



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
January 23, 2018 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 AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes -January 9, 2018 Regular Meeting
 - C. Bills
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)
 - A. Tentative Preliminary Plat #17102 Silverstone Estates
 - B. Final Plat #06012 Whitehills Lakes South No. 2
 - C. Outdoor Assembly Ordinance
 - D. Master Plan Implementation Strategy-PICA's
 - E. Police Department Ordinance Amendments and Additions
13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Special Use Permit #15051 Extension 2655 Grand River Avenue
 - B. C-PUD Concept Plan 2080 Grand River Avenue
 - C. MUPUD Concept Plan 6276 Newton Road
14. COMMENTS FROM THE PUBLIC*
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. CLOSED SESSION-Review Written Legal Opinions by Township Attorney
17. ADJOURNMENT

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

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS JANUARY 23, 2017

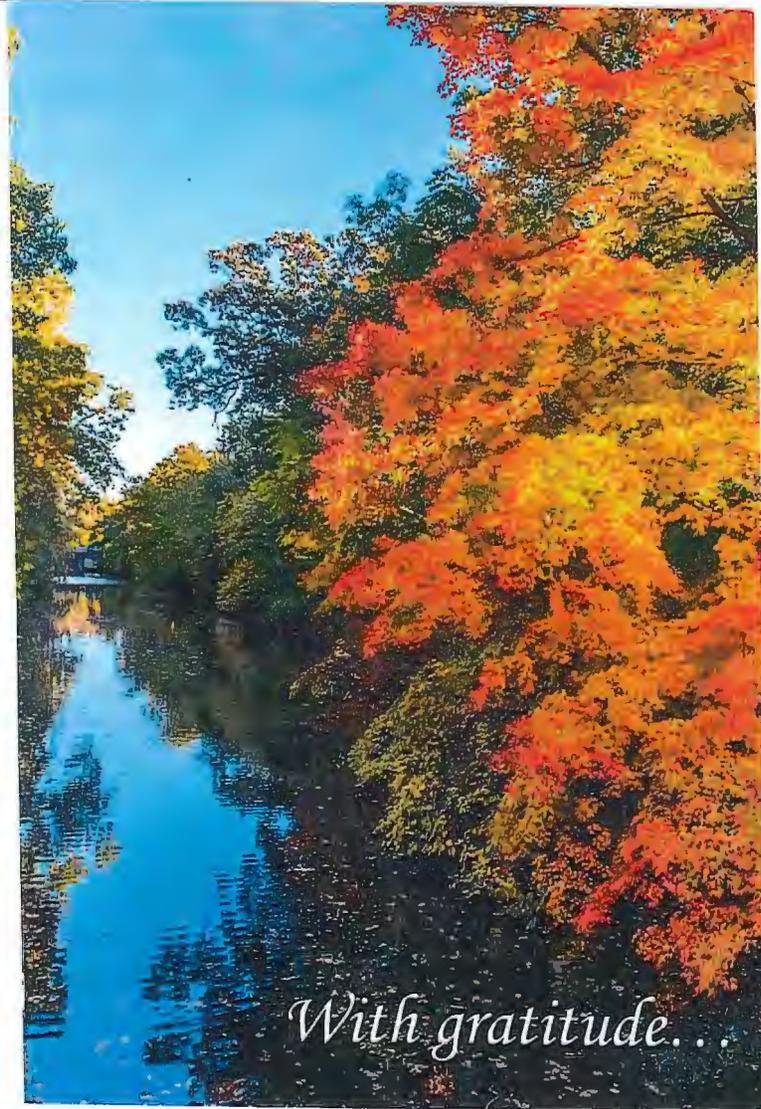
(1) Board Information (BI)

- BI-1 MSU Safe Place, 166 Service Rd, Room 113A, East Lansing; RE: Thank you for support of MSU Safe Place
- BI-2 Donna Rose, 6207 Cobblers Dr. East Lansing; RE: Voting/Voting Discrimination
- BI-3 R.J. Deans, 2191 Clinton, Okemos; RE: Community Planning Board "Rezoning of Heritage Area"
- BI-4 Nita Campbell, 6049 Skyline Dr. East Lansing; RE: Marijuana Facilities
- BI-5 Nita Campbell, 6049 Skyline Dr. East Lansing; RE Skyline Hills Association regarding Marijuana Facilities
- BI-6 Ryan Basore, 6228 Brookline Court, East Lansing; RE Meridian Township Board Meeting
- BI-7 Anne & David Miranda, 2725 Loon Lane, Okemos; RE: Vision for Okemos Four Corners
- BI-8 Director Mark Kieselbach, Trustee Phil Deschaine and the Meridian Township Transportation Commission Meeting January 18, 2018 RE: Corridor Improvement Projects
- BI-9 Mike McDonald Chair Meridian Township Park Commission, Jon Mayes Chair Meridian Township Land Preservation Advisory Board RE: Volunteer Appreciation Ceremony

**CLERK'S OFFICE
BOARD COMMUNICATIONS
January 23, 2018**

Board Information (BI)

MSU Safe Place
Mail Processing
166 Service Rd., Room 113A
East Lansing, MI 48824
(517) 355-1100
noabuse@msu.edu
safeplace.msu.edu



JAN 4 C 2018

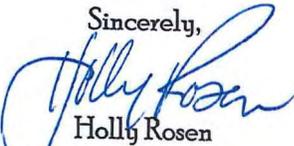
BI-1

November 2017

During this season of giving thanks, I would like to express my warmest appreciation for your support of MSU Safe Place. Because of you, we are able to advocate for and empower those who experience relationship violence and stalking in the MSU and Greater Lansing communities.

Thank you for partnering with us as we work to ensure the personal safety, welfare and dignity of survivors in our community. All of us at MSU Safe Place are thankful every day that we are able to support people affected by relationship violence and stalking and we are so grateful to call you part of our community. We value your commitment to MSU Safe Place tremendously and look forward to connecting with you in the new year!

Sincerely,



Holly Rosen
MSU Safe Place Director

Brett Dreyfus

From: Donna Rose <wild-rose@sbcglobal.net>
Sent: Monday, January 08, 2018 10:51 PM
To: Board
Cc: Frank Walsh
Subject: FW: Voting

Greetings,

Below is a letter I wrote to Rep Sam Singh regarding voting discrimination. What happened to the blind community in November happened all over the state, but we are such a small minority we are having difficulty getting help. There is nothing more Bret could have done to assist with these inaccessible machines. This did not have to happen. People who are blind all rated this machine as low as possible when we were invited to test it in 2016, but our responses were only calculated among many disability groups that day and not looked at separately by the Bureau of Elections. Our County Clerk had no way of knowing the machine she chose was inaccessible to those who were blind because she had a choice of three machines approved by the SOS Bureau of Elections and would assume they were all accessible.

Please read this note for a better understanding.

Donna Rose
6207 Cobblers Drive
East Lansing, MI 48823

-----Original Message-----

From: Donna Rose [<mailto:wild-rose@sbcglobal.net>]
Sent: Monday, January 8, 2018 10:21 PM
To: Sam Singh (singhformichigan@gmail.com)
Cc: 'SenCHertel@senate.michigan.gov'
Subject: Voting discrimination

Dear Representative,

I wrote to you previously about the inaccessible Dominion voting terminal which caused many of us in Michigan to lose our right to vote a secret ballot at our last election. Unfortunately your assistant wrote to Meridian Township and reported this was an isolated incident, like our township alone could fix it. I thought it was very disrespectful to our Township Clerk who had nothing to do with any part of the testing or purchasing process. Everyone who was blind and attempted to use the Dominion voting terminal across Michigan had difficulty. The trouble is with the machine. The problems were reported to the SOS Bureau of Elections when we were asked to come and test them in early 2016. I was there. I was shocked when I arrived to vote in November, and this was the machine available. Since my letter to you and Senator Hertel, folks who are blind have met with the Ingham County Clerk, and a small contingent met with the Bureau of Elections. We have notified some major media and we are taking our concerns to the federal government. We need your help, not to pacify us, but because we are a small minority and we have lost an inalienable right. We need you to let the Bureau of Elections know our concerns are

important, and the fact we can no longer vote independently and secretly is not acceptable. If we were members of a larger minority people would be outraged.

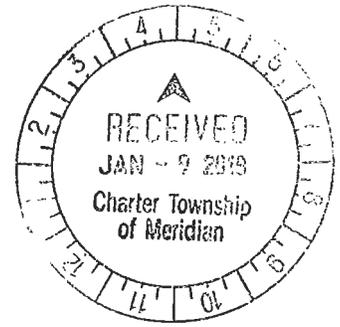
The Bureau thinks it can retrain poll workers to help us use the machine, but it has too many flaws to be useful, and most poll workers I come into contact with are not tech savvy. I am! The company had plenty of time to fix flaws when we reported them to a Dominion representative during the testing in 2016. I spoke directly with him. I feel these machines need to be recalled as unsatisfactory for use by people who are blind and visually impaired. They are not intuitive for those who are blind to use. If one can get it to work, The voice is old and antiquated like they got it off the web as free ware and is hard to understand, it seems impossible to rewind to go back to re-listen to choices, and the braille on the terminal is wrong. I was unable to navigate as I could easily do with the Automark, the previous machines we used successfully for over 10 years.

These people who manufactured this machine are now millionaires on the basis of a product which is ineffective, inefficient, and thus useless to help those who are blind and visually impaired vote independently. By not recalling these machines, (and I think this is possible using the warranty) we are rewarding inaccessibility. On their web page they brag about the fact most counties in Michigan purchased their model. If they want to take their machines back and allow people who are blind to assist them to make them accessible, we might do that, but in the meantime we need to know that our voting rights are restored at upcoming elections. The other two machines approved as accessible by the Bureau worked ok, and should replace these.

Sincerely,
Donna Rose
6207 Cobblers Drive
East Lansing, MI 48823
517-489-2233

Meridian Toemnship

Community planning board



This is to present a position on so called rezoning from a residential owner residing in the Cedar Bend Heights residential area established as a "heritage area". Our residence was the site of the "Davis Mill" and this is shown on older maps. . This community "heritage" ID was set up in order to guard against commercialization in- roads in-to the community. I was involved in the community politic then as I was president of the community organization GVRA (Greater Okemos Village Residents Association). There was talk then of looking to voter approval for any non residential addition. I don't know if this was documented.

Cedar Bend Heights is a traditional Okemos living area with well established values and living patterns and is reasonably well looked after. There have been few civil disturbances and it interacted with the commercial center at the "four corners" . The Masonic center was established on the perimeter and has been a good neighbor. When Douglas J proposed to develop an expanded hair salon unit it was understood that this would be well maintained and represent one business activity. This involved the destruction of two residences to get it built and the understanding .was that this would be a self sustaining business and it would not be necessary for other property destruction. With the fire station intact this was a well respected stable community bordered by residences and the fire station proved to be a well respected neighbor.

Removal of the fire station was not only expensive but caused a major change in the general community attitude and demeanor. It brought in the exploiter attitude and general instability in the well being of the community

. Businesses have come and gone and most of the people coming into Okemos are trying to get out of it (passing through). Traffic has increased markedly and the road design of the community central is stifling for orderly rapid passage. With the four corners traffic light system there is much stopped traffic with air pollution especially in the summer months. We have air monitoring equipment and know air composition levels and fortunately are up wind. People choosing to live in this sector will have to be aware of this! We hear talk of building apartments in this area.

The actions of the zoning authority here are disturbing. The rezoning sign on Okemos road says "bar and restaurant" and it is very close to the Okemos day care center People are concerned with this one

The residential property values when commercialization is brought in will drop . We had to call the Meridian police to stop the loading of waste containers at 6 AM. at Douglas J's. The police were very cooperative but this doesn't take away the bother.

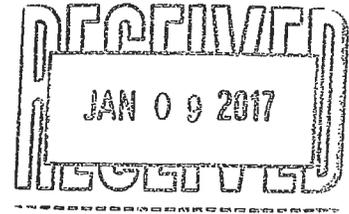
R.J.Deans, 2191 Clinton Okemos

A handwritten signature in black ink, appearing to read "R.J. Deans".

BI-3

Peter Menser

From: Nita Campbell <nitacprn@comcast.net>
Sent: Monday, January 08, 2018 5:47 PM
To: Peter Menser
Subject: Fwd: Marijuana Facilities
Attachments: mime-attachment



Please share with all of Board and planning commission. This is right on the border of meridian and east Lansing and I'm telling you the smell is awful. I've heard that meridian has had pot growers in residential neighborhood's who were certified and when the neighbors complained there was nothing that could be done. This smell covers about a 2 mile area and DOESN'T GO AWAY!

Sent from my iPad

Begin forwarded message:

From: "David Haywood" <dhaywood@cityofeastlansing.com>
Date: January 8, 2018 at 10:17:58 AM EST
To: <nitacprn@comcast.net>
Cc: "Tim Dempsey" <tdempse@cityofeastlansing.com>
Subject: Fwd: Marijuana Facilities

Hello Ms. Campbell,

My name is David Haywood, I am the Planning and Zoning Administrator and am glad to help you with your questions. In your email you indicated that we are required to notify anyone within 500 feet of a proposed special use permit. You are correct that we are required to notify property owners and occupants within a certain distance from property subject to a special use permit application. However, please note that Section 50-36(f)(2) of the zoning ordinance prescribes a 300 foot notice. The following is a link to Section 50-36(f)(2) for your reference.

https://library.municode.com/mi/east_lansing/codes/code_of_ordinances?nodeId=PTIICOOR_C_H50ZO_ARTIADEN_DIV1GE_S50-36SIPLAP

The reference to notifications in Section 125.3103 in the Michigan Zoning Enabling Act, which establishes the 300 foot rule, can be found at this link:

[http://www.legislature.mi.gov/\(x3eqqx2ix0ez34nsk1zysl45\)/documents/mcl/pdf/mcl-Act-110-of-2006.pdf](http://www.legislature.mi.gov/(x3eqqx2ix0ez34nsk1zysl45)/documents/mcl/pdf/mcl-Act-110-of-2006.pdf)

We generally do not include additional residents/interested parties on specific notices beyond the 300 foot requirement. Having said that, please note that the City Council will be considering Ordinance 1416, which proposes to regulate provisioning centers, this Tuesday, January 9 at 7 p.m. The following is a link to their agenda.

http://eastlansing.granicus.com/GeneratedAgendaViewer.php?view_id=2&event_id=1579

With regard to your question regarding Township and County notifications, we generally do not notify them under the distance requirement stated above. We do notify Townships when the subject parcel is adjacent to a Township boundary line. We also notify certain departments of

Counties and other agencies when they would have interest, such as for road/highway permitting, health department, county drains, environmental, airport, railroads, etc.

We will forward your correspondence to the Planning Commission and Council for their consideration.

Please let me know if have any follow-up questions or concerns. Thank you.

David Haywood, AICP
Planning & Zoning Administrator
City of East Lansing
410 Abbot Road
East Lansing, MI 48823
office: (517) 319-6861

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Peter Menser

From: Tim Dempsey <tdempse@cityofeastlansing.com>
Sent: Tuesday, January 02, 2018 8:04 AM
To: David Haywood
Subject: Fwd: Marijuana Facilities

We can discuss how to handle this request.

Begin forwarded message:

From: "LaNita Campbell" <nitacprn@comcast.net>
Date: December 27, 2017 at 4:08:42 PM EST
To: "Tim Dempsey" <tdempse@cityofeastlansing.com>
Subject: **Marijuana Facilities**
Reply-To: "LaNita Campbell" <nitacprn@comcast.net>

Dear Mr. Dempsey,

I am writing you on behalf of the Skyline Hills Association of homeowners regarding zones in East Lansing designated for marijuana grow facilities. The residences of association members are located in Meridian Township but, according to our research, the negative effects of a marijuana grow facility can impact those within as much as a two-mile radius of a facility -- in other words, they don't stay within government boundaries.

I attended the Planning Commission-meeting of October 25, 2017. It is my understanding that the Planning Commission designated two OIP (Office/Industrial Park) areas for the growing and processing of marijuana in East Lansing. One of the zones is on Chandler Road and the other is at the corner of Park Lake and Merritt Rd. Both of these zones are less than 2 miles from the highly residential area of Carriage Hills (Walnut Hills Country Club). And the City Commission approved this zoning.

Approved, as amended, Ordinance No. 1395, an ordinance to Amend Section 50-7 of Article I – In General – Section 50-222 of Division 2 – Residential, Agricultural District, RA – of Article IV – Single-Family and Two-Family Residential Districts – Section 50-612 Of Division 5 – Restricted Office Business District, B-4 – and Section 50-632 of Division 6 – Community Retail Sales Business District, B-5 of Article VI – Business, Office and Industrial Districts of Chapter 50 – Zoning – of the Code of the City of East Lansing and to add Section 50-94a -- to Division 3 – Special Use Permit – to Article II – Administration and Enforcement – to Chapter 50 – Zoning – of the Code of the City of East Lansing to Define, Allow for, and Regulate Medical Marihuana Facilities

It is my understanding that should anyone apply to the Planning Commission for a permit to build a marijuana growing and processing facility they must have an SUP approval before proceeding. Under your ordinances you are to notify anyone living within 500 feet of the facility of the application.

Can you also include notification to others who have interest in this application? We would like to be on that

list. If this is not possible when are your meeting agendas posted to your website? In addition, because the ordinance states that by federal law, a marijuana facility may not be established or operated within 1,000 feet of an after-school program, a school or a registered daycare facility, we believe those within 1,000 feet should be notified.

Additionally, I'm certain that Bath Township, Clinton County and Meridian Township would all be very interested in this matter. Do you notify them about upcoming SUP applications?

Mr. Dempsey, will you please forward this email on to all members of the City Commissioners and the Planning Committee?

Sincerely,

LaNita Campbell President, Skyline Hills Association
6049 Skyline Drive East Lansing, MI 48823 (517) 337-9316

Nita

Brett Dreyfus

From: Ryan Basore <ryan@mmlexperts.com>
Sent: Monday, January 15, 2018 9:41 AM
To: Julie Brixie; Phil Deschaine; Brett Dreyfus; Patricia Herring Jackson; Dan Opsommer; Ronald Styka; Kathy Ann Sundland
Subject: Meridian Twp Board Meeting

Hello

My name is Ryan Basore and I'm a resident of Meridian Twp and I watched last weeks meeting on TV. I'm requesting that the board, at the Jan. 19th meeting bring back into discussion Meridian Twp opting in under the MMFLA. Now that the master plan is complete and the state is giving guidance on the rules I hope the board honors their promise that they will now have an open and honest discussion regarding the MMFLA. Nationally democrats support medical cannabis at 95% and full legalization at 75%. This is not a controversial topic anymore and I don't want my family have to drive past a pharmacy on every other corner in Meridian Twp on their way to Lansing to get the medicine that helps them the most.

Thank you

Ryan Basore
517-909-0076

JAN 15 2018

Maggie Rodgers-Sanders

From: Anne Miranda <actoranne@comcast.net>
Sent: Thursday, January 18, 2018 12:35 PM
To: Board
Subject: Vision for Okemos Four Corners

Dear Trustees,

Thank you for the opportunity to express our vision for the downtown Okemos intersection. As small business owners and soon-to-be empty nesters, my husband and I have been searching for a mixed-use live/work townhouse in a vibrant, safe and walkable downtown location. We made the choice to move to Okemos several years ago because of the exceptional school system and wonderful neighbors. It would be such a joy to be able to continue to live and work here as our nest empties over the next couple years.

We often fantasize about our ideal day, which would begin with a brisk walk along the Red Cedar, grabbing breakfast at the local coffee shop, then meeting with one of our 200+ clients in our downstairs office - recommending neighborhood businesses or restaurants as we help them with their retirement solutions. Stopping in at the local art gallery, walking to the neighborhood gym for a fitness class, picking up a gift item or a bouquet of flowers at a local shop without having to fill up the gas tank would be amazing!!

Our research on live/work townhouses in Nashville/Franklin TN, Kirkwood/Atlanta GA, Myrtle Beach SC and Seaside, FL indicates that they are in high demand, selling at a much higher rate than solely residential ones do. Many have the flexibility for the street level retail to convert to a 3rd or 4th bedroom for purely residential use, if necessary. We have attached a rendering and a few photos that we found on the internet and posted to the Okemos Four Alliance Facebook page. When we look at them we can see what is possible, and we are certain that there are other business professionals and small retailers in our community who are as anxious to invest as we are.

As Clerk Dreyfus mentioned in last weeks' council meeting, the present density cap may be sufficient to create this type of project. However, if the current density cap prohibits this type of community ownership, our recommendation would be to raise it.

Just as we recommend diversification as a retirement investment strategy for our clients, we also recommend diversification of land ownership in the downtown area. A large single-owner apartment complex means that the look and feel of the neighborhood is dependent on the financial viability and architectural aesthetics of only ONE entity. By encouraging individually owned live/work townhouse condo units, the township benefits from the diversity of multiple property owners who have a more vested interest in the neighborhood.

If you build it...they will come.

Anne & David Miranda
2725 Loon Lane
Okemos, MI 48864







**JN 120416 & 132361
I-69BL CORRIDOR
IMPROVEMENT PROJECTS
*DRAFT***

January 18, 2018

Meridian Township Transportation Commission Meeting

BACKGROUND

- I-69BL at Marsh Road
 - *Congestion Data*
 - Considerable delay for left turns during morning and afternoon peak periods
 - Worst movements EBL (LOS E), NBL (LOS F), WBL (LOS E)
 - *Crash Data*
 - 80 Total Crashes, including 1 Fatal and 4 Severe
 - 27 of the 80 total crashes resulted from vehicular movements that will be eliminated with this project
 - All 5 of the severe/fatal crashes resulted from vehicular movements that will be eliminated with this project
 - *Utilizing CMAQ funding*

PROJECT GOALS

- **Safety**
 - Reduce crashes by reducing conflict points
 - Provide safe crossing for pedestrians at Marsh Road
- **Congestion Mitigation**
 - Reduce emissions
 - Improve operations
- **Non-Motorized Access**
 - Create North-South crossing at Marsh Road
 - Collaboration with Bath Township

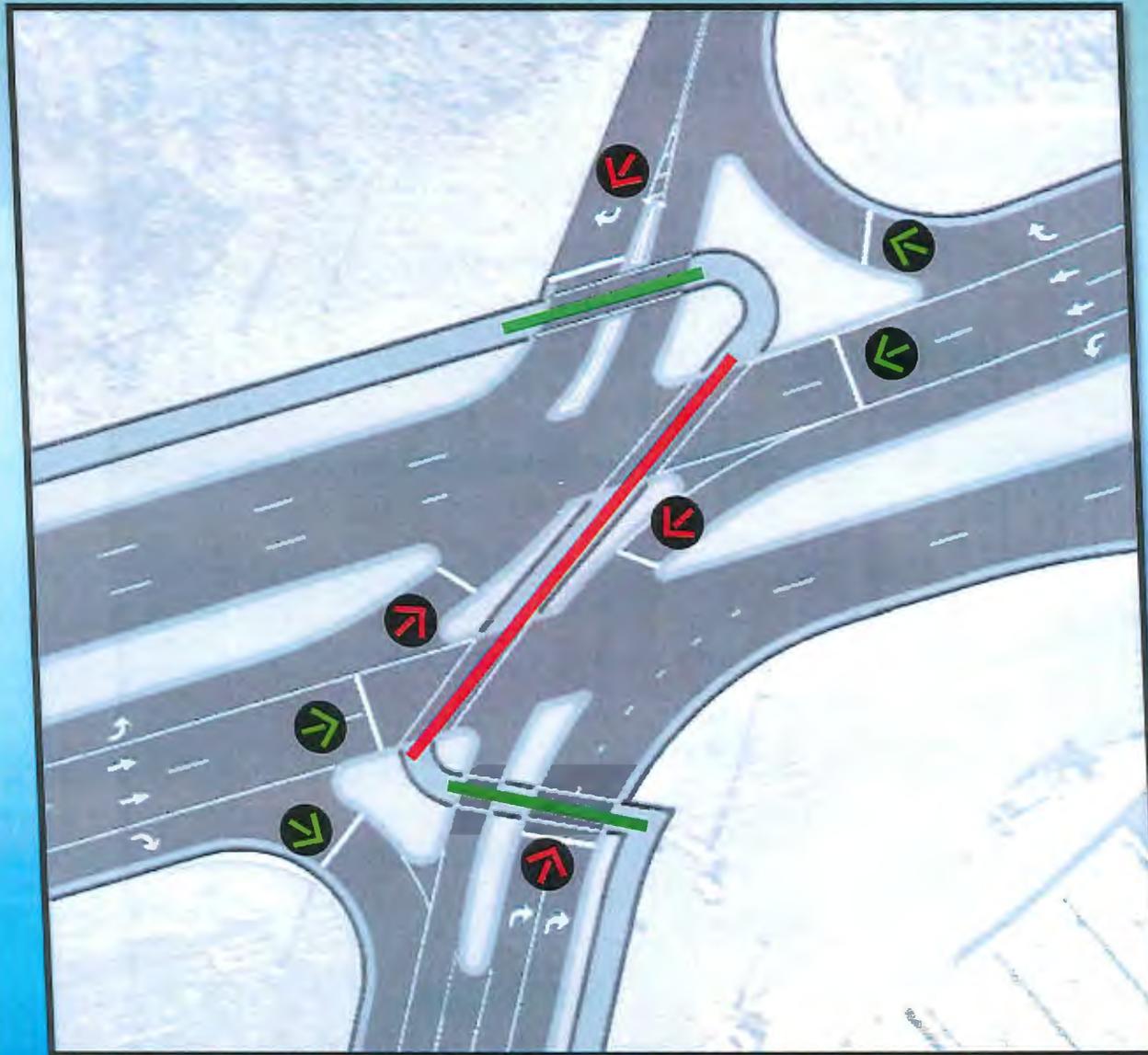
ALTERNATIVES ANALYSIS

- Roundabout
 - Improves vehicular operations and reduces conflict points, does not improve pedestrian access, may require additional right-of-way (ROW)
- Boulevard with Indirect Left-Turns
 - Reduces conflict points, improves pedestrian access, but some operational issues due to high volume of westbound left turns
- J-Turns
 - Improves vehicular operations, reduces conflict points, and improves pedestrian access

ADDITIONAL BACKGROUND

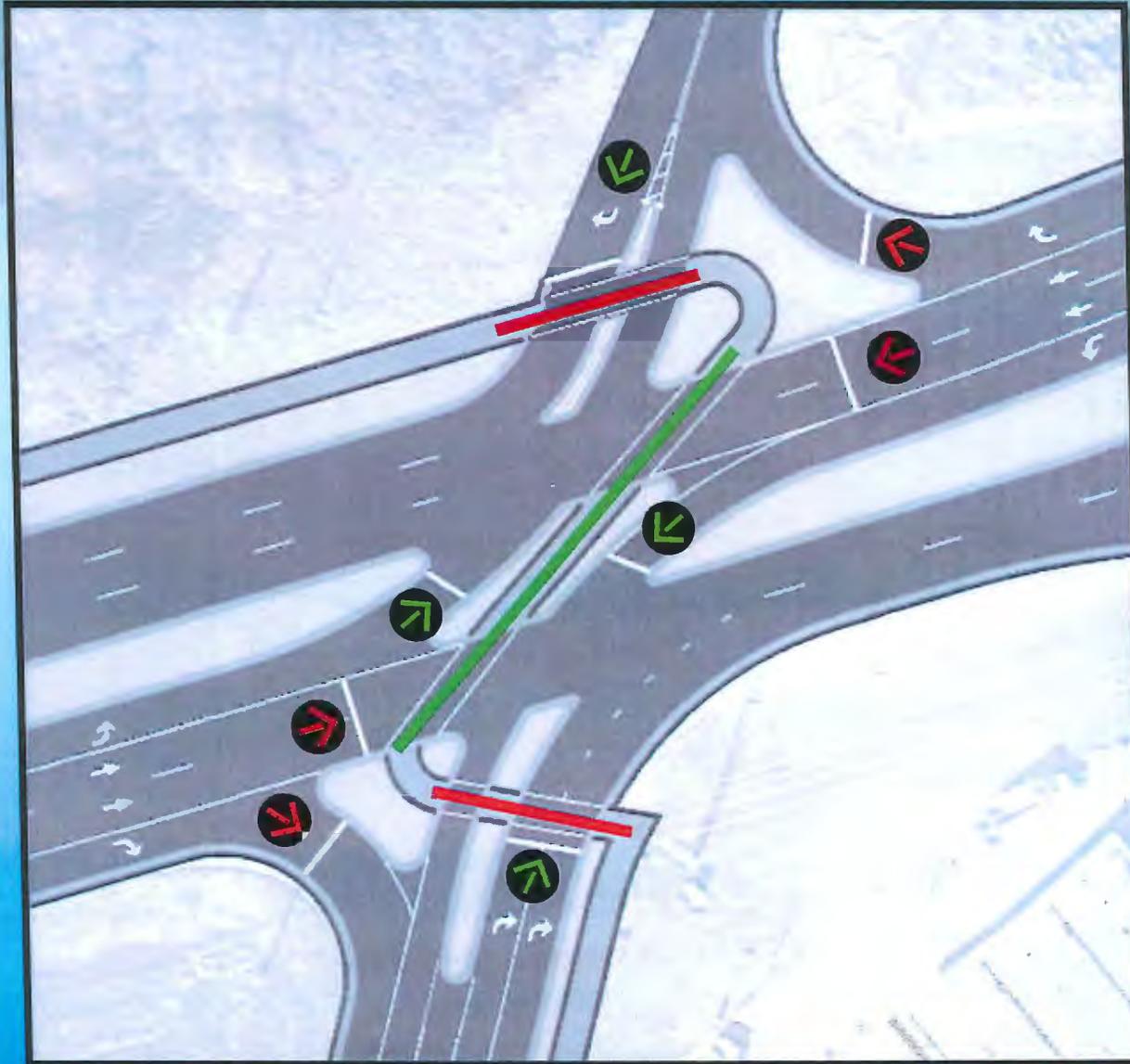
- I-69BL at Newton and Towner Roads
 - *Crash Data*
 - 17 total crashes, with 10 at Newton and 7 at Towner
 - One severe injury crash
 - 13 of the 17 total crashes resulted from vehicular movements that will be eliminated with this project
 - The severe injury crash resulted from vehicular movements that will be eliminated with this project
 - *Utilizing Safety funding*

Pedestrian Operations at Marsh Rd



-  EB I-69BL
WB I-69BL
-  EB to SB RT TURNS
WB to NB RT TURNS
-  NB MARSH RD
SB MARSH RD
-  EB to NB LT TURNS
WB to SB LT TURNS
-  PEDESTRIAN
 MOVEMENTS

Pedestrian Operations at Marsh Rd



-  NB MARSH RD
SB MARSH RD
-  EB to NB LT TURNS
WB to SB LT TURNS
-  EB I-69BL
WB I-69BL
-  EB to SB RT TURNS
WB to NB RT TURNS
-  PEDESTRIAN
 MOVEMENTS

Newton and Towner Improvements



Project Schedule

- *Plan Completion Date*
 - July 2018
- *Construction Start Date*
 - January 2019

Any questions?



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Township Supervisor

Brett Dreyfus
Township Clerk

Julie Brixie
Township Treasurer

Phil Deschaine
Township Trustee

**Patricia Herring
Jackson**
Township Trustee

Dan Opsommer
Township Trustee

Kathy Ann Sundland
Township Trustee

Frank L. Walsh
Township Manager

01/17/2018

Dear Community Volunteer,

One of the most important elements of creating and sustaining a vibrant, welcoming community is the engagement of its people. We are very fortunate to have residents who give freely, generously and often of their time, talents and money; people like you.

To celebrate your contribution to the wellbeing of our community and the collective achievements of 2017, we invite you and your family to attend the annual Volunteer Appreciation Ceremony scheduled for **Tuesday, January 30 at 6:00pm at the Township Hall, 5151 Marsh Road**. Dinner will begin at 6 pm with the formal presentation from 6:30 pm-7:30pm in the Town Hall Room.

To honor the 2017 volunteers, a tree will be planted in the Meridian Historical Village with a recognition plaque to provide a lasting legacy of your efforts.

We sincerely hope that you and your family are able to join us for this heartwarming annual event. Please RSVP by January 26th to the Parks and Recreation Department at 517-853-4600 or faust@meridian.mi.us.

Sincerely,

Mike McDonald

Michael McDonald, Chair
Meridian Township Park Commission

Jon Mayes

Jon Mayes, Chair
Meridian Township Land Preservation Advisory Board

PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the January, 9, 2018 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the January 9, 2018 Regular Meeting with the following amendment(s): [insert amendments].

**January 23, 2018
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, January 9, 2017, **6:00 P.M.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland
ABSENT: None
STAFF: Township Manager Frank Walsh, Director of Public Works & Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Interim Fire Chief Lori Schafer, Human Resources Director Joyce Marx, Economic Development Director Chris Buck, Finance Director Miriam Mattison

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:02 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION

A. Introduction of New Police Officer-Megan Klein

Police Chief Hall presented new police officer Megan Klein. She is a graduate of Central Michigan University, and the Delta College Police Academy. She will go through 16 weeks of training, including orientation and field training.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened Public Remarks at 6:05 P.M.

Dianne Deans, 2191 Clinton St. Okemos; addressed the proposal to raise the Density Cap in downtown Okemos and Haslett. Not adverse to changing density, but opposed to an open-ended code that has no parameters. Establish guidelines for the building community so that development proposals remain transparent. Residents should have the same information being provided to the developers. Citizens want to know why detail changes to the new Master Plan occurred so quickly, and why these issues were not addressed before. Concerns about traffic and utility poles in the PICAs.

Sue Fulk, 2119 Hamilton Rd, Okemos; DDA Chairperson and VP Independent Bank. Encouraged the Board to attract more development to Meridian Township. Bank is a local partner and excited that this is a priority for discussion, wants to continue to maintain high standards along with progress for Meridian Township.

Leonard Provencher, 5824 Buena Pkwy Haslett; asked that all Township Board meetings be videotaped for access later. He questioned if the Township Manager is speaking on behalf of developers seeking increases in residential density, reiterated his belief the Township is a suburban community and voiced concerns about increased density and overdevelopment, and discussed population goals and trends in the township.

Bill Cawood, 2511 Raby Rd, East Lansing; he owns a construction company on Methodist Street in Okemos, and owns several parcels directly across from the proposed density increase zone. He supports development, and feels "something needs to change," believes growth can be stimulated by amending restrictions. Continue high standards; look at parking issues and site plans closely. Need to create investment opportunities and create a vibrant downtown area.

Emily Stivers, 5445 W. Hidden Lake Dr., East Lansing; expressed thanks for recommendation to Planning Commission, spoke about her qualifications and excitement to serve Meridian Township.

Jolie Castelucci 3814 Zaharas Ln, Okemos; moved here about a year ago, concerned about the status of the 4 corners area of Okemos, pleased to hear there is a plan to develop that area. Hopes the Township will look at different levels of density and bring the four corners up to the standards of the community.

Supervisor Styka closed Public Remarks.

6. TOWNSHIP MANAGER REPORT

CATA Agreement renegotiation, Haslett Marathon project on-going, finalized the Police Command arbitration.

Police Chief Hall Introduces new Township-sponsored Police Officer candidate Lorenzo Velasquez, a Haslett resident. He has been employed at Kohl's in Okemos as a Loss Prevention Officer. He has been attending Lansing Community College and has met all of the qualifications to attend the Police Academy.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Clerk Dreyfus reported:

- Attended the Ground Water Management Board, discussed concerns about Capital Complex installing geothermal heating and potential negative effects on groundwater, GWM board efforts to reduce or eliminate those hazards.
- Discussed analyzing the effects of burials in cemetery plots on groundwater. Samples have been taken from Lansing cemeteries, leachates and chemicals discovered in groundwater, more research proposed.
- Increase in last 8 weeks of citizens and businesses inquiring about licensing for medical marijuana facilities in the Township, requests that MMFLA (Medical Marijuana Facilities Licensing Act) be discussed at upcoming Township meeting.

Treasurer Brixie reported:

- Attended subcommittee meeting of the Tri-County Regional Planning Commission (TCRPC), discussions on altering by-laws to include Clinton County members. Believes this is an attempt to rush this rule through. Requested population information to see how seat distribution was created on the TRCPC. New members from the City of Lansing.

Trustee Deschaine reported:

- Economic Development Corporation will meet January 11, 2018 at 7:30 A.M.
- Transportation Commission will meet January 18, 2018 at 6:00 P.M.
- Schuler's Bookstore is closing Eastwood Towne Center location, referenced a LSJ article that stated Schuler's Bookstore will keep Okemos location open, paying quadruple taxes in their Eastwood location, commended Township's more favorable tax rates.

Supervisor Styka reported:

- January 20 Meridian Township hosting Family Skate 3:30-4:50 P.M. at Suburban Ice .

- January 27 Harris Nature Center hosting annual Winter Wonderland, cross-country skiing, snowshoeing, dog sledding demonstrations, silent auction and sale to raise money for the Harris Nature Center programs.
- January 28 Polar Bear 5k Run/Walk – regardless of rain or snow – Pre-registration \$20.
- Township residents can use police facilities as a safe location to complete Craigslist and Facebook Marketplace transactions or any other online transaction.
- Chief Hall encourages the public to use this service.

Trustee Jackson reported:

- Special Meeting on January 16, 2018; reminded members of various Boards and Commissions of meeting with the Township Board to discuss issues and working together over the next year.

8. APPROVAL OF AGENDA

Clerk Dreyfus moved to approve the agenda as submitted. Seconded by Trustee Deschaine.

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

A. Communications

Treasurer Brixie 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 Jackson.

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

NAYS: None

Motion carried unanimously.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the December 5, 2017 Regular Meeting and the December 12, 2017 Regular Meeting as submitted. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried unanimously.

C. Bills

Treasurer Brixie moved that the Township Board approve the Manager’s Bills as follows:

Common Cash	\$ 1,325,252.87
Public Works	\$ 30,211.32
Trust & Agency	\$ 6,212,409.37
Total Checks	\$ 7,567,873.37
Credit Card Transactions (Dec. 1 to Dec. 7, 2016)	\$ 28,633.64
Total Purchases	<u>\$ 7,596,507.01</u>
ACH Payments	<u>\$ 1,493,109.13</u>

Seconded by Trustee Jackson.

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

NAYS: None

Motion carried unanimously.

D. Reappointment of Supervisor Pro-Tem

Treasurer Brixie moved that the board appoint, through December 31, 2018, Trustee Patricia Herring Jackson to act as President Pro-Tem at any meeting of the Township Board when the Supervisor is absent. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried unanimously.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS (None)

12. ACTION ITEMS

A. Vacant and Abandoned Buildings-Final Adoption

Treasurer Brixie moved to approve the resolution for the final adoption of the amendment to Chapter 14 of the Code of Ordinances to add Article VII, Vacant or Abandoned Buildings and amend the Township Fee Schedule to include an Initial Registration Fee (including one inspection) of \$175.00, a Registration Renewal Fee (each year building remains vacant or abandoned) of \$100.00, and Inspection or Re-Inspection fee of \$75.00. Seconded by Trustee Opsommer.

Staff and Board Discussion:

- Board member compared the ordinance amendment to a flu shot for the community, can be preventative measure to stop blight, can help remedy existing problems, though they may be small and isolated
- Board member used the flu analogy, we have a healthy immune system and very few incidents of flu, then buy expensive medicine, over indulge our body with unnecessary immunities that are expensive and a hassle to maintain. There are very few complaints, can be solved with code enforcement nuisance ordinances, other communities have voluntary registration to have extra monitoring. \$175 dollar registration fee is high.
- Proposed ordinance helps the township become more efficient and effective at protecting property values under these categories

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

NAYS: Clerk Dreyfus

Motion carried 6-1.

B. ZBA Reappointment

Clerk Dreyfus moved to approve the appointment made by Supervisor Styka of Rico Rios to the Zoning Board of Appeals for a 3 year term ending 12/31/2020. Seconded by Trustee Jackson.

VOICE VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

C. CRC Appointment

Trustee Jackson moved to appoint Angela Wilson to the Community Resources Commission for a 2 year term ending 12/31/2019. Seconded by Trustee Deschaine.

VOICE VOTE: YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

D. Authorization for Police Candidate Sponsorship

Trustee Deschaine moved to sponsor Lorenzo Velasquez using educational credits to the Mid-Michigan Police Academy at Lansing Community College. Seconded by Treasurer Brixie.

Staff and Board Discussion:

- Board member belief this candidate meets Township goal of increasing diversity
- Departure from the usual procedures for recruiting new police officers and firemen
- Exceptional candidate for this sponsored Police Academy program
- Manager stated the Township will pay for costs to attend the academy, candidate earns an hourly wage, and an agreement that the candidate has to fulfill certain duties or pay back sponsorship
- First time a candidate has been sponsored since Chief Hall was appointed in 2004

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

NAYS: None

Motion carried unanimously.

E. Annual Performance Review of Township Manager

Treasurer Brixie moved that the Township Board adopt the 2017 Annual Performance Review of Township Manager Frank Walsh. Seconded by Trustee Sundland.

Staff and Board Discussion:

- Township Manager met with Board members in closed session, 9 point criteria form review process, consensus on Manager's performance
- Supervisor drafted a document based on forms received from Board members, and discussions and notes taken in the closed session
- Document discussed, overall consensus rating was excellent

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

- Manager Walsh expressed thanks to the Board and staff

F. Township Manager Contract Extension

Trustee Sundland moved to approve and enter into the employment contract between Township Manager Frank L. Walsh and the Township Board dated January 9, 2018, and to authorize the Supervisor and Clerk to sign on behalf of the township. Seconded by Treasurer Brixie.

Staff and Board Discussion:

- Date and term changes in the contract: two years with expiration on January 7, 2020
- Annual performance evaluation shall be changed to December 1st
- The salary shall be \$120,000 reflecting a 4.1% increase from his 2017 salary.
- Township Manager shall receive 28 days of vacation per year – currently receives 25 days
- Township Manager shall receive 12 months of salary and benefits should he be terminated without cause as defined in the employment agreement – currently receives 9 months
- Township Manager declined 4.1% salary increase and accepted 2% salary increase
- Merits and problems with 4.1% salary increase, 2% raises for all Township employees, compensation comparisons with other municipalities
- Compensation analysis might not include additional benefits such as automobile allowance
- Board rejection of 2% increase for Board compensation recommended by citizen public body
- Fairness to staff, keeping 2% salary increase commitment made during collective bargaining
- Rewarding skills, talent retention

Trustee Deschaine moved to amend the previous motion to reflect the Manager's insistence that his salary be increased 2 percent so that Page 2 Section 4 annual rate is \$117,565. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried unanimously.

Main Motion: Contract Extension with Modifications to the salary of \$117,565.

VOICE VOTE: YEAS: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

NAYS: None

Motion carried unanimously.

G. Planning Commission Appointment

Trustee Deschaine moved to approve the appointment made by Supervisor Styka of Emily Stivers to the Planning Commission for a 3 year term ending 12/31/2020. Seconded by Clerk Dreyfus.

Staff and Board Discussion:

- Need for more people to apply to be on public Boards and Commissions
- New appointment to PC is currently a member of the ZBA, Supervisor will keep her on the ZBA in the meantime and still wants her appointed to the Planning Commission

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

NAYS: None

Motion carried unanimously.

13. BOARD DISCUSSION ITEMS

A. Outdoor Assembly Ordinance

Director Kieselbach introduced the proposed Outdoor Assembly Ordinance, previously mentioned at the November 9, 2017 meeting, for Board review and suggestions.

Staff and Board Discussion:

- Current ordinance requires a license if event is attended by more than 500 people
- New ordinance reduces attendees to 150
- Staff generated proposal for new ordinance
- Need to regulate smaller crowds, East Lansing can be “rambunctious,” insurance issues
- 150 too small / 500 too high – 250 people is reasonable balance
- Statewide comparison of ordinances reveals wide variance in regulating attendee numbers
- Some communities make exemptions in ordinance for residential assemblies, Township could give exempt residential events that do not charge a fee, large events happen at residences so it is needed to protect neighborhoods
- Concerns about new language into proposed ordinance referencing “obscene display, exhibition, show, play ...” and questions about need for this with no reported incidents of obscenity in the Township, legislating morality, attorney opinion, questions about legal basis for enforcement, community standards and if they are in writing and enforceable
- Recommendation to delete entirely Section C – obscenity regulations
- Concept of concurrent people at event vs. people attending over time
- Police Dept decides what fees are included when charged to public, such as overtime

- Belief excluding residential defeats purpose of control large crowds and protect neighborhood
- Civil infractions are \$75, questions about reasonableness of \$500 fine for first offense
- Covered structures, exempt commercial facilities, 500 attendees for weddings exemption
- Request to exempt the only outdoor wedding facility in Meridian Township
- How many gatherings does the Township actually have per year? Director Kieselbach: “not many,” but uncertainty as to what types of gatherings will be proposed in the future
- Neighborhood gatherings and events where people are walking and not using cars, 200+ attendees possible due to walk-ins

Consensus of the Board is to place this item on the agenda for future discussion.

B. Master Plan Implementation Strategy-PICA's

Director Buck introduced the discussion item.

Staff and Board Discussion:

- Density 14 units per acre, can get 18 units per acre with MUPUD density bonus currently
- Proposal raises density to 25 units per acres / uncapped density, MUPUD goals, Meridian standards, LEED standards, industry standards, amenities
- Development issues in PICA areas, boundary lines
- Parking, traffic, roads, streetscapes, sidewalks, curbs and gutters, failing infrastructure, unintentional consequences of higher density
- Form-based code, sustainability, air quality, green building and development, energy efficient modes, architecture standards, esthetics, frontages
- Stagnant development, developers backing out and unsuccessful attempts to deal with challenging areas of development in the Township
- Removing blight while keeping the community unique and charming
- Parcel sizes – feasibility and logistics for the Township and developers
- Pocket parks, green spaces that are sustainable and encourages human interactions
- Innovative development without decreasing the quality of life
- Visionary standards should be set before development, and not piecemeal amenities
- Senior housing, low cost housing, townhomes, walkability, handicap accessibility
- One or two bedroom units, with smaller sq. footage

Consensus of the Board to place this item on the agenda for action at the next Board meeting.

C. Police Department Ordinance Amendments and Additions

Chief Hall and Colin Harkness (Township Prosecutor) discussed that the State of Michigan amended the minor in possession (MIP) law to make it a civil infraction. The Township ordinance on MIP needs to be changed to follow the state to allow continued enforcement of this law under Township authority. The second ordinance recommended for change is resisting and obstructing a police officer. Additional wording would be added to include providing false information to a police officer.

Staff and Board Discussion:

- Question about whether assault and battery being proposed is an additional crime
- Chief Hall stated that right now the township is only enforcing State assault and battery charges and this would allow the Township to enforce its own ordinances

Consensus of the Board to place this item on the agenda for action at the next Board meeting.

D. Tentative Preliminary Plat #17102

Director Kieselbach introduces Mayberry Homes has requested tentative preliminary plat approval for Silverstone Estates, a subdivision consisting of 25 single family lots on approximately 25.5 acres located on the east side of Powell Road, north of Grand River Avenue.

Staff and Board Discussion:

- Board member belief that this has been brought up many times and approved several times and it's time to push this forward onto the next step

Consensus of the Board to place this item on the agenda for action at the next Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka opened Public Remarks.

Renee Korrey, 4663 Okemos Rd, Okemos; options for development are important for the community, reminds the Board of financial problems in the past, micro managing is not going to work, she is impressed by some developers. Does not believe that Douglas J caused blight, it was the Tuba Museum not paying taxes and getting foreclosed. Checks and balances are going to keep out "fly by night people" who build student housing. Need to tackle density first.

Emily Stivers, 5445 W. Hidden Lake, East Lansing; thanked the Board for appointment and is excited for new opportunities and challenges, importance of women getting involved in their community.

Supervisor Styka closed Public Remarks.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Deschaine mentioned the EDC meeting Thursday January 10, 2018 7:30a.m.

Trustee Jackson urged the Board to review the goals and objectives of the Master Plan, and from what we propose in the Plan, how do get to where we want to be.

16. ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by trustee Deschaine.

Supervisor Styka adjourned the meeting at 9:11 P.M

RONALD J. STYKA
TOWNSHIP SUPERVISOR

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Maggie Rodgers-Sanders, Secretary



To: Board Members
From: Miriam Mattison, Finance Director
Date: January 23, 2018
Re: Board Bills

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

COMMON CASH \$ 534,429.04

PUBLIC WORKS \$ 447,818.20

TRUST & AGENCY \$ 62.69

TOTAL CHECKS: \$ 982,309.93

CREDIT CARD TRANSACTIONS

Jan 4 to Jan 17, 2018 \$ 8,867.07

TOTAL PURCHASES: \$ 991,177.00

ACH PAYMENTS \$ 591,224.24

01/18/2018 02:20 PM
 User: hudecek
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 01/23/2018 - 01/23/2018
 JOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
1. 2/42 COMMUNITY CHURCH	DONATION FOR USE OF CHURCH - STAFF HOLIDAY PARTY	75.00	
2. 54-A DISTRICT COURT	CASH BOND-NAUGHTON, LORI JEAN-KRON	150.00	97171
3. CATHERINE ADAMS	REIMB FOR MILEAGE - DEC 2017	15.52	
4. AFFORDABLE TIRE	STATE CONTRACT TIRES 2017 AND DISPOSAL	246.12	
	STATE CONTRACT TIRES 2017 AND DISPOSAL	551.20	
	TOTAL	797.32	
5. AIRGAS GREAT LAKES	STANDING PO FOR MEDICAL OXYGEN	90.11	
	STANDING PO FOR MEDICAL OXYGEN	392.63	
	STANDING PO FOR MEDICAL OXYGEN	74.57	
	STANDING PO FOR MEDICAL OXYGEN	41.55	
	TOTAL	598.86	
6. ALDINGER INC	UTILITY BILLING SUPPLIES-LESS PREPAID POSTAGE	177.02	
7. ALLIANCE FOR COMMUNITY	ORGANIZATIONAL MEMBERSHIP RENEWAL - 2018	45.00	
8. ALPHA NURSERIES INC	DEPOSIT FOR TREES	52.83	97093
9. AMSOIL INC	MOTOR SYN MOTOR OIL 55 GALLON DRUM	1,573.86	
10. APOLLO FIRE EQUIPMENT	F-500 ENCAPSULATOR AGENT - FOAM	3,248.70	
11. APPLE INC.	1 MAC PRO COMPUTER AND 2 IMAC COMPUTERS	119.00	
	1 MAC PRO COMPUTER AND 2 IMAC COMPUTERS	4,239.00	
	1 MAC PRO COMPUTER AND 2 IMAC COMPUTERS	539.00	
	TOTAL	4,897.00	
12. ASCAP	2018 MUSIC LICENSE FOR TWP EVENTS	348.00	
13. AT & T	MONTHLY SERVICE - JAN	30.40	
14. AT & T	MONTHLY SERVICE - JAN	92.46	97172
	MONTHLY SERVICE - JAN	108.37	97172
	MONTHLY SERVICE - JAN	92.46	97172
	MONTHLY SERVICE - JAN	224.16	97172
	MONTHLY SERVICE - JAN	113.18	97172
	MONTHLY SERVICE - JAN	365.80	97172
	MONTHLY SERVICE - JAN	2,530.51	97172
	MONTHLY SERVICE - JAN	2,706.01	97172
	TOTAL	6,232.95	
15. AT & T MOBILITY	MONTHLY SERVICE	91.14	

01/18/2018 02:20 PM
 User: hudecek
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 01/23/2018 - 01/23/2018
 JOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
16. AUTO VALUE OF EAST LANSING			
	FLEET REPAIR PARTS 2017	(199.14)	
	FLEET REPAIR PARTS 2017	123.92	
	FLEET REPAIR PARTS 2017	38.89	
	PARTS UNIT #441	249.98	
	FLEET REPAIR PARTS 2017	19.16	
	FLEET REPAIR PARTS 2017	57.32	
	PARTS	104.99	
	FLEET REPAIR PARTS 2018	11.79	
	FLEET REPAIR PARTS 2018	125.00	
	FLEET REPAIR PARTS 2018	55.59	
	FLEET REPAIR PARTS 2018	49.79	
	TOTAL	637.29	
17. B & H PHOTO-VIDEO			
	3 PANASONIC CAMCORDER SYSTEMS	1,066.90	
	10 SONY MICROPHONES FOR FIELD CAMERAS	1,561.60	
	3 PANASONIC CAMCORDER SYSTEMS	279.95	
	10 MICROPHONES FOR STUDIO RECORDINGS	1,550.00	
	TOTAL	4,458.45	
18. BARYAMES CLEANERS			
	TWP POLICE - NOV & DEC 2017	919.29	
19. CAMCA			
	ANNUAL DUES & LUNCHEON RESERVATION B. DREYFUS	32.95	97094
20. DAVID CHAPMAN AGENCY			
	RENEWAL PACKAGE INSURANCE	156,292.00	97173
21. CINTAS CORPORATION #725			
	MECHANIC'S UNIFORMS	34.37	
	MECHANIC'S UNIFORMS	34.37	
	UNIFORMS TODD, JIMMY 2018	34.37	
	UNIFORMS TODD, JIMMY 2018	34.37	
	TOTAL	137.48	
22. CITY OF EAST LANSING			
	SHARED ASSESSOR SERVICE - SEPT 17	6,292.80	
	SHARED ASSESSOR SERVICE - NOV 2017	4,924.44	
	MECHANICAL PERMIT REVENUE 4TH QTR 2017	21,414.00	
	ELECTRICAL PERMIT REVENUE 4TH QTR 2017	33,571.73	
	PLUMBING PERMIT REVENUE 4TH QTR 2017	14,882.50	
	SHARED ASSESSOR SERVICE - DEC 2017	5,768.40	
	TOTAL	86,853.87	
23. CLARK HILL ATTORNEYS AT LAW			
	PENSION SYSTEMS - PROFESSIONAL SERVICES THRU 12.31.17	884.00	
24. CLEANLITES RECYCLING INC			
	RECYCLING LIGHTS	91.26	
25. COMCAST CABLE			
	MONTHLY SERVICE - JAN	159.85	
	MONTHLY SERVICE	6.42	
	TOTAL	166.27	
26. CONSUMERS ENERGY			
	ELECTRIC 48840 LED LIGHT	9.22	
27. COURTESY FORD			
	FORD REPAIR PARTS 2017	138.07	
	FORD REPAIR PARTS 2017	5.40	
	FLEET REPAIR PARTS 2018	186.63	
	FLEET REPAIR PARTS 2018	266.04	
	TOTAL	596.14	
28. CREATIVE PRODUCT SOURCING			
	DARE PROGRAM	226.72	

01/18/2018 02:20 PM
 User: hudecek
 DB: Meridian

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 EXP CHECK RUN DATES 01/23/2018 - 01/23/2018
 JOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
29. CROWD CONTROL WAREHOUSE	SPORT PANEL BARRIER FENCING	3,414.85	
30. CULLIGAN WATER CONDITIONING	WATER SOFTENER SALT FOR HNC	17.00	
31. DONALD CUSON	REIMBURSEMENT FOR CDL EXPENSES	368.27	
32. DBI	OFFICE SUPPLIES	35.63	
	MISC OFFICE SUPPLIES	47.97	
	TOTAL	83.60	
33. MIKE DEVLIN	REIMB FOR BASEBALL & OFFICE SUPPLIES	24.88	
34. DEWITT FENCE CO	INSTALL FENCE EFF 20 COMMERCIAL FENCE GLENDALE CEMETERY	24,665.00	
35. ENVIRONMENTAL CONSULTING	UST REMOVAL/ASSESSMENT	467.50	
36. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES RETAINER - JAN 2018	5,000.00	
	LEGAL FEES	780.00	
	LEGAL FEES	780.00	
	LEGAL FEES	860.00	
	LEGAL FEES	320.00	
	LEGAL FEES	6,089.00	
	LEGAL FEES	3,190.00	
	LEGAL FEES	200.00	
	LEGAL FEES	200.00	
	LEGAL FEES	280.00	
	LEGAL FEES	340.00	
	LEGAL FEES	332.50	
	LEGAL FEES	1,625.00	
	LEGAL FEES	1,285.00	
	LEGAL FEES	60.00	
	LEGAL FEES	550.00	
	LEGAL FEES	6,028.00	
	LEGAL FEES	2,220.85	
	LEGAL FEES	1,368.00	
	LEGAL FEES	208.00	
	LEGAL FEES	6,757.00	
	LEGAL FEES	270.11	
	LEGAL FEES	1,521.18	
	LEGAL FEES	73.67	
	LEGAL FEES	403.31	
	LEGAL FEES	1,246.16	
	LEGAL FEES	12.28	
	LEGAL FEES	1,426.64	
	LEGAL FEES	46.65	
	TOTAL	43,473.35	
37. ROBIN FAUST	REIMB FOR MILEAGE - DEC 217	26.75	
38. FD HAYES ELECTRIC	EMERGENCY ANTENNA GROUNDING NFS	3,200.00	
	INSTALL LED DRIVER @ 4321 OKEMOS RD	677.50	
	TOTAL	3,877.50	
39. FIRST COMMUNICATIONS	MONTHLY SERVICE - JAN	897.15	
40. FIRSTDUE FIRE SUPPLY	POSITIVE PRESSURE ELECTRIC FAN	3,400.00	
41. GALLAGHER BENEFIT SERVICES, INC	HEALTH & WELFARE CONSULTING SERVICES	2,729.49	
42. JEROME J GALLAGHER PH.D.	PROFESSIONAL SERVICES - DEC 2017	800.00	

Vendor Name	Description	Amount	Check #
43. GRAINGER	TYPE I SAFETY CAN	163.20	
44. GRANGER	ACCOUNT #1106100 MONTHLY SERVICE - JAN	111.00	
	ACCOUNT #1106200 MONTHLY SERVICE - JAN	128.51	
	ACCOUNT #1106300 MONTHLY SERVICE - JAN	67.40	
	ACCOUNT #2509750 MONTHLY SERVICE - JAN	76.00	
	ACCOUNT #17334070 MONTHLY SERVICE - DEC 2017	87.00	
	ACCOUNT #17349880 MONTHLY SERVICE - DEC 2017	17.50	
	TOTAL	487.41	
45. HASLETT ANIMAL HOSPITAL	UBY	52.49	
46. HASLETT-OKEMOS ROTARY	1ST QTR DUES - D. HALL	135.00	
47. DANIELLE HUGHES	REIMB FOR MILEAGE - DEC 2017	9.63	
48. INFO-TECH RESEARCH GROUP	MEMBERSHIP STRATEGY AND PROJECT ASSISTANCE	625.80	
	MEMBERSHIP STRATEGY AND PROJECT ASSISTANCE	3,129.20	
	TOTAL	3,755.00	
49. INGHAM COUNTY FIRE CHIEFS ASSOC	REIMBURSEMENT - GRANT MONEY RECEIVED	3,000.00	
50. INGHAM COUNTY	OPTIMAN MONTHLY FEES 2017	1,576.29	
51. IRON MOUNTAIN	RECORD SHREDDING SERVICE	49.35	
52. J2 DESIGN	REFUND PERMIT NOT REQUIRED @ 3896 HEMMINGWAY	505.00	
53. KCI	PERSONAL PROPERTY STATEMENTS	1,104.57	
54. KEBS INC	SURVEY OF POTENTIAL LAND PRESERVATION PARCEL	1,900.00	
	SURVEYING FOUR LAND PRESERVATION PARCELS	2,200.00	
	SURVEYING FOUR LAND PRESERVATION PARCELS	2,900.00	
	TOTAL	7,000.00	
55. KIWANIS CLUB OF HASLETT-OKEMOS	2018 FLAGS OVER MERIDIAN	720.00	
56. LAND'S END BUSINESS OUTFITTERS	EMPLOYEE FLEECE COATS	1,791.45	
57. LANSING SANITARY SUPPLY INC	STANSING PO - CLEANING SUPPLIES/EQUIPMENT	1,075.18	
58. LANSING UNIFORM COMPANY	STANDARD POLICE UNIFORM PURCHASE	249.85	
	STANDARD POLICE UNIFORM PURCHASE	491.70	
	POLICE UNIFORM PURCHASE - SHOES AND BOOTS	348.95	
	TOTAL	1,090.50	
59. LAUX CONSTRUCTION LLC	TOWNER ROAD PARK DEVELOPMENT PROJECT	86,373.90	
60. STEVEN & JESSIE LONGABAUGH	PARTIAL REFUND OF PE17-0975	17.50	

Vendor Name	Description	Amount	Check #
61. MERIDIAN CHARTER TOWNSHIP	PROPERTY TAX #33-02-02-02-452-001	44.04	
	PROPERTY TAX #33-02-02-03-401-001	33.37	
	PROPERTY TAX #33-02-02-03-407-017	419.12	
	PROPERTY TAX #33-02-02-06-328-069	39.44	
	PROPERTY TAX #33-02-02-06-401-051	197.20	
	PROPERTY TAX #33-02-02-06-402-036	25.68	
	TAX ASSESSMENTS FOR LAND PRESERVES	17.91	
	TAX ASSESSMENTS FOR LAND PRESERVES	17.91	
	TAX ASSESSMENTS FOR LAND PRESERVES	17.91	
	PROPERTY TAX #33-02-02-11-303-008	17.91	
	PROPERTY TAX #33-02-02-22-376-004	31.73	
	TAX ASSESSMENTS - SANDER FARM NATURAL AREA	1,353.35	
	TAX ASSESSMENTS FOR LAND PRESERVES	110.00	
	TAX ASSESSMENTS FOR LAND PRESERVES	146.67	
	TAX ASSESSMENTS FOR LAND PRESERVES	183.34	
	TAX ASSESSMENTS FOR LAND PRESERVES	73.33	
	TOTAL	2,728.91	
62. MERIDIAN TOWNSHIP	TRANSFER FLEX CKING P/R 1.19.18	763.61	
63. MICHIGAN AGRITOURISM ASSOC	FARMERS MKT AD'S & ANNUAL MEMBERSHIP	475.00	
64. MICHIGAN MUNICIPAL LEAGUE	CDL CONSORTIUM DRIVERS FEE 1.1.18 TO 12.31.18	1,610.00	
65. MOORE MEDICAL LLC	STANDING PO FOR EMS SUPPLIES/EQUIPMENT	95.00	
66. NAPA	REPAIR PARTS 9/17-12/17	131.97	
	REPAIR PARTS 9/17-12/17	65.76	
	TOTAL	197.73	
67. NETWORKFLEET, INC	MONTHLY SERVICE - JAN	56.85	
68. NUTRON OSM	4'X4' TRAILHEAD MAPS; 11"X14" YOU ARE HERE SIGNS AND DESIGN SERVICES	10,235.00	
69. OKEMOS COMMUNITY EDUCATION	FALL FIELD USE @ \$150 PER FIELD	1,350.00	
70. OKEMOS MARATHON	TOWING CHG'S JULY TO DECEMBER 2017	757.00	
71. OVERHEAD DOOR OF LANSING	REPROGRAM GARAGE DOOR REMOTES	353.70	
72. PECKHAM	MUNICIPALBUILDING/CEN FIRE JANITORIAL 2017	2,445.16	
73. PEOPLEFACTS LLC	PROFESSIONAL SERVICE	42.43	
74. PITNEY BOWES	POSTAGE SUPPLIES	130.88	
	POSTAGE SUPPLIES	339.98	
	POSTAGE SUPPLIES	447.03	
	LEASE CHG - APR, MAY, JUN 2017	822.00	
	LEASE CHG - JUL, AUG, SEPT 2017	822.00	
	TOTAL	2,561.89	
75. THE POLACK CORPORATION	EQUIPMENT CONTRACT - METER	519.64	
	EQUIPMENT CONTRACT - METER	212.61	
	TOTAL	732.25	
76. ROB PORRITT	HASLETT/WILLIAMSTON BASKETBALL CLINIC	300.00	
77. POSTMASTER	POSTAGE FOR UTILITY BILLS 1-16-2018	303.00	97170

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 01/23/2018 - 01/23/2018
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Vendor Name	Description	Amount	Check #
78. PRESTON SERVICES	HOM TV WEBSITE	187.50	
	WEBSITE HOSTING ANNUAL 2018	600.00	
	TOTAL	<u>787.50</u>	
79. PRO-TECH MECHANICAL SERVICES	HEAT PUMP MUNICIPAL BUILDING	1,876.49	
80. MERIDIAN TOWNSHIP RETAINAGE	TOWNER ROAD PARK DEV-LAUX CONSTRUCTION	9,597.10	
81. KIT RICH	REIMB FOR MILEAGE - DEC 2017	86.67	
82. RM ELECTRIC INC	CROSS WALK LIGHT @ KINAWA DRIVE	393.70	
83. MARGARET SANDERS	REIMB FOR MILEAGE - NOV/DEC 2017	11.50	
	REIMB FOR MILEAGE JAN 2018	14.82	
	TOTAL	<u>26.32</u>	
84. SCS SYSTEMS	YRLY MAINTENANCE -N MERIDIAN RD PARK RESTROOMS	225.00	
85. SOCIAL NEWS DESK INC	ANNUAL LICENSE TO SOFTWARE 1.1.18 TO 12.31.18	2,665.00	
86. SPARROW OCCUPATIONAL	PROFESSIONAL SERVICES	99.50	
87. SPRINT	MONTHLY SERVICE	97.86	
88. STAMP RITE INC	SELF INKING STAMP	26.65	
89. STANDARD ELECTRIC CO	MISC LIGHTS	402.51	
90. STATE OF MICHIGAN	WATER TEST FOR N MERIDIAN RD PARK	16.00	
91. ST MARTHA CONFERENCE OF	EMERG CRC PM'T TO AVOID EVICTION	150.00	97174
92. SUPERIOR SAW	STANDING PO - SAW PARTS/FUEL/REPAIR	1,946.15	
93. SWAGIT PRODUCTIONS, LLC	VIDEO STREAMING SERVICES - DEC 2017	3,462.00	
94. TVU NETWORKS	SERVICES FOR OCT 2017	500.00	
95. US FISH & WILDLIFE SERVICE	SPECIAL PURPOSE-POSSESSION FOR EDUCATION-ANNUAL REPORT	75.00	
96. VARIPRO BENEFIT ADMINISTRATORS	FLEX ADMINISTRATION - JAN	9,805.70	
97. VERIZON WIRELESS	MONTHLY SERVICES DEC 23 TO JAN 23, 2018	631.49	
	MONTHLY SERVICES DEC 23 TO JAN 23, 2018	1,815.52	
	TOTAL	<u>2,447.01</u>	
98. VIRIDIS DESIGN GROUP	BIDDING AND CONSTRUCTION ADMINISTRATIVE SERVICES - CONT WORK PO 52172	1,940.00	
99. VISION TECHNOLOGY SOLUTIONS, LLC	VISIONLIVE SUB SERVICES ANNUAL FEE	743.75	
	VISIONLIVE SUB SERVICES ANNUAL FEE	8,181.25	
	TOTAL	<u>8,925.00</u>	
100 ZOLL MEDICAL CORP	HEART MONITOR/EQUIPMENT 2017	1,080.00	
TOTAL - ALL VENDORS		534,429.04	
FUND TOTALS:			
Fund 101 - GENERAL FUND		324,665.75	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 01/23/2018 - 01/23/2018
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Vendor Name	Description	Amount	Check #
Fund 204 - PEDESTRIAN BIKEPATH MILLAGE		400.94	
Fund 208 - PARK MILLAGE		111,909.73	
Fund 209 - Land Preservation Millage		9,048.42	
Fund 211 - PARK RESTRICTED/DESIGNATED		567.46	
Fund 230 - CABLE TV		16,930.99	
Fund 250 - COMMUNITY NEEDS FUND		150.00	
Fund 454 - FIRE STATION CONSTRUCTION FUND		353.70	
Fund 661 - MOTOR POOL		70,402.05	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 01/23/2018 - 01/23/2018
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Vendor Name	Description	Amount	Check #
1. AMERICIAN PUBLIC WORKS ASSOC	ANNUAL MEMBERSHIP 2018	221.00	
2. CAROL BARRETT	REFUND OVERPM'T FINAL #BELD-002045-0000-00	61.52	
3. CITY OF EAST LANSING	SEWER OPERATIONS - JAN	195,420.42	
	OPERATING COSTS - JAN	233,510.84	
	TOTAL	428,931.26	
4. BRANDON COOK	REFUND OVERPM'T FINAL #CHOK-001705-0002-09	108.20	
5. FEDEWA INC	INSTALL FALL PREVENTION FOX HOLLOW & NORTH TANKS	7,960.00	
6. FERGUSON WATERWORKS #3386	WATER REPAIR PARTS 2017	1,900.00	
	WATER REPAIR PARTS 2017	380.00	
	WATER REPAIR PARTS 2017	1,399.33	
	TOTAL	3,679.33	
7. GALLAGHER BENEFIT SERVICES, INC	HEALTH & WELFARE CONSULTING - JAN	520.51	
8. JILL & MIKE GILLEGERTEN	REFUND OVERPM'T FINAL #SNHO-006286-0000-01	154.80	
9. KATHLEEN GRACE	REFUND OVERPM'T FINAL #RSLN-002718-0000-10	13.60	
10. JAY GRAHAM	BOOT REIMBURSEMENT PER CONTRACT	125.00	
11. MICHIGAN ASSOCIATION OF PLANNING	PLANNING & ZONING ESSENTIALS WORKSHOP	100.00	
12. MICHIGAN WATER ENVIRONMENT	7 EMPLOYEES TO ATTEND OPERATORS DAY 2018	1,540.00	
13. NATIONAL RECREATION AND	ANNUAL MEMBERSHIP 2018	170.00	
14. PRO-TECH MECHANICAL SERVICES	MAIN LIFT STATION PARTS & LABOR	738.10	
15. CARL SCHLEGEL INC	SAND/GRAVEL/TOPSOIL	1,200.00	
16. TRAFIC SAFETY WAREHOUSE	36' TRAFFIC SAFETY CONES WITH SHIPPING	1,102.50	
17. TRI TITLE AGENCY LLC	REFUND OVERPM'T FINAL #ROYA-006290-0000-04	167.60	
	REFUND OVERPM'T FINAL #GRWD-004422-0000-06	236.40	
	REFUND OVERPM'T FINAL #WDVA-005800-0000-01	171.37	
	REFUND OVERPM'T FINAL #BNCC-004139-0000-02	169.98	
	TOTAL	745.35	
18. VERIZON WIRELESS	MONTHLY SERVICE DEC 23 TO JAN 23, 2018	115.36	
	MONTHLY SERVICE DEC 23 TO JAN 23, 2018	331.67	
	TOTAL	447.03	
TOTAL - ALL VENDORS		447,818.20	
FUND TOTALS:			
Fund 590 - SEWER FUND		196,820.21	
Fund 591 - WATER FUND		250,997.99	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 01/23/2018 - 01/23/2018
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Vendor Name	Description	Amount	Check #
1. INGHAM COUNTY TREASURER	PRE DENIAL INTEREST TAX YR 2017	6.85	12223
2. MICHIGAN DEPARTMENT OF TREASURY	PRE DENIAL INTEREST CURRENT TAX YR 2017	25.84	12224
3. STATE OF MICHIGAN	ENDING SOR REGISTRATION 12/31/17	30.00	
TOTAL - ALL VENDORS		62.69	
FUND TOTALS:			
Fund 701 - TRUST & AGENCY		62.69	

Credit Card Charges from January 4 to January 17, 2018

Date	Merchant Name	Amount	Account Name
2018/01/11	4IMPRINT	\$210.48	ANDREA SMILEY
2018/01/17	AMAZON MKTPLACE PMTS	\$17.00	KRISTI SCHAEING
2018/01/10	AMAZON MKTPLACE PMTS	\$11.06	MICHELLE PRINZ
2018/01/17	AMAZON MKTPLACE PMTS	\$10.49	MICHELLE PRINZ
2018/01/11	AMAZON MKTPLACE PMTS WWW.	\$129.00	KRISTI SCHAEING
2018/01/10	AMAZON MKTPLACE PMTS WWW.	\$38.89	MICHELLE PRINZ
2018/01/10	AMAZON MKTPLACE PMTS WWW.	\$10.90	MICHELLE PRINZ
2018/01/12	AMAZON MKTPLACE PMTS WWW.	\$389.94	MICHELLE PRINZ
2018/01/08	AMAZON.COM	\$25.94	KRISTI SCHAEING
2018/01/09	AMAZON.COM	\$94.99	MICHELLE PRINZ
2018/01/07	AMAZON.COM AMZN.COM/BILL	\$11.69	BENJAMIN MAKULSKI
2018/01/09	AMSOIL	\$175.68	TODD FRANK
2018/01/09	ASFPM MADISON WI	\$120.00	YOUNES ISHRAIDI
2018/01/04	BEST BUY 00004168	\$98.00	BENJAMIN MAKULSKI
2018/01/12	COMCAST	\$38.55	ANDREA SMILEY
2018/01/12	COMCAST	\$124.90	ANDREA SMILEY
2018/01/09	CROWN AWARDS INC	\$327.14	DARCIE WEIGAND
2018/01/04	E-CONOLIGHT	\$54.99	DENNIS ANTONE
2018/01/16	FACEBK M5TLND2862	\$25.00	DARCIE WEIGAND
2018/01/16	FACTORYOUTLETSTORE.COM	\$72.99	STEPHEN GEBES
2018/01/10	GALLS	\$119.99	KRISTI SCHAEING
2018/01/08	HOBBY LOBBY #360	\$100.52	DARCIE WEIGAND
2018/01/16	HST*EASTSIDESOCCKERLEAGUE.	\$194.36	MICHAEL DEVLIN
2018/01/10	IN *CMP DISTRIBUTORS, INC	\$99.00	SCOTT DAWSON
2018/01/06	JETS PIZZA OF HASLETT	\$33.98	ROBERT STACY
2018/01/15	LEOS SPIRITS AND G	\$25.40	FRANK L WALSH
2018/01/12	MARATHON PETRO182931	\$44.88	RICHARD GRILLO
2018/01/13	MCDONALD'S F309	\$5.82	TAVIS MILLEROV
2018/01/11	MEIJER #253	\$168.00	MICHAEL DEVLIN
2018/01/08	MEIJER INC #025 Q01	\$13.97	DARCIE WEIGAND
2018/01/10	MEIJER INC #025 Q01	\$58.86	CATHERINE ADAMS
2018/01/12	MEIJER INC #025 Q01	\$19.45	MICHELLE PRINZ
2018/01/08	MICHIGAN ECONOMIC DEVELOP	\$105.00	CHRIS BUCK
2018/01/08	MICHIGAN MUNICIPAL LEAGUE	\$450.00	MICHELLE PRINZ
2018/01/04	MICHIGAN TOWNSHIPS ASS	\$1,974.00	MICHELLE PRINZ
2018/01/09	MICHIGAN TOWNSHIPS ASS	\$30.00	MICHELLE PRINZ
2018/01/13	MICHIGAN TOWNSHIPS ASS	\$30.00	MICHELLE PRINZ
2018/01/10	MID STATES BOLT AND SCREW	\$5.06	JIM HANSEN
2018/01/12	MIDWEST POWER EQUIPMEN	\$56.36	MARK VROMAN
2018/01/05	MIDWEST POWER EQUIPMEN	\$40.00	MATT FOREMAN
2018/01/08	MIWATERS WATER RESOURCES	\$408.00	DEREK PERRY
2018/01/08	MSU PAYMENTS	\$80.00	ANDREA SMILEY
2018/01/16	MSU PAYMENTS	\$295.00	DEREK PERRY
2018/01/09	OFFICEMAX/OFFICEDEPOT #61	\$99.97	TODD FRANK
2018/01/12	OFFICEMAX/OFFICEDEPOT #61	\$4.99	TOM OXENDER
2018/01/09	OHIO TURNPIKE REPLENISHME	\$20.03	WILLIAM PRIESE
2018/01/10	OHIO TURNPIKE REPLENISHME	\$18.99	WILLIAM PRIESE
2018/01/09	OTC BRANDS, INC.	\$91.72	MICHAEL DEVLIN
2018/01/16	PANERA BREAD #600715	\$24.15	KRISTEN COLE
2018/01/12	PAYPAL *MICHIGANSTO	\$200.00	YOUNES ISHRAIDI
2018/01/10	POTAWATOMI INN	\$422.80	DENNIS ANTONE
2018/01/10	POTAWATOMI INN	\$422.80	DENNIS ANTONE
2018/01/09	RENO'S EAST	\$9.50	DEBORAH GUTHRIE

2018/01/13	SHORELINE INN LLC	\$124.26	TAVIS MILLEROV
2018/01/05	SOCIETY OF PROFESSIONAL J	\$90.00	BRANDIE YATES
2018/01/12	SOLDANS FEEDS PET S	\$98.96	CATHERINE ADAMS
2018/01/15	SOLDANS FEEDS PET S	\$11.83	CATHERINE ADAMS
2018/01/09	SQ *HUMPHREY ENTERP	(\$150.00)	LAWRENCE BOBB
2018/01/11	STATE SPRING OF LANSING	\$74.88	TODD FRANK
2018/01/12	THE HANDSOME HOBO	\$18.95	TAVIS MILLEROV
2018/01/10	THE HOME DEPOT #2723	\$15.96	ROBERT STACY
2018/01/11	THE HOME DEPOT #2723	\$23.88	ROBERT STACY
2018/01/09	THE HOME DEPOT #2723	\$169.00	TYLER KENNEL
2018/01/08	THE HOME DEPOT #2723	\$59.94	PETER VASILION
2018/01/09	THE HOME DEPOT #2723	\$47.52	PETER VASILION
2018/01/11	THE HOME DEPOT #2723	\$38.64	GREGORY FRENGER
2018/01/09	THE HOME DEPOT #2723	\$32.90	DAVID LESTER
2018/01/11	THE HOME DEPOT #2723	\$227.97	TAVIS MILLEROV
2018/01/11	THE HOME DEPOT #2723	\$39.88	TAVIS MILLEROV
2018/01/05	THE NATIONAL ACADAMY	\$75.00	BRANDIE YATES
2018/01/10	TOP HAT CRICKET FARM INC	\$29.75	CATHERINE ADAMS
2018/01/09	USA BLUE BOOK	\$122.69	ROBERT MACKENZIE
2018/01/12	WAL-MART #2866	\$18.85	CATHERINE ADAMS
2018/01/12	WAL-MART #2866	\$19.98	CATHERINE ADAMS
2018/01/12	WAL-MART #2866	(\$19.98)	CATHERINE ADAMS
2018/01/08	WALGREENS #11286	\$35.98	DARCIE WEIGAND

TOTAL

\$8,867.07

ACH Transactions

Date	Payee	Amount	Purpose
01/12/18	Health Equity	150,711.17	Employee Health Savings Contribution
01/17/18	Elan	35,092.77	November Credit Card Bill
01/17/18	ICMA	47,824.72	Payroll Deductions 01/19/18 Payroll
01/17/18	IRS	96,535.31	Payroll Taxes 01/19/18 Payroll
01/17/18	Meridian Twp	664.21	Twp Water & Sewer
01/17/18	Various Financial Institutions	260,396.06	Direct Deposit 01/19/18 Payroll
Total ACH Payments		591,224.24	



12.A

To: Township Board

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

Date: January 16, 2018

Re: Tentative Preliminary Plat #17012 (Mayberry Homes)

The Township Board discussed the tentative preliminary plat for Silverstone Estates at its meeting on January 9, 2018. The proposed tentative preliminary plat mirrors the tentative preliminary plat originally approved by the Township Board in 2016. The Planning Commission held a public hearing on the tentative preliminary plat and recommended approval subject to all previous conditions placed on the development.

The Township Board may approve, approve with conditions, or deny the tentative preliminary plat based on the provisions of the Land Division ordinance (Chapter 62) and the RAA (Single Family-Low Density) zoning district (Section 86-374). A resolution to approve the plat with conditions is provided.

- **Move to approve the resolution for Tentative Preliminary Plat #17012 (Mayberry Homes), Silverstone Estates, a single family subdivision consisting of 25 lots located east of Powell Road and north of Grand River Avenue.**

Township Board Options

Attachment

1. Resolution to approve

RESOLUTION TO APPROVE

**Tentative Preliminary Plat #17012
Silverstone Estates**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23rd day of January 2018, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Mayberry Homes has requested tentative preliminary plat approval for a single family subdivision consisting of twenty-five lots located on the east side of Powell Road, north of Grand River Avenue; and

WHEREAS, the Planning Commission held the public hearing for Tentative Preliminary Plat #17012 at its meeting on November 13, 2017 and voted to recommend approval at its meeting on December 11, 2017; and

WHEREAS, the Township Board discussed the tentative preliminary plat at its meeting on January 9, 2018 and reviewed the staff material forwarded under cover memorandum dated January 4, 2018; and

WHEREAS, the proposed density of 0.98 dwelling units per acre meets the condition of approval established in Rezoning #15040 of not greater than one dwelling unit per acre; and

WHEREAS, the proposed tentative preliminary plat complies with the Township's Land Division Ordinance and with the Land Division Act of the State of Michigan (MCL 560.101 et seq., as amended); and

WHEREAS, all lots in the proposed tentative preliminary plat meet or exceed the minimum lot width and minimum lot area requirements of the RAA (Single Family-Low Density) zoning district; and

WHEREAS, the proposed tentative preliminary plat will be adequately served by public water and sewer utilities; and

WHEREAS, the applicant has requested a waiver from Section 62-61(c) of the Code of Ordinances to allow Lot #1, Lot #24, and Lot #25 to face Powell Road, a collector street.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Tentative Preliminary Plat #17012, subject to the following conditions:

1. Approval is recommended based on the revised Tentative Preliminary Plat dated October 2, 2017 and received by the Township on October 5, 2017 prepared by Enger Surveying and Engineering.
2. Approval is recommended for the requested waiver from Section 62-61(c) of the Code of Ordinances to permit Lot #1, Lot #24 and Lot #25 to face Powell Road, a collector street.

**Resolution to Approve
Tentative Preliminary Plat #17012 (Mayberry)
Page 2**

3. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Department, Michigan Department of Environmental Quality (MDEQ), Ingham County Health Department, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
5. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to an approved outlet.
6. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
7. Prior to any construction or grading on the site the applicant shall install silt fencing at the upland edge of water feature setbacks. The silt fencing shall be removed after construction once the area is stabilized and vegetation has been established.
8. Powell Road shall be paved from the northern extent of the plat southward to Grand River Avenue in accordance with the requirements of the Ingham County Road Department.
9. A paved shoulder shall be constructed along Powell Road as shown on the Pedestrian-Bicycle Master Plan. The final location of the paved shoulder shall be subject to the approval of the Director of Public Works and Engineering and the Ingham County Road Department. The design and construction of the pathway shall be in accordance with Ingham County Road Department and Township Engineering Design and Construction Standards.
10. Five foot wide concrete sidewalks shall be constructed along both sides of Silverstone Way. The final location of the sidewalk shall be subject to the approval of the Director of Public Works and Engineering. The design and construction of the sidewalk shall be in accordance with Township Engineering Design and Construction Standards.
11. The natural vegetation strip associated with wetlands and open county drains shall be clearly identified with permanent markers. The size, number, location, and the language on the markers shall be subject to the approval of the Director of Community Planning and Development.
12. Street trees shall be required along the east side of Powell Road and along both sides of Silverstone Way within the subdivision. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.
13. Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.

**Resolution to Approve
Tentative Preliminary Plat #17012 (Mayberry)
Page 3**

14. An emergency vehicle turnaround shall be installed at the end of Silverstone Way. The dimensions and location of the turnaround shall be subject to final approval by the Meridian Township Fire Department and Ingham County Road Department.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 23rd day of January, 2018.

Brett Dreyfus
Township Clerk



12.B

To: Township Board

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

Date: January 16, 2018

Re: Final Plat #06012 (Whitehills Lakes South), final plat for Whitehills Lakes South No. 2.

The Whitehills Lakes South subdivision consists of 34 single family lots on approximately 28 acres located east of Park Lake Road, north of Lake Lansing Road. The final preliminary plat for Whitehills Lakes South was originally approved by the Township Board on December 19, 2006, with a revision approved on July 7, 2015 that rearranged the lot layout. An extension for the final preliminary plat approval was granted on July 9, 2017 for a period of two years.

Final plat approval for Phase I (13 lots) of the plat was granted by the Township Board on August 7, 2007. At this time the applicant is requesting final plat approval for Whitehills Lakes South No. 2, which consists of the remaining 21 lots in the subdivision.

The purpose of the final plat is to ensure completion of public and private improvements and consistency with the approved final preliminary plat prior to the sale of lots. All lots in the plat meet and/or exceed the requirements of the underlying RAA (Single Family, Low Density) zoning district and the applicable conditions of the final preliminary plat have been met.

The final preliminary plat approved in 2015 included a condition requiring a 20 foot wide emergency vehicle access easement connecting the Southridge Road cul-de-sac to Lake Lansing Road. At this time the applicant is requesting to reduce the easement from 20 feet in width to 15 feet in width. Planning, Engineering, and Fire Department staff has reviewed the request and have no issues with the reduction in the width of the easement. The revised width provides adequate space for emergency vehicle access and the required installation of a pedestrian pathway.

The subdivision improvements not yet completed and installed as required in the approved final preliminary plat include the installation of the seven foot wide Township pathway along Lake Lansing Road, the 15 foot (previously 20 foot) wide emergency vehicle access easement connecting the Southridge Road cul-de-sac with Lake Lansing Road, the installation of the seven foot pathway located within the emergency vehicle access easement, and installation of street trees along Lake Lansing Road. The developer has submitted a performance guarantee to cover the cost of the remaining subdivision improvements.

The State Land Division Act requires the Township to make a decision within 20 days of receiving a request for final plat therefore the Township Board needs to act on the request at its meeting on January 23, 2018.

Final Plat #06012 (Whitehills Lakes South No. 2)

Township Board (January 23, 2018)

Page 2

Township Board Options

The Township Board may approve or deny the final plat based on compliance with the Land Division Act, the Township's Subdivision Regulations, and consistency with the approved final preliminary plat. A resolution to approve the final plat is provided for the Board's consideration.

Move to approve the resolution for Final Plat #06012 Whitehills Lakes South No. 2, a single family subdivision of 21 lots located east of Park Lake Road and north of Lake Lansing Road.

Attachments

1. Resolution to approve.
2. Final Plat dated January 3, 2018 and received by the Township on January 9, 2018.
3. Whitehills Lakes South Final Preliminary Plat approval letter dated July 9, 2015.
4. Approved Final Preliminary Plat dated June 11, 2015 and received by the Township on June 15, 2015.
5. Letter from Michael McGraw dated January 19, 2018 requesting easement reduction.

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FINAL PLAT APPROVAL

**Final Plat #06012
Whitehills Lakes South No. 2**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, held at the Meridian Municipal Building, in said Township on the 23rd day of January, 2018, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Signature Land Development has requested final plat approval for Whitehills Lakes South No. 2, a single-family subdivision consisting of 21 lots located east of Park Lake Road, north of Lake Lansing Road; and

WHEREAS, Signature Land Development requested to amend a condition of the final preliminary plat approval to reduce the width of the emergency vehicle access easement connecting Southridge Road to Lake Lansing Road from 20 feet to 15 feet and Township staff has no objection to the requested amendment; and

WHEREAS, the planning staff has reviewed the final plat and found it consistent with the final preliminary plat approved by the Township Board on July 7, 2015; and

WHEREAS, the Township Board has reviewed the materials forwarded under cover memorandum dated January 16, 2018.

NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN approves the Final Plat of Whitehills Lakes South, No. 2, subject to the following conditions:

1. All previous conditions placed on the final preliminary plat shall remain in effect.
2. The seven foot wide pathway along Lake Lansing Road, the 15 foot wide emergency vehicle access easement connecting the Southridge Road cul-de-sac with Lake Lansing Road, the seven foot pathway located within the emergency vehicle access easement, and street trees along Lake Lansing Road shall be installed prior to the issuance of certificates of occupancy for individual lots or a performance guarantee shall be provided to the Township.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to APPROVE
Final Plat #06012 (Signature Land Development)
Page 2**

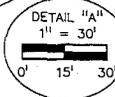
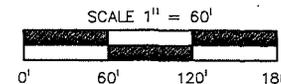
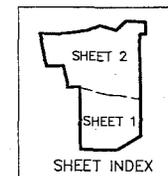
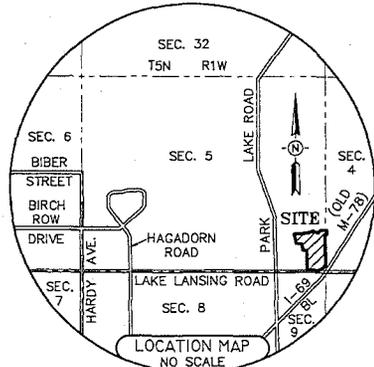
I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 23rd day of January, 2018.

Brett Dreyfus
Township Clerk

G:\Community Planning & Development\Planning\PLATS (PLAT)\2006\06012 (Whitehills Lakes South)\Final Plat (2018)\FP 06012 res to approve (2018).docx

WHITEHILLS LAKES SOUTH NO. 2

A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5 & THE SOUTHWEST 1/4 OF SECTION 4, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	320.57'	75.00'	244°54'01"	126.58'	S86°05'46"W
2	77.85'	80.00'	55°45'18"	74.81'	S08°28'36"E
3	90.80'	267.00'	19°29'05"	90.36'	N18°48'14"E
4	60.10'	333.00'	10°20'22"	60.01'	S14°13'52"W

SURVEYOR'S CERTIFICATE

I, DANE B. PASCOE, SURVEYOR, CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND SHOWN ON THIS PLAT, DESCRIBED AS FOLLOWS:

WHITEHILLS LAKES SOUTH NO. 2, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5, AND THE SOUTHWEST 1/4 OF SECTION 4, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N89°50'03"W ALONG THE SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 198.23 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N89°50'03"W CONTINUING ALONG SAID SOUTH LINE 317.59 FEET; THENCE N01°00'33"W 534.69 FEET; THENCE S84°55'25"W 104.00 FEET; THENCE N00°15'39"E 40.45 FEET; THENCE N13°23'47"W 151.69 FEET; THENCE S88°59'46"W 142.45 FEET; THENCE N11°09'26"W 276.73 FEET TO THE SOUTH LINE OF WHITEHILLS LAKES SOUTH AS RECORDED IN LIBER 57 OF PLATS, PAGES 36-40, INGHAM COUNTY RECORDS; THENCE S87°50'13"E 155.34 FEET; THENCE N84°34'07"E 138.71 FEET; THENCE N81°54'45"E 110.15 FEET; THENCE N67°52'19"E 118.83 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SAID WHITEHILLS LAKES SOUTH; THENCE ALONG THE SOUTH LINE OF SAID WHITEHILLS LAKES SOUTH THE FOLLOWING THREE COURSES: S73°49'45"E 141.49 FEET, N48°27'40"E 113.96 FEET AND S87°24'47"E 114.40 FEET TO THE EAST LINE OF SAID SECTION 5; THENCE CONTINUING S87°24'47"E 50.08 FEET TO THE WESTERLY LINE OF THE COVE AT WHITEHILLS LAKES CONDOMINIUM, SUBDIVISION PLAN NO. 151 AS RECORDED IN DOCUMENT NO. 2016-002256, INGHAM COUNTY RECORDS; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO COURSES: S00°37'36"E 103.29 FEET AND S89°39'04"W 50.00 FEET TO THE EAST LINE OF SAID SECTION 5; THENCE S00°37'36"E ALONG SAID EAST LINE AND SAID WESTERLY LINE OF THE COVE AT WHITEHILLS LAKES AND ITS SOUTHERLY EXTENSION 857.50 FEET TO THE NORTH LINE OF HIGHWAY I-69 (OLD M-78); THENCE S58°58'52"W ALONG SAID NORTH LINE 229.87 FEET TO THE POINT OF BEGINNING; CONTAINING 14.6 ACRES, AND CONTAINING 21 LOTS NUMBERED 14 THROUGH 34 INCLUSIVE, AND ONE PRIVATE PARK.

THAT I HAVE MADE SUCH SURVEY, LAND-DIVISION, AND PLAT BY THE DIRECTION OF THE OWNERS OF SAID LAND;

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT;

THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND OR THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY, AS REQUIRED BY THE ACT;

THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY THE ACT;

THAT ALL BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY THE ACT AND AS EXPLAINED IN THE LEGEND.

DATE: 1-3-18

KEBS, INC.
2116 HASLETT ROAD
HASLETT, MICHIGAN 48840

Dane B. Pascoe
DANE B. PASCOE, VICE PRESIDENT
PROFESSIONAL SURVEYOR NO. 54434

I, DANE B. PASCOE, SURVEYOR, CERTIFY:

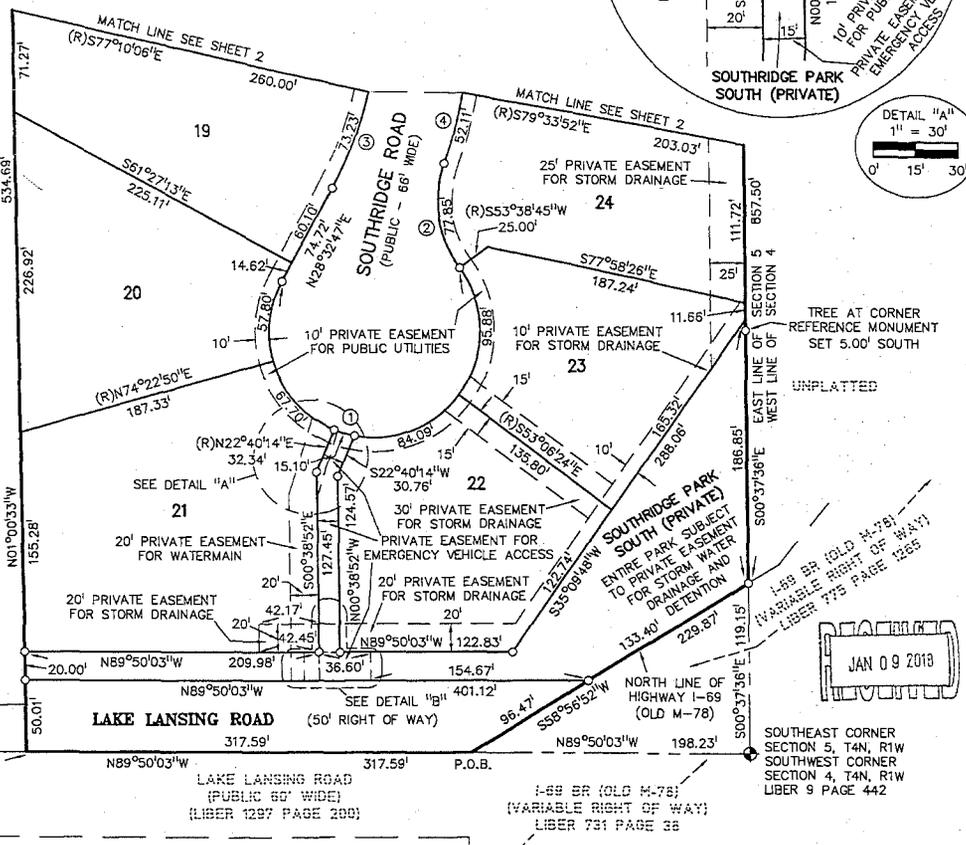
THAT PURSUANT TO SECTION 550.101(3), THIS IS A TRUE COPY OF THE FINAL PLAT OF WHITEHILLS LAKES SOUTH NO. 2, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5 & THE SOUTHWEST 1/4 OF SECTION 4, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN; AND THAT THE FINAL PLAT IS SUBJECT TO THE APPROVAL OF EACH OF THE FOLLOWING AGENCIES: PATRICK E. LINDEMANN, INGHAM COUNTY DRAIN COMMISSIONER, SARAH ANTHONY, CHAIRPERSON, INGHAM COUNTY BOARD OF COMMISSIONERS FOR INGHAM COUNTY ROAD DEPARTMENT, BRETT DREYFUS, CLERK, MERIDIAN TOWNSHIP AND DERRICK QUINNEY, REGISTER OF DEEDS, INGHAM COUNTY PLAT BOARD.

DATE: 1-9-18

Dane B. Pascoe
DANE B. PASCOE
PROFESSIONAL SURVEYOR
NO. 54434



LAKE LANSING ROAD
SOUTH LINE OF SECTION 5
N89°50'03"W 2191.66'
SOUTH 1/4 CORNER SECTION 5, T4N, R1W LIBER 9 PAGE 480

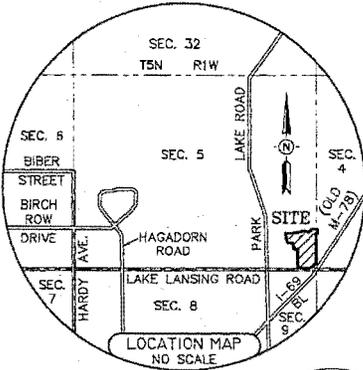


LEGEND

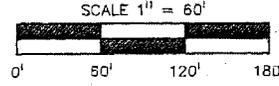
- ALL DIMENSIONS ARE IN FEET.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS.
- STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE CYLINDERS 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "O".
- STEEL BARS 1/2" IN DIAMETER ENCASED IN CONCRETE CYLINDERS 4" IN DIAMETER HAVE BEEN FOUND AT ALL CORNERS MARKED "•".
- LOT CORNERS HAVE BEEN MARKED WITH STEEL BARS 18" IN LENGTH BY 1/2" IN DIAMETER WITH A PLASTIC CAP MARKED "PASCOE 54434".
- ALL BEARINGS ARE DERIVED FROM THE EAST LINE OF SECTION 5 AS SHOWN ON THE PLAT OF WHITEHILLS LAKES SOUTH ACCORDING TO THE PLAT RECORDED IN LIBER 57 OF PLATS, PAGES 36 TO 40, INGHAM COUNTY RECORDS.
- (R) = RADIAL, ALL OTHER LINES ARE NOT RADIAL
- THERE IS NO DIRECT VEHICULAR ACCESS ALLOWED FROM SOUTHRIDGE PARK SOUTH TO HIGHWAY I-69 (OLD M-78)

WHITEHILLS LAKES SOUTH NO. 2

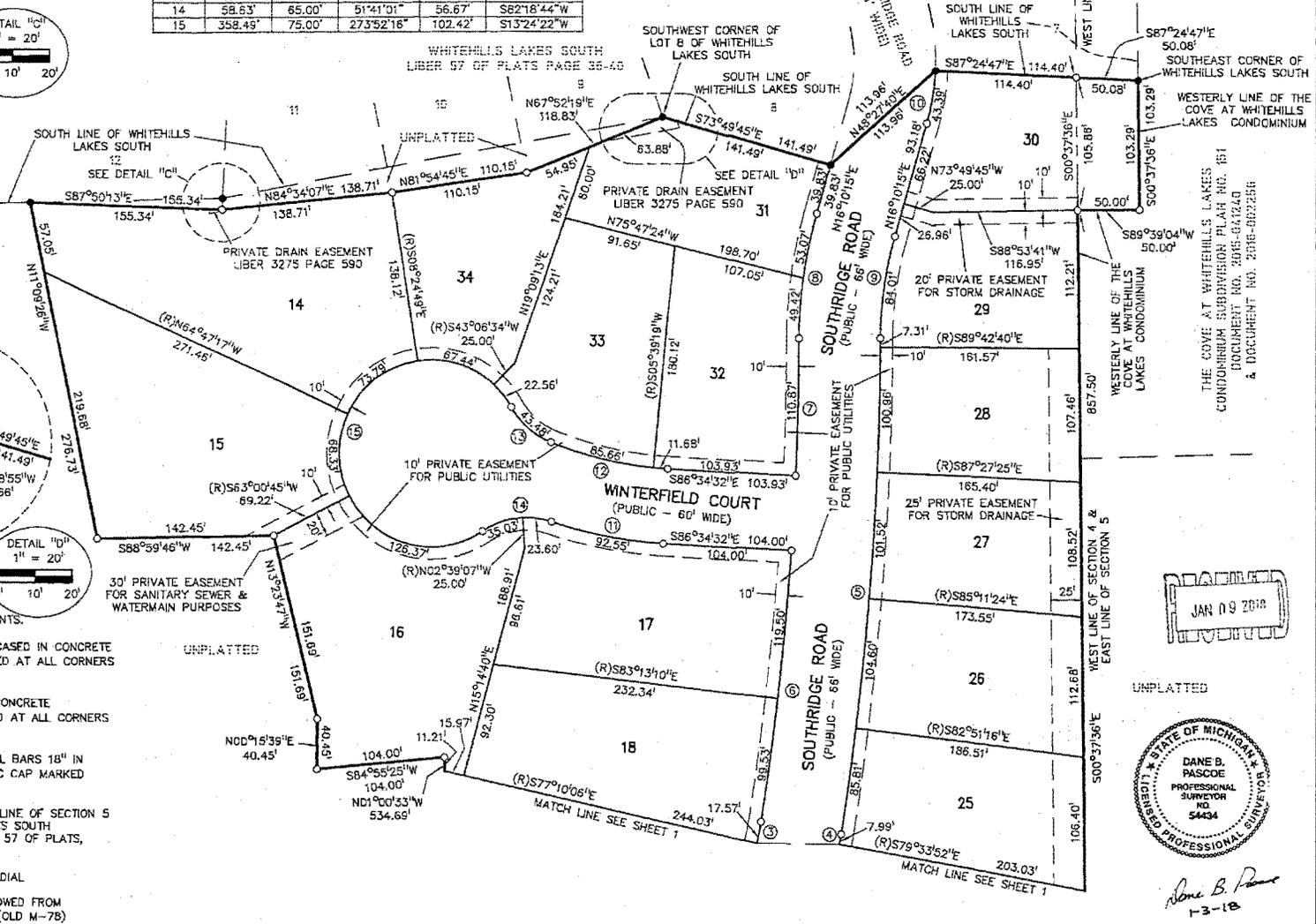
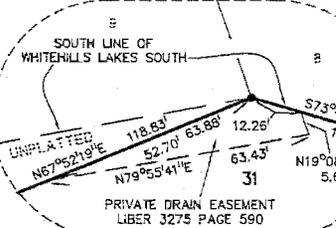
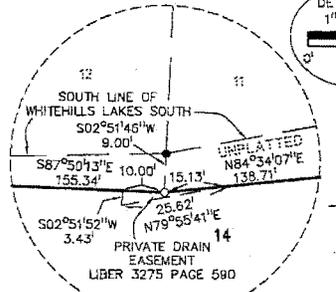
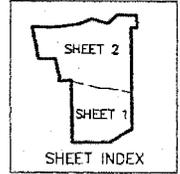
A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5 & THE SOUTHWEST 1/4 OF SECTION 4, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
3	90.80'	267.00'	19°28'05"	90.36'	N18°48'14"E
4	60.10'	333.00'	10°20'22"	60.01'	S14°13'52"W
5	400.20'	2586.00'	8°56'10"	399.79'	N04°35'37"E
6	219.03'	2500.00'	5°01'11"	218.96'	N06°33'08"E
7	110.87'	2500.00'	2°32'28"	110.86'	N01°23'46"E
8	102.49'	356.00'	16°02'43"	102.16'	S08°08'54"W
9	84.01'	300.00'	16°02'43"	83.74'	S08°08'54"W
10	43.39'	183.00'	13°35'02"	43.29'	N09°22'44"E
11	92.55'	360.00'	14°43'47"	92.30'	S79°12'38"E
12	97.34'	300.00'	18°35'28"	96.92'	S77°16'48"E
13	43.48'	85.00'	38°19'34"	42.67'	S48°49'17"E
14	58.63'	85.00'	51°41'01"	56.67'	S82°18'44"W
15	358.49'	75.00'	27°35'216"	102.42'	S13°24'22"W

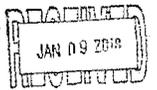


EAST 1/4 CORNER SECTION 5, T4N, R1W LIBER 9 PAGE 440
 WEST 1/4 CORNER SECTION 4, T4N, R1W LIBER 9 PAGE 440



LEGEND

- ALL DIMENSIONS ARE IN FEET.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS.
- STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE CYLINDERS 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "C".
- STEEL BARS 1/2" IN DIAMETER ENCASED IN CONCRETE CYLINDERS 4" IN DIAMETER HAVE BEEN FOUND AT ALL CORNERS MARKED "F".
- LOT CORNERS HAVE BEEN MARKED WITH STEEL BARS 18" IN LENGTH BY 1/2" IN DIAMETER WITH A PLASTIC CAP MARKED "PASCOE 54434".
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- (R) = RADIAL, ALL OTHER LINES ARE NOT RADIAL.
- THERE IS NO DIRECT VEHICULAR ACCESS ALLOWED FROM SOUTHRIDGE PARK SOUTH TO HIGHWAY I-55 (OLD M-78)



UNPLATTED



Dane B. Pascoe
1-3-18

WHITEHILLS LAKES SOUTH NO. 2

A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5 & THE SOUTHWEST 1/4 OF SECTION 4, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

PROPRIETOR'S CERTIFICATE

SIGNATURE LAND DEVELOPMENT CORPORATION, A MICHIGAN CORPORATION, 1188 EAST PARIS SE, SUITE 100, GRAND RAPIDS, MICHIGAN, 49546, DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN BY MICHAEL R. MCGRAW, VICE PRESIDENT, AS PROPRIETOR, HAS CAUSED THE LAND DESCRIBED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT, THAT SOUTHRIDGE ROAD & WINTERFIELD COURT ARE FOR THE USE OF THE PUBLIC, THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS, THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT, THAT SOUTHRIDGE PARK SOUTH IS PRIVATE, AND RESERVED FOR THE USE OF THE LOT OWNERS IN THIS SUBDIVISION AND FUTURE CONTIGUOUS SUBDIVISIONS WHERE TITLE IS TRACEABLE TO THIS PROPRIETOR; SOUTHRIDGE PARK SOUTH SHALL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY I-69 (OLD M-78).

SIGNATURE LAND DEVELOPMENT CORPORATION
A MICHIGAN CORPORATION
1188 EAST PARIS SE, SUITE 100
GRAND RAPIDS, MICHIGAN, 49546
FILE NO. D2889T
FILED JUNE 29, 2010



MICHAEL R. MCGRAW, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF MICHIGAN
INGHAM COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF January, 2018, BY MICHAEL R. MCGRAW, VICE PRESIDENT OF SIGNATURE LAND DEVELOPMENT CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC Kathleen M. Adams Hent COUNTY, MICHIGAN

MY COMMISSION EXPIRES: 4-7-2020

KATHLEEN M. ADAMS
Notary Public, State of Michigan
County of Kent
My Commission Expires Apr. 7, 2020
Acting in this County as Ingham

COUNTY TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE 5 YEARS PRECEDING _____ INVOLVING THE LANDS INCLUDED IN THIS PLAT.

ERIC SCHERTZING, INGHAM COUNTY TREASURER

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

APPROVED ON _____ AS COMPLYING WITH 1967 PA 288, MCL 560.192 AND THE APPLICABLE RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF INGHAM.

PATRICK E. LINDEMANN
INGHAM COUNTY DRAIN COMMISSIONER

DATE MYLAR SIGNED: _____

CERTIFICATE OF INGHAM COUNTY BOARD OF COMMISSIONERS

APPROVED ON _____ AS COMPLYING WITH 1967 PA 288, MCL 560.183 AND THE APPLICABLE RULES AND REGULATIONS OF THE COUNTY OF INGHAM.

CAROL KOENIG CHAIRPERSON
INGHAM COUNTY BOARD OF COMMISSIONERS

DATE MYLAR SIGNED: _____

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS FINAL PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF MERIDIAN AT A MEETING HELD _____ AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH 1967 PA 288, MCL 560.101 TO 560.293; THAT PUBLIC SEWER AND PUBLIC WATER SERVICES HAVE BEEN INSTALLED AND ARE READY FOR CONNECTION.

BRETT DREYFUS, CLERK

DATE MYLAR SIGNED: _____

MICHIGAN DEPARTMENT OF TRANSPORTION

APPROVED ON _____ AS COMPLYING WITH 1967 PA 288, MCL 560.101 TO 560.293 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

BRADLEY C. WEFERICH, P.E., DIRECTOR
BUREAU OF HIGHWAY DEVELOPMENT

DATE MYLAR SIGNED: _____

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE INGHAM COUNTY PLAT BOARD ON _____ AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF 1967 PA 288, MCL 560.101 TO 560.293, AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

ERIC SCHERTZING, COUNTY TREASURER

DERRICK QUINNEY, REGISTER OF DEEDS

BARB BYRUM, COUNTY CLERK

RECORDING CERTIFICATE

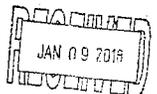
STATE OF MICHIGAN
INGHAM COUNTY

THIS PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF 2018, AT _____ M., AND RECORDED IN LIBER _____ OF PLATS ON PAGES _____

DERRICK QUINNEY, REGISTER OF DEEDS



Dane B. Pascoe



CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

July 9, 2015

Michael R. McGraw, Vice-President
Signature Land Development Corporation
1188 East Paris SE
Grand Rapids, MI 49546

RE: Final Preliminary Plat #06012 (Whitehills Lakes South)

Dear Mr. McGraw:

The Township Board, at its regular meeting held on July 7, 2015, voted to approve the final preliminary plat for the remaining 34 lots in the Whitehills Lakes South subdivision, located North of Lake Lansing Road and east of BL-69/Saginaw Highway. Approval of the final preliminary plat was granted with the following condition:

1. Approval is granted in accordance with the final preliminary plat prepared by KEBS, Inc received June 15, 2015, indicating 21 single family lots, subject to revisions as required. Any revisions of the plat shall be subject to the Township's approval.
2. The Township Board hereby grants a variance from Section 62-62(7) of the Township's Land Division ordinance to allow Southridge Road to exceed the maximum cul de sac length of 660 feet. In a letter from Greg Petru, P.E., KEBS, Inc. dated June 17, 2013, the reasons for the variance are enumerated and include: steep slope, site vision on Lake Lansing Road, the elimination of 20-30 trees to construct the connection to Lake Lansing Road, and proximity to M-78/BL-69 (300-350 feet).
3. Construction shall not commence until the applicant has obtained all necessary permits and approvals from the Ingham County Drain Commissioner, Board of Ingham County Commissioners, Michigan Department of Transportation, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards
5. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000

www.meridian.mi.us



6. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering.
7. A five foot wide concrete sidewalk shall be constructed along the east side of Southridge Road, the north side of Winterfield Court, as well as the frontage on Lots 14, 15, 16, and 34 on the cul de sac. The sidewalk shall be designed and constructed in accordance with Township Engineering Design and Construction Standards.
8. A seven foot wide asphalt pathway shall be constructed between Lots 21 and 22 to extend from the southern end of the Southridge Road cul de sac southward to the pedestrian-bicycle pathway on the north side of Lake Lansing Road. The asphalt pathway shall be centered within a 20 foot wide strip stabilized to accommodate emergency vehicles as requested by the Fire Department. The 20 foot wide strip shall not be within the boundaries of either Lot 21 or Lot 22. The pathway's grade shall not exceed five percent. Maintenance shall be the responsibility of the developer or homeowners association. Snowplowing shall be performed as part of maintenance.
9. A seven foot wide concrete pathway shall be constructed on the north side of Lake Lansing Road from Southridge Road east to the existing pathway on the northwest side of BL-69. The final location of the pathway shall be subject to the approval of the Director of Public Works and Engineering. The design and construction of the pathway shall be in accordance with Township Engineering Design and Construction standards.
10. In lieu of constructing a seven foot wide concrete pathway on the north side of Lake Lansing Road, west of Southridge Road, the applicant shall provide a cash deposit to the Township.
11. Street trees shall be required along Lake Lansing Road. Street trees shall be required throughout the subdivision along all internal roads. Species and location of trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.
12. The applicant shall identify trees proposed to be removed or relocated on Lots 23 through 28 to determine if there is a need for a vegetative screen between the lots and the existing dwellings on BL-69. If screening is determined to be necessary by the Township, the design and proposed landscape material shall be subject to the review and approval of the Director of Community Planning and Development.
13. Any wellheads located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township prior to issuance of any permit for construction activity, including grading permits.
14. A copy of the information which exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

Final Preliminary Plat approval is valid for a period of two (2) years. Consequently, the final preliminary plat for Whitehills Lakes South is valid until July 7, 2017. The final preliminary plat

Michael McGraw
July 9, 2015
Page 3

may be extended if a request for an extension is submitted to the Township prior to the expiration of the two (2) year period.

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

Sincerely,



Mark Kieselbach
Director of Community Planning and Development

Cc: Derrick Quinney, Ingham Ingham County Plat Board
Patrick Lindemann, Ingham County Drain Commissioner
Brenda Moyer, Ingham County Road Department
Derrick Perry, Director of Public Works and Engineering
John Heckaman, Chief Building Inspector

G:\PLANNING\PLATS\06012\FPP 06012\2015 FPP REVISION\APPROVAL LETTER



January 19, 2018

Meridian Charter Township

Attn: Peter Mesner, Principal Planner

5151 Marsh Rd. Okemos, MI 48864

Re: Whitehills Lakes South Phase 2 Final Plat

Mr. Mesner,

Pursuant to correspondence between KEBS, Inc., myself, and both you and Younes Ishraidi at the township, I am writing to request township approval for the slight modification to the Whitehills Lakes South Phase 2 plat. The Preliminary Plat included a 7' path and 20' easement to accommodate emergency vehicles between lots 21 and 22. During the construction and final platting process the easement width for this access point was reduced to 15' wide. This modification was reviewed and OK'd by the Engineering and Fire Departments at Meridian Township. Therefore, we respectfully request that the Township Board also approve this modification. Thank you.

Sincerely,

A handwritten signature in black ink, followed by the date "1/19/18" written in the same ink.

Michael R. McGraw

Vice President, Signature Land Development



To: Board Members
From: Mark Kieselbach, Director of Community Planning and Development
Date: January 18, 2018
Re: Outdoor Assembly Ordinance

Based on the discussion at the Township Board meeting on January 9, 2018 staff has amended the proposed Outdoor Assembly ordinance. The two changes to the draft included increasing the number of persons attending an event from 150 to 250 and deleting item C in section 38-189 that referenced any obscene display, exhibition, show, play, entertainment or amusement. A resolution to approve the revised amendment to the Outdoor Assembly ordinance for introduction is attached. The following motion has been provided for the Board's consideration:

Move to approve the resolution for the introduction of the amendment to Chapter 38, Article V, Outdoor Assembly of the Code of Ordinances.

Attachment:

1. Revised Draft Ordinance dated January 23, 2018
2. Resolution to approve

G:\Community Planning & Development\Planning\Mark\Outdoor Assembly Ordinance TB.2.docx

**CHARTER TOWNSHIP OF MERIDIAN
OUTDOOR ASSEMBLY ORDINANCE**

**DIVISION 1
Generally**

Section 38-185. Title.

This Ordinance shall be known as the Outdoor Assembly Ordinance of the Charter Township of Meridian.

Section 38-186. Definitions.

The following words, terms, and phrases, when used in this article shall have the meanings ascribed to them in this section except where the context clearly indicates a different meaning:

EVENT(S)- a gathering for any theatrical exhibition, public show, display, entertainment, amusement or other exhibition, including, but not limited to musical Festivals, rock Festivals, peace Festivals, weddings, fairs or similar gatherings.

LICENSEE- any person to whom a license is issued pursuant to this Ordinance.

OUTDOOR ASSEMBLY- any event attended by more than ~~150~~ 250 persons, any part of which is held outside, but does not mean:

- (1) An event which is conducted or sponsored by a governmental unit or agency on publicly owned land or property;
- (2) An event which is conducted under statutory authority permitting the state, county, or Township to hold such an event;
- (3) An event held entirely within the confines of a permanently enclosed and covered structure;
- (4) An event conducted by a school district of the Township in which students are participants.

PERSON- any natural person, partnership, corporation, association, organization, or governmental entity.

Section 38-187. Findings.

The Township Board finds that the interests of the public health, safety, and welfare of the citizens of the Township require the regulation, licensing, and control of assemblages of large numbers of people in excess of those normally drawing upon the health, sanitation, fire, police, transportation, utility, and other public services regularly provided in this Township.

Section 38-188. Waiver.

The sponsor of the outdoor assembly may petition the Township Board for a waiver of one or more of the requirements for licensing under this article. Upon receipt of such a petition, if it appears to the Township Board that one or more requirements of this article creates an unnecessary hardship, not created by action of the sponsor, or that a genuine hardship exists because of unusual circumstances with regard to the particular activity, such requirement or requirements may be waived. The requirement of a license may not be waived.

Section 38-189. Violations.

It shall be unlawful for a licensee or a licensee's employee or agent, to knowingly:

- (a) Advertise, promote or sell tickets to, conduct or operate an assembly without first obtaining a license as herein provided.

- (b) Conduct or operate an assembly in such a manner as to create a public or private nuisance.
- ~~(c) Conduct or permit, within the assembly any obscene display, exhibition, show, play, entertainment or amusement.~~
- (c) Permit any person on the premises to cause or create a disturbance in, around, or near the assembly by obscene or disorderly conduct.
- (d) Permit any person to unlawfully consume, sell, or possess, intoxicating liquor while on the premises.
- (e) Permit any person to unlawfully use, sell or possess any narcotics, narcotic drugs, drugs or other controlled substances as defined by state or federal law.

Section 38-190. Civil Infraction.

Any person or other entity who causes or permits to continue any assembly as prohibited by this Ordinance is responsible for a municipal civil infraction as defined by Michigan law and is subject to a civil fine of not more than \$500.00, plus costs, which may include all direct or indirect expenses which the Township has incurred in connection with the violation, including attorney's fees. A violator of this Ordinance shall also be subject to such additional sanctions, remedies, and judicial orders as are authorized under Michigan law. Each day a violation of this Ordinance continues to exist constitutes a separate violation. The foregoing civil fines shall not prohibit the Township from seeking injunctive relief against a violator or such other appropriate relief as may be provided by law.

**DIVISION 2
License**

SECTION 38-216. License required.

A person shall not sponsor, operate, maintain, conduct or promote an outdoor assembly in the Township without a license for each such assembly.

SECTION 38-217. License application.

Applicants for a license to conduct an outdoor assembly must submit a complete application to the Township Clerk at least sixty (60) days prior to the date of the proposed assembly. Each application must be accompanied by a non-refundable fee set from time to time by resolution of the Township Board, and must include at least the following information:

- (a) The applicant's name, age, residence and mailing address. Where the person making the application is a partnership, limited liability company, corporation or other corporate body, the application must state the names and addresses of all general partners, officers, directors, and managing members of such body. If the applicant is an unincorporated association, all members of the unincorporated association must sign the application. Where the applicant is a partnership, corporation, limited liability company, or other corporate body, the application must be signed by all general partners in the case of a partnership, all authorized officers on behalf of a corporation, all managers of a limited liability company, or other authorized officers for any other corporate body. Where applicable, a certified copy of the partnership agreement, the articles of incorporation, the articles of organization, or other charter, together with a certified copy of the resolution of the general partners, the corporate board of directors, managers, or governing board, authorizing the execution the application, shall accompany the application.
- (b) A statement of the kind, character, and type of proposed assembly.

(c) The address, legal description and proof of ownership of the site at which the proposed assembly is to be conducted. Where ownership is not vested in the prospective licensee, the prospective licensee must submit a copy of a binding written agreement from the landowner authorizing the use of the site for the assembly.

(d) The date or dates and hours during which the proposed assembly is to be conducted.

(e) An estimate of the maximum number of attendants expected at the assembly for each day it is conducted, along with a detailed explanation of the evidence of admission that will be used and of the sequential numbering or other method which will be used for accounting of attendants.

(f) A map or maps of the overall site of the proposed assembly.

(g) A detailed explanation, including drawings and diagrams where applicable, of the prospective Licensee's plans to provide for the following:

1. Police and fire protection;
2. Food and water supply facilities;
3. Health and sanitation facilities;
4. Medical facilities and services including emergency vehicles and equipment;
5. Vehicle access and parking facilities;
6. Camping and trailer facilities;
7. Lighting facilities;
8. Communications facilities;
9. Noise control and abatement;
10. Facilities for clean-up and waste disposal;
11. Insurance and bonding arrangements.

Section 38-218. Review.

On receipt by the Township Clerk, copies of the application shall be forwarded to the appropriate public officials as the Township Board may identify. Township officials shall review and investigate matters relevant to the application and report their findings and recommendations to the Board within twenty (20) days of receipt.

Section 38-219. Approval, Conditions, Insurance.

(a) If a complete application has not been received by the Township Clerk at least thirty (30) days prior to the next regularly scheduled meeting of the Township Board, deliberations on the application shall not commence, until the next regularly scheduled of the Board or until a special meeting called for the purpose of deliberating of the said application. Within sixty (60)

days after the complete application and all materials required by this Ordinance are filed with the Township, the Township Board shall:

1. Issue a license;
2. Issue a license subject to specified conditions; or
3. Deny a license.

If the Township does not take action within sixty (60) days after the complete application and all materials are filed with the Township, the application for a license is denied.

(b) The Township Board may require that adequate security or insurance be provided before a license is issued. Where conditions are imposed as prerequisite to the issuance of a license, or where a license is denied, notice must be mailed to the applicant by certified mail within five (5) days after the Board's decision.

Section 38-220 Denial.

A license may be denied if:

1. The applicant fails to comply with any or all requirements of this ordinance, or with any or all conditions imposed by the license, or with any other applicable provision of state or local law; or
2. The applicant has knowingly made a false, misleading or fraudulent statement in the application or in any supporting document; or
3. The Ordinance otherwise provides that the license is denied.

Section 38-221. License posting.

A license must specify the name and address of the licensee, the kind and location of the assembly, the maximum number of attendants permissible, the duration of the license, and any other conditions imposed by the Township. A license must be posted in a conspicuous place at all entrances to the premises or place of the assembly. The licensee cannot transfer the license to any other person or to any other location.

Section 38-222. Revocation, Reinstatement, Corrections.

The Township Supervisor, or designee, is authorized to revoke or suspend a license, in whole or in part, whenever the licensee, or the licensee's employee or agent fails neglects or refuses to fully comply with any and all provisions and requirements set forth herein, with the conditions of an issued license, or with any and all provisions, regulations, ordinances, statutes, or other laws incorporated herein by reference. The licensee, the licensee's employee or agent on-site shall be notified of such revocation or suspension in writing. Upon such revocation or suspension, all further activities and usage set forth in the notice of revocation, shall cease upon the site, other than for the purpose of correcting the violation. Upon correction, the Township Supervisor, or designee, may reinstate the licensee upon such conditions that are necessary to achieve compliance with the issued license. The Township Supervisor, or designee, may also issue a stop work order to halt all construction activities and usage pending correction of the violation. Failure to terminate or suspend the use, activity or Event for which the license was revoked or suspended, other than

actions for the purpose of correcting the violation, is declared to be a nuisance per se and a violation of this Ordinance.

DIVISION 3 Requirements

SECTION 38-246. Minimum requirements.

All licenses will, at a minimum, require the following:

(a) Security personnel - The licensee is responsible for employing such security personnel as are necessary and sufficient to provide for the adequate security and protection of the maximum number of attendants at the assembly and for the preservation of order and protection of property in and around the site of the assembly.

(b) Water supply - The licensee shall provide sufficient potable water for drinking, cooking, washing and other water-using facilities for peak demand conditions, in accordance with all applicable state and local statutes, rules, and regulations.

(c) Restroom facilities - The licensee shall provide sufficient toilet facilities or portable toilets, hand washing stations, and drinking water facilities. The number and type of facilities required shall be determined, on the basis of the number of prospective attendants, and all required permits shall be obtained in accordance with all applicable state and local statutes, rules, and regulations.

(d) Food service and beverage service. - If food service or beverage service is made available on the premises, it shall be delivered only through concessions operated in accordance with the temporary food establishment provisions of the Michigan Food Law of 2000, MCL 289.1101, et seq.; applicable rules and regulations; and any other applicable provision of state or local law, . No alcoholic beverages shall be provided or permitted on the site unless a permit is obtained from the Michigan Liquor Control Commission.

(e) Medical Facilities - If the assembly is not readily and quickly accessible to adequate existing medical facilities, the licensee shall be required to provide such facilities, including cooling tents or facilities, on the premises of the assembly.

(f) Liquid waste disposal - The licensee shall provide for liquid waste disposal in accordance with all the rules and regulations established by Ingham County Health Department, of the Public Health Code, Part 127; Water Supply and Sewer Systems, MCL 333.12701, et seq.; the Natural Resources and Environmental Protection Act, Part 117: Septage Waste Servicers, MCL 324.11701, et seq.; applicable rules and regulations, and any other applicable provision of state or local law. If liquid waste retention and disposal requires septage waste servicers, they shall be licensed in accordance with the Natural Resources and Environmental Protection Act, Part 13: Permits, MCL 324.1301, et seq., applicable rules and regulations, and any other applicable provision of state or local law. The licensee shall provide the Township Clerk with a true copy of an executed agreement with a licensed septage waste servicer for the proper, effective, and frequent removal of liquid wastes from the premises to prevent a nuisance or threat to the public health.

(g) Solid waste disposal - The licensee shall provide for solid waste storage on, and removal from, the premises in accordance with the Natural Resources and Environmental Protection Act, Part 115: Solid Waste Disposal, MCL 324.11501, et seq., applicable rules and regulations, and any other applicable provision of state or local law, including the rules and regulations of the Ingham County Health Department. Storage shall be in approved; covered; fly-tight and rodent-proof containers, provided in sufficient quantity to accommodate the number of attendants. Prior to issuance of any license, the licensee shall provide the Township Clerk with a true copy of an executed agreement with a licensed refuse collector for the proper, effective, and frequent removal of solid waste from the premises to prevent a nuisance or threat to the public health. The licensee shall implement effective control measures to minimize the presence of rodents, flies, roaches and other vermin on the premises. Poisonous materials, such as insecticides or rodenticides shall not be used in any way so as to contaminate food, equipment, or otherwise constitute a hazard to the public health. Solid waste containing food waste shall be stored so as to be inaccessible to vermin. The premises shall be kept in such condition as to prevent the harborage or feeding of vermin.

(h) Access and traffic control - The licensee shall provide for ingress to and egress from the premises so as to insure the orderly flow of traffic onto and off of the premises.

(i) Parking - The licensee shall provide a parking area sufficient to accommodate all motor vehicles, with at least one automobile space for every four (4) attendants, and located entirely off of all public rights of way. Licensee shall provide traffic controls necessary to direct traffic onto the premises parking areas so that the public rights of way remain free. No vehicles shall be parked upon the public rights of way.

(j) Camping and trailer parking - A licensee who permits attendants to remain on the premises between the hours of 2 a.m. and 6 a.m. shall provide for camping and trailer parking and facilities in accordance with the Public Health Code, Part 125: Campgrounds, Swimming Areas and Swimmer's Itch, MCL 333.12501, et seq., and the Michigan Department of Community Health rules regarding sanitation and safety standards for campgrounds and public health.

(k) Lighting - The licensee shall provide lighting of all occupied areas sufficient to ensure safety and comfort of all attendants. The licensee shall submit the lighting plan with the application for a license.

(l) Insurance - Before the issuance of a license, the licensee shall obtain public liability insurance with limits of not less than One Hundred Thousand and no/100 (\$100,000.00) Dollars, or such other figure as shall be established from time to time by resolution of the Township Board, and property damage insurance with a limit of not less than Twenty-Five Thousand and no/100 (\$25,000.00) Dollars, or such other amount determined from time to time by resolution of the Township Board, from a company or companies approved by the Commissioner of Insurance of the State of Michigan, which insurance shall insure liability for death or injury to person or damage to property which may result from the conduct of the assembly, or conduct incident thereto and which insurance shall remain in full force and effect in the specified amounts for the duration of the license.

(m) Fire Protection - The licensee is responsible for assuring the availability as appropriate of fire and ambulance personnel for the assembly. The licensee shall, at its own expense, take adequate steps as determined by the Township Fire Department to ensure fire and ambulance protection for the assembly.

(n) Miscellaneous – Prior to issuance of a license, the Board may impose any other condition(s) reasonably calculated to protect the health, safety, welfare and property of attendants or of citizens of the Township.

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RESOLUTION TO APPROVE

**Chapter 38, Article V
Outdoor Assembly
(Township Board)
INTRODUCTION**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23rd day of January, 2018, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board initiated an amendment to update the existing Outdoor Assembly Ordinance; and

WHEREAS, the proposed amendment will help to address health, sanitation, fire, police, utility and other public services regularly provided for outdoor assemblies; and

WHEREAS, the proposed amendment will allow staff to give better direction to applicants regarding safety, site conditions, potential impacts to neighborhoods; and

WHEREAS, the Township Board deems the update to the Outdoor Assembly ordinance to be in the best interest of the citizens of the Township.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION** Ordinance No. _____, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 38, Article V by adding Section 38-185, amending Section 38-186 and Section 38-187, adding Section 38-190, amending Section 38-216 through Section 38-222, amending Section 38-246 and deleting Section 38-247 through Section 38-268.

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

ADOPTED: YEAS: _____

NAYS: _____

ORDINANCE NO. _____

ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, CHAPTER 38, ARTICLE V BY ADDING SECTION 38-185, AMENDING SECTION 38-186 AND SECTION 38-187, ADDING SECTION 38-190, AMENDING SECTION 38-216 THROUGH SECTION 38-222, AMENDING SECTION 38-246 AND DELETING SECTION 38-247 THROUGH SECTION 38-268.

A. Amendment to Chapter 38, Article V, Division 1. The Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 38-185 entitled Title to read as follows:

Section 38-185. Title.

This Ordinance shall be known as the Outdoor Assembly Ordinance of the Charter Township of Meridian.

B. Amendment to Chapter 38, Article V, Division 1. Section 38-186 entitled Definitions of the Code of the Charter Township of Meridian, Ingham County, Michigan is hereby amended to read as follows:

Section 38-186. Definitions.

The following words, terms, and phrases, when used in this article shall have the meanings ascribed to them in this section except where the context clearly indicates a different meaning:

EVENT(S)- a gathering for any theatrical exhibition, public show, display, entertainment, amusement or other exhibition, including, but not limited to musical Festivals, rock Festivals, peace Festivals, weddings, fairs or similar gatherings.

LICENSEE- any person to whom a license is issued pursuant to this Ordinance.

OUTDOOR ASSEMBLY- any event attended by more than 250 persons, any part of which is held outside, but does not mean:

- (1) An event which is conducted or sponsored by a governmental unit or agency on publicly owned land or property;
- (2) An event which is conducted under statutory authority permitting the state, county, or Township to hold such an event;
- (3) An event held entirely within the confines of a permanently enclosed and covered structure;
- (4) An event conducted by a school district of the Township in which students are participants.

PERSON- any natural person, partnership, corporation, association, organization, or governmental entity.

C. Amendment to Chapter 38, Article V, Division 1. Section 38-187 entitled Findings of the Code of the Charter Township of Meridian, Ingham County, Michigan is hereby amended to read as follows:

Section 38-187. Findings.

The Township Board finds that the interests of the public health, safety, and welfare of the citizens of the Township require the regulation, licensing, and control of assemblages of large numbers of people in excess of those normally drawing upon the health, sanitation, fire, police, transportation, utility, and other public services regularly provided in this Township.

Section 38-188. Waiver. Remains as written

D. Amendment to Chapter 38, Article V, Division 1. Section 38-189 entitled Violations of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

Section 38-189. Violations.

It shall be unlawful for a licensee or a licensee's employee or agent, to knowingly:

- (a) Advertise, promote or sell tickets to, conduct or operate an assembly without first obtaining a license as herein provided.
- (b) Conduct or operate an assembly in such a manner as to create a public or private nuisance.
- (c) Permit any person on the premises to cause or create a disturbance in, around, or near the assembly by obscene or disorderly conduct.
- (d) Permit any person to unlawfully consume, sell, or possess, intoxicating liquor while on the premises.
- (e) Permit any person to unlawfully use, sell or possess any narcotics, narcotic drugs, drugs or other controlled substances as defined by state or federal law.

E. Amendment to Chapter 38, Article V, Division 1. Section 38-190 entitled Civil Infractions is hereby added to the Code of the Charter Township of Meridian, Ingham County, Michigan, to read as follows:

Section 38-190. Civil Infraction.

Any person or other entity who causes or permits to continue any assembly as prohibited by this Ordinance is responsible for a municipal civil infraction as defined by Michigan law and is subject to a civil fine of not more than \$500.00, plus costs, which may include all direct or indirect expenses which the Township has incurred in connection with the violation, including attorney's fees. A violator of this Ordinance shall also be subject to such additional sanctions, remedies, and judicial orders as are authorized under Michigan law. Each day a violation of this Ordinance continues to exist constitutes a separate violation. The foregoing civil fines shall not prohibit the Township from seeking injunctive relief against a violator or such other appropriate relief as may be provided by law.

F. Amendment to Chapter 38, Article V, Division 2. Section 38-216 through Section 38-222 of the Code of the Charter Township of Meridian, Ingham County, Michigan are hereby amended to read as follows:

SECTION 38-216. License required.

A person shall not sponsor, operate, maintain, conduct or promote an outdoor assembly in the Township without a license for each such assembly.

SECTION 38-217. License application.

Applicants for a license to conduct an outdoor assembly must submit a complete application to the Township Clerk at least sixty (60) days prior to the date of the proposed assembly. Each application

must be accompanied by a non-refundable fee set from time to time by resolution of the Township Board, and must include at least the following information:

(a) The applicant's name, age, residence and mailing address. Where the person making the application is a partnership, limited liability company, corporation or other corporate body, the application must state the names and addresses of all general partners, officers, directors, and managing members of such body. If the applicant is an unincorporated association, all members of the unincorporated association must sign the application. Where the applicant is a partnership, corporation, limited liability company, or other corporate body, the application must be signed by all general partners in the case of a partnership, all authorized officers on behalf of a corporation, all managers of a limited liability company, or other authorized officers for any other corporate body. Where applicable, a certified copy of the partnership agreement, the articles of incorporation, the articles of organization, or other charter, together with a certified copy of the resolution of the general partners, the corporate board of directors, managers, or governing board, authorizing the execution the application, shall accompany the application.

(b) A statement of the kind, character, and type of proposed assembly.

(c) The address, legal description and proof of ownership of the site at which the proposed assembly is to be conducted. Where ownership is not vested in the prospective licensee, the prospective licensee must submit a copy of a binding written agreement from the landowner authorizing the use of the site for the assembly.

(d) The date or dates and hours during which the proposed assembly is to be conducted.

(e) An estimate of the maximum number of attendants expected at the assembly for each day it is conducted, along with a detailed explanation of the evidence of admission that will be used and of the sequential numbering or other method which will be used for accounting of attendants.

(f) A map or maps of the overall site of the proposed assembly.

(g) A detailed explanation, including drawings and diagrams where applicable, of the prospective Licensee's plans to provide for the following:

1. Police and fire protection;
2. Food and water supply facilities;
3. Health and sanitation facilities;
4. Medical facilities and services including emergency vehicles and equipment;
5. Vehicle access and parking facilities;
6. Camping and trailer facilities;
7. Lighting facilities;
8. Communications facilities;

9. Noise control and abatement;
10. Facilities for clean-up and waste disposal;
11. Insurance and bonding arrangements.

Section 38-218. Review.

On receipt by the Township Clerk, copies of the application shall be forwarded to the appropriate public officials as the Township Board may identify. Township officials shall review and investigate matters relevant to the application and report their findings and recommendations to the Board within twenty (20) days of receipt.

Section 38-219. Approval, Conditions, Insurance.

(a) If a complete application has not been received by the Township Clerk at least thirty (30) days prior to the next regularly scheduled meeting of the Township Board, deliberations on the application shall not commence, until the next regularly scheduled of the Board or until a special meeting called for the purpose of deliberating of the said application. Within sixty (60) days after the complete application and all materials required by this Ordinance are filed with the Township, the Township Board shall:

1. Issue a license;
2. Issue a license subject to specified conditions; or
3. Deny a license.

If the Township does not take action within sixty (60) days after the complete application and all materials are filed with the Township, the application for a license is denied.

(b) The Township Board may require that adequate security or insurance be provided before a license is issued. Where conditions are imposed as prerequisite to the issuance of a license, or where a license is denied, notice must be mailed to the applicant by certified mail within five (5) days after the Board's decision.

Section 38-220 Denial.

A license may be denied if:

1. The applicant fails to comply with any or all requirements of this ordinance, or with any or all conditions imposed by the license, or with any other applicable provision of state or local law; or
2. The applicant has knowingly made a false, misleading or fraudulent statement in the application or in any supporting document; or
3. The Ordinance otherwise provides that the license is denied.

Section 38-221. License posting.

A license must specify the name and address of the licensee, the kind and location of the assembly, the maximum number of attendants permissible, the duration of the license, and any other conditions imposed by the Township. A license must be posted in a conspicuous place at all

entrances to the premises or place of the assembly. The licensee cannot transfer the license to any other person or to any other location.

Section 38-222. Revocation, Reinstatement, Corrections.

The Township Supervisor, or designee, is authorized to revoke or suspend a license, in whole or in part, whenever the licensee, or the licensee's employee or agent fails neglects or refuses to fully comply with any and all provisions and requirements set forth herein, with the conditions of an issued license, or with any and all provisions, regulations, ordinances, statutes, or other laws incorporated herein by reference. The licensee, the licensee's employee or agent on-site shall be notified of such revocation or suspension in writing. Upon such revocation or suspension, all further activities and usage set forth in the notice of revocation, shall cease upon the site, other than for the purpose of correcting the violation. Upon correction, the Township Supervisor, or designee, may reinstate the licensee upon such conditions that are necessary to achieve compliance with the issued license. The Township Supervisor, or designee, may also issue a stop work order to halt all construction activities and usage pending correction of the violation. Failure to terminate or suspend the use, activity or Event for which the license was revoked or suspended, other than actions for the purpose of correcting the violation, is declared to be a nuisance per se and a violation of this Ordinance.

G. Amendment to Chapter 38, Article V, Division 3. Section 38-246 entitled Minimum requirements of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to read as follows:

SECTION 38-246. Minimum requirements.

All licenses will, at a minimum, require the following:

- (a) Security personnel - The licensee is responsible for employing such security personnel as are necessary and sufficient to provide for the adequate security and protection of the maximum number of attendants at the assembly and for the preservation of order and protection of property in and around the site of the assembly.
- (b) Water supply - The licensee shall provide sufficient potable water for drinking, cooking, washing and other water-using facilities for peak demand conditions, in accordance with all applicable state and local statutes, rules, and regulations.
- (c) Restroom facilities - The licensee shall provide sufficient toilet facilities or portable toilets, hand washing stations, and drinking water facilities. The number and type of facilities required shall be determined, on the basis of the number of prospective attendants, and all required permits shall be obtained in accordance with all applicable state and local statutes, rules, and regulations.
- (d) Food service and beverage service. - If food service or beverage service is made available on the premises, it shall be delivered only through concessions operated in accordance with the temporary food establishment provisions of the Michigan Food Law of 2000, MCL 289.1101, et seq.; applicable rules and regulations; and any other applicable provision of state or local law, . No alcoholic beverages shall be provided or permitted on the site unless a permit is obtained from the Michigan Liquor Control Commission.

(e) Medical Facilities - If the assembly is not readily and quickly accessible to adequate existing medical facilities, the licensee shall be required to provide such facilities, including cooling tents or facilities, on the premises of the assembly.

(f) Liquid waste disposal - The licensee shall provide for liquid waste disposal in accordance with all the rules and regulations established by Ingham County Health Department, of the Public Health Code, Part 127; Water Supply and Sewer Systems, MCL 333.12701, et seq.; the Natural Resources and Environmental Protection Act, Part 117: Septage Waste Servicers, MCL 324.11701, et seq.; applicable rules and regulations, and any other applicable provision of state or local law. If liquid waste retention and disposal requires septage waste servicers, they shall be licensed in accordance with the Natural Resources and Environmental Protection Act, Part 13: Permits, MCL 324.1301, et seq., applicable rules and regulations, and any other applicable provision of state or local law. The licensee shall provide the Township Clerk with a true copy of an executed agreement with a licensed septage waste servicer for the proper, effective, and frequent removal of liquid wastes from the premises to prevent a nuisance or threat to the public health.

(g) Solid waste disposal - The licensee shall provide for solid waste storage on, and removal from, the premises in accordance with the Natural Resources and Environmental Protection Act, Part 115: Solid Waste Disposal, MCL 324.11501, et seq., applicable rules and regulations, and any other applicable provision of state or local law, including the rules and regulations of the Ingham County Health Department. Storage shall be in approved; covered; fly-tight and rodent-proof containers, provided in sufficient quantity to accommodate the number of attendants. Prior to issuance of any license, the licensee shall provide the Township Clerk with a true copy of an executed agreement with a licensed refuse collector for the proper, effective, and frequent removal of solid waste from the premises to prevent a nuisance or threat to the public health. The licensee shall implement effective control measures to minimize the presence of rodents, flies, roaches and other vermin on the premises. Poisonous materials, such as insecticides or rodenticides shall not be used in any way so as to contaminate food, equipment, or otherwise constitute a hazard to the public health. Solid waste containing food waste shall be stored so as to be inaccessible to vermin. The premises shall be kept in such condition as to prevent the harborage or feeding of vermin.

(h) Access and traffic control - The licensee shall provide for ingress to and egress from the premises so as to insure the orderly flow of traffic onto and off of the premises.

(i) Parking - The licensee shall provide a parking area sufficient to accommodate all motor vehicles, with at least one automobile space for every four (4) attendants, and located entirely off of all public rights of way. Licensee shall provide traffic controls necessary to direct traffic onto the premises parking areas so that the public rights of way remain free. No vehicles shall be parked upon the public rights of way.

(j) Camping and trailer parking - A licensee who permits attendants to remain on the premises between the hours of 2 a.m. and 6 a.m. shall provide for camping and trailer parking and facilities in accordance with the Public Health Code, Part 125: Campgrounds, Swimming Areas and Swimmer's Itch, MCL 333.12501, et seq., and the Michigan Department of Community Health rules regarding sanitation and safety standards for campgrounds and public health.

(k) Lighting - The licensee shall provide lighting of all occupied areas sufficient to ensure safety and comfort of all attendants. The licensee shall submit the lighting plan with the application for a license.

(l) Insurance - Before the issuance of a license, the licensee shall obtain public liability insurance with limits of not less than One Hundred Thousand and no/100 (\$100,000.00) Dollars, or such other figure as shall be established from time to time by resolution of the Township Board, and property damage insurance with a limit of not less than Twenty-Five Thousand and no/100 (\$25,000.00) Dollars, or such other amount determined from time to time by resolution of the Township Board, from a company or companies approved by the Commissioner of Insurance of the State of Michigan, which insurance shall insure liability for death or injury to person or damage to property which may result from the conduct of the assembly, or conduct incident thereto and which insurance shall remain in full force and effect in the specified amounts for the duration of the license.

(m) Fire Protection – The licensee is responsible for assuring the availability as appropriate of fire and ambulance personnel for the assembly. The licensee shall, at its own expense, take adequate steps as determined by the Township Fire Department to ensure fire and ambulance protection for the assembly.

(n) Miscellaneous – Prior to issuance of a license, the Board may impose any other condition(s) reasonably calculated to protect the health, safety, welfare and property of attendants or of citizens of the Township.

H. Amendment to Chapter 38, Article V, Division 3, Section 38-247 through Section 38-268 of the Code of the Charter Township of Meridian, Ingham County, Michigan are hereby deleted.

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk

Stephen O. Schultz, Township Attorney



To: Board Members
From: Chris Buck, Economic Development Director
Date: January 18, 2018
Re: Master Plan Implementation Strategy-PICA's

On January 9th this board discussed the EDC and DDAs recommendation to removing the density cap in select areas of the Okemos and Haslett PICAs referenced in the Master Plan in an effort to spur development of these underutilized and vacant properties.

The vision of these PICAs is defined in the Master Plan Executive Summary on page vi as Mixed Use Core. "The Mixed Use Core...create(s) a new type of neighborhood and transform(s) primarily commercial areas into mixed use neighborhoods combining Smart Growth, compact development and multi-modal transportation amenities to the mix. (T)hese three areas are targeted for redevelopment and revitalization as Town Center type neighborhoods characterized by compact design, clustered and high density housing, walkable and multi-modal streetscapes, all in close proximity to clustered neighborhoods, community services, amenities and resources."

My notes from the Township Board discussion, as well as follow up conversations with members of other Boards & Commissions and community groups include the following points:

- The current condition of these targeted areas is unacceptable and are far from our "Prime Community" standards.
- We need to use the tools we have to encourage development, and the developer needs to bring projects that fit our goals. If their projects don't fit our goals, we still have the power to approve or deny the project.
- This is an opportunity to have developers earn the increased density by being required to build sustainable structures, with environmental stewardship in mind. This is consistent with several passages in our Master Plan and in our Sustainability Plan.
- If other significant amenities (place-making, gathering spaces etc) are met, and the design requires additional height, the Board may be receptive to increased height.
- Infrastructure improvements and preservation of existing buildings is important.
- We are looking for innovative designs that offer new or unique housing options not currently found in the Township at the level demand required. The Board does not want this prime space to be utilized for traditional "apartment complexes".
- We should consider extending the density boundary in Haslett to include the two small parcels to the far east of the PICA, and to include the parcels on the northwest corner as well.

Pay close attention to the attached excerpt of the MUPUD ordinance revisions that have been made since the meeting of 1/9/2018. I attempted to incorporate these bullets above. This draft has not been approved by council.

Memo to Township Board
January 18, 2018
Re: Master Plan Implementation Strategy-PICA's
Page 2

Included in this packet is:

- A proposed revision to the Haslett map and a new version of the Okemos map (unchanged boundaries).
- A new draft excerpt of the MUPUD ordinance
- Four articles reinforcing the demand for, and a more clearly definition of, modern rental housing.
 - Rent Café
 - Curbed
 - CNBC
 - Rental Housing Journal

In addition, these links below will take you to two density-related articles that may help in dispelling myths surrounding increased density.

Higher-Density Development Myth and Fact (Urban Land Institute)

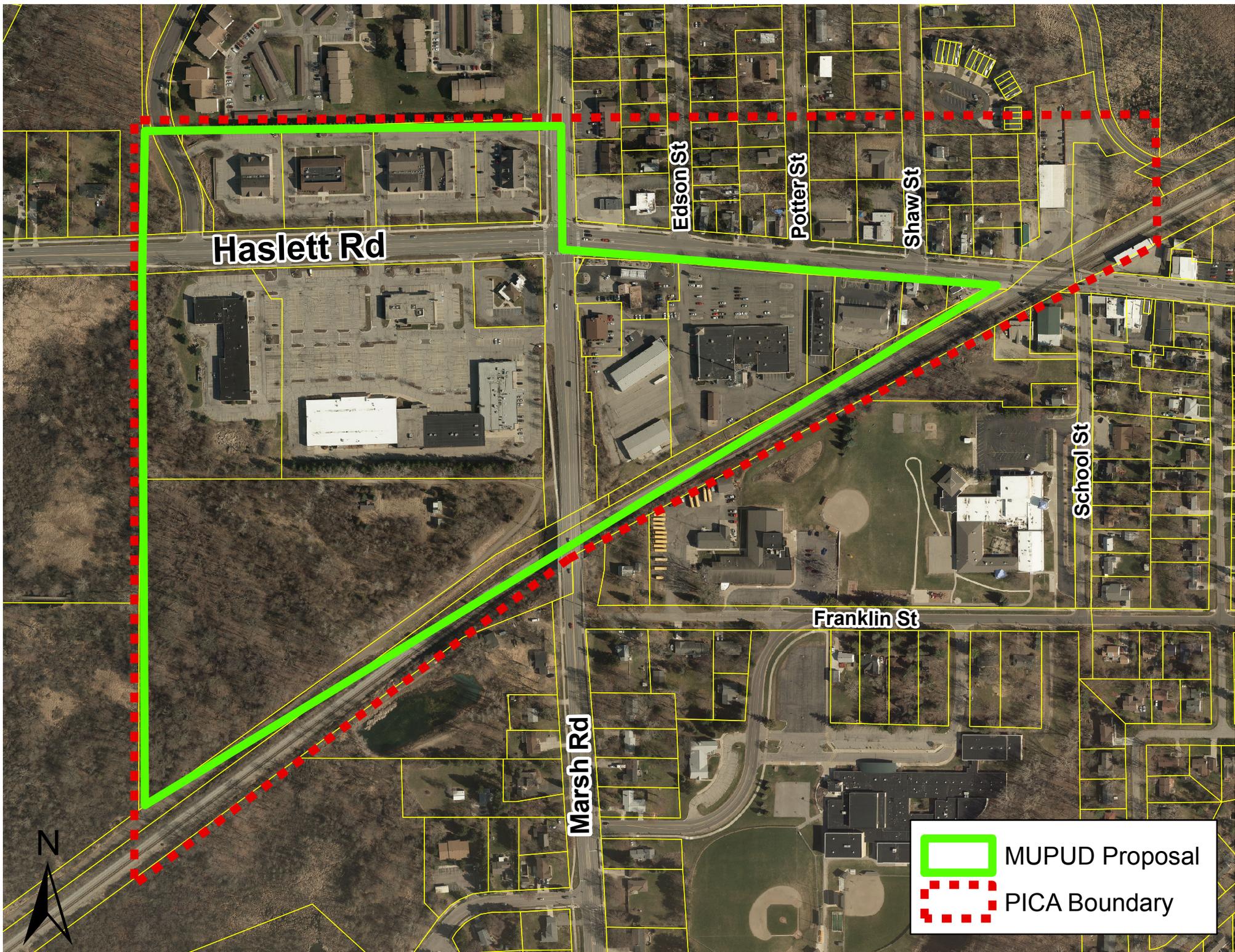
https://uli.org/wp-content/uploads/ULI-Documents/HigherDensity_MythFact.ashx .pdf

Visualizing Density (Lincoln Institute of Land Policy)

<https://www.lincolnst.edu/sites/default/files/pubfiles/visualizing-density-chp.pdf>

The following motion is proposed for Board consideration:

**MOVE TO INITIATE A ZONING AMENDMENT ADDRESSING THE MUPUD
DENSITY PROPOSAL AND FORWARD TO THE PLANNING COMMISSION FOR A
PUBLIC HEARING AND RECOMMENDATION.**



Haslett Rd

Edson St

Potter St

Shaw St

School St

Franklin St

Marsh Rd

 MUPUD Proposal

 PICA Boundary



■ ■ ■ ■ PICA Boundary
□ MUPUD Proposal



DRAFT MUPUD ORDINANCE AMENDMENT
INCREASED UNIT DENSITY IN MAJOR REDEVELOPMENT AREAS

§ 86-440 Mixed use planned unit development (MUPUD).

(PROPOSED REVISION FOR PICA DENSITY OVERLAY DISTRICT)

e. For mixed-use PUDs within the boundaries of the Major Mixed-Use Redevelopment Overlay District, the Township Board may in its discretion approve a higher density per acre of residential dwelling units based upon the degree to which the proposed mixed-use PUD complies with the following performance criteria:

1. Architectural design and placement of building(s) on the parcel(s) will be consistent with the vision of the Master Plan and are to include sustainability and environmental considerations. Achieving Energy Star or LEED Silver standards or better is highly valued.

2. A parking plan that provides unified design elements with the main building through the use of similar building materials and color, and architectural style.

3. An innovative design including a number of different unit types, sizes and floor plans are available within the mixed-use PUD.

4. The interiors of the dwelling units provide unique features and conveniences that distinguish them from standard residential units and create a unique and attractive living environment not commonly found in the Township.

5. The mixed-use PUD provides common areas and/or amenities for residents and community members such as gathering spaces, gardens, courtyards, pavilions, pocket parks, green space, swimming pools, exercise rooms, storage rooms, lockers, covered parking, etc.

6. The mixed-use PUD promotes pedestrian movements and convenient transportation by providing convenient access from the residential units to the public pedestrian/bicycle pathway system and transportation systems as outlined in the Master Plan.

7. The mixed-use PUD provides opportunities for shared parking, access-ways, driveways, etc., with adjoining properties or provides additional parking spaces that may be used by the public.

8. The mixed-use PUD provides non-residential uses on the ground floor(s) and demonstrates a solid plan for sustainable commercial and/or office space usage.

9. The proposed development density will not negatively impact the character, aesthetics, safety, or welfare of surrounding businesses and neighborhoods.

10. The proposed development density will take into consideration the impact traffic patterns and the proposed impact will be clearly demonstrated during the approval process.

11. The proposed development density will not cause an increased need for public safety services due to influx of population.

12. The proposed development offers solutions to infrastructure shortfalls and makes efforts to preserve existing structures.

LIFESTYLE • REAL ESTATE NEWS • RENTAL MARKET



Nadia Balint



5 Comments



Share This!

The Biggest Game Changers in Renting Are Older, Highly-Educated Renters, and 2.5 Million Stronger

October 17, 2017 8 Min Read



232 SHARES [Social media icons]

Have you noticed how different renting is today from one or two decades ago? I think most of us would agree that renters were usually people in their 20s, renting mostly bare-bones dingy apartments with stinky carpeting and peeling windows in poorly-maintained old buildings until they saved enough to buy a place of their own. With some exceptions, this was the profile of the typical renter until recently.

But the newest trends in apartment development are suddenly attracting a new kind of renter. This renter is interested to live in a place that offers a convenient, quality lifestyle, a comfortable living space, a place to exercise, and a place to socialize all-in-one. We were very interested to find out who exactly are these new renters and what motivates them to rent instead of buy.

3 big ways in which the U.S. renter profile has changed

We turned to U.S. Census data to see if it can shed some light on how renting has evolved since 2009 — around the time when the scales started tilting in favor of renting. We looked at changes in the number of renter households by age, education level, and family type.

National stats revealed that, between 2009 and 2015, **the biggest changes in the renting population came from seniors aged 55 or over (up by 28%)**, compared to only a 3% increase in renters 34 or younger. By education, the highest increases were in **renters holding a bachelor degree or higher (up by 23%)**, and by family type, in **families with no minor children (up by 21%)**.

What do these three categories have in common? They all point to one group: empty-nest Baby-Boomers. Whether driven by a change in lifestyle, a consequence of the housing crash, or an inability to find affordable homes to downsize, senior households are embracing renting in droves.

Seniors are the new kids on the block in the rental market

Senior renters not only account for the largest percentage increases but also the largest net increases compared to other age groups. **About 2.5 million senior households joined the renter cohort nationwide between 2009 and 2015**, while the number of renter households aged 35-54 added 1.95 million, and those younger than 34 increased by only 0.5 million in the same time frame.

American suburbs win over more new renters than cities

- **Older renters** — by 39% in the suburbs and by 21% in cities
- **Highly-educated renters** — by 26% in the suburbs and by 20% in cities
- **Renting families with no children** — by 33% in suburbs and by 16% in cities

A hefty 39% more renters over 55 years old live in the suburbs compared to 2009 and 21% more in the cities. Comprised mostly of Baby Boomers, this generation has lived a big part of its life in the suburbs, essentially being responsible for the launch and prosperity of the consumer suburb. Owning a home and raising a family in a suburban community truly defined this age group. Now it finds itself in a big empty house, with too much space to keep up and high property taxes to pay.

“Lowering living expenses, looking for a different lifestyle, less house-related work and overall less responsibility can be achieved by downsizing, so a lot of retirees opt to rent.” says Simona Solomie, a real estate broker with Remax Masters of Morton Grove, Illinois, who works with home sellers, buyers, and renters in the western and northwestern suburbs of [Chicago](#).

About 2.5 million senior households joined the renter cohort nationwide between 2009 and 2015

[CLICK TO TWEET](#)

Baby boomers also account for the highest increase in renters in urban areas, but the spike in numbers is much higher in the suburbs (21% vs 39%). The second highest increase comes from renters aged 35-54, 27% in the suburbs and 8% in the city.

Renter age groups in the top 20 largest metros: Riverside, Tampa, and Phoenix most Baby-Boomer-friendly

In all 20 largest U.S. metros studied, without exception, the rate of increase in senior renters greatly surpasses that of younger renters (*see the green bars on the graph below*).

Between 2009 and 2015, the senior renter population has grown the fastest in the metro area of [Riverside, CA](#) (by 63%), followed by metro [Tampa, FL](#) by (61%) and by [metro Phoenix, AZ](#) (by 59%). However, the largest net increases were in [Los Angeles](#) metro (which gained 134,000 new senior renter-occupied households and lost 26,000 renter households under 34 years of age). New York City gained an additional 124,000 renter households over 55 during this time period and about 54,000 under 34.

Both suburbs and cities see a surge in highly-educated renters

If there was any doubt left that some people actually choose to rent, even though they could afford to buy, the latest surge in the number of highly-educated renters should help erase those doubts. Of all education levels, **those holding a bachelor degree or higher account for the largest share of new renters added between 2009 and 2015 in both suburban and urban areas**, percentage-wise and in net numbers. The number of renters who hold a bachelor degree or higher increased by 26% in the suburbs and by 20% in the cities.

The second highest increase in renters comes from people with some college education or equivalent (a 19% increase in suburban areas and 12% in urban areas), while those with a high-school diploma or less accounted for the smallest increase.

Phoenix and Denver attract highest-educated renters

The national trend is confirmed at the metro level. In all 20 largest U.S. metros, except St. Louis, MO, the largest gains of new renters were people holding a bachelor degree or higher (*green bars on the graph below*). In Phoenix metro, renters with a bachelor degree increased by 48%, in Denver metro by 45%, in Tampa, FL metro by 38%, and in [Atlanta](#) metro by 37%. At the same time, the number of least-educated renters is decreasing in several metro areas, including [Denver](#), [St. Louis](#), [Philadelphia](#), [New York](#) and [Boston](#).

More families (with and without children) rent in the suburbs

Looking at family types, renting households with no children saw the biggest jump (up 33% in the suburbs and 16% in the city). This category includes either couples or single householders with no children present in the household. (Baby-Boomer empty-nesters fall into this category.)

The number of renter families with children also grew significantly, by 29% in suburban areas, but only by 8% in urban areas — no surprise there, considering that most families with kids prefer the suburbs.

Suburban DC is most sought-after by renting families with children

In suburban Tampa, FL renting family households with no children increased the most (by 74%), while suburban [Washington, DC](#) is the most popular for renting families with children, which increased by 83%. The increases are much lower in urban areas. The most significant increase in the number of renters was in urban [Seattle, WA](#) where the number of families with no kids is up by 36%.

Renting in the suburbs has gained popularity with all types of renters

Now that the lure of apartment living has spread into the American suburb, renters who want to live in a walkable neighborhood and have a short commute to work can get what they're looking for thanks to the emergence of the "suburban downtown" and to a concept known as "transit-oriented development." A great example is [Elmhurst 255](#) in suburban [Elmhurst, Illinois](#), self-described as a "new [luxury apartment](#) community in the heart of downtown Elmhurst, within walking distance of grocery stores, the Metra, shopping, theater, museums, restaurants, and nightlife." For those not from Chicago, the Metra is the train system that connects the suburbs of Chicago to The Loop, Chicago's business district.



Apartment community in downtown suburban Elmhurst, Illinois – Image via RentCafe

This is exactly the type of suburban new rental community that appeals to both young and old. With such attractive (and often cheaper) housing alternatives right in their community, the decision to switch to renting has gotten much easier for suburban homeowners.

In each of the categories of renters we analyzed [suburban areas were gaining renters faster than urban areas](#). Suburban renting has become so common and so popular, that [real estate agents](#) now specialize in leasing, which was certainly not the case 10-15 years ago when hardly anyone used an agent to find an apartment for rent.

“From my experience renting in the suburbs is preferred because – one: renting in the suburbs is less expensive than renting in the city, and two: the suburban lifestyle has changed so much in the past ten, ffteen years for a lot of suburbs, it has become vibrant and full of life with close-by shopping, restaurants, entertainment, fne parks, and transportation.” added Solomie.

Aging baby boomers still want it all, including luxe urban apartment living

2

As a segment of the growing senior population seeks upscale urban living, an affordability crisis looms

By **Patrick Sisson** | Oct 24, 2017, 11:17am EDT

Rendering of exterior of **Waterstone at the Circle**, an urban independent living community scheduled to open in Boston in January.



Michael Gordon, VP of planning and development for a Boston real estate firm, has been counting down the days until a new high-end apartment and condo complex opens. The 92-unit project boasts the kinds of amenities common in the current spree of high-end rentals going up in American cities: walk-in closets, full kitchens, more spacious layouts, numerous communal areas, concierge services, chauffeured car service, even an on-site movie theatre and two restaurants.

The key difference between [Waterstone at the Circle](#) and other expensive high-rises is the demographic of its clientele. The average move-in age of future Waterstone residents is 82.

“We’ve found that most seniors want to remain in the city,” Gordon says. “You’re seeing a trend where empty-nesters are downsizing and lots of new product are being built for them. They’ll want additional services when they’re 80.”

Opening in Boston’s Brighton neighborhood in January, Waterstone, which is being billed as an urban independent living community, represents a watershed in American demographics, senior life, and real estate development. Gordon’s firm Epoch Senior Living has made a big bet—he wouldn’t specify how much the building costs, but with rent starting at \$7,000 a month, it’s safe to assume it’s quite a bit—that baby boomers’ golden years will be a golden opportunity (it already opened a similar project in [Wellesley](#)). As [Americans live longer](#) with more healthy, active lifestyles, [senior housing is being rethought, redesigned](#), and, in this case, rebranded.

“[They want walkability](#),” Gordon says of similar clients in other Epoch properties. “Go to their units at 3 in the afternoon and they’re empty. People are out and about. This is all about high-end, independent living.”

Waterstone goes online before the coming wave of older Americans crests. Gordon says many residents, at opening, will actually be the parents of younger baby boomers. Since the average baby boomer doesn’t turn 80 until 2026, the real growth in this market won’t occur for another decade.

The active, wealthy senior may be the new millennial

The number of senior renters has grown dramatically across all income levels—not just the high end of the market represented by Waterstone. According to a [new analysis](#) of U.S. Census Bureau data by RENTCafe, they're actually the fastest growing segment of the country's rental population.

Between 2009 and 2015, the number of renters over 55 increased by 28 percent, compared to a 3 percent increase in renters 34 years or younger. Clearly, there are already a lot more younger people living in apartments. But the significant jump in seniors, representing 2.5 million more 55-plus renters, comes before the so-called “silver tsunami” hits, suggesting both lifestyle and demographic shifts are at play.

Aging baby boomers still want it all, including luxe urban apartment living

As a segment of the growing senior population seeks upscale urban living, an affordability crisis looms

By [Patrick Sisson](#) | Oct 24, 2017, 11:17am EDT

The study's author, Nadia Balint, says the data points to rapid growth in highly educated, empty-nest baby boomers, driven by a number of factors: lifestyle changes, lingering financial challenges from the 2008 housing crash, and an inability to trade down in the ownership market due to a lack of [affordable options](#).

“They were forced to downsize, or they're simply finding out renting is a better choice for them at this point in their life,” says Balint. “But there are also more rental options on the market that appeal to this demographic, more mixed-use developments in suburban downtowns and transit oriented locations. They offer a more manageable, flexible lifestyle with fewer maintenance costs.”

Balint's data shows the 55-plus renter population has grown most quickly in the areas one may expect: warmer, urban parts of the Sun Belt. Tampa, Florida, saw a 61 percent jump between 2009 and 2015, Phoenix saw a 59 percent rise, and Dallas recorded a 46 percent jump. For developers, the active, wealthy senior may be the new millennial.

Waterstone and other projects like it are betting on this niche, but profitable, market of rich urban seniors over 80. In Manhattan, the \$246 million Maplewood Senior Living residence, a 23-story luxury high-rise offering 215 units and a farm-to-table restaurant, is meant to be the

first of a line of branded high-rises called [Inspir](#). But as they age, plenty of active boomers will also seek out urban or urban-style living without the hassle or overhead of ownership.

Today's young seniors "don't want to feel like they are tucked away in some suburb," Traci Bild, head of Bild & Co., a Tampa healthcare consulting firm, told the [Wall Street Journal](#). "If you are getting that younger resident who is not 80 yet, that's someone who is going to want that urban environment and pay for it."

"The Silver Tsunami" and an aging U.S.

Population trends suggest developers should be figuring out how to break ground now. The population has significantly aged in just the last few decades: The average age was 28 in the '70s, says Balint, and today it is 37. According to [Projections and Implications for Housing a Growing Population: Older Households 2015-2035](#), a 2016 report by the Harvard Joint Center for Housing Studies, the number of Americans over 80 will double in the next two decades, from 6 million to 12 million. Gordon says the average move-in age for a traditional senior rental property right now is 82.

One out of three U.S. households will be headed by someone over 65 by 2035. That's 79 million Americans, many thinking of retirement—and renting—in a whole new light. The jump in the 80-plus population will be meteoric. This group will grow 18 percent between 2020 and 2025, and then rise a further 27 percent between 2025 and 2030.

Compare growth projections to the total stock of senior living units in the country, and it's clear a building boom is needed. According to NIC MAP, a market data provider for the senior housing market, the current U.S. inventory breaks down as follows: 410,000 independent living units, 340,000 assisted living units, 85,000 memory care units offering services for those with Alzheimer's and other conditions, and 150,000 skilled nursing care units providing round-the-clock care.

The market appears to be divided in a few different ways, with active lifestyle options for those 60 to 80 (witness the rise of themed retirement villages such as [Margaritaville](#), which certainly aren't selling a quiet, relaxed suburban lifestyle) and more assisted and supportive living for octogenarians and above. Balint says that many boomers looking for a more urban experience will seek out amenities designed to provide convenience and a comfortable place to live, offering opportunities for socializing so that residents can feel at home

One out of every three U.S. households will be headed by someone over 65 by 2035. That's 79 million Americans, many thinking of retirement—and renting—in a whole new light.

even though they're renting. According to Jennifer Molinsky, a senior research assistant at the Harvard Joint Center for Housing Studies, the percentage of senior renters making \$60,000 a year or more rose from 11 to 15 percent between 2006 and 2016.

Welltower, a development firm working on its own high-end senior urban developments, conducted an [Aging in Cities Survey](#) earlier this year that captured what a very profitable segment of this population wants: 8 out of 10 baby boomers who live in a city want to remain in the city when they are 80-plus years old, with the same percentage expressing openness to urban senior living communities. They want a home that offers access to high-quality health care, a connection to public transportation, neighborhood walkability, and proximity to family.

Looming senior housing divide

But as developers begin building in anticipation of a new segment of wealthy customers, another segment of the growing senior population, low-income renters, should be inspiring similar action within local and national government. [A report](#) compiled by the Center for Real Estate at MIT puts it into perspective: While a few dozen cities may be attracting active seniors back downtown, “the general trend in the United States is still toward increased suburbanization of the elderly population,” the report states. “We will have to confront the real estate issues posed by a growing suburban elderly population for years to come.”

One of these issues is a lack of affordability. According to Molinsky, the U.S. only serves about [a third of adults 62 or older who qualify for housing and rental assistance](#). If this paltry response rate doesn't improve by 2035, nearly 5 million eligible seniors won't receive much-needed housing aid. In its recent report on senior housing, [the center predicted](#) a “near doubling of low-

income renters and owners, many of whom will face housing cost burdens.”

It’s not just the most vulnerable at risk. For one, savings patterns today suggest less wealth for tomorrow’s seniors. A recent study from the [George Washington University School of Business](#) that spoke with 5,000 pre-retirees between the ages of 51 and 61 found that 60 percent have at least one source of long-term debt (26 percent have more than one), 30 percent lack any retirement account, 36 percent couldn’t come up with \$2,000 for an unexpected emergency, and 45 percent reported spending less than they are earning. Molinsky says more and older adults are carrying a combination of consumer, student, and housing debt into retirement, and many who are just about to retire lost substantial household wealth due to the Great Recession. Stories about older Americans working later in life tend to omit that these are usually already high-paying, white-collar professions, she says.

These issues fuel some disappointing predictions by the Social Security Administration’s MINT model (Modeling Incomes in the Near Term). The share of retirees who will lack sufficient income at age 67 to maintain pre-retirement income will increase in the future, and get worse over time. For the leading boomers (born between 1946 and 1955), 39 percent will have inadequate income, as opposed to 35 percent now. That figures rises to 41 percent for trailing boomers (born 1956 to 1965), and to 43 percent among generation X members (born 1966 to 1975).

Cutting back may not be problematic for well-off households, but that gets very difficult for lower-income households. That's even more pronounced when taking into account owner versus renter households, and white households versus households of color, at a time when rental rates are rising. According to [Harvard data](#), among households headed by non-Hispanic whites aged 65 and over, median net wealth in 2013 was \$260,700, almost quadruple that of households headed by a person of color of the same age (\$68,000). And the typical older-owner household has 42 times more wealth than a renter household.

Of pre-retirees surveyed about their financial health, 30 percent lack any retirement account, 36 percent couldn't come up with \$2,000 for an unexpected emergency, and 45 percent reported spending less than they are earning.

This may be the most troubling aspect of the future of senior housing: the widening gap, and the potential lack of a pipeline for lower-income renters. Developers like Epoch, catering to a wealthier demographic, will build more urban, transit-oriented homes for some of tomorrow's older adults, offering a closer connection to the cities they know, the social lives they crave, and the families they love. But without more action, a much wider swath of the population may find the hunt for affordable, convenient housing more of a challenge. Molinsky says she's seeing some movement to address the enormity of the challenge. A federal tax credit for aging in place has been proposed, and many cities are supporting tax credits for retrofitting homes and changing building codes to improve accessibility, both means to increase the amount of affordable, attainable housing.

“The whole issue of housing for older adults is an issue we're just beginning to wake up to,” says Molinsky. “Helping older adults who can't afford housing is one of the trickiest possible issues.”

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Baby boomers, like millennials, are flocking to rentals offering a 'hands-free' lifestyle

- Baby boomers are the fastest-growing group of renters, Census figures show.
- More than 5 million baby boomers are expected to rent their next home by 2020.
- Many boomers want amenity-rich full-service buildings like millennials, brokers tell CNBC.

Amy Zimmer, special to CNBC.com

Published 5:00 PM ET Sat, 25 Nov 2017 | Updated 4:36 PM ET Sun, 26 Nov 2017



Source: Ollie

Russ Chung once lived in a sizable Midwest home, but he recently downsized to a luxury one-bedroom rental in Midtown Manhattan just blocks from Central Park.

Now, rather than mowing a lawn, the 60-year-old higher education administrator spends his free time visiting museums and taking in New York's other cultural offerings.

"As you get older, there are only so many things you want to concentrate on. Apartment life lets you focus on things that matter and get rid of stuff that takes up a lot of time," said Chung. His building's concierge signs for his packages, and arranges for housecleaning.

Chung is one example of a [subset of baby boomers](#) who have become the fastest-growing group of renters across the nation. Since they tend to have

more money to spend than their millennial counterparts, developers are actively figuring out how to lure them to into [one of the luxury buildings sprouting up across the city](#).

Both boomers and millennials are flocking to [areas like downtown Brooklyn](#), where a flurry of new full-services high-rises are springing up — and they sometimes compete over units, Citi Habitats agent Jason Burke told CNBC.

According to Burke, even though there is a glut of these new apartments, there is only a limited number in certain price ranges. Most people want to get in first when the developers are offering the best discounts, he said.

"The boomers are the biggest demographic that can afford it," he said. "But tech levels everything. We're seeing a lot of engineers come to New York, a lot of people in tech who don't work from an office."

"A lot of millennials are moving into brand-new rentals, and a lot of boomers are saying 'That's what's I like too.'"

-Phillip Salem, Triplemint

'We chill, it's a community'

Between 2009 and 2015, the number of renters aged 55 or above rose 28 percent, while those aged 34 or younger only increased 3 percent, according to Census data recently crunched by search engine RentCafe.

Meanwhile, more than 5 million baby boomers across the nation are expected to rent their next home by 2020, according to a 2016 analysis from Freddie Mac. Some boomers want to stay close to the neighborhoods they have lived in for decades; others are following their children to cities, experts said.

Like millennials, many boomers want amenity-rich apartments in good neighborhoods.

"You would think they would be buying and investing in property, but a lot of people like the convenience and ease of renting," said Phillip Salem, an agent at real estate brokerage firm Triplemint.

"A lot of millennials are moving into brand-new rentals, and a lot of boomers are saying 'That's what's I like too,'" he added.

Salem's own Manhattan high-rise — with a gym, yoga studio and three outdoor lounges — is comprised of about 70 percent millennials and 30 percent baby boomers, the 30-year-old estimated.

"When I'm on the roof deck grilling, there are a lot of baby boomers," Salem said. "They come and sit with us. We chill. It's a community."



Source: Ollie

Chris Bledsoe, co-founder of the national co-living brand Ollie, told CNBC that boomers account for one out of every four email inquiries.

Ollie offers an all-inclusive living experience in micro-unit studio apartments (under 400 square feet), or micro-suites where renters have private bedrooms while sharing kitchens, bathrooms and other common spaces. Roughly 80 percent of tenants in Ollie buildings are in their 20s and 30s, but just under 20 percent are over the age of 50 — and about a third of those are in their 60s, Bledsoe said.

In fact, Ollie renters only need to bring their toothbrushes. The units come with modern multipurpose furniture to make the most of small living spaces. A butler service called Hello Alfred sends home managers to pay weekly visits to water plants and make beds, while each building organizes social events like ski trips, whitewater river rafting and guacamole-making contests.

"I say millennial is a mindset not an age group," he said. "Boomers are seeking something urban. They want cultural vibrancy, the theater. They want to be close to where their kids and grandkids are."



Drew Angerer | Getty Images

A sign advertises an apartment for rent along a row of brownstone townhouses on June 24, 2016 in

the Brooklyn borough of New York City.

Zach Ehrlich, of New York-based brokerage Mdrn. Residential, recently launched a concierge-like rental service called Stoop that offers short-term leases. It's attracting interest among boomers looking for a "hands-free lifestyle" and to sample living in new places.

"There are a lot of seniors finding they want to have more flexibility," Ehrlich said. "They also want to have some sociability, whether they lost a spouse or are separated or just don't have a family unit."

Wendy Sanders, a Long Island, New York-based broker with Douglas Elliman, said that downsizing boomers often sacrifice space to live in something that's brand new.

"They're looking for maintenance-free living. When the toilet overflows, they want someone to take care of it," she said.

For Chung, whose job brought him to New York this spring while his wife spends more of her time in their 2,500-square-foot home in Ohio, it is important that he feels well cared for — yet not part of a senior residence, he said.

"As I'm getting older I'm stressed about this: If I fall down and hurt myself here, what do I need to do?" said Chung. "Why am I even worried? I'm going to pick up the phone and call the front desk. I just have to get to the phone."



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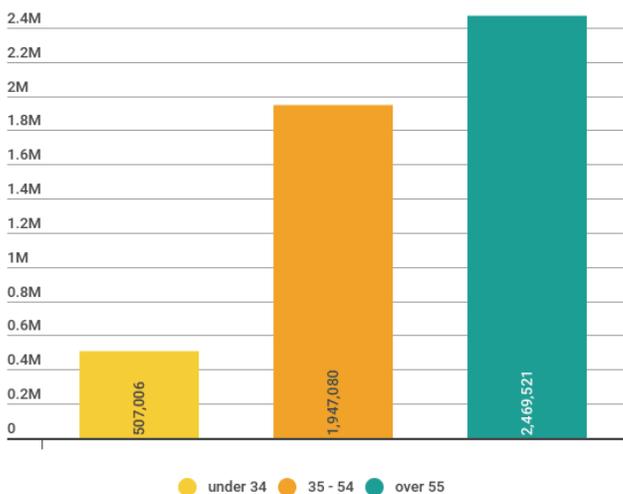
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Forget The Millennials, The Baby Boomer Renters Want Apartments

Submitted by The Editors on Tue, 10/24/2017 - 8:32am

**Net Increases in U.S. Renters by Age Group
 2009-2015**



Based on U.S. Census data



The current trends in apartment development are suddenly attracting a new kind of renter, Baby Boomer renters over age 55 who want to live in apartments in the suburbs, according to a new study.

These potential new tenants are highly educated and have no children in the household.

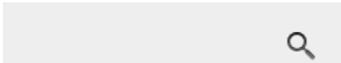
"Whether driven by a change in lifestyle, a consequence of the housing crash, or an inability to downsize due to lack of affordable homes, senior households are embracing renting in droves," according to RentCafe.com.

Some highlights of the Baby Boomer renters report:

- Between 2009 and 2015, the percentage of the renting population over 55 years old increased by a whopping 28% (vs. 3% increase in renters 34 or younger).
- By education, the biggest changes came from renters holding a bachelor degree or higher: up

by 23% (vs. 17% increase in college graduates).

- Renter households with no children saw the most significant percentage increase when looking at family type: up by 21% (vs. 14% increase in families with children).



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Nationwide, the number of senior renter households saw a 2.5 million gain between 2009 and 2015, the largest net increase by age group, according to the study.

Baby Boomer renters choosing suburban lifestyle

Since 2009, 39% more Baby Boomer renters over 55 have chosen the suburban lifestyle for their rental housing.

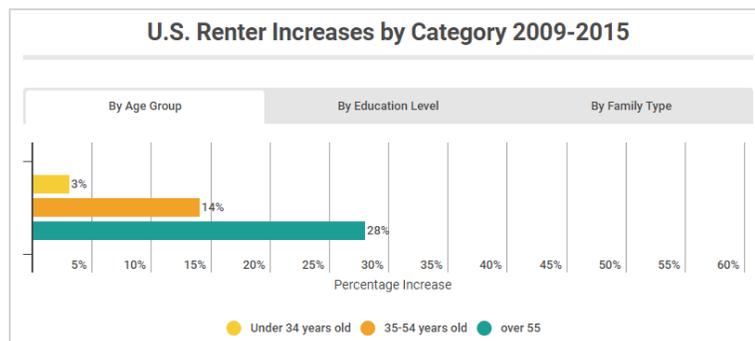
Among the 20 largest metros in the US, Riverside boasts the highest percentage increase in terms of senior renter-occupied households (63%), while Los Angeles posts the biggest gain (approx. 134,000).

Comprised mostly of Baby Boomers, this generation has lived a big part of its life in the suburbs, essentially being responsible for the launch and prosperity of the consumer suburb. Owning a home and raising a family in a suburban community truly defined this age group. Now it finds itself in a big empty house, with too much space to keep up and high property taxes to pay. They are not moving into the city in an urban environment.

“Lowering living expenses, looking for a different lifestyle, less house-related work and overall less responsibility can be achieved by downsizing, so a lot of retirees opt to rent,” Simona Solomie, a real estate broker with Remax Masters of Morton Grove, Illinois, who works with home sellers, buyers, and renters in the western and northwestern suburbs of Chicago, [told RentCafe in the study](#).

Baby boomers also account for the highest increase in renters in urban areas, but the spike in numbers is much higher in the suburbs (21% vs 39%). The second highest increase comes from renters aged 35-54, 27% in the suburbs and 8% in the city.

Cities with largest increase in Baby Boomer renters



In all 20 largest U.S. metros in the study, without exception, the rate of increase in senior renters greatly surpasses that of younger renters.

The two largest gains were in the Los Angeles metro and New York metro. The Los Angeles metro gained 134,000 new senior renter-occupied households and lost 26,000 renter households under 34 years of age.

New York City gained an additional 124,000 renter households over 55 during this time period and about 54,000 under 34.

While Los Angeles and New York had the biggest numbers, the fastest growing areas Phoenix, Riverside and Tampa showed the biggest increases in Baby Boomer renters.

Here are the top 10:

1. Riverside, CA – 63%
2. Tampa, FL – 61%
3. Phoenix, AZ – 59%
4. Dallas – 46%
5. Seattle – 45%
6. Atlanta – 44%
7. Washington -44%
8. Denver – 43%
9. Minneapolis – 38%
10. San Diego – 33%

This Baby Boomer renter is interested to live in a place that offers a convenient, quality lifestyle, a comfortable living space, a place to exercise, and a place to socialize all-in-one.

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12. E

To: Board Members

From: David Hall, Chief of Police

Date: January 19, 2018

Re: Police Department Ordinance Amendments and Additions - Introduction

At the board meeting of January 9, 2018, the board members were presented with the Police Department's request to amend two ordinances and add four new ordinances. The Township's Minor in Possession ordinance must be amended to follow the state change that, in part, changes the violation to a civil infraction. Further, a change was recommended in the ordinance on Resisting and Obstructing a police officer. The amended ordinance would include providing false information to a police officer. Finally, the Department recommended the addition of four new crimes to the list of crimes enforceable under Township ordinance. They include Malicious Destruction of Property, Larceny, Embezzlement and Assault and Battery.

After board discussion, there was consensus to proceed with introduction. A resolution to approve the ordinance amendments and additions is attached. The following motion has been provided for the Board's consideration.

MOVE TO APPROVE THE RESOLUTION FOR THE INTRODUCTION OF THE AMENDMENTS TO CHAPTER 50 OF THE CODE OF ORDINANCES TO AMEND MINOR IN POSSESSION AND RESISTING AND OBSTRUCTING, AND ADD MALICIOUS DESTRUCTION OF PROPERTY, LARCENY, EMBEZZLEMENT AND ASSAULT AND BATTERY.

Attachment:

1. Resolution for Introduction
2. Revised Ordinance

RESOLUTION TO APPROVE

**Amendment(s) to Chapter 50
Offenses and Miscellaneous Provisions
(Township Board)
INTRODUCTION**

RESOLUTION

At the regular session of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23rd day of January, 2018, at 6:00p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board initiated amendments to Chapter 50, Offenses and Miscellaneous Provisions, of the Code of Ordinances, to add the offenses of: Assault & Battery, Malicious Destruction of Property, Embezzlement, and Larceny, to amend Minor in Possession to comply with state law, and to amend Resisting and Obstructing to include providing false information to police officers; and

WHEREAS, the proposed amendments will help protect the health, safety and welfare of the citizens by allowing for local enforcement of the additional criminal offenses and continued enforcements of those offenses recently modified at the state level;

WHEREAS, the proposed amendment will benefit the Township financially by allowing the Township to share in the fines and costs from individuals convicted of the offenses, while simultaneously incurring no additional costs to the Township for enforcement;

WHEREAS, the Township Board discussed the proposed amendment at its regular meeting on January 9, 2018; and

WHEREAS, the Township Board deems it to be in the best interest of the citizens to amend its criminal ordinances to comply with state law, to penalize providing false information to police officers, and to enforce Assault & Battery, Malicious Destruction of Property, Embezzlement, and Larceny at the local level;

NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance: No. _____, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Michigan Chapter 50, Article II, by Adding Sections 50-32 through 34 and 50-86, Article V, by Amending Section 50-115, and Article VI, by Amending Section 50-141".

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 23rd day of January, 2018.

Brett Dreyfus
Township Clerk

ORDINANCE NO. 2018-____

ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP OF MERIDIAN, MICHIGAN CHAPTER 50, ARTICLE II, BY ADDING SECTIONS 50-32 THROUGH 34 AND 50-86, ARTICLE V, BY AMENDING SECTION 50-115, AND ARTICLE VI, BY AMENDING SECTION 50-141

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1.

A. Addition to Chapter 50, Article II, by creating Section 32, entitled Malicious Destruction of Property, which shall read as follows:

50-32: Malicious Destruction of Property

- (a) A person who willfully and maliciously destroys or injures the personal property, the house, barn or other building or its appurtenances of another person is guilty of a crime as follows:
- (b) If the amount of the destruction or injury is less than \$200.00, a person who violates subsection (a) is guilty of a misdemeanor punishable by imprisonment for not more than 93 days or a fine of not more than \$500.00 or three times the amount of the destruction or injury, whichever is greater, or both imprisonment and a fine.

State Law Reference: MCL 750.377a

B. Addition to Chapter 50, Article II, by creating Section 33, entitled Larceny, which shall read as follows:

50-33: Larceny

- (a) A person who commits larceny by stealing any of the following property of another person is guilty of a crime as provided in this section:
 - 1. Money, goods, or chattels.
 - 2. A bank note, bank bill, bond, promissory note, due bill, bill of exchange or other bill, draft, order, or certificate.
 - 3. A book of accounts, for or concerning money or goods due, to become due, or to be delivered.
 - 4. A deed or writing containing a conveyance of land or other valuable contract in force.
 - 5. A receipt, release, or defeasance.
 - 6. A writ, process or public record.

- (b) If the property stolen has a value of less than \$200.00, the person is guilty of a misdemeanor punishable by imprisonment for not more than 93 days or a fine of not more than \$500.00 or three times the value of the property stolen, whichever is greater, or both imprisonment and a fine.

State Law Reference: MCL 750.356

C. Addition to Chapter 50, Article II, by creating Section 34, entitled Embezzlement, which shall read as follows:

50-34: Embezzlement

- (a) A person who as the agent, servant, or employee of another person, governmental entity within Meridian Township, or other legal entity or who as the trustee, bailee, or custodian of the property of another person, governmental entity within Meridian Township, or other legal entity fraudulently disposes of or converts to his or her own use, or takes or secretes with the intent to convert to his or her own use without the consent of his or her principal, any money or other personal property of his or her principal that has come to that person's possession or that is under his or her charge or control by virtue of his or her being an agent, servant, employee, trustee, bailee, or custodian, is guilty of embezzlement.
- (b) If the money or personal property embezzled under subsection (a) has a value of less than \$200.00, the person is guilty of a misdemeanor punishable by imprisonment for not more than 93 days or a fine of not more than \$500.00 or 3 times the value of the money or property embezzled, whichever is greater, or both imprisonment and a fine.

State Law Reference: MCL 750.174

D. Addition to Chapter 50, Article IV, by creating Section 86, entitled Assault and battery, which shall read as follows:

50-33: Assault and Battery

- (a) No person shall commit an assault or an assault and battery on any person.
- (b) A violation of subsection (a) is a misdemeanor punishable by imprisonment for not more than 93 days or a fine of not more than \$500.00, or both imprisonment and a fine.

State Law Reference: MCL 750.81

E. Amendment to Chapter 50, Article V. Section 115, entitled Possession or Consumption of liquor by underage person - Prohibited shall be amended as follows:

50-115: Minor in Possession of Alcohol, False Identification

- (a) Fines and sanctions. A minor shall not purchase or attempt to purchase alcoholic liquor, consume or attempt to consume alcoholic liquor, or possess or attempt to possess alcoholic liquor, or have any bodily alcohol content, except as provided in this section. A minor who violates this subsection is responsible for a civil infraction or guilty of a misdemeanor punishable by the following fines and sanctions:
1. For the first violation, the minor is responsible for a civil infraction and shall be fined not more than \$100.00. A court may order a minor to participate in substance abuse prevention services or substance abuse treatment and rehabilitation services as defined in section 6230 of the public health code, 1978 PA 368, MCL 333.6230, and designated by the administrator of the office of substance abuse services, and may order the minor to perform community service and substance abuse screening and assessment at his or her own expense as described in subsection (e). A minor may admit responsibility only once under this subdivision.
 2. If a violation of this subsection occurs after 1 prior judgment, the minor is guilty of a misdemeanor. A misdemeanor under this subdivision is punishable by imprisonment for not more than 30 days if the court finds that the minor violated an order of probation, failed to successfully complete any treatment, screening, or community service ordered by the court, or failed to pay any fine for that conviction or juvenile adjudication, or by a fine of not more than \$200.00, or both. A court may order a minor to participate in substance use disorder services as defined in section 6230 of the public health code, 1978 PA 368, MCL 333.6230, and designated by the administrator of the office of substance abuse services, to perform community service, and to undergo substance abuse screening and assessment at his or her own expense as described in subsection (e).
 3. If a violation occurs after 2 or more prior judgments, the minor is guilty of a misdemeanor. A misdemeanor under this subdivision is punishable by imprisonment for not more than 60 days, if the court finds that the minor violated an order of probation, failed to successfully complete any treatment, screening, or community service ordered by the court, or failed to pay any fine for that conviction or juvenile adjudication, or by a fine of not more than \$500.00, or both, as applicable. A court may order a minor under this subdivision to participate in substance use disorder services as defined in section 6230 of the public health code, 1978 PA 368, MCL 333.6230, and designated by the administrator of the office of substance

abuse services, to perform community service, and to undergo substance abuse screening and assessment at his or her own expense as described in subsection (e).

- (b) An individual who furnishes fraudulent identification to a minor or, notwithstanding subsection (a), a minor who uses fraudulent identification to purchase alcoholic liquor, is guilty of a misdemeanor punishable by imprisonment for not more than 93 days or a fine of not more than \$100.00, or both.
- (c) If an individual who pleads guilty to a misdemeanor violation of subsection (a)(2) or offers a plea of admission in a juvenile delinquency proceeding for a misdemeanor violation of subsection (a)(2), the court, without entering a judgment of guilt in a criminal proceeding or a determination in a juvenile delinquency proceeding that the juvenile has committed the offense and with the consent of the accused, may defer further proceedings and place the individual on probation. The terms and conditions of that probation include, but are not limited to, the sanctions set forth in subsection (a)(3), payment of the costs including minimum state cost as provided for in section 18m of chapter XIA of the probate code of 1939, 1939 PA 288, MCL 712A.18m, and section 1j of chapter IX of the code of criminal procedure, 1927 PA 175, MCL 769.1j, and the costs of probation as prescribed in section 3 of chapter XI of the code of criminal procedure, 1927 PA 175, MCL 771.3. If a court finds that an individual violated a term or condition of probation or that the individual is utilizing this subsection in another court, the court may enter an adjudication of guilt, or a determination in a juvenile delinquency proceeding that the individual has committed the offense, and proceed as otherwise provided by law. If an individual fulfills the terms and conditions of probation, the court shall discharge the individual and dismiss the proceedings. A discharge and dismissal under this section is without adjudication of guilt or without a determination in a juvenile delinquency proceeding that the individual has committed the offense and is not a conviction or juvenile adjudication for purposes of disqualifications or disabilities imposed by law on conviction of a crime. An individual may obtain only 1 discharge and dismissal under this subsection. The court shall maintain a nonpublic record of the matter while proceedings are deferred and the individual is on probation and if there is a discharge and dismissal under this subsection. The secretary of state shall retain a nonpublic record of a plea and of the discharge and dismissal under this subsection. These records shall be furnished to any of the following:
1. To a court, prosecutor, or police agency on request for the purpose of determining if an individual has already utilized this subsection.
 2. To the department of corrections, a prosecutor, or a law enforcement agency, on the department's, a prosecutor's, or a law enforcement agency's request, subject to all of the following conditions:

- i. At the time of the request, the individual is an employee of the department of corrections, the prosecutor, or the law enforcement agency, or an applicant for employment with the department of corrections, the prosecutor, or the law enforcement agency.
 - ii. The record is used by the department of corrections, the prosecutor, or the law enforcement agency only to determine whether an employee has violated his or her conditions of employment or whether an applicant meets criteria for employment.
- (d) A misdemeanor violation of subsection (a) successfully deferred, discharged, and dismissed under subsection (c) is considered a prior judgment for the purposes of subsection (a)(3).
- (e) A court may order an individual found responsible for or convicted of violating subsection (a) to undergo screening and assessment by a person or agency as designated by the department-designated community mental health entity as defined in section 100a of the mental health code, 1974 PA 258, MCL 330.1100a, to determine whether the individual is likely to benefit from rehabilitative services, including alcohol or drug education and alcohol or drug treatment programs. A court may order an individual subject to a misdemeanor conviction or juvenile adjudication of, or placed on probation regarding, a violation of subsection (a) to submit to a random or regular preliminary chemical breath analysis. The parent, guardian, or custodian of a minor who is less than 18 years of age and not emancipated under 1968 PA 293, MCL 722.1 to 722.6, may request a random or regular preliminary chemical breath analysis as part of the probation.
- (f) A law enforcement officer, on determining that an individual who is less than 18 years of age and not emancipated under 1968 PA 293, MCL 722.1 to 722.6, allegedly consumed, possessed, or purchased alcoholic liquor, attempted to consume, possess, or purchase alcoholic liquor, or had any bodily alcohol content in violation of subsection (a) shall notify the parent or parents, custodian, or guardian of the individual as to the nature of the violation if the name of a parent, guardian, or custodian is reasonably ascertainable by the law enforcement agency. The law enforcement officer shall notify the parent, guardian, or custodian not later than 48 hours after the law enforcement agency determines that the individual who allegedly violated subsection (a) is less than 18 years of age and not emancipated under 1968 PA 293, MCL 722.1 to 722.6. The law enforcement officer may notify the parent, guardian, or custodian by any means reasonably calculated to give prompt actual notice including, but not limited to, notice in person, by telephone, or by first-class mail. If an individual less than 17 years of age is incarcerated for violating subsection (a), his or her parents or legal guardian shall be notified immediately as provided in this subsection.

- (g) This section does not prohibit a minor from possessing alcoholic liquor during regular working hours and in the course of his or her employment if employed by a person licensed by the Michigan Liquor Control Code of 1998 (MCL 436.1101 et seq.), by the state liquor control commission, or by an agent of the commission, if the alcoholic liquor is not possessed for his or her personal consumption.
- (h) The following individuals are not considered to be in violation of subsection (a):
1. A minor who has consumed alcoholic liquor and who voluntarily presents himself or herself to a health facility or agency for treatment or for observation including, but not limited to, medical examination and treatment for any condition arising from a violation of sections 520b to 520g of the Michigan penal code, 1931 PA 328, MCL 750.520b to 750.520g, committed against a minor.
 2. A minor who accompanies an individual who meets both of the following criteria:
 - i. Has consumed alcoholic liquor.
 - ii. Voluntarily presents himself or herself to a health facility or agency for treatment or for observation including, but not limited to, medical examination and treatment for any condition arising from a violation of sections 520b to 520g of the Michigan penal code, 1931 PA 328, MCL 750.520b to 750.520g, committed against a minor.
 3. A minor who initiates contact with a peace officer or emergency medical services personnel for the purpose of obtaining medical assistance for a legitimate health care concern.
- (i) If a minor who is less than 18 years of age and who is not emancipated under 1968 PA 293, MCL 722.1 to 722.6, voluntarily presents himself or herself to a health facility or agency for treatment or for observation as provided under subsection (h), the health facility or agency shall notify the parent or parents, guardian, or custodian of the individual as to the nature of the treatment or observation if the name of a parent, guardian, or custodian is reasonably ascertainable by the health facility or agency.
- (j) This section does not limit the civil or criminal liability of a vendor or the vendor's clerk, servant, agent, or employee for a violation of the Michigan Liquor Control Code of 1998 (MCL 436.1101 et seq.).
- (k) The consumption of alcoholic liquor by a minor who is enrolled in a course offered by an accredited postsecondary educational institution in an academic building of the institution under the supervision of a faculty member is not

prohibited by this section if the purpose of the consumption is solely educational and is a requirement of the course.

(l) The consumption by a minor of sacramental wine in connection with religious services at a church, synagogue, or temple is not prohibited by this section.

(m) Subsection (a) does not apply to a minor who participates in either or both of the following:

1. An undercover operation in which the minor purchases or receives alcoholic liquor under the direction of the person's employer and with the prior approval of the local prosecutor's office as part of an employer-sponsored internal enforcement action.
2. An undercover operation in which the minor purchases or receives alcoholic liquor under the direction of the state police, the state liquor control commission, or a local police agency as part of an enforcement action unless the initial or contemporaneous purchase or receipt of alcoholic liquor by the minor was not under the direction of the state police, the state liquor control commission, or the local police agency and was not part of the undercover operation.

(n) In a prosecution for the violation of subsection (a) concerning a minor having any bodily alcohol content, it is an affirmative defense that the minor consumed the alcoholic liquor in a venue or location where that consumption is legal.

(o) As used in this section:

1. "Any bodily alcohol content" means either of the following:
 - i. An alcohol content of 0.02 grams or more per 100 milliliters of blood, per 210 liters of breath, or per 67 milliliters of urine.
 - ii. Any presence of alcohol within a person's body resulting from the consumption of alcoholic liquor, other than consumption of alcoholic liquor as a part of a generally recognized religious service or ceremony.
2. "Emergency medical services personnel" means that term as defined in section 20904 of the public health code, 1978 PA 368, MCL 333.20904.

3. "Health facility or agency" means that term as defined in section 20106 of the public health code, 1978 PA 368, MCL 333.20106.
4. "Minor" means a person under the age of 21.
5. "Prior judgment" means a conviction, juvenile adjudication, finding of responsibility, or admission of responsibility for any of the following, whether under a law of this state, a local ordinance substantially corresponding to a law of this state, a law of the United States substantially corresponding to a law of this state, or a law of another state substantially corresponding to a law of this state:
 - i. This section or section of the Michigan Liquor Control Code 701 or 707 of the Michigan Liquor Control Code.
 - ii. Section 624a, 624b, or 625 of the Michigan vehicle code, 1949 PA 300, MCL 257.624a, 257.624b, and 257.625.
 - iii. Section 80176, 81134, or 82127 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.80176, 324.81134, and 324.82127.
 - iv. Section 167a or 237 of the Michigan penal code, 1939 PA 328, MCL 750.167a and 750.237.

State law reference: Similar provisions, MCL 436.1703

F. Amendment to Chapter 50, Article VI. Section 141, entitled Obstructing or Opposing Law Enforcement Officers shall be amended by designating the existing language in this Section as (a) and adding section 50-141(b) as follows:

- (b) It shall be unlawful for any person to knowingly and willfully furnish to any member of the Police Department or any peace officer while on duty, false, forged, fictitious, or misleading verbal or written information, in connection with an investigation of a violation of any of the provisions of these Ordinances, or any other State or Federal law.

State law reference: Similar provisions, MCL 750.479 and MCL 750.479c

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective thirty (30) days after its publication.

Ronald Styka, Township Supervisor

Brett Dreyfus, Township Clerk

Cullen Harkness, Township Attorney



To: Township Board

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

Date: January 18, 2018

Re: Special Use Permit #15051 (Meridian Grand River, LLC), extension of special use permit approval period for The Square on Grand River.

At its meeting on July 21, 2015 the Township Board approved Mixed Use Planned Unit Development (MUPUD) #15014 and Special Use Permit (SUP) #15051 for the project commonly known as "The Square on Grand River" at 2655 Grand River Avenue. The approved MUPUD allowed for the construction of eight multiple family buildings and two mixed use buildings and included the existing 54,549 square foot shopping center on the property, which is occupied by tenants Foods for Living, State of Fitness, and Salvation Army. The approved SUP allowed for buildings, including the existing shopping center and the proposed buildings, to total approximately 225,000 square feet. The Code of Ordinances requires a special use permit anytime a building or group of buildings is greater than 25,000 square feet in size.

In November of 2015 the developer of the project, Campus Village Development, requested minor amendments to the MUPUD (#15-15014) and SUP (#15-15051). The proposed amendments reduced the overall square footage of the project by 1,900 square feet, from 225,000 square feet to 223,100 square feet, reduced the number of multiple family dwelling units by eight (8), from 192 units to 184 units, and increased the number of parking spaces by 15, from 525 spaces to 540 spaces. There were also minor changes to the layout of the buildings and parking areas. The revisions, classified as minor amendments by the Code of Ordinances, were approved by the Director of Community Planning and Development on December 18, 2015.

In approving the minor SUP amendment, Planning staff mistakenly established a new effective date, December 18, 2015, for the original SUP. The effective date of the SUP should have remained as it was approved by the Township Board, which was July 21, 2015. The property owner, under the impression the SUP approval ran until December 18, 2017, sent a letter dated November 22, 2017 requesting to extend the SUP approval period for one year. As special use permits have an approval period of two years, SUP #15051 expired on July 21, 2017. However, as staff provided the applicant with an incorrect SUP effective date, the extension request received by the property owner is considered valid and will be honored. The Township Attorney has confirmed this is the appropriate method for dealing with the mistake related to the effective date. The request would extend the SUP approval period from July 21, 2017 to July 21, 2018. The MUPUD approval granted by the Township Board expires on July 21, 2019.

**Special Use Permit #15051 (Meridian Grand River, LLC)
Township Board (January 23, 2018)
Page 2**

Section 86-128(f) of the Code of Ordinances provides criteria for deciding an extension of a special use permit. The review criteria are as follows:

1. The applicant has failed to begin construction within the required time period due to circumstances outside of the applicant's control.
2. The project continues to be consistent with the special use permit review criteria.
3. The project remains conforming to all requirements of the previously approved special use permit.

The project remains in the same configuration and conforms to the originally approved, and subsequently amended, special use permit.

Township Board Options

The Township Board has the option to approve, approve with modifications, or deny the special use permit extension request. If the extension is denied, the applicant must resubmit the special use permit. A resolution will be provided at a future meeting.

Attachments

1. Letter from David E. Pierson requesting special use permit extension dated November 22, 2017.
2. SUP #15051 approval letter dated July 23, 2015.
3. MUPUD #15014 approval letter dated July 23, 2015.
4. SUP #15-15051 approval letter dated December 18, 2015.
5. MUPU #15-15014 approval letter dated December 18, 2015.
4. Approved MUPUD site plan.

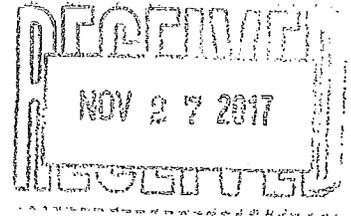
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McCLELLAND & ANDERSON, L.L.P.
ATTORNEYS AT LAW

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BERNARDO A. BALLESTEROS



November 22, 2017

Mr. Mark Kieselbach
Director of Community Planning and Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Special Use Permit #15-15051

Dear Mr. Kieselbach:

On December 18, 2015, as Director of Community Planning and Development, you approved an amendment to the special use permit #15-15051 for a group of buildings (10 new buildings and one existing building) totaling more than 25,000 square feet in conjunction with Mixed Use Planned Unit Development #15014. The approved amendment reduced the overall square footage of the 11 buildings from approximately 225,000 square feet to 223,100 square feet. I am writing on behalf of Meridian Grand River, LLC, the owner of the property, to request an extension of the special use permit based upon the criteria set out in the zoning ordinance:

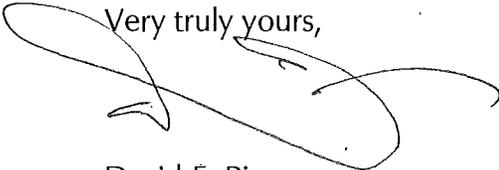
- a. Campus Village Development, LLC, the applicant, failed to begin construction within the required 24-month time period due to their inability to obtain financing. Specifically, the company that the applicant expected to provide financing withdrew from the project. Campus Village was unable to obtain substitute financing and could not complete the purchase of the property or its development.
- b. The project continues to be consistent with the special use permit review criteria listed in § 86-126 of the Township Code of Ordinances as originally applied.
- c. The project remains conforming to all requirements of the previously-approved special use permit.

November 22, 2017

Page 2

Meridian Grand River requests an extension of 12 months and hopes to commence construction in the spring of 2018.

Please let us know what other information may be needed for this request to be considered.

Very truly yours,


David E. Pierson

DEP/cko

cc: Mark Clouse, Esq.

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CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

July 23, 2015

Greg Schaefer
Campus Village Development
919 W. University Drive Ste. 700
Rochester, MI 48307

RE: Special Use Permit #15051 (Campus Village Development)

Dear Mr. Schaefer:

The Township Board, at its regular meeting held on July 21, 2015, voted to approve Special Use Permit #15051 for a group of buildings (ten new buildings and one existing building) totaling more than 25,000 square feet, in conjunction with Mixed Use Planned Unit Development #15014. The project, located at 2655 Grand River Avenue, includes the existing multitenant retail building and the construction of eight apartment buildings and two mixed use buildings. The combined total of the eleven buildings is approximately 225,000 square feet. Approval of Special Use Permit #15051 was subject to the following conditions:

1. Approval of the special use permit is accordance with the Cover Sheet (Site Plan) prepared by KEBS, Inc., dated July 17, 2015, prepared by Progressive AE, dated received May 27, 2015, subject to revisions as required.
2. Special Use Permit #15051 is subject to all conditions placed on Mixed Use Planned Unit Development #15014 (Campus Village Development) by the Township.
3. The gross square feet of all buildings on the site shall not exceed 225,000 square feet unless the applicant applies for and receives an amendment to Special Use Permit #15051 (Campus Village Development).
4. The above-stated conditions shall replace all prior conditions listed in the approval letter for Special Use Permit #96141, dated March 19, 1997.



Greg Schaefer
Special Use Permit #15051
July 23, 2015
Page 2

As is customary, this letter shall act as the permit for the special use. The special use or construction related to the special use must commence within 24 months after the effective date of the special use permit or the permit shall be void unless an extension is requested in writing prior to the expiration date. One extension may be granted for a period not to exceed 12 months from the expiration date of the special use permit. All construction related to the special use must be completed within 36 months from of the effective date of the special use permit unless an extension has been granted then all construction related to the special use permit must be completed within 48 months from the effective date of the special use permit. The effective date for Special Use Permit #15051 is July 21, 2015, the date the Board approved the special use permit. If you have any questions regarding this matter, please contact me.

Sincerely,



Mark Kieselbach
Director of Community Planning and Development

cc: Mark Clouse, Eyde Company
John Gaber, Williams Williams Rattner & Plunkett, PC
Derek Perry, Director of Public Works and Engineering
John Heckaman, Chief Building Inspector
MUPUD File (MUPUD #15014)

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
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Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

July 23, 2015

Greg Schaefer
Campus Village Development
919 W. University Drive Ste. 700
Rochester, MI 48307

RE: Mixed Use Planned Unit Development #15014 (Campus Village Development)

Dear Mr. Schaefer:

The Township Board, at its regular meeting held on July 21, 2015, voted to approve Mixed Use Planned Unit Development #15014, a request to establish an approximate 225,000 square foot mixed use planned unit development at 2655 Grand River Avenue, incorporating the existing multitenant retail building with the construction of eight apartment buildings and two mixed use buildings, consisting of 192 one, two, three and four bedroom apartment units plus retail space and an entrepreneurial center in the mixed-use buildings. Approval of the mixed use planned unit development was subject to the following conditions:

1. The recommendation for approval is based on the Cover Sheet, Utility Plan, and Amenities Plan, prepared by KEBS, Inc., dated July 16, 2015, and building elevations prepared by Progressive AE, dated May 27, 2015, subject to revisions as required.
2. MUPUD #15014 (Campus Village Development), a request to establish a mixed use planned unit development with the existing retail building and ten new buildings, consisting of mixed use and residential buildings, with a total of 192 one, two, three, and four bedroom apartment units, shall be contingent on the approval of Special Use Permit (SUP) #15051 (Campus Village Development).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 5): LED lighting; site recycling of trash; relocate transit stop to front of the property; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; fitness park as public recreation; dog park; outdoor pocket parks; seating plazas visible to the street; private courtyards; public internet; public internet-bus stop; underground utilities; upper floor balconies; sidewalk planters; public art; and consolidation of multiple parcels into one.



4. Waivers shall be granted for those sections of the Code of Ordinances as follows: Impervious surface coverage (Section 86-402(17)); setback for a dwelling unit from the railroad right-of-way (Section 86-470); loading/unloading space (Section 86-721(b)); number of parking spaces (Section 86-755); and interior canopy trees and interior landscaping (Section 86-758).
5. The property owner shall be responsible for the on-going maintenance of the dog park.
6. The applicant shall construct the pathway as part of the project, as shown on the site plan, subject to the approval of the Director of Public Works and Engineering. The applicant shall provide an easement for the entire length of the pathway in a form acceptable to the Director of Public Works and Engineering. Once approved, the easement shall be recorded.
7. Any future building additions or expansions to the buildings will require modification to the MUPUD #15014 and SUP #15051.
8. Building materials should include, but are not limited to, wood, brick, clapboards, glass, and stone. Other materials, such as vinyl, aluminum, and other metals should be avoided. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.
9. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
10. The west side of the Salvation Army building shall be covered with brick surfacing that is consistent with the existing and proposed building materials. The building materials shall be subject to the approval of the Director of Community Planning and Development.
11. Unless the building elevations are revised, the applicant will be required to receive a variance from the Zoning Board of Appeals for non-compliance with Section 86-440(f)(2)b.2., stating, "Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the façade."
12. Windows shall cover no less than 50 percent of nonresidential street level facades.
13. No more than two unrelated persons may occupy the one and two bedroom units and no more than one unrelated person may occupy each bedroom in the three and four bedroom units except members of the same family.
14. All utility service distribution lines should be installed underground.

15. The final design of the two recycling enclosures shall be subject to the approval of the Director of Community Planning and Development.
16. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
17. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
18. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development, including the height of any new parking lot light poles.
19. A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.
20. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
21. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
22. The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
23. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.
24. A minimum of nine street trees shall be provided along the frontage of the site (Grand River Avenue) or the applicant shall be required to request a variance from the Zoning Board of Appeals.

Greg Schaefer
Mixed Use Planned Unit Development #15014
July 23, 2015
Page 4

In addition to the above-stated conditions, the applicant has offered additional enhancements which are required to be provided as part of the mixed use planned unit development project. The enhancements are as follows: LED lighting for ninety percent of all interior lighting; LED lighting for all exterior light fixtures; pervious concrete; the conversion of two handicap apartment units to barrier free ADA units in the mixed use building in Block 1; and eight apartment units will be designated as affordable housing units for residents with income below 80 percent of the median income for the area.

The effective date of Mixed Use Planned Unit Development #13054 is the date of the Township Board's approval, July 21, 2015. If construction related to the mixed use planned unit development has not commenced within four years after the effective date the approval shall be void, except one two-year extension may be considered by the Township Board if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.

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

Sincerely,



Mark Kieselbach
Director of Community Planning and Development

cc: Mark Clouse, Eyde Company
John Gaber, Williams Williams Rattner & Plunkett, PC
Derek Perry, Director of Public Works and Engineering
John Heckaman, Chief Building Inspector
SUP File (SUP #15051)

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

December 18, 2015

Ernie Schaefer
Campus Village Development
919 W. University Drive Ste. 700
Rochester, MI 48307

RE: Special Use Permit #15-15051 (Campus Village Development, LLC)

Dear Mr. Schaefer:

The Department of Community Planning and Development has completed its review of your request to amend Special Use Permit #15051 for a group of buildings (ten new buildings and one existing building) totaling more than 25,000 square feet, in conjunction with Mixed Use Planned Unit Development #15014. The request is considered a minor amendment to the special use permit (SUP #15051) to reduce the overall square footage of the 11 buildings from approximately 225,000 square feet to approximately 223,100 square feet.

Approval of Special Use Permit #15-15051 is hereby approved subject to the following conditions:

1. Approval of the special use permit is accordance with the Cover Sheet (Site Plan) prepared by KEBS, Inc., dated November 18, 2015, and building elevations prepared by Progressive AE, dated August 18, 2015, subject to revisions as required.
2. Special Use Permit #15-15051 is subject to all conditions placed on Mixed Use Planned Unit Development (MUPUD) #15014 and MUPUD #15-15014 by the Township.
3. The gross square feet of all buildings on the site shall not exceed 223,100 square feet unless the applicant applies for and receives an amendment to Special Use Permit #15051.
4. Final site plan approval is subject to the Director of Community Planning and Development.
5. The applicant shall obtain all other necessary and applicable permits and approvals from the Township Department of Public Works and Engineering.



Ernie Schaefer
Special Use Permit #15-15051
December 18, 2015
Page 2

The decision by the Director of Community Planning and Development regarding minor amendments to special use permits may be appealed to the Township Board. An appeal must be filed within 10 days of the date of the Director's action and be in accordance with the Code of Ordinances. Consequently, your special use permit will not become valid until December 28, 2015.

As is customary, this letter shall act as the permit for the special use. The special use or construction related to the special use must commence within 24 months after the effective date of the special use permit or the permit shall be void unless an extension is requested in writing prior to the expiration date. One extension may be granted for a period not to exceed 12 months from the expiration date of the special use permit. All construction related to the special use must be completed within 36 months from of the effective date of the special use permit unless an extension has been granted then all construction related to the special use permit must be completed within 48 months from the effective date of the special use permit. The effective date for Special Use Permit #15-15051 is December 18, 2015, the date the Director of Community Planning and Development approved the minor amendment to the special use permit.

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

Sincerely,



Mark Kieselbach
Director of Community Planning and Development

cc: Mark Clouse, Eyde Company
Derek Perry
Martha Wyatt

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

December 18, 2015

Ernie Schaefer
Campus Village Development
919 W. University Drive Ste. 700
Rochester, MI 48307

RE: Mixed Use Planned Unit Development #15-15014 (Campus Village Development, LLC)

Dear Mr. Schaefer:

The Department of Community Planning and Development has completed its review of your request for a minor amendment to the development plans for the proposed mixed use planned unit development at 2655 Grand River Avenue (The Square). The proposed modifications to the plans approved under Mixed Use Planned Unit Development (MUPUD) #15014 include a reduction of the overall square footage of the eleven buildings from approximately 225,000 square feet to approximately 223,100 square feet; buildings; a reduction of the number of apartments from 192 to 184 apartments; an increase the number of parking spaces from 525 to 540 parking spaces; and minor changes to the layout of the buildings and parking areas.

Approval of MUPUD #15-15014 is hereby granted subject to the following conditions:

1. Approval of the mixed use planned unit development is in accordance with the Cover Sheet (Site Plan) and Amenities Plan prepared by KEBS, Inc., dated November 18, 2015; and landscape plans and building elevations prepared by Progressive AE, dated August 18, 2015, subject to revisions as required.
2. Mixed Use Planned Unit Development (MUPUD) #15-15014 is subject to all conditions placed on MUPUD #15014, Special Use Permit #15051, and Special Use Permit #15-15051 by the Township.
3. The gross square feet of all buildings on the site shall not exceed 223,100 square feet unless the applicant applies for and receives an amendment to Special Use Permit #15051.
4. Final site plan approval is subject to the Director of Community Planning and Development.
5. The applicant shall obtain all other necessary and applicable permits and approvals from the Township Department of Public Works and Engineering.



Ernie Schaefer
MUPUD #15-15014
December 18, 2015
Page 2

6. Any future modifications to the buildings or site shall require an amendment to the mixed use planned unit development as required by the Township Code of Ordinances.

The decision by the Director of Community Planning and Development regarding a minor amendment for a mixed use planned unit development may be appealed to the Township Board. An appeal must be filed within 10 days of the Director's action and be in accordance with the Code of Ordinances. Consequently, your amendment to the mixed use planned unit development will not become valid until December 28, 2015.

The effective date of Mixed Use Planned Unit Development #15-15014 is December 18, 2015, the date the Director of Community Planning and Development approved the minor amendment to the mixed used planned unit development. If construction related to the mixed use planned unit development has not commenced within four years after the effective date the approval shall be void, except one two-year extension may be considered by the Township Board if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.

Sincerely,



Mark Kieselbach
Director of Community Planning and Development

cc: Mark Clouse, Eyde Company
Derek Perry
Martha Wyatt

g:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15-15014 (The Square)\mupud 15-15014 Director approval



To: Township Board

From: Peter Menser, Principal Planner

Date: January 16, 2018

Re: Commercial Planned Unit Development (C-PUD) concept plan - 2080 Grand River Avenue

The commercial planned unit development (C-PUD) ordinance includes a provision for an applicant to submit a concept plan for concurrent review by the Planning Commission and Township Board. The review provides an opportunity to offer comments and suggestions on the project design prior to a C-PUD application. The review is informal; therefore a public hearing and associated noticing are not required.

Jeffrey W. Kyes of Kebs, Inc. has submitted a concept plan for the redevelopment of a property at 2080 Grand River Avenue. The 1.16 acre parcel is located in the C-2 (Commercial) zoning district and is currently occupied by a one-story, 4,929 square foot Mongolian BBQ restaurant. The applicant is proposing to demolish the existing building and construct a new 4,534 square foot restaurant with a drive-through window.

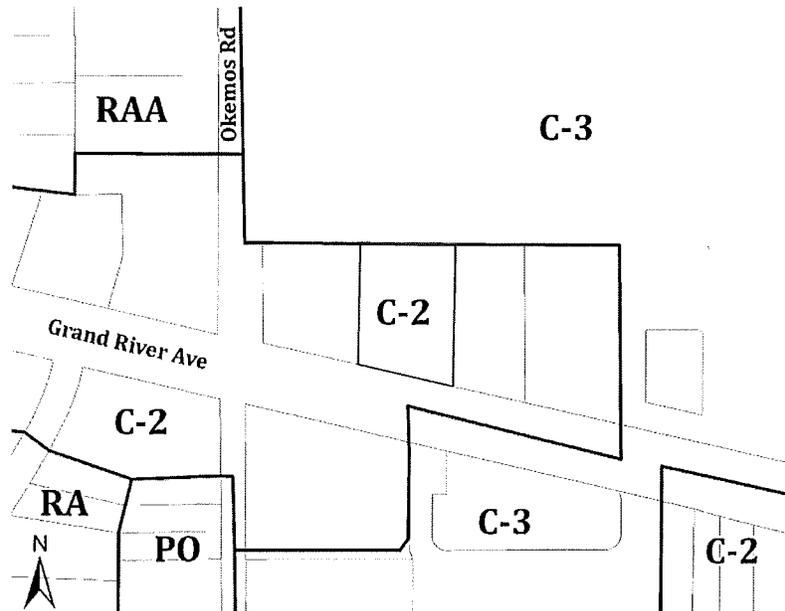
The property is designated on the Future Land Use Map from the 2017 Master Plan as Mixed Use Core.

FUTURE LAND USE MAP



Zoning

The proposed project is located in the C-2 (Commercial) zoning district. A C-PUD is permitted in the C-1 (Commercial), C-2, C-3 (Commercial), and CS (Community Service) zoning districts. All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a C-PUD.



Floodplain

A portion of the project site is located in the floodplain. The submitted site plan depicts the elevation of the floodplain at 842.1 feet above mean sea level. The applicant has indicated that some fill and grading in the floodplain will be needed to accommodate the project. Any work in the floodplain will require review and approval from both Meridian Township and the Michigan Department of Environmental Quality (MDEQ).

Wetlands

Township Wetland #21-3 is located to the north of the subject site. The applicant has submitted for a wetland delineation to determine if there are any setbacks associated with the wetland that may impact the project site. The delineation has not yet been completed due to the weather conditions but once complete any resulting setbacks will be incorporated into the project design and depicted on future site plans.

Utilities

The existing building is served by municipal water and sanitary sewer, both of which are available to serve the proposed redevelopment. The location and capacity of utilities for the proposed new building will be reviewed in detail by the Department of Public Works and Engineering should the project move ahead to a formal submittal.

Staff Analysis

The applicant is proposing to develop the site using the commercial planned unit development (C-PUD) ordinance. A C-PUD is reviewed in accordance with the provisions of Section 86-444 of the Code of Ordinances. All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a C-PUD.

A C-PUD serves as the special use permit review for any use requiring a special use permit, including amendments to existing special use permits, therefore separate approvals are not required. For this project the special use permits that would normally be required for a drive-through window and work in the floodplain will be covered under the C-PUD review.

The C-PUD process mirrors that of the mixed use planned unit development (MUPUD) process, with public hearings held by both the Planning Commission and Township Board. The Planning Commission makes a recommendation on the project with the Township Board having final approval.

Waiver Requests

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

Impervious surface coverage

The maximum impervious surface allowed in the C-2 zoning district is 70 percent. The project proposes 78.48 percent. A waiver of 8.48% is requested.

Parking lot landscape buffer (side and rear)

A 15 foot wide landscape buffer is required between a parking area and a property line. The submitted site plan shows landscape buffers of 2.85 feet, 3.79 feet, and 3.66 feet from the north, east, and west property lines and is therefore requesting waivers of 12.15 feet, 11.21 feet, and 11.34 feet.

Amenities

One or more amenities are required for every C-PUD project. The amenities are provided in exchange for waivers from the provisions of the ordinance. The applicant has not yet identified amenities for the proposed project.

The applicant presented the concept plan to the Planning Commission at their January 9, 2018 meeting. If the applicant decides to move ahead with the C-PUD a formal public hearing will be scheduled with the Planning Commission and required public notices will be sent out.

Planning Commission Options

The Township Board may comment and/or offer suggestions on the project design of the proposed C-PUD.

Attachments

1. Letter from Jeffrey W. Kyes of Kebs, Inc. dated December 18, 2017 and received by the Township on December 18, 2017.
2. Site plan and survey prepared by Kebs, Inc. dated December 1, 2017 and received by the Township on December 18, 2017.



KEBS, INC

Engineering • Surveying

December 18, 2017

Mark Kieselbach
Community Planning and Development Director
Meridian Charter Township
5151 Marsh Road
Okemos, MI 48864

RE: 2080 W. Grand River Avenue Re-development

Mr. Kieselbach,

This letter is to act as a request to initiate a concept plan review for the above referenced property.

The property is to be redeveloped using the Commercial Planned Unit Development Ordinance. The developer intends on razing the site to construct a new restaurant with drive through. A concept site plan with proposed site information and a list of waivers is being submitted with this letter along with a plan showing the existing site as it is today.

It is my understanding that a Special Use Permit will be needed for the drive through and also a Special Use Permit will be required for work in the 100 year flood plain that is currently encroaching on the site. The Special Use Permits will run concurrently with the CPUD.

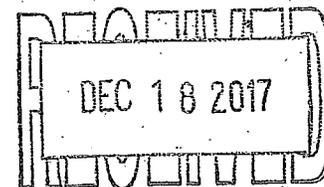
During discussions with Township Staff, it has been brought to my attention there is potentially a wetland off site that may affect this property due to required wetland buffers. The developer has requested the wetland be delineated by Fishbeck, Thompson, Carr and Huber, Inc. when weather permits. Once the wetlands are delineated and surveyed we will analyze the impact to the property.

Please schedule concept review with the Planning Commission and Township Board at your earliest convenience.

If you have any questions or concerns please feel free to contact me.

Thank you,


Jeffrey W. Kyes
Kebs, Inc.





To: Township Board
Planning Commission

From: Peter Menser, Principal Planner
Keith Chapman, Assistant Planner

Date: January 19, 2018

Re: Mixed Use Planned Unit Development (MUPUD) concept plan - Newton Estates

The 23.97 acre subject property is located at the southeast corner of Newton Road and Saginaw Highway (I-69 BL) and consists of two parcels. The west parcel is 17.97 acres and the east parcel is six acres. In 2006 the property was rezoned (Rezoning #06050) to C-2 (Commercial) with a condition offered by the applicant to develop the property as a Mixed Use Planned Unit Development (MUPUD). The condition also placed limitations on the types and sizes of uses including the residential density. The applicant identified three areas of development as Area A, Area B, and Area C. Overall, the entire property is limited to no more than 10 dwelling units per acre. The exhibits approved as part of Rezoning #06050 (attached) detail the uses allowed for each of the three areas of the property. A general outline of each is included below.

- Area A, limits the types of allowed land uses, restricting uses such as bowling alleys, gasoline stations, and brewpubs, among others. It also limits first-floor commercial space to no more than 25,000 square feet.
- Area B is limited to single family detached (free-standing) units and single family attached brownstone-type townhouses. The townhouses are limited to three or four units. The density of Area B cannot exceed six dwelling units per acre.
- Area C is limited to multiple family apartments (and/or condominium units) at a density of no more than 14 dwelling units per acre.

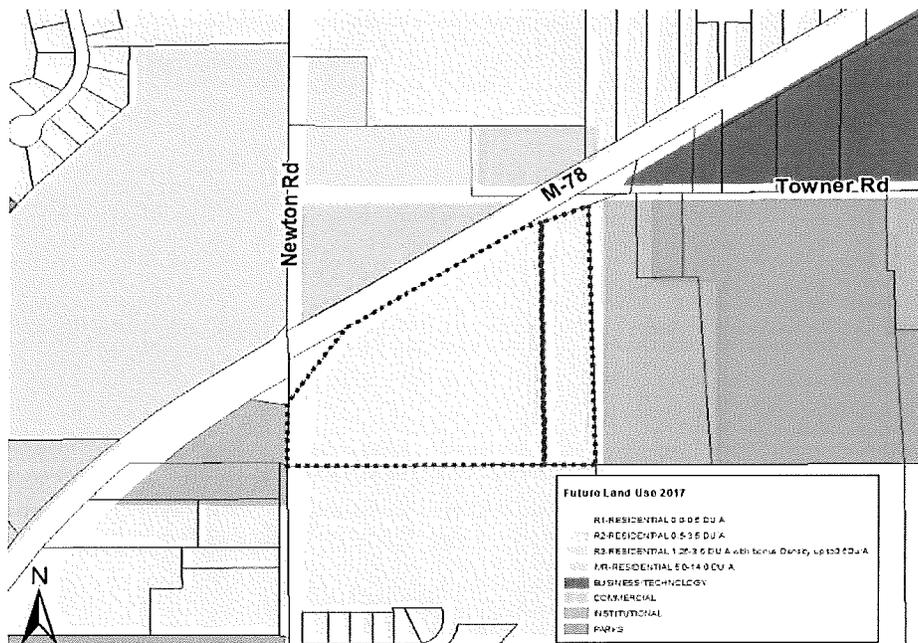
DTN Management Company has submitted a concept plan to develop the property with a mix of commercial, multiple family, and single family. The applicant is proposing to develop the three areas A, B, and C which corresponds to the land uses and densities established in the 2006 rezoning. Area A will contain 85 residential units and 13,780 square feet of commercial space. Area B will contain 32 residential units and a 4,330 square foot clubhouse. Area C will contain 100 residential units.

The mixed use planned unit development (MUPUD) ordinance includes a provision for an applicant to submit a concept plan for concurrent review by the Planning Commission and Township Board. The review provides an opportunity to offer comments and suggestions on the project design prior to a MUPUD application. The review is informal; therefore a public hearing and associated noticing are not required.

Master Plan

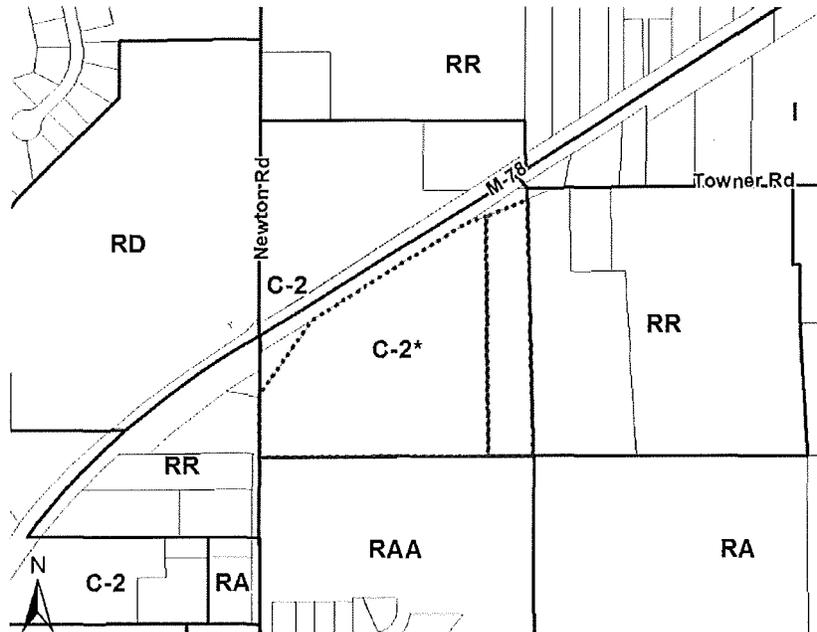
The properties are designated on the 2017 Master Plan Future Land Use Map as R2 – Residential 0.5-3.5 dwelling units per acre (du/a).

FUTURE LAND USE MAP



Zoning

The proposed project is located in the C-2 (Commercial) zoning district. A MUPUD is permitted in the C-2, C-3 (Commercial), CR (Commercial Recreation) and CS (Community Service) zoning districts and is also permitted in C-1 (Commercial and PO (Professional Office) when public water and sewer are available. All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a MUPUD. The 2006 rezoning placed restrictions on the uses allowed on the subject site.



Floodplain

There is no floodplain located on the subject property.

Wetlands

A wetland delineation for the property was done in 2007. The delineation indicated that there are four wetlands on the subject site. Wetland delineations are only valid for three years therefore a new delineation will be required upon formal submittal of a development plan. Once complete, any resulting wetland setbacks will be incorporated into the project design and depicted on future site plans. The proposed plan indicates possible impact to regulated wetlands which will require a wetland use permit (WUP).

Utilities

Municipal water and sanitary sewer is available in the vicinity of the project site and would have to be extended to serve the subject site. The location and capacity of utilities for the proposed new buildings will be reviewed in detail by the Department of Public Works and Engineering should the project move ahead to a formal submittal.

Staff Analysis

The applicant is proposing to develop the site using the mixed use planned unit development (MUPUD) ordinance. A MUPUD is reviewed in accordance with the provisions of Section 86-440 of the Code of Ordinances. The conditions of the rezoning (REZ #06050) limit the types of uses that are allowed within the three areas A, B, and C. Area A can have up to 34 units and there are 32 units proposed. Area B is allowed to have 115 units and 100 units are proposed. A special use permit (SUP) may be necessary for any building or group of buildings over 25,000 square feet.

The MUPUD process requires public hearings held by both the Planning Commission and Township Board. The Planning Commission makes a recommendation on the project with the Township Board having final approval.

Waiver Requests

The MUPUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process. The MUPUD ordinance generally waives the standard requirements for the yard, setback, lot size, type and size of dwelling unit, frontage requirements, and impervious surface regulations and restrictions, provided the purpose and intent of the ordinance is incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the project (additional waivers may be identified in the future):

Building 100' From Residential Zoned Property

The C-2 zoning district requires a 100 foot setback from the residential zoning district along the east and south property line. The project proposes 20 foot setbacks to the east and the south residential properties. A waiver of 80 feet is requested for each.

Parking Requirements

632 parking spaces are required for the site. The applicant is proposing 589. A waiver of 43 spaces is requested.

Building 100' Front Yard Setback From The Centerline

The C-2 zoning district requires a 100 foot setback from the centerline of Saginaw Highway and Newton Road. The project proposes a 50.5 foot setback to the centerline of Newton Road and a 75.5 foot setback from the centerline of Saginaw Highway. A waiver of 49.5 feet and 24.5 feet is requested for each respectively.

40' Parking Setback From Residential Zoned Property

A 40 foot parking setback from the residential zoning district to the east and south is required. The project proposes a 10 foot parking setback from the east and the south residential zoning district. A waiver of 30 feet is requested for each.

20' Parking Setback from Road Right-of-way

The project proposes a 20 foot parking setback from the road right-of-way along Newton Road. The project proposes a 1.5 foot parking setback near the southeast corner. A waiver of 18.5 feet is requested.

Amenities

One or more amenities are required for every MUPUD project. The amenities are provided in exchange for waivers from the provisions of the ordinance. The applicant has not yet identified amenities for the proposed project. The site plan shows areas that are designated as Amenities Area.

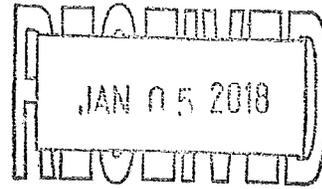
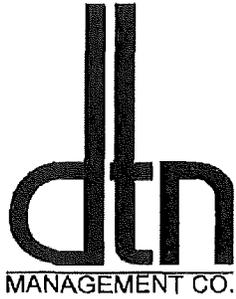
The applicant will present the concept plan to the Planning Commission on January 22, 2018 and the Township Board on January 23, 2018.

Planning Commission & Township Board Options

The Planning Commission & Township Board may comment and/or offer suggestions on the project design of the proposed MUPUD.

Attachments

1. Letter from Chuck Holman dated January 5, 2018 and received by the Township on January 5, 2018.
2. Site plan and survey prepared by Kebs, Inc. dated November 22, 2017 and received by the Township on January 5, 2018.
3. Architectural renderings received by the Township on January 5, 2018.
4. Rezoning Conditions approved by the Township Board on March 20, 2007.



January 5, 2018

Mr. Mark Kieselbach
Community Planning & Development Director
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Re: 6276 Newton Road

Dear Mr. Kieselbach,
Please consider this letter DTN Management's request for Meridian Township to initiate a "Concept Plan Review" for the referenced project.

Project Summary –

This site received approved for rezoning (#06050) to Commercial (C-2) by the Meridian Township Board on March 20, 2007. The approval for rezoning is conditioned on the site being developed under the Township's mixed use planned unit development ordinance and limiting the types of permitted uses and the residential density of the development. The proposed "Concept Plan" being submitted complies with these conditions and contains the site data for the different types of proposed uses, along with the proposed waiver list. Not all proposed amenities are shown at this time. They will be discussed at the Planning Commission and Township Board meetings to determine the most appropriate amenities for the development.

Please let us if we need to take any further action to initiate this review.

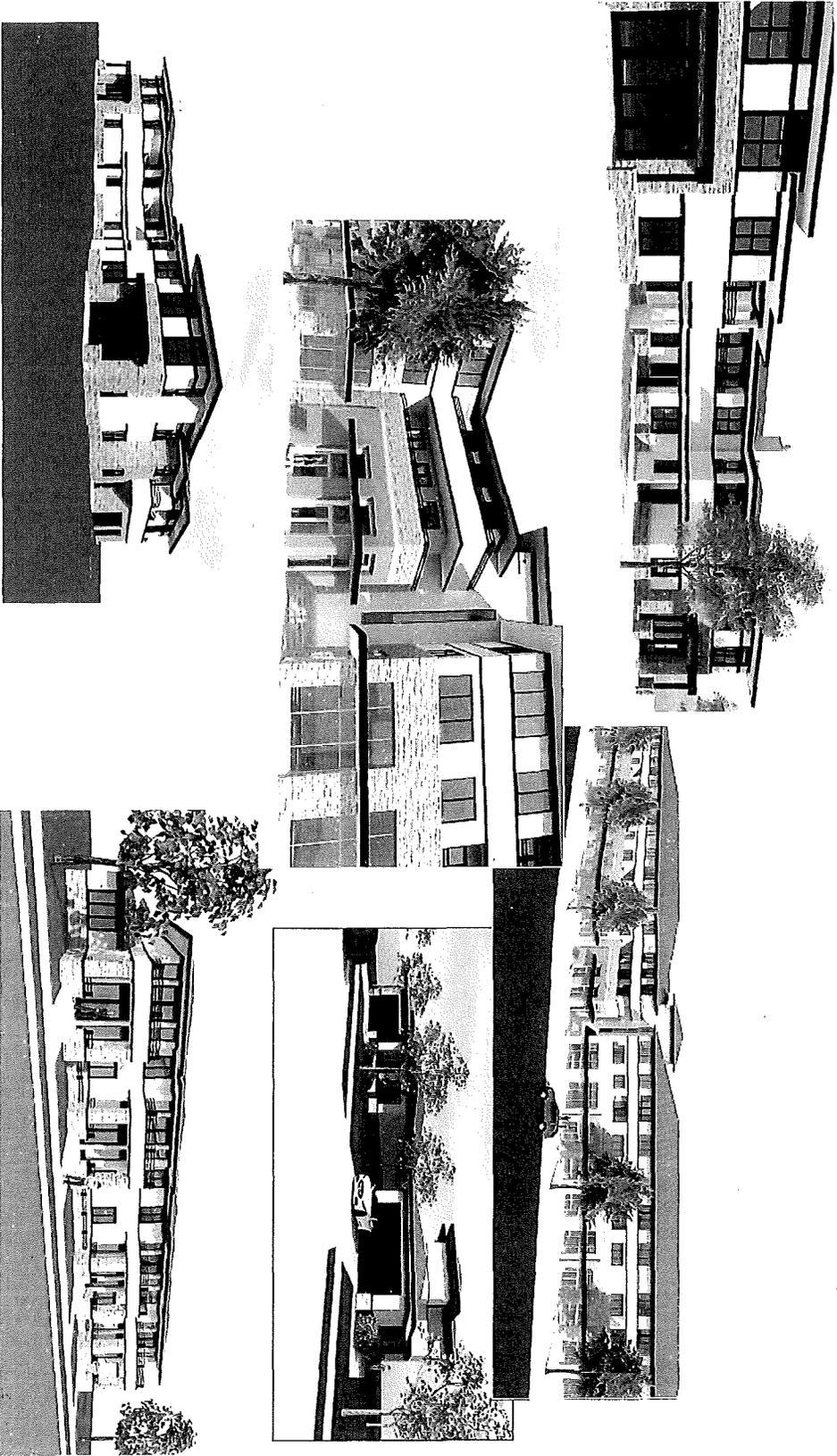
Thank you,
Chuck Holman

A handwritten signature in black ink, appearing to read 'Chuck Holman', written in a cursive style.

Chuck Holman
Vice President, Development & Construction
DTN Management Company
2502 Lake Lansing Road, Suite C
Lansing, MI 48912
p 517.371.5300 c 704.626.0705
e cholman@dtnmgt.com

REAR VIEW
JAN 15, 2018

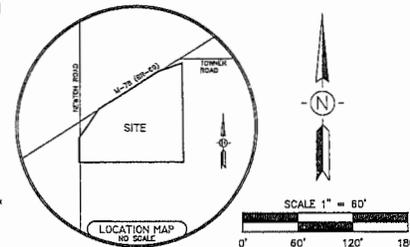
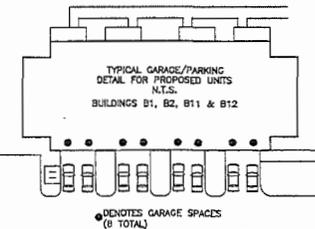
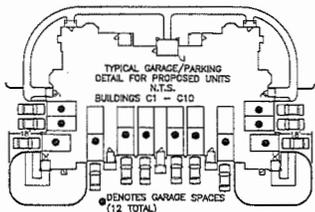
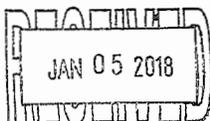
NEWTON ESTATES



MUPUD CONCEPT PLAN
6276 Newton & M-78 Vacant
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

CLIENT:
 DTM MANAGEMENT COMPANY
 2002 LAKE LANSING RD. SITE C
 LANSING, MI 48912-3561
 PHN(313) 371-3200
 FAX(313) 371-3206

ENGINEER/SURVEYOR:
 KEBS, INC.
 2710 HASLETT RD.
 HASLETT, MI 48840
 PHN(313) 339-1014
 FAX(313) 339-8047



LEGAL DESCRIPTION:

(As provided)
 TAX ID: 33-02-02-04-252-004
 THAT PT. OF SW 1/4 OF NE 1/4 S. OF M-78 HWY, EXC BED AT INTER OF GEN LINE OF E BOUND ROWLY OF M-78 STATE HWY & NS 1/4 LINE OF SEC 4 - N 59 DEG 40' E 300 FT - S 35 DEG 44'30" W 423.44 FT TO PT ON NS 1/4 LINE OF SEC 4 A DISTANCE OF 200 FT FROM BEG N 200 FT TO BEG ALSO EXC BEG AT INTER OF GEN LINE OF E BOUND ROWLY OF M-78 STATE HWY & GEN LINE OF TOWNER RD - S 59 DEG 40' W 300 FT S 72 DEG 07' 20" E TO E 1/8 LINE OF SEC 4 N ALONG E 1/8 LINE TO GEN LINE OF TOWNER RD WELY ALONG SAID GEN LINE TO SEC - ALSO EXCEPT COM. AT GEN. OF SEC. 4, S 88 DEG 13' 47" E ALONG E-W 1/4 LINE OF SEC. 4, 1079.47 FT TO PT. OF BEG. N 01 DEG 24' 16" E 1158.35 FT TO PT. ON SLY R/W LINE OF HWY M-78, N 71 DEG 57' 55" E ALONG SAID R/W LINE 231.81 FT, S 01 DEG 24' 16" W 1234.80 FT TO PT. ON E-W 1/4 LINE OF SEC. 4, N 88 DEG 13' 47" W 218.60 FT ALONG SAID E-W 1/4 LINE TO PT. OF BEG, SEC. 4 TAN R/W.

TAX ID: 33-02-02-04-252-005
 COM. AT GEN. OF SEC. 4, S 88 DEG 13' 47" E ALONG E-W 1/4 LINE OF SEC. 4 1079.47 FT TO PT. OF BEG. N 01 DEG 24' 16" E 1158.35 FT TO PT. ON SLY R/W LINE OF HWY M-78, N 71 DEG 57' 55" E ALONG SAID R/W LINE 231.81 FT, S 01 DEG 24' 16" W 1234.80 FT TO PT. ON E-W 1/4 LINE OF SEC. 4, N 88 DEG 13' 47" W 218.60 FT ALONG SAID E-W 1/4 LINE TO PT. OF BEG, SEC. 4 TAN R/W.

PARKING REQUIRED BY ORDINANCE:
 RESIDENTIAL 2 SPACES/UNIT +25%
 COMMERCIAL 5 SPACES/1000 GROSS S.F.

AREA A 80 UNITS 85 x 2 = 170 x 1.25 = 212.5 = 213 SPACES
 14,786 S.F./1000 X 5 = 64.4 = 67 SPACES
 TOTAL SPACES REQUIRED = 280 SPACES
 TOTAL PROVIDED = 157 SPACES

AREA B 32 UNITS 32 x 2 = 64 x 1.25 = 80 SPACES
 4330 S.F. CLUBHOUSE/1000 X 5 = 21.65 = 22 SPACES
 TOTAL SPACES REQUIRED = 102 SPACES
 PARKING PROVIDED = 32 UNITS x 2 CAR GARAGE = 64 SPACES
 11 SPACES BY CLUBHOUSE
 139 SPACES PROVIDED

AREA C 100 UNITS 100 x 2 = 200 x 1.25 = 250 SPACES
 PARKING PROVIDED 12 GARAGE SPACES/BLDG = 10 x 12 = 120 SPACES
 12 SPACES IN FRONT OF GARAGE/BLDG = 10 x 12 = 120 SPACES
 OTHER PARKING = 53 SPACES
 TOTAL PROVIDED = 293 SPACES

TOTAL PARKING REQUIRED ENTIRE PROJECT = 632 SPACES
 TOTAL PARKING PROVIDED = 599 SPACES

BIKE PARKING REQUIRED 632/10 = 64 SPACES
 BIKE PARKING PROVIDED = 52 SPACES

DECKRY CALCULATIONS

AREA A*	AREA 14"
BLDG. A = 85 UNITS	4 (4 UNIT) = 16 UNITS
15,280 S.F. COMMERCIAL	16 SINGLE FAMILY = 16 UNITS
	4330 S.F. CLUBHOUSE
	32 TOTAL UNITS
	34.5 UNITS ALLOWED
	AREA 14"
	10 (10 UNIT) = 100 UNITS
	115.78 UNITS ALLOWED
	217 TOTAL UNITS PROPOSED
	MAXIMUM ALLOWED UNITS ENTIRE PROJECT = 10 UNITS/ACRE (GROSS AREA - RIGHT OF WAY)
	GROSS AREA = 1,937,091 S.F. = 28.71 AC.
	EXISTING RIGHT OF WAY NEWTON & SAGINAW = 87,543 S.F. = 2.01 AC.
	PROPOSED RIGHT OF WAY NEWTON RD. 6,121 S.F. = 0.14 AC.
	NET AREA 1,043,357 S.F. = 23.85 AC.
	23.85 x 10 = 238.5 UNITS ALLOWED

WALVER REQUESTS

SECTION	REQUEST	REASON	WALVER REQUESTED
86-404 (40')	BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY	200% PROP. BLDG. SETBACK 30'	30' WALVER
		EAST PROP. BLDG. SETBACK 30'	30' WALVER
86-785	632 PARKING SPACES REQUIRED	580 PROPOSED SPACES	43 SPACE WALVER
86-387	100' BLDG. SETBACK FROM C/A	NEWTON RD. PROP. BLDG. SETBACK 50'	49.5' WALVER
		SAGINAW HWY. PROP. BLDG. SETBACK 75.0'	24.5' WALVER
86-786 (10)	40' PARKING SETBACK FROM RESIDENTIAL ZONED PROPERTY	PROP. PARKING SETBACK 10'	30' WALVER
86-786 (11)	20' PARKING SETBACK FROM ROAD R.O.W.	1.5'	18.5' WALVER

PERVIOUS/IMPERVIOUS CALCULATIONS:

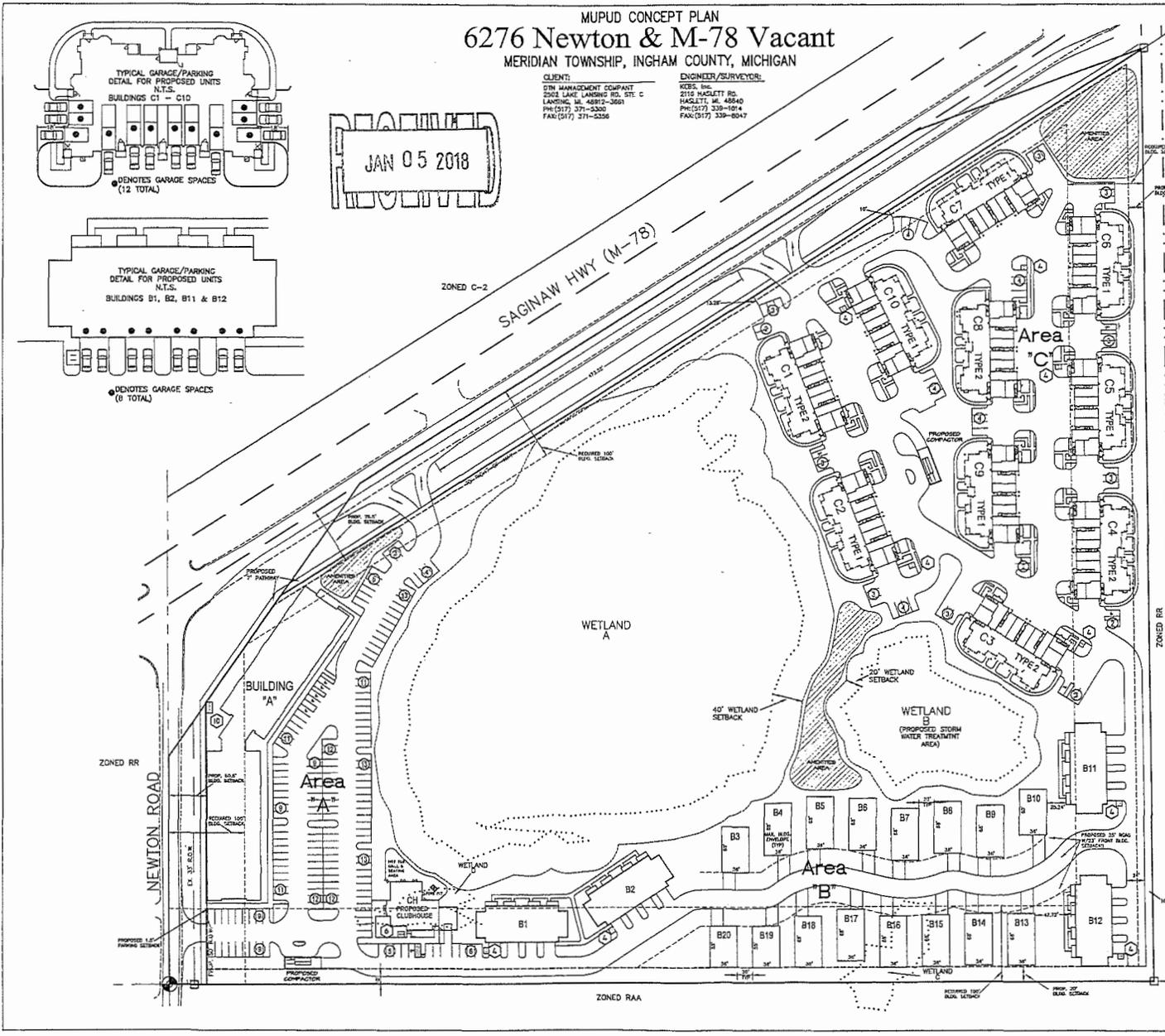
TOTAL SITE AREA = 1,043,357 S.F.
 TOTAL PERVIOUS AREA = 372,033 S.F. = 34.83%
 TOTAL IMPERVIOUS AREA = 471,324 S.F. = 45.17%
 MAX. IMPERVIOUS AREA ALLOWED 70%

REVISIONS

KEBS, INC. CIVIL ENGINEERING
 2710 HASLETT ROAD, HASLETT, MI 48840
 PHN(313) 339-1014 FAX(313) 339-8047
 P. 288-781-8900

6276 Newton & M-78 Vacant
 MUPUD CONCEPT PLAN

SCALE 1" = 60'
 DATE 11-22-17
 AUTHORIZED BY DTM MANAGEMENT COMPANY
 PROJECT NO. 92227
 SHEET 1 OF 1

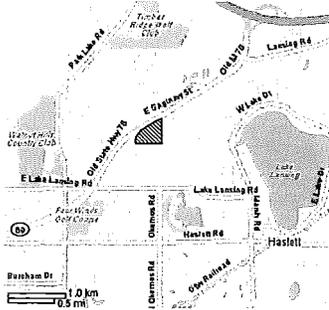


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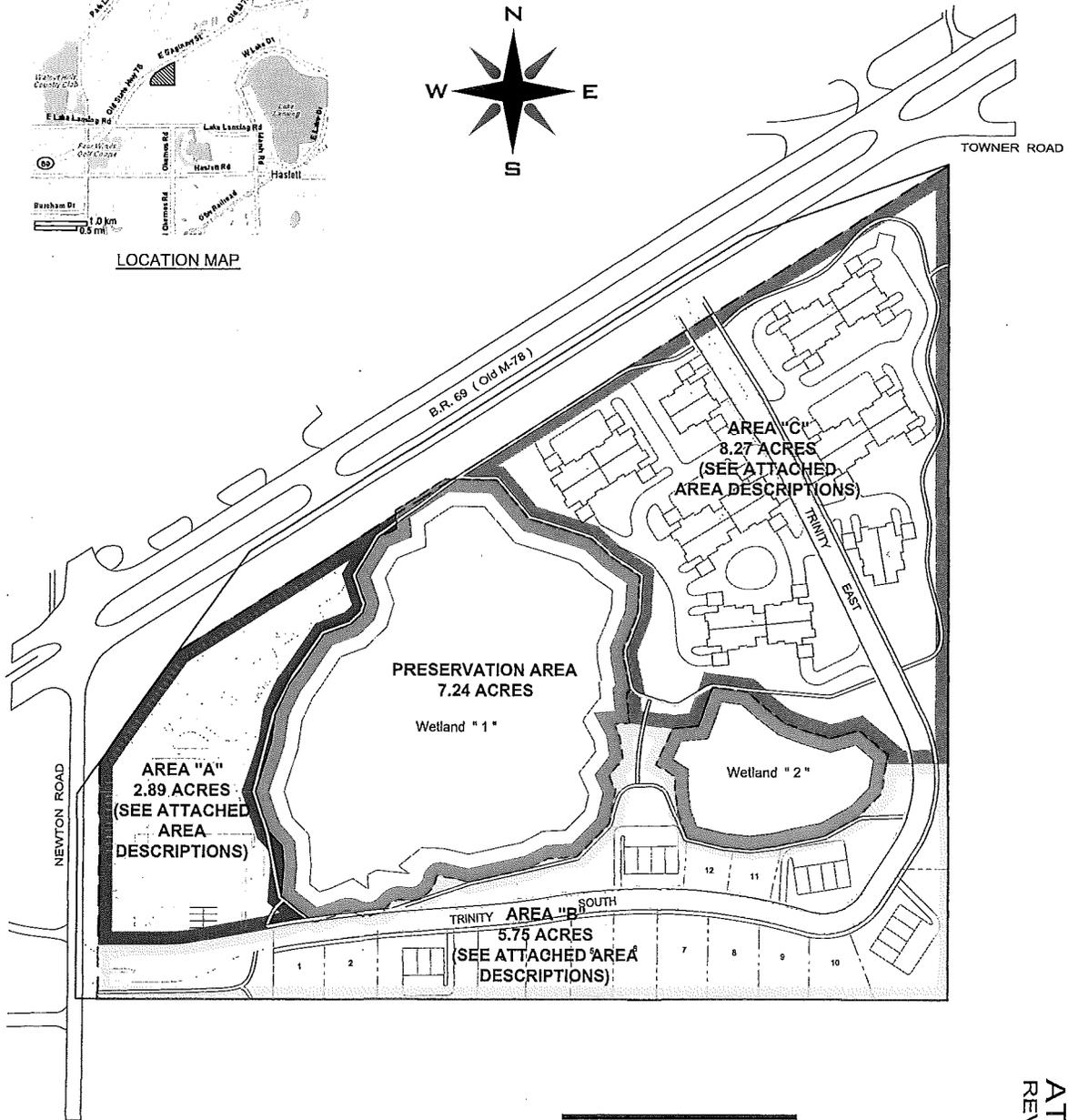
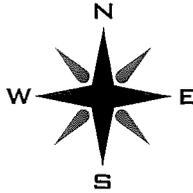
NEWTON CORNERS

PROPOSED MAP AMENDMENT

C-2 ZONING CONDITIONED UPON APPLICATION AND APPROVAL OF
MIXED USE PLANNED UNIT DEVELOPMENT
(PRESENTATION OF LOCATION, USE AND DENSITY CONDITIONS)



LOCATION MAP



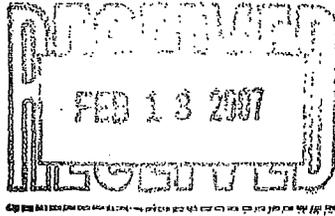
STRUCTURE, LOT, UNIT, ROAD, PARKING, ACCESS IMPROVEMENTS SHOWN ARE CONCEPTUAL AND PROVIDE A DESCRIPTION OF A POSSIBLE DEVELOPMENT SCENARIO UNDER THE PROPOSED "LOCATION, USE AND DENSITY" CONDITIONS OFFERED BY THE APPLICANT.

DEVELOPMENT OF PROPERTY SHALL BE BASED UPON APPLICATION FOR A MIXED-USE PLANNED UNIT DEVELOPMENT AND AS REVIEWED AND APPROVED BY THOSE BOARDS, COMMISSIONS, OR OFFICIALS CHARGED WITH SUCH RESPONSIBILITY PURSUANT TO THE MERIDIAN CHARTER TOWNSHIP ZONING ORDINANCE. PROPOSED DEVELOPMENT UNDER MIXED-USE PUD SHALL BE IN COMPLIANCE WITH THE "LOCATION, USE AND DENSITY" CONDITIONS AS PRESENTED BY THE APPLICANT.

WETLAND ANALYSIS	
Wetland "1"	182,853 SF ±4.20 ACRE
Wetland "2"	35,375 SF ±0.84 ACRE
Wetland Buffer Area "1"	78,470 SF ±1.80 ACRE
Wetland Buffer Area "2"	17,673 SF ±0.40 ACRE
Preservation Area (Wetland & Buffer)	315,374 SF ±7.24 ACRE

ATTACHMENT "B"
REVISED: 1/15/07





ATTACHMENT "C"
REVISED: 2/8/07

The following "areas" correspond to the "areas" presented under Attachment "B".

A. AREA "A"- COMMERCIAL USE

(1.) *Allowable Uses:*

(a.) C-1, Commercial Uses

All uses permitted by right in the C-1, Commercial District (Sec. 86-403.c.)

All uses permitted as conditional uses in the C-1, Commercial District (Sec. 86-403.d.)

All uses permitted by special use permit in C-1, Commercial District (Sec. 86-403.e.), except:

- Sec. 86-403.e.2- Public or private utility building and structures
- Sec. 86-403.e.5- Gasoline Stations

All above uses shall maintain the standards applying to all C-1 uses as provided in Sec. 86-403.b, except the following, which are anticipated to be addressed through the Mixed-Use Planned Unit Development process as standards addressed through design and provision for amenities:

- Section 86-403.b.3- Side and rear yard setback adjacent to a residential district.
- Section 86-403.b.10- Lighting height restrictions.

(b.) C-2, Commercial Uses

All uses permitted by right in the C-2, Commercial District (Sec. 86-404.c.), except:

- Section 86-404.c.5 (portions of) - Bowling alleys.
- Section 86-404.c.12 - Retail food establishments, such as supermarkets, occupying a maximum of 25,000-sf. of gross floor area which supply grocery. Use still permitted, but as permitted in the C-1 district, which limits the size of establishment to 3,000-sf.
- Section 86-404.c.14 - Theaters and Auditoriums

All uses permitted as conditional uses in the C-2, Commercial District (Sec. 86-404.d.), except:

- Section 86-404.d.1- Bars, taverns, lounges and brewpubs.

All uses permitted by special use permit in C-2, Commercial District (Sec. 86-404.e.), except:

- Sec. 86-404.e.1- Funeral homes and mortuaries.
- Sec. 86-404.e.2 (portion of) - Hospitals
- Sec. 86-404.e.3- Light manufacturing
- Sec. 86-404.e.4- Open air business uses, unless otherwise provided for in the C-1 district.
- Sec. 86-404.e.5- Parking buildings or lots
- Sec. 86-404.e.6- Public or private utility buildings or structures
- Sec. 86-404.e.7- Satellite passenger bus terminals
- Sec. 86-404.e.8- Tattoo and body piercing establishments
- Sec. 86-404.e.9- Any building or group of buildings with a combined gross floor area of greater than 25,000-sf.
- Sec. 86-404.e.10- Use or combinations of uses located in a structure greater than 75,000-sf. in gross floor area.
- Sec. 86-404.e.11- Banks, credit unions, saving and loan establishments occupying a maximum of 5,000-sf. of gross floor area with a maximum of five (5) drive-through lanes. Use still permitted, but as permitted in the C-1 district, which limits the size to 2,500-sf. (but permitted by right) and two-drive thru window by special use permit.
- Sec. 86-404.e.13 (portion of) - Gasoline, automobile service stations, oil change establishments, and car washes are excluded.
- Sec. 86-404.e.14- Hotels or motels
- Sec. 86-404.e.15- Enclosed climate controlled storage facilities.

All above uses shall maintain the standards applying to all C-2 uses as provided in Sec. 86-404.b, except the following, which are anticipated to be addressed through the Mixed-Use Planned Unit Development process as standards addressed through design and provision for amenities:

- Section 86-404.b.3- Side and rear yard setback adjacent to a residential district.

(2.) *Density:*

First-floor commercial square footage shall not exceed twenty-five (25,000) square feet within Area "A".

(3.) *Additional Conditions:*

Any residential proposed above commercial establishments shall not cause overall residential density on entire subject property to exceed 10-DU's per acre.

B. AREA "B"- SINGLE-FAMILY USE

(1.) *Allowable Uses:*

Single-family, detached

Single-family, attached, comprised of three (3) to four (4) units townhouse, brownstone, type structures.

(2.) *Density:*

Single-family residential density shall not exceed six (6) dwelling units per acre within Area "B".

(3.) *Additional Conditions:*

In the event that single-family attached (three (3) to four (4) unit townhouse, brownstone type structures) are proposed, the majority of said structures shall not be located along the southern property line on the south side of proposed access within the subject property.

Overall residential density on entire subject property shall not exceed 10-DU's per acre.

C. AREA "C"- MULTIPLE-FAMILY USE

(1.) *Allowable Uses:*

Multiple-family (apartments and/or condominiums)

(2.) *Density:*

Multiple-family residential density shall not exceed fourteen (14) dwelling units per acre within Area "B" "C".

(3.) *Additional Conditions:*

Overall residential density on entire subject property shall not exceed 10-DU's per acre.