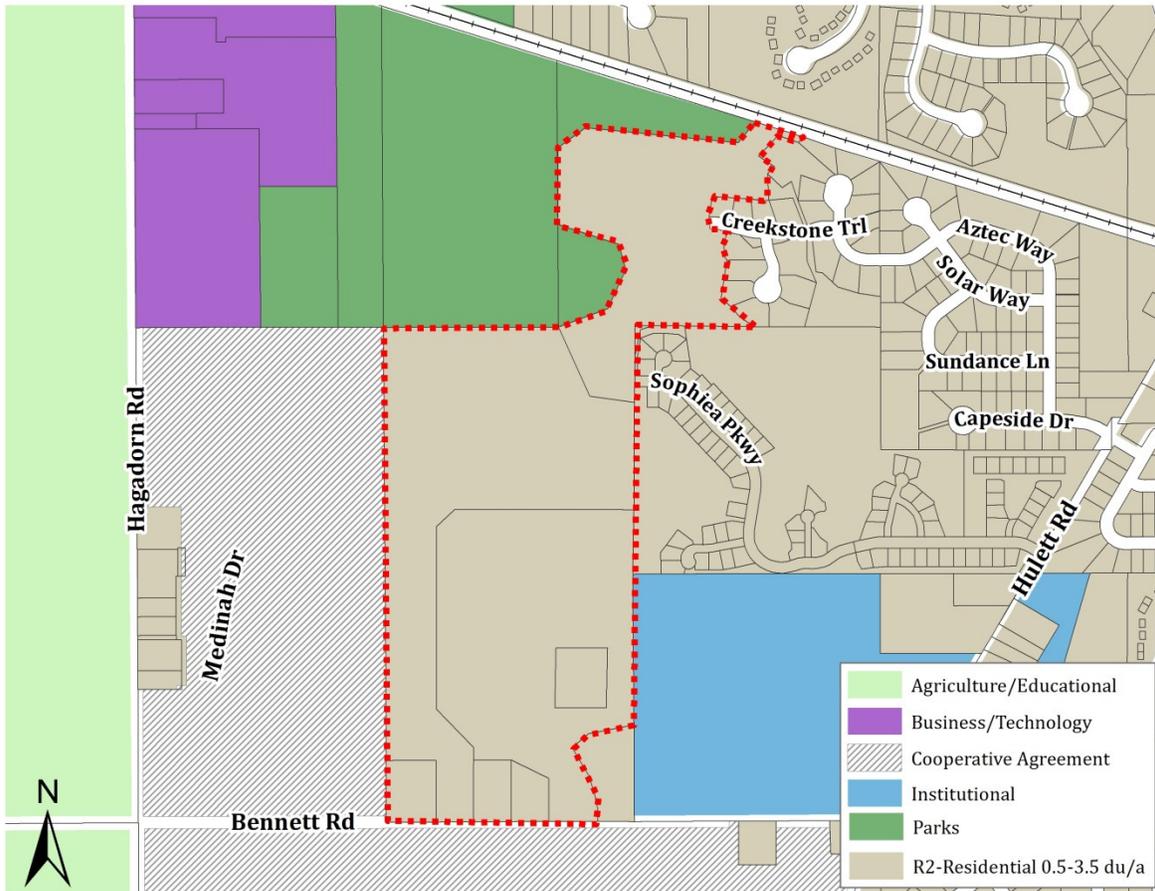
**LOCATION MAP**



**Future Land Use Map**

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R-2 Residential 0.5 – 3.5 dwelling units per acre (du/a) category. The 2017 Master Plan shows the proposed RA zoning district as consistent with both the R-2 and R-3 Future Land Use Map categories. With a maximum density of approximately 3.57 dwelling units per acre (du/a), the proposed rezoning to RA would be consistent with either the R-2-Residential (0.5-3.5 du/a) or R-3 (1.25-3.5 du/a) Future Land Use Map designations.

2017 FUTURE LAND USE MAP

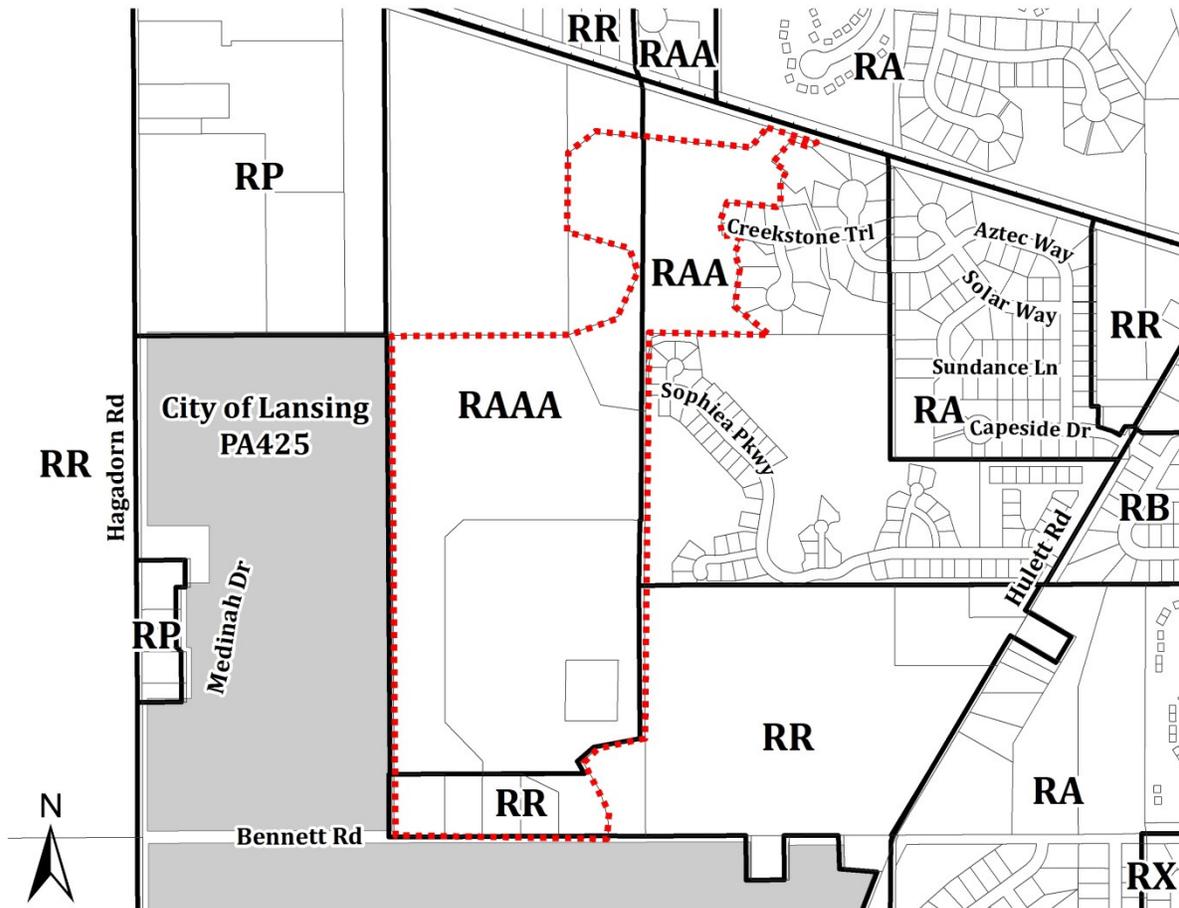


**Zoning**

The subject site is located in the RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) zoning districts. The following table compares the required minimum lot width and lot area standards for the existing RR, RAA, and RAAA zoning districts with the proposed RA zoning district:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
Existing RAA	13,500 sq. ft.	90 ft.
Existing RAAA	20,000 sq. ft.	100 ft.
Existing RR	40,000 sq. ft.	200 ft.
<i>Proposed RA</i>	<i>10,000 sq. ft.</i>	<i>80 ft.</i>

ZONING MAP



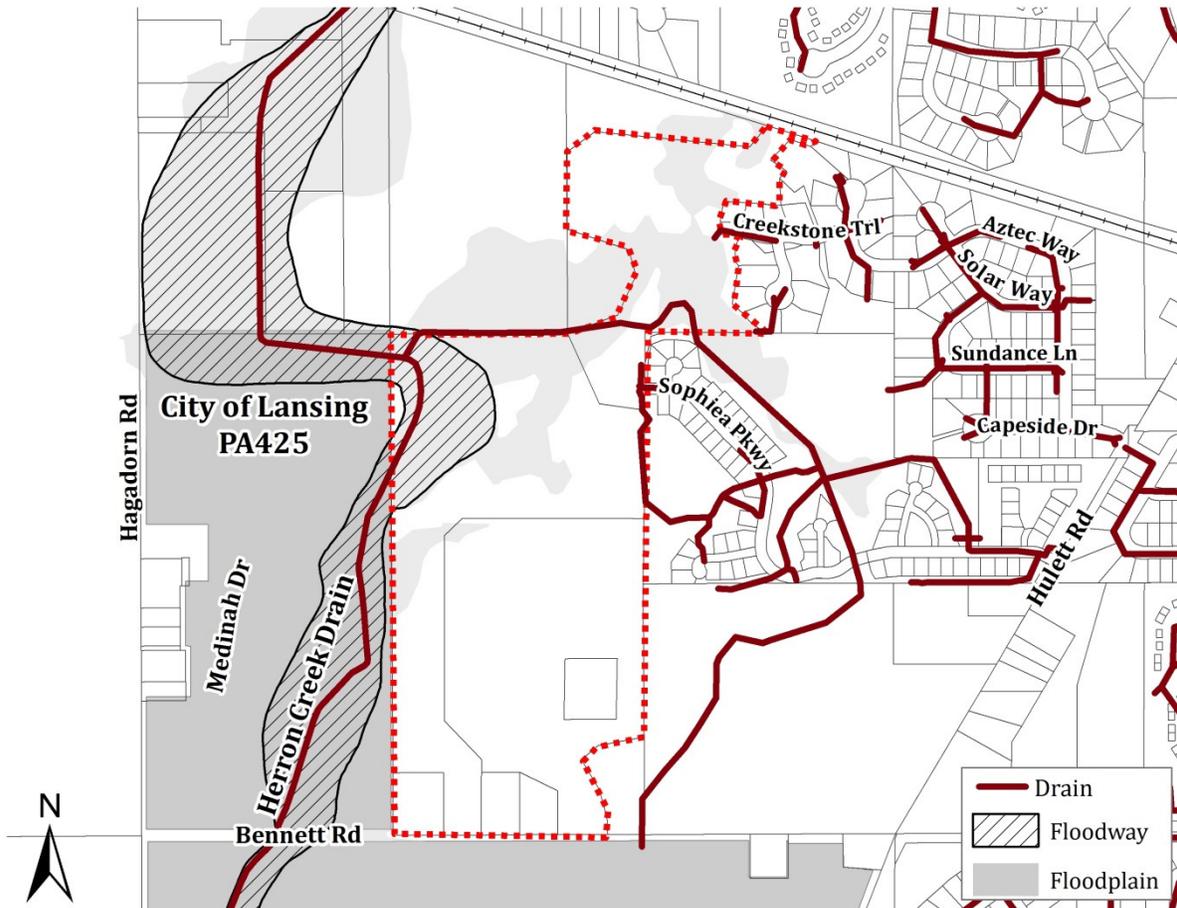
**Physical Features**

Three of the parcels fronting on Bennett Road are developed with single family homes and related accessory buildings. A parcel with no road frontage developed with a 7,840 square foot industrial building is also included in the proposed rezoning.

Floodplain

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there are areas of both floodway and floodway fringe on portions of the property. The Herron Creek Drain and associated floodway runs south to north on the western edge of the subject site.

### FLOODPLAIN MAP

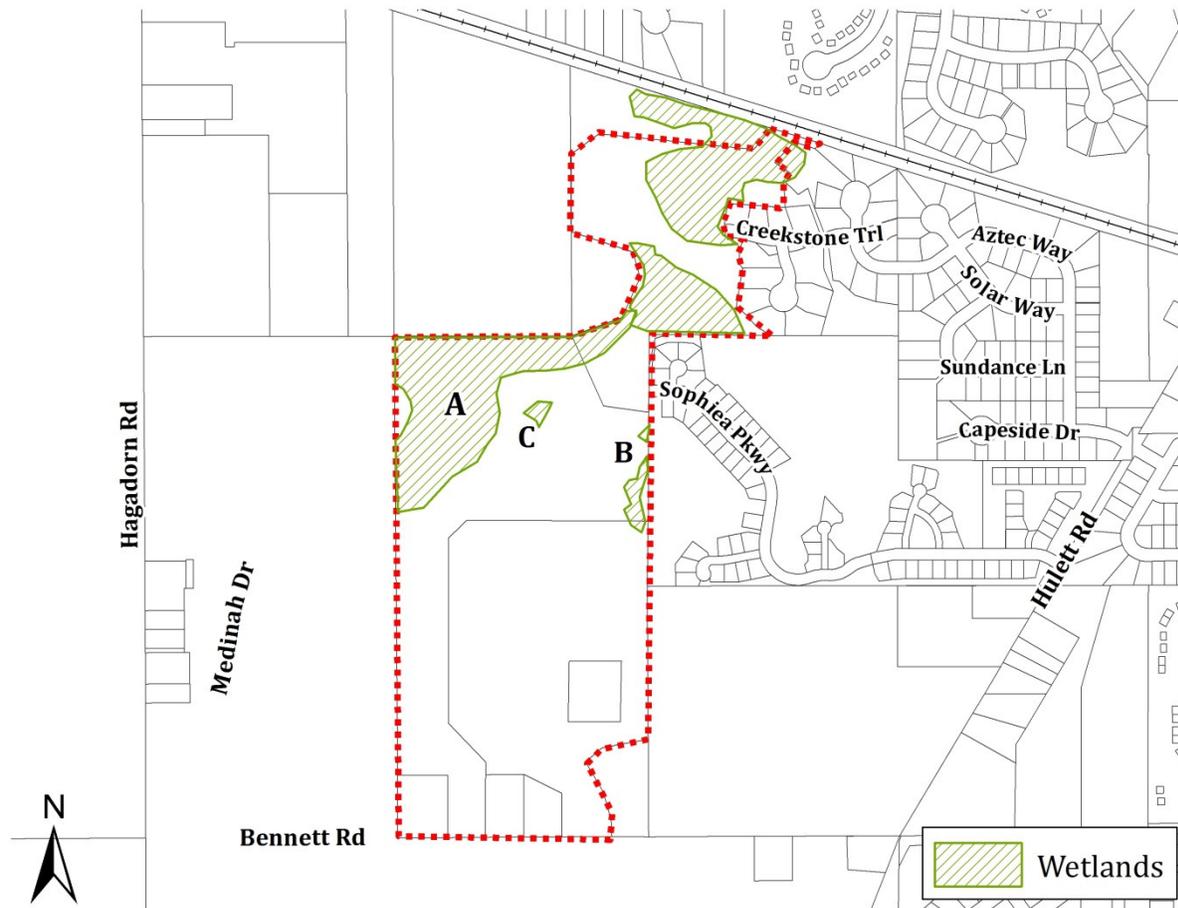


### Wetlands

Wetlands on a portion of the property proposed for rezoning were delineated by the Township's wetland consultant in 2017. The delineation identified three wetlands, designated by letters A, B, and C. Two other wetland areas are shown on the Township's wetland map, which were not included in the delineation provided by the applicant. Of the three wetlands delineated, only Wetland A is regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and Meridian Township based on its size (9.06 acres) and the distance from a regulated water body (river, stream/drain, or inland lake). Regulated wetlands equal to or greater than two acres in size require a 40 foot setback from the delineated boundary and wetlands greater than one quarter acre but smaller than two acres require a 20 foot setback.

Wetland B (0.83 acre) is not regulated by EGLE but could be regulated by Meridian Township if it is determined by the Township Board to be essential to the preservation of the natural resources of the Township. Wetland C (0.16 acre) is not regulated by the Township or EGLE as it is below the 0.25 acre standard established for regulation in the Wetland Protection ordinance.

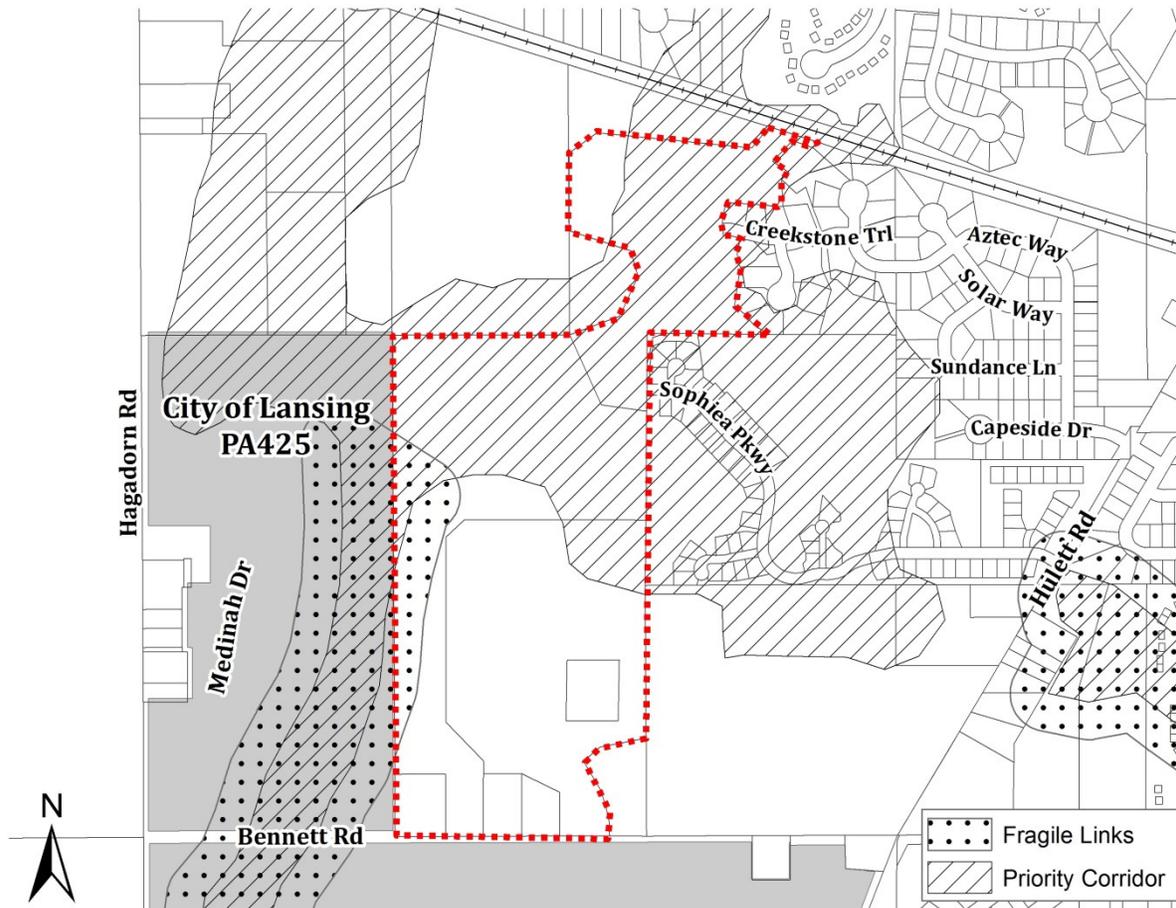
**WETLAND MAP**



**Greenspace Plan**

The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) and Fragile Link on portions of the property. A PCC is a network of ecologically significant open spaces. A Fragile Link describes an area where the PCC is exceptionally narrow or fragmented. The Greenspace Plan is a guide used by staff to identify areas of potential environmental features but was not adopted as a Township ordinance.

### GREENSPACE MAP



### Streets & Traffic

The subject site is located on the north side of Bennett Road. Bennett Road is a two-lane road designated as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. The most recent (2010) traffic count information from the Ingham County Road Department (ICRD) for Bennett Road between Hulett Road and Hagadorn Road showed a total of 6,010 vehicles in a 24 hour period.

The 2017 Master Plan shows a proposed seven foot wide pathway along the north side of Bennett Road. The applicant will be required to construct the portion of the pathway located along the Bennett Road property frontage should development be proposed for this site.

A traffic study is required for rezonings which would generate over 100 vehicle trips during the peak hours of traffic on adjacent roadways. The applicant submitted a traffic study comparing the estimated change in traffic as a result of the proposed rezoning. The table below compares estimated traffic generation under the existing RR, RAA, and RAAA zoning and proposed RA zoning. It estimates future traffic using data from the highest potential traffic generator allowed in each zoning district, which in this case is single family housing. Traffic generation was analyzed using the estimated maximum number of dwelling units that could be developed on the property under the existing RR, RAA, and RAAA and proposed RA zoning districts, as identified by the applicant’s traffic consultant. The study estimated traffic from 216 homes for the existing zoning and 210 homes for the proposed RA zoning. The density figures used by the applicant’s traffic consultant do not incorporate reductions for roads or land in the floodplain or covered by wetlands.

	Existing RR, RAA, & RAAA zoning, (216 homes)	Proposed RA zoning, (210 homes with PUD)	Change
Peak Hour trips	161 (a.m.) 210 (p.m.)	154 (a.m.) 207 (p.m.)	-7 -3
Weekday trips	2,133	2,058	-75

The findings of the submitted traffic study note that the intersection sight distance for the proposed new roadway intersection on Bennett Road should be checked and verified by the site engineer for compliance with the Ingham County Road Department sight distance standards for intersections.

**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 proposal.

**Staff Analysis**

The applicant has requested the rezoning of approximately 96.74 acres from RR, RAA, and RAAA to RA 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.

With the conditions offered by the applicant, if the rezoning were approved by the Township Board, the applicant would only be able to develop the land using the Township’s planned unit development (PUD) ordinance and density of any future development project would be limited to 210 units. The condition does not guarantee the developer 210 lots, but will establish a maximum. These conditions run with the land and would apply to future owners if the property were to be sold. To request amendment or removal of the conditions placed on the rezoning any owner would have to go back through the rezoning process and receive approval from the Township Board.

The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential areas than is possible under conventional zoning regulations. The PUD ordinance allows a developer to propose a residential project with diverse housing types and different lot dimensions and yard setbacks as those prescribed in the underlying zoning district. Lot size, yards, frontage requirements, setbacks, building height, and type and size of dwelling unit restrictions are generally waived in a PUD. In exchange for the flexible standards, a minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

To estimate potential density of any proposed residential zoning district a factor called maximum dwelling units per acre (du/a) is used that considers minimum lot sizes permitted in the zoning district and a percent reduction for road rights-of-way. The number of units produced using this calculation is just a guide to help identify potential future density, it does not factor in wetland areas, topography, soils, utilities, site layout, or other factors that may limit buildable area. The following offers an estimate of potential density under the current RR, RAA, and RAAA zoning arrangement and proposed rezoning to RA:

Development under current zoning

8 acres of RR zoning x 0.98 maximum dwelling units per acre (du/a) = 8 total lots  
13 acres of RAA zoning x 2.64 maximum dwelling units per acre (du/a) = 34 total lots  
75 acres of RAAA zoning x 1.79 maximum dwelling units per acre (du/a) = 134 total lots  
Total estimated lots under current zoning: 176 lots

Development under proposed RA zoning

96.74 acres of RA zoning x 3.57 du/a = 345 total lots

**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. Application and supporting materials.
2. Submitted traffic study.
3. Rezoning criteria.

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

RECEIVED  
APR 16 2019

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 Bennett Road Holding LLC ("Mayberry Homes")

Address of applicant 1650 Kendale Blvd, East Lansing, MI 48823

Telephone: Work 517-371-5000 Cell 517-575-5355

Fax \_\_\_\_\_ Email dstraub@mayberryhomes.com

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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:

Name / Contact Person David Straub

Address 1650 Kendale Blvd, East Lansing, MI 48823

Telephone: Work 517-371-5000 Cell 517-575-5355

Fax \_\_\_\_\_ Email dstraub@mayberryhomes.com

C. Site address/location North side of Bennett, between Hulett and Hagadorn

Legal description (Attach additional sheets if necessary) Attached

Parcel number 33-02-02-29-300 (008;020;021;023;025;026); 33-02-02-29-251-009

Site acreage 96.74

D. Current zoning RAAA, RAA and RR Requested zoning RA

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.

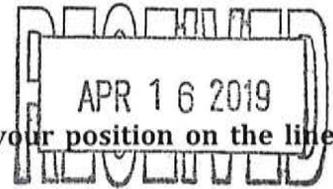
b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.

(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: \_\_\_\_\_  
\_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: Sanitary Sewer was stubbed to this property close to 10 years ago. Since then the neighboring community (Champion Woods) was developed and completed. Current zoning allows for up to 216 units. The requested rezoning will be conditioned on a PUD with a minimum of 50% open space and a maximum lot count of 210. The reduced lot count and increased open space will act to preserve natural features and lessen the burden on local roads and schools.
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: The Township Master Plan allows for 3.5 units per acre. The requested rezoning will be just over 2 units per acre(2.17).
- 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: The conditions being offered with this rezoning request will offer flexibility in design to maximize open space, reduce density, reduce lot size and reduce the potential burden on municipal infrastructure.

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: The current Township Master Plan allows for up to 3.5 units per acre, we're requesting 2.17 units per acre.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: East(Institutional and RAA w/PUD); West is 425 to City of Lansing; North is Township owned land
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: The proposed rezoning would be conditioned on a Planned Unit Development ("PUD"). The minimum open space requirement is 50%. The 50% minimum open space, clustered design, smaller lots and reduced density encourages preservation of natural features.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Sanitary Sewer and Water are stubbed to the property. The original owners of this property have been paying sewer assessments since 2009. The sewer assessments were based on 400 lots. Our conditional rezoning application contemplates a maximum lot count of 210, thus not placing an undue burden on the infrastructure. A preliminary Traffic Study has been completed and concludes that no additional burden will be added to the road system in proximity to this land. The Okemos School District

stated that there is capacity at the Elementary, Middle School and High School that would service this property.

- 5) Requested rezoning addresses a proven community need, specifically: There continues to be a high demand for housing in Okemos. Mayberry Homes provides housing solutions for all buying profiles: families, dual-income couples without children, empty-nesters and retiree's.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: The Township Master Plan suggests 3.5 units per acre in this area. The conditions that we're offering with this request will net a density of 2.17 units per acre. Champion Woods and Okemos Preserve are great examples of well thought out PUD's. The requested rezoning will allow for a future development that will be complimentary to neighborhoods in a rather close vicinity.
- 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: The requested rezoning will deliver increased open space, smaller lots, lower density, preservation of natural features and walkability with pedestrian connections to a township park and neighboring communities.

**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

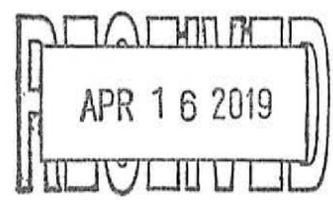
\_\_\_\_\_  
Signature of Applicant

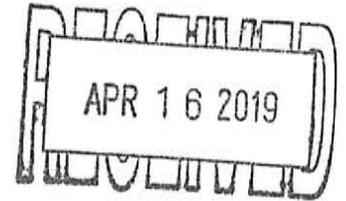
4.16.19  
Date

DAVID STAUD  
Type/Print Name

Fee: \$4,400  
\*PAID SEPTEMBER 2018

Received by/Date: [Signature] 4.16.19



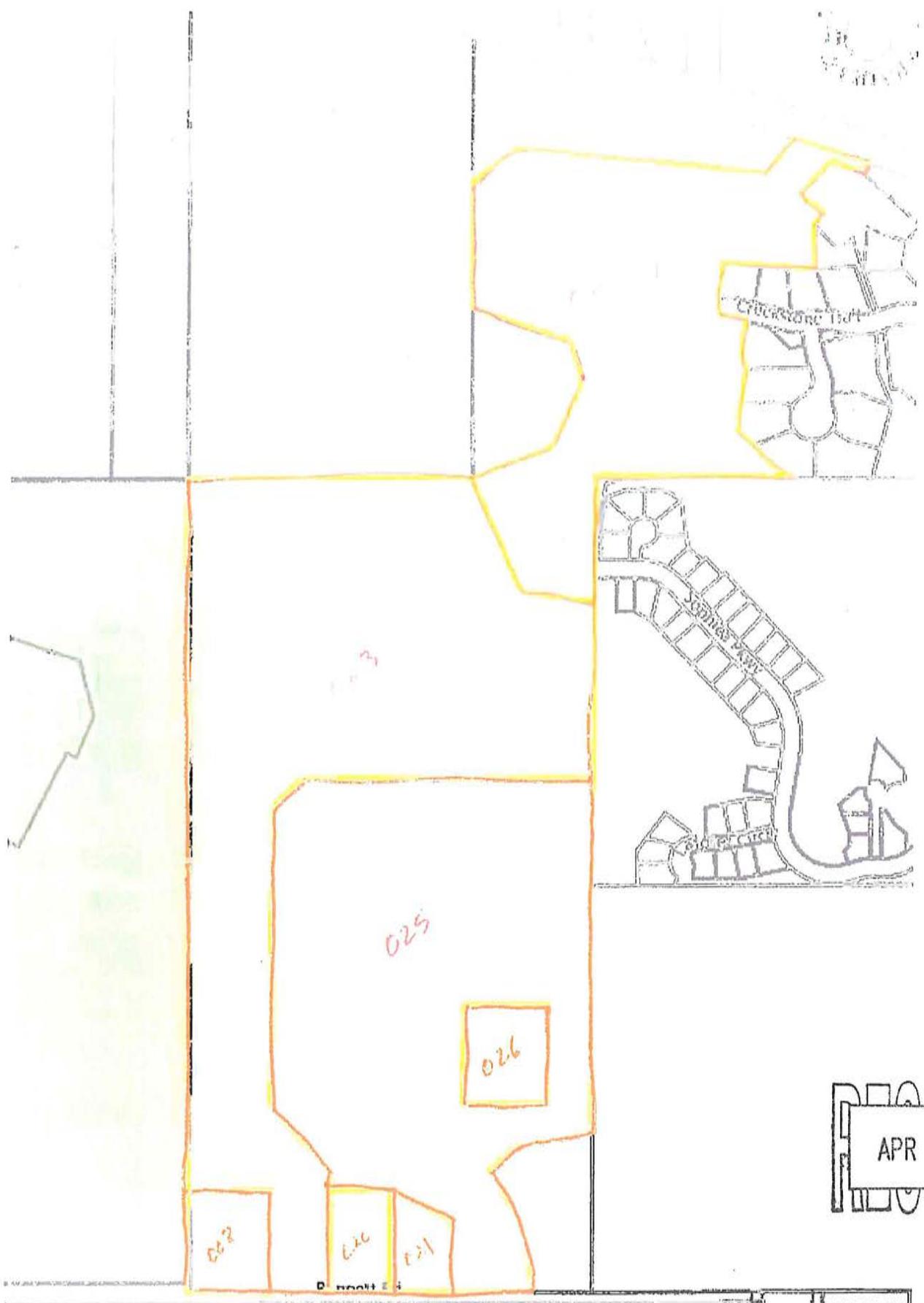


Conditional Rezoning Application  
96.74 Acres off Bennett Rd

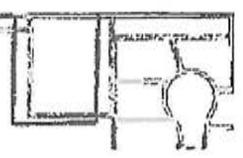
Conditions:

- RA Zoning
- Planned Unit Development ("PUD")
- Maximum Lot Count: 210 (2.17 units per acre)
- Minimum Open Space: 50%

NOTE: Current zoning allows for up to 216 units. Our conditional zoning would set the maximum unit count at 210 units, a difference of 6 residential units.



RECORDED  
APR 16 2019



September 4, 2018

Attn: Meridian Township

Bennett Road Holding LLC and Mayberry Homes LLC have permission to apply for Rezoning on the parcels listed below. All owners are aware of and in agreement with the request.

33-02-02-29-300-008

33-02-02-29-300-020

33-02-02-29-300-021

William & Ingrid Schultz

1280 Sebewaing

Okemos, MI 48864

  
William and Ingrid Schultz

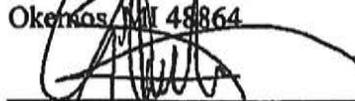
33-02-02-29-251-009

ICD Properties, LLC

Craig Sturk

2800 Bennett Rd #1

Okemos, MI 48864

  
Craig Sturk

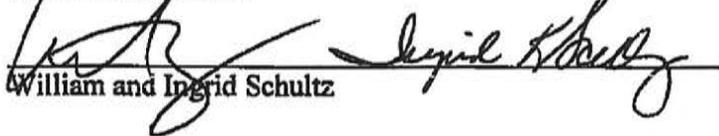
33-02-02-29-300-023

WI Properties LLC

William & Ingrid Schultz

2770 Bennett Rd

Okemos, MI 48864

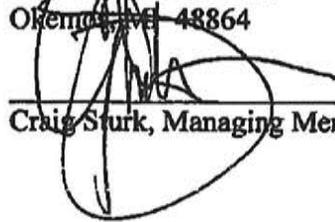
  
William and Ingrid Schultz

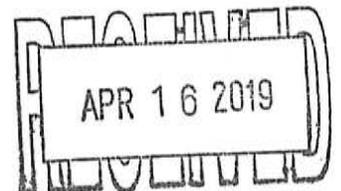
33-02-02-29-300-026

Heron Creek Holdings LLC

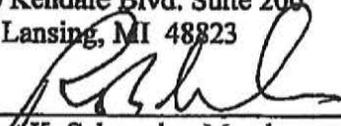
2800 Bennett Road #1

Okemos, MI 48864

  
Craig Sturk, Managing Member



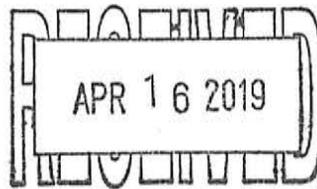
33-02-02-29-300-025  
Bennett Road Holding LLC  
Robert K. Schroeder  
1650 Kendale Blvd. Suite 200  
East Lansing, MI 48823



---

Robert K. Schroeder, Member

RECEIVED  
APR 16 2019



AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

**AZTEC WAY OKEMOS, MI 48864** (Property Address)  
Parcel Number: 33-02-02-29-251-009



**Property Owner: ICD PROPERTIES LLC**

**Summary Information**

> Assessed Value: \$61,400 | Taxable Value: \$48,696 • Property Tax information found

Item 1 of 2 1 Image / 1 Sketch

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	<b>ICD PROPERTIES LLC</b> 2800 BENNETT #1 OKEMOS, MI 48864	<b>Taxpayer</b>	<b>SEE OWNER INFORMATION</b>
--------------	--	-----------------	------------------------------

**Land Information**

<b>Zoning Code</b>	RAA	<b>Total Acres</b>	22.320
<b>Land Value</b>	\$122,742	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

THAT PART OF W 1/2 OF NE 1/4 & E 1/2 OF W 1/2 OF SEC 29 T4N R1W LYING S OF CRIO RR R/W DESC AS: BEG AT CEN OF SEC 29 - S00D 16' 21"E ALNG NS 1/4 LN 420 FT - N77D 47' 37"W 236.46 - N23D 02 50"W 402.35 FT - N69D 45' 18"E 280 FT - N24D 45' 18"E 230 FT - N15D 14' 42"W 140 FT - N71D 33' 39"W 340 FT - N00D 14' 42"W PLL WITH NS 1/4 LN 408.03 FT - N53D 44' 46" E 182 FT - S84D 10' 47" E 819.47 FT - N38D 45' 18"E 144.77 FT - S72D 36' 25"E ALNG S LN OF SD RR R/W 267.76 FT TO NLY MOST COR OF PLAT OF WOODS OF HERON CREEK NO 2 - S44D 53' 40"W 38.18 FT - N 70D 21' 59"W 110.57 FT - S44D 53'40"W 150.63 FT - S54D 21' 23"E 101.32 FT - S44D 53' 40"W 51.92 FT - S02D 55' 04"E 140.99 FT - S82D 45' 34"W 20.09 FT - WLY 84.27 FT ON CURVE TO RT, RAD OF 60 FT, CHD BRG N83D 46' 17"W 77.51 FT - N86D 48' 56"W 205 FT - S08D 42' 47"W 110 FT - S04D 37' 07"E 66 FT - ELY 45.2 FT ON CURVE TO RT, RAD OF 142 FT, CHD BRG S84D 35' 37"E 45.01 FT - S77D 16' 53"E 46.33 FT - S14D 22' 57"W 72.99 FT - S04D 16' 29"E 65.37 FT - S44D 48' 56"E 18.42 FT - S09D 22' 51"W 205.76 FT - S49D 05' 42"E 70.53 FT - S40D 21' 34"E 91.01 FT - S59D 13' 48"E 78.55 FT TO SWLY COR OF SD PLAT - N89D 59' 03"W ALNG EW 1/4 LN 659.76 FT TO POB 22.32 A M/L SPLIT ON 02/08/2011 FROM 33-02-02-29-251-008;

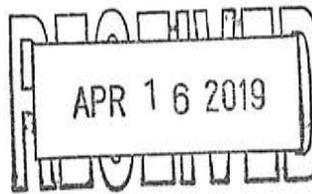
**Land Division Act Information**

<b>Date of Last Split/Combine</b>	02/08/2011	<b>Number of Splits Left</b>	8
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	02/08/2011	<b>Unallocated Div.s Transferred</b>	0
<b>Acresage of Parent</b>	31.32	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	7	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-251-008		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

\*\*Disclaimer: BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

**2862 BENNETT RD OKEMOS, MI 48864** (Property Address)  
 Parcel Number: 33-02-02-29-300-008

**Property Owner: SCHULTZ WILLIAM E & INGRID K**

**Summary Information**

- > Residential Building Summary
  - Year Built: 1937
  - Full Baths: 1
  - Sq. Feet: 957
  - Bedrooms: 3
  - Half Baths: 0
  - Acres: 1.800
- > Assessed Value: \$52,600 | Taxable Value: \$49,389
- > Property Tax information found

Item 1 of 3    1 Image / 2 Sketches

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information* [Show Purchase Options](#)

\* Additional record information is free for all homeowners. click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	SCHULTZ WILLIAM E & INGRID K 1280 SEBEWAING OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	RR	<b>Total Acres</b>	1.800
<b>Land Value</b>	\$45,570	<b>Land Improvements</b>	\$580
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.	Total Frontage: 0.00 ft	Average Depth: 0.00 ft

**Legal Description**

M 29-20 PCL 16 RDS E & W BY 20 RDS N & S IN SW COR. OF E 1/2 OF SW 1/4 OF SEC. 29, T4N R1W - 2 A.

**Land Division Act Information**

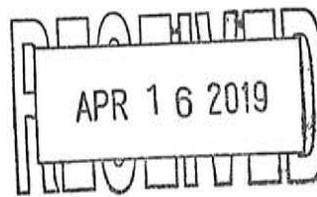
<b>Date of Last Split/Combine</b>	No Data to Display	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	No Data to Display	<b>Unallocated Div.s Transferred</b>	0
<b>Acres of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	No Data to Display		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Libor/Page
06/15/2005	\$200,000.00	WD	NICHOLS, LORETTA & JON P	SCHULTZ, WILLIAM E & INGRID K	CONV	3173-0370

**Building Information - 957 sq ft 1 STORY (Residential)**

<b>General</b>			
<b>Floor Area</b>	957 sq ft	<b>Estimated TCV</b>	\$59,038
<b>Garage Area</b>	672 sq ft	<b>Basement Area</b>	957 sq ft
<b>Foundation Size</b>	957 sq ft	<b>Year Remodeled</b>	1965
<b>Year Built</b>	1937	<b>Class</b>	C
<b>Occupancy</b>	Single Family	<b>Tri-Level</b>	No
<b>Effective Age</b>	72 yrs	<b>Heat</b>	Forced Air w/ Ducts
<b>Percent Complete</b>	100%		



AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

**2824 BENNETT RD OKEMOS, MI 48864 (Property Address)**  
 Parcel Number: 33-02-02-29-300-020



**Property Owner: SCHULTZ INGRID K & WILLIAM E**

**Summary Information**

- Residential Building Summary
  - Year Built: 1960
  - Full Baths: 2
  - Sq. Feet: 1,836
- Bedrooms: 4
- Half Baths: 0
- Acres: 1.515

Assessed Value: \$81,300 | Taxable Value: \$75,007  
 Property Tax Information found

Item 1 of 3    1 Image / 2 Sketches

Access additional record information for a small convenience fee. <sup>A</sup>

Additional areas of information include: *Delinquent Tax Information* Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	SCHULTZ INGRID K & WILLIAM E 1280 SEBEWAING OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	RR	<b>Total Acres</b>	1.515
<b>Land Value</b>	\$41,381	<b>Land Improvements</b>	\$228
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

<b>Lot(s)</b>	<b>Frontage</b>	<b>Depth</b>
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

M 29-16 COM @ THE S 1/4 COR SEC 29 - W ON S SEC LN 659.18 FT TO THE POB - CONT W 200 FT - N 0 DEG 13' 20" W, 330 FT - F 200 FT - S 0 DEG 13' 20" E, 330 FT TO THE POB SEC. 29, T4N R1W 1.515 AC +/-

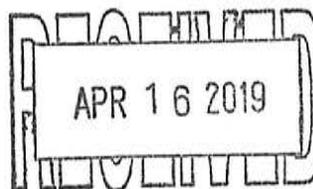
**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/23/2004	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/23/2004	<b>Unallocated Div.s Transferred</b>	0
<b>Acres of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-009		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/28/2006	\$60,000.00	WD	SCHULTZ, INGRID K & WILLIAM E	SCHULTZ, INGRID K & WILLIAM E	INVALID	3214-0058
03/27/2006	\$140,000.00	WD	STURK, CRAIG W &	SCHULTZ, INGRID K & WILLIAM E	INVALID	3214-0057
03/26/2006	\$200,000.00	WD	HERON CREEK HOLDINGS	STURK, CRAIG W &	NOT USED ECF	3214-0056
07/03/2003	\$350,000.00	WD	GULLIVER, ROBERT S	HERON CREEK HOLDINGS	CONV	3051-0168

Building Information - 1836 sq ft 1-1/2 STORY (Residential)



AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

**2806 BENNETT RD OKEMOS, MI 48864** (Property Address)  
 Parcel Number: 33-02-02-29-300-021



**Property Owner: SCHULTZ INGRID K & WILLIAM E**

**Summary Information**

> Residential Building Summary		> Assessed Value: \$52,900   Taxable Value: \$45,755
Year Built: 1880	Bedrooms: 0	> Property Tax Information found
Full Baths: 1	Half Baths: 0	
Sq. Feet: 1,776	Acres: 1.280	

Item 1 of 3      1 Image / 2 Sketches

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information* [Show Purchase Options](#)

\* Additional record information is free for all homeowners, click the "Show Purchase Options" button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	SCHULTZ INGRID K & WILLIAM E 1280 SEBEWAING OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	I	<b>Total Acres</b>	1.280
<b>Land Value</b>	\$35,986	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	465
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

COM AT THE S 1/4 COR SEC 29 - W ALNG S LN SD SEC 29 459.18 FT TO POB - N 0 DEG 13' 20" W 230 FT - N 63 DEG 28' 47" W 223.95 FT - S 0 DEG 13' 20" E 330 FT - E ALNG S LN SD SEC 29 200 FT TO POB SEC 29, T4N R 1W 1.28 AC M/L

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/10/2006	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Divs of Parent</b>	0
<b>Date Created</b>	01/10/2006	<b>Unallocated Divs Transferred</b>	0
<b>Acres of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-018		

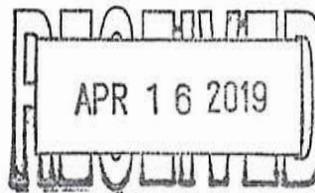
**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/14/2005	\$124,600.00	WD	STURK, CRAIG W &	SCHULTZ, INGRID K & WILLIAM E	NOT USED ECF	3214-0053
12/13/2005	\$178,000.00	WD	HERON CREEK HOLDINGS	STURK, CRAIG W &	CONV	3214-0052

**Building Information - 1776 sq ft 2 STORY (Residential)**

**General**

<b>Floor Area</b>	1,776 sq ft	<b>Estimated TCV</b>	\$69,865
<b>Garage Area</b>	0 sq ft	<b>Basement Area</b>	792 sq ft
<b>Foundation Size</b>	984 sq ft	<b>Year Remodeled</b>	Not Available
<b>Year Built</b>	1880		



AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

**BENNETT RD OKEMOS, MI 48864** (Property Address)  
 Parcel Number: 33-02-02-29-300-023



**Property Owner: WI PROPERTIES LLC**  
**Summary Information**  
 > Assessed Value: \$85,600 | Taxable Value: \$85,600    > Property Tax Information found

Item 1 of 2    1 Image / 1 Sketch

Access additional record information for a small convenience fee. \*  
 > Additional areas of information include: *Delinquent Tax Information*    [Show Purchase Options](#)

\* Additional record information is free for all homeowners, click the "Show Purchase Options" button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	WI PROPERTIES LLC 1280 SEBAWAING OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	RAA	<b>Total Acres</b>	37.610
<b>Land Value</b>	\$171,130	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

<b>Lot(s)</b>	<b>Frontage</b>	<b>Depth</b>
No lots found.	<b>Total Frontage: 0.00 ft</b>	<b>Average Depth: 0.00 ft</b>

**Legal Description**

PART OF E 1/2 OF SW 1/4 OF SEC 29 T4N R1W DESC AS: COM AT S 1/4 COR OF SEC 29 - W ALNG S SEC LN R59.18 FT TO POB - W ALNG SD S LN 200 FT - N 00D 13° 20' W 330 FT - W 264 FT - N 00D 13° 20' W ALNG W 1/8 LN OF SEC 2310.03 FT TO EW 1/4 LN - S 89D 57° 52' E ALNG EW 1/4 LN 934.24 FT - S 23D 02° 50' E 402.35 FT - S 77D 47° 37' E 236.46 FT TO NS 1/4 LN - S 00D 16° 21' E ALNG NS 1/4 LN 571.25 FT - N 89D 57° 52' W 962.26 FT - S 45D 02° 06' W 134.42 FT - S 00D 13° 20' E 973.57 FT - S 45D 06° 30' E 283.39 FT - S 00D 13° 20' E 380 FT TO POB 37.61 A

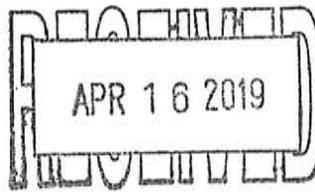
**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/23/2008	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Divs of Parent</b>	0
<b>Date Created</b>	01/23/2008	<b>Unallocated Divs Transferred</b>	0
<b>Acres of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-019		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
01/23/2008	\$1.00	WD	HERON CREEK HOLDINGS LLC	WI PROPERTIES LLC	NOT USED ECF	3294-0208

\*\*Disclaimer: BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

**BENNETT RD OKEMOS, MI 48864 (Property Address)**

Parcel Number: 33-02-02-29-300-025

**Property Owner: BENNETT ROAD HOLDING LLC**

**Summary Information**

Assessed Value: \$78,500 | Taxable Value: \$78,500 > Property Tax Information found

Item 1 of 2 1 Image / 2 Sketch

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the "Show Purchase Options" button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	BENNETT ROAD HOLDING LLC 1650 KENDALE BLVD STE 200 EAST LANSING, MI 48823	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	RAAA	<b>Total Acres</b>	30.191
<b>Land Value</b>	\$156,904	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	2035 OKEMOS DOWNTOWN/HAGADORN/OUTLYING OFFICE	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.	Total Frontage: 0.00 ft	Average Depth: 0.00 ft

**Legal Description**

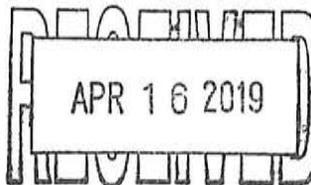
(M 29-15) PART OF E 1/2 OF SW 1/4 OF SEC 29 T4N R1W DESC AS: COM AT S 1/4 COR OF SEC 29 - W ALNG S SEC LN 200 FT TO POB - W 259.16 FT - N 00D 13' 20" W P11 WITH W 1/8 LN OF SEC 230 FT - N 63D 28' 47" W 223.95 FT - W 200 FT - N 00D 13' 20" W 50 FT - N 45D 06' 39" W 283.39 FT - N 00D 13' 20" W 973.57 FT - N 45 D 02' 06" E 134.42 FT - S 89 D 57' 54" E 962.26 FT TO NS 1/4 LN - S 00D 16' 21" E ALNG NS 1/4 LN 1147.98 FT - S 79D 14' 28" W 250.38 FT - S 49D 08' 47" W 114 FT - S 30D 18' 55" E 175.77 FT - ALNG CURVE TO RT 174.36 FT, RAD OF 333 FT, CHD BRG S 15D 18' 55" E 172.37 FT - S 00D 18' 55" E 60.77 FT TO POB EXC COM AT S 1/4 COR OF SEC 29 - W 200 FT ALNG S SEC LN - N 19D 46' 54" W 259.83 FT - N 40D 01' 43" W 147.79 FT - N 19D 32' 36" W 143.97 FT - N 00D 56' 32" E 112 FT TO POB - N 00D 56' 32" E 320 FT - E 275 FT - S 00D 56' 32" W 320 FT - W 275 FT TO POB 30.191 A

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/04/2010	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Divs of Parent</b>	0
<b>Date Created</b>	01/04/2010	<b>Unallocated Divs Transferred</b>	0
<b>Acres of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-024		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
08/21/2014	\$1.00	QC	EL HOLDING CO LLC	BENNETT ROAD HOLDING LLC	NOT USED ECF	2014-033591
10/31/2013	\$213,492.00	WD	KCD PROPERTIES LLC	EL HOLDING CO LLC	LAND ONLY	2013-051852
01/22/2008	\$1.00	WD	GTC INVESTMENTS CO	KCD PROPERTIES LLC	NOT USED ECF	



AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

**2800 BENNETT RD OKEMOS, MI 48864** (Properly Address)  
 Parcel Number: 33-02-02-29-300-026

**Property Owner: HERON CREEK HOLDINGS LLC**

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1983
  - Total Sq.Ft.: 7,840
  - # of Buildings: 1
- > Assessed Value: \$117,000 | Taxable Value: \$101,830
- > Property Tax Information found

Item 1 of 3    1 Image / 2 Sketches

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information* Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	HERON CREEK HOLDINGS LLC 2800 BENNETT RD #1 OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	RAAA	<b>Total Acres</b>	2.020
<b>Land Value</b>	\$12,443	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	2035 OKEMOS DOWNTOWN/HAGADORN/OUTLYING OFFICE	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No
<b>Lot(s)</b>		<b>Frontage</b>	
No lots found.		<b>Total Frontage: 0.00 ft</b>	<b>Average Depth: 0.00 ft</b>

**Legal Description**

(M 29-15) PART OF E 1/2 OF SW 1/4 OF SEC 29 T4N R1W DESC AS: COM AT S 1/4 COR OF SEC 29 - W ALNG S SEC LN 200 FT - N19D 46' 54" W 259.83 FT - N 40D 01' 43" W 147.79 FT - N 19D 32' 36" W 143.97 FT - N 00D 56' 32" E 112 FT TO POB - N 00D 56' 32" E 320 FT - E 275 FT - S 00D 56' 32" W 320 FT - W 275 FT TO POB 2.02 A

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/04/2010	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/04/2010	<b>Unallocated Div.s Transferred</b>	0
<b>Aczeage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-024		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Uber/Page
No sales history found.						

**Building Information - 7840.00 sq ft Industrial - Light Manufacturing (Commercial)**

<b>Floor Area</b>	7,840 sq ft	<b>Estimated TCV</b>	\$223,153
<b>Occupancy</b>	Industrial - Light Manufacturing	<b>Class</b>	D,Frame
<b>Stories Above Ground</b>	1	<b>Average Story Height</b>	20 ft
<b>Basement Wall Height</b>	0 ft	<b>Identical Units</b>	Not Available
<b>Year Built</b>	1983	<b>Year Remodeled</b>	Not Available
<b>Percent Complete</b>	0%	<b>Heat</b>	Forced Air Furnace



**Updated**

**TRAFFIC ASSESSMENT**

**For the**

**Proposed Rezoning of**

**96.74 Acres on Bennett Road**

**Meridian Charter Township, Ingham County, MI**

**May, 2019**

**Prepared by:**

**Traffic Engineering  
Associates, Inc.**

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

## Table of Contents

	Page
Project Description	1
Aerial Photo	2
Existing Conditions	3
Land Use	3
Traffic Generation	4
Table 1 – Comparison between Existing and Proposed Zoning	5
Findings	6
Sight Distance	6
Conclusions	6



## PROJECT DESCRIPTION

This rezoning request is for a parcel of land located on the north side of Bennett Road between Hulett Road and Hagadorn Road in Meridian Charter Township, Ingham County, Michigan. The purpose of this study is to determine the difference between the potential traffic that could be generated by the existing zoning on this parcel, and the potential traffic that could be generated by the proposed future zoning on the same parcel.

The entire parcel consists of approximately 96.74 acres, with 75.55 acres currently currently zoned One-Family Low-Density Residential (RAAA); approximately 12.91 acres currently zoned One-Family/Low-Density Residential (RAA); and the balance of approximately 8.28 acres is currently zoned One-Family Rural Residential (RR). The rezoning request for this parcel is a One-Family Medium-Density Residential (RA) zoning as a planned unit development (PUD), with a maximum lot count of 210 units.

For comparison purposes, the trip generation for the existing zoning was based on the most appropriate trip generator that Meridian Township will allow under the One-Family Low-Density Residential (RAAA) zoning, One-Family/Low-Density Residential (RAA) and One-Family Rural Residential (RR). The trip generation for the future zoning was determined by the most appropriate trip generator use allowed by Meridian Township under the proposed One-Family Medium-Density Residential (RA) zoning.

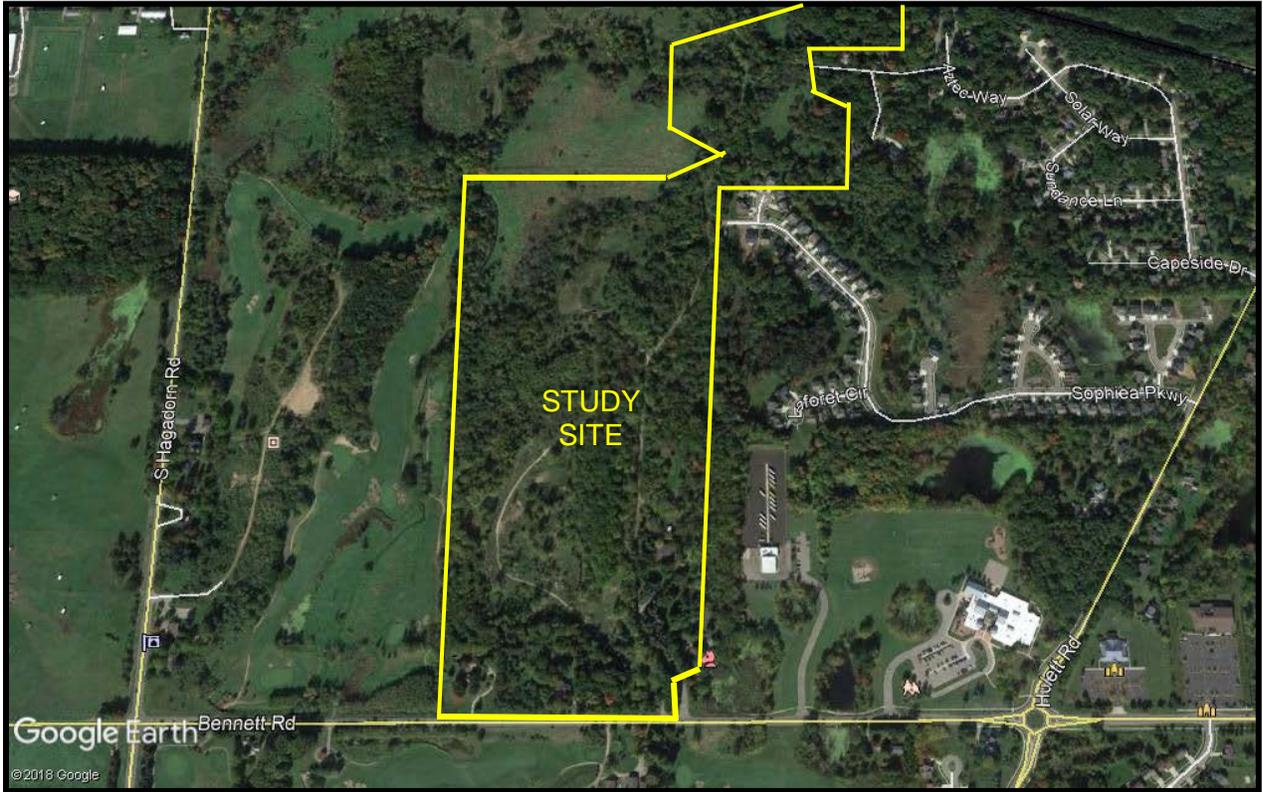
As all four (4) zoning categories are residential, the difference in each zoning district is the density of residential units.

The traffic analysis consists of the following items:

- Comparison of the proposed trips generated by the existing residential zoning to the proposed residential zoning.
- Discussion of any potential sight distance issues.

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





**Aerial Photo**



## EXISTING CONDITIONS

Bennett Road is an east-west roadway at the proposed site. The roadway is paved with four (4) foot paved shoulders on each side and there are no sidewalks at the proposed parcel. Bennett Road is under the jurisdiction of the Ingham County Road Department (ICRD) with a posted speed limit of 45 MPH.

## LAND USE

Surrounding land uses consist of residential to the south, Bennett Woods Elementary School to the immediate east, the College Fields golf course to the immediate west and the golf course with residential homes to the south.



## TRAFFIC GENERATION

Trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). To determine the land use that would generate the maximum number of vehicle trips under each zoning category, the Meridian Charter Township zoning guidelines were utilized to determine the density of each residential zoning district.

The 75.55 acres currently zoned One-Family Low-Density Residential (RAAA) has a minimum lot size of 20,000 square feet, the maximum number of dwelling units under this zoning that could be built are 165 units. The 12.91 acres currently zoned One-Family/Low-Density Residential (RAA) has a minimum lot size of 13,500 square feet, the maximum number of dwelling units under this zoning that could be built are 42 units. The 8.28 acres currently zoned One-Family Rural Residential (RR) has a minimum lot size of 40,000 square feet, the maximum number of dwelling units under this zoning that could be built are 9 units. The maximum total number of residential units that could be built on the 96.74 acres under the existing zoning is 216 units.

The proposed new zoning for the entire 96.74 acres is One-Family Medium-Density Residential (RA) as a planned unit development (PUD), with a request for a maximum lot count of 210 units.

The ITE trip generation rates for Single-Family Detached Housing, Land Use Code 210, were selected as representing both the 216 residential units under the existing zoning and the 210 residential units under the proposed zoning. The ITE description of Single-Family Detached Housing is as follows:

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

The comparison of trip generation between the existing zoning and the proposed zoning is summarized in **Table 1**.



**Table 1  
Comparison Between  
Existing and Proposed Zoning**

	<b>Existing Zoning (RAAA) (RAA) &amp; (RR)</b>	<b>Proposed Zoning (RA) with PUD</b>	<b>Difference in Zoning</b>
<b>ITE Code</b>	Single-Family Detached Housing (210)	Single-Family Detached Housing (210)	
<b>Size</b>	216 Units	210 Units	
<b>AM Peak Hour Trips</b>	161	154	-7
<b>In</b>	40	38	-2
<b>Out</b>	121	116	-5
<b>PM Peak Hour Trips</b>	210	207	-3
<b>In</b>	132	130	-2
<b>Out</b>	78	77	-1
<b>Weekday Daily Trips</b>	2,133	2,058	-75



## FINDINGS

The total trips generated by rezoning the 96.74 acres of One-Family Low-Density Residential (RAAA), One-Family/Low-Density and One-Family Rural Residential (RR), to One-Family Medium-Density Residential (RA) zoning as a planned unit development (PUD) is expected to decrease the total vehicle trips from this property. It is projected that the vehicle trips will decrease by 7 trips during the AM peak hour, 3 trips during the PM peak hour, and 75 vehicle trips during a 24-hour weekday.

## SIGHT DISTANCE

A field review of the location for the proposed new roadway for the development on Bennett Road revealed that there could be an issue with sight distance for eastbound traffic on Bennett Road. It is recommended that the site engineer provide a centerline profile of Bennett Road which shows the existing intersection sight distance, and the safe sight distance, and compare these with the Ingham County Road Department sight distance table in their “Rules, Standards and Procedures for Driveways, Banners and Parades Upon or Over Ingham County Road Commission Right of Way”.

## CONCLUSIONS

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

- The traffic volumes generated by the proposed rezoning of 96.74 acres to One-Family Medium-Density Residential (RA) as a planned unit development (PUD), compared to the trips generated by the existing 96.74 acres which consist of 75.55 acres of One-Family Low-Density Residential (RAAA); 12.91 acres of One-Family/Low Density Residential; and 8.28 acres of One-Family Rural Residential (RR), are expected to decrease the total vehicle trips from this property.
- The intersection sight distance for the proposed new roadway intersection on Bennett Road should be checked and verified by the site engineer. The sight distance should comply with the Ingham County Road Department sight distance standards for intersections.



**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:** June 21, 2019  
**Re:** Rezoning #19060 (Bennett Road Holding, LLC)

---

The public hearing for Rezoning #19060 was held at the June 10, 2019 Planning Commission meeting. At the meeting the Planning Commission expressed concerns with the proposal to rezone approximately 97 acres to RA (Single Family-Medium Density) with conditions and a straw poll taken after the public hearing indicated a likely recommendation to the Township Board to deny the rezoning. Since the public hearing the applicant has provided a letter indicating an intention to modify the request to instead rezone to RAA (Single Family-Low Density) and remove the conditions related to development of the site as a planned unit development (PUD) and maximum of 210 units.

The modified request would be to rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density). Approximately 13 acres of the site is currently zoned RAA and not proposed for rezoning. Staff will prepare an updated staff memo focusing on the modified request for discussion at the July 8, 2019 Planning Commission meeting. The requested rezoning will be on the July 8, 2019 meeting agenda for discussion only, a recommendation will be made at a future meeting.

### **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.

### **Attachment**

1. Letter from David Straub dated June 19, 2019.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19060 (Bennett Road Holding LLC)\REZ 19060.pc2.docx



June 19, 2019

Community Planning and Development  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

RE: Amendment to Rezoning #19060

On June 10, 2019 the Planning Commission was presented with our request to rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR, RAAA and RAA to RA with conditions.

The resounding response from both the community representatives and the Planning Commission was that our request was inconsistent with the density of surrounding properties. Both the Woods at Herron Creek and Champion Woods are zoned RAA, thus our request to rezone these properties to RA was looked at as an overreach and received a unanimous No vote from the Planning Commission.

The concerns of our neighbors and the Township were heard loud and clear. We remain committed to develop this community in harmony with the surrounding neighborhoods, while remaining sensitive to the natural features that abound in this area.

Please consider an amendment to our request to rezone the properties currently zoned as RR (Rural Residential) and RAAA (Single Family-Low Density) to straight RAA (Single Family-Low Density) zoning without conditions.

Sincerely,

*David Straub*

David Straub  
Mayberry Homes

**RESOLUTION TO RECOMMEND DENIAL**

**Rezoning #19060  
Bennett Road, west of Hulett 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 22nd day of July, 2019, at 7:00 p.m., Local Time.

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

ABSENT: None

The following resolution was offered by Commissioner Lane and supported by Commissioner Hendrickson.

WHEREAS, Bennett Road Holding LLC requested the rezoning of 83 acres located on the north side of Bennett Road, west of Hulett Road, from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density); and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on June 10, 2019 and has reviewed the staff materials provided under cover memorandums dated June 6, 2019 June 21, 2019, and July 2, 2019; and

WHEREAS, the current RR (Rural Residential) and RAAA (Single Family-Low Density) zoning of the subject property is consistent with the R2 Residential (0.5-3.5 dwelling units per acre) Future Land Use Map designation in the 2017 Master Plan; and

WHEREAS, the applicant has not adequately demonstrated a community need for additional residential units on the subject property beyond what is allowed under the current RR (Rural Residential) and RAAA (Single Family-Low Density) zoning; and

WHEREAS, the subject property could be developed as currently zoned.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #19060 to rezone approximately 83 acres located on the north side of Bennett Road, west of Hulett Road, from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

ADOPTED: YEAS: Commissioners, Trezise, Cordill, Shrewsbury, Hendrickson, Vice Chair Lane, and Chair Scott-Craig

NAYS: Commissioners Premoe and Richards

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

**Resolution to Recommend Denial**  
**Rezoning #19060 (Bennett Road Holding LLC)**  
**Page 2**

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 22nd day of July, 2019.

---

John Scott-Craig  
Planning Commission Chairperson

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19060 (Bennett Road Holding LLC)\REZ 19060 PC resolution to deny.docx

## 6. Public Hearings

-  A. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density) with conditions.

Chair Scott-Craig opened the public hearing at 7:10P.M.

Principal Planner Menser provided a summary of the request.

The applicant, Bob Schroeder, 1650 Kendale Blvd, owner of Mayberry Homes provided comments regarding the proposed request. Mr. Schroeder explained the 210 units would not be a high density project and would allow flexibility for designing and accommodating affordable family housing for first time buyers and young families as well as the empty nesters who want to downsize from larger homes now that families are grown. In addition upscale homes would also be offered.

Mr. Schroeder noted he would add an additional amendment to the rezoning with conditions that would include limiting the northern 20 acre piece of property to 10 units or less for development. He further said Mayberry Homes would support Township suggestions regarding connectivity to the adjoining communities surrounding the proposed rezoning area.

The applicant's representative, David Straub, 1650 Kendale Blvd, introduced himself also and noted both he and Bob Schroeder were available to answer questions.

### Public Comments:

- A. Jan Casey, 2677 Laforet Circle, spoke in opposition to Rezoning #19060.
- B. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #19060.
- C. Eric Torng, 4138 East Benca Way, spoke in opposition to Rezoning #19060.
- D. Steve Thomas, 2372 Sower Blvd, spoke in opposition to Rezoning #19060.
- E. John Ley, 2601 Creekstone Trail, spoke in opposition to Rezoning #19060.
- F. Ben Bushong, 4368 Aztec Way, spoke in opposition to Rezoning #19060.
- G. Yiming Deng, 2536 Kevern Way, spoke in opposition to Rezoning #19060.
- H. Larry McCurdy, 2710 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- I. Ming-Han Li, 4335 Aztec Way, spoke in opposition to Rezoning #19060.
- J. Jim Galligan, 4367 Aztec Way, spoke in opposition to Rezoning #19060.
- K. Dongman Choi, 4141 Usiak Circle, spoke in opposition to Rezoning #19060.
- L. Patrick Murphy, 2589 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- M. Renata Opoczynski, 2589 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- N. Earl Wiesinger, 4134 Benca Way, spoke in opposition to Rezoning #19060.
- O. Dana Flink, 2717 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- P. James Fenton, 2683 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- Q. JK Mir, 4289 Shadow Ridge, spoke in opposition to Rezoning #19060.
- R. Norman Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #19060.
- S. Dan McCole, 4137 West Benham Way, spoke in opposition to Rezoning #19060.
- T. Jill Stephenson McCole, 4137 West Benham Way, spoke in opposition to Rezoning #19060.
- U. Joy Wahawisan, 4155 Benham Way, spoke in opposition to Rezoning #19060.
- V. Wei Li, 2565 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- W. Jim Hewitt, 2728 Del Mar Drive, spoke in opposition to Rezoning #19060.

- X. Muk Agaram, 2683 Laforet Circle, spoke in opposition to Rezoning #19060.
- Y. Steve Casey, 2677 Laforet Circle, spoke in opposition to Rezoning #19060.
- Z. Karen Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #19060.
- AA. Mark Cunningham, 2376 Graystone Drive, spoke in opposition to Rezoning #19060.
- BB. Dean McFarlane-Parrott, 4324 Aztec Way, spoke in opposition to Rezoning #19060.
- CC. Manoj Jutshi, 2559 Sophiea Parkway, spoke in opposition to Rezoning #19060.

Planning Commission Discussion:

- Last October the Planning Commission held a public hearing on the same request except conditions are now being offered. There are still concerns relating to density, traffic concerns and environmental impacts of a potential new development.
- The property proposed for rezoning can be developed as it is presently zoned. The density diminishes as one travels west from Hulett Road. The proposed rezoning is not a good fit for the area.
- The applicant did not provide reasons why the present zoning is unreasonable and did not offer explanations for the proposed zoning change.
- There were conflicting statements regarding the capacity of the Okemos schools.
- The water levels, drainage issues and wetlands are a concern and input from the Ingham County Drain Commission would be beneficial to understand the water flow.
- The developer and more than eighty guests were thanked for attending the meeting and sharing comments and concerns.

A straw poll indicated the Planning Commission would recommend denial of Rezoning #19060 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:21 p.m.

The Planning Commission took a 5 minute recess.

- B. Special Use Permit #19-95151 (Cedar Endowment Corporation), establish private school in existing church at 3654 Okemos Road.

Chair Scott-Craig opened the public hearing at 9:30 p.m.

Principal Planner Menser provided a summary of the request.

The applicant, Jack Hummel, 1419 Clifton Avenue provided background regarding the request. Mr. Hummel stated the Lansing Chinese Christian Church was the perfect fit for the school as they have visited more than 170 buildings prior to finding this location.

The Pastor of the Lansing Chinese Christian Church, Timothy Peng, introduced himself and provided some history of the church and why he thinks this would be a perfect opportunity for the new Cedar Classical Academy. Both gentlemen said they would be available to answer questions.

Public Comment:

Lynne Page, 3912 Raleigh Drive, spoke in support of Special Use Permit #19-95151 but asked to consider no further encroachments on property affecting the wetlands.

Motion by Commissioner Premoe to amend the Special Use Permit # 19031 with conditions to add the non-motorized pedestrian pathways.  
Supported by Commissioner Richards.

Planning Commission Discussion:

- Commissioner Cordill is in favor of the redevelopment but cannot support the drive-through window because of the busy Okemos Road and Grand River intersection. She suggested reserved parking spots for the food pick-up instead of the drive-through window. Commissioner Cordill also stated the Special Use Permit #19031 runs with the land and future restaurant changes could cause problems.
- Commissioner Hendrickson is in favor of the redevelopment project but the exit drives from the site are going to cause increased safety concerns.

ROLL CALL VOTE:

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

NAYS: Commissioners Hendrickson and Cordill

MOTION CARRIED: 6-2

- B. Special Use Permit #19071 (Okemos Retail Mgmt. LLC), work in floodplain to construct shopping center at 2085 Grand River Avenue.

Motion by Commissioner Hendrickson to approve the Special Use Permit #19071 with conditions.  
Supported by Commissioner Premoe.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

- C. Special Use Permit #19-95151 (Cedar Endowment Corporation), establish private school in existing church at 3654 Okemos Road.

Motion by Commissioner Cordill to approve the Special Use Permit #19-95151 with conditions.  
Supported by Commissioner Trezise.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0



- D. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density) with conditions.

Principal Planner Menser provided an update and noted the modified request will be discussed at the July 8, 2019 Planning Commission meeting and a recommendation will be made at a future meeting. (Public comment will be available at the beginning of the meeting.)

Planning Commission Discussion:

- A suggestion was made to leave the north and south plots alone and only rezone the middle section of the property to RAA in order to create a buffer area for the adjacent neighborhood.
- School enrollment numbers fluctuate and the current enrollment should not be a determining factor in the decision for how to rezone the property.
- It would be helpful if the applicant could revise the questionnaire portion of the application in order to explain the reasons and rational for changes in the rezoning requests.
- The Okemos School District could submit a letter sharing support for the development.

## **8. Other Business**

- A. Prepreliminary Plat #19012 (Giguere), conceptual review of Sanctuary 3 plat on Robins Way.

Principal Planner Menser provided a review of the conceptual plat and explained this would be an opportunity to provide feedback before the applicant proceeds with the additional steps.

The applicant, James Giguere, noted he met with homeowners in the area last year to get feedback and was available to answer questions.

Planning Commission Discussion:

- Mr. Giguere was commended for meeting with homeowners in the area and for listening to their questions, comments and concerns. Many homeowners expressed the natural beauty of being surrounded by woods and the Planning Commission is anxious to review the next step which is the tentative preliminary plat

## **9. REPORTS AND ANNOUNCEMENTS**

- A. Township Board update.

Principal Planner Menser provided an update from the Township Board's recent agendas.

Chair Scott-Craig, Commissioner Hendrickson, and Commissioner Premoe attended a Form Base Code Meeting on June 11, 2019.

Commissioners Premoe, Lane, and Hendrickson attended a Zoning training last week

Chair Scott-Craig attended the Brownfield Redevelopment Authority meeting on June 20, 2019.

- The proposed pathway will be maintained during the winter months.

A straw poll indicated the Planning Commission would be in favor of approving special Use Permit #19061 and Wetland Use Permit #19-02 subject to approval of an EGLE permit and the conditions recommended by the Township's wetland consultant.

Chair Scott-Craig closed the public hearing at 8:11 p.m.

## 7. Unfinished Business

- A. Special Use Permit #19-99021 (Williams Volkswagen, Inc.), amend special use permit for new car dealership for building addition at 2186 Jolly Road.

Principal Planner Menser noted that responses to the special use permit criteria were received from the applicant's engineer and placed at each Commissioner's seat at the dais before the meeting. He also noted the bicycle parking area was now depicted on the site plans.

Motion by Commissioner Trezise to approve Special Use Permit #19-99021.  
Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 7-0

- B. Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at Jolly Road.

Motion by Commissioner Trezise to recommend approval of Special Use Permit #19041.  
Supported by Commissioner Lane.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 7-0



- C. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

Principal Planner Menser provided an update since the last meeting. He also noted the President of the Okemos Board of Education submitted feedback on the proposal and a July 2019 Traffic Study has recently been received since the last Planning Commission meeting.

Planning Commission Discussion:

- The applicant still has not updated the application and has not explained the reasons why the current zoning is not appropriate or why the current requested zoning is more appropriate.

- The current and proposed zoning are both consistent with the Master Plan and Future Use Land Map.
- The updated Traffic Study report does not address the impact of nearby intersections (Hulett and Bennett Road and Bennett and Hagadorn Road).
- The environmental impact, wetland issues, and drainage issues will all be addressed at a later time when the development plans are submitted.
- The developer has not convinced the Planning Commission that the current zoning is not appropriate.
- The developer was not in attendance to address concerns.
- When a development is proposed further traffic studies will be submitted.

A straw poll indicated the Planning Commission would not be in favor of recommending approval of Rezoning #19060 as currently submitted and staff will prepare a resolution to recommend denial at the next meeting.

#### **8. Other Business - None**

#### **9. Reports and Announcements**

A. Township Board updates.

Principal Planner Menser provided an update from the Township Board's recent agendas.

Chair Scott-Craig noted an interesting article on tiny houses in the recent City Pulse paper.

Commissioner Premoe noted an upcoming joint work session meeting with the Environmental Commission and the Land Preservation Advisory Board on July 10, 2019 at 7:00 P.M.

#### **10. Project Updates**

Chair Scott-Craig noted that Site Plan Review #19-06 (LaFontaine Automotive Group), a request to construct a new car dealership at 1448 Grand River Avenue was recently approved by the Director of Community Planning and Development.

#### **11. Public Remarks**

A. Lynne Page, 3912 Raleigh Drive, spoke with concern to Rezoning #19060.

#### **12. Adjournment**

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Cordill.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 9:05 P.M.

Respectfully Submitted,  
Debbie Budzynski, Recording Secretary

- B. Special Use Permit #19121 (Woodward Limited Dividend Housing Association), construct group of buildings greater than 25,000 square feet in size on north side of Sirhal Drive, west of Greencliff Drive.

Chair Scott-Craig opened the public hearing at 7:13 P.M.

Principal Planner Menser provided an overview of the proposals and noted they would be done simultaneously.

The applicant, Frank Fugate, 500 South Front Street Columbus, Ohio, with Woda Cooper Company provided additional information on the requests and was available to answer questions.

Public Comments:

- A. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Special Use Permit #19111 and Special Use Permit #19121.

Planning Commission Discussion:

- The Planning Commission should determine if the proposals fit the area, meet the design standards of multi-family zoning districts and if the proposals meet the special use criteria.
- The Planning Commission doesn't grant variances.
- The numbers of variances are not consistent with the purpose and intent of the ordinance by having too much put into a small area.
- During the rezoning process a number of conditions were offered by the developer after listening to concerned residents and this was appreciated.
- The ordinance for this type of development has very strict guidelines and as a result has generated a list of ten requested variances.
- The Greencliff access will be a fire access and pedestrian walkway and this should be noted as a condition.
- Proper vegetation screening should be added on the north and east side of the proposed development to provide a natural barrier for light pollution from vehicles.
- The developer has agreed to review the ten variances and meet with the various teams to see if the number can be reduced and come back to a future meeting with revised plans.

Chair Scott-Craig closed the public hearing at 7:53 p.m.

## 7. Unfinished Business



- A. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

Motion by Commissioner Lane to adopt the resolution recommending denial of Rezoning #19060. Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

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

NAYS: Commissioner Richards, Premoe

MOTION CARRIED: 6-2

Principal Planner Menser noted the Township Board would discuss the rezoning at its meeting on Thursday, August 8, 2019 starting at 6:00 P.M.

- B. Special Use Permit #19061 (Meridian Township Parks Department), work in floodplain to construct pedestrian/bicycle pathway on north side of Central Park Drive, west of Marsh Road.

Motion by Commissioner Trezise to approve Special Use Permit #19061 with conditions.  
Supported by Commissioner Lane.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

- C. Wetland Use Permit #19-02 (Meridian Township Parks Department), fill in regulated wetland to construct pedestrian/bicycle pathway on north side of Central Park Drive, west of Marsh Road.

Motion by Commissioner Cordill to recommend approval of Wetland Use Permit #19-02.  
Supported by Commissioner Premoe.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

**8. Other Business - None**

**9. Reports and Announcements**

- A. Township Board updates.

Principal Planner Menser provided an update from the Township Board's recent agenda.

Commissioner Premoe provided an update from the July 10, 2019 joint Environmental Commission meeting with the Land Preservation Advisory Board.

Commissioner Hendrickson provided an update from the Corridor Improvement Authority meeting held on July 17, 2019.

Commissioner Richards provided an update from the June, 27, 2019 Transportation Commission meeting.

**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 Bennett Road Holding LLC ("Mayberry Homes")  
Address of applicant 1650 Kendale Blvd. East Lansing, MI 48823  
Telephone: Work 517-371-5000 Cell 517-575-5355  
Fax \_\_\_\_\_ Email dstraub@mayberryhomes.com

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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person David Straub  
Address 1650 Kendale Blvd. East Lansing, MI 48823  
Telephone: Work 517-371-5000 Cell 517-575-5355  
Fax \_\_\_\_\_ Email dstraub@mayberryhomes.com

C. Site address/location North side of Bennett, between Hulett and Hagadorn  
Legal description (Attach additional sheets if necessary) Attached  
Parcel number 33-02-02-29-300 (008;020;021;023;025;026); 33-02-02-29-251-009  
Site acreage 96.74

D. Current zoning RAAA and RR Requested zoning RAA

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. Rezonings 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. Rezonings 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: \_\_\_\_\_  
\_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: Current zoning on the subject property is inconsistent with the surrounding area. The properties to the east include RAA and School District property. The properties to the West and South are Golf Course and 425 City of Lansing. In 2005, the Champion Woods property was rezoned from RR to RAA. The Woods of Herron Creek property was rezoned from Industrial to RAA.
- 3) The current zoning is inconsistent with the Township’s Master Plan, explain: The Future Land Use Map from the 2017 Master Plan designates the parcels proposed for rezoning in the R-2 Residential 0.5-3.5 dwelling units per acre (du/a) category. Based on a preliminary yield plan, RAA zoning on the subject property would yield approximately 140 units, or 1.45 du/a. A preliminary yield plan based on current zoning yields approximately 89 units, or 0.92 du/a.
- 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: Current zoning requires much larger lots which are very expensive to develop. Larger lots will drive home pricing higher, thus limiting the pool of available prospective purchasers to a more elitist profile. RAA zoning will allow for more affordable lots that will appeal to a broader range of the buying public including young families, dual-income couples without children, empty nesters and retiree’s. Current zoning does not efficiently utilize the water and sewer capacity for this area. By default, this puts additional burden on other land within the Township to supply housing demand. The Okemos School District has expressed support for new development and is prepared for increased enrollment.

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: The subject property is an infill parcel with sufficient water and sewer capacity to serve the requested zoning category. The Future Land Use Map from the 2017 Master Plan designates the parcels proposed for rezoning in the R-2 Residential 0.5-3.5 dwelling units per acre (du/a) category. With an estimated density of approximately +/-1.45 du/a, the proposed rezoning would be consistent with the Future Land Use Map designation. The Planning Commission articulated the fact that infill development should be encouraged by the Township.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: In 2005, the Champion Woods property was rezoned from RR to RAA. The Woods of Herron Creek property was rezoned from Industrial to RAA. School district property is located immediately east. Golf Course and 425 to City of Lansing is located west and south. This is an infill parcel that is within 2 miles of the schools, shopping and expressways. Limiting this property with larger lots, higher costs and higher home pricing isn't the highest and best use of the land. The neighboring properties were rezoned to RAA in an effort to maximize compatibility with the surrounding uses, the subject property should not be an exception.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Areas of the subject property currently impacted by wetlands and floodplains will be preserved. The watershed for the subject property is to the north and west, away from Champion Woods and the Woods of Herron Creek, thus won't contribute to the drainage issues that our neighbors are concerned with. The Planning Commission suggested that the drainage issues that our neighbors are experiencing should be addressed by the County Drain Commissioner. They stated "the drainage issue is there today, is an existing problem and needs to be taken care of".
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: A preliminary Traffic Study has been completed and will be updated during the site approval process. Commissioner Richards stated that traffic congestion is driven by the elementary and high school, not so much from the university. He went on to say "traffic is there to begin with, I don't think that there's going to be a big impact". The School District is in support of future development. In response to an inquiry by Township Supervisor Styka, the President of the Okemos School District Board of Education stated "...the district has been actively planning over the last two years for potential enrollment growth." He further stated "While increased enrollments can result in challenges in terms of classroom space, rather than consider increasing class sizes, as our planning represents, we will continue to look at increasing the capacity of our facilities to address enrollment growth." Sanitary Sewer and Water are stubbed to the property and Township staff has confirmed sufficient capacity for both.
- 5) Requested rezoning addresses a proven community need, specifically: There continues to be a high demand for housing in Okemos. RAA zoning will allow Mayberry Homes to provide housing solutions for all buying profiles: families, dual-income couples without children, empty-nesters and retiree's. Lower density increases the cost and limits the economic profile of the prospective buyers, thus excluding very important segments of the market.

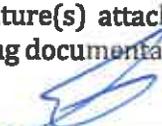
- 6) Requested rezoning results in logical and orderly development in the Township, explain: The requested rezoning is consistent with the RAA (Single-Family Low Density) zoning currently existing in communities to the north and east.
  
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: The requested rezoning will preserve wetlands and floodplain and is compatible with zoning on surrounding properties. This is an infill development with adequate water and sewer capacity for the requested zoning classification.

**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

  
 \_\_\_\_\_ Date 7.23.19

DAVID KRAUS  
 \_\_\_\_\_

Type/Print Name

Fee: \$4400      Received by/Date: \_\_\_\_\_



Shawnee Trl

Dustin Rd

Entler Rd

Capeside Dr

Sower Blvd

Graystone Dr

Greekstone Trl

Entler Rd

Del Mar Dr

Sophrea Pkwy

S Hagadorn Rd

Bennett Rd



September 4, 2018

Attn: Meridian Township

**Bennett Road Holding LLC and Mayberry Homes LLC have permission to apply for Rezoning on the parcels listed below. All owners are aware of and in agreement with the request.**

**33-02-02-29-300-008**

**33-02-02-29-300-020**

**33-02-02-29-300-021**

**William & Ingrid Schultz**

**1280 Sebewaing**

**Okemos, MI 48864**

  
William and Ingrid Schultz

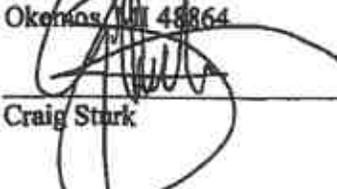
**33-02-02-29-251-009**

**ICD Properties, LLC**

**Craig Sturk**

**2800 Bennett Rd #1**

**Okemos, MI 48864**

  
Craig Sturk

**33-02-02-29-300-023**

**WI Properties LLC**

**William & Ingrid Schultz**

**2770 Bennett Rd**

**Okemos, MI 48864**

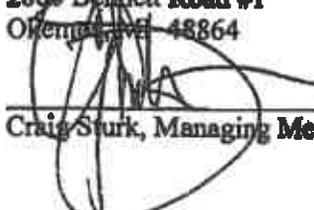
  
William and Ingrid Schultz

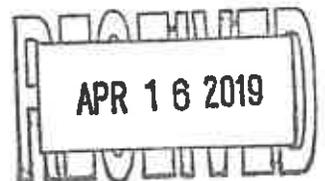
**33-02-02-29-300-026**

**Heron Creek Holdings LLC**

**2800 Bennett Road #1**

**Okemos, MI 48864**

  
Craig Sturk, Managing Member



**33-02-02-29-300-025**  
**Bennett Road Holding LLC**  
**Robert K. Schroeder**  
**1650 Kendale Blvd. Suite 200**  
**East Lansing, MI 48823**

  
\_\_\_\_\_  
**Robert K. Schroeder, Member**

RECEIVED  
APR 16 2019



**Updated**

**TRAFFIC ASSESSMENT**

**For the**

**Proposed Rezoning of**

**96.74 Acres on Bennett Road**

**Meridian Charter Township, Ingham County, MI**

**July 2019**

**Prepared by:**

**Traffic Engineering  
Associates, Inc.**

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

## Table of Contents

	<b>Page</b>
<b>Project Description</b>	<b>1</b>
<b>Aerial Photo</b>	<b>2</b>
<b>Existing Conditions</b>	<b>3</b>
<b>Land Use</b>	<b>3</b>
<b>Traffic Generation</b>	<b>4</b>
<b>Table 1 – Comparison between Zoning Based on Minimum Lot Size</b>	<b>6</b>
<b>Table 2 – Comparison between Zoning Based on Township Multipliers</b>	<b>6</b>
<b>Findings</b>	<b>7</b>
<b>Sight Distance</b>	<b>7</b>
<b>Conclusions</b>	<b>7</b>



## **PROJECT DESCRIPTION**

This rezoning request is for a parcel of land located on the north side of Bennett Road between Hulett Road and Hagadorn Road in Meridian Charter Township, Ingham County, Michigan. The purpose of this study is to determine the difference between the potential traffic that could be generated by the existing zoning to the potential traffic that could be generated by the proposed future zoning on the same parcel.

The entire parcel consists of approximately 96.74 acres, with 75.55 acres currently zoned One-Family Low-Density Residential (RAAA), approximately 12.91 acres currently zoned One-Family/Low-Density Residential (RAA), approximately 8.28 acres is currently zoned One-Family Rural Residential (RR)

The rezoning request for the entire parcel is a One-Family Low/Density Residential (RAA) zoning.

For comparison purposes, the trip generation for the existing zoning was based on the most appropriate trip generator that Meridian Township will allow under the One-Family Low-Density Residential (RAAA) zoning, One-Family/Low-Density Residential (RAA) and One-Family Rural Residential (RR). The trip generation for the future zoning was determined by the most appropriate trip generator use allowed by Meridian Township under the proposed One-Family Low/Density Residential (RAA) zoning.

As all three (3) zoning categories are residential, the difference in each zoning district is the density of residential units.

The traffic analysis consists of the following items:

- Comparison of the proposed trips generated by the existing residential zoning to the proposed residential zoning.
- Discussion of any potential sight distance issues.

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





**Aerial Photo**



## **EXISTING CONDITIONS**

Bennett Road is an east-west roadway at the proposed site. The roadway is paved with four (4) foot paved shoulders on each side and there are no sidewalks at the proposed parcel. Bennett Road is under the jurisdiction of the Ingham County Road Department (ICRD) with a posted speed limit of 45 MPH.

## **LAND USE**

Surrounding land uses consist of residential to the south, Bennett Woods Elementary School to the immediate east, the College Fields golf course to the immediate west and the College Fields golf course with residential homes to the south.



## TRAFFIC GENERATION

Trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). To determine the land use that would generate the maximum number of vehicle trips under each zoning category, the Meridian Charter Township zoning guidelines were utilized to determine the density of each residential zoning district based on the minimum lot size. In addition, a comparison was conducted utilizing the Meridian Township multipliers, which considers minimum lot sizes and a right-of-way reduction factor to account for roadways.

The ITE trip generation rates for Single-Family Detached Housing, Land Use Code 210, were selected as representing both the existing zoning and the proposed zoning. The ITE description of Single-Family Detached Housing is as follows:

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

### Calculation by Minimum Lot Size

The 75.55 acres currently zoned One-Family Low-Density Residential (RAAA) has a minimum lot size of 20,000 square feet; therefore, the maximum number of dwelling units under this zoning that could be built are 165 units.

The 12.91 acres currently zoned One-Family/Low-Density Residential (RAA) has a minimum lot size of 13,500 square feet and the maximum number of dwelling units under this zoning that could be built are 42 units.

The 8.28 acres currently zoned One-Family Rural Residential (RR) has a minimum lot size of 40,000 square feet. The maximum number of dwelling units under this zoning that could be built are 9 units.

The maximum total number of residential units that could be built on the 96.74 acres under the existing zoning is 216 units.

The proposed new zoning for the entire 96.74 acres is One-Family Low/Density Residential (RAA) which has a minimum lot size of 13,500 square feet. The maximum number of dwelling units under this zoning that could be built are 312 units.

The comparison of trip generation between the existing zoning and the proposed zoning utilizing the minimum lot size is summarized in Table 1. There is projected to be an increase during the AM peak hour of 68 vehicle trips, an increase during the PM peak hour of 90 vehicle trips, and a weekday total increase of 850 vehicle trips.

### Calculation by Meridian Township Multiplier

The Meridian Charter Township planning department provided TEA with the multipliers they utilize to determine the maximum buildable number of units. A multiplier takes into account



minimum lot sizes, as well as accounting for the reduction in buildable acreage due to the right-of-way and the roadways in the development.

The 75.55 acres currently zoned One-Family Low-Density Residential (RAAA) has a multiplier of 1.79 units/acre. The maximum number of dwelling units using the township multiplier that could be built are 135 units.

The 12.91 acres currently zoned One-Family/Low-Density Residential (RAA) has a multiplier of 2.64 units/acre. The maximum number of dwelling units using the township multiplier that could be built are 34 units.

The 8.28 acres currently zoned One-Family Rural Residential (RR) has a multiplier of 0.98 units/acre. The maximum number of dwelling units using the township multiplier that could be built are 8 units.

The maximum total number of residential units that could be built on the 96.74 acres using the township multipliers is 177 units.

The proposed new zoning for the entire 96.74 acres is One-Family Low/Density Residential (RAA) which has a multiplier is 2.64 units/acre. The maximum number of dwelling units under this zoning that could be built utilizing the township multiplier are 255 units.

The comparison of trip generation between the existing zoning and the proposed zoning utilizing the township multipliers is summarized in Table 2. There is projected to be an increase during the AM peak hour of 56 vehicle trips, an increase during the PM peak hour of 74 vehicle trips, and a weekday total increase of 702 vehicle trips.



**Table 1  
Comparison Between  
Existing and Proposed Zoning  
Based on Minimum Lot Size**

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing Zoning (RAAA, RAA & RR)	216 Units	40	118	158	134	79	213	2,112
Proposed Zoning (RAA)	312 Units	57	169	226	191	112	303	2,962
Difference		+17	+51	+68	+57	+33	+90	+850

**Table 2  
Comparison Between  
Existing and Proposed Zoning  
Based on Township Multipliers**

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing Zoning (RAAA, RAA & RR)	177 Units	33	97	130	111	65	176	1,758
Proposed Zoning (RAA)	255 Units	47	139	186	158	92	250	2,460
Difference		+14	+42	+56	+47	+27	+74	+702



## **FINDINGS**

The total trips generated by rezoning of the 96.74 acres of One-Family Low-Density Residential (RAAA) zoning, One-Family/Low-Density Residential (RAA) and One-Family Rural Residential (RR) to One-Family/Low-Density Residential (RAA) zoning is expected to increase the total vehicle trips for this property.

## **SIGHT DISTANCE**

A field review of the location for the proposed new roadway for the development on Bennett Road revealed that there could be an issue with sight distance for eastbound traffic on Bennett Road. It is recommended that the site engineer provide a centerline profile of Bennett Road which shows the existing intersection sight distance, and the safe sight distance, and compare these with the Ingham County Road Department sight distance table in their "Rules, Standards and Procedures for Driveways, Banners and Parades Upon or Over Ingham County Road Commission Right of Way".

## **CONCLUSIONS**

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

- The traffic volumes generated by the proposed rezoning of 96.74 acres to One-Family/Low-Density Residential (RAA) compared to the trips generated by the existing 96.74 acres, which consist of 75.55 acres of One-Family Low-Density Residential (RAAA); 12.91 acres of One-Family/Low-Density Residential (RAA); and 8.28 acres of One-Family Rural Residential (RR), are expected to increase the total vehicle trips for this property.
- The intersection sight distance for the proposed new roadway intersection on Bennett Road should be checked and verified by the site engineer. The sight distance should comply with the Ingham County Road Department sight distance standards for intersections.



From: Dean Bolton <bolton2@comcast.net>

Date: June 25, 2019 at 4:44:09 PM EDT

To: "ronstyka@gmail.com" <ronstyka@gmail.com>, "john.hood@okemosk12.net" <john.hood@okemosk12.net>

Subject: RE: Enrollment

Ron,

No, the OPS Board of Education has not taken a position opposing more development or more students. Over the last two years, the district has conducted a very careful process to address the possibility of enrollment growth and at no time was there ever a recommendation to the board that it take such a position nor has any individual board member proposed such a position.

Rather than attempt in any way to prevent growth in enrollment, the district has been actively planning over the last two years for potential enrollment growth. In 2017, the Superintendent formed a committee to research and explore facility/site capacity and utilization. In the fall of 2018, the Interim Superintendent presented her recommendations based on the committee's work and they were approved by the Board in November, 2018. This included the addition of 4 classrooms and one "specials" classroom to Bennett Woods Elementary and funding for this was part of the bond approved by Okemos voters in May. This addition is planned to be completed by the start of the 2020-2021 school year.

The approved recommendations also included a process for the district to follow after 2021 if enrollments continue to grow. Here are pertinent excerpts:

Should enrollments continue to increase significantly over time, It is recommended that the district engage in a systematic, comprehensive, transparent and inclusive process that includes:

- Data collection – enrollment trends, neighborhood composition (children), other
- Review of research – educational programming and impacts
- Consider the following in the comprehensive analysis (not in priority order):
- Grade level configurations
- Build a new school - Powell Rd; Wardcliff property
- Open Wardcliff
- Repurpose Edgewood
- Add additional classrooms to existing buildings
- Make additional renovations to existing buildings
- Other Recommendation – continued
- Develop models: assigning neighborhoods; consider various grade level configurations
- Develop positives, challenges and associated costs
- Engage in community conversations: educate and seek feedback

Notes:

- This process (as described above) could take up to one year before a final Board decision.
- The bond proposal and building process could take up to 2 years.
- The district may not have to engage in this process if enrollments stabilize.

The 2019-2020 budget that the Board passed last night includes an assumption that our enrollments will increase by 50 students. Okemos is one of the few districts in the state that is seeing enrollment growth and this presents opportunities to benefit the district because, as you know, it can result in increased revenue that can offset the inadequate increases in the per-pupil funding provided by the state. While increased enrollments can result in challenges in terms of classroom space, rather than consider increasing class sizes, as our planning represents, we will continue to look at increasing the capacity of our facilities to address enrollment growth. The Board and the district are fully committed to ensuring that enrollment growth will not result in a compromise of the quality of education Okemos provides for its student.

Thank you for your inquiry and please don't hesitate to follow-up with any questions!

Dean Bolton, President

Board of Education

Okemos Public Schools

[bolton2@comcast.net](mailto:bolton2@comcast.net)

517-896-4436

**Peter Menser**

---

**From:** Candy Parker <candypar@comcast.net>  
**Sent:** Tuesday, May 28, 2019 3:05 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning#19060

Dear Commission Members,

I read with dismay the notice that another attempt to rezone this area is in the works. At the previous meeting regarding this property, it was clear that the proposed change would result in too heavy traffic near a grade school and place an increased strain on water drainage in the area.

The current homeowners in this area purchased their homes with the existing zoning and it is not fair to those people to now change the zoning. It seems that the proposed change is changing quality of life for a developer's profit. This should not be what this community is about.

It is fine to develop the property as currently zoned, but it is unfair to now change the zoning and it is unnecessary.

Yours truly,

Candy Parker

4361 Aztec Way

Okemos, Mi 48864

Scott Fairmont  
1720 Maple Ave. #650  
Evanston, IL 60201  
[sfairmont@icloud.com](mailto:sfairmont@icloud.com)

May 28, 2019

RECEIVED  
MAY 31 2019

Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

Re: Sturk Property Zoning

Dear Meridian Township Planning Commissioners,

As a long time Meridian Township residential developer, home builder and as the developer of Champion Woods, the neighborhood directly east of the Sturk property, I encourage you to reject RA zoning on Sturk's 96 acres. The current RR and RAAA zoning is appropriate and should be maintained with the possible exception of adding RAA zoning for the land adjacent to Champion Woods. RR, RAAA and RAA allow the Sturk property to be developed as a single family neighborhood that is consistent with the surrounding neighborhoods and uses. RR, RAAA and RAA zones provide reasonable buffers and transitions between this land and the land surrounding it - the Land Preservation property, the RR zoned College Fields, the RR zoned veterinary clinic, the RAA zoned Woods of Herron Creek and the RAA zoned Champion Woods.

The Sturk land is not a transitional property that could reasonably lead from one zoning district to another. It is in the middle of a sandwich - offering no logical reason for the zoning to be any different than the properties surrounding it **on all sides**. Additionally, the veterinary clinic is **not a permitted use** in an RA zone. To surround the RR zoned veterinary clinic with RA, a zoning that doesn't allow a veterinary clinic, is illogical. The zoning around the veterinary clinic should remain RR with a simple step to RAAA- just as the current zoning map depicts. The current zoning allows the Sturk property to develop seamlessly with the neighborhoods that border it. RR, RAAA and RA blend, complement and properly transition Sturk's property with the established properties adjacent to it.

The request for RA zoning creates a zoning contradiction. It places RA in the middle of hundreds of acres that are zoned, developed and built under RR and RAA zonings. Approving RA zoning for Sturk would violate Meridian Township's historic zoning transitions. It would double the neighborhood density as RA allows between 2.5 and 4 units per acre. The surrounding neighborhoods density are all under 1.5 units per acre:

College Fields - 1 unit per acre;

Champion Woods - 1.45 units per acre;

The Woods of Herron Creek - 1.25 units per acre.

Knowing that RA doesn't conform with the zoning of the surrounding properties the developer told the neighbors that they would develop under the PUD ordinance but they "**needed the RA to do a PUD**". In fact, a PUD does not require RA zoning. Meridian Township's PUD ordinance allows PUD's in RAA and RAAA zones. Ancillary to this, **the main reason to approve a PUD is to preserve valuable land features**. The Land Preservation Fund purchased most of the environmentally important part of this land; except for the undisturbed woodlot north of the veterinary clinic. If a PUD is proposed, then it should only be approved if the development plan **preserves the upland woods as part of the 50% upland open space**.

If the developer continues to pursue RA zoning, then they should provide preliminary development plans before the Planning Commission makes a recommendation. If the developer is as responsible and as trustworthy as they claim to be, they should be transparent with their plans and intentions. Let them present a design worthy of a PUD - a truly environmentally sensitive design, that preserves the woodlot and places the housing on the already disturbed sand pits and scrub brush land. Otherwise, a PUD is merely a scam to get bonus density without preserving the important parts of the land. The Township allows "contract zoning" and this developer has used "contract zoning" in the Township before, so why not use it for this property before changing any zoning?

The development plan should show the following:

- How will the unremediated sand pits be rehabilitated?
- How will the beautiful woodlot be preserved?
- What housing types will be built?
- Will there be only single family detached, like the surrounding neighbors, or will there be multi-family attached housing, senior housing or rental apartments?
- Will public access to the Land Preservation property be provided?
- Will the new development assume responsibility for maintaining the emergency road between Sophiea Pkwy and Creekside Dr?
- What is the proposed phasing/installation schedule for the emergency road?
- Will the emergency road be a public road?
- If the emergency road connecting Sophiea Pkwy and Creekside is not public, who will maintain it?
- What guarantees will be put in place to insure maintenance of the road if it is not public?
- Will neighborhood and/or community recreational facilities be provided?
- How are the wetlands, wetland buffers and floodplain going to be protected?
- Detail the construction vehicle access to minimize traffic through Sundance/Woods of Herron Creek and Champion Woods.

The Board of Trustees depends on the Planning Commission for guidance relating to land use matters. The Planning Commission's evaluations of zoning and land use proposals

have always been based upon sustaining the continuity and appropriateness of the proposals to the existing land uses around a property. I learned back in the 1970's from the legendary Meridian Township Planning and Development Director, Joe Harris, that Meridian Township is a community that protects existing property owners from land developer attempts to upzoning land. Additionally, the Township has always been wary of development proposals that distort the intentions of the Township's PUD ordinance to further change the fabric of an area. Harris, and the planners who followed, John Ambrose, Rich Harlow and Mark Kieselbach, emphasized the importance of consistent and cohesive zoning. They also insisted that a PUD was to be used for the preservation and enhancement of **important and significant** (upland) land features - and not as a ploy to increase density or build attached housing in single family zones.

### Supporting Information

**Champion Woods:** Champion Woods, the neighborhood directly east of the subject property, combines RA zoning on the eastern half with RAA zoning on the western half. The subject property abuts the RAA zoned section of Champion Woods. When I purchased Mr. Champion's horse farm, the land was zoned Agricultural. I applied for RA zoning for all 55 acres. The Planning Commission and Township Board approved RA and RAA zoning because those zoning categories matched the zoning of the adjacent neighborhood.

Developed as a RA/RAA PUD, Champion Woods has 80 homes on 55 acres - which is 1.45 units per acre. Additionally, Champion Woods was awarded the PUD because the development plan protected over 5 acres of upland woods, provided a playground, enhanced denigrated wetlands, created new wetlands and had over 55% of upland open space.

**College Fields:** College Fields, the neighborhood south and west of the subject property, was developed as a PUD using Meridian Township's RR density. Approved through a 425 agreement between the City of Lansing and Meridian Township, **College Fields consists of 286 acres with a maximum of 286 homes. The density for College Fields was determined by using the Meridian Township RR zoning - 1.0 unit per acre.**

The developers of College Fields utilized the 425 agreement because Meridian Township's zoning ordinance did not allow a PUD in RR zones and the City of Lansing permitted that type of land planning. The 425 agreement allowed Lansing to review and approve the plans in conjunction with Meridian Township's oversight. This cooperation allowed for a College Fields to be developed as an RR/PUD - clustering homes while following Meridian's RR zoning.

It is important to note that the sections of College Fields that are adjacent to the Sturk property are upland open space (golf course) and large lot single family homes (Grandview and Northpointe).

**The Woods of Herron Creek:** The Woods of Herron Creek, developed by Craig Sturk under RAA zoning, features large lot single family homes. The homeowners in The Woods of Herron

Creek were assured by Mr. Sturk that any future development of his land, adjacent to The Woods of Herron Creek, would be large lot single family.

**Land Preservation Property:** In 2009/2010, Meridian Township's Land Preservation Fund paid over two million dollars purchasing the northwest section of the Sturk land. Consisting primarily of wetlands, and floodplain, the bulk of the land consisted of the Herron Creek drain and was under the auspices of the Ingham County Drain Commissioner. Surrounded by Sturk's private property, the land was, and remains, inaccessible to the public. Despite the facts of the land is being inaccessible and not developable, the price the Township paid strongly indicates that the Township thought the land was a valuable environmental asset worthy of preservation.

RA zoning is not a reasonable or proper transition between between the valuable Township Preservation property and the RAA Woods of Herron Creek. The existing RAAA zoning provides the logical transition between those parcels. There is simply no reason, other than satisfying the developer's greed, to approve RA zoning on this section of the land.

**Public Safety/ Emergency Road Requirements:** There is a public safety problem in this section of the Township. Currently, Sundance, The Woods of Herron Creek and Champion Woods, do not meet the Township requirement of "two road access points" for neighborhoods with over 39 homes. The only road access to the approximately 200 homes in Sundance/Woods of Herron Creek neighborhood is from Capeside Drive. The only road access to the 78 homes in Champion Woods is from Sophiea Pkwy. In the event of a fallen tree or other road blockage, emergency vehicles cannot service these neighborhoods without using the "emergency road" which is located on the Sturk property. This winding, narrow gravel path provides a pathway between the west end of Sophiea to the west end of Creekside.

Unfortunately, the emergency pathway is blocked by two locked, steel barricades that Sturk installed where his land meets both the Sophiea Pkwy and Creekside Dr. Claiming that he didn't want public access to his land, these barricades effectively block access to the emergency road. Sturk says that he if the fire department needs to use the road, they can cut the locks and open the gates. Sturk's reasoning disregards the fact that forcing the emergency workers to open the blockade causes a delay for emergency vehicles to get to their destination. Additionally, Sturk's barricades block access to the Land Preservation parcel - effectively keeping the public from public land.

A condition of approval for the Woods of Herron Creek stipulated that Sturk provide and maintain an emergency access road from Bennett Road to Creekside Dr. After The Woods of Herron Creek was built, this emergency access was abandoned by Mr. Sturk. When Champion Woods was approved, it agreed to improve and maintain a private, "emergency" gravel road from Sophiea Pkwy to Creekside Drive. Sturk granted a recorded easement across his land for this new "emergency vehicle access" and the emergency road was built. Shortly after the fire department inspected and approved the emergency road, Sturk installed the barricades.

When the Land Preservation Board and Sturk were negotiating, I asked the Board about having a public road installed to replace the emergency road. I implored them to make this road a condition of the purchase since the road could have provided access to the Preservation property in addition to solving the emergency vehicle problem. I do not know why, but this provision was not a part of the purchase.

To satisfy the public safety access requirements, to relieve Champion Woods' residents from the burden of maintaining the emergency road and to fulfill Sturk's prior agreements, the Sturk land developer **must build a public road to replace the emergency road and connect Creekside and Sophiea Pkwy to Bennett Road**. This public road should also provide access to the Land Preservation land.

I believe that only a public road can assure that the roads will be properly maintained. Private roads are simply not regulated enough to ensure the necessary access will be maintained to a standard needed for emergency vehicles. **To assure completion, the public road providing the connections between Creekside Dr. and Sophiea Pkwy should be installed before any homes are built on the Sturk property**. This removes the possibility of the developer building the Bennett Road section of the development and never getting to the back portion of the land - especially if the back land is primarily designated as the "undeveloped open space".

**Sturk Land Condition:** Another thing to consider is the historical use of the Sturk land. During the 1980's and 1990's, Craig Sturk used the property for a sand mining operation. As you can imagine, this endeavor enabled dirt movers, diggers, bulldozers and large trucks to roam over and degrade most of the land. Consequently, large portions of the land were severely disturbed and remain so. Mining caused filling of the floodplain and destruction of wetlands which has never been remediated. The land now features deep, dangerous sand pits and acres of scrub brush. Younes Ishradi, the Township Engineer, can detail the multitude of unresolved environmental issues caused by the mining operation and its abandonment.

**Conclusion:** Finally, as a person who spent over fifty years developing residential neighborhoods and building homes in Meridian Township, I am certainly not against development. I think the Sturk land should be developed into a neighborhood of single family homes. The neighborhood should reflect the quality and nature of the homes in the area. RAAA, RAA and RR zoning will best accomplish that goal.

Thank you for taking the time to read this lengthy letter and consider my input.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Fairmont". The signature is written in a cursive, flowing style with a large initial "S".

Scott Fairmont

Original Member of Meridian Township's Blue Ribbon Land Preservation Task Force  
Recipient of Meridian Township's Environmental Protection Award  
Donator of land to Meridian Township for the South Fire Station  
Grantor of an easement to the East Lansing/ Meridian Water Authority for 55 acres of aquifer

Developer/Builder of these Meridian Township neighborhoods:

Woodhill - PUD/Single Family Condominium  
Heartwood - PUD/ Single Family Plat  
Songbird - PUD/ Single Family Condominium  
Coyote Creek - Condominium  
Chippewa Woods - Single Family Plat  
Bear Lake - PUD/Single Family Plat  
Dream Lake - PUD/Condominium  
Emerald Lake -PUD/ Single and Duplex Condominium  
Keystone - Single Family Plat  
Sapphire Lakes - PUD/ Single and Duplex Site Condominium  
The Sanctuary - Single Family Plat  
Champion Woods -PUD/Single Family Site Condominium

## Peter Menser

---

**From:** Jeff Jacobsen <jeffsjake22@gmail.com>  
**Sent:** Monday, June 03, 2019 7:44 AM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning Application #19060

Register us as strongly against the rezoning (between College Field back 9 holes and the bus garage/Bennett Woods Elementary School/Champion Woods) to RA which would substantially and negatively impact this area and adjacent areas. When we purchased our home we did the research to see what might be on the horizon in terms of other building in our area and knew there would be some, yet not as populated as this one proposed. Multiple reasons for our objection are listed below:

1) Rural and low density housing as is now would not impact the environment nearly as much as single family medium density housing even as a PUD with the new number of units at 210. This area is full of surface waters, wetlands, wildlife and more natural features. More people means more concrete, more surface area of roads/houses which will add to the pollutant load in this area. Less density means less pollution in these sensitive areas. With the proposed intensity of this PUD how would the hydraulic connections be changed with existing land uses in these watersheds?

2) Bennett Road was completely redone not too long ago. With its existing load of traffic, it is already exhibiting significant degradation to its surface due to the frequency and type of traffic. Increasing the amount and kind of traffic would accelerate its demise and it would be added to the deplorable list of unsafe roads. In addition, the elevations on the road make any type of new access with more homes problematic as it is very busy during the peak periods and this would potentially exacerbate the problem. What types of mitigation and enhancements is Mayberry Homes doing due to its impact with either scenario?

3) In addition to #2, the increased traffic would substantially increase the safety risks to drivers, bike riders, children and pedestrians.

4) I have no idea about its potential impact to water, electrical, sewer and other public services, yet wonder if they will overwhelm the infrastructure that already exists.

5) Additional areas of infrastructure concerns: can the school systems handle this increased volume, can fire/police handle this increased volume, etc? We have already had new assessments over the last several years to pay for the services and obligations that were underfunded.

There should be more to consider than pure profit by a developer by packing in more homes into a rural area. The existing zoning must remain the same and would provide viable options for a credible developer.

I will not be able to attend the hearing as I will be out of town on business.

Sincerely,

Jeff Jacobsen and Lisa Duffey  
4053 Highland Terrace  
Bennett Village

June 1, 2019

Mr. Peter Menser, Principal Planner  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864

Dear Mr. Menser:

We received notice of the Bennett Road Holding Company's request to rezone property north of Bennett Road and east of Hagadorn Road to a high density housing development possibly including multi-family units. We have lived on Aztec Way for 16 years and our home is adjacent to the planned development. We are very concerned about the negative impact the new development will have on the Woods at Heron Creek, Sundance Estates and Champion Woods neighborhoods. We are not against further housing development in Meridian Township or in the areas neighboring our home as we understand that the township is a very desirable place to live. However, we are opposed to the request for approval of medium density housing and the configuration of the planned development for the reasons listed below.

1. The Woods at Heron Creek, Champion Woods and Sundance Estates neighborhoods are special with spectacular beech trees along with many other types of trees and shrubs. The surrounding wetlands and wooded areas are the home to a plethora, of wild life including deer, wild turkeys, herons, bard owls, foxes and even coyotes have been sited. The beech trees are home to the owls which breed in the trees and each spring we have new owl families. The families that have bought or built homes in these neighborhoods did so because of this environment and it would tragic if the wildlife was driven away by the new development.
2. Several years ago, Meridian Township Land Preservation purchased 60 acres of wooded area and wetlands on the west side of the planned subdivision. This area is a rich habitat for a variety of wildlife and it is also an area that many people living in the area enjoy for walks and wild-life watching. This area is accessed through a gate at the west end of Creekstone Trail. The proposed development will be between the current access point and the land preserve. This will reduce access to the land preserve which will be a disappointment to many Meridian Township residents.
3. The existing plan may include an outlet from the new development onto Creekstone Trail. This will greatly increase vehicle traffic through the Heron Woods and Sundance Estates neighborhoods along Aztec Way as an outlet to Hulett Road making the streets less safe for the young families that live in this area.
4. Higher density development will also negatively impact the wetlands which will be displaced by the new development and the remaining wetlands will be damaged by the run-off from the paved roads and roofs of the new houses. We have already seen this result from the Champion Woods development where water from the development drains

into wetlands near the Woods at Heron Creek. Since the completion of the Champion Woods development the former wetlands have now become ponds of standing water and this has killed off trees that have become surrounded by these ponds. The proposed high-density development will worsen this problem.

As we indicated above we are not opposed to development in Meridian Township but we would like to propose an option that would allow development but preserve the unique and attractive features of our neighborhoods.

1. We propose that the quality and density of the new homes to be built match the quality and density (RAA, medium) of the existing homes in the Woods at Heron Creek, Sundance Estates and Champion Woods neighborhoods.

The goal of development zoning is to protect property values, the environment, and to provide a safe and enjoyable neighborhood for homeowners. Construction of a high density development, possibly with multi-family housing, directly adjacent to existing neighborhoods of lower-density housing is not consistent with sensible planning. This will hurt the existing and long-time residents of the Woods at Heron Creek, Sundance Estates and Champion Woods neighborhoods. We have proposed a sensible compromise that allows new development but also preserves the features of the surrounding neighborhoods that attracted the existing homeowners to these unique neighborhoods. In the absence of implementation of the medium density proposal, we oppose the planned rezoning because it is not consistent with the goals of zoning regulations and will hurt the current homeowners.

Thank you for considering our concerns and suggestions on the rezoning issue. We would be happy to discuss our concerns with you in person. You can contact us at the phone numbers below.

Sincerely,



James and Carla Galligan  
4367 Aztec Way, Okemos  
517-290-2160  
517-290-2196

**Peter Menser**

---

**From:** Anu <anujain1@yahoo.com>  
**Sent:** Tuesday, June 04, 2019 1:56 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning application #19060

Hi my name is Anu and I have been living in Okemos preserve subdivision on Hullet rd for more than five years . I have witnessed stead decline in wildlife in wetlands preserve around my neighborhood for last 3 years. I use to see lot of big turtles around and there couple years where I have found turtle eggs in my backyard.

There are lots of house constructed on college field subdivision. I do understand the demand of housing is high but I am not sure if there are any studies being done on impact on wetland preserve.

I just wanted to voice my concern with the rezoning application # 19060.

Sent from my iPhone

Patrick Murphy  
2589 Sophiea Parkway  
Okemos, MI 48864  
Patrickjohnmurphy1@gmail.com

June 5, 2019

Charter Township of Meridian, Planning Commission  
c/o Peter Menser, Principal Planner  
5151 Marsh Road,  
Okemos, MI 58864

Dear Members of the Planning Commission and Mr. Menser:

When we met at the Planning Commission meeting in October, 2018 (just 9 months ago) to address the initial rezoning application (#18120), a number of significant concerns were raised by the community members of Champion Woods, Woods at Heron Creek, and Sundance Estates including: increased traffic volume, negative environmental impact, increased flood risk, and inconsistent zoning. Later that evening, these concerns were largely echoed by the members of the Planning Commission themselves. Representatives of Bennet Road Holding LLC (Mayberry Homes) were present at the meeting and had access to the letters of concern written by community members. We all sat (or stood) and heard directly as person after person went before the Planning Commission risking vulnerability and discomfort before a very large group in order to share their concerns and expertise as a home owner, a professional, a mother or a father, and a community member. Taking on this defense was not easy or quick, but was so vitally important that it made the discomfort and time involved necessary given the potential consequences to home, safety, and family.

Now, here we are again less than a year later, and rather than address these concerns in a meaningfully responsive manner, Mayberry Homes has resubmitted their proposal (#19060) identical in spirit and nearly identical in letter to the original. Such a re-submission suggests a lack of consideration, a lack of stewardship, and a lack of goodwill toward the community and the environment they purport to develop. The primary points made 9 months ago in opposition to the rezoning request remain: that the current zoning allows for development that is consistent with the surrounding zoning, and a change to the current zoning will likely result in increased traffic volume, negative environmental impacts, and increased flood risk. Unless the rezoning laws, climate, or wetlands have changed over the past 9 months, there is again no reason to accept the current re-zoning proposal.

Respectfully Yours,

Patrick Murphy, Ed.S.

**Peter Menser**

---

**From:** Janet Lawatsch <lawatsch65@gmail.com>  
**Sent:** Wednesday, June 05, 2019 8:19 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning app#19060

This letter is in response to another request by Mayberry builders to rezone land north of Bennett and east of Hagadorn. I am a resident of the Sun Rapids subdivision. This area has seen most every available parcel of land rezoned and filled with more subdivisions. Anyone driving Bennett Rd can testify to the number of nearly identical Mayberry homes lining the golf course. Enough already. Both my subdivision and Sunwind east and west are having flooding issues in our homes and yards. Drains are not taking water away. The last thing we need is more wetland disturbance, more water trying to find a place to go, more traffic and new homes that match the ones already built. I thank you in advance for representing us with a denial of this zoning request.

Respectfully,  
Janet Lawatsch  
Sent from my iPad

## Peter Menser

---

**From:** David9633 <david9633@yahoo.com>  
**Sent:** Wednesday, June 05, 2019 10:29 PM  
**To:** Planning Commision (DG); Holly Park; David Choi  
**Subject:** Our concerns regarding Rezoning #19060 (Bennett Road Holding LLC)

Community Planning and Development  
Meridian Township  
5151 Marsh Road, Okemos, MI 48864

RE: Rezoning #19060 (Bennett Road Holding LLC)

Dear Planning Commission and Mr. Peter Menser,

Hello. We are the property owners at 4141 Usiak Circle, Okemos (Parcel ID: 4141 Usiak Cir, Okemos, Champion Wood sub-  
div, Property # 33-02-02-29-402-052). Because we might not be able to attend the public hearing meeting held in the  
town hall office on June 10th, we are writing a letter to you on our concerns regarding this rezoning matter.

We have concerns on rezoning the area beyond our Champion Woods subdivision and the potential opening up of  
Sophiea Pkwy to Bennett Road due to the additional traffic that would go thru our neighborhood and potential drainage  
problems. In fact, we purchased my property at above address because of the secluded area and having been told that  
Sophiea Pkwy would not be opened up except for emergencies. We are very concerned if the quality of our lives at my  
residence will be compromised in case that the township approves this rezoning application for 216 new home sites in the  
area which is adjacent to my subdivision. We would like to kindly ask you to consider our concerns above when you make  
the decision on this rezoning plan.

Thank you very much.  
Sincerely,

Dongman Choi & Hyeon Park  
4141 Usiak Circle, Okemos

# RUNDQUIST

June 5, 2019

Meridian Township Planning Commissioners  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI. 48864

**Re: Rezoning Request 19060**

**VIA: USPS  
email**

<b>Parcels</b>	<b>29-251-009</b>	<b>ICD Properties LLC</b>
	<b>29-300-008</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-020</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-021</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-023</b>	<b>WI Properties LLC</b>
	<b>29-300-025</b>	<b>Bennett Road Holdings LLC</b>
	<b>29-300-026</b>	<b>Heron Creek Holdings LLC</b>

Commissioners,

I recently viewed a Rezoning Pending notification along Bennett Road that referenced the property parcels above. I ask you to deny this request and allow the land to be developed as currently zoned.

This is the same amalgamation of land and ownership that was before you in a Public Hearing October 22, 2018 with exactly the same request now as before. The applicant has asked the Township to up-zone the property from a current mix of low-density RR, RAAA, and RAA, to a higher density use, RA.

At the close of the October 22, 2018 Public Hearing, following the review of submitted written correspondence and discussion amongst the Commissioners, a straw vote was conducted by the Commissioners which recommended denial of the rezoning request to the Township Board and the owners delayed moving forward.

Commissioner Trezise: Expressed concern with traffic and buildings.

Commissioner Premoe: Expressed concern with water and buildings.

Commissioner Richards: Noted that the property could be developed as zoned and expressed concern for storm drainage.

Commissioner Lane: Noted that there was no site plan was submitted and RA zoning does not fit the area.

Commissioner Stivers: Expressed concern over density, drainage, and pressure on wetlands.

Commissioner Shrewsbury: Advised the Township listen to the current residents regarding flooding and density.

Commissioner Scott-Craig: Stated that RA zoning is too dense.

Nothing has changed in the time separating the original rezoning request last fall and this spring. All of the previously expressed concerns by commissioners and residents about traffic, density, surface drainage, flooding and spot zoning still exist. These parcels should be developed under the current zoning which would conform to the areas immediately adjacent and completely surrounding.

**3634 EAST ARBUTUS | OKEMOS, MI 48864**

[meridianrealestateinterests@comcast.net](mailto:meridianrealestateinterests@comcast.net)

By-Right development of these parcels is possible with the current zoning designation. When the ownership of parcel 29-300-025 changed from ICD Properties LLC to EL Holding Co. LLC in 2013 and then from EL Holding Co. LLC to Bennett Road Holding LLC in 2014, the by-right development potential remained unchanged. And with the exception of a small area of frontage on Bennett Road zoned RR, this parcel is zoned RAAA and will even allow a PUD overlay, which provides the owner opportunity to efficiently organize infrastructure while maximizing both existing and new site amenities. There is no hardship for the owners of this land, only greed.

The Applicant has proposed a PUD overlay with a self-imposed limit of 210 residential units. Considering the by-right density is approximately 100 units, the Applicant is pushing for more than double the number of units allowed on these assembled parcels. By any account, this is not a limit of density for the nearly 97 acres though it does represent an increase. The proposed up-zoning and its accompanying PUD providing 210 residential units is without merit.

The proposed zoning is a classic and clear example of spot zoning. The parcels are surrounded by, and immediately adjacent to RR, RAA, and Township Preservation Land, essentially forming a donut hole surrounded by low density land use. Isolated and insulated without adjacent RA zoning, there is no need to zone this property to RA or for the Township to consider this as transitional area.

It is my understanding that one of the current landowners of this cluster of land parcels for years excavated and sold sand from parcel 29-300-025 and parcel 29-300-026, filling in wetlands and floodplain while continuing to mine sand after permits were expired. The filled wetlands and floodplain to date have not been remediated. It is also my understanding that another of the current landowners of this cluster of land parcels began clearing and earth moving without Township approval or permit and without MDEQ approval or permit on an unrelated parcel of land north of Grand River Avenue adjacent to Powell Road [I.D.: 33-02-02-23-151-001]. Are these good developer bedfellows for the Township?

What are the true, undeclared motives of these property owners? What happens when a later PUD is proposed that transfers much of the density to a concentrated area running parallel to Bennett Road? Is this an appropriate location for high density Senior Housing?

Spot rezoning in which the density is increased is unprecedented in Meridian Township and I ask that you deny this request and allow the land to be developed, by-right under the current zoning.

Best Regards,



Jim Rundquist  
Meridian Township Homeowner

## Peter Menser

---

**From:** Gerry Broski <gpbroski@gmail.com>  
**Sent:** Thursday, June 06, 2019 10:55 AM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning #19060 Bennett Road Holding LLC

Planning Commission,

We are writing to comment on the rezoning request #19060. The issues with high density housing have not changed since the request by the developer in October. The local roads are in bad shape and will be stressed further by higher traffic, the schools are at max capacity and will be stressed by higher student populations, -- basically all infrastructure cannot support high density housing. There are also safety issues around Bennett Woods School (traffic patterns), and it is apparent that the quality of life will be negatively affected by high density housing. Public sentiment and the existing neighborhoods are against it. The quality of life in Okemos is the reason people want to live in Okemos and high density housing will ruin the area.

We oppose this request and urge the commission to deny it.

Gerry and Connie Broski  
4332 Aztec Way  
Okemos MI 48864

**Peter Menser**

---

**From:** Martha Rand <tomyrand44@gmail.com>  
**Sent:** Thursday, June 06, 2019 4:37 PM  
**To:** Planning Commision (DG)  
**Subject:** rezoning request

Dear planning commission, Please do NOT give the OK for the developer to increase density for building more residences than the current zoning allows near Champion Woods.

The traffic on Sophia parkway would become too much for our area to stay kid friendly. We have many children in our neighborhood and it would cause our streets to become too crowded with traffic for their safety. The zoning as it exists now was planned to continue this area to be acceptable to all and does not need to be changed.

The only gain for a change in zoning would be to the developers wallet, an unacceptable price for the residents to pay. Too much traffic in Champion Woods, and along Bennet road, wetland problems and our neighborhood losing it's unique make up of families who feel safe.

The plan is fine as is, keep it that way, please !!

Sincerely,

Tom and Martha Rand  
2617 Laforet Circle  
Okemos, MI 48864

June 5, 2019  
Charter Township of Meridian, Planning Commission  
% Peter Menser, Principal Planner  
5151 Marsh Road,  
Okemos, MI 48864

Dear Members of the Planning Commission and Mr. Menser:

We first thank you again for your time and work on this important issue.

As a neighborhood, Champion Woods fully supports the rights of the property owners to responsibly develop their land. However, as we were in October, 2018, Champion Woods is strongly opposed to this rezoning request #19060 (Bennett Road Holding LLC) which is fundamentally identical to the rezoning request #18120 (Bennett Road Holding LLC) the applicant originally submitted in 2018 and which the planning commission planned to deny before the original request was withdrawn. While the applicant has made some cosmetic changes to the request (PUD condition, revised traffic study), all of your reasons for expressing concerns and reservations with this request still hold. Namely,

- As noted by Commissioner Richards, the property can be developed (with a PUD) as it is currently zoned.
- As noted by Commissioners Richards, Lane, and Scott-Craig, the RA zoning is denser than the zoning of the neighboring areas (Champion Woods, The Woods at Heron Creek).
- Commissioners Trezise, Premoe, Richards, Shrewsbury, and Scott-Craig all noted concerns regarding the environmental impact including drainage and flooding of this proposed rezoning. Champion Woods would like to emphasize that the RA zoning will lead to more units on a sensitive parcel with a significant percentage of wetlands and floodplains. While regulations are supposed to ensure that construction is done in a way that does not impact water flow, the reality is that more units means more hardscape and impermeable surface area that will likely impact water flow and drainage with a potentially negative impact on the existing neighborhoods close to the parcel. We fully acknowledge that the construction of the Champion Woods neighborhood, despite the regulations that this should not impact water flow on neighboring areas, has negatively affected drainage and water levels for Sundance Estates and The Woods at Heron Creek.
- Commissioner Trezise expressed concerns with the potential increased traffic volume. The RA zoning will lead to more units and thus increase traffic volume. Of particular concern to Champion Woods is the increased traffic that will go through the Champion Woods neighborhood if the proposed neighborhood is connected to Sophiea Parkway, particularly in the morning and afternoon commutes when families are dropping off and picking up children from the Bennett Woods elementary school. Please do not be fooled by the revised traffic study which concludes “The traffic volumes generated by the proposed rezoning ... are expected to decrease the total traffic trips from this property”. This conclusion assumes that 216 sites could be constructed on the parcel with the current zoning ignoring the fact that much of the property is wetlands and floodplain. We posit that any rezoning request that asks for a denser zoning does so in order to increase the number of units that can be built and thus will increase traffic volume, not decrease it.

We organize the rest of this letter as follows. We first analyze the rezoning request #19060 and argue that it fails to meet the criteria laid out in the rezoning request form for adoption. We then close with a summary of key arguments against this proposed rezoning request.

## **Analysis of the rezoning request #19060 and an argument that it fails to satisfy the necessary criteria for adoption**

The rezoning request form is broken up into two main sections: Part A focusing on why the current zoning for the area is unreasonable and Part B focusing on why the requested zoning is appropriate. Given the structure of the form, the applicant should satisfy at least one of the criteria in Part A to show that the current zoning is unreasonable, and the applicant should satisfy all seven of the criteria in Part B to show that the proposed zoning is reasonable. We will now show that the applicant has failed in both efforts. Specifically:

1. The applicant has failed to demonstrate any of the six criteria that show the current zoning is unreasonable.
2. The applicant has failed to show that the proposed zoning meets four of the seven criteria that the proposed zoning is reasonable.

We start by showing the applicant still fails to show that the current zoning for the area is unreasonable. The rezoning application provides six possible reasons for why the present zoning is unreasonable. The applicant provides three responses to three of those reasons on their application:

- A2) The conditions of the surrounding area have changed in the following respects:
  - Applicant response (split into two parts, this part addresses the actual criteria of A2): Sanitary Sewer was stubbed to this property close to 10 years ago. Since then the neighboring community (Champion Woods) was developed and completed.
    - CW commentary: This does not suggest that the present zoning is unreasonable. We also note and acknowledge that the completion of the Champion Woods neighborhood has worsened drainage and flooding conditions making the wetlands and floodplains more vulnerable. This would suggest that the conditions in the surrounding area have changed in a way to make less dense rezoning preferable rather than more dense zoning.
  - Applicant response (split into two parts, this part does not address the actual criteria of A2 and should actually be included in part B, Reasons why the requested zoning is appropriate): Current zoning allows for up to 216 units. The requested rezoning will be conditioned on a PUD with a minimum of 50% of open space and a maximum lot count of 210. The reduced lot count and increased open space will act to preserve natural features and lessen the burden on local roads and schools.
    - CW commentary: This reasoning is again based on the false premise that 216 lots could actually be built on the parcel with the current zoning. Given the prevalence of floodplain and wetlands, 216 lots cannot be built on the parcel with the current zoning and thus the request does not reduce lot count but increases it. We posit again that any rezoning request that requests denser zoning does so with the goal of increasing the number of units built.
- A3) The current zoning is inconsistent with the Township's Master Plan, explain:
  - Applicant response: The Township Master Plan allows for 3.5 units per acre. The requested rezoning will be just over 2 units per acre (2.17).
    - CW commentary: This argument is misplaced as it provides no evidence that the current zoning is inconsistent with the Township's Master Plan. In fact, it does not even mention the current zoning. This argument should be located in part B, Reasons why the requested zoning is appropriate.
- A6) The current zoning restrictions on the use of the property do not further the health, safety, or general welfare of the public, explain:

- Applicant response: The conditions being offered with this rezoning request will offer flexibility in design to maximize open space, reduce density, reduce lot size and reduce the potential burden on municipal infrastructure.
  - CW commentary: This argument is again misplaced as it provides no evidence that the current zoning does not further the health, safety, or general welfare of the public. With respect to the argument made by the applicant, we note that most of the benefits result from developing with a PUD. We emphasize again that the applicant can develop this parcel with its current zoning with a PUD. The applicant is requesting the rezoning so that they can INCREASE density and build more units with the PUD.

In summary, with its responses to part A, the applicant has provided no justification to argue that the current zoning is unreasonable. Instead, the applicant has provided some arguments why the proposed rezoning is appropriate, and these arguments do not hold up under scrutiny.

The second part of the rezoning application focuses on why the requested zoning is appropriate. The form provides seven distinct criteria that must be satisfied in order for the requested zoning to be deemed appropriate; failure of even one criteria suggests that the proposed zoning is not appropriate. We argue that the rezoning application fails on at least four of the necessary seven criteria and thus fails to meet the standard that the requested rezoning is appropriate. Specifically, we discuss criteria B2, B3, B6, and B7 with a minor note that B4 is not quite accurate.

- B2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically:
  - Applicant response: East (Institutional and RAA w/PUD); West is 425 to City of Lansing; North is Township owned land.
    - CW commentary: This does NOT suggest the proposed zoning is compatible with existing uses surrounding the site. As many Commissioners noted previously, the zoning should be consistent with neighboring properties. Also, this listing is incomplete in that it does not note that the East includes also RAA zoning (no PUD) for the Woods at Heron Creek. We argue again that the requested RA zoning, even with PUD, is too dense and is not compatible with existing uses surrounding the site.
- B3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain:
  - Applicant response: The proposed rezoning would be conditioned on a Planned Unit Development (“PUD”). The minimum open space requirement is 50%. The minimum open space, clustered design, smaller lots and reduced density encourages preservation of natural features.
    - CW commentary: The positive arguments here are all based on the PUD. Champion Woods fully supports the development of this property with a PUD. However, none of this applies to the key point of the request: RA zoning. The argument here incorrectly claims that the proposed rezoning will reduce density; with RA zoning, density will increase. All the benefits of a PUD can be achieved with the current zoning. The applicant provides no argument here to justify that the requested RA zoning is appropriate. On the contrary, the applicant is requesting RA zoning so that it can increase the number of units developed, that is increase density, which will increase the impact on the natural environment.
- B6) Requested rezoning results in logical and orderly development in the Township, explain:
  - Applicant response: The Township Master Plan suggests 3.5 units per acre in this area. The conditions that we’re offering with this request will net a density of 2.17 units per acre. The Champion Woods and Okemos Preserve are great examples of well thought out

PUD's. The requested rezoning will allow for a future development that will be complimentary to neighborhoods in a rather close vicinity.

- CW commentary: As noted before, Champion Woods and The Woods at Heron Creek have RAA with PUD and RAA zoning, respectively. Thus, the proposed RA with PUD zoning does not match the adjoining neighborhoods and thus fails to meet this criteria of logical and orderly development.
- B7) 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:
  - Applicant response: The requested rezoning will deliver increased open space, smaller lots, lower density, preservation of natural features and walkability with pedestrian connections to a township park and neighboring communities.
    - CW commentary: The argument given here by the applicant is a distractor and inaccurate in the key criteria (density) you must consider given this is a rezoning request. Because they are requesting RA zoning, this will result in higher density, not lower density. All the rest of the argument here is based upon a PUD which they can use with the current zoning.
- B4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation, or other public services, explain:
  - Applicant response: Sanitary Sewer and Water are stubbed to the property. The original owners of this property have been paying sewer assessments since 2009. The sewer assessments were based on 400 lots. Our conditional rezoning application contemplates a maximum lot count of 210, thus not placing an undue burden on the infrastructure. A preliminary Traffic Study has been completed and concludes that no additional burden will be added to the road system in proximity to this land. The Okemos School District stated that there is capacity at the Elementary, Middle School, and High School that would service this property.
    - CW commentary: We cannot comment on most of this response except traffic. As noted earlier, please do not be fooled by the revised traffic study which concludes "The traffic volumes generated by the proposed rezoning ... are expected to decrease the total traffic trips from this property". This conclusion assumes that 216 sites could be constructed on the parcel with the current zoning ignoring the fact that much of the property is wetlands and floodplain. We posit that any rezoning request that asks for a denser zoning does so in order to increase the number of units that can be built and thus will increase traffic volume, not decrease it.

In summary, the applicant fails to provide evidence that the proposed rezoning to RA is appropriate. The proposed RA zoning (with PUD) does not match adjoining areas, and the increased density will result in more units and more threat to the environment. It will also result in an increase in traffic despite their attempt to claim it will not increase traffic and even decrease traffic. Champion Woods is particularly concerned about the increase in traffic on Sophiea Parkway that will lower our property values.

### **Summary of arguments against Rezoning request #19060.**

We close by summarizing a few key points.

The applicant has modified their original rezoning request with the addition of the PUD condition and a maximum lot count of 210 units. We fully support developing this property with a PUD. The current zoning allows for developing this property with a PUD. However, we are completely opposed to the RA zoning density which is the true crux of this rezoning request (as it was in the original request submitted last September). We believe we have demonstrated that the applicants have failed to show why the current zoning is unreasonable, and they have failed on at least four criteria (B2, B3, B6, B7) to show that RA zoning is appropriate.

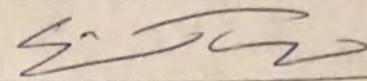
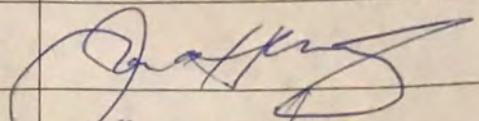
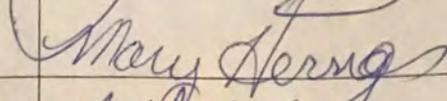
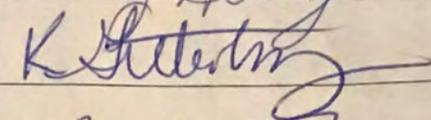
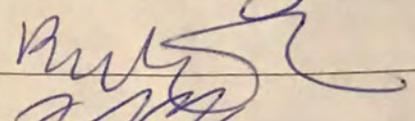
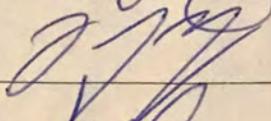
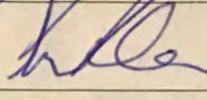
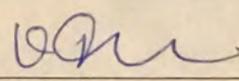
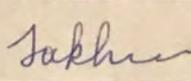
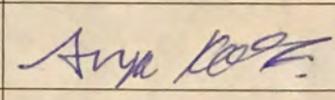
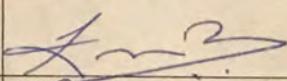
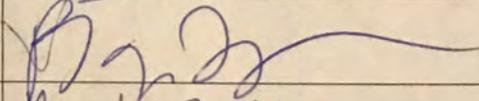
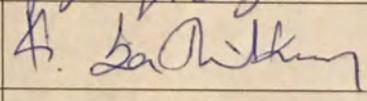
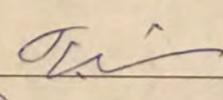
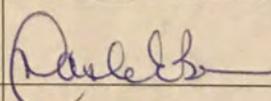
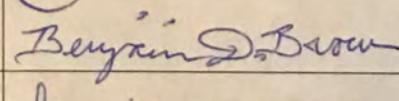
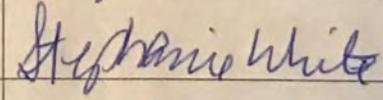
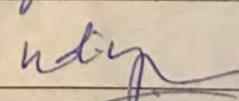
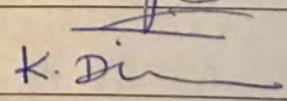
Second, the applicant will likely suggest they sought out neighborhood feedback including meeting with several Champion Woods and The Woods at Heron Creek families on April 30. However, while we appreciated the chance to talk with the applicant, we must emphasize that we did not have a real chance to offer any input into the rezoning application. We note that the rezoning application #19060 was dated April 16, 2019 and thus submitted prior to meeting with the neighborhoods and not modified at all based on the meeting. We further observe that the primary feedback that all in attendance gave to the applicant was that we supported the PUD but were opposed to the requested RA zoning density. They have not modified the application to remove the RA zoning density.

Finally, we asked them several times why they could not develop this property with either the current zoning and a PUD or even RAA zoning and a PUD. They claimed this was not possible but could not give a concrete reason other than to say that it was not economically feasible. We note the following. First, it must be the case that with RAA zoning, they could not build 210 units with a PUD. Otherwise, they could simply request RAA zoning with a PUD and face much less objection. Second, this implies that with RAA zoning and no PUD, given the fact that the PUD allows a developer to build more lots on parcels that have wetlands and floodplain, they could build significantly fewer than 210 units. Finally, this implies that with the current zoning, they could build that many fewer units than 210 units. In summary, this rezoning request is all about increasing density and the number of units they can build. While it is perfectly reasonable for a developer to want to be able to add density, it is also perfectly reasonable to argue this is not reasonable or justifiable in the current circumstances. Given the lower density of the adjoining neighborhoods, the increase in flooding and standing water that has arisen since the development of Champion Woods, we suggest that the Planning Commission should stay with its original decision to not approve rezoning request #19060.

Respectfully yours,

The Champion Woods Condominium Association

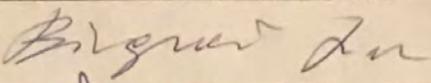
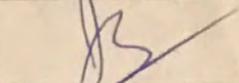
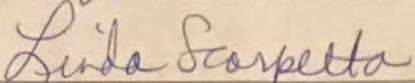
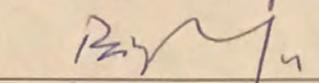
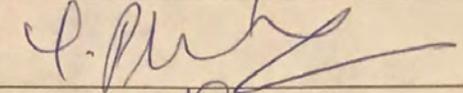
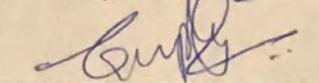
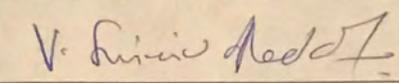
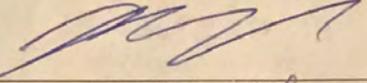
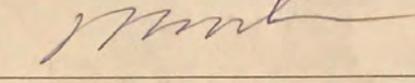
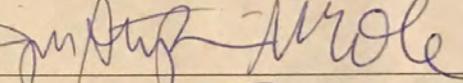
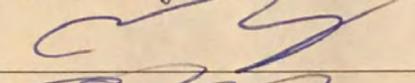
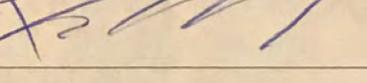
Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

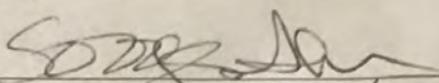
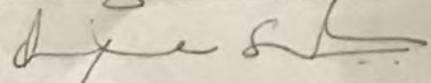
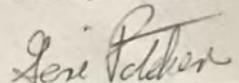
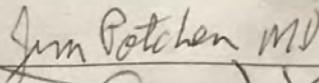
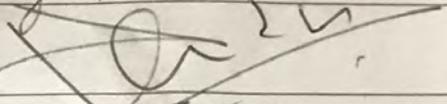
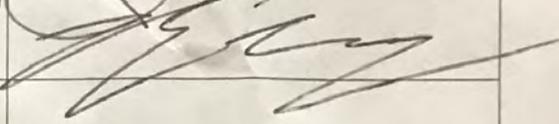
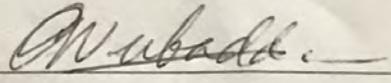
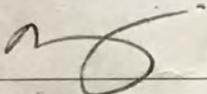
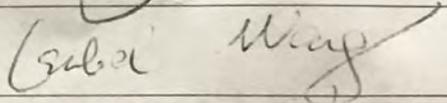
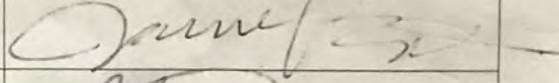
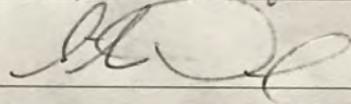
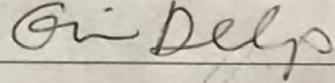
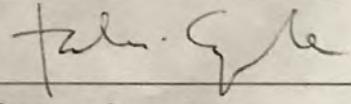
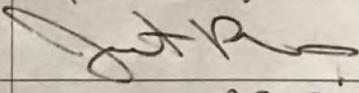
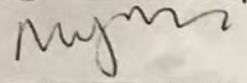
Name	Address	Signature
1) Eric Torng	4138 Benca Way	
2) Joe Herriges	4142 Benca Way	
4) Mary Herriges	4142 Benca Way	
5) <del>Krista Gullaba</del>	2613 Sophiea Pkwy	
6) <del>Pat</del> Renata Oprzynski	2589 Sophiea Pkwy	
7) Patrick Murphy	2589 Sophiea Pkwy	
8) Smriti Zutshi	2559 Sophiea Pkwy	
9) Shireesha Vardhamana	2553 Sophiea Pkwy	
10) Luda Zakharenko	2547 Sophiea Pkwy	
11) Arya Kale	4136 Benham Way	
12) KAVISA KALE	4136 BENHAM WAY	
13) BRIAN FURBAKO	4150 BENHAM	
14) SEETHAN KUMAR KURPUSWAMY	4156 Benham	
15) Yiyiing Tong	2520 Kevern	
16) <del>Carlebo</del>	2532 Kevern Way	
17) BENJAMIN D BROWN	2532 KEVERNWAY	
18) Stephanie White	2682 Sophiea Pkwy	
19) UDAY KORGRANT	4153 Benca Circle	
20) Dhana KORGRANT	4153 Benca Cir	

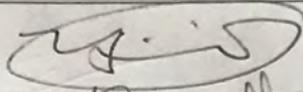
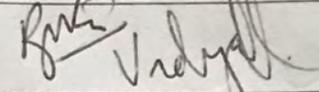
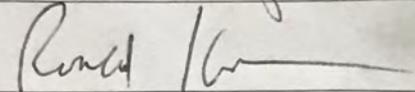
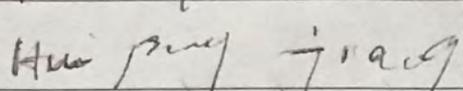
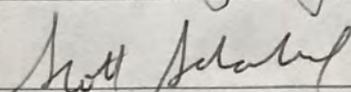
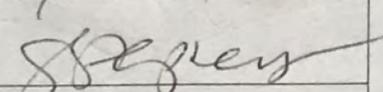
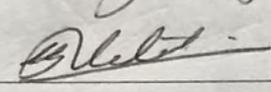
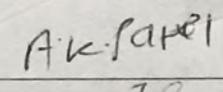
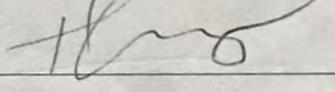
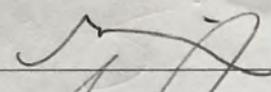
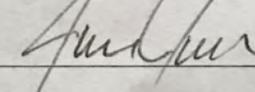
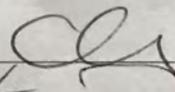
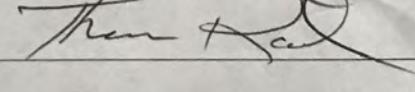
Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

Name	Address	Signature
1) <del>Aldanny M'Curdy</del>	2710 Sophia Parkway	<del>Aldanny M'Curdy</del>
2) Kathy M'Curdy	2710 Sophia Parkway	Kathleen M. M'Curdy
4) Hong Trebesk	2706 Sophia Parkway	Hong Trebesk
5) Yan Yan Wang	2699 Sophia Parkway	Yan Yan Wang
6) Yiming Deng	2536 Kevern Way	Yiming Deng
7) Christine Blower	2683 Sophia Pkwy	Christine Blower
8) James Fenton	2683 SOPHIA Pkwy	James Fenton
9) Jiahang Li	2601 Sophia Pkwy	Jiahang Li
10) <del>Ewresinger</del> Wang	4334 Benham Way	Wang
11) Joy Wahawisan	4155 Benham Way	Joy Wahawisan
12) Zhiheng Bi Xiamei Xu	2694 Sophia PKWY	Zhiheng Bi Xiamei Xu
13) Dana Flink	2717 Sophia Pkwy	Dana Flink
14) Brad Salem Christina Salem	2688 Laforet Cir	Brad Salem Christina Salem
15) Hyern Park DONGMAN CHOI	4141 Usiak Cir.	Hyern Park Dongman Choi
16) Yue Cui	2687 Sophia PKWY	Yue Cui
17) PRASHANTH KALE	4136 BENHAM WAY	Prashanth Kale
18) MANIKANTH VALLURU	2528 Kevern way	V. Manikant
19) MYTHLI MUKUNDAN MUKUNDAN AGARAM	2683 LAFORET CIR	Mythli Mukundan
20) Wei Li Yingxin Zhou	2565 Sophia Phwy	Wei Li Yingxin Zhou

Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

Name	Address	Signature
1) Binwei Xu Yaping Jin	2691 Lafret Cir	
2) JAN CASEY	2677 LAFORET CIRCLE	
4) Linda Scarpetta	4149 Benca Circle	
5) Bing Yu	2607 Sophia Pkwy	
6) PRANEETH YARLAGADDA	2690 Sophia Pkwy	
7) VENKATA PACHIPULUSU	2581 SOPHIA PKWY	
8) SRINIVASA VYYURI	2573 SOPHIA PKWY LOT#6	
9) Joe White	2682 Sophia Pkwy	
10) May Hu	2686 Sophia Pkwy	
11) Jill Stephenson- McCole	4137 W. Benham Way	
12) MAURICIO PINCHEIRA	4228 RAIN FOREST CIR	
13) Dan McCole	4137 Benham Way	
14)		
15)		
16)		
17)		
18)		
19)		
20)		

Name	Address	Signature
1) Andi b Mauricio Pincheira	4228 Rain Forest Circle Okemos	
2) Tae & Soogee Ahn	4232 Rain Forest Cir. Okemos	
4) ANJANA SUSARLA	4239 RAIN FOREST CIR OKEMOS MI 48864	
5) Leni Patches	4233 Rain Forest	
6) Jim Patches	4233 Rain Forest	
7) Prabode Weebade	2721 Sophiea Pkwy	
8) RYAN MORGAN	4236 RAIN FOREST CIRCLE	
9) KRISTIN MORGAN	4236 RAIN FOREST CIRCLE	
10) Cholami Weebade	2721, Sophiea Parkway	
11) T. J. Wang + Chris Weebade	2691 Sophiea Pkwy	
12) Isabel Wang	2699 Sophiea Pkwy.	
13) Jamie Pickett	4145 Bencalir	
14) Steve Delp	2675 Sophiea Pkwy	
15) Gina Delp	2675 Sophiea Pkwy	
16) Joohyun Chu	2679 Sophiea pkwy	
17) Sungyong Park	2679 Sophiea pkwy	
18) FABIO G. S. GRANDI	2672 LAFORÉT	
19) Justin Pihlman	2680 Lafonbor	
20) Myung Mamed	2702 LaForest	

Name	Address	Signature
1) Ting Xu Jingjing Chang	4158 Usiak Cir.	
2) Ranjith Samson Vidya Samson	2638 Sophia Pkwy Okemos, MI 48864	
4) Ron + Roselle KAWAUCHI	2702 Sophia Pkwy Okemos MI 48864	
5) Huiping Jiang	2713 Sophia Pkwy Okemos, MI 48864	
6) Scott Schabel	2714 Sophia Pkwy Okemos, MI 48864	
7) Sarah Stephens	4123 Usiak Circle Okemos	
8) Ketan Patel	2708 Laforet cir Okemos MI 48864	
9) Archana Patel	2708 Laforet cir Okemos MI 48864	
10) Mi Zhang	4135 Usiak Cir	
11) Jingbo Meng	4135 Usiak Cir	
12) Jason Inman	4146 E. BENCA	
13) Christina Inman	4146 E BENCA	
14) Tom + MARYA RAND	2671 LAFORET Circle	
15)		
16)		
17)		
18)		
19)		
20)		

## Peter Menser

---

**From:** Zhiheng Bi <zhbi2000@yahoo.com>  
**Sent:** Thursday, June 06, 2019 10:21 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning #19060 (Bennett Road Holding LLC)

Dear Members of Planning Commission and Mr. Menser:

We are writing to strongly oppose the rezoning #19060 proposed by Bennett Road Holding LLC. Because the rezoning is requesting a RA zoning, it will result in a higher density, not lower density of housing development in the area proposed. In our opinion, a higher density housing development is an OVER DEVELOPMENT for this area which should be avoided. Because:

- It will not be consistent with the township's master plan
- It will have a negative impact on the environment, i.e. wetland and wildlife
- It will decrease the property value for the neighboring communities
- It will make the area less attractive and thus will not benefit the county/township economically and environmentally in the long term

We urge you to sincerely consider our concerns about the rezoning #19060 (Bennett Road Holding LLC).

Sincerely,

Zhiheng Bi & Xiamei Xu

2694 Sophiea Pkwy

Okemos, MI 48864

517-203-0922

[Zhbi2000@yahoo.com](mailto:Zhbi2000@yahoo.com)

Debra R. Gift and David A. Gift  
2563 Sundance Lane  
Okemos, MI 48864

Peter Menser, Principal Planner  
Planning Commission  
Meridian Charter Township

June 7, 2019

Dear Mr. Menser and Members of the Planning Commission,

I am writing to comment on the proposed request from Bennett Road Holding LLC to rezone 96.74 acres from RR, RAA and RAAA to RA with conditions (#19060).

As a homeowner in Sundance Estates since 1988, my family has enjoyed this beautiful and tranquil neighborhood for several decades and we hope to continue to do so for many years into the future.

I firmly believe that rezoning the proposed property from low-density to medium density with the attendant increase in traffic, water runoff and drainage issues, as well as the insult to wildlife in the vicinity will negatively impact our safety, property value, and ability to continue enjoying our beloved neighborhood.

The public response to the last rezoning request of the property in October 2018, both in person and as written documents, communicated loudly and clearly that the community emphatically opposed rezoning the property to higher density with traffic cut-throughs and streets that would compromise the safety of adjacent and currently existing subdivisions.

I urge you to hear these pleas, reject this current proposed rezoning request and continue to work toward a more preferable compromise solution that would allow a win-win for all stakeholders.

There have been several alternatives proposed by local residents, I encourage you to support one that would focus on matching the density of the undeveloped property with the adjacent developed properties as well as provide a green-space access to the nearby parcel already owned by the Land Preservation program.

Thank you for your consideration of my comments.

Debra and David Gift  
Sundance Estates  
[giftdebr@gmail.com](mailto:giftdebr@gmail.com)

## Peter Menser

---

**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Friday, June 07, 2019 11:24 AM  
**To:** Peter Menser  
**Subject:** Rezoning Bennett Road Holding Co

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

**Site Visitor Name:** Jk Mir  
**Site Visitor Email:** [mirj1116@gmail.com](mailto:mirj1116@gmail.com)

In regards to the rezoning request. is it possible to hear from Okemos school board and Police department regarding impact of rezoning.

Roundabout at the school is very scary in the morning as parents try to drop kids and rush to their work. Also, if we could get clear explanation as to why they are requesting change. Last meeting they say to give them flexibility and I am uncertain what that means?

## Peter Menser

---

**From:** JOYCE WIESINGER <jwiesinger@comcast.net>  
**Sent:** Friday, June 07, 2019 11:44 AM  
**To:** Planning Commision (DG)  
**Cc:** Peter Menser  
**Subject:** Rezoning request #19060 for Bennett Road Holding LLC

Neighbors in Champion Woods have been gathering information regarding this proposal since last year and it has been interesting to see that the new proposal is not offering any solution to the concerns expressed regarding the original application.

My husband, Earl, and I live on the corner of Sophiea and Benca Way. We have grave concerns about the increase in traffic on Sophiea if the two neighborhoods are going to be connected. We already have a fair amount of speeding on Sophiea and an increase in cars will likely add to the noise and danger. I see no reason why the entrance and exit to the new neighborhood cannot be limited to Bennett Rd. I realize that the traffic to the school will be an issue and perhaps a solution can be created to remedy this situation.

I was an associate broker with BriarWood Realty, which is now CBHB, for many years and have served as the Co-Director of the New Homes Division working with local developers and builders. I understand the need for more places to build new homes and the tremendous investment it takes to put in the infrastructure. I have sold many Mayberry homes and have always felt they are a good value for the price point. I have also experienced developments like Okemos Preserve and Hawk's Nest in East Lansing where the streets are dangerously narrow and the lots very small.

I will not take up your time as I know the board and others are discussing many other concerns which I would only echo. There has to be a solution that will be acceptable to all parties. Perhaps a little more homework on the part of the developer would be most appropriate.

Sincerely, Joyce Wiesinger 4134 E. Benca Way

## Peter Menser

---

**From:** Earl Wiesinger <earlwiesinger@comcast.net>  
**Sent:** Friday, June 07, 2019 12:52 PM  
**To:** Planning Commision (DG); Peter Menser  
**Subject:** Objection to connecting Champion Woods subdivision to proposed subdivision due to traffic constraints

Gentlemen

I would like to voice concern over the traffic constraints that will occur if the Champion Woods subdivision is connected to the proposed subdivision, and my concern is threefold; namely, the excess speed on Sophiea, the crossing of Sophiea outside the designated cross walk at Hullett, and the traffic congestion at the time of the morning bus stops at Hullett Road and Sophiea Parkway. If these two subdivisions are connected, the traffic will more than double, which would only magnify these problems, and thus should be a major reason to NOT authorize this connection to occur.

We live at the corner of Sophiea and Benca Way and have observed vehicles exceeding the posted speed limit on Sophiea, both east and westbound, which is of particular concern with children crossing back and forth on Sophiea to reach the small playground on Sophiea or to cross over Sophiea as they walk to the bus stop on Hullet Road, particularly in the darkened mornings during the winter months.

The traffic congestion that already takes place at the time of the two morning bus stops at Hullett Road occurs in three incidents; namely, traffic is backed up on both Hullett and Sophiea, students are exiting cars to proceed to the bus stop and three, some automobiles are making U-turns at Sophiea and Benham. This congestion will only increase if the subdivisions are connected and the traffic on Sophiea doubles. These are the safety concerns that will surely increase if the Champion Woods subdivision is connected to the proposed subdivision and thus I object to any connection between the two subdivision.

Thank you for sharing my concern.

Sincerely yours,

Earl Wiesinger, 517-749-5395

4134 E Benca Way, Okemos, MI 48864

June 7, 2019

Dear Planning Commission Chair, Vice Chair, Secretary, and Commissioners,

I'm a resident in the Champion Woods subdivision in Okemos, MI. First I want to thank you for your service to our community and appreciate your expertise on land use. I'm strongly opposed to the RA zoning density, which is the core component of rezoning request #19060 (Bennett Road Holding LLC), for the following reasons.

*Fundamentally identical to rezoning request #18120*

Request #19060 is identical to rezoning request #18120 (Bennett Road Holding LLC), which the Planning Commission planned to deny before the original request was withdrawn on 10/30/2018. While the applicant has added some conditions in request #19060, all of your reasons for expressing concerns over rezoning this parcel still hold.

*Wrong assumption used by the applicant and traffic study*

The applicant stated, "Current zoning allows for up to 216 units and the requested rezoning will limit the number of dwelling units to a maximum of 210. The reduced lot count will act to preserve natural features and lessen the burden on local roads". I'd like to emphasize that this reasoning is based on the false premise that 216 lots could actually be built on the parcel with the current zoning. Given the prevalence of floodplain and wetlands, 216 lots cannot be built on the parcel with the current zoning and thus the request does not reduce lot count but increases it. The traffic study concludes, " The traffic volumes generated by the proposed rezoning are expected to decrease the total traffic trips from this property". The traffic study is also based on the wrong assumption that 216 sites could be constructed on the parcel with the current zoning ignoring the fact that much of the property is wetlands and floodplain. The rezoning does not decrease the traffic volume but increases it.

*Zoning goes with the land, not the owner's supposed intent*

Zoning decisions are specific for the parcel of land and not to an individual person who sought the zoning approval. Zoning belongs to the land, not the owner. Owners come and go, but the land stays put. When an owner requests a change in zoning, they will often tell you what they intend to do with the land. But the zoning stays with the land.

Rezoning request #19060 requested the RA zoning density with conditions to develop the parcel as PUD and limit the number of dwelling units to a maximum of 210. But we don't know if there is a time period during which the conditions apply to the land. Is it 5 years, 10 years or 20 years? And if the applicant gets the requested RA zoning and sells the land to a new property owner later on, do the conditions associated with this rezoning request apply to the new landowner? All of these are unknown to the public.

Medical marijuana impact

The 18 medical marijuana facilities to be operated in the township will put strings on police, fire, emergency service etc. The high demand on public safety by marijuana businesses is due to the fact that cannabis is illegal under federal law and all related transactions are cash only. If the township chooses to opt in for recreational marijuana in 2020, there will be even more demand on public safety. The township just doesn't have enough resources to support the RA zoning which is very dense and large in size of 96.74 acres.

Last but not least, the applicant needs to pay application fee. The application form shows \$4,400 was paid in September 2018 so nothing has been paid this time. But application #19060 is a new request. Section E.1. of rezoning application form clearly states that application fee is nonrefundable. Therefore the \$4.4K fee paid for request #18120 can't be refunded and applied to rezoning request #19060.

**Part III**

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

Yes     No    (Please check one)

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

Signature of Applicant \_\_\_\_\_ Date 4.16.19

Type/Print Name DAVID STAUD

Fee: \$4,400 Received by/Date: \_\_\_\_\_  
\*PAID SEPTEMBER 2018

The parcel can be developed as it is currently zoned. I suggest Planning Commission stay with its original decision to not approve rezoning request #19060.

Sincerely,

Yingxin Zhou  
equities trader, CPA

## Peter Menser

---

**From:** Cui, Yue <cuiyue@msu.edu>  
**Sent:** Friday, June 07, 2019 3:34 PM  
**To:** Peter Menser; Planning Commision (DG)  
**Subject:** Oppose the proposal for Rezoning #19060 (Bennett Road Holding LLC)

Dear planning committees,

I live in 2687 Sophiea PKWY. I am writing this letter to oppose the proposal of Rezoning #19060 (Bennett Road Holding LLC).

This re-zoning application didn't have a clear reason why the land needs to be rezoned. There is no reason to approve the application based on the information listed in the application form.

This re-submitted application didn't have significant changes compared to the applications submitted last fall (dropped 6 units). The residents in Okemos raised many issues and potential negative impacts (safety, traffic, public health, dredging, environmental hazards, property value drops, inconsistent zoning to the existing zones, etc.) for this rezoning proposal. The applicant didn't address any of these concerns in this re-submitted application.

Since the concerns that the Meridian Township residents addressed in last fall's public hearing were not mentioned in this re-submitted application, I can see that many residents may raise the same or similar questions in next Monday's meeting. The meeting might have a similar result. The applicant may withdraw the application and re-submit without significant changes later on even without paying an application fee. For the applicant, it is only one company's minor work (no significant changes for the application). However, the township, planning committee, and residents have to put a significant amount of time and resource for this matter each time without valuable outcome.

We respectfully ask you to vote "no" on the proposed rezoning.

Sincerely,

Yue Cui

## Peter Menser

---

**From:** xin liu <xinliu.co@gmail.com>  
**Sent:** Friday, June 07, 2019 5:20 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning 19060

Dear Planning Committee

this is Xin Liu, a resident in Champion Woods Community. My husband Yiming Deng and I heard the proposal for Rezoning 19060 comes back again.

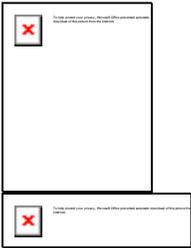
We were very happy that last year the Township denied the original rezoning request and very disappointed that the rezoning request comes back again. My family strongly disagree the rezoning proposal and I hope the township will represent us, we residents, and deny the proposal this year.

Thank you

--

Have a good day!

Xin Liu



300 West Lake Lansing Rd.  
East Lansing, MI, 48823  
Cell: 517-292-4069  
<http://www.xinliu.remax-michigan.com/>

## Peter Menser

---

**From:** Li, Wei <wli@msu.edu>  
**Sent:** Friday, June 07, 2019 5:38 PM  
**To:** Peter Menser  
**Subject:** Fwd: Opposition to rezoning application #19060

Begin forwarded message:

**From:** [wli@msu.edu](mailto:wli@msu.edu)  
**Date:** June 7, 2019 at 4:31:36 PM EDT  
**To:** [planningcomission@meridian.mi.us](mailto:planningcomission@meridian.mi.us)  
**Subject:** **Opposition to rezoning application #19060**

Dear Planning Commission members,

I live on [2565 Sophiea Pkwy, Okemos, MI, 48864](#). I'm completely opposed to rezoning request #19060 (Bennett Road Holding LLC). The parcels can be developed as they are currently zoned.

The letter submitted by Champion Woods Condominium Associated in June 2019 clearly demonstrated that the applicants have failed to show why the current zoning is unreasonable, and they have failed on at least four criteria (B2, B3, B6, B7) to show that RA zoning is appropriate.

I'd like to emphasize the size of the parcels requested for rezoning. It's not 2 acres, 5 acres or 10 acres. It's 96.74 acres, about 3 times of the size of Champion Woods subdivision. If you look at [Meridian Township](#) zoning map, no other residential site is larger than the project site in this rezoning request in terms of size. The larger size of the parcel requested for rezoning, the bigger impacts on the natural environment.

The requested zoning density is RA which is very dense. If we consider this in addition to the size of the project site, we have serious concerns: 1) The development may damage the 3 wetlands that exist on the land. The wetlands and natural woods is one of the reasons for many residents moving to Okemos. 2) Houses will be built around wetlands and floodplain leading to great risk of flooding. 3) The development may damage the Southwest Meridian Uplands Preserve which is adjacent to the area requested for rezoning and could limit access to it. The township paid \$1.3 million to buy this land preserve in 2010. Why are we doubling the density of the adjacent area to put our precious land preserve at risk?

Thank you for your time and consideration. Please vote to deny rezoning request #19060.

Sincerely,

Wei Li, PhD

## Peter Menser

---

**From:** Larry Mccurdy <kalamc@ameritech.net>  
**Sent:** Friday, June 07, 2019 6:04 PM  
**To:** Peter Menser  
**Subject:** rezoning request #19060

I have tried twice to send this letter to the planning commission email and have received the following mail failure notice: "Recipient address rejected: Access denied" Is there anyway this letter could be included in the packet? - my first try was early this morning.

Larry McCurdy  
2710 Sophiea Parkway  
Okemos MI 48864

Members of the Planning Commission;

My wife and I have been residents and homeowners in Meridian Township for 42 years and have lived in our present home since 2009. We are of the opinion that the rezoning request #19060 should be denied. The application is the exact same application the commission voted to not recommend to the township board in 2018. Nothing has changed. The developers want to rezone in order to be able to build more units than they can with the existing zoning. As we and many other members of the Champion Woods Association and from other nearby neighborhoods pointed out at that earlier meeting, the fragile ecosystem that exists in this area cannot bear the stress of more development. The development of Champion Woods has already added more strain than the environment can absorb. My wife and I were one of the first families to move into Champion Woods and were delighted that we had a natural area in back of our unit that we could walk through and enjoy nature and the natural beauty of the area. This is no longer possible. Once the development used fill dirt to add additional building areas, water collected in the area to the rear of our lot. This spring we have had water at least as deep as 16 inches in that area and it has stayed at double digits depth. Unfortunately, this has not been the worst spring in terms of the amount of standing water. We have had amounts close to, if not more than 20 inches of standing water. As of now what was dry land with many healthy trees is now literally under water from very early spring to well into the summer. There is no time during spring, summer or fall that the area can be walked through. This was not an expected consequence of the PUD that was approved by the Township, but it certainly is, and unfortunately nothing can be done to change the result. So now we are looking at building more homes with another PUD. The developers will say that the drainage issue will remain neutral, but they cannot guarantee that no more than the developers of Champion Woods could. If more problems develop and even more water is backed up, than residents of at least three or four other subdivisions will bear the consequences. Putting existing residents at risk of more issues with standing water and even water encroaching into their homes is not fair to them. These residents bought and built homes without knowing that these problems would develop or that there was even a possibility that they would develop. The commission has a responsibility to those residents to protect their rights before granting developers the right to cause further damage to their neighborhood environment.

Another concern is the opening up of Sophiea Parkway to be a thru street. With the traffic flow created by children being dropped off and picked up at Bennett Woods Elementary School, Sophiea Parkway would become part of a loop both morning and evening. Besides this obvious and huge increase in traffic, residents of this new development will likely use Sophiea Parkway when wanting to go north on Okemos

Road. Here again, residents bought and built homes here because it was a very safe and secure place for children to play without the worry of traffic from out of the subdivision. That would no longer be true. Again, the present residents should be considered before granting a developer to under cut what they have and should be able to maintain.

These issues will have another result. Property values will be lowered and depending on the degree of the problem of the drainage issue, the values will likely to be substantially lowered. Again, present resident's properties should to be a consideration when discussing rezoning.

Thank you for your time and consideration Larry McCurdy



Sticks used in measurements



1 May – 7 in.



2 May 8.5 in.



8 May 13 in.



10 June 18.5 in.



10 June view of water



10 June view of water

## Peter Menser

---

**From:** Mark Cunningham <cunghm@hotmail.com>  
**Sent:** Friday, June 07, 2019 9:11 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning Request #19060

Sorry I'm a bit late with this, but I'd like to add a few comments to the discussion on Rezoning Request #19060 and related issues on a few specific points.

1) I am strongly in support of the Township acquiring the northern, smaller parcel between the Heron Creek area and the tracks as was shown in the township meeting last fall. Connecting this acquisition with the township natural area to the west would help preserve the residents' quality of life as well as help preserve the natural area. Much of this area closer to the tracks seems to present drainage issues as well.

2) Increased housing density would add to traffic pressure. Commuters often speed down the forested stretch of Sower Boulevard from Okemos Road and sometimes don't slow down enough when they get to residential areas. Residents along Hulett Road had to ask for speed bumps to deal with a similar problem some years back. Access to the proposed development through the Sundance or Champion Woods subdivisions could result in similar pressure on roads not designed for it.

Thank you!

Mark Cunningham  
2376 Graystone Drive  
Okemos, MI 48864

**Peter Menser**

---

**From:** LAURA STEBBINS <lstebbins123@comcast.net>  
**Sent:** Friday, June 07, 2019 9:53 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning Request #19060 -- Bennett Rd and Hagadorn Rd

Ladies and Gentlemen:

I would like to express concern over the proposed rezoning #19060 on Bennett Rd near Hagadorn Rd. It seems to me that a high density development such as this would

- 1) Add strain to the wetlands nearby,
- 2) Increase traffic to the area, and
- 3) Overcrowd Bennett Woods Elementary School, which is already struggling with overcrowding.

The Okemos schools and the park lands of Meridian Township in general are a huge reason that families choose to live here. They enrich the lives of the community. Making a high density project like this places undue strain on our natural resources, our school system and our community in general.

Perhaps this is an area that the Land Preservation Advisory Board could move to acquire. We need to preserve these lands for our community.

I urge you to please vote against this proposal.

Thank you,

Laura Stebbins

3875 Roxbury Ave

Okemos, MI 48864

## Peter Menser

---

**From:** LAURA STEBBINS <lstebbins123@comcast.net>  
**Sent:** Friday, June 07, 2019 10:06 PM  
**To:** Peter Menser  
**Subject:** Fwd: Rezoning Request #19060 -- Bennett Rd and Hagadorn Rd

To Mr. Peter Menser:

I would like to express concern over the proposed rezoning #19060 on Bennett Rd near Hagadorn Rd. It seems to me that a high density development such as this would

- 1) Add strain to the wetlands nearby,
- 2) Increase traffic to the area, and
- 3) Overcrowd Bennett Woods Elementary School, which is already struggling with overcrowding.

The Okemos schools and the park lands of Meridian Township in general are a huge reason that families choose to live here. They enrich the lives of the community. Making a high density project like this places undue strain on our natural resources, our school system and our community in general.

Perhaps this is an area that the Land Preservation Advisory Board could move to acquire. We need to preserve these lands for our community.

I urge you to please vote against this proposal.

Thank you,

Laura Stebbins

3875 Roxbury Ave

Okemos, MI 48864

**Peter Menser**

---

**From:** Jason Inman <jasoninman313@gmail.com>  
**Sent:** Saturday, June 08, 2019 8:15 AM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning #19060

To whom it may concern,

I write to you as a concerned owner, parent, neighbor, and citizen of Okemos as to the potential rezoning of the land to connect Bennett Rd to our neighborhood on Sophiea Parkway. We built a home in Champion Woods Estates 5 years ago. There are several reasons this is highly concerning to our neighborhood. Our neighborhood pays a significant amount of property taxes and we were told that our neighborhood would always be a no outlet area, which is why many of us built and chose to live here. I believe that many of us would've taken those funds to other communities had we been aware this was a potential issue.

Our family is opposed to the idea of potentially increasing the density of the new development. As you are aware, meridian township is a unique area with plenty of wetlands and other unique nature areas. There is a strong concern that by increasing the density of a delicate area, potential flooding and other water table issues may arise.

Thank you for your time,  
The Inman's  
4146 E. Benca Way  
Champion Woods

## Peter Menser

---

**From:** Chuck Maniaci <chuckmaniaci@gmail.com>  
**Sent:** Saturday, June 08, 2019 4:50 PM  
**To:** Planning Commision (DG); Peter Menser  
**Subject:** Rezoning request #19060 for Bennett Road Holding LLC (against)

Hello Planning Commission and Mr. Menser;

We do not support the rezoning to allow for an increase in density (from RR, RAA and RAAA to RA) for the property north of Bennett Road. Any development of that land will probably result in water-related issues, just as the Champion Woods development caused areas west of Sundance Estates and adjacent to the Woods of Heron Creek to become permanently flooded. Hundreds of trees were killed. It's an eerie sight to see the dead trees rising out of the standing water. Property owners didn't sign up to have permanent ponds just a few yards from the back of their houses.

Some of my personal thoughts in addition to keeping the zoning as it is:

- Please be sure a well thought out drainage plan is put in place. Drainage retention ponds may be necessary within the bounds of the parcel(s) to be developed, not allowing runoff to go to the surrounding areas and neighborhoods.
- There should be no building allowed within existing wetlands. The developer should work around the natural contours of the land. Too often developers are allowed to build on existing wetlands. The Sanctuary, east of Hulett Road, is one such development. This caused permanent flooding of one or more parcels to the north of that development, causing property owners to lose large areas of their land to standing water.
- As owners of buildable land on Hulett Road, we were informed by members of the Meridian Township Planning Dept. that there is no option to build within 40 feet of the existing wetlands behind our property. And we even had to pay the township to have your contracted wetlands expert draw the line of delineation. If a small project like ours has to follow the rules, so should a large project such as the one that may occur with the 96+ acres north of Bennett, east of Hagadorn, west of Sophia Parkway.

We also agree with many of the concerns identified in the June 1<sup>st</sup> letter written by Carla and James Galligan.

Sincerely,

Chuck & Renee Maniaci  
2553 Sundance Lane  
Okemos, MI 48864

## Peter Menser

---

**From:** Opoczynski, Renata <opoczyns@msu.edu>  
**Sent:** Saturday, June 08, 2019 10:11 PM  
**To:** Planning Commision (DG); Peter Menser  
**Subject:** Opposing rezoning #19060

Dear Members of the Planning Commission and Mr. Menser:

Thank you for your time reading this letter. My name is Renata Opoczynski. I live in the Champion Woods neighborhood and I work at MSU in assessment and strategic planning. I note this, because my work frequently involves working with faculty and staff to help them explain why they want to make changes and the benefits of those changes. In particular, I stress that arguments need to be specific and detailed and clearly articulate the reasons behind decisions. So as I read the proposed rezoning change from Bennet Road Holdings LCC (#19060) this is the lens I viewed it from. If this application was submitted to me for feedback, I would tell the applicant it needed significant revisions as they do not come close to proving why they need to change the zoning for the land area or why the current zoning is unreasonable. For instance, in response to how the surrounding areas have changed the only relevant sentence they include is “the neighboring community (Champion Woods) was developed and completed.” As I say to my colleagues when presented with a statement like this, “so what” and “why does that matter.” I argue here that while this is indeed a change that occurred, they do not state a reason why this makes the present zoning unreasonable. Additionally, in response to why the current zoning restrictions do not further the health, safety or general welfare of the public, they note how the rezoning request offers flexibility to “maximize open space, reduce density, reduce lot size and reduce the potential burden on municipal infrastructure.” While this may be true (though I do not think it is), it again does not at all explain how the CURRENT zoning does not further the health safety or general welfare of the public. While it is my belief that simply failing to demonstrate any real need for rezoning by the townships own criteria is reason enough to reject this proposal, I will add that the numerous other reasons presented such as the increased traffic, the impact on wetlands and the RA zoning not matching the nearby neighborhoods add even more reasons to reject the proposal.

Thank you for your time.

Renata Opoczynski  
2589 Sophiea Parkway  
Okemos MI 48917

### **Renata Opoczynski, Ph.D.**

Pronouns: she/her/hers  
UIA Fellow  
Office of the Provost, Undergraduate Education  
Michigan State University  
517-884-2213  
[opoczyns@msu.edu](mailto:opoczyns@msu.edu)  
[www.theuia.org](http://www.theuia.org)

## Peter Menser

---

**From:** James Fenton <jimfenton42@gmail.com>  
**Sent:** Saturday, June 08, 2019 10:46 PM  
**To:** Peter Menser  
**Subject:** Attn: Peter Menser re: Hagadorn/Bennett Rezoning

Dear Planning Commission-

My name is James Fenton and I own the home and live at 2683 Sophiea Pkwy. It is with great concern that I write this letter of opposition to the application for rezoning that has been submitted for your review and I sincerely hope that you will oppose and deny the application for rezoning. The application should be denied for many reasons but I will focus on three: neighborhood continuity and value, environmental impact, and safety.

When I moved to the Lansing area, I had many options in which live. I chose Okemos for my family for the benefits that a close knit and involved community can have. The Champion Woods subdivision is a lovely area with a park-like setting and wonderful natural areas. Adjacent neighborhoods are similarly arranged, planned, and zoned relative to residential density. By allowing the proposed zoning changes, a higher density residential area would be placed immediately adjacent to multiple dissimilar neighborhoods and areas. This disrupts continuity in a major way. In addition, the added burden of traffic flow and lower cost housing that will be built in this model will decrease property values both in terms of monetary value as well as overall cohesiveness of the community which would undermine the value of being a resident in Okemos itself. This loss of both monetary and perceived value for this area and the community as a whole should be of grave concern in your deliberations towards denial of the application.

There can be no overstating the environmental impact that we as a species has had to the detriment of our ecosystem. In specific terms, many of my neighbors within Champion Woods have noted significant flooding and drainage problems that have arisen as additional homes have been built in our own subdivision. My own property has become encroached on by persistent water that simply was not there two years ago. The difference is the last few homes being built and the terraforming associated with those projects resulted in increased runoff to the area I have mentioned. This was a natural space that my children and I would frequently hike around and through experiencing nature literally in our own backyard. This forest is now a perpetual wet-space that oscillates between pond and swamp. The area I describe will actually be directly adjacent to the proposed area of development. I have serious concerns therefore that the flooding I experience will continue to encroach and remove usable property of mine and also put my family and I at great risk for flooding of our home. To imagine a scenario where the construction of new homes would not cause the drainage problems I describe to worsen would be certainly short-sighted especially since my subdivision of Champion Woods serves as a de facto cautionary tale. With the construction of homes within Champion Woods (which was done according to code and auspices if the drain commission), our neighboring subdivisions of Sundance and Woods at Heron Creek have experienced the exact situation I have presented relative to flooding and the change of the environment therein. In addition to our homes, the township purchased an area near the proposed rezoning area to be set aside as a natural and undeveloped area. I applaud this move but would remind the board that to own this land for this purpose is a great and worthy responsibility for stewardship. This responsibility would further reinforce the need for denying the rezoning application since the environmental impact would be too high.

My final point relates to safety. As a physician, I have had many opportunities to discuss and promote health of the individual as well as that of the public. In the realm of public health, there are countless examples of how civic measures were put in place or changes prevented that maintained and promoted health and safety. Unfortunately, there are also tragic examples where they were not. The neighborhood of Champion Woods is a

tightly knit group of caring people who know and love all of our children. Our kids play together and walk or bike to school together and experience the simple pleasure of being a child at play with friends and a supportive network of neighbors. A major part of child development comes through play and physical health is promoted with activities and being active. With increased traffic on our roads, this will directly impact the children's safety and as a result of that change, their development both psychologically and physically would be hindered and arrested. Relative to the traffic assessment within the application for rezoning, the estimation was for an increase in weekday traffic flow of nearly 2000 trips. Everyone would agree that this is a significant increase in traffic. With that increase comes increased exposure of our children to vehicles and their risk in this situation cannot be downplayed or marginalized.

This application represents an opportunity by the board to recognize what is actually and truly important in our community. The well-being and safety of our children, friends, and neighbors is paramount. The primary role of government is to protect its citizens. The environment is fragile and our ability to learn from past mistakes and proceed as stewards is critical before irreparable harm has been inflicted. Our neighborhoods in Okemos are special; full of wonderful and tight-knit people. The layout and planning of these spaces is and the surrounding areas is what makes these positives not only a possibility but what has simply become "the way" that our community is. So, these are the things that are truly important: environment, health, safety, and preservation of our neighborhoods. This board has the opportunity to recognize and acknowledge these, and to take a strong position to promote the values and direction our fine community continues to move. This board can do this by denying the application for rezoning.

Respectfully Submitted,

James Fenton, MD

## Peter Menser

---

**From:** Christene Blower <christeneblower@yahoo.com>  
**Sent:** Saturday, June 08, 2019 10:46 PM  
**To:** Peter Menser  
**Subject:** Opposed to Rezoning

Dear Planning Commission,

It has recently come to my attention that a local developer has submitted a proposal to rezone the area near Bennett and Hagadorn Roads. As a resident of Champion Woods, I am strongly opposed to the proposal and urge the board to deny Mayberry Homes' request to change the zoning to high-density.

I've recently moved into my fiancé's home and do enjoy the neighborhood. Having the recent opportunity to combine households, we made an intentional decision to stay in Champion Woods based on the safety, convenience, and beauty of the immediate area. We and our three children utilize the sidewalks and street for exercise and play, we are within safe walking distance to schools, and the quietude here is incredible. In fact, we just made a significant investment in our home in order to be able to enjoy our outdoor surroundings in peace and quiet. A high-density neighborhood threatens to increase traffic and danger, foul the setting, and decrease property values.

As we have read in the application there will be a significant increase in traffic, especially during school hours. It is already difficult getting through the roundabout at Bennett and Hulett each weekday. More importantly though, it is my understanding that Sophiea Way may become a thoroughfare for the new neighborhood. This poses a significant danger to our children as they play and make their way to and from school. Additionally, the noise and activity level directly in front of our home will increase and drown out the sounds of nature around us.

Regarding the local schools, our children enjoy a relatively low student to teacher ratio. While the school board may have stated that they can physically accommodate an increased number of students, I am concerned that resources may not be proportionally increased. Crowded classrooms and compromises to curriculum are just two examples of what I worry about as a mother with school-aged children. Changing the zoning adds unnecessary strain to our local school system and potentially decreases the student experience.

Finally, I'm sure you've heard from other concerned residents that those in the Sundance Estates subdivision have realized an increase in water in their neighborhood as more houses have been added to Champion Woods. In fact, there are areas of standing water in Champion Woods that were dry prior to the neighborhood being so built up, our backyard being one of them. Located on the wooded edge of the proposed rezoning, our property will continue to be directly negatively impacted by the addition of multiple residences. As the water rises it will encroach upon our leisure space and worsen what is already a lively breeding ground for mosquitos—a health and safety risk in and of itself.

In sum, I fear that creating a high-density residential area around the corner will threaten safety within our neighborhood, negatively impact our roadways and schools, lower our property values and decrease the quality of outdoor living within the neighborhood. I urge you to deny the proposal brought forth by Mayberry Homes and hold fast to the current assigned zoning.

Thank you for your consideration.

Respectfully submitted,

Christene Blower, MBA, BSN, RN  
2683 Sophiea Pkwy  
Okemos, MI 48864

## Peter Menser

---

**From:** Kory M. Shrum <kory.m.shrum@gmail.com>  
**Sent:** Sunday, June 09, 2019 11:14 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning Request #19020 Bennett Woods and Hagadorn Rd

To Whom It Concerns,

I'm deeply disturbed by the news that 5 wetlands are threatened by this rezoning proposal. We have already seen stress and duress to the wildlife in this area after the construction of the nearby Costco. More development in these areas will only further deteriorate the health of our wildlife populations—particularly the egrets, herons, ducks, migrating geese, and muskrats that I have seen with my own eyes.

One of the reasons I love living in this area, and why I take so much pride in it, is the abundance of green space. Not only does it bestow mental well-being but it reflects the health and synergy of this area. I am sure many other citizens also see the value these wetlands hold for the health of our community.

Think ahead a few years, when attention to climate and wildlife protection continues to grow in the public eye. Do you want it on your record that you demolished these essential habitats in order to build more property? Constituents will sure ask “was there *really* nowhere to build?" Do you think voters will continue to support officials that make these detrimental decisions?

We have put human interests above the environment's for far too long and we will pay for those mistakes.

The wildlife and habitats affected by this rezoning proposal deserve to stay. I strongly urge you to consider renegotiating a proposal that protects these vulnerable areas. This is your chance to prove that we are learning from our mistakes.

Kory Benedicto  
1817 Linden Street  
East Lansing, MI 48823  
(269)567-0966

Drs. Dan McCole and Jill Stephenson-McCole  
4137 Benham Way  
Okemos, Michigan. 48864

June 6, 2019

Meridian Township Planning Commission  
5151 Marsh Road  
Okemos MI 48864

Planning Commissioners:

We are writing to you again in strong opposition of the rezoning request #19060 (Bennett Road Holding LLC). The reasons for our opposition are as follows:

- 1) *Insufficient justification*. The application for rezoning requires an applicant to justify the reasons the current zoning is “unreasonable” and provide reasons why the application is appropriate. As is well articulated in the letter provided by the Champion Woods POA, the applicant failed to provide even a single example of how the current zoning is “unreasonable,” and was misleading in its stated reasons why rezoning is appropriate. If reasonability of current zoning is an important consideration in rezoning decisions, the commission would not be justified in approving ANY change to the current zoning based on the original or revised applications. If reasonability is not important in these decisions, why does it play such a prominent role in the application?
- 2) *Increased Traffic on Sophiea Parkway*. The applicants have provided a revised traffic study with their re-submitted application. As mentioned at the October meeting, that study does not address the increased traffic on Sophiea Parkway, which will connect the Champion Woods Subdivision with the future development. If the commission decides to endorse any change in zoning, there will be an increase in traffic on Sophiea, particularly at school drop-off and pick-up times. Bennet Woods Elementary School only allows right hand turns into its entrance, so cars from the new development would likely make a loop by driving down Sophiea, to Hulett, to Bennett, in order to make a right hand turn into the school. As currently zoned, the properties would yield approximately 174 lots. The requested zoning would yield 345 lots, nearly twice as many. As you know, increased traffic would likely lead to a decrease in the home values in Champion Woods.
- 3) *Drainage*. The properties in question have wetlands, floodways, and areas of floodway fringe. Any development in this area will impact the drainage and could impact the amount of dry land on the various lots. As you heard during the October meeting, many homeowners in the areas adjacent with Champion Woods saw a dramatic increase in water on and near their properties, in many cases decreasing the amount of usable dry land. These changes seem to have been unanticipated during the planning process of the Champion Woods, demonstrating that planning processes do not accurately forecast changes in drainage and water retention. It seems likely that another development on an area with significant water will likely have unintended impacts on existing properties, which like increased traffic, would impact our property values.

- 4) *Natural Environment*. The first two goals of the 2017 township master plan are to preserve natural areas and neighborhoods. The above concerns address the latter, however, we are also concerned with the impact on the natural environment of the proposed property. In 2010, Meridian township purchased land adjacent to the proposed properties (from one of the applicants of the current rezoning request). According to the public record for the discussions leading up to this purchase, township leaders felt that this area was a worthy enough environmental asset to justify spending \$1.3 million dollars of tax revenue to preserve. It appears that the notion that this entire area is a unique environmental condition has not changed in the last ten years, as at last week's township Environmental Commission meeting, the properties proposed for rezoning were identified as "environmentally sensitive." In issues of development, natural areas almost always lose. They have no hope of winning battles. Rather, their best hope is to pull off a tie. Any decision to change the current zoning would be a loss to this "environmentally sensitive" area. As referees in this match, the commission has the ability to ensure a tie. We hope you will.
- 5) *Inconsistency with the Adjacent Properties*. This issue was also addressed at the October meeting and the revised application has not addressed it. The requested rezoning would be denser than all of the residential areas to which it is adjacent.

Although the applicants have stated a number of times that a change in zoning will offer them greater flexibility in developing this land, the fact is there is only one reason they are requesting a change: to increase the revenue they can squeeze from their land. Perhaps if we owned the land, we would try to do the same. But we do not. Rather, like most of our neighbors, we own one small piece of land on which sits our house. This land and our house represent the most major investment we have ever made. We are betting that this investment will pay off for us, not only by providing a safe place for us to raise our family while we own it, but as a retirement vehicle and college fund when we ultimately become empty nesters and downsize. Many things out of our control and the commission's could negatively impact our investment, but the commission does have the power to diminish our investment and that of our neighbors.

This issue before you is not whether or not houses will be built on this property. There will be, and the property owners around the land in question always knew (or should have known) there would be. Instead, your decision is to either maintain the existing path toward development of up to 174 new lots, or help the developers double the density of the land to maximize their profit. There is nothing wrong with developers trying to increase their investment, but please understand that a decision to maximize their investment will come at the expense of ours and our neighbors. As stewards of the public trust, you are our representatives in this issue. We hope you will represent us well.

Sincerely,

Dr. Dan McCole, Ph.D. and Dr. Jill Stephenson-McCole, M.D.

Yingxin Zhou  
2565 Sophiea Pkwy  
Okemos, MI 48864

June 10, 2019

Re: Rezoning request #19060 (Bennett Road Holding LLC) (Opposition)

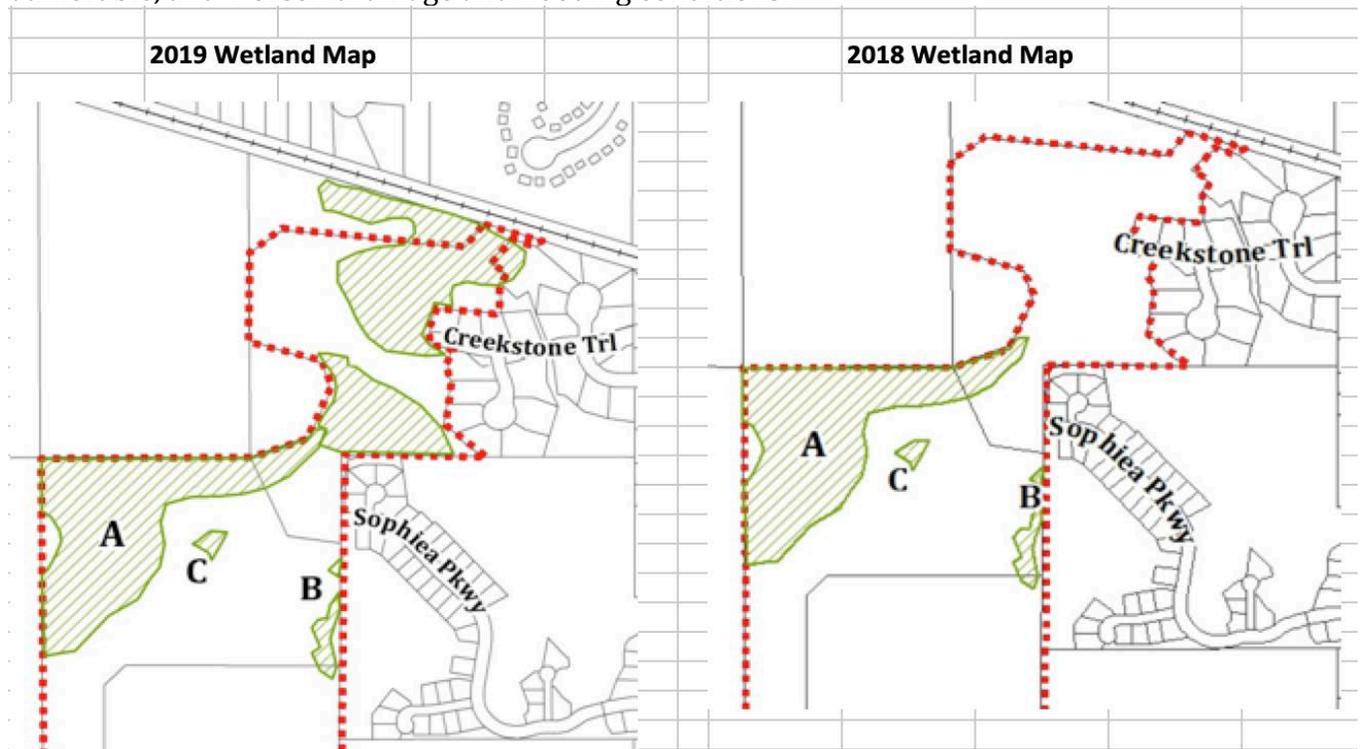
Dear Meridian Township Planning Commission Chair, Vice Chair, Secretary, Commissioners, and Mr. Menser:

The June 10, 2019 planning commission meeting packet released on June 7, 2019 provided new information on rezoning request # 19060 (Bennett Road Holding LLC). So I'm writing in again and am strongly opposed to this rezoning application.

**5 wetlands in 2019 vs. 3 wetlands in 2018**

Actually there are 5 wetlands on the project site. The analysis provided to Planning Commission in October 2018 only has 3 wetlands. They are decent in size: A: 9.06 acres, B: 0.83 acres, and C: 0.16 acres. The size for the 2 new wetlands has not been provided. They appear to be around 10 acres in total. So the 5 wetlands are about 20 acres, representing 20% of the project site in size.

Development under RA zoning which is very dense will make the wetlands and floodplain more vulnerable, and worsen drainage and flooding conditions.



**The application form is misleading**

Section A. 2) of the form states “Current zoning allows for up to 216 units. The requested rezoning will be conditioned on .....and a maximum lot count of 210. The reduced lot count will act to preserve natural features and lessen the burden on local roads and schools.”

I must emphasize that the 216 units under current zoning is calculated based on minimum lot area sq. ft. When comparing to the condition of 210 units, the applicant should have used max dwelling units/acre to get the number of units allowed under current zoning since the percent reduction for road rights-of-way needs to be considered. The number of units produced using max. dwelling units/acre is 176, which is 34 or 19% less than 210.

<b>Number of units can be developed under current zoning</b>							
	<b>Acres</b>	<b>Max dwelling unites/acre</b>	<b>Max units</b>	<b>Min. Lot area sq. ft.</b>	<b>Total sq.ft.</b>	<b>Max units</b>	
<b>RR</b>	8	0.98	8	40,000	348,480	9	
<b>RAA</b>	13	2.64	34	13,500	566,280	42	
<b>RAAA</b>	75	1.79	134	20,000	3,267,000	163	
	<b>96</b>		<b>176</b>			<b>214</b>	
<b>Max # of units per rezoning request #19060</b>			<b>210</b>				
			<b>34</b>				
			<b>19%</b>				

Additionally, the reasoning at Section A.2 is based on the false premise that 216 lots could actually be built on the parcel with the current zoning. Given the prevalence of floodplain and wetlands, 216 lots cannot be built on the parcel with the current zoning. There are about 20 acres wetlands. The following calculation is performed to estimate the number of units allowed under current zoning while taking wetlands into consideration. The assumption used is that development can't be made on 75% of the 20 acres wetlands. The number of units produced using max. dwelling units/acre while considering wetlands is 139, which is 71 or 52% less than 210. So the rezoning request actually increases density, increases lot count and increases traffic.

<b>Wetland</b>							
	<b>Acres</b>						
<b>A</b>	9.06						
<b>B</b>	0.83						
<b>C</b>	0.16						
<b>The other 2</b>	10						
	20.1						
	75% area that can't be used to build house						
	<b>15</b>						
<b>Take wetlands into consideration</b>							
	<b>Acres</b>	<b>Max dwelling unites/acre</b>	<b>Max units</b>	<b>Min. Lot area sq. ft.</b>	<b>Total sq.ft.</b>	<b>Max units</b>	
<b>RR</b>	8	0.98	8	40,000	348,480	9	
<b>RAA</b>	0	2.64	0	13,500		0	
<b>RAAA</b>	73	1.79	131	20,000	3,180,000	159	
	<b>81</b>		<b>139</b>			<b>168</b>	
<b>Max # of units per rezoning request #19060</b>			<b>210</b>				
<b>Diff</b>			<b>71</b>				
<b>Diff %</b>			<b>52%</b>				

**Zoning with conditions**

I suggest Planning Commission be very careful with rezoning requests with conditions, especially those large in size of area. Though the analysis provided to the Commission states that the conditions run with the land and would apply to future owners if the property were to be sold, I'd like to point out that it's difficult for the public to track conditions to zoning. We're much more sensitive to the zoning class such as RAAA, RAA and RA. A few decades later most of us won't be here and who will still remember the conditions attached to this parcel?

If the Commission does allow zoning requests with conditions, please consider establishing a time period during which the conditions apply to the land. If the conditions are not satisfied within the time specified, the land shall revert to its former zoning classification.

**The applicant needs to pay application fee**

Once again we're asking the applicant to pay application fee. Request #19060 should not be discussed by the Commission until the application fee is received. Please get back to us on this issue.

The letter submitted by Champion Woods Condominium Association clearly demonstrated that the applicants have failed to show why the current zoning is unreasonable, and they have failed on at least four criteria (B2, B3, B6, B7) to show that RA zoning is appropriate. Please vote to deny this rezoning request.

Sincerely,

Yingxin Zhou

**Number of units can be developed under current zoning**

	Acres	Max dwelling unites/acre	Max units	Min. Lot area sq. ft.	Total sq.ft.	Max units
RR	8	0.98	8	40,000	348,480	9
RAA	13	2.64	34	13,500	566,280	42
RAAA	75	1.79	134	20,000	3,267,000	163
	<b>96</b>		<b>176</b>			<b>214</b>

Max # of units per rezoning request #19060 **210**  
**34**  
**19%**

**Wetland**

	Acres
A	9.06
B	0.83
C	0.16
The other 2	10
	<u>20.1</u>
	75% area that can't be used to build house
	15

**Take wetlands into consideration**

	Acres	Max dwelling unites/acre	Max units	Min. Lot area sq. ft.	Total sq.ft.	Max units
RR	8	0.98	8	40,000	348,480	9
RAA	0	2.64	0	13,500		0
RAAA	73	1.79	131	20,000	3,180,000	159
	<b>81</b>		<b>139</b>			<b>168</b>

Max # of units per rezoning request #19060 **210**  
Diff **71**  
Diff % **52%**

## Peter Menser

---

**From:** Katie Porter <katieporter0@gmail.com>  
**Sent:** Sunday, June 09, 2019 8:47 PM  
**To:** Planning Commision (DG)  
**Cc:** Peter Menser  
**Subject:** Mayberry rezoning #19060

To whom it may concern,

We are writing with regard the the rezoning request #19060. My husband and I moved to Sundance Estate just over a year ago and were drawn to this particular neighborhood because it was a quite neighborhood with low traffic, great schools and access to nature which is very important to us for our children who are 5 and 2 years old. We were concerned when we learned about the efforts to rezone the current natural area in the back of our neighborhood not just for the purpose of development, which alone would make us sad as we love to take after dinner walks along the trail in the woods, but for RA zoning which could lead to multiple problems for the neighborhood.

As a young family we fear that this rezoning would not only reduce our current access to nature but also increase the vehicle traffic in our neighborhood which would eliminate two of our main reasons for moving to this particular neighborhood in the first place. Having a young child entering Bennet Woods in the fall we are aware that the school is already at/nearing capacity and adding medium density homes to the delicate wetlands would also put a strain on the schools to educate additional students at the current level of excellence.

Lastly, we are fearful that building of any kind could destroy the watershed balance and natural health that these wetlands provide to Okemos. This cluster of wetlands seems to be one of the last well protected areas of this kind in the area and it would be a shame to take that away from our future generations for the sake of housing development.

Thank you for considering our feelings on the matter when deciding on the rezoning and may you make the decision that is best for current and future residents of Okemos.

Katie Porter PhD  
Michigan State University  
Department of Plant Biology  
612 Wilson Rd  
339 PRL Bldg  
East Lansing, MI 48824  
[porter7@msu.edu](mailto:porter7@msu.edu)

## Peter Menser

---

**From:** Pete Zawojski <pzawojski@prodigy.net>  
**Sent:** Monday, June 10, 2019 8:54 AM  
**To:** Peter Menser  
**Cc:** Planning Commision (DG)  
**Subject:** Fwd: Rezoning #18120

Once again, I am opposed to the rezoning to RA (single family medium density) for the 97 acres located on the north side of Bennett Rd east of Hagdorn. Looks like Mayberry is trying again after being denied last fall.

Sent from my iPhone

Begin forwarded message:

**From:** Pete Zawojski <[pzawojski@prodigy.net](mailto:pzawojski@prodigy.net)>  
**Date:** October 30, 2018 at 10:01:06 AM EDT  
**To:** [menser@meridian.mi.us](mailto:menser@meridian.mi.us)  
**Subject:** Rezoning #18120

Attn: Peter Menser

As a homeowner in the area, I am strongly opposed to the proposed rezoning #18120. The rezoning to single family medium density will add way too many potential residential units. The environmental impact to woods and wetlands along with added automobile traffic is unacceptable. I will forward my concerns to the Michigan DEQ.

Sincerely,  
Peter Zawojski  
Bennett Village

Sent from my iPhone

**Peter Menser**

---

**From:** Tae Ahn <taeahn129@gmail.com>  
**Sent:** Monday, June 10, 2019 9:59 AM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning# 19060

To the Members of the Planning Commission:

We are emailing this note to your attention in regards to the rezoning request #19060.

My name is Tae Ahn, a resident at 4232 Rain Forest Circle, Okemos Mi 48864 (Champion Woods Subdivision). On behalf of my wife and 3 children, we would like to express our concern and possible negative impacts may arise from approving the rezoning request #19060 that was refilled by the developer(s).

In past 5 years, we noticed the inclement of sitting water level surrounding the Champion Woods Subdivision and surrounding its neighboring wetland sites. Although we were told by developers of the Subdivision that the wetland sites and water channels are created with a systematic planning to help enhance the flows of wetland water; however, that is not so.

More frequently, we have seen and heard massive trees breaking off from its water flooded grounds. I'm sure sitting water had a long residual affect on these tree falls; making its ground softer than it should have, and causing stress to its ground and massive tree weights will eventually collapse. Most of these trees are located in close proximity of houses in the Subdivision and bringing us to conversations of whether is it safe to be living near these issues.

If there's going to be a motion to approve the rezoning request, what assurance and back up plans will the Planning Commissioners and developers implement, if should these compounding wetland water level issues will have negative and dangerous habitable condition, and financial burdens to current residents in due to rezoning and development of proposed housing development?

We're primarily opposed to this rezoning request, based on our concerns addressed above.

Sincerely,

Tae Ahn

Sent from my iPhone

## Peter Menser

---

**From:** Chi Lo <chiylo1955@gmail.com>  
**Sent:** Monday, June 10, 2019 10:24 AM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning request

We support the proposal by the Champion Woods Association to deny the rezoning request by the developers.  
Chi and Vivien Lo,  
2516 Kevern Way.

## Peter Menser

---

**From:** Fabio Casagrande <fabiocasagrande61@gmail.com>  
**Sent:** Monday, June 10, 2019 10:31 AM  
**To:** Planning Commision (DG)  
**Cc:** Fabio Casagrande; tmcasagrande  
**Subject:** Champion Woods Opposition to Rezoning

Hello my Name is Fabio Casagrande

With my wife Terri, two boys and one daughter we live at  
2672 Laforet Circle, Okemos 48864

I would like to notify you of our strong opposition to rezoning that would affect negatively our subdivision.  
One of the reason why I accepted the job at MSU when I was recruited is the school system for my boys and the  
area to live in

I would consider to move away if any of the two conditions would not match our standards and expectations

I plan to attend tonight meeting at 7pm

My best regards

Fabio Casagrande

## Peter Menser

---

**From:** Jingbo Meng <jingbomeng@gmail.com>  
**Sent:** Monday, June 10, 2019 10:48 AM  
**To:** Planning Commision (DG)  
**Subject:** About Rezoning request #19060

Dear members of the planning commission and Mr. Menser:

I recently heard from your neighbors a new rezoning request #19060 was proposed, which is basically identical to the rezoning request #18120 proposed last year. Last year, myself and our neighbors have spent a lot of time expressing our opinions against the rezoning request. The planning commission also made the decision to deny the request last year. I am disappointed that we have to do this one more time this year.

The biggest concern that I have is the potential negative impact on the environment. The rezoning will lead to more units on a sensitive parcel with a significant percentage of wetlands and floodplains. While someone could argue that all the constructions will be done in a way that does not impact water flow, the history has shown that flooding had become the reality to the existing neighborhoods. In the hearing last year, an old couple showed me the pictures of flooding in their houses due to the new units built in the champion woods area. Although I am a resident in the champion woods, I feel very sorry to them, and hope the members of the planning commission could seriously take the existing neighborhoods into their considerations. Many people like the old couple have been the residents in this area for tens of years, contributing tax money to the area. Their life quality heavily depends on the development of the area. The development should not only focus on the profitable economic development, but also empathize humane long-term caring for residents' well-being.

Another big concern is the increased traffic in Champion woods due to the rezoning. Many homes living on Sophiea Parkway have school-age children. I see many children riding their scooters and bikes, or walking and running in the area. The increased traffic will definitely increase the hazards to these children. I hope members of the planning commission could consider these problems, and keep the bottom line that we do not sacrifice the existing neighbors' basic living conditions.

Thank you.

Best,

--

Jingbo Meng, PhD  
Assistant Professor  
Dept. of Communication  
Health and Risk Communication Center (HRCC)  
College of Communication Arts and Science  
Michigan State University  
404 Wilson Road, Room 481 CAS Building  
East Lansing MI 48824

Phone: 517-355-3480  
Email: [jingbome@msu.edu](mailto:jingbome@msu.edu)

**Peter Menser**

---

**From:** Rosetta Kawauchi <rosettakawauchi@aol.com>  
**Sent:** Monday, June 10, 2019 11:00 AM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning ( Champion Woods)

To whom it may concern,

I oppose The rezoning request for the property adjacent to Champion Woods. I am very concerned about the flooding that will occur when the wetlands are used to build concentrated volume of new homes. I am also very concerned about the street safety if Sophiea Parkway is opened up for through traffic. I have two sons that are developmentally disabled , and we chose this neighborhood in a large part due to the restricted traffic access. You are hereby on notice if my children are injured from a traffic accident due to the opening of Sophiea Parkway, I will be holding you liable.

Thank you,  
Rosetta Kawauchi  
2702 Sophiea Pkwy.  
Champion Woods neighborhood

Sent from AOL Mobile Mail

## Peter Menser

---

**From:** Bing Yu <abbyyu@gmail.com>  
**Sent:** Monday, June 10, 2019 11:51 AM  
**To:** Planning Commision (DG)  
**Subject:** Regarding Rezone Request #19060

Dear Member of the Planning Commission and Mr. Menser:

My husband and I are the resident living at 2607 Sophiea Pkwy of Champion Woods Neighborhood. We are writing to oppose the rezoning request of #19060.

First I do have a question, last year we had a public hearing meeting for rezone request #18120, and the planning commission planned to deny it already.

This current new rezone request #19060 seems identical to the previous one, what's the reason we need to reconsider it instead of maintain the old decision?

Since both requests are identical, all my reasons and concerns with the request are still holds.

1. Thru-traffic will have a significant negative impacts on the safety and security of our community, especially for the children. Currently, children for all ages are able to walking, biking, running, and playing on driveways and playground in a safe environment given the community is with no-through traffic amenity. Given the school bus only stop at the east entrance of the Sophiea Pkwy, most of the children in our community have to walk to the bus stop. If the west side of the road is open, the vehicles from the proposed zones can go east on Sophiea and exit on Hulett. The parents can drop students at Bennett Woods are able to use Sophiea Pkwy as a loop to return home to other subdivisions. This most likely happen during the rush hours. This is also the rush hour for children in my subdivision walk to school and bus stop. Our street would no longer be safe and our children are in dangers! I have two kids, and I'm really concern the safety issue the new traffic will bring.

2. Changing the use of service road on the west side of Sophiea Pkwy will also hurt the current flood control settings for the Champion Woods Neighborhood. In our subdivision, when water reaches a certain point there is a conduit that goes under the service road which is a drain for the subdivision's excess water. The new development will increase concert surfaces (more road, driveway and houses) and lead the more water to drain away and less area to accommodate the water. Our subdivision is on the side get a more water with the new development.

Thanks,  
Xiaoming Liu and Bing Yu  
2607 Sophiea Pkwy

## Peter Menser

---

**From:** Jan Casey <jcaseysar@gmail.com>  
**Sent:** Monday, June 10, 2019 12:07 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning #19060

Champion Woods is a quiet neighborhood that has many families with small and school-age children. Most of these kids walk or ride their bikes to and from school or the bus stop, so mornings and afternoons are very busy with pedestrian traffic. Every day there are kids playing outside in yards or the neighborhood park, and families walking dogs. Our yards are not large and our driveways are not long, so kids playing outside are near the road.

Rezoning the property adjacent to our neighborhood and effectively allowing 200+ homes to be built, with the potential that the traffic from those homes will use Sophiea Parkway to access that neighborhood, will pose a great threat to the kids who live in Champion Woods. Sophiea cannot support a great increase in traffic without endangering kids out playing, riding bikes, walking dogs, and getting to and from school.

There was what looked to me like a traffic survey done in December at the Hulett/Bennett traffic circle. This was occurring during Winter Break, when local schools and MSU were closed. I hope any data from this survey will not be considered during the evaluation of this re-zoning request, as it seems to be an attempt to manipulate the expected final traffic numbers after the completion of any new development.

Over half of the homes in Champion Woods are on Sophiea Parkway. Allowing over 200 homes to be built on the adjacent land, and setting up Sophiea to provide a traffic route to and from those homes, will turn Sophiea into a heavily traveled road. This will affect the safety of everyone living in Champion Woods and will negatively affect our property values.

As you voted previously to turn down this re-zoning application, I ask that you reaffirm that decision tonight.

Jan Casey  
2677 Laforet Circle  
Okemos, MI 48864

2628 Creekstone Trail  
Okemos, MI 48864  
October 10, 2018

Mr. Peter Menser, Principal Planner  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864

Dear Mr. Menser:

We received your letter of October 4, 2018, informing us of a request by Bennett Road Holding Company to rezone approximately 97 acres north of Bennett Road, west of Sophiea Parkway, and east of Hagadorn Road to a higher density development. As homeowners in the Woods at Heron Creek subdivision, we oppose this request as it was outlined in your letter and on the accompanying map for the following reasons:

1. The northernmost portion of the proposed development (approximately 20 acres) is closest to our subdivision and will pose the largest impact on our neighborhood. The Woods at Heron Creek is a unique subdivision in Meridian Township that was developed with an artful concept of retaining mature wooded sections with unique beech stands that are breathtaking. This natural component is so integral to the neighborhood that the trees are protected in the covenant to which each homeowner must adhere. The woods are home, not only to the families in our neighborhood, but also to the owls, bats, songbirds, turkeys, and other fascinating wildlife that share this area. We believe it is in the Township's best interests to do everything possible to maintain this unique habitat. The Township has demonstrated the importance of this general area by purchasing, through the Land Preservation program, about 60 acres that is near but not proximal to our subdivision. By placing higher density homes in the area between the Woods at Heron Creek and the Meridian Township Land Preservation property, the habitat will be divided, disrupting the continuity of the woodlands and wetlands that make this part of the Township so unique.
2. Higher density development will also negatively impact the environment by increasing the amount of paved and roofed area, which will reduce infiltration and increase runoff. The most recent development in close proximity to our general neighborhood is Champion Woods. Water from this development primarily drains north into wetlands that dissect and surround the Woods at Heron Creek. Since the Champion Woods development began, water volumes in former wetland areas have increased to the extent that former wetlands now mostly consist of ponded standing water that is covered with algal scum during the entire summer. A significant number of large trees in the ponded areas are now dead due to the excess water. The suggested higher density development will only exacerbate the existing standing-water problem. In addition, higher density housing will also increase the amount of soil erosion during a long period of construction which will be detrimental to the wetlands.
3. Another concern pertains to the increased traffic and light from the new buildings. The Woods at Heron Creek has no street lights, and the introduction of a significant amount

of nighttime lighting will have a detrimental effect on the wildlife that flourish partly because of minimal vehicular traffic and low lighting in the neighborhood.

4. We believe that the abundant wetlands in our neighborhood have significant environmental value both to us in the neighborhood as well as to the broader Meridian community, serving as a natural filtration system. It is not clear how some portions of the proposed rezoned parcel can be developed without destroying some of the wetlands, especially for the construction of roads to access the new houses. More densely packed houses will simply destroy more wetlands.

We understand the benefits of development, as well as the demand for housing in our area. Since purchasing our home in 2003, we have anticipated that this parcel would eventually be developed. In recent years, we have welcomed five new homeowners to Creekstone Trail and Shadow Ridge. However, each of these new homes has mirrored the quality and value of the existing homes. We are not opposed to continued development; rather, our concern is with the proposed density of the housing. For this reason, we would propose the township consider one of two alternatives:

1. Purchase the 20 acres located between the parcel already owned by the Land Preservation program and The Woods of Heron Creek, thereby providing one contiguous area for natural preservation.
2. Reduce the density of this 20-acre section of the development to match the density and quality of the existing adjacent neighborhood. The remaining acres are adjacent to Champion Woods, which is already zoned and constructed to a higher density.

We believe that the primary purposes of zoning include protecting property values, protecting the environment, and providing a well-planned and aesthetically pleasing community. To approve medium-density housing that is literally in the back yard of low-density housing seems counter to the principles of planning, and disrespectful to long-time residents of this township who have invested heavily in this area. Without adjustments, we are opposed to the proposed rezoning because we do not believe that it accomplishes these stated zoning goals.

We would be pleased to host a walking tour of the property to illustrate the points we have made above and to provide a pleasant outdoor experience. Please contact us by email or phone if we can assist with this outing.

Thank you for considering our perspective on the rezoning issue.

Sincerely,

Norman Grannemann  
Phone: 517 819 8505  
email: [nqgranne@gmail.com](mailto:nqgranne@gmail.com))

Karen L. Grannemann  
Phone: 517-896-4688  
email: [kgranne@gmail.com](mailto:kgranne@gmail.com)

## Peter Menser

---

**From:** Carolyn Sebestyen <555csebestyen@gmail.com>  
**Sent:** Monday, June 10, 2019 1:03 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning Request for Bennett Woods/Hagadorn

Am opposed to higher density housing. Traffic congestion, negative environmental impact are real problems. Moreover this greedy grab by developer will have negative impact on school plans covered in recent mileage plan which did not anticipate high density housing. There has been NO demonstrated need for this type of housing in Okemos. All new housing buildings in East Lansing is NOT RENTED yet. This development proposal adds nothing to Okemos community. Vote No.

**Lynne S. Page  
3912 Raleigh Drive  
Okemos, MI 48864  
517-347-7403**

June 10, 2019

Planning Commission  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864

Re: Rezoning #19060 – Bennet Road Holding, LLC (Opposition)

To the Planning Commission:

I am writing to express my opposition to Rezoning Request #19060. The applicant has requested rezoning of 7 parcels (96.74 acres) located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density). The current zoning consists of approximate 13 acres of RAA zoning, 75 acres of RAAA zoning, and eight acres of RR zoning.

My objections to this rezoning request are as follows:

1. The property can be developed for single family housing as currently zoned, with or without a Planned Unit Development (PUD) application.
2. The rezoning application is conditioned on a PUD with a maximum lot count of 210. According to the applicant's May 2019 Traffic Study, a maximum of 216 units can be built on the property by right as currently zoned; therefore, theoretically, no rezoning is necessary.
3. The applicant has failed to provide evidence that the current zoning is unreasonable. As noted by the developer in its rezoning application, the current zoning is consistent with the Township's Master Plan. The applicant's responses to Part II A (2) and (3) of the Rezoning Application ("Reasons why the present zoning is unreasonable") are not relevant or substantive. Simply stating that "sanitary sewer was stubbed to this property" and "(Champion Woods) has been developed and completed" does not demonstrate that the current zoning is unreasonable. Similarly, noting that the requested RA zoning is consistent with the Township's Master Plan does not refute the fact that the current zoning is reasonable and consistent with the Township's Master Plan.
4. The applicant's responses to Part II B (2) and (5) of the Rezoning Application ("Reasons why the requested zoning is appropriate") are incomplete, irrelevant and/or not substantive. The requested zoning (RA) is inconsistent with the less dense zoning of the adjacent single-family low-density properties (RAA, RAAA, and RR) that includes the adjacent subdivisions of Champion Woods and the Woods of Heron Creek. Stating that there is a "high demand" for housing in Okemos and listing the possible buyer demographics for other Mayberry developments is not evidence of any proven community need.

5. According to the staff report, the property has numerous environmentally sensitive features that could be compromised by increasing the zoning density, including 9.06 acres of wetlands regulated by the State of Michigan EGLE, two Meridian Township wetlands (0.99 acres), and floodplain areas (both floodway and floodway fringe). The increased density requested by the applicant will result in additional impervious surfaces, such as roofing and pavement, which reduces infiltration and increases water runoff. The increased volume of water runoff will adversely impact the properties of the surrounding subdivisions, Meridian Township's Southwest Meridian Uplands Preserve, the contiguous wetlands and woodlands, the Heron Creek Drain, and the Red Cedar River.
6. The data summarized in the developer's updated Traffic Assessment dated May 2019 is counterintuitive. Obviously, a zoning request for increased density will increase traffic. For the purposes of analysis, the traffic generation data should be recalculated by reducing the number of units under the existing zoning to compensate for the 10 unbuildable acres (10.4% of the property area) of State of Michigan / Meridian Township wetlands delineated in the staff report, prior to comparing it to the conditional PUD lot count. Furthermore, using a lot count of 216 under the existing zoning does not take into consideration any reductions necessary to add roads, sidewalks, and curb/gutters to the property.

Projects that negatively impact the natural environment and increase traffic congestion devalue neighboring properties and detract from the quality of life for all Meridian Township residents. Please vote to deny this rezoning request.

Sincerely,

*Lynne S. Page*

Lynne S. Page

## Peter Menser

---

**From:** Carla Galligan <carlagalligan@gmail.com> on behalf of Carla Galligan <carlagall@comcast.net>  
**Sent:** Monday, June 10, 2019 2:03 PM  
**To:** Planning Commision (DG)  
**Cc:** Peter Menser  
**Subject:** Fwd: Herron Creek Drain and Hoskins Drain records SUBMISSION REZONING # 19060 ENVIRONMENTALLY SENSITIVE LAND  
**Attachments:** SKM\_C554e19061012570.pdf

I requested from The Ingham County Drain Commissioner the number and nature of complaints in reference to the Heron and Hoskins Creek drains. The attached PDF complaints show numerous issues from our neighborhoods of flooding basements, sinkholes, standing water and dead trees. Please review these documents for tonights meeting .

Carla Galligan  
4367 Aztec Way  
Okemos, Mi 48864

Begin forwarded message:

**From:** "Clos, Carla" <[CClos@ingham.org](mailto:CClos@ingham.org)>  
**Subject:** Herron Creek Drain and Hoskins Drain records  
**Date:** June 10, 2019 at 1:25:42 PM EDT  
**To:** "[carlagall@comcast.net](mailto:carlagall@comcast.net)" <[carlagall@comcast.net](mailto:carlagall@comcast.net)>



**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
 Phone: 517-676-8395  
 Fax: 517-676-8364  
 http://dr.ingham.org

Date Received March 16, 2016 EMERGENCY  YES  
 NO

Time Received 9:09:51 Am

Rec'd By:	Report # <u>01-3829</u>
<input type="radio"/> Ltr	Inspector <u>RA</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Harges First Name Jaime  
 Address 2650 Sandhill Rd  
Mason MI 48854  
 Home Phone C#517-525-0656 Work Phone \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Phone Instructions: \_\_\_\_\_

Form 222 Needed?  YES  NO  
 Signed By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Phase 2 Related?  YES  NO

Drain Name Herron Creek Drain Drain No. H21-00  
 Parcel # 33-06-06-05-400-018 Location: Hulett & Sandhill  
 TICIV Ald Section# 05  
 Subdivision \_\_\_\_\_

Nature Of Problem Tree Removal Sketches Attached  Yes  
 Details Of Problem complaint that ICDC has never responded-- call back, drain clean out, he had to clean the ditch himself and its still full of debris, downed tree limbs, leaves, etc.

**Corrective Action**  
 Immediate  
 Schedule  
 No Action by ICDC

Estimated Completion Date \_\_\_\_\_

**Action Taken / Notations**  
Caller xferred to RA for follow through. 3/16/16 RA spoke to Jamie about debris in drain and hanging broken willow widowmaker. RA agreed to get a quote from ayles tree service to take down the widowmaker for all the work he had performed on brush removal as this is an unsafe condition for the public and my crew. 3/17 RA received quote and told Ayles to go ahead and schedule removal.

Repair Done By: \_\_\_\_\_ Date Work Completed \_\_\_\_\_

**Complainant Advised Of Final Action By:**  
 Call  Mail  Copy of Report  Fax  In Person  
 Final Action Date \_\_\_\_\_

Completed   
 Signed By Pat

Inspected By \_\_\_\_\_  
:4/30/13/JL

**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
Phone: 517-676-8395  
Fax: 517-676-8364  
http://dr.ingham.org

Date Received August 9, 2016..... EMERGENCY  YES  
Time Received 3:10:22 Pm.....  NO

Rec'd By:	Report # 01-4018.....
<input type="radio"/> Ltr	Inspector RA.....
<input type="radio"/> Phone	Complaint Taken By FB.....
<input type="radio"/> Visit	

Last Name: Marquie..... First Name Steve.....  
 Address 4565 Hawthorn Ln.....  
 Okemos MI 48864.....  
 Home Phone C#517-927-9327..... Work Phone.....  
 E-mail:.....  
 Phone Instructions:.....

Form 222 Needed?  YES  NO  
 Signed By:.....  
 Date:.....  
 Phase 2 Related?  YES  NO

Drain Name Herron Creek Drain..... Drain No. H21-00.....  
 Parcel # 33-02-02-20-378-008..... Location: Herron Creek & Mt Hope.....  
 TICIV Mrd..... Section# 20.....  
 Subdivision Herron Acres.....

Nature Of Problem Tree Blocking Drain..... Sketches Attached  Yes  
 Details Of Problem A large willow tree at the Herron Creek Drain fell into the creek, located at Mt Hope on the N side at the creek crossing under the road-- the stream is blocking/backing up.....  
 .....

**Corrective Action**  
 Immediate  
 Schedule  
 No Action by ICDC  
 .....

**Action Taken / Notations**  
 Caller xferred to RA for follow through. RA explained we already have a complaint from landowner at site and we are trying to schedule the removal.....  
 .....

Repair Done By:..... Date Work Completed.....

**Complainant Advised Of Final Action By:**  
 Call  Mail  Copy of Report  Fax  In Person  
 Final Action Date.....

Completed   
Signed By Pat

Inspected By.....

**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
 Phone: 517-676-8395  
 Fax: 517-676-8364  
 http://dr.ingham.org

Date Received May 24 2017 EMERGENCY  YES  NO

Time Received 1:42:29 Pm

Rec'd By:	Report # <u>01-4343</u>
<input type="radio"/> Ltr	Inspector <u>ED</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Guzman First Name Joseph  
 Address 4084 Hulett Rd  
Okemos MI 48864  
 Home Phone C#703-909-0708 Work Phone \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Phone Instructions: Please Call

Form 222 Needed?  YES  NO  
 Signed By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Phase 2 Related?  YES  NO

Drain Name Herron Creek Drain Drain No. H21-00  
 Parcel # 33-02-02-29-477-009 Location: Off The Corner @ Bennett Rd  
 TICIV Mrd Section# 29  
 Subdivision ---

Nature Of Problem Flooding Basement Wetlands Full Sketches Attached  Yes  
 Details Of Problem Wetlands behind house are full not draining off-- drained off in the past; basement has flooded 4x's this year and a few days ago water came up from basement floor drain and there is seepage at foundation corners at floor & walls. Need ICDC to check out why water is so backed up onto property. Please call

**Corrective Action**  
 Immediate  
 Schedule  
 No Action by ICDC  
  
3/26/2018  
 Estimated Completion Date

**Action Taken / Notations**  
Rpt msg'd to RA for follow through, please call. Caller xferred to ED for follow through. ED talked with DD to try and figure a solution, no county drain. ED and DD went to site checked grade or possible outlet to relieve flooding. DD talked with DL and found it to be a Meridian Twsp issue. ED called and spoke with Joseph and explained we have no drains in area and to contact Meridian Twsp.

Repair Done By: Eric Don Date Work Completed 3/26/2018

Complainant Advised Of Final Action By:  
 Call  Mail  Copy of Report  Fax  In Person  
 Final Action Date March 26 2018

Completed   
 Signed By Pat

Inspected By Eric Daldos  
:4/30/13/JL

**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
 Phone: 517-676-8395  
 Fax: 517-676-8364  
 http://dr.ingham.org

Date Received November 21, 2017 EMERGENCY  YES  
 NO

Time Received 10:46:46 Am

Rec'd By:	Report # <u>01-4466</u>
<input type="radio"/> Ltr	Inspector <u>RA</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Martinez First Name Philip  
 Address 2443 Graystone Dr  
Okemos MI 48864  
 Home Phone 517-881-7996 Work Phone \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Phone Instructions: Please Call

Form 222 Needed?  YES  NO  
 Signed By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Phase 2 Related?  YES  NO

Drain Name Herron Creek Drain Drain No. H21-00  
 Parcel # 33-02-02-28-306-002 Location: Behind House  
 TICIV Mrd Section# 28  
 Subdivision \_\_\_\_\_

Nature Of Problem Sink Hole Sketches Attached  Yes  
 Details Of Problem H21-00, HERRON CREEK DRAIN; H62-00, HOSKINS DRAIN  
ongoing 5-6 yrs there is a 15'x6'-8' sinkhole that is deep and have been filling in during the past w/2-3 yards  
of dirt, when there are rains the area becomes a major ponding area will beyond the sinkhole area. Need  
help figuring out what and why this is happening.

**Corrective Action**  
 Immediate  
 Schedule  
 No Action by ICDC

Estimated Completion Date \_\_\_\_\_

**Action Taken / Notations**  
Call xferred to RA for follow through. RA called and talked to Phiip. We have no  
drains behind his house and I suspect that the original builder who developed  
the lot may have dug a hole and buried some trees or debris.

Repair Done By: \_\_\_\_\_ Date Work Completed \_\_\_\_\_

**Complainant Advised Of Final Action By:**  
 Call  Mail  Copy of Report  Fax  In Person  
 Final Action Date November 21, 2017

Completed   
 Signed By Pat

Inspected By \_\_\_\_\_  
Randy Abbott

**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
Phone: 517-676-8395  
Fax: 517-676-8364  
http://dr.ingham.org

Date Received January 11, 2018 EMERGENCY  YES  
 NO

Time Received 2:46:44 Pm

Rec'd By:	Report # <u>01-4480</u>
<input checked="" type="radio"/> Ltr	Inspector <u>ED</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Guzman First Name Joseph  
 Address 4084 Hulett Rd  
Okemos MI 48864  
 Home Phone C#703-909-0708 Work Phone \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Phone Instructions: Please Call

Form 222 Needed?  YES  NO  
 Signed By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Phase 2 Related?  YES  NO

Drain Name Herron Creek Drain Drain No. H21-00  
 Parcel # 33-02-02-29-477-009 Location: Off The Corner @ Bennett Rd  
 TICIV Mrd Section# 29  
 Subdivision ---

Nature Of Problem Flooding Basement Wetlands Full Sketches Attached  Yes  
 Details Of Problem Flooded out on property and beyond, thinks that possible new development has caused some sort of obstruction: running 3 sump pumps the last couple yrs-- 7-yr owner and property did not start this way, has had flooded basement at least 3 times now.

**Corrective Action**  
 Immediate  
 Schedule  
 No Action by ICDC  
  
3/26/2018  
 Estimated Completion Date

**Action Taken / Notations**  
Caller xferred to DD for follow through. ED talked with DD to try and figure a solution, no county drain. ED and DD went to site checked grade or possible outlet to relieve flooding. DD talked with DL and found it to be a Meridian Twsp issue. ED called and spoke with Joseph and explained we have no drains in area and to contact Meridian Twsp.

Repair Done By: Eric Don Date Work Completed 3/26/2018

**Complainant Advised Of Final Action By:**  
 Call  Mail  Copy of Report  Fax  In Person  
 Final Action Date March 26, 2018

Completed   
Signed By Pat

Inspected By Eric Daldos

:4/30/13/JL

PATRICK LINDEMANN, DRAIN COMMISSIONER

ID: 5360

**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
Phone: 517-676-8395  
Fax: 517-676-8364  
http://dr.ingham.org

Date Received February 16, 2018 EMERGENCY  YES  
Time Received 3:47:56 Pm  NO

Rec'd By:	Report # 01-4508
<input checked="" type="radio"/> Ltr	Inspector ED
<input type="radio"/> Phone	Complaint Taken By FB
<input type="radio"/> Visit	

Last Name: Guzman First Name Joseph  
 Address 4084 Hulett Rd  
Okemos MI 48864  
 Home Phone 517-292-6804 Work Phone \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Phone Instructions: Please Call

Form 222 Needed?  YES  NO  
 Signed By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Phase 2 Related?  YES  NO

Drain Name Herron Creek Drain Drain No. H21-00  
 Parcel # 33-02-02-29-477-009 Location: Off The Corner @ Bennett Rd  
 TICIV Mrd Section# 29  
 Subdivision \_\_\_\_\_

Nature Of Problem Flooding Basement Wetlands Full Sketches Attached  Yes  
 Details Of Problem Follow up from calls re: Okemos, Bennett & Hulett Rds  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Corrective Action**  
 Immediate  
 Schedule  
 No Action by ICDC  
 \_\_\_\_\_  
**Estimated Completion Date**

**Action Taken / Notations**  
 Caller xferred to ED for follow through. ED talked with DD to try and figure a solution no county drain. ED and DD went to site checked grade or possible outlet to relieve flooding. DD talked with DL and found it to be a Meridian Twsp issue. ED called and spoke with Joseph and explained we have no drains in area and to contact Meridian Twsp.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Repair Done By: Eric Don Date Work Completed 3/21/2018

**Complainant Advised Of Final Action By:**  
 Call  Mail  Copy of Report  Fax  In Person  
 Final Action Date March 21, 2018

Completed   
Signed By Pat

Inspected By Eric Daldos

**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
 Phone: 517-676-8395  
 Fax: 517-676-8364  
 http://dr.ingham.org

Date Received February 22, 2018 EMERGENCY  YES  
 NO

Time Received 11:15:08 Am

Rec'd By:	Report # <u>01-4563</u>
<input checked="" type="radio"/> Ltr	Inspector <u>JL</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Torphy First Name Walt  
 Address 3382 Hulett Rd  
Okemos MI 48864  
 Home Phone 517-290-8880 Work Phone 517-337-1211  
 E-mail: \_\_\_\_\_  
 Phone Instructions: \_\_\_\_\_

Form 222 Needed?  YES  NO  
 Signed By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Phase 2 Related?  YES  NO

Drain Name Herron Creek Drain Drain No. H21-00  
 Parcel # 33-06-06-05-251-001 Location: E. Of Hagadorn Rd. S. Of Jolly  
 TICIV Ald Section# 05  
 Subdivision \_\_\_\_\_

Nature Of Problem Soil Erosion, Sinkhole, Uncontrolled Runoff Sketches Attached  Yes  
 Details Of Problem Property next door (may have Dingman Drain on property) is clear-cutting and clearing land for new bldg a new car dealer and has raised the elevation causing the bare field to drain and flood caller with runoff & sediment 11/22/18 11:15 AM Adjacent property owner, Serra/Okemos Auto Collection, has excavated to a higher elevation and has not controlled runoff from their site that is now causing standing water, sinkhole flooding, and heavy truck road issues as washout and erosion. 02/23/18 10:23 AM FB called W. Torphy re: contacting MRD & corrected to ALD, also rec'd better clarification that the auto site had all trees cut and land cleared of growth without SFESC BMP's that causes increased runoff onto Torphy property through culvert and general site.

**Corrective Action**  
 Immediate  
 Schedule  
 No Action by ICDC  
2/23/2018  
 Estimated Completion Date

**Action Taken | Notations**  
 Rpt given to DD for follow through of sinkhole, flooding; and Rpt given to DL for Drainage & SFESC Issues. Caller xferred to DL's vmail and FB gave MRD-PWD Ph# to call. 02/23/18 W. Torphy xferred to DL for follow through.  
 2/23/18 dl: Spoke with Mr Torphy, explained the situation. Called Lisa Easeterwood, FVENG about filling for a SFESC Permit  
 2/27/18 jl: Left message for Mr. Torphy to let him know that silt fence was to be installed and that a SFESC permit was applied for by the property owner. SFESC permit will be issued and I will be inspecting site during construction.

Repair Done By: \_\_\_\_\_ Date Work Completed \_\_\_\_\_

Complainant Advised Of Final Action By:  
 Call  Mail  Copy of Report  Fax  In Person  
 Final Action Date \_\_\_\_\_

Completed   
 Signed By Pat

Inspected By \_\_\_\_\_

**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
 Phone: 517-676-8395  
 Fax: 517-676-8364  
 http://dr.ingham.org

Date Received May 14 2018 EMERGENCY  YES  
 NO  
 Time Received 8:40:16 Am

Rec'd By:	Report # <u>01-4731</u>
<input checked="" type="radio"/> Ltr	Inspector .....
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Pollok First Name Beverly  
 Address 4541 Hawthorn  
Okemos MI 48864  
 Home Phone 517-282-4101 Work Phone .....

Form 222 Needed?  YES  NO  
 Signed By: .....

---

Phase 2 Related?  YES  NO

Drain Name Herron Creek Drain Drain No. H21-00  
 Parcel # 33-02-02-20-378-013 Location: N. Off Mt Hope Rd. E. Of Herron Rd  
 TICIV Mrd Section# 20  
 Subdivision Sub

Nature Of Problem Drain Diverted Tree Down Blocking Drain Sketches Attached  Yes  
 Details Of Problem Willow tree came down in the drain & has blocked flow. neighbor attempted to remove branches but main tree trunk is in drain blocking flow and causing flow to be diverted and overflowing around outside of the drain and also overflowing the wetland (drain goes through the wetland)

**Corrective Action**  
 Immediate  
 Schedule  
 No Action by ICDC

.....  
**Estimated Completion Date**

**Action Taken / Notations**  
Rpt msg'd to DD for follow through. Todd and Trevor went to site took pictures

Repair Done By: ..... Date Work Completed .....

**Complainant Advised Of Final Action By:**  
 Call  Mail  Copy of Report  Fax  In Person  
 Final Action Date .....

Completed   
 Signed By Pat

Inspected By .....



**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
 Phone: 517-676-8395  
 Fax: 517-676-8364  
 http://dr.ingham.org

Date Received September 7, 2018 EMERGENCY  YES  
 NO

Time Received 9:17:49 Am

Rec'd By:	Report # <u>01-4900</u>
<input type="radio"/> Ltr	Inspector <u>DD</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Denomme First Name Gerard (for Amanda)  
 Address 3818 Fossum Lane  
Lansing/okemos MI 48  
 Home Phone 517-894-4458 Work Phone \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Phone Instructions: \_\_\_\_\_

Form 222 Needed?  YES  NO  
 Signed By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Phase 2 Related?  YES  NO

Drain Name Herron Creek Drain Drain No. H21-00  
 Parcel # 33-01-02-32-120- Location: \_\_\_\_\_  
E Of Hagadorn, S Of Bennett  
 TICIV Lanc Section# 32  
 Subdivision College Fields Condos

Nature Of Problem C/b Plugged Sketches Attached  Yes  
 Details Of Problem slow to drain, water ponded yesterday  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Corrective Action**  
 Immediate  
 Schedule  
 No Action by ICDC  
  
9/7/2018  
 Estimated Completion Date

**Action Taken / Notations**  
Rpt given to DD/ED for follow through-- private drain called back. Don Called Gerard Back And Told Him To Contact The City Of Lansing.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Repair Done By: \_\_\_\_\_ Date Work Completed 9/7/2018

**Complainant Advised Of Final Action By:**  
 Call  Mail  Copy of Report  Fax  In Person  
 Final Action Date September 7, 2018

Completed   
 Signed By Pat

Inspected By \_\_\_\_\_  
 :4/30/13/JL

**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
 Phone: 517-676-8395  
 Fax: 517-676-8364  
 http://dr.ingham.org

Date Received February 9, 2017 EMERGENCY  YES  
 NO

Time Received 10:02:33 Am

Rec'd By:	Report # <u>01-4123</u>
<input type="radio"/> Ltr	Inspector .....
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Dersch First Name Karl  
 Address 4080 Hulett Rd  
Okemos MI 48864  
 Home Phone 517-897-4598 Work Phone .....

Form 222 Needed?  YES  NO  
 Signed By: .....

---

Date: .....

---

Phase 2 Related?  YES  NO

Drain Name Hoskins Drain Drain No. H62-00  
 Parcel # 33-02-02-29-477-010 Location: E Side Of Hulett Rd. 1 House N Of Round-  
 TICIV Mrd Section# 29 about  
 Subdivision .....

Nature Of Problem Culvert Problem Sketches Attached  Yes  
 Details Of Problem Noticed that runoff water (that includes pumped water from neighbor at 4084 Hulett Rd) drains/flows along in the ditch that is joined with a road drain and that the outflow of the road drain is very minimal compared to the other side. concerned: Where is the water going? it's not draining through the road drain and the properties are not flooded?

**Corrective Action**

- Immediate
- Schedule
- No Action by ICDC

.....  
**Estimated Completion Date**

**Action Taken / Notations**

Xferred caller to RA for follow through

Repair Done By: ..... Date Work Completed .....

**Complainant Advised Of Final Action By:**

Call  Mail  Copy of Report  Fax  In Person

Final Action Date .....

Completed   
 Signed By Pat

Inspected By .....

**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
 Phone: 517-676-8395  
 Fax: 517-676-8364  
 http://dr.ingham.org

Date Received September 19, 2017 EMERGENCY  YES  
 NO

Time Received 2:12:12 Pm

Rec'd By:	Report # <u>01-4435</u>
<input checked="" type="radio"/> Ltr	Inspector <u>RA</u>
<input type="radio"/> Phone	Complaint Taken By <u>JH</u>
<input type="radio"/> Visit	

Form 222 Needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Signed By:
Date: _____
Phase 2 Related? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Last Name: <u>Abbott</u>	First Name <u>Randy</u>
Address <u>707 Buhl St</u>	
<u>Mason</u> mi <u>48854</u>	
Home Phone _____	Work Phone _____
E-mail: _____	
Phone Instructions: _____	

Drain Name <u>Hoskins Drain</u>	Drain No. <u>H62-00</u>
Parcel # <u>33-02-02-29-280-005</u>	Location: _____
TICIV <u>Mrd</u>	Section# <u>29</u>
Subdivision <u>Sundance Estates</u>	In Front Of Address _____

Nature Of Problem <u>Sewage In Line</u>	Sketches Attached <input type="checkbox"/> Yes
Details Of Problem <u>While tying lines in the sundance estates sub our tv crew came across a line connected to our storm line that was discharging sanitary sewage into our storm line. The lead appeared to be coming from address 4315 Aztec Way</u>	

<b>Corrective Action</b>
<input checked="" type="radio"/> Immediate
<input type="radio"/> Schedule
<input type="radio"/> No Action by ICDC
Estimated Completion Date _____

<b>Action Taken / Notations</b>
<u>On 9/19/17 we contacted the health department to look for direction on this matter and they thought we should deal with mrd twp sewer as they are the authority in this sub for sanitary. We placed a call to Yonnes L. at meridian twp and we agreed to meet on 9/22 on site. RA and DD met with Yonnes and discussed the path the water takes and we checked at the outlet to the tile at the detention pond for the sub. Yonnes agreed to take some samples and see what the concentration was at the outlet and they would be making contact with the property owner and make an inspection and dye test to confirm the connection. 10/16/17 Yonnes said a plumber changed the connections inside the house to correct the problem.</u>

Repair Done By: \_\_\_\_\_ Date Work Completed \_\_\_\_\_

<b>Complainant Advised Of Final Action By:</b>
<input checked="" type="checkbox"/> Call <input type="checkbox"/> Mail <input type="checkbox"/> Copy of Report <input type="checkbox"/> Fax <input type="checkbox"/> In Person
Final Action Date <u>October 16, 2017</u>

Completed   
 Signed By Pat

Inspected By \_\_\_\_\_

:4/30/13/JL

Randy Abbott

PATRICK LINDEMANN, DRAIN COMMISSIONER

ID: 5452



**DRAIN PROBLEM REPORT FORM**

Ingham County Drain Commissioner  
 Phone: 517-676-8395  
 Fax: 517-676-8364  
 http://dr.ingham.org

Date Received May 7, 2018 EMERGENCY  YES  
 NO

Time Received 12:20:51 Pm

Rec'd By:	Report # <u>01-4710</u>
<input checked="" type="radio"/> Ltr	Inspector <u>DD</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Form 222 Needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Signed By: _____
Date: _____
Phase 2 Related? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Last Name: Mashburn First Name Debbie  
 Address Re: Sophiea Pkwy And Hulett Row-- The Drain Ditch On W Side Of Hulett Rd At/near Sophiea Pkwy  
Meridian Twp / MI 48864  
 Home Phone C#517-881-0633 Work Phone \_\_\_\_\_  
 E-mail: \_\_\_\_\_  
 Phone Instructions: Please Call

Drain Name Hoskins Drain Drain No. H62-00  
 Parcel # 33-02-02-29-500-001 Location: N.Of Bennett Rd. W Side Of Hulett Rd  
 TICIV Mrd Section# 29  
 Subdivision \_\_\_\_\_

Nature Of Problem Damage To Ditch Sketches Attached  Yes  
 Details Of Problem Re: Sophiea Pkwy and Hulett ROW-- The drain ditch on W side of Hulett Rd at/Near Sophiea Pkwy: Son's car went off the road and caused ditch damage-- want to handle repairs. Hoskins Drain @ W side of intersection. Called MRD and was referred to ICDC. FB explained this may be IC-Roads ditch-- need to verify site.

**Corrective Action**  
 Immediate  
 Schedule  
 No Action by ICDC  
  
5/8/2018  
 Estimated Completion Date

**Action Taken / Notations**  
Rpt msg'd to DD for follow through please call. Don Called Deb And Told Her She Needed To Contact Road Dept For Driveway Tube Replacement.

Repair Done By: \_\_\_\_\_ Date Work Completed 5/8/2018

**Complainant Advised Of Final Action By:**  
 Call  Mail  Copy of Report  Fax  In Person  
 Final Action Date May 8, 2018

Completed   
 Signed By Pat

Inspected By Donald Drumm ID: 5727  
 :4/30/13/JL PATRICK LINDEMANN, DRAIN COMMISSIONER

## Peter Menser

---

**From:** Manoj Zutshi <manojer@hotmail.com>  
**Sent:** Monday, June 10, 2019 2:49 PM  
**To:** Planning Commision (DG); Peter Menser  
**Subject:** Rezoning Request 19060

Dear Mr. Menser and Meridian Township Planning Commission,

We are residents of Champion Woods neighborhood in Okemos and reaching out to express our concerns regarding the above rezoning request. I wanted to let you know that it is a personal issue as well in addition to broader concerns of the community.

Our main concerns are water seepage/flooding and increased traffic through Sophiea Pkwy, the same ones that we had raised last time around for this rezoning. Increased traffic raises safety concerns for us, especially with an autistic child in the house. One of the reasons we had decided to move into Champion woods was relatively lesser traffic on the street and not being a thoroughfare. Another one was not being in a flood zone which puts our property at risk and introduces higher costs.

We appreciate you taking time in understanding our concerns and not allowing an increased density in the proposed area.

Thank you,  
Smriti and Manoj Zutshi

## Peter Menser

---

**From:** Nikki Fabiano <nikkibartos7@hotmail.com>  
**Sent:** Monday, June 10, 2019 3:42 PM  
**To:** Planning Commision (DG)  
**Cc:** Peter Menser  
**Subject:** Rezoning in Champion Woods Sub

Good Afternoon,

I am writing this in opposition of the rezoning that will affect the Champion Woods Subdivision. One of the main reasons we chose to build our home in this sub was because of how safe it was going to be for our 2 and 4 year old daughters to play. If Sopheia Pkwy is opened up, people will start using this road as a shortcut to get to Hulett, and I will no longer feel comfortable letting my children play out front. We are also unwilling to compromise our property value by adding multi family housing. These developers really need to give it a rest. The over building has gotten out of control. Our schools are already over populated, and by adding more homes in this area, the problem will only get worse. We also chose Okemos to raise our children because of the amazing school system. Larger classroom sizes are not ideal, and children more often lose focus. PLEASE do not approve this rezoning. We were promised that there would be no further development when we purchased the lot for our home.

Sincerely,

Nicole and Brian Fabiano  
Champion Woods Subdivision Residents



## **Peter Menser**

---

**From:** Maredia, Mywish <maredia@msu.edu>  
**Sent:** Monday, June 10, 2019 4:02 PM  
**To:** Planning Commision (DG)  
**Cc:** Maredia, Karimbhai  
**Subject:** Concerns about Rezoning #19060 (Bennett Road Holding LLC)

Dear Members of the Planning Commission and Mr. Menser:

As a resident of the Champion Woods subdivision, we fully concur with the concerns expressed in the attached letter sent to you on behalf of the Champion Woods Condominium Association. We hope the Planning Commission will take these concerns into consideration and stay with its original decision to not approve rezoning request #19060.

Respectfully,

Mywish and Karimbhai Maredia  
2702 LaForet Cir, Okemos, MI 48864

## Peter Menser

---

**From:** Christina Salem <c\_salem2688@comcast.net>  
**Sent:** Monday, June 10, 2019 5:17 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning #19060

As a property owner at Lot 20 in Champion Woods in Okemos, I want to express my concerns about the rezoning request #19060 of Bennett Road LLC.

Our first concern is water drainage and flooding. We have lived at our property since 2010 so we have witnessed the changes to the water drainage and flow from the beginning. Our lot sits next to one of the water gardens. The common area behind our home, which is wooded, used to function as a temporary drainage area after large rains. For the first several years, the woods behind our home would hold small amounts of water through the spring and early summer but by July it was almost always dried up. Nine years later, after all of the development has been completed, we now have standing water throughout the entire area of the woods behind our home, through the summer and winter and it rarely if ever dries up. Our fear is that an increased number of homes/units in the neighboring subdivision would increase the flooding even further, possibly even creating a flood plain, causing us to carry flood insurance, threatening to cause devastating property damage, and decreasing our property values.

Our second concern is as a parent. Our neighborhood is a quiet, safe and contained space where children can have the freedom to roam without a lot of traffic. Connecting these two neighborhoods would increase the traffic flow significantly, changing that entire dynamic of our neighborhood.

We understand that the land will be developed and we are not against the developers doing so. But we think that it only makes sense to zone that new land the same as Champion Woods, which would be half as many units as their current goal. It would be a much better fit for our community as a whole.

Thank you.

Christina Salem  
Lot 20  
2688 Laforet Cir

**Peter Menser**

---

**From:** Candy Parker <candypar@comcast.net>  
**Sent:** Wednesday, June 19, 2019 6:07 PM  
**To:** Planning Commision (DG)  
**Subject:** rezoning#19060

Dear Commission Members,

It has come to my attention that a change to the requested zoning for #19060 has now been made and will be discussed at the June 24, 2019 meeting. At the June 10, 2019 Planning Commission Meeting, the commissioners voted that no change to the current zoning of this parcel was necessary. A change to the requested zoning does not alter the fact that the Planning Commission did not feel that a zoning change was necessary. Furthermore, it would seem that one cannot simply change a request once it has been discussed and voted on. Rather, it would seem that a new request would have to be submitted and the process begun anew.

Yours truly,

Candy Parker

4361 Aztec Way

Okemos, MI 48864

## Peter Menser

---

**From:** Carla Galligan <carlagalligan@gmail.com> on behalf of Carla Galligan <carlagall@comcast.net>  
**Sent:** Wednesday, June 19, 2019 7:44 PM  
**To:** Mark Kieselbach  
**Cc:** Planning Commision (DG)  
**Subject:** Mayberry Letter for rezoning # 19060

Hi Mark,

I received an email from Peter Menser today with an attachment from Mayberry Homes concerning rezoning # 19060. The letter from Mayberry homes asked for "consideration of an amendment to our original request to rezone the property currently zoned as RR, RAAA to straight RAA zoning without considerations."

Could you please explain why this revision does not require a new application? The application for rezoning # 19060 was for RA zoning with a PUD. Everyone that attended the meeting on June 10th heard an unanimous straw poll to deny the request. How can Mayberry make substantive changes to their submitted application without public comment. All of the affected neighborhoods ( The Woods of Heron Creek, Sundance Estates and Champion Woods ) are not aware of this request. The New request should be a new application and the Planning Commission should be voting on the original submitted application. I understand Peter Menser is going to send out letters AFTER the June 24th meeting .

The new proposed revision ( without an application) is asking for consideration to rezone RR and RAAA to RA. This request is not following the normal procedure - an explanation is needed.

This process is not transparent and poses many questions. In addition, Mayberry should not be allowed to avoid paying application fees.

Sincerely,

Carla A. Galligan  
517-290-2160

## Peter Menser

---

**From:** Carla Galligan <carlagalligan@gmail.com> on behalf of Carla Galligan <carlagall@comcast.net>  
**Sent:** Wednesday, June 19, 2019 9:35 PM  
**To:** Mark Kieselbach  
**Cc:** Planning Commision (DG)  
**Subject:** Re: Mayberry Letter for rezoning # 19060

I am sorry I made a typo the sentence should read: The new proposed revision ( without an application) is asking for consideration to rezone **RR and RAAA to RAA**.

On Jun 19, 2019, at 7:43 PM, Carla Galligan <[carlagall@comcast.net](mailto:carlagall@comcast.net)> wrote:

Hi Mark,

I received an email from Peter Menser today with an attachment from Mayberry Homes concerning rezoning # 19060. The letter from Mayberry homes asked for "consideration of an amendment to our original request to rezone the property currently zoned as RR, RAAA to straight RAA zoning without considerations."

Could you please explain why this revision does not require a new application? The application for rezoning # 19060 was for RA zoning with a PUD. Everyone that attended the meeting on June 10th heard an unanimous straw poll to deny the request. How can Mayberry make substantive changes to their submitted application without public comment. All of the affected neighborhoods ( The Woods of Heron Creek, Sundance Estates and Champion Woods ) are not aware of this request. The New request should be a new application and the Planning Commission should be voting on the original submitted application. I understand Peter Menser is going to send out letters AFTER the June 24th meeting .

The new proposed revision ( without an application) is asking for consideration to rezone RR and RAAA to RA. This request is not following the normal procedure - an explanation is needed.

This process is not transparent and poses many questions. In addition, Mayberry should not be allowed to avoid paying application fees.

Sincerely,

Carla A. Galligan  
517-290-2160

## Peter Menser

---

**From:** Carla <carlagall@comcast.net>  
**Sent:** Thursday, June 20, 2019 12:15 PM  
**To:** Mark Kieselbach  
**Cc:** Planning Commision (DG)  
**Subject:** Re: Mayberry Letter for rezoning # 19060

Thank you for your reply. This seems wrong. The individuals who wrote letters and came to the meeting are not aware of this development. The process is skewed to the developer. It's about the neighborhoods too and not transparent. We all left the meeting knowing the results of the straw poll was a unanimous denial. Please help me understand why Mayberry did not pay a new application fee? Taxpayer in this community have a right to know and have asked this question

Thank you,

Carla Galligan

Sent from my iPhone

On Jun 20, 2019, at 12:03 PM, Mark Kieselbach <[Kieselbach@meridian.mi.us](mailto:Kieselbach@meridian.mi.us)> wrote:

Carla,

Until a final determination is made by the Township Board on the rezoning or the applicant withdraws the request for the rezoning the application remains open. There is no requirement that another application be submitted. The Township Zoning Ordinance and the State Zoning Enabling Act does not prohibit an applicant from requesting a modification during the rezoning process. The Planning Commission will have ample time to discuss the modification before making a recommendation to the Township Board. Once the rezoning request is before the Township Board they have options on how to address the rezoning. It is not unusual that a modification is made to a rezoning whether at the Planning Commission or the Township Board. There have been two recent rezoning requests where the applicant modified the request when it was before the Township Board. If you have any questions please contact me.

Mark

<image003.jpg>**Mark Kieselbach**  
Community Planning & Development Director  
[kieselbach@meridian.mi.us](mailto:kieselbach@meridian.mi.us)  
W 517.853.4506  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

---

**From:** Carla Galligan [<mailto:carlagalligan@gmail.com>] **On Behalf Of** Carla Galligan  
**Sent:** Wednesday, June 19, 2019 9:35 PM  
**To:** Mark Kieselbach <[Kieselbach@meridian.mi.us](mailto:Kieselbach@meridian.mi.us)>  
**Cc:** Planning Commision (DG) <[planningcommission@meridian.mi.us](mailto:planningcommission@meridian.mi.us)>  
**Subject:** Re: Mayberry Letter for rezoning # 19060

I am sorry I made a typo the sentence should read: The new proposed revision ( without an application) is asking for consideration to rezone **RR and RAAA to RAA**.

On Jun 19, 2019, at 7:43 PM, Carla Galligan <[carlagall@comcast.net](mailto:carlagall@comcast.net)> wrote:

Hi Mark,

I received an email from Peter Menser today with an attachment from Mayberry Homes concerning rezoning # 19060. The letter from Mayberry homes asked for "consideration of an amendment to our original request to rezone the property currently zoned as RR, RAAA to straight RAA zoning without considerations."

Could you please explain why this revision does not require a new application? The application for rezoning # 19060 was for RA zoning with a PUD. Everyone that attended the meeting on June 10th heard an unanimous straw poll to deny the request. How can Mayberry make substantive changes to their submitted application without public comment. All of the affected neighborhoods ( The Woods of Heron Creek, Sundance Estates and Champion Woods ) are not aware of this request. The New request should be a new application and the Planning Commission should be voting on the original submitted application. I understand Peter Menser is going to send out letters AFTER the June 24th meeting .

The new proposed revision ( without an application) is asking for consideration to rezone RR and RAAA to RA. This request is not following the normal procedure - an explanation is needed.

This process is not transparent and poses many questions. In addition, Mayberry should not be allowed to avoid paying application fees.

Sincerely,

Carla A. Galligan  
517-290-2160

## Peter Menser

---

**From:** Eric Torng <etorng@gmail.com>  
**Sent:** Thursday, June 20, 2019 5:06 PM  
**To:** Planning Commision (DG)  
**Subject:** FW: Public Hearing

I am very concerned regarding the timeline for processing this “amended” (that is, completely changed) rezoning request. I strongly believe this should be treated as a new rezoning request. See full details below.

Thanks,

Eric Torng  
Champion Woods CA Board President  
4138 Benca Way  
Okemos, MI 48864  
517-944-5179  
Pronouns:he/him/his

---

**From:** Eric Torng <etorng@gmail.com>  
**Sent:** Thursday, June 20, 2019 3:58 PM  
**To:** 'Peter Menser' <menser@meridian.mi.us>  
**Cc:** 'Norman Grannemann' <nggranne@gmail.com>; 'Bushong, Benjamin' <bbushong@msu.edu>; 'Carla Galligan' <carlagalligan@icloud.com>; 'McCole, Daniel' <mccoleda@msu.edu>; 'Yingxin Zhou' <zhou0824@gmail.com>; 'Larry Mccurdy' <kalamc@ameritech.net>  
**Subject:** Public Hearing

Dear Peter,

Thank you for the clarification. While I disagree with the decision as this current policy allows developers to submit nuisance requests (which request 19060 certainly was) and waste not only Planning Commission time but also public time, that is not my main point in this email.

I suggest you reconsider the timeline for the next hearing and whether or not a public hearing should be considered. If we look at the requests, we have:

- 18120: RA zoning
- 19060: RA zoning, PUD condition, max 210 units condition
- Amended request: RAA zoning, no PUD condition, no max units condition

Let us examine the difference between these consecutive applications:

- Between 18120, there were only two minor changes: the addition of two conditions, PUD and max 210 units. For this change, you generated a new rezoning application number and provided public notice and facilitated a public hearing.
- Between 19060 and the amended request, there are three changes, one significant change: RA to RAA zoning, and two minor changes: elimination of the two conditions, PUD and max 210 units.

There is clearly a greater difference between 19060 and the amended request than there was between 18120 and 19060. For 19060, you supported a new number, public notice, and a public hearing. Yet for this more significant change (one major change, two minor changes), you are saying this is just an amendment and no public notice is required.

I realize that 19060 and the amended request are closer together in time, but these significant difference seem to demand a separate rezoning application number, a new public notice, and a public hearing. I would also emphasize that this should require a new rezoning application as the current application for 19060 goes on about the PUD and the max 210 unit conditions and talks about RA zoning, none of which is relevant to the amended request and thus there is no paperwork supporting the amended request. In particular, the applicant makes no case that the new zoning meets the required conditions and thus I am not sure how the Planning Commission can even consider this amended request given the lack of relevant information.

In summary, even if you do not require a new application fee, you should require a new rezoning application that is complete with a full justification for why the current zoning is not appropriate and why the proposed zoning is appropriate as well as a new traffic study. Only when all these materials are received should you move to schedule the public hearing at the Planning Commission. Finally, I do believe this change is significant enough to warrant following the full requirements of issuing public notice and mailing all potential affected participants.

Sincerely,

Eric Torng  
Champion Woods CA Board President  
4138 Benca Way  
Okemos, MI 48864  
517-944-5179  
Pronouns:he/him/his

---

**From:** Peter Menser <[menser@meridian.mi.us](mailto:menser@meridian.mi.us)>

**Sent:** Thursday, June 20, 2019 1:27 PM

**To:** Eric Torng <[etorng@gmail.com](mailto:etorng@gmail.com)>

**Cc:** 'Norman Grannemann' <[nggranne@gmail.com](mailto:nggranne@gmail.com)>; 'Bushong, Benjamin' <[bbushong@msu.edu](mailto:bbushong@msu.edu)>; 'Carla Galligan' <[carlagalligan@icloud.com](mailto:carlagalligan@icloud.com)>; McCole, Daniel <[mccoleda@msu.edu](mailto:mccoleda@msu.edu)>; 'Yingxin Zhou' <[zhou0824@gmail.com](mailto:zhou0824@gmail.com)>; 'Larry Mccurdy' <[kalamc@ameritech.net](mailto:kalamc@ameritech.net)>

**Subject:** RE: Rezoning application fee payment

Eric and neighbors,

This is what I shared with Yingxin Zhou a couple of weeks ago: We took in a large rezoning application fee (\$4k +) last fall and the project only made it to one public meeting before being withdrawn. I knew they were eventually coming back with a new rezoning application, so said they could apply that application fee to this new request. I did not make this decision on my own, the Director and Township Manager were aware of and supported this decision.

We are not going to be requiring any additional fees for this rezoning request until a decision is rendered. We aren't incurring any additional costs, which is what the application fees are meant to cover, in proceeding with the rezoning process. If and when they come in with a development project (plat/PUD) we will collect additional fees at that time.

-Peter

Further, for those that didn't see his response, I will share what Director Kieselbach sent to Carla earlier today:

"Carla,

This not a new application but a modification to the original application. The filing fee for a rezoning is established by the Township Board. There is no fee for when an applicant modifies a rezoning request. The Township Board would need to amend the current fee schedule to include a fee for a modification.

Mark"



**Peter Menser**

Principal Planner

[menser@meridian.mi.us](mailto:menser@meridian.mi.us)

517.853.4576

5151 Marsh Road | Okemos, MI 48864

[meridian.mi.us](http://meridian.mi.us)

---

**From:** Eric Torng [<mailto:etorng@gmail.com>]

**Sent:** Thursday, June 20, 2019 8:05 AM

**To:** Peter Menser

**Cc:** 'Norman Grannemann'; 'Bushong, Benjamin'; 'James Galligan'; 'Carla Galligan'; 'McCole, Daniel'; 'Yingxin Zhou'; 'Larry Mccurdy'

**Subject:** Rezoning application fee payment

Dear Peter,

I had a question about process. It is my understanding that the applicant did not pay a new fee for Rezoning application 19060. This is suggested by page 3 of the applicant's application where they say the fee was paid in September 2018. Is this correct? If so, can you explain the reason why the applicant did not have to pay a new fee even though

- They submitted a new rezoning application form.
- You assigned the new rezoning application a new number 19060 (the old one was 18120).
- The process started over completely with 2 weeks public notice, a new staff report, and significant time from the planning commission members.

I have a follow up question that depends on your answer to this question. Rather than present multiple hypotheticals, I will hold that question until I receive your answer. I appreciate your speedy response.

Best wishes,

Eric Torng

Champion Woods CA Board President

4138 Benca Way

Okemos, MI 48864

517-944-5179

Pronouns:he/him/his

---

**From:** Peter Menser <[menser@meridian.mi.us](mailto:menser@meridian.mi.us)>  
**Sent:** Wednesday, June 19, 2019 2:30 PM  
**To:** Eric Torng <[etorng@gmail.com](mailto:etorng@gmail.com)>  
**Cc:** 'Norman Grannemann' <[nggranne@gmail.com](mailto:nggranne@gmail.com)>; 'Bushong, Benjamin' <[bbushong@msu.edu](mailto:bbushong@msu.edu)>; 'James Galligan' <[jgalligan@pharmacy.arizona.edu](mailto:jgalligan@pharmacy.arizona.edu)>; 'Carla Galligan' <[carlagalligan@icloud.com](mailto:carlagalligan@icloud.com)>  
**Subject:** RE: Rezoning staff report

Hi Eric (and everyone else),

Good timing on this email, as I was planning to reach out to you all today. I received a letter today (attached) from the applicant amending their request to now rezone to RAA instead of the originally proposed RA. The applicant has also removed the conditions for a PUD and max of 210 units. That doesn't prohibit them from pursuing a PUD, it just wouldn't be required as a condition of rezoning.

The anticipated process moving forward is as follows: The applicant will introduce the amended request at the beginning of the Monday, June 24 PC meeting. A short discussion may occur under that agenda item. The Planning Commission will then discuss the amended request in detail at their July 8 meeting, which will be supplemented by a revised staff memo focused on the RAA zoning. I requested the applicant to provide a revised traffic study as well. I would then expect a recommendation at the July 22 Planning Commission meeting, followed by discussion at the Township Board, meeting dates for which will be determined.

We are not holding a new public hearing, but I will be sending out notices after the meeting on 6/24 telling the neighbors about the amended request and that it will be discussed at the July 8 meeting. The meeting on July 8 will essentially be like a public hearing for the amended request, but will be listed under discussion on the agenda.

I don't have information on potential number of units allowed in RAA or anything else related to the modified request yet, but will have it available ahead of the July 8 meeting. Any questions/comments just let me know.

Hope you all are doing well today.

-Peter



**Peter Menser**  
Principal Planner  
[menser@meridian.mi.us](mailto:menser@meridian.mi.us)  
517.853.4576  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

---

**From:** Eric Torng [<mailto:etorng@gmail.com>]  
**Sent:** Wednesday, June 19, 2019 12:35 PM  
**To:** Peter Menser  
**Cc:** 'Norman Grannemann'; 'Bushong, Benjamin'; 'James Galligan'; 'Carla Galligan'  
**Subject:** RE: Rezoning staff report

Hi Peter,

Just checking to see if the rezoning is still on the agenda for this Monday's Planning Commission meeting?

Thanks,

Eric Torng  
President of Champion Woods Condominium Association  
4138 Benca Way  
Okemos, MI 48864  
(517) 944-5179  
Pronouns: he/him/his

## Peter Menser

---

**From:** Eric Torng <etorng@gmail.com>  
**Sent:** Friday, June 21, 2019 9:17 AM  
**To:** Peter Menser; Planning Commission (DG)  
**Cc:** 'Norman Grannemann'; 'Bushong, Benjamin'; 'Carla Galligan'; 'Yingxin Zhou'; 'Larry Mccurdy'; 'McCole, Daniel'  
**Subject:** Minimum requirements before item is scheduled for discussion

Dear Peter.

I would like to emphasize two points that your email reply does not address.

First, the letter from the applicant stating they are amending the application makes the information presented on the rezoning application form inconsistent and inaccurate. It seems the minimum that you should require is that the applicant should submit a new application form so that they can address the criteria in Part II, Reasons for Rezoning Request, in particular Part B, Reasons why the requested zoning is appropriate. In addition, you have also required them to submit a new traffic study which is also appropriate.

Second, both the Planning Commission and the public should have sufficient time to read the amended rezoning application and revised traffic study before this matter is discussed in any meeting. Specifically, following the practice of public notice, it would seem that a minimum of two weeks should elapse between the receipt and distribution of the new application form, traffic study, and any other relevant information before this item is next scheduled to be discussed.

Just to emphasize this latter point, there is a normal schedule to follow assuming there are no changes to the application. Once the applicant makes a change, in this case a major change, you are under no obligation to rush this item through according to the original schedule. The applicant has forfeited that right. **The applicant should be required to provide all the necessary documentation supporting the amendment including the reasons why the requested rezoning is appropriate. Furthermore, there should be sufficient time for all interested parties to read through and process the amended request.** I respectfully believe it is your role as Principal Planner to ensure that both the Planning Commission and the public get sufficient information and sufficient time to review that information before this item is discussed again.

Best wishes,

Eric Torng  
President of Champion Woods Condominium Association  
4138 Benca Way  
Okemos, MI 48864  
(517) 944-5179  
Pronouns: he/him/his

---

**From:** Peter Menser <menser@meridian.mi.us>  
**Sent:** Friday, June 21, 2019 8:32 AM  
**To:** Eric Torng <etorng@gmail.com>

**Cc:** 'Norman Grannemann' <nggranne@gmail.com>; 'Bushong, Benjamin' <bbushong@msu.edu>; 'Carla Galligan' <carlagalligan@icloud.com>; 'Yingxin Zhou' <zhou0824@gmail.com>; 'Larry Mccurdy' <kalamc@ameritech.net>; McCole, Daniel <mccoleda@msu.edu>

**Subject:** RE: Public Hearing

Hi Eric,

I'm not sure any explanation I provide is going to be satisfactory to you, but I share my response to Dan McCole yesterday so maybe will understand and consider my perspective. You may have already read it. I apologize for the copied message, but I have other projects cooking today and don't want to leave you hanging.

"Hi Dan,

Maybe you weren't apprised of this, but I will be sending out notices to neighbors announcing the revisions to the rezoning request, they will be sent out tomorrow. Public notice will definitely be provided. There will also definitely be opportunities for public comment (2 at each meeting, at the beginning and end of each meeting) at the 6/24, 7/8, 7/22 Planning Commission meetings, and every meeting beyond that, for the public to comment on the rezoning proposal. There will also be two opportunities at each Township Board meeting for public comment. Looking ahead, between the Planning Commission and Township Board, I estimate we are looking at minimally 5 meetings at which this rezoning will be discussed, and possibly more. At the 6/24 meeting the applicant will simply announce their intention to modify the request. There will be no in depth discussion on the proposal by the Planning Commission, because, having received their letter only yesterday, I simply won't have time to provide a staff memo outlining the details of the request for the members of the Planning Commission. Without thorough analysis, in-depth discussion on the 6/24 meeting will be challenging at best and ill-informed at worst. The Planning Commission simply won't yet have the facts to consider the request. This does not preclude members of the public sharing their thoughts on the rezoning at the meeting. Like any Planning Commission meeting, public comment at the 6/24 meeting is welcome at both the beginning and end of that meeting. The 7/8 meeting will serve as our public hearing, and while it might not reflect that in name, it will effectively serve that purpose. There will be public comment (two opportunities, one at the beginning and one at the end of the meeting), a staff presentation of the request, comments from the property owner, and discussion by members of the Planning Commission. The only difference in this case is that the rezoning will be on the agenda under the discussion heading vs. the public hearing heading.

I understand your comment related to tourism and vacations, but Township business does not stop during summer months. With 43,000 residents it isn't possible to accommodate everyone's schedules. If a resident is unable to attend the meeting in person, they can transmit their comments via email. Based on the volume of emails received thus far, it appears that residents are familiar with this process. The meeting is televised on cable, live streamed on the internet (homtv.net), and archived for later viewing. Keep in mind also that the Planning Commission is advisory with regards to rezonings, the Township Board will make the final decision, so maybe residents will be able to attend one of at least two, and possibly more, of their meetings where this request will be discussed.

I am not of the belief that this request is being treated any differently than any other request. Notice will be provided and there will be multiple opportunities for public comment. I have no interest in obfuscating the process or misleading residents, nor does it serve me well to do so in my role at the Township. If I thought this process wasn't right, or if differed greatly from the process used in any other similar request that I have shepherded over my 13 years at the Township, I would be the first person to

cry foul. The Director of my department, who has been here for 39 years, and the Township Manager, both support the direction we are taking.

I appreciate you reaching out to me, if you have any questions please let me know.”

Additionally, the primary difference I note between the last request in October and the current request is that the last one was withdrawn by the applicant. This request was modified, not withdrawn, and had a public hearing 11 days ago. When we had the public hearing on June 10<sup>th</sup> it had been over 7 months since the first public hearing on October 22, 2018. We are ultimately talking about where the item is listed on the agenda. Full notice is being provided and detailed, lengthy discussions will be held on the modified request and at the end of the day this is what matters.

-Peter



**Peter Menser**  
Principal Planner  
[menser@meridian.mi.us](mailto:menser@meridian.mi.us)  
517.853.4576  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

---

**From:** Eric Torng [<mailto:etorng@gmail.com>]  
**Sent:** Thursday, June 20, 2019 3:58 PM  
**To:** Peter Menser  
**Cc:** 'Norman Grannemann'; 'Bushong, Benjamin'; 'Carla Galligan'; 'McCole, Daniel'; 'Yingxin Zhou'; 'Larry Mccurdy'  
**Subject:** Public Hearing

Dear Peter,

Thank you for the clarification. While I disagree with the decision as this current policy allows developers to submit nuisance requests (which request 19060 certainly was) and waste not only Planning Commission time but also public time, that is not my main point in this email.

I suggest you reconsider the timeline for the next hearing and whether or not a public hearing should be considered. If we look at the requests, we have:

- 18120: RA zoning
- 19060: RA zoning, PUD condition, max 210 units condition
- Amended request: RAA zoning, no PUD condition, no max units condition

Let us examine the difference between these consecutive applications:

- Between 18120, there were only two minor changes: the addition of two conditions, PUD and max 210 units. For this change, you generated a new rezoning application number and provided public notice and facilitated a public hearing.
- Between 19060 and the amended request, there are three changes, one significant change: RA to RAA zoning, and two minor changes: elimination of the two conditions, PUD and max 210 units.

There is clearly a greater difference between 19060 and the amended request than there was between 18120 and 19060. For 19060, you supported a new number, public notice, and a public hearing. Yet for this more significant change (one major change, two minor changes), you are saying this is just an amendment and no public notice is required.

I realize that 19060 and the amended request are closer together in time, but these significant difference seem to demand a separate rezoning application number, a new public notice, and a public hearing. I would also emphasize that this should require a new rezoning application as the current application for 19060 goes on about the PUD and the max

210 unit conditions and talks about RA zoning, none of which is relevant to the amended request and thus there is no paperwork supporting the amended request. In particular, the applicant makes no case that the new zoning meets the required conditions and thus I am not sure how the Planning Commission can even consider this amended request given the lack of relevant information.

In summary, even if you do not require a new application fee, you should require a new rezoning application that is complete with a full justification for why the current zoning is not appropriate and why the proposed zoning is appropriate as well as a new traffic study. Only when all these materials are received should you move to schedule the public hearing at the Planning Commission. Finally, I do believe this change is significant enough to warrant following the full requirements of issuing public notice and mailing all potential affected participants.

Sincerely,

Eric Torng  
Champion Woods CA Board President  
4138 Benca Way  
Okemos, MI 48864  
517-944-5179  
Pronouns:he/him/his

---

**From:** Peter Menser <[menser@meridian.mi.us](mailto:menser@meridian.mi.us)>

**Sent:** Thursday, June 20, 2019 1:27 PM

**To:** Eric Torng <[etorng@gmail.com](mailto:etorng@gmail.com)>

**Cc:** 'Norman Grannemann' <[nggranne@gmail.com](mailto:nggranne@gmail.com)>; 'Bushong, Benjamin' <[bbushong@msu.edu](mailto:bbushong@msu.edu)>; 'Carla Galligan' <[carlagalligan@icloud.com](mailto:carlagalligan@icloud.com)>; McCole, Daniel <[mccoleda@msu.edu](mailto:mccoleda@msu.edu)>; 'Yingxin Zhou' <[zhou0824@gmail.com](mailto:zhou0824@gmail.com)>; 'Larry Mccurdy' <[kalamc@ameritech.net](mailto:kalamc@ameritech.net)>

**Subject:** RE: Rezoning application fee payment

Eric and neighbors,

This is what I shared with Yingxin Zhou a couple of weeks ago: We took in a large rezoning application fee (\$4k +) last fall and the project only made it to one public meeting before being withdrawn. I knew they were eventually coming back with a new rezoning application, so said they could apply that application fee to this new request. I did not make this decision on my own, the Director and Township Manager were aware of and supported this decision.

We are not going to be requiring any additional fees for this rezoning request until a decision is rendered. We aren't incurring any additional costs, which is what the application fees are meant to cover, in proceeding with the rezoning process. If and when they come in with a development project (plat/PUD) we will collect additional fees at that time.

-Peter

Further, for those that didn't see his response, I will share what Director Kieselbach sent to Carla earlier today:

"Carla,

This not a new application but a modification to the original application. The filing fee for a rezoning is established by the Township Board. There is no fee for when an applicant modifies a rezoning request. The Township Board would need to amend the current fee schedule to include a fee for a modification.

Mark”



**Peter Menser**  
Principal Planner  
[menser@meridian.mi.us](mailto:menser@meridian.mi.us)  
517.853.4576  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

---

**From:** Eric Torng [<mailto:etorng@gmail.com>]  
**Sent:** Thursday, June 20, 2019 8:05 AM  
**To:** Peter Menser  
**Cc:** 'Norman Grannemann'; 'Bushong, Benjamin'; 'James Galligan'; 'Carla Galligan'; 'McCole, Daniel'; 'Yingxin Zhou'; 'Larry Mccurdy'  
**Subject:** Rezoning application fee payment

Dear Peter,

I had a question about process. It is my understanding that the applicant did not pay a new fee for Rezoning application 19060. This is suggested by page 3 of the applicant's application where they say the fee was paid in September 2018. Is this correct? If so, can you explain the reason why the applicant did not have to pay a new fee even though

- They submitted a new rezoning application form.
- You assigned the new rezoning application a new number 19060 (the old one was 18120).
- The process started over completely with 2 weeks public notice, a new staff report, and significant time from the planning commission members.

I have a follow up question that depends on your answer to this question. Rather than present multiple hypotheticals, I will hold that question until I receive your answer. I appreciate your speedy response.

Best wishes,

Eric Torng  
Champion Woods CA Board President  
4138 Benca Way  
Okemos, MI 48864  
517-944-5179  
Pronouns:he/him/his

---

**From:** Peter Menser <[menser@meridian.mi.us](mailto:menser@meridian.mi.us)>  
**Sent:** Wednesday, June 19, 2019 2:30 PM  
**To:** Eric Torng <[etorng@gmail.com](mailto:etorng@gmail.com)>  
**Cc:** 'Norman Grannemann' <[nggranne@gmail.com](mailto:nggranne@gmail.com)>; 'Bushong, Benjamin' <[bbushong@msu.edu](mailto:bbushong@msu.edu)>; 'James Galligan'

<[igalligan@pharmacy.arizona.edu](mailto:igalligan@pharmacy.arizona.edu)>; 'Carla Galligan' <[carlagalligan@icloud.com](mailto:carlagalligan@icloud.com)>

**Subject:** RE: Rezoning staff report

Hi Eric (and everyone else),

Good timing on this email, as I was planning to reach out to you all today. I received a letter today (attached) from the applicant amending their request to now rezone to RAA instead of the originally proposed RA. The applicant has also removed the conditions for a PUD and max of 210 units. That doesn't prohibit them from pursuing a PUD, it just wouldn't be required as a condition of rezoning.

The anticipated process moving forward is as follows: The applicant will introduce the amended request at the beginning of the Monday, June 24 PC meeting. A short discussion may occur under that agenda item. The Planning Commission will then discuss the amended request in detail at their July 8 meeting, which will be supplemented by a revised staff memo focused on the RAA zoning. I requested the applicant to provide a revised traffic study as well. I would then expect a recommendation at the July 22 Planning Commission meeting, followed by discussion at the Township Board, meeting dates for which will be determined.

We are not holding a new public hearing, but I will be sending out notices after the meeting on 6/24 telling the neighbors about the amended request and that it will be discussed at the July 8 meeting. The meeting on July 8 will essentially be like a public hearing for the amended request, but will be listed under discussion on the agenda.

I don't have information on potential number of units allowed in RAA or anything else related to the modified request yet, but will have it available ahead of the July 8 meeting. Any questions/comments just let me know.

Hope you all are doing well today.

-Peter



**Peter Menser**  
Principal Planner  
[menser@meridian.mi.us](mailto:menser@meridian.mi.us)  
517.853.4576  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

---

**From:** Eric Torng [<mailto:etorng@gmail.com>]  
**Sent:** Wednesday, June 19, 2019 12:35 PM  
**To:** Peter Menser  
**Cc:** 'Norman Grannemann'; 'Bushong, Benjamin'; 'James Galligan'; 'Carla Galligan'  
**Subject:** RE: Rezoning staff report

Hi Peter,

Just checking to see if the rezoning is still on the agenda for this Monday's Planning Commission meeting?

Thanks,

Eric Torng

President of Champion Woods Condominium Association  
4138 Benca Way  
Okemos, MI 48864  
(517) 944-5179  
Pronouns: he/him/his

---

**From:** Peter Menser <[menser@meridian.mi.us](mailto:menser@meridian.mi.us)>  
**Sent:** Saturday, June 8, 2019 8:56 AM  
**To:** Eric Tornng <[etornng@gmail.com](mailto:etornng@gmail.com)>  
**Cc:** 'Norman Grannemann' <[nggranne@gmail.com](mailto:nggranne@gmail.com)>; 'Bushong, Benjamin' <[bbushong@msu.edu](mailto:bbushong@msu.edu)>; 'James Galligan' <[jgalligan@pharmacy.arizona.edu](mailto:jgalligan@pharmacy.arizona.edu)>; 'Carla Galligan' <[carlagalligan@icloud.com](mailto:carlagalligan@icloud.com)>  
**Subject:** RE: Rezoning staff report

I had an issue with the PDF for the rezoning staff report, which has since been corrected. The attached PDF contains the staff report and attachments for the request.



**Peter Menser**  
Principal Planner  
[menser@meridian.mi.us](mailto:menser@meridian.mi.us)  
517.853.4576  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

---

**From:** Peter Menser  
**Sent:** Friday, June 07, 2019 5:19 PM  
**To:** Eric Tornng  
**Cc:** 'Norman Grannemann'; 'Bushong, Benjamin'; 'James Galligan'; 'Carla Galligan'  
**Subject:** Rezoning staff report

Hi all, here is the staff report and attachments for the rezoning. See you Monday night.



**Peter Menser**  
Principal Planner  
[menser@meridian.mi.us](mailto:menser@meridian.mi.us)  
517.853.4576  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

**Peter Menser**

---

**From:** Yingxin Zhou <zhou0824@gmail.com>  
**Sent:** Friday, June 21, 2019 3:02 PM  
**To:** Peter Menser; Planning Commision (DG)  
**Subject:** Amendment to request #19060 (Bennett Road Holding LLC)

Dear Meridian Township Planning Commission Chair, Vice Chair, Secretary, Commissioners, and Mr. Menser:

I'm a resident in the Champion Woods subdivision. I was notified by our HOA on June 19, 2019 that the applicant is "amending" the request to RAA zoning with no conditions.

Be definition, "amendment" refers to a minor change or addition designed to improve a text, piece of legislation. Regarding the rezoning application from Bennett Road Holding LLC, the original application #19060 requests for RA zoning, with PUD and max 210 units condition. The "amended" request is just RAA zoning. Thus the zoning class changed; the conditions got eliminated. So the newest request is 100% different from the original request #19060. There is nothing common between the two requests. How could you call that an amendment?

Rezoning to RAA requires a start over which means a new application form with a fee, notice the request, a new public hearing to be held etc. The submitted documentations from the applicant do not support the request to rezone to RAA.

Please recommend a denial of #19060 as scheduled at the June 24, 2019 meeting. Thank you for your time and consideration.

Sincerely,

Yingxin Zhou  
2565 Sophiea Pkwy  
Okemos, MI 48864

**Peter Menser**

---

**From:** LAURA STEBBINS <lstebbins123@comcast.net>  
**Sent:** Sunday, June 23, 2019 11:37 AM  
**To:** Planning Commision (DG)  
**Subject:** Proposed Re-Zoning Hagadorn, Bennett and Hulett Rds

Ladies and Gentlemen;

The proposed re-zoning by Mayberry Homes from RAAA to RAA on the 96.74 acre parcel of land bordered by Hagadorn, Bennett and Hulett Rd would affect the residents of Meridian Township negatively.

- 1) There has already been increased traffic in those areas. We do not need more congestion.
  
- 2) People move to Meridian for the natural areas and open spaces. We do not need more density.
  
- 3) The schools, particularly Bennett Woods Elementary, are experiencing overcrowding as it is.

This higher density plan will have a negative environmental impact on the township. Please vote against this proposal.

Thank You,

Laura Stebbins

3875 Roxbury Ave.

Okemos, MI 48864

**Peter Menser**

---

**From:** Carolyn Sebestyen <555csebestyen@gmail.com>  
**Sent:** Sunday, June 23, 2019 1:20 PM  
**To:** Planning Commision (DG)  
**Subject:** Hagadorn/Bennett Mayberry Rezoning

Unable to attend meeting tomorrow regarding request for Mayberry Homes to amend their application to slightly lower density housing WITHOUT conditions. The issues regarding traffic, threat to wetlands, impact on schools raised during the first application hearing have not been addressed in their new approach. As a Commision you had serious concerns about Mayberrys development in this area. We did too, we still do. Vote no. New application, new hearings, address the issues raised. Thank you.

**Peter Menser**

---

**From:** Gang Teng <tenggang@gmail.com>  
**Sent:** Sunday, June 23, 2019 9:47 PM  
**To:** Planning Commision (DG)  
**Subject:** Comments against Mayberry Rezoning Request

Dear Planning Commission,

We learned that Mayberry is submitting request to the Planning Commission to consider further amendments to its request to rezone their land bounded by Hagadorn, Bennett and Hulett Roads, so that they can build properties on smaller lot size than what's allowed currently.

We're writing to express our opinions to against its proposal. We live in College Fields, very close to the area requested for rezone and our concerns are:

1. it's inconsistent with other neighborhoods in the same area and will negatively impact the environment.
2. the proposal will increase the traffic in the area. Currently roads in this area are not designed to support too much traffic and it's basically a roundabout with four 2-way roads. With Bennett Woods elementary school around the corner, we're afraid that high-density residual zone will greatly increase the traffic congestion and jeopardize the safety of school students.
3. The increased population/density will also impose higher demands on township resources such as 911/police/fire department/education. We certainly oppose any changes to the zone that reduces the quality and efficiency of public services.
4. Also I learned that there will be no new application nor public hearing, that against increases our concerns that residence's voice can't be heard and this proposal might have bigger impact that the Planning Commission would have thought of.

all the above will negatively impact us and detract people from moving to this area.

As we're not able to attend the meeting thus please consider this email as our comments against Mayberry's request.

Best Regards,  
Gang&Jiao

Yingxin Zhou  
2565 Sophiea Pkwy  
Okemos, MI 48864

June 24, 2019

Re: "Amendment" to request #19060 (Bennett Road Holding LLC) (Opposition)

Dear Meridian Township Planning Commission Chair, Vice Chair, Secretary, Commissioners, and Mr. Menser:

First I want to thank you for your time on this important matter.

I'm disturbed by how this rezoning request is proceeding. I have two following requests and would greatly appreciate it if you could consider: 1. The applicant needs to pay application fee for rezoning request #19060. 2. Rezoning to RAA requires a new application form with a fee and a new public hearing. I strongly urge Planning Commission to recommend denial of rezoning request #19060 at the June 24, 2019 planning commission meeting.

***The applicant needs to pay application fee for rezoning request #19060***

Once again we ask the applicant to pay the fee. The application form for request #19060 shows \$4,400 was paid in September 2018 so nothing has been paid this time. But application #19060 is a new request. Section E.1. of rezoning application form clearly states that application fee is nonrefundable. Therefore the \$4.4K fee paid for request #18120 can't be refunded and applied to rezoning request #19060. Please see the attached screenshots.

The applicant's paying no fee is against the Township's policy, is disrespectful to planning commission, and is unfair for taxpayers in our township who have been meeting deadlines to pay tax due.



Part I – E.1. States Nonrefundable fee

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

RECEIVED  
SEP 27 2018

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 BENNETT FOND HOLDING, LLC. (MAYBERRY HOMES)  
Address of applicant 1650 KENDALE BLVD., EAST LANSING, MI 48023  
Telephone: Work 517-371-5000 Home 517-575-5355  
Fax \_\_\_\_\_ Email DSTRAUS@MAYBERRYHOMES.COM

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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person DAVID STRAUS  
Address 1650 KENDALE BLVD., EAST LANSING, MI 48023  
Telephone: Work 517-371-5000 Home 517-575-5355  
Fax \_\_\_\_\_ Email DSTRAUS@MAYBERRYHOMES.COM

C. Site address/location N. SIDE OF BENNETT BETWEEN HULETT RD & HOLLAND  
Legal description (Attach additional sheets if necessary) ATTACHED  
Parcel number 33-02-02-29-300 Site acreage 96.74  
008, 020, 021, 023, 025, 026 & 33-02-02-29-251-009

D. Current zoning RAA-RIL Requested zoning RA

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

- 1. Nonrefundable fee.

Rezoning to RAA requires start over

Per the letter submitted by Mayberry Homes on June 19, 2019, the applicant is "amending" the request to RAA. By definition, "amendment" refers to a minor change or addition designed to improve a text, piece of legislation, etc.

Rezoning to RAA is not a minor change and could not be considered an amendment to the original request #19060. During the public hearing at the June 10, 2019 planning commission meeting, the applicant, Mr. Bob Schroeder noted he would add an additional amendment to the rezoning with conditions that would include limiting the northern 20 acre piece of property to 10 units or less for development. I admit that this change is an amendment.

Rezoning to RAA requires start over which means a new application form with a fee, notice the request, and a new public hearing to be held etc. Mr. Menser explained it very well in Oct 2018 while answering a question related to rezoning request #18120. Below is the screenshot of the message. That is the correct approach to process request to rezone to RAA.

---

**From:** Peter Menser <[menser@meridian.mi.us](mailto:menser@meridian.mi.us)>  
**Sent:** Friday, October 26, 2018 3:44 PM  
**To:** [etorng@gmail.com](mailto:etorng@gmail.com)  
**Subject:** RE: Township Board meeting

Hi Eric,

Sorry I have been in meetings all day. If the developer proposes to modify the request by requesting a different zoning district other than RA, then we would start over and re-notice the request, hold a new public hearing, etc. If they stick with the current RA zoning request, but modify it by, for example, limiting the number of units or offer to only develop the land as a planned unit development (PUD) then we can proceed with the current process. It is typical that conditions get added to projects along the way, which do not require starting over.

Hope this helps, I will have an idea of next steps hopefully by the end of the day on Monday and will let you know.

Please recommend a denial of #19060 as originally scheduled at the June 24, 2019 meeting.

Sincerely,

Yingxin Zhou

## Peter Menser

---

**From:** Jeff Jacobsen <jeffsjake22@gmail.com>  
**Sent:** Monday, June 24, 2019 7:29 AM  
**To:** Planning Commision (DG)  
**Subject:** Additional Amendments to Mayberry Rezoning

June 24, 2019

Dear Planning Commission:

Register us as strongly against the rezoning amendment (between College Field back 9 holes and the bus garage/Bennett Woods Elementary School/Champion Woods) to RA which would substantially and negatively impact this area and adjacent areas. Why should Mayberry be permitted to manipulate the system and intensify the number of homes in this highly sensitive areas? When we purchased our home we did the research to see what might be on the horizon in terms of other building in our area and knew there would be some, yet not as populated as this one proposed. Multiple reasons for our objection are listed below:

- 1) Rural and low density housing as is now would not impact the environment nearly as much as single family low density housing without conditions. This area is full of surface waters, wetlands, wildlife and more natural features. More people means more concrete, more surface area of roads/houses which will add to the pollutant load in this area. Less density means less pollution in these sensitive areas. Are there other areas where the original intensification of development has increased beyond the original zoning, so that the cumulative negative impact is greater? This would geometrically add to the negatives.
- 2) Bennett Road was completely redone not too long ago. With its existing load of traffic, it is already exhibiting significant degradation to its surface due to the frequency and type of traffic. Increasing the amount and kind of traffic would accelerate its demise and it would be added to the deplorable list of unsafe roads. Given the nature of school buses and the elementary and high schools in close proximity this adds to the growing negatives. In addition, the elevations on Bennett Road make any type of new access with more homes problematic as it is very busy during the peak periods and this would potentially exacerbate the problem. What types of mitigation and enhancements is Mayberry Homes doing due to its impact with either scenario?
- 3) In addition to #2, the increased traffic would substantially increase the safety risks to drivers, bike riders, children and pedestrians.
- 4) I have no idea about its potential impact to water, electrical, sewer and other public services, yet wonder if they will overwhelm the infrastructure that already exists.
- 5) Additional areas of infrastructure concerns: can the school systems handle this increased volume, can fire/police handle this increased volume, etc? We have already had new assessments over the last several years to pay for the services and obligations that were underfunded.

There should be more to consider than pure profit by a developer by packing in more homes into a rural area. The existing zoning must remain the same and would provide viable options for a credible developer.

I will not be able to attend the hearing as I will be out of town on business.

Sincerely,

Jeff Jacobsen and Lisa Duffey  
4053 Highland Terrace  
Bennett Village  
517-388-3794

**Lynne S. Page  
3912 Raleigh Drive  
Okemos, MI 48864  
517-347-7403**

June 24, 2019

Planning Commission  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864

Re: Rezoning #19060 – Bennet Road Holding, LLC (Opposition)

To the Planning Commission:

I am writing to express my continued opposition to Rezoning Request #19060. Subsequent to the June 10, 2019, Public Hearing on this application, Mayberry Homes (“Mayberry”) asked the Planning Commission to consider further amendments to its request to rezone 96.74 acres of land bounded by Hagadorn, Bennett and Hulett Roads. As I understand it, this proposed amendment entails rezoning 75 acres of RAAA (Single Family-Low Density) property and 8 acres of RR (Rural Residential) to RAA (Single Family-Low Density) zoning without conditions.

Land use decisions are fundamental to preserving the character and value of our predominantly single-family residential community. Although Mayberry made substantive changes to its Rezoning Application by removing the PUD condition and changing the requested zoning, Township staff considers this a modification of the existing application. This treatment allows the Township to forego the legal notice, public hearing, and supporting material requirements of the Township Zoning Ordinance and the Michigan Zoning Enabling Act. Other municipalities have specific ordinances that require a new application under these circumstances to ensure a transparent, fair, consistent, and balanced process that respects and encourages public participation. Meridian Township should modify its ordinance and review process to ensure that these standards are upheld.

In addition to these process-related concerns, my objections to this rezoning request are as follows:

1. The property can be developed for single family housing as currently zoned.
2. The requested zoning is not consistent with the RAA zoning of neighboring properties.
3. According to the staff report dated, the property has numerous environmentally sensitive features that could be compromised by increasing the zoning density, including 9.06 acres of wetlands regulated by the State of Michigan EGLE, two Meridian Township wetlands (0.99 acres), and floodplain areas (both floodway and floodway fringe). The increased density requested by the applicant will result in additional impervious surfaces, such as roofing and pavement, which reduces infiltration and increases water runoff. The increased volume of water runoff will adversely impact the properties of the surrounding subdivisions, Meridian Township’s Southwest Meridian Uplands Preserve, the contiguous wetlands and woodlands, the Heron Creek Drain, and the Red Cedar River.

4. The applicant has failed to provide evidence that the current zoning is unreasonable. As noted by the developer in its rezoning application, the current zoning is consistent with the Township's Master Plan. The applicant's responses to Part II A (2) and (3) of the Rezoning Application ("Reasons why the present zoning is unreasonable") are not relevant or substantive. Simply stating that "sanitary sewer was stubbed to this property" and "(Champion Woods) has been developed and completed" does not demonstrate that the current zoning is unreasonable. Similarly, noting that the requested RA zoning is consistent with the Township's Master Plan does not refute the fact that the current zoning is reasonable and consistent with the Township's Master Plan.
5. The applicant's responses to Part II B (2) and (5) of the Rezoning Application ("Reasons why the requested zoning is appropriate") are incomplete, irrelevant and/or not substantive. The requested zoning (RA) is inconsistent with the less dense zoning of the adjacent single-family low-density properties (RAA, RAAA, and RR) that includes the adjacent subdivisions of Champion Woods and the Woods of Heron Creek. Stating that there is a "high demand" for housing in Okemos and listing the possible buyer demographics for other Mayberry developments is not evidence of any proven community need.
6. The data summarized in the developer's updated Traffic Assessment dated May 2019 is counterintuitive. Obviously, a zoning request for increased density will increase traffic. For the purposes of analysis, the traffic generation data should be calculated on a consistent basis. In any case, the developer's June 19, 2019 request to remove the PUD condition from Rezoning Application #19060 renders the May 2019 Traffic Assessment irrelevant and unusable.

Projects that negatively impact the natural environment and increase traffic congestion devalue neighboring properties and detract from the quality of life for all Meridian Township residents. Please vote to deny this rezoning request.

Sincerely,

*Lynne S. Page*

Lynne S. Page

**Peter Menser**

---

**From:** John Ley <johnley70@hotmail.com>  
**Sent:** Monday, June 24, 2019 1:04 PM  
**To:** Planning Commision (DG)  
**Subject:** Mayberry Rezoning Issue

Dear Commissioners,

Thank you for hearing my concerns. It is my understanding, that Mayberry Homes has asked the Planning Commission to consider further amendments to its request to rezone 96.64 acres of land bounded by Hagdorn, Bennett and Hulett Roads. I believe, along with most of the neighbors in the area, that more dense zoning is **not** consistent with the neighborhood properties. Many issues that were discussed about at the last meeting are still valid. I think the ecological impact of putting a bunch of houses close together is definitely going to increase the stress on environment. The RA zoning with modifications is just not a good fit for the area. Therefore, the development should occur with how it is currently zoned.

Sincerely,

John Ley

2601 Creekstone Trail

Okemos, MI 48864

**Peter Menser**

---

**From:** yapingjin <yapingjin@gmail.com>  
**Sent:** Monday, June 24, 2019 10:33 PM  
**To:** Planning Commision (DG)  
**Subject:** Recommend denial of #19060

Dear Sir/Mam,

I am aware that the #19060 case is still open for applying another request for RAA rezoning instead of RA requested earlier. I believe it would be another case which applicant should apply.

Please recommend denial of #19060.

Thanks!

Best,

Yaping Jin

Resident from

Champion Woods neighborhood

发自我的iPhone

**Peter Menser**

---

**From:** Samip Patel <asms1220@yahoo.com>  
**Sent:** Tuesday, June 25, 2019 7:03 AM  
**To:** Planning Commision (DG)  
**Subject:** Mayberry project

We do not need any more subdivisions. Traffic will be double and road size is small. I am not in favour for one more subdivision.

Samip Patel

**Peter Menser**

---

**From:** Matthew Harris <mattharris61@gmail.com>  
**Sent:** Monday, June 24, 2019 6:39 PM  
**To:** Planning Commision (DG)  
**Cc:** Cathy Harris  
**Subject:** Mayberry Rezoning

I am extremely disappointed that the Mayberry homes request is being shoved through without resistance. I wish for them to submit a new application and for the planning commission to hold a public hearing on the new proposal. More dense zoning is not consistent with the neighboring properties. It will also have a negative impact on our communities natural environment. We do not need to increase our traffic congestion nor decrease the quality of life in Meridian Township.

Matthew and Catherine Harris  
1765 Mirabeau Dr.

Scott Fairmont  
1720 Maple Ave. #650  
Evanston, IL 60201  
[sfairmont@icloud.com](mailto:sfairmont@icloud.com)

July 1, 2019

Meridian Township Planning Commission  
5151 Marsh Road  
Okemos, MI 48864

Re: Zoning #19060 (Bennett Road)

Dear Planning Commissioners,

I watched the June 24, 2019 Planning Commission meeting via HomeTV and was pleased to hear the Commissioners' apprehension about approving the zoning. It's incomprehensible how the developer would expect you to approve upzoning all 96 acres without providing any reason for the zoning change - other than the obvious grab for additional profit that comes from more density (greed) at the expense of the neighbors and the environment.

Mayberry's modification letter, requesting RAA for all 96 acres, states they heard what the community said about RA zoning. Frankly, Mayberry's claim seems hollow. Had they listened, they would not have asked for RAA on the entire site. The community's voice was loud and clear - leave the zoning as is with no changes.

Mayberry's proposal does not address the community's concerns about increased stormwater, additional automobile traffic or zoning consistency. Increased density from upzoning will increase stormwater, plain and simple. Leaving the zoning RAAA and RR will minimize increased stormwater. Regarding traffic, Sophiea Pkwy and Creekside Dr. need to be connected to each other for emergency access but they do not have to be connected to Bennett Road.

The current zoning allows the land to be developed as a sensible residential neighborhood. The existing zoning is consistent with the zoning of the surrounding, adjacent, properties. The only zoning change worth considering would be assigning RAA zoning to the land that is adjacent to Champion Woods - defined as the area within an imaginary "extension" of Champion Woods' northern and southern borders. RAA on this limited section of land would be consistent with the zoning on Champion Woods..

Zoning the southern section is pretty straightforward. With RR zoning on the east, west and south, the southern land should remain zoned as is; RR and RAAA.

The northern parcel presents a different, more complex zoning problem. Since the northern parcel is sandwiched between Land Preservation property and RAA zoned Herron

Creek, it seems this section should act as a transition - making RR or RAAA zoning most appropriate. Additionally, the northern section contains several regulated wetlands that the developer did not identify in his application. Intensive development (RA/RAA) in the northern section will exacerbate the water problems in the existing neighborhoods.

I'm certain that Mayberry is capable of developing an outstanding residential neighborhood without the zoning change. They can design a neighborhood that will not increase stormwater volume or velocity; will provide the emergency road between Sophia Pkwy and Creekside Dr.; create a road pattern that avoids funneling additional traffic from their new neighborhood through existing neighborhoods; preserve the beautiful woodlot, wetlands and other sensitive environmental features; protect the wildlife corridor; while making a handsome profit for themselves. Their challenge is to build a neighborhood that benefits the entire Meridian Township community without intruding on the existing neighborhoods.

Thank you for your consideration of this and the community's input.

Sincerely,

Scott Fairmont

**Peter Menser**

---

**From:** Candy Parker <candypar@comcast.net>  
**Sent:** Monday, July 01, 2019 4:07 PM  
**To:** Peter Menser; Planning Commision (DG)  
**Subject:** rezoning #19060

July 1, 2019

Dear Mr. Menser and Commissioners,

Once again I am contacting you regarding rezoning request #19060. Twice now, the commissioners have seen no need to change the zoning as is being requested. The revised request will have the same negative impact on the natural environment as the other two requests. The revised request will still increase traffic congestion, and it will detract from the quality of life of the current residents.

The Township Master Plan in 2017 desired to preserve and strengthen residential neighborhoods and preserve open space and natural areas. The proposed revision will certainly not be working toward those goals.

Please once again see that there is no need to change the current zoning on the property in question.

Thank you,

Candy Parker

4361 Aztec Way

Okemos, Michigan

## Peter Menser

---

**From:** Jeff Jacobsen <jeffsjake22@gmail.com>  
**Sent:** Monday, July 01, 2019 6:09 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning Request #19060

Dear Planning Commission:

Please add this email to the ones sent on 6/3 and 6/24 in opposition to the request. The reasons are the same and have not changed. Please review our rationale as we are for development as prescribed by zoning, not by dollars. Mayberry Homes is attempting to make a mockery of the zoning process simply for cold hard cash. There is no need for these extra homes for any other reason.

Going from a home every 0.92 acre to 0.45 acre and now to 0.31 acre with a potential increase in 44% in number of units is an embarrassment to even ask, yet apparently that is what is occurring.

Please put the nail in this rezoning request coffin and let them proceed wit the original zoning and build this as zoned.

We are out of town and can not make the meeting.

Jeff Jacobsen and Lisa Duffey  
4053 Highland Terrace  
Bennett Village  
517-388-3794

## Peter Menser

---

**From:** Kathy & Larry McCurdy <kathyandlarrymccurdy@gmail.com>  
**Sent:** Monday, July 01, 2019 8:02 PM  
**To:** Peter Menser  
**Subject:** letter regarding amendment to Application #19060

Larry McCurdy  
2710 Sophiea Parkway  
Okemos MI 48864

Members of the Planning Commission;

As stated in previous letters, my wife and I have been residents and homeowners in Meridian Township for 42 years and have lived in our present home since 2009. We are of the opinion that the rezoning request #19060 and its amendment should be denied. The application is the exact same application the commission voted to not recommend to the township board in 2018. The amendment entirely changes the developers' request, and in our opinion should not have been allowed. Still the amendment changes nothing; the developers want to rezone in order to be able to build more units than they can with the existing zoning. As we and many other members of the Champion Woods Association and from other nearby neighborhoods pointed out at that earlier meetings, the fragile ecosystem that exists in this area cannot bear the stress of more development, so how can a denser development be allowed?

The development of Champion Woods has already added more strain than the environment can absorb. My wife and I were one of the first families to move into Champion Woods and were delighted that we had a natural area in back of our unit that we could walk through and enjoy nature and the natural beauty of the area. This is no longer possible. Once the developers used fill dirt to add additional building areas, water collected in the area to the rear of our lot. This spring we have had water at least as deep as 20 inches in that area and it has stayed at double digits depth. Unfortunately, this has not been the worst spring in terms of the amount of standing water. We have had amounts close to, if not more than 20 inches of standing water. As of now what was dry land with many healthy trees is now literally under water from very early spring to well into the summer. There is no time during spring, summer or fall that the area can be walked through. I have been asked to view the water levels in other parts of our subdivision and the circumstances are the same. In one case, a natural area that was not wetlands, is now a virtual lake that will not be dry until late summer or even into the fall. I have also personally viewed the county drain that allows water to flow from Champion Woods to the area in question for rezoning. At this time water in the drain is about 2 inches deep which means the standing water can only go down that much from the drain tile. The problem becomes more alarming when I viewed the exit of the drain, again in the area with the rezoning request; the water in the area where the water was flowing is already very high. I was looking out over a large area of very high grass, completely flooded. The concern then becomes the water level without the addition of new homes, is not too far from being the height of the drain. This raises a real possibility of a new development causing a water back flowing through the drain into the areas in Champion Woods, Heron Creek and Sundance and raising water levels there even higher than they are now. This was not an expected consequence of the Champion Woods development, but it certainly is, and unfortunately nothing can be done to change the result.

Keep in mind this issue of standing water encroaching the lots of homeowners, is affecting more than half of the homes in Champion Woods. It is not an isolated issue. So now we are looking at another development that under the best of circumstances will add more stress to the ecosystem of this entire area. There is no reason the developer should be given the ability to build more houses than the existing zoning allows. The developers will say that the drainage issue will remain neutral, but they cannot guarantee that no more than the developers of Champion Woods could. If more problems develop and even more water is backed up, than the residents of at least three or four other subdivisions will bear the consequences. Putting existing residents at risk of more issues with standing water and even water encroaching into their homes is not fair to them. As has been stated before, these residents bought and built homes without knowing

that these problems would develop or that there was even a possibility that they would develop. The commission and the township board has a responsibility to those residents to protect their rights before granting developers the right to cause further damage to their neighborhood environment.

Another concern is the opening up of Sophiea Parkway to be a thru street. With the traffic flow created by children being dropped off and picked up at Bennett Woods Elementary School, Sophiea Parkway would become part of a loop both morning and evening. Besides this obvious and huge increase in traffic, residents of this new development will likely use Sophiea Parkway when wanting to go north on Okemos Road. Here again, residents bought and built homes here because it was a very safe and secure place for children to play without the worry of traffic from out of the subdivision. That would no longer be true. Added to this concern is a proposed extension of Bennett Road to allow another access to the new hospital. Take away a new subdivision with at least 100 new homes, traffic on Bennett Road is going to increase dramatically. Another subdivision is only going to make the congestion even more intolerable. This area that includes multiple subdivisions, needs to be considered before allowing a denser development than allowed by the present zoning.

These issues will have another result. Property values will be lowered and depending on the degree of the problem of the drainage issue, the values will likely to be substantially lowered. Again, present resident's properties should to be a consideration when discussing rezoning.

Again, the present residents should be considered before granting a developer a rezoning which is requested only for the purpose of more profit without consideration of the detriment to exiting communities in the area.

Thank you for your time and consideration  
Larry McCurdy

## Peter Menser

---

**From:** mindy@northwestbroadcasting.com  
**Sent:** Tuesday, July 02, 2019 10:14 AM  
**To:** Peter Menser  
**Subject:** Bennett Road Holding Company, LLC Development

From Richard and Mindy Kraus residing at 4325 Aztec Way in Sundance Estates.

Please be advised that we are against the development proposed by the above mentioned developer for the following reasons:

1. Lack of transparency – no explanation for rezoning request presented by BRHC or the Township.
2. Wetland disturbance – the NATURAL habitat cannot be replaced by a man-made wetlands at the discretion of the developer and convenience of the development. Disruption of the natural underlying flow cannot be changed no matter!
3. Flora and Fauna – displacement of the diverse wildlife that rely on the wetlands.
4. Traffic – the infrastructure is already antiquated and unable to accommodate current vehicle count. Our subdivision roadway is already deteriorated to the point of gravel in spots and no effort to repair is made other than small patching that holds for about six months.
5. Sidewalks – the Township does not maintain the dilapidated, disconnected pathways in place.
6. Overdevelopment – the area will be unable to accommodate the increased population and place stress on local school systems, power supplies, police enforcement and fire protection.
7. Board and Planning Commission Review – would like a poll on board members for and against this development and reasoning.
8. Lack of transparency – impacting local real estate values.

We are submitting this in lieu of attendance to the Meeting being held on Monday July 8<sup>th</sup> 2019 at 7:00p and wish for our comments to be considered during discussions.

Thank you,

**Mindy D. Kraus**

NBI Holdings, LLC  
2111 University Park Dr., Suite 650  
Okemos, MI 48864

Voice: 517.347.4141

Fax: 517.347.4675

[mindy@northwestbroadcasting.com](mailto:mindy@northwestbroadcasting.com)

*NORTHWEST BROADCASTING, LP*

Broadcasting Communications, LLC

Mountain Broadcasting, LLC

Bristlecone Broadcasting, LLC

Stainless Broadcasting, LLC

Syracuse Broadcasting, Inc.

*BRYSON HOLDINGS, LLC*

Idaho Broadcast Partners, LLC

Cala Broadcast Partners, LLC

Blackhawk Broadcasting, LLC

Lost Coast Broadcasting, LLC

Redwood Television Partners, LLC

*The information transmitted in this message is intended only for the person or entity to which it is addressed and may contain proprietary, confidential and/or privileged material. You are hereby notified that any retransmission, dissemination, distribution, reproduction or other use of the contents of this message is prohibited. This includes, but is not limited to, publicly posting the contents of this message to a social media platform. If you received this message in error, please contact the sender and delete the message and any attachments without printing, copying or further disseminating it.*

## Peter Menser

---

**From:** Amee O'Leary <ameeoleary@mac.com>  
**Sent:** Tuesday, July 02, 2019 10:22 AM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning proposal

Dear Planning Commission,

As a Tacoma Hills resident, I have watched each new development take place. What I anticipated to be an expansive piece of property thoughtfully developed into beautiful new homes that could enhance Okemos bringing in new families, however, with each new neighborhood built near Okemos high school, I am sad to see so many cookie cutter homes put up as quickly and efficiently as possible taking down beautiful trees and cramming as many homes into the space as possible.

We clearly live in a country where money is almost always the top priority.

Please do not continue to encourage this habit. I'm sure you are aware of the setbacks too many homes bring as unintended consequences.

Thankyou,  
Amee O'leary

# RUNDQUIST

July 3, 2019

Meridian Township Planning Commissioners  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI. 48864

**Re: Modified Rezoning Request 19060**

**VIA: email**

<b>Parcels</b>	<b>29-251-009</b>	<b>ICD Properties LLC</b>
	<b>29-300-008</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-020</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-021</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-023</b>	<b>WI Properties LLC</b>
	<b>29-300-025</b>	<b>Bennett Road Holdings LLC</b>
	<b>29-300-026</b>	<b>Heron Creek Holdings LLC</b>

Commissioners,

Thank you for your previous straw poll representing a resounding rejection of the applicant's proposal to up-zone these parcels to RA with conditions. Your own concerns joined those of other Township residents. You sent a clear message. The time has returned for you to replicate the message to the applicant. This land does not need to be up-zoned and should not be up-zoned. It is developable entirely by-right under the current zoning.

The applicant has now rescinded the previous request of up-zoning to RA with conditions [PUD overlay and a maximum number of units] in favor of a modification that the land be up-zoned to RAA with no conditions. Despite a claim by the applicant to the contrary, the concerns and the message of Meridian Township residents both near and far were not heard. The voices and the straw poll clearly indicate no change in zoning is acceptable. That the applicant now pursues RAA in lieu of RA underscores the greed driven tone deaf pursuit of an increase in density.

Of significant import, the applicant has failed to provide any evidence of hardship, or even a sound reason, that up-zoning should be considered.

By-Right development of these parcels is possible with the current zoning designation, as it was when parcel 29-300-025 was sold to EL Holding Co. LLC in 2013 and to Bennett Road Holding LLC in 2014. At each ownership change, the purchaser was aware of the existing zoning and made the purchase. The by-right development potential has remained unchanged. With the exception of frontage on Bennett Road zoned RR, this parcel is

**3634 EAST ARBUTUS | OKEMOS, MI 48864**

[meridianrealestateinterests@comcast.net](mailto:meridianrealestateinterests@comcast.net)

zoned RAAA and will also allow a PUD overlay, providing that parcel owner opportunity to efficiently organize infrastructure while maximizing both existing and new site amenities. There is no hardship for the owners of this land, only financial gain.

Craig Sturk, one of the co-owners, for years excavated and sold sand from this parcel with no regard for wetlands and floodplain, even continuing to mine sand after permits were expired. Despite directives from the Township, no remediation of these impacted areas has occurred.

Bob Schroeder of Mayberry Homes, another of the co-owners and the applicant, has promoted himself as the most visionary and best land planner, developer and builder in the region. By utilizing these credentials, an economically viable single family and detached residential neighborhood can be planned and developed by-right.

I request you deny this proposed modification and allow the land to be developed with the current zoning.

Best Regards,

A handwritten signature in black ink that reads "Jim". The signature is written in a cursive, slightly slanted style.

Jim Rundquist  
Meridian Township Homeowner

## Peter Menser

---

**From:** carolsholt@aol.com  
**Sent:** Thursday, July 04, 2019 11:53 AM  
**To:** planning commission@meridian.mi.us  
**Subject:** Mayberry rezoning request

As a resident of Bennett Village I am voicing opposition to the rezoning. There is already too much traffic on Bennett Road and Hagadorn Road. Mayberry's College Fields is like no other community in area -and I'm sure the rezoning of the requested 96.74 acres would have same overbuilding affect - homes crowded together way too large for lot sizes.

July 4, 2019  
Charter Township of Meridian, Planning Commission  
% Peter Menser, Principal Planner  
5151 Marsh Road,  
Okemos, MI 48864

Dear Members of the Planning Commission and Mr. Menser:

We first thank you again for your time and work on this important issue.

As a neighborhood, Champion Woods fully supports the rights of the property owners to responsibly develop their land. However, as we were in October, 2018, and again in June 2019, Champion Woods is strongly opposed to this rezoning request #19060 (Bennett Road Holding LLC) with the new amendment for RAA zoning throughout the parcel. First, we highlight some concerns that we have expressed and you have acknowledged and supported in your careful deliberations.

- As noted by Commissioner Richards in October 2018 and reiterated by the Planning Commission on June 10, 2019, the property can be developed as it is currently zoned (and with a PUD if desired).
- In October 2018, Commissioners Trezise, Premoe, Richards, Shrewsbury, and Scott-Craig all noted concerns regarding the environmental impact including drainage and flooding of this proposed rezoning. This concern was reiterated in the June 10, 2019 meeting. The Planning commission noted that it would be beneficial to get input from the Ingham County Drain Commission to understand the water flow.
- In the October 2018 meeting, Commissioner Trezise expressed concerns with the potential increased traffic volume. The Planning Commission reiterated in the June 10, 2019 meeting that there are still concerns relating to density, traffic concerns, and environmental impacts of a potential new development.

Beyond these concerns, we emphasize that the applicant has failed to address any of the reasons why the current zoning is unreasonable and that they did not give any argument for why the requested zoning is appropriate. This is especially true as the applicant has not modified their application and thus most of the justification for the new requested zoning is incorrect. We are pleased that these concerns have been recognized by the Planning Commission. Specifically,

- In the June 10, 2019 meeting, the Planning Commission notes that “The applicant did not provide reasons why the present zoning is unreasonable and did not offer explanations for the proposed zoning change.”

We will not laboriously repeat the evidence that the applicant has failed to make a case for rezoning but simply emphasize that, in our opinion, great weight should be given to the status quo. The current zoning allows for the land to be developed, with or without a PUD, and a rezoning should only be granted if an applicant can make a compelling case that (1) the current zoning is unreasonable AND (2) the proposed zoning is appropriate. Since the applicant has completely failed in both counts, we strongly feel this request should be dismissed summarily.

**In particular, it should not be the Planning Commission’s job or the Township Board’s job to find reasons to approve a rezoning change. We strongly feel that it is the applicant’s job to provide the reasons for a rezoning change, and if the applicant fails to provide any rationale, then the only choice for the Planning Commission and the Township Board is rejection.**

We close by summarizing a few key points.

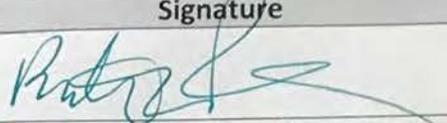
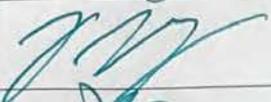
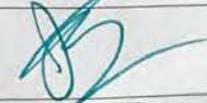
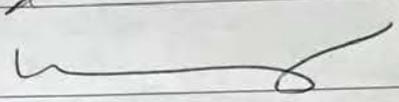
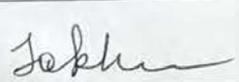
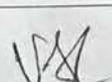
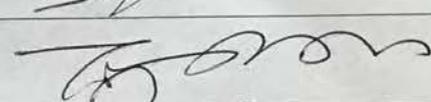
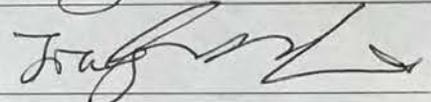
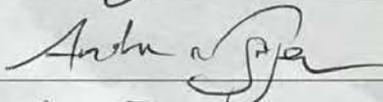
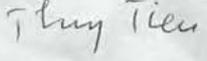
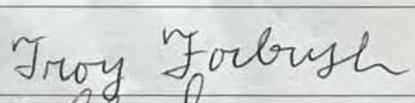
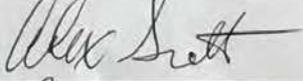
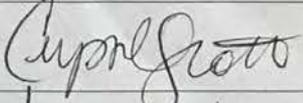
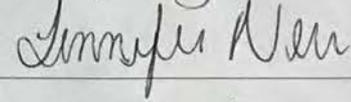
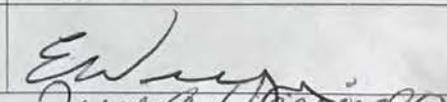
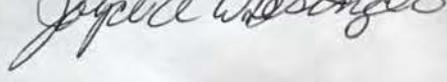
The applicant noted in the June 10, 2019 Planning Commission meeting that they met with neighbors to hear their concerns. It is true that they met with several Champion Woods and The Woods at Heron Creek families on April 30. However, while we appreciated the chance to talk with the applicant, we must emphasize that we did not have a real chance to offer any input into the rezoning application. We note that the rezoning application #19060 was dated April 16, 2019 and thus submitted prior to meeting with the neighborhoods and not modified at all based on the meeting. We further observe that the primary feedback that all in attendance gave to the applicant was that we supported the PUD but were opposed to the requested RA zoning density. They have not modified the application to remove the RA zoning density. They now have finally taken some feedback into consideration and have requested RAA zoning. However, failing to provide any rationale for changing zoning should lead to immediate rejection of the proposal.

Second, in the original Rezoning #19060 application and in the remarks made by the applicant at the June 10, 2019 meeting, the applicant repeatedly emphasized their desire for development with a PUD citing how the flexibility of the PUD will allow them to protect the environment and also create better solutions. Furthermore, they provided a limit of 210 units for the proposed rezoning. Given that they have gone from RA to RAA zoning, we see no reason why those conditions should be removed. Specifically, if 210 units was a reasonable upper bound with RA zoning, how could 210 units not be a reasonable upper bound with RAA zoning? Furthermore, if their goal is to have a PUD, why not maintain that condition?

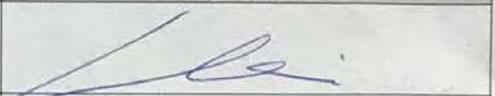
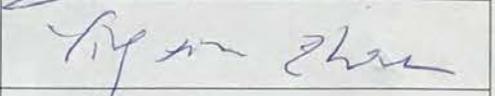
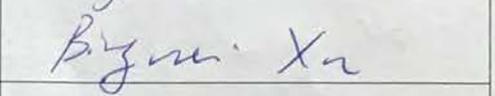
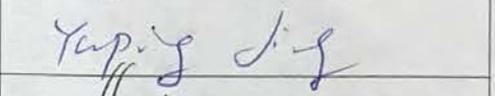
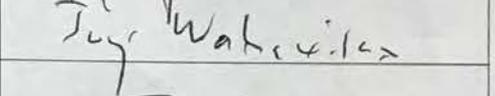
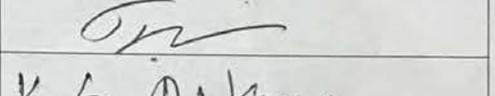
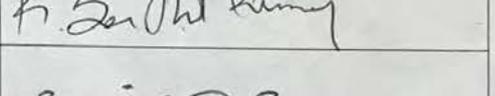
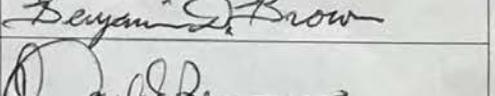
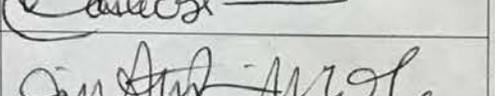
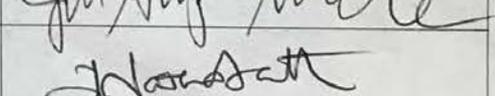
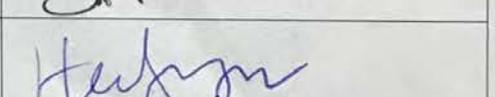
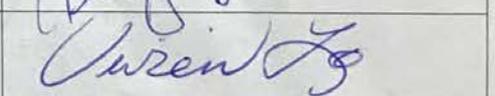
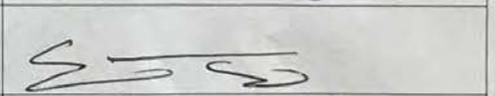
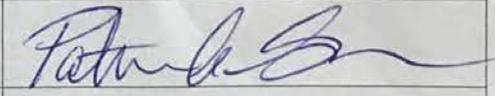
Respectfully yours,

The Champion Woods Condominium Association

Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

Name	Address	Signature
1) <del>Renata opaczynski</del>	2589 sophiea Parkway	
2) Patrick Murphy	2589 Sophiea Parkway	
4) JAN CASEY	2677 Laforet circle	
5) Dan McGlo	4137 Benham Way	
6) Nikki Fabiano	4150 Benham way	
7) Igor NAZAROV	2547 Sophiea Pkwy	
8) Luda Sakhanenko	2547 Sophiea Pkwy	
9) SRINIVASA VEYURI	2573 Sophiea Pkwy	
10) Satya Byrani	2581 Sophiea Pkwy	
11) Ting Shen	2601 Sophiea Pkwy	
12) Jiahang	2601 Sophiea Pkwy	
13) Andre Nguyen	4159 Benca Cir	
14) Thuy Tieu	4159 Benca Cir	
15) Troy Forbush	2613 Sophiea Parkway	
16) Alex Scott	2619 Sophiea Parkway	
17) Crystal Scott	2619 Sophiea Pkwy	
18) Jennifer New	4139 Benca Circle	
19) Ashleigh New	4139 Benca Circle	
20) FRIZZ WINDSINGER	4134 Bonca way	
Jayel Winesinger	4134E Benca way	

Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

Name	Address	Signature
1) Wei Li	2565 Sophia Pkwy	
2) Yingxin Zhan	2565 Sophia Pkwy	
4) Bingwei Xu	2691 Caporet Circle	
5) Yaping Jin	2691 Caporet Circle	
6) Kevin Lin	4155 W Benham Way	
7) Joy Lin	4155 W Benham Way	
8) Yiyi ng Tong	2520 Kevern Way	
9) Santhil Kumar	4150 Benham Way	
10) BENJAMIN D. BROWN	2532 KEVERN WAY	
11) Darlene E. Brown	2532 Kevern Way	
12) Jill Stephenson-McCole	4137 W. Benham Way	
13) Narsen Tuzimella	2553 Sophia Pkwy	
14) HENRY NGUYEN	4144 Benham Way	
15) Vivien Lo	2516 Kevern Way	
16) ERIC TORNG	4138 E Benca Way	
17) Patricia Soranno	4138 E Benca Way	
18)		
19)		
20)		

Name	Address	Signature
1) Andrea R Ma	2713 sophiea pkwy	Andrea Ma
2) Huiping Jiang	Okemos, MI, 48864	Huiping Jiang
4) Jonathan Pickett	4145 Bena Cir Okemos, MI 48864	[Signature]
5) Linda Scarpetta	4149 Bena Circle Okemos, MI 48864	Linda Scarpetta
6) UDAY KORGANJI	4153 Bena Cir, Okemos MI, 48864	[Signature]
7) Dhana Korgarji	4153 Bena Cir, Okemos MI 48864	K. Dhana
8) Hyeon Park	4141 Usiak C.v. Okemos MI 48864	Hyeon Park
9) Ting Xu	4158 Usiak Cir. Okemos 48864	[Signature]
10) Miywish Mardhe	2702 LaForest	Miywish Mardhe
11) Vedantha	2683, LaForest Cir	[Signature]
12) Steve Delp	2675 Sophiea Pkwy	[Signature]
13) Gina Delp	2675 Sophiea Pkwy	Gina Delp
14) Stacy Schabel	2714 Sophiea Pkwy	Stacy Schabel
15) Dana Flink	2717 Sophiea Pkwy	[Signature]
16) Andi Pinchein	4228 Rain Forest Cir	[Signature]
17) TAE AHN	4232 Rain Forest Cir.	[Signature]
18) ANJANA SUSARLA	4239 RAIN FOREST CIR	[Signature]
19) Geri Patches	4233 Rain Forest	Geri Patches
20) Jim Patches	4233 Rain Forest	Jim Patches

Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

Name	Address	Signature
1) <i>Jen Li</i>	2709 Sophita Parkway	
2) <i>Sooge Ahn</i> <i>Sooge Ahn</i>	4232 Rainforest Cir.	<i>Sooge Ahn</i>
4) <i>Prabode Weebadde</i>	2721 Sophiea Pkwy	<i>Prabode Weebadde</i>
5) <i>Cholani Weebadde</i>	2721, Sophiea Pkwy	<i>Cholani Weebadde</i>
6) <i>John/Isabel Wang</i>	2699 Sophiea Pkwy	<i>John/Isabel Wang</i>
7) <i>Eleni Davlantes</i>	2698 Sophiea Pkwy	<i>Eleni Davlantes</i>
8) <i>Soohyun chu</i>	2679 Sophiea Pkwy	<i>Soohyun chu</i>
9) <i>Sungyong Park</i>	2679 Sophiea Pkwy	<i>Sungyong Park</i>
10) <i>Sung Beom Park</i>	2679 Sophiea Pkwy	<i>Sung Beom Park</i>
11) <i>Joe White</i>	2682 Sophiea	<i>Joe White</i>
12) <i>Stephanie White</i>	2682 Sophiea Pkwy	<i>Stephanie White</i>
13) <i>FRANCEETH YARLAGA DDA</i>	2690 SOPHIEA PKWY	<i>Franceeth Yarlagada</i>
14) <i>Yuo Ceci</i>	2687 Sophiea Pkwy	<i>Yuo Ceci</i>
15) <i>CHRIS WREDE</i>	2691 Sophiea Pkwy	<i>Chris Wrede</i>
16) <i>Tiggung Wrede</i>	2691 Sophiea Pkwy	<i>Tiggung Wrede</i>
17) <i>Ronald Kawachi</i>	2702 Sophiea Pkwy	<i>Ronald Kawachi</i>
18) <i>Jamie Pickett</i>	4145 Benca Cir	<i>Jamie Pickett</i>
19) <i>Ma Khlesa</i>	2710 Sophiea Parkway Ma Khlesa	<i>Ma Khlesa</i>
20) <i>Larry M°Curry</i>	2710 Sophiea Parkway	<i>Larry M°Curry</i>

Name	Address	Signature
1) FABIO CASAGRANDE	2672 LAFORET CIRCLE	Fabio Casagrande
2) TERA CASAGRANDE	2672 LAFORET CIRCLE	Tera Casagrande
4) Kristin Phillips	2680 Laforet Circle	Kristin Phillips
5) Justin Phillips	2680 LAPORTE CR	Justin Phillips
6) Sarah Stephens	4123 Usiak Circle	Sarah Stephens
7) Mi Zhang	4135 Usiak Circle	Mi Zhang
8) Jingbo Meng	4135 Usiak Cir	Jingbo Meng
9) Dongman Chai	4141 Usiak Cir	Dongman Chai
10) Michael Flinn	2717 Sophia Pkwy	Michael Flinn
11) Zhiheng Bi Xiamei Xu	2694 sophia PKWY	Zhiheng Bi
12)	2694 Sophia Pkwy	Zhiheng Bi
13) Mythili & Mukundan	2683 Laforet Circle	Mythili & Mukundan
14) Steve Casey	2677 LaForet Circle	Steve Casey
15) Christina Salem	2688 laforet circle	Christina Salem
16) Brad Salem	2688 Laforet Circle	Brad Salem
17) James Fenton	2683 SOPHIA PKWY	James Fenton
18) Christine Blomer	2683 Sophia Pkwy	Christine Blomer
19) MAURICIO PINCHEM	4228 Rain Forest Circle	Mauricio Pinchem
20) Adnan Safdar	4229 Rain Forest Circle	see attached e-mail



Kathy &amp; Larry McCurdy &lt;kathyandlarrymccurdy@gmail.com&gt;

---

**CW letter to township**

2 messages

---

**Kathy & Larry McCurdy** <kathyandlarrymccurdy@gmail.com>  
To: Safdar@msu.edu

Fri, Jun 28, 2019 at 9:38 PM

Adnan,

We are collecting signatures for an Association letter regarding the latest rezoning changes proposed by Mayberry for the land adjacent to your lot. You should have received a copy of letter that is being sent to the township. I have attempted to reach you at your home and have not been successful. If you would like to have your signature included with the letter, please send us an email stating that you have read the letter and want your name attached to it, as being against the changes in the zoning. I will fill in your name on the signature form and add a note stating to see the attached email.

You may also text me to let me know when would be a good time to stop by 517-488-2932.

Larry McCurdy

---

**Safdar, Adnan** <safdar@msu.edu>  
To: Kathy & Larry McCurdy <kathyandlarrymccurdy@gmail.com>

Fri, Jun 28, 2019 at 10:16 PM

Thank you for the e mail. I am sorry that I was not in the home when you came.

I have read the letter and want my name attached to it, as being against the changes in the zoning.

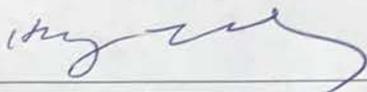
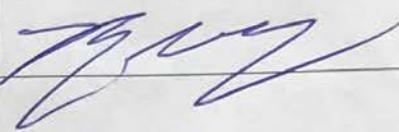
Thank you  
Adnan Safdar  
[4229 Rain Forest Circle](#)  
Okemos, MI 48864  
Tel: 517-449-9120  
Tel: 617-360-1381

---

**From:** Kathy & Larry McCurdy <kathyandlarrymccurdy@gmail.com>  
**Sent:** Friday, June 28, 2019 9:38:53 PM  
**To:** Safdar, Adnan  
**Subject:** CW letter to township

[Quoted text hidden]

Signatory to the letter to Charter Township of Meridian, Planning Commission % Peter Menser, Principal Planner

Name	Address	Signature
1) Hong Trebesh	2706 Sophiea PKWY	
2) Archana Patoj	2708 Lufufot cir	A k Patoj
4) Ketan Patoj	2708 Lufufot cir	k. Patoj
5) Ryan Morgan	4236 Main Forest Cir	
6)		
7)		
8)		
9)		
10)		
11)		
12)		
13)		
14)		
15)		
16)		
17)		
18)		
19)		
20)		

**Peter Menser**

---

**From:** Li, Wei <wli@msu.edu>  
**Sent:** Friday, July 05, 2019 11:27 AM  
**To:** Planning Commision (DG)  
**Subject:** Opposition to Rezoning Request #19060

Dear Planning Commission,

I'm a resident in the Champion Woods subdivision in Okemos. First I want to thank you for your time and consideration on this important matter.

I'm strongly opposed to the amendment to rezoning request #19060 from Bennett Road Holding LLC that asks for rezoning 75 acres of RAAA and 8 acres of RR to RAA.

There has been no demonstrated public need for the rezoning. I believe that there is no reason why the property cannot still be developed with the current zoning category.

I must emphasize the size of the project site requested for rezoning. It's not 2 acres, 5 acres or 10 acres. It's 83 acres and is the second largest rezoning request in terms of size since 2014 in Meridian Township, next to the rezoning request from Summer Park Realty or Walnut Hills Country Club that requested 156 acres to be rezoned. The bigger the size, the bigger potential negative impact.

I'm also strongly opposed to opening up Sophiea Parkway in Champion Woods and the local streets in Woods of Heron Creek and Sundance Estate due to the development of the project site in this rezoning request. We're not opposed to new development but the development should not cause disturbance for the existing residents in other neighborhoods. The developer should figure out a way to build the roads. Also the \$35M street improvement bond will help build the local roads if passed by voters on the August 6, 2019 ballot.

Please deny rezoning request #19060.

Sincerely,

Wei Li

## Peter Menser

---

**From:** Bingwei Xu <xubingwei@gmail.com>  
**Sent:** Friday, July 05, 2019 11:27 AM  
**To:** Peter Menser  
**Subject:** Re: Rezoning on Sophiea PKWY to Bennett Road (Rezoning #19060)

Dear Mr. Menser,

First I'd like to thank you for your service and hard work.

I am a homeowner in Champion Woods neighborhood where Sophiea Pkwy is, in Okemos, Michigan. I remember that I wrote a similar letter to you last year on the similar topic (Rezoning #18120). I heard that the rezoning application has been revised and applied again, so I am sending this email to oppose it again.

I moved in Okemos area 6 years ago when my son and daughter are approaching school age. My wife and I did a lot of research in the areas and was very much attracted by Champion Woods neighborhood. It is a secluded neighborhood so my children can play safely and it is also in walking distance from Bennett woods Elementary and close enough to middle school and high schools.

As result of this location advantage, a lot of families with school age children are in the community. Our neighbors are conscientious and watch out for each other because we are able to keep our community relatively closed. The traffic in the neighborhood is limited and families are driving responsibly here. Our kids are safe when they are playing on the streets. They feel comfortable because they know who lives here and who they can play with. That was top reason my son got in love with this community when we first moved in. I would like to keep it that way. So would our neighbors.

I am very concerned that the rezoning plan will change this peaceful neighborhood into another busy streets that everyone can use our road to get in and out to the Bennett woods as alternative route.

Other than the safety and traffic issue, I am also very concerned the drainage issue when more houses are built in the area. As I understand, our community serves as the flood reserve in town. More houses may contradict to such purpose. If the drain is not being properly address, are we all expecting special assessment in the future to fix the drainage from the drain commission?

I would hope the staff from your office or the board meeting will address the concerns from the residents. I assume the public hearing and meeting minutes will be available for the public inspection.

Respectfully,  
Bingwei Xu , Ph.D.

Yingxin Zhou  
2565 Sophiea Pkwy  
Okemos, MI 48864

July 5, 2019

Re: Amendment to request #19060 (Bennett Road Holding LLC) (Opposition)

Dear Meridian Township Planning Commission Chair, Vice Chair, Secretary, Commissioners, and Mr. Menser:

I'm a resident in the Champion Woods subdivision. I'm strongly opposed to the amendment to rezoning request #19060 from Bennett Road Holding LLC that requests rezoning 75 acres of RAAA and 8 acres of RR to RAA for the following reasons.

**Inconsistent with Meridian Township 2017 Master Plan**

Section B.3 under 2. Goals and Objectives –Preserve Open Space and Natural Areas of the 2017 master plan adopted on November 21, 2107 states: “Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas.”

In the project site of this rezoning request, there are 5 wetlands. 3 of them have been delineated and are about 10 acres in total. 2 of them, which are located on the north side, have not been delineated. The size for the 2 wetlands that have not been delineated has not been provided but they appear about 10 acres in total.

There are areas of both floodway and floodway fringe on portions of the property. The Herron Creek Drain and associated floodway runs south to north on the western edge of the project site.

Therefore, rezoning the project site to more dense zoning class and development of the land in the proposed zoning is inconsistent with 2017 master plan.

**Ecologically Sensitive Land**

The project site is a piece of ecologically sensitive land. In addition to the wetlands and floodplain, it is adjacent to the Southwest Meridian Upland Preserve that the Township used \$1.3M taxpayer money to purchase in 2010. Development under a denser zone proposed by this rezoning request may damage the wetlands, floodplain, the land preserve, and may cause great risk of flooding.

**Planning Commission Previous Cases**

I reviewed all Planning Commission and Board meeting packets dating from 2014. Since 2017, all rezoning requests from RR to RAA were denied. They are #16060 Summer park realty (Walnut hills, 157 acres), #18010 Giguere Homes (7.36 acres), and #18050 Eyde (10.01 acres). If the Planning Commission applies the similar standards to evaluate request #19060, the rezoning from the 8 acres RR to RAA should also be denied.

For the rezoning of 75 acres of RAAA to RAA, the request should also be denied due to the fact that it's inconsistent with 2017 Master Plan and it's an ecologically sensitive parcel.

Please deny rezoning request #19060. Your time and consideration is greatly appreciated.

Sincerely,

Yingxin Zhou

## Peter Menser

---

**From:** xin liu <xinliu.co@gmail.com>  
**Sent:** Friday, July 05, 2019 12:40 PM  
**To:** Planning Commision (DG)  
**Subject:** no REZONING 19060

Hi Peter

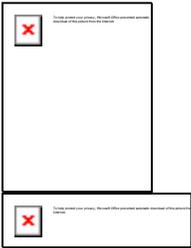
my name is Xin Liu, and I am a resident in Champion wood 2536 Kevern Way.  
Both my husband and I have come to so many times of Township meetings about the rezoning proposals. Once again, our family do not like rezoning, we do not like any rezoning proposal, it does not matter RA or RAA. The builder may build the new houses with the current zoning and any rezoning proposal is not welcome.

See you at Monday's meeting

--

Have a good day!

Xin Liu



300 West Lake Lansing Rd.  
East Lansing, MI, 48823  
Cell: 517-292-4069  
<http://www.xinliu.remax-michigan.com/>

Drs. Dan McCole and Jill Stephenson-McCole  
4137 Benham Way  
Okemos, Michigan. 48864

July 5, 2019

Meridian Township Planning Commission  
5151 Marsh Road  
Okemos MI 48864

Planning Commissioners:

We are writing to you once again in strong opposition of the rezoning request #19060 (Bennett Road Holding LLC). Below we state again the four main reasons for our opposition, however, we would also add, a simple question: Why should the existing zoning be changed? I have read the township master plan and there doesn't seem to be anything therein, to suggest the existing zoning is inappropriate or unreasonable, nor has anyone suggested there is. The application form, as explained below, also does not make a case as to why the existing zoning is unreasonable. The developers have requested that the zoning be changed in order to increase the density of the property which is within their right to ask, but is a request to change justification for a change? If requests alone are reason to make a change, I'd ask you to consider the many Meridian township residents who have asked you not to change the existing zoning. Other than to improve the financial situation of the developers (at the expense of many residents), I simply cannot understand how one could justify making any change to the existing zoning.

- 1) *Insufficient justification.* The application for rezoning requires an applicant to justify the reasons the current zoning is "unreasonable" and provide reasons why the application is appropriate. As is well articulated in the letter provided by the Champion Woods POA, the applicant failed to provide even a single example of how the current zoning is "unreasonable," and was misleading in its stated reasons why rezoning is appropriate. If reasonability of current zoning is an important consideration in rezoning decisions, the commission would not be justified in approving ANY change to the current zoning based on the original or revised applications. If reasonability is not important in these decisions, why does it play such a prominent role in the application?
- 2) *Increased Traffic on Sophiea Parkway.* The applicants have provided a revised traffic study with their re-submitted application. As mentioned at the October meeting, that study does not address the increased traffic on Sophiea Parkway, which will connect the Champion Woods Subdivision with the future development. If the commission decides to endorse any change in zoning, there will be an increase in traffic on Sophiea, particularly at school drop-off and pick-up times. Bennet Woods Elementary School only allows right hand turns into its entrance, so cars from the new development would likely make a loop by driving down Sophiea, to Hulett, to Bennett, in order to make a right hand turn into the school. As currently zoned, the properties would yield approximately 174 lots. The requested zoning would yield 345 lots, nearly twice as

many. As you know, increased traffic would likely lead to a decrease in the home values in Champion Woods.

- 3) Drainage. The properties in question have wetlands, floodways, and areas of floodway fringe. Any development in this area will impact the drainage and could impact the amount of dry land on the various lots. As you heard during the October meeting, many homeowners in the areas adjacent with Champion Woods saw a dramatic increase in water on and near their properties, in many cases decreasing the amount of usable dry land. These changes seem to have been unanticipated during the planning process of the Champion Woods, demonstrating that planning processes do not accurately forecast changes in drainage and water retention. It seems likely that another development on an area with significant water will likely have unintended impacts on existing properties, which like increased traffic, would impact our property values.
- 4) Natural Environment. The first two goals of the 2017 township master plan are to preserve natural areas and neighborhoods. The above concerns address the latter, however, we are also concerned with the impact on the natural environment of the proposed property. In 2010, Meridian township purchased land adjacent to the proposed properties (from one of the applicants of the current rezoning request). According to the public record for the discussions leading up to this purchase, township leaders felt that this area was a worthy enough environmental asset to justify spending \$1.3 million dollars of tax revenue to preserve. It appears that the notion that this entire area is a unique environmental condition has not changed in the last ten years, as at last week's township Environmental Commission meeting, the properties proposed for rezoning were identified as "environmentally sensitive." In issues of development, natural areas almost always lose. They have no hope of winning battles. Rather, their best hope is to pull off a tie. Any decision to change the current zoning would be a loss to this "environmentally sensitive" area. As referees in this match, the commission has the ability to ensure a tie. We hope you will.
- 5) Inconsistency with the Adjacent Properties. This issue was also addressed at the October meeting and the revised application has not addressed it. The requested rezoning would be denser than all of the residential areas to which it is adjacent.

Although the applicants have stated a number of times that a change in zoning will offer them greater flexibility in developing this land, the fact is there is only one reason they are requesting a change: to increase the revenue they can squeeze from their land. Perhaps if we owned the land, we would try to do the same. But we do not. Rather, like most of our neighbors, we own one small piece of land on which sits our house. This land and our house represent the most major investment we have ever made. We are betting that this investment will pay off for us, not only by providing a safe place for us to raise our family while we own it, but as a retirement vehicle and college fund when we ultimately become empty nesters and downsize. Many things out of our control and the commission's could negatively impact our investment, but the commission does have the power to diminish our investment and that of our neighbors.

This issue before you is not whether or not houses will be built on this property. There will be, and the property owners around the land in question always knew (or should have known) there would be. Instead, your decision is to either maintain the existing path toward development of up to 174 new lots, or help the developers double the density of the land to

maximize their profit. There is nothing wrong with developers trying to increase their investment, but please understand that a decision to maximize their investment will come at the expense of ours and our neighbors. As stewards of the public trust, you are our representatives in this issue. We hope you will represent us well.

Sincerely,

Dr. Dan McCole, Ph.D. and Dr. Jill Stephenson-McCole, M.D.

**Peter Menser**

---

**From:** Carla Galligan <carlagalligan@gmail.com> on behalf of Carla Galligan <carlagall@comcast.net>  
**Sent:** Sunday, July 07, 2019 7:32 AM  
**To:** Planning Commision (DG)  
**Subject:** REZONING # 19060 THESE PICTURES TELL THE STORY OF BUILDING ON WETLANDS AND RESULTS FOR HERON CREEK.

Please review these pictures. This is what happened to Heron Creek after Champion Woods was built. This address is 4259 Shadow Ridge. The pictures are real! Same lot. !!!!!



After champion Woods initial construction



Prairie/wetland view from lot purchase 2003.

## 4259 Shadow Ridge



Water retention  
aggravated by  
Champion Woods  
Construction ...no  
drainage to West  
Wetlands under  
"FireRoad" connecting  
Creekstone to  
Champion Wood.s.

Agnes  
Sent from my iphone

**Peter Menser**

---

**From:** Phillip Weichman <zeakel@aol.com>  
**Sent:** Sunday, July 07, 2019 2:26 PM  
**To:** Planning Commision (DG)  
**Subject:** Mayberry rezoning request

Dear Commission Members,

I would like to voice my opposition to Mayberry Homes request to rezoning the 96.74 acres bounded by Hagadorn, Bennett and Hulett roads from RAAA and RR to RAA. It is my understanding that this would increase the maximum number of homes that could be built from 176 to 253. More dense zoning is not consistent with the neighboring developments. It also would dramatically increase the traffic flow and generally detract from the quality of life in this part of Meridian Township.

I am a 40 year resident of Meridian Township and currently reside in Bennett Villiage Condo's which is right down Bennett road from this proposed development. We can hardly get out on Bennett road now at certain times of day, I can imagine what it will be like with the addition of this new development.

Thank you,  
Phillip Weichman  
2419 Turning Leaf  
Okemos, Mi 48864  
517-349-5421

Sent from my iPad

## Peter Menser

---

**From:** John Ley <jley@relevantacademy.org>  
**Sent:** Sunday, July 07, 2019 6:04 PM  
**To:** Peter Menser  
**Subject:** Rezoning #19060 (Bennett Road Holding LLC)

Dear Commisioners,

I am writing this letter concerning the Rezoning #19060 (Bennett Road Holding LLC). There have been several meetings regarding this issue about changing the number of houses that could be built on this land. At every meeting many individuals from the surrounding area spoken articulately about the negative effects that would occur if this property was rezoned. Some of the issues covered included harmful ecological effects, increased traffic on roadways, decreased property values and dangers to neighborhood children, etc.... Please listen to the concerned citiziens who do not want this property rezoned. I hope, like many others, the Commission will hear our concerns and act in the best interest of its residents.

Thank You,

John Ley  
2601 Creekstone Trail  
Okemos, MI 48864

## Peter Menser

---

**From:** Yingxin Zhou <zhou0824@gmail.com>  
**Sent:** Monday, July 08, 2019 5:55 AM  
**To:** Peter Menser; Planning Commission (DG)  
**Subject:** Rezoning request # 19060- School Enrollment

Dear Planning Commission:

A letter from the president of Board of Education from Okemos Public Schools was included in the July 8, 2019 planning commission meeting packet. I don't believe school enrollment should be a major factor for decision making on a rezoning request. The reason is because a zoning decision is permanent and stays with land and thus factors to be considered associated with a rezoning request should also be long-term and specific to the land. Such factors include wetlands, floodplain, greenspace plan and traffic study that have been included in staff analysis for each rezoning request.

The school enrollment number has not been a main criteria for the rezoning requests in Meridian Township. The number fluctuates over the years. If we approve an up-zoning request simply due to a letter provided by the Okemos Public Schools, what if the school enrollment significantly increases in the following years and puts the quality of education at risk? Are we going to ask landowners to down-zone (rezone from high density to low density) the lands?

Therefore school enrollment should not be a main factor for zoning decisions. It is not specific to the land. I didn't see it in other rezoning requests submitted to the Planning Commission.

Actually 176 units could be possibly built under the existing zoning for the parcels associated with request #19060. The development will increase school enrollment and already benefit the school district based on the reasoning from the letter submitted the president of Okemos public school on June 25, 2019. Why do we necessarily need an up-zoning and build 250 units to place unnecessary burden on our schools?

The parcels can be developed as currently zoned. More dense zoning will negatively impact the natural environment, increase traffic congestion, and detract from the quality of life for all Meridian Township residents. Please deny rezoning request #19060.

Sincerely,

Yingxin Zhou

## Peter Menser

---

**From:** Teri Thornburg <thornburg913@hotmail.com>  
**Sent:** Monday, July 08, 2019 12:01 PM  
**To:** Planning Commision (DG)  
**Subject:** Mayberry Rezoning

I live in Bennett Village off Bennett Road east of the traffic circle. I am definitely NOT in favor of the rezoning requested for the Mayberry development, primarily because of the increased traffic which will be created not only across Okemos, but more specifically along Bennett Road which serves as a conduit to the schools. Sidewalks are very limited on the north side of Bennett, so in order to walk for exercise, I need to cross Bennett. During the school year or before and after work, that becomes problematic because of the traffic. It will only become more so with increased cars.

I understand development, and I live in a small project developed in the early 2000's. This, however, sounds like bait and switch. Their project has already been zoned and can be developed as it stands. Please don't allow Mayberry to build *more* houses for their bottom line.

PLEASE, PLEASE VOTE NO ON THE REZONING OF THE MAYBERRY PROJECT!

Thank you.

Teri Thornburg  
4044 Highland Terrace  
Okemos, MI

## Peter Menser

---

**From:** Steve Thomas <stevet16@att.net>  
**Sent:** Monday, July 08, 2019 12:26 PM  
**To:** Planning Commision (DG)  
**Subject:** Mayberry Rezoning Request #19060

To the Honorable Members of the Meridian Township Planning Commission,

I am writing in regard to Mayberry Rezoning Request #19060. This is a request to increase the zoned housing density on about 83 acres of land northward of Bennett Road and westward of Hulett Road.

Based on the already high density of people in the area (currently with more than enough traffic, crowding, and noise) and the limited amount of open space and natural land remaining, I request that you *deny* this rezoning request. As this request is similar to two prior requests on the same group of properties, I am disappointed that the Developers do not seem to be incorporating numerous public comments and concerns into their subdivision planning.

Furthermore, with so little natural forest land remaining on our landscape, I hope that any final subdivision plan foregoes destruction of the forested knoll in the northeast property corner. This appears to be the best remaining remnant of the original forests that covered this part of the Township, and it ought to remain as an intact forest.

Thank you for your public service and your consideration.

Sincerely,

Steve Thomas

2372 Sower Blvd, Okemos

Patrick Murphy  
2589 Sophiea Parkway  
Okemos, MI 48864  
Patrickjohnmurphy1@gmail.com

July 8, 2019

Charter Township of Meridian, Planning Commission  
c/o Peter Menser, Principal Planner  
5151 Marsh Road,  
Okemos, MI 58864

Dear Members of the Planning Commission and Mr. Menser:

I would like to express my opposition to the amended rezoning proposal (# 19060) submitted by Bennet Road Holding LLC (Mayberry Homes). The breadth of discourse to this point has united neighbors in civic engagement, and has helped all of us to learn more about one another as people, institutions, and businesses. Our conversations and research has taught us all more about zoning laws, drainage, wetlands, traffic patterns, local flora and fauna, as well as the history of our neighborhoods. But at the end of the day, the scope of the question is quite narrow. The application for rezoning is about what is written in the application itself. To that point, Mayberry homes has had almost a year to establish a clear and concise rationale that the current zoning is unreasonable, and to present why the proposed zoning is more appropriate. Their inability to do that within the guidelines of the rezoning application is telling.

Per the goals stated at the June 10<sup>th</sup> meeting by Mayberry Homes representatives, the developer maintains an admirable desire to build homes at a variety of price points from the 300s and up in order to accommodate a spectrum of families. Indeed, the Mayberry homes mission statement indicates a belief “that with success comes a social responsibility to our team, our clients, and our community,” as well as a belief “that profit is a result of excellent performance.” Fortunately, the current zoning allows Mayberry the opportunity to achieve all of these goals right now.

Our environment, our communities, and the safety of our children playing in the front yard or walking to school are simply too important to risk with the irrevocable action of rezoning in order to build 78 more homes on this sensitive land. I ask you to reject the proposal.

Respectfully Yours,

Patrick Murphy, Ed.S.

**Peter Menser**

---

**From:** Yingxin Zhou <zhou0824@gmail.com>  
**Sent:** Thursday, July 18, 2019 10:30 PM  
**To:** Peter Menser; Planning Commission (DG)  
**Subject:** Rezoning application #19060 Bennett Road Holding LLC

Dear Planning Commission Chair, Vice Chair, Secretary, Commissioners, and Mr. Menser,

Please vote NO on rezoning request #19060 at the July 22, 2019 meeting.

Thank you very much again for your time and consideration on this important matter.

Respectfully,  
Yingxin Zhou

**Peter Menser**

---

**From:** Carolyn Sebestyen <555csebestyen@gmail.com>  
**Sent:** Monday, July 22, 2019 1:16 PM  
**To:** Planning Commision (DG)  
**Subject:** Hagadorn/Bennett development

Dear Commissioners

Mayberry's adjusted proposal does NOT address the concerns about traffic, wetlands and impact on schools. It is already zoned and can be developed as is. Nothing has been presented by Mayberry to indicate there is a NEED for more houses on small lots and its sufficient. We bought in Okemos within the last year (2nd in 5 years). No housing shortage for all price ranges. Vote no to their request. Thank you.



**13.B**

**To: Township Board**

**From: Mark Kieselbach, Director of Community Planning and Development**

**Date: August 2, 2019**

**Re: Woodward Way PILOT**

---

The Woda Cooper Companies has requested a Payment in Lieu of Taxes (PILOT) for a proposed 49 unit townhouse/apartment development located at the east end of Sirhal Drive. The approximate 4.4 acre site was recently rezoned to RC (Multiple Family). Woda Cooper is currently before the Planning Commission seeking a special use permit to develop the housing project.

The project consists of four two-story buildings totaling approximately 53,600 square feet with 8-1 bedroom/1 bathroom units, 34-2 bedroom/1.5 bathroom units and 7-3 bedroom/1.5 bathroom units. The proposed development would provide housing for persons of low to moderate income.

In addition to the PILOT Woda Cooper will apply for Low Income Housing Tax Credits (LIHTC) through the Michigan State Housing Development Authority (MSHDA) to help in part to finance the development. Woda Cooper has also offered to enter into a Municipal Service Agreement (MSA) with the Township. The MSA would provide an annual payment to the Township to compensate for possible Township funded services that may be needed for the site. The Township Assessor has prepared an estimate of the assessed value of the project and a property tax comparison. Both documents have been attached for the Board's review.

**Attachments**

1. Letter from Woda Cooper dated July 31, 2019
2. Municipal Services Agreement
3. Assessed Value Estimate
4. Property Tax Comparison
5. Site Plan

G:\Community Planning & Development\Planning\PILOTs\Woodward Way PILOT\Woodward Way PILOT.tb1.doc



## WODA COOPER COMPANIES

500 South Front St  
10th Floor  
Columbus, Ohio 43215  
Office: 614.396.3200  
[www.wodagroup.com](http://www.wodagroup.com)

July 31, 2019

Mr. Frank L. Walsh  
Township Manager  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, Michigan 48864

Re: PILOT Request; 49-unit, Woodward Way

Mr. Walsh,

Woda Cooper Companies, Inc. (Woda) would like to formally request a Payment in Lieu of Taxes (PILOT) for the proposed 49-unit townhome development to be located at Sirhal Drive in Meridian Township. Once completed, The Woodward will have affordable rents to help working singles, families and seniors obtain quality, safe, and energy efficient housing in Meridian Township. We believe this development with 49 residential units will be welcomed by retailers, service providers and business owners in this area of your township.

The Woda construction plan proposes the development of four (4)-townhome buildings and large community space for use by tenants and their guests.

Once completed, the new residential units will have Energy Star appliances, water-saving faucets/toilets, abundant insulation and contain other "green" features which will help the finished community qualify for Enterprise Green Communities or LEED certification.

To fund the construction, Woda will seek housing tax credits from MSHDA. As part of the application process, MSHDA requests that developers seek a PILOT from the local municipality. The PILOT helps ensure the long-term financial stability of the property plus helps the developer increase their chances of receiving funding from National investors for the project. Woda (developer) plans to submit a funding application to MSHDA on October 1.

Woda Cooper. is requesting a 5% PILOT for 16 years be adopted for Woodward Way. In addition, Woda proposes to enter a Municipal Services Agreement (MSA) that will pay Meridian Township an annual MSA fee of \$9,000 in addition to the PILOT. The MSA fee will be paid directly to the Township and can cover possible Township funded services (eg. fire, EMS) that may be needed at the site. Each year the MSA can increase up to 3% based on CPI. Both the annual PILOT and MSA payment will be paid simultaneously and payment can be made at any date the Township prefers. Woda estimates that the annual value of the 5% PILOT will approximate \$16,933.

As you may know, the PILOT payment will be determined each year based on collected rents plus other income minus common utilities. Each year in late March, Woda will provide a third-party financial audit to the Township to verify income and utilities.

Without a PILOT, it will be highly improbable for Woda to receive funding for this \$12.5M residential project. Each developer competes against other developers in the state to win funding. Historically, for new construction projects, only projects that receive a local PILOT receive MSHDA funding.

I appreciate you considering this request and I look forward to making a formal presentation at an upcoming Township Board meeting.

Sincerely,



P. Craig Patterson,  
Senior Vice President

cc. M. Kieselbach, P. Deschaine, F. Fugate

## MUNICIPAL SERVICES AGREEMENT

THIS MUNICIPAL SERVICES AGREEMENT entered into this \_\_\_\_ day of \_\_\_\_\_, 2019 between WOODWARD WAY LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, a Michigan limited partnership of 500 South Front Street, 10<sup>th</sup> Floor, Columbus, Ohio 43215, (hereinafter referred to as the "OWNER") and Meridian Township, a Michigan Charter Township, of 5151 Marsh Road, Okemos Michigan 48864 (hereinafter referred to as the "CITY").

### RECITALS

- A. The OWNER intends to purchase and develop a housing project for low to moderate income families, to be known as Woodward Way, financed in part by Low Income Housing Tax Credits (LIHTC), administered by the Michigan State Housing Development Authority (MSHDA) on land legally described on Exhibit "A", (hereinafter referred to as the "PROJECT").
- B. The OWNER desires to guarantee that certain municipal services will be provided to the PROJECT during the term that the Payment in Lieu of Taxes (hereinafter referred to as the "PILOT") Ordinance for this PROJECT is in place, such municipal services to exclude normal water, sewer, and other utility charges as well as special assessment charges (which must be paid separately and at duly established rates) and similar charges and to include only:
  - 1. Emergency services, including police and ambulance (at normal published rates) and fire service specifically administered through the TOWNSHIP;
  - 2. Other miscellaneous services as may, from time to time, be mutually agreed to for the benefit of the PROJECT;
  - 3. Said municipal services shall be provided in the customary way, in a competent and workmanlike manner, and in accordance with all laws, rules and regulations of the United States of America, State of Michigan, County of Ingham, and Meridian Township or other applicable jurisdictions or bodies.

(All of the above collectively referred to as "Municipal Services")

### AGREEMENT

The parties agree as follows:

1. The payment for Municipal Services shall be computed as follows: Nine Thousand Dollars (\$9,000.00) will be paid concurrent with the annual PILOT payment for Woodward Way. Each year the annual MSA payment shall be increased per the published Consumer Price Index for all products Midwest region. The maximum yearly adjustment shall be 3%.
2. Payment for Municipal Services shall commence at the time the first PILOT payment is made and will remain in effect for as long as a payment-in-lieu-of-taxes ordinance is in place for the project.

**IN WITNESS WHEREOF**, this Municipal Services Agreement is executed as of the day and year first written above.

WITNESSES:

WOODWARD WAY LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP, A Michigan Limited Partnership

By: WOODWARD WAY GP, LLC,  
An Ohio limited liability company  
Its General Partner

By: Woda Cooper General Partner, LLC  
An Ohio limited liability company  
Its Sole Member

By: Woda Cooper Communities, LLC  
An Ohio limited liability company  
Its Sole Member

---

By: \_\_\_\_\_  
David Cooper Jr., Vice President &  
Associate General Counsel

MERIDIAN TOWNSHIP

By: \_\_\_\_\_

Its: Township Manager

---

**EXHIBIT A**

*ASSESSORS SUBD NO 1 To Be Completed*

**THE WOODWARD  
ASSESSED VALUE ESTIMATE  
June 11, 2019**

<u>OCCUPANCY</u>	<u>UNITS</u>	<u>POTENTIAL</u>		<u>VACANCY AND COLLECTION LOSS</u>	<u>EFFECTIVE</u>		<u>EXPENSES</u>	<u>NET</u>		<u>TRUE CASH VALUE</u>
		<u>GROSS INCOME</u>	<u>RENTAL RATE</u>		<u>GROSS INCOME</u>	<u>OPERATING INCOME</u>		<u>CAP RATE</u>	<u>ESTIMATE</u>	
Apartments, One-Bedroom	8	\$67,200	\$700	5%	\$63,840	\$38,304	40%	\$38,304	11.00	\$348,218
Apartments, Two-Bedroom	34	\$367,200	\$900	5%	\$348,840	\$209,304	40%	\$209,304	11.00	\$1,902,764
Apartments, Three-Bedroom	7	\$92,400	\$1,100	5%	\$87,780	\$52,668	40%	\$52,668	11.00	\$478,800
<b>TOTAL (ROUNDED):</b>										<b>\$2,730,000</b>
<b>ASSESSED VALUE ESTIMATE:</b>										<b>\$1,365,000</b>
<b>TAXABLE VALUE ESTIMATE:</b>										<b>\$1,365,000</b>

**THE WOODWARD  
PROPERTY TAX COMPARISON  
June 11, 2019**

ESTIMATED TAXABLE VALUE: \$1,365,000			ESTIMATED PAYMENT IN LIEU OF TAXES
TAXING ENTITY	ESTIMATED MILLAGE RATE	ESTIMATED TAXES	
Ingham County	0.0113400	\$15,479	\$2,265.43
State Education Tax	0.0060000	\$8,190	\$1,198.72
Local School Operating	0.0180000	\$24,570	\$7,012.03
Local School Building and Site	0.0009878	\$1,348	\$1,595.76
Local School Debt	0.0070000	\$9,555	
Intermediate School District	0.0059987	\$8,188	\$1,198.38
Capital Region Airport Authority	0.0006990	\$954	\$139.61
Capital Area District Library	0.0015600	\$2,129	\$311.62
Capital Area Transportation Authority	0.0030070	\$4,104	\$600.63
Lansing Community College	0.0038072	\$5,196	\$760.66
Meridian Township	0.0090007	\$12,285	\$1,798.33
<b>TOTAL:</b>	<b>0.0674004</b>	<b>\$91,998</b>	<b>\$16,881</b>

**NOTE:** Property taxes were estimated using 2018 millage rates. The total estimated payment in lieu of taxes (PILOT) was estimated as follows: \$391,530 rental income - \$53,900 utilities = \$337,630 x 0.05 PILOT percentage = \$16,881 PILOT.

