



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
May 21, 2019 6:00 pm

1. CALL MEETING TO ORDER
 2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
 3. ROLL CALL
 4. PRESENTATION
 - A. Meijer Check Presentation
 5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS*
 6. TOWNSHIP MANAGER REPORT
 7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
 8. APPROVAL OF AGENDA
 9. CONSENT AGENDA
 - A. Communications
 - B. Minutes-May 9, 2019 Regular Meeting
 - C. Bills
 - D. Treasurer's Quarterly Report-Phil Deschaine
 - E. Ratification of New Full-Time Paramedic/Firefighter Appointment
 - F. Ratification of New Police Officer Appointment
 10. QUESTIONS FOR THE ATTORNEY
 11. HEARINGS (CANARY)
 12. ACTION ITEMS (PINK)
 - A. Future of 2012 .25 Mill Local Road Millage
 - B. Medical Marihuana Non-Zoning Ordinance-**Final Adoption**
 - C. Zoning Amendment #19030 (Township Board) Medical Marihuana-**Final Adoption**
 - D. Rezoning #19020 (Township Board) Martinus Street-**Final Adoption**
 - E. Zoning Amendment #19040 (Township Board) Senior Living Communities-**Final Adoption**
 - F. 2018 International Fire Code with Township Amendments-**Final Adoption**
 - G. Mixed Use Planned Unit Development #18034 (Meridian Investment Group LLC) Red Cedar Manor
 - H. Special Use Permit #18031 (Meridian Investment Group LLC) Red Cedar Manor
 - I. 1st Quarter Budget Amendments
 13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Rezoning #19010 (Woda Cooper)
 - B. Rezoning #19050 (Fedewa Builders)
 - C. Electronic Board Packets
 - D. Recreational Marihuana
 - E. Whitehills Lakes #7 Streetlighting SAD
 - F. BWL Board of Commissioners Appointment
 14. COMMENTS FROM THE PUBLIC
 15. OTHER MATTERS AND BOARD MEMBER COMMENTS
 16. ADJOURNMENT
 17. POSTSCRIPT-PATRICIA HERRING JACKSON
-

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

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

**CLERK'S OFFICE BOARD
COMMUNICATIONS
May 21, 2019**

**BOARD INFORMATION
(BI)**

Riley Millard

From: Alpa Patel <apatel113@yahoo.com>
Sent: Friday, May 3, 2019 12:23 PM
To: Board
Subject: No Marijuana Shops

Good afternoon

Please no Marijuana shops in Okemos

Thank you
Alpa Patel

Sent from my iPhone

Riley Millard

From: Robert Rice <old5ker@yahoo.com>
Sent: Friday, May 3, 2019 7:24 PM
To: Board
Subject: Multi Family Dwelling Rezoning for North Okemos Rd.

My name is Robert Rice, and my address is 2189 Cider Mill DR. East Lansing, MI 48823. I am writing regarding the rezoning of property on the west side of Okemos Rd. (5921 and 5929 Okemos Rd.) from single family residential RR to multi family residential RX. I am opposed to the rezoning of the property. There is currently high density multi family residential property along the east side of Okemos Rd. along with increasingly heavy traffic. The current zoning for this area should remain as it is, with the west side of the road reserved for single family homes.

Thank You for your consideration
Robert and Candis Rice

Riley Millard

From: Kyle Hunter <khunter0622@hotmail.com>
Sent: Friday, May 3, 2019 9:54 PM
To: Board
Subject: Rezoning 5921 and 5929 Okemos Road (North Okemos Road)

I am against the rezoning of 5921 and 5929 Okemos Road (North Okemos Road). Living two houses south of these lots I was apparently outside of the 300 foot notification of the rezoning notification.

North of Haslett road on Okemos Road already experiences a lot of traffic and more then the stop sign at the end can handle certain times of day as well as being posted no trucks and alot of trucks traveling the road. Going from potential 2 driveways to 4+ or 2-4 cars to 4-8+ cars living at the currently empty lots will have an impact.

Already there are unmaintained duplex's lacking pride of ownership all over East Lansing and Meridian township. This is not a trend that should be continued no matter the assurances.

Please be vigilant to the quick money operations that will continue to move in and move out just as quickly with the continuance of the development of SAGINAW HIGHWAY and DOWNTOWN HASLETT.

Protecting the community and investments of OWNER OCCUPIED households should be a priority especially as we face the next several years of development.

Investors buying property knowing the current zoning and hedging their bets on squeezing every penny out of working the system without a true input from the land owners living in the vicinity's of these build them and sell them or build them and not maintain them for profit strategies should not be rewarded.

Thank you for your time.

S Kyle Hunter
2146 Cider Mill Dr

(And please review the rezoning attempt at 2112 Lake Lansing Road at the dead end of North Okemos Road. I am sure if the neighborhood to the north had been notified of this rezoning that they would stand behind their previous opinions.)

Riley Millard

From: Candy Parker <candypar@comcast.net>
Sent: Saturday, May 4, 2019 2:55 PM
To: Board
Subject: medical marijuana businesses

Dear Board Members,

I must let you know that I am opposed to medical marijuana in the Jolly/Okemos road area. This area is already congested. It also has the Okemos high school nearby. Having a medical marijuana business in such close proximity to a school does not seem appropriate.

This does not seem to be the sort of business that is in keeping with the quality of life desired by the current residents. Furthermore, there is no tax benefit to be derived from such a business.

Please do not allow this type of business in the Jolly/Okemos Rd. area.

Respectfully,

Candy Parker

4361 Aztec Way,

Okemos, Mi 48864

Riley Millard

From: Theresa Driscoll <teddvm@yahoo.com>
Sent: Sunday, May 5, 2019 8:31 AM
To: Board
Subject: Multi Family Dwelling Proposed for Okemos Road

To Whom It May Concern:

My name is Theresa Driscoll and I live in the Cider Mill Cove Association off of Okemos Rd. At our yearly meeting last night we had discussion regarding the property next to 5935 Okemos Rd. and the proposal to allow multi family structures to be built. Our homeowners (24 homes) are against any multi family structure being built on that site. We feel this side of the road should be reserved for single family homes. The traffic is already heavy on that part of Okemos Rd because of Costco and the commute hours are very busy. It is difficult to get in and out of our street. I hope you will reconsider the zoning and keep it single family.

Sincerely,
Theresa Driscoll

Riley Millard

From: Youyu Feng <txyouyu@gmail.com>
Sent: Sunday, May 5, 2019 11:53 AM
To: Board; Peter Menser
Subject: Please re-consider the marijuana ordinance zone by Jolly and Okemos

Dear Meridian Township Board and Planning Commission,

Please re-consider the planned marijuana ordinance zone by Jolly and Okemos. This location is within 1-mile walking distance to Hiawatha Elementary School thus no school bus picking-up and dropping-off. Lots of kids and families walk to/from school every day. The proposed marijuana store raises traffic and safety concerns in the school community.

According to John Hopkins's research report <https://www.jhsph.edu/departments/international-health/news/experts-weigh-in-on-the-health-effects-of-marijuana.html>, while "Patients with **chronic pain** who were treated with cannabis or cannabinoids were more likely to experience a significant reduction in pain symptoms", "Cannabis use prior to driving increases the risk of being involved in a **motor vehicle accident.** ".

And " Sixty-nine percent of marijuana users say they have driven under the influence of marijuana at least once, and 27 percent admit to driving under the influence on a daily basis." as reported here <https://www.summitdaily.com/news/co-editorials-marijuana-hurting-co/>.

While researches about marijuana use are still developing, Michigan doesn't set a legal limit for how much marijuana someone can have in their body while driving. Until the research result is mature and Michigan has a clear regulation about marijuana use, we urge our board and planning commission to remove the marijuana ordinance zone by Jolly and Okemos intersection.

Thank you for your time and work!

Sincerely,
Youyu Feng
2017 Timberview Dr.

Riley Millard

From: Susan Nickel-Gregory <susannickelgregory@gmail.com>
Sent: Sunday, May 5, 2019 10:10 PM
To: Peter Menser; Board
Cc: 'AS Gregory'
Subject: Zoning of Okemos & Jolly as medical marijuana overly

I urge you to please not proceed with zoning marijuana businesses at Okemos & Jolly.

- 1) This location is too close to our high school that already has rampant drug use.
- 2) Traffic flow and frequency of accidents is already challenging at this intersection. I don't have confidence that dispensary customers won't consume marijuana and drive away from this location. 96 has numerous accidents and I believe safety will only decrease.
- 3) Have you studied the impact Lansing dispensaries have had on their surrounding neighborhoods?
- 4) There are many education enrichment centers that cater to K-12 students in the commercial plazas at Okemos and Jolly, such as Mathnasium, the Eye Level Learning Center of Okemos, Best Brains Learning Center, A+ by Design Tutor and Learning Center, Victory Martial Arts, All About Art Gallery and Studio, and Kumon Math and Reading Learning Center of Okemos. Allowing commercial marijuana businesses to open in close proximity to the public schools and the learning centers is incongruent and inappropriate.
- 5) Under Federal law marijuana is a Schedule 1 drug, most employers conduct drug screens as part of their pre-employment due diligence. Additional dispensaries with likely reducing the numbers of employable residents which will have a negative economic impact.

I urge you to please consider the greater welfare and safety of the residents you represent. Surely there are better locations than Okemos & Jolly for dispensaries.

Sincerely,

Susan Nickel-Gregory
517-331-3805

Sent from [Mail](#) for Windows 10

Riley Millard

From: Larry rawsthorne <larryrawsthorne@comcast.net>
Sent: Monday, May 6, 2019 7:13 AM
To: Board
Subject: Provisional centers

It seems that the number of centers is being reduced. If approving centers, please consider including Area 5 for final zoning as a provisional center as it is at the end of the township and out of a residential zone. Less likely to have a neighborhood impact. Thank you, Carolyn Rawsthorne Merdian Township resident

Sent from my iPad

Carolyn Rawsthorne
2100 White Owl Way. Merdian Township

Sent from my iPad

Riley Millard

From: kendall.mahn@yahoo.com
Sent: Monday, May 6, 2019 8:51 AM
To: Board
Subject: concerns Re: rezoning of #19010 (Woda Cooper)

Dear Meridian Township board,

I'm writing to express my concerns for the proposed development behind Whole Foods. Thank you for organizing public meetings on this, but unfortunately I will be traveling for work May 9th so cannot attend in person.

I have a few significant concerns as a homeowner in the area, and will be significantly negatively impacted by the rezoning.

1) First, I have significant safety concerns of the proposed change to the roads. I have two small children, and we frequently meet other families with small children on walks/biking in the neighborhood. We regularly see joggers and people with dogs as well. The rezoning would create substantial new traffic and therefore be a safety issue (people already race down Greencliff from Park lake, but they have to slow to turn at Wardcliff. They would not under the rezoning.

One of my children is special needs. She does not always respond to voice commands and we have to keep a tight handle on her. I am very frightened of more traffic, frankly-- we have put up a sign to have people slow down due to kids but... it doesn't always help. And I'm not sure this issue will go down even as she gets older. Finally Wardcliff ability center is close by. Do they need more traffic zipping and zooming given their visitors?

2) Then, presumably we would have to bear the cost of sidewalks in the new update. This cost does not fall to the company. There would also be ongoing costs for us along the streets to clear the snow from said sidewalks. I am a corner lot (corner of Blue Haven and Greencliff) and so it is rather expensive for us.

3) The initial zoning as duplex fits fine with the neighborhood feel and population, because it's like two small single family dwellings. Changing that would potentially be worse. I have also heard stories that companies may claim to have regular checks on their properties, and horror stories that they do not. I'm concerned we have no guarantee they will maintain the property as they describe (a neighbor said the last request was like this), and this would impact our property value if it is not maintained well.

These items all reduce my property value and my neighborhood quality of life. Our area has a really nice community feel, where people are out and about and friendly with their neighbors. This will change that for the worse. Please reject their request.

Thank you for your time in considering this request and for making this an open forum. Please let me know that you received this email?

Sincerely,
Kendall Mahn
PhD, Assistant Professor, MSU Department of Physics and Astronomy
Mother of two young kids (5 and 2)

Riley Millard

From: Connie Tuma <connietuma@gmail.com>
Sent: Monday, May 6, 2019 12:31 PM
To: Board
Subject: Zoning Amendment #19030

Dear Township Board Members,

Please consider including area 5 for final zoning as a provisioning center. This location is found in an area that is surrounded primarily by wetlands and MSU farms. This will have minimal impact on our residential community.

Some of the other proposed areas are much closer to schools and residential communities in Meridian Township.

My husband and I have resided in Meridian Township for 40 years.

Thank you for your thoughtful consideration.

Sincerely,

Connie and Frank Tuma
5452 Amber Dr
East Lansing, MI 48823

Riley Millard

From: Connie Tuma <connietuma@gmail.com>
Sent: Monday, May 6, 2019 12:31 PM
To: Board
Subject: Zoning Amendment #19030

Dear Township Board Members,

Please consider including area 5 for final zoning as a provisioning center. This location is found in an area that is surrounded primarily by wetlands and MSU farms. This will have minimal impact on our residential community.

Some of the other proposed areas are much closer to schools and residential communities in Meridian Township.

My husband and I have resided in Meridian Township for 40 years.

Thank you for your thoughtful consideration.

Sincerely,

Connie and Frank Tuma
5452 Amber Dr
East Lansing, MI 48823

Riley Millard

From: PREETI GADOLA <preetigadola@comcast.net>
Sent: Monday, May 6, 2019 3:39 PM
To: Board
Subject: Zoning Amjendment 19050

Hello,

I live in the Cider Mill Cove neighborhood, on Cider Mill Drive, off of Okemos Road, between Haslett and Marsh, in Meridian Township. In that regard, it has come to the attention of the neighborhood upon viewing a "rezoning pending" sign on Okemos Road, that the above-referenced zoning amendment has been proposed, just north of Brattin Woods Park, which is just north of our neighborhood. I was able to read minutes from an earlier planning commission meeting (4/8/19), online, which allowed comments to the rezoning request, but the minutes from the subsequent meeting are not available. The 4/8/19 minutes read, "A straw poll conducted by Chair Scott-Craig indicated the Planning Commission would be in favor of recommending approval of Rezoning #19050 at the next meeting."

Are you able to let us know if rezoning has been approved, has the zoning amendment been before the Zoning Board of Appeals and does the Meridian Township Board have yet to give its final approval? A number of neighbors are concerned about this rezoning request from RR to RX because of the single family home nature of the area. My understanding from reading the 4/8/19 minutes is that this is a request from Fedewa Builders to build two multi-family duplexes, but the rezoning to RX would also potentially allow for four single family homes.

Thank you for any information you can provide,

Preeti Gadola

Riley Millard

From: Roberta McCall <mccallr6246@att.net>
Sent: Monday, May 6, 2019 5:58 PM
To: Board
Subject: Comment about Woda Cooper rezoning and project {#19010 (Woda Cooper proposal)}

Dear Township Board,

I am writing about the proposed Woda Cooper project and rezoning in the Wardcliff neighborhood behind Whole Foods.

I live on Rockwood Drive which runs parallel to Greencliff Drive between Wardcliff and Park Lake Roads.

I am delighted to hear that Woda Cooper has changed its proposal eliminating the connection from the project to Greencliff Drive. This will help retain the smaller amount of traffic through the Wardcliff neighborhood which does not have sidewalks nor streets wide enough to safely handel more traffic and pedestrians.

Thank you for your attention.

Roberta McCall

2628 Rockwood Drive

Riley Millard

From: Mary Lou Huddleston <huddles3@msu.edu>
Sent: Tuesday, May 7, 2019 6:59 AM
To: Board
Cc: Peter Menser
Subject: marijuana shops

I am against marijuana shops in Okemos, but especially against a marijuana shop on Jolly Rd. It is close to the expressway which makes it a target for criminals because of the easy escape.

On livability and area vibes Okemos gets an 84 rating which is very high, making Okemos a top area in the country to live. Crime gets an A rating. Why would we want to spoil such a wonderful place to live and raise children? Many of our grown children live in Okemos already or come back here to live because it is such a special place. Do we want to ruin it for them?

University of Colorado-CU Denver Today:

“A new study found an association between marijuana dispensaries and increases in rate of crime and disorder in neighborhoods in Denver, Colorado. The study by researchers appears in Justice Quarterly, a publication of the Academy of Criminal Justice Sciences. It states that we found that neighborhoods with one or more medical or recreational dispensaries saw increases in crime rates that were between 26 and 1452% higher than in neighborhoods without them without any commercial marijuana activity. Although this weakened over time, possibly because police targeted those areas, any added crime can affect an area. Do we want the police busy targeting those areas instead of giving us an A rating in crime and protecting us?!!”

Mary Lou Huddleston

Riley Millard

From: Fugate, Frank <FFugate@wodagroup.com>
Sent: Tuesday, May 7, 2019 5:26 PM
To: Board
Subject: Rezoning 19010 Woda Cooper Companies

Meridian Township Board
Re: Rezoning #19010 (Woda Cooper Companies)

Dear Board Members:

Thank you for the opportunity of considering our proposed rezoning of approximately 4.6 acres behind the Whole Foods from RX (and two family residential) to RC (multi-family 14 dwelling per acre). Craig Patterson, Senior Vice President of Development in Michigan and Frank Fugate, Acquisition Manager will be present at the May 9th meeting.

Since the late summer of 2018, we have revised our proposal for The Woodward due to the concerns of the surrounding community. The feedback we received was that nearby residents would prefer a 2 story building, greenspace, traffic impact concerns and a lower density development. As such, our revised townhome proposal consists of three buildings, now reduced from initial 64 units to 49 units. In our initial information package to the board we provided from Bergman, a Lansing company a Technical Memorandum for multi-family trip generation (traffic report) based on 53 units. During Board meeting of May 2, there was discussion about MSHDA tax credit housing allowing students. This has been a concern of the residents from the beginning. We have provided in this week's package a Memorandum from Reno Cavanaugh, a Washington DC law firm that specializes in affordable tax credit housing outlining the five exceptions for a unit to be allowed to have a student residing in affordable housing:

We hope that we have demonstrated our commitment to working closely with the Township residents and planning staff, to build affordable workforce multifamily housing option.

Thank you for your time and consideration.

Best Regards,

Frank

Frank Fugate
Woda Cooper Companies, Inc.
Mobile: 614.406.2931



**WODA COOPER
COMPANIES**

Office: 614.396.3204
500 S. Front St., 10th Floor
Columbus OH 43215

Riley Millard

From: Robert Schikorra <robert.schikorra@gmail.com>
Sent: Friday, May 3, 2019 10:23 AM
To: Board; Peter Menser
Cc: Robert Schikorra
Subject: No Medical Marijuana at Jolly + Okemos Roads

As a resident of Hiawatha Lakes I do not support a Medical Marijuana location in the vicinity of Jolly and Okemos Roads. I fully support the below comments from my neighbor and Meridian Township leaders should act to preserve this highly desirable and attractive area of the township. Any Marijuana businesses located in this area would negatively impact one of the most sought after residential areas in the township.

There are three voters in my home that will vote accordingly in future elections to support this position.

See below:

"The idea of designating the corner of Okemos and Jolly as a medical marijuana overlay district is highly objectionable for the following reasons:

1. Off Highway I-96, Okemos Road is the gateway to Okemos. Okemos should maintain its positive, healthy, highly educated and family friendly image by banning medical marijuana businesses at the corner of Okemos and Jolly.
2. If we allow weed shops to be set up at Okemos and Jolly, people who live in nearby towns that ban marijuana businesses would drive to Okemos from I-96 to buy pot. Do we really want this type of extra traffic and pollution and the deterioration of Okemos's image?
3. To date marijuana is a Schedule 1 drug under federal law. It is a controlled substance and for this reason most banks refuse to do transactions with marijuana businesses. Such businesses are therefore cash only, which leads to higher risks of robberies, money laundering, theft, and other crimes. They do not add anything valuable to Okemos' image and reputation.
4. Marijuana businesses would create an extra burden on the local police, fire department, and medical emergency response teams. The extra costs could translate into higher property taxes for residents. Because the Meridian Charter Township is not a city, it cannot implement a city income tax. And because of a sunset clause in the 2016 state licensing law, on March 6, 2019 the State of Michigan ended sharing the revenue generated from a 3% excise tax on medical marijuana with local municipalities and counties that allow medical marijuana businesses to operate. In other words, Meridian Township does not stand to generate any revenue from either the excise tax of medical marijuana sales or the income tax paid by marijuana business operators. Since there is no financial gain for Meridian Township to speak of, the Township Board should err on the conservative side and proceed with as few overlay districts as possible.
5. According to the 2018 Meridian Township Citizens Survey, residents rated their quality of life as high and especially appreciated the township's safety, school system, and many educational enrichment opportunities. Any new urban development plan must not contradict this established character of the township.
6. Okemos Road and Jolly Road are arterial roads that lead to Hiawatha Elementary School, Chippewa and Kinawa Middle Schools, and Okemos High School. Numerous families and school busses travel these routes every day.

In addition, there are many educational enrichment centers that cater to K-12 students in the commercial plazas at Okemos and Jolly, such as Mathnasium, the Eye Level Learning Center of Okemos, Best Brains Learning Center, A+ by Design Tutor and Learning Center, Victory Martial Arts, All About Art Gallery and Studio, and Kumon Math and Reading Learning Center of Okemos. Allowing commercial medical marijuana businesses to open in close proximity to the public schools and the learning centers is incongruent and inappropriate. The presence of marijuana businesses would maximize impressionable children's exposure to the idea of using (and abusing) marijuana rather than minimize it.

7. Although the Board currently is only discussing medical marijuana, once the special overlay district is in place, it will become where recreational marijuana businesses are allowed to set up too if the Board decides to allow those down the road. This can happen very quickly, in 1-2 years. Even more than medical marijuana, recreational marijuana businesses would contradict the family-friendly and education-focused character of Okemos.

I strongly oppose the Board's idea of zoning the corner of Okemos and Jolly as a medical marijuana overlay district. It should be removed from zoning amendment #19030 once and for all."

Thank you for your time. Robert Schikorra 3682 Powderhorn Drive Okemos, MI 48864

Riley Millard

From: Kjubek@yahoo.com <captk2003@gmail.com>
Sent: Tuesday, April 23, 2019 12:11 PM
To: Board; Peter Menser
Subject: Cannabis lies

A friend of mine that lives in Meridian Township sent this letter to me today that was left at his house. I live in Boulder, Colorado and can tell you first hand that most of the points outlined in the fear-based letter distributed to Meridian residents are lies. All the "terrible" things they claim are negative outcomes have not come to fruition in Colorado. They are purely scare tactics. All of the things they mention as harmful could be applied to alcohol but there are at least a dozen liquor stores in Meridian and even more places when including restaurants. I think you should look at Colorado as a model. Also I'll point out that restriction of license to a limited number of businesses will likely lead to corruption so would be better to let a free market run. Regulation like distance from schools works better than limiting the number of establishments. Also I know Meridian has strict laws about building signage used for businesses. Use that as a way to make dispensaries less visible. There are a lot of benefits for cannabis users so need to think about them also. There are medicinal benefits that have been proven. Legalization using a free market will subdue the black market that is tied to crime and exposure to other harder drugs. Police offices can spend more time fighting crime rather than cannabis users. The city saves money on incarceration of cannabis users. And dispensaries do raise tax dollars.

In my 21 years in Colorado, medical and recreational cannabis have not lead to the things the fear mongers who wrote the attached letter claim. In fact, auto accidents have fallen in CO since legalization. Federal law will change because so many states have legalized and polls show an overwhelming majority to legalize across the nation. Don't let deceitful fear mongering lead to the wrong decision for your constituents.

Thanks,
Kirk

Riley Millard

From: Wayne Browning <wbrowningdvm@gmail.com>
Sent: Wednesday, May 8, 2019 11:18 AM
To: Board
Subject: Cannabis application requirements

To the Board,

This email may have already been forwarded to you, but wanted to make sure.

I am concerned regarding the "fast track alternative" for residents language in the draft ordinance. First, it gives unfair advantage to a certain group of people. As Marvin Karana pointed out, other cities/towns have frequently been the targets of lawsuits for reasons such as this. Second, and more importantly, it would unfairly impede the likely best candidate to run a business like this. I think the Township would be best served by someone/a group with the most experience in this area to run this type of business. This would allow for the highest quality of the business and/or operator. Giving special preference so someone else less qualified/experienced based solely on their address could be a recipe for failure. I seriously doubt that a local resident would have the best qualifications for this type of business.

Sincerely,

Wayne Browning, DVM

Riley Millard

From: Donna Rose <wild-rose@sbcglobal.net>
Sent: Thursday, May 9, 2019 1:58 AM
To: Board
Cc: Frank Walsh; hudson.kc@live.com
Subject: CATA Millage Language

CATA Board of Trustees,

Since this note will not be included in this meeting packet, I would like you to make sure it is added into the next.

At the risk of being publically coined a "trouble maker" again, I am writing to you to ask that you remove language from the proposed Redi Ride millage ballot regarding "disbursements" of some of these funds to other entities. The CATA Board of directors voted to allow part of our CATA general millage funds to be diverted for the tax incentive funding for the four corners project. I cannot support taking money from the Redi Ride millage which helps people who have to use this service to fund development. I don't believe CATA Board members knew they were voting to take funds from Meridian Redi Ride for this purpose. And further, if you change the language of the millage it is no longer a renewal. We have all been through this language discussion previously on many occasions with comments from the Township's attorney stating as such. Further I don't believe the County millage funds should be used for this purpose either as that millage supports Spectran. Yes, CATA will benefit from the redevelopment of this area through increased tax revenue, but most of the people benefiting from Redi Ride will likely not be living in luxury apartments, or be taking the public transit which will be provided to this area. CATA is already providing much more money for Redi Ride than our millage supports.

The Redi Ride program will continue to grow in popularity as more and more seniors can no longer drive. I should add here the largest percentage of the population currently losing their sight are those 65 or older from macular degeneration? Eventually if you do not find a way with CATA to control the cost of this service it will price itself out of existence due to ridership growth and our aging population. We cannot afford to divert any funding from this program to anything else. As it is CATA may be adding another \$90K of tax dollars to increase Redi Ride to keep up with capacity issues. And the CATA Board might not approve of this \$90K added to the CATA budget to add the extra bus without more of our own millage dollars added. How can we justify diverting any of these funds when our own millage covers less than 60% of the service provided?

As a voter I would want to know more about these disbursements prior to voting yes on this millage, i.e. where exactly will funds be diverted. Why make this more difficult. Just take this language out. This language will be scrutinized by voters who will likely feel you are taking money from seniors and people with disabilities to develop a luxury area for the rich. I will feel I was tricked when asked to vote yes for these TIFA funds if you allow this language to remain. I cannot support a ballot initiative containing this language or spirit. It is sneaky at the least and not appropriate for a ballot renewal at the most. Don't disenfranchise your low income voters and those who love or have contact with them. This is just so outrageous. I would have never expected you to even consider such a thing.

You know, I want to be a team player, but you all are only thinking about your development and roads. You have given marijuana more thought than how hundreds of low income people can easily get from their homes to buy food. And apparently marijuana will be more available in our township than public transit! I am totally disillusioned by a bunch of supposed democrats. Voters are smarter than you think! What are you thinking?

With extreme grievance,
Donna Rose, LMSW, CATA Board Member
6207 Cobblers Drive

East Lansing, MI 48823

P.S. Township residents should be able to vote on this marijuana initiative and whether we want it in our town. Hundreds, maybe thousands of voters here are against it. I will not consider it viable until it is federally legal and regulated. The necessary cash component of it is too risky. We don't need it here at this time. I have never seen so many letters in the Board packets against an issue. Don't be a runaway train and listen to your constituents!

May 8, 2019

Dear Meridian Township Board and Planning Commission:

I respectfully oppose the adoption of the proposed Commercial Medical Marijuana Non-Zoning and Zoning Ordinances that allow cultivation, production and retail sale of medical cannabis in Meridian Township (the Township). In my opinion permitting 9 facilities in order to serve approximately 1,000 resident patients places a big and unnecessary burden on the Township and its local residents. Medical cannabis is expensive for the Township. The local residents will be out of pocket for the increased costs of public safety and the additional financial burden on them is real.

Zero tax revenue for the Township

- The Marijuana Facilities Act (MFA) imposes a 3 percent excise tax on the gross retail receipts of medical marijuana “provisioning centers”. 25% of the excise fund must be allocated to municipalities in which a marijuana facility is located. But the MFA passed by the Legislature in 2016 included language that if voters decided to legalize marijuana for adult recreational use, the 3 percent excise tax would go away 90 days after the effective date of a law “authorizing the recreational use of marijuana in this state”. Voters in Michigan approved the ballot proposal on December 6, 2018 and the tax ended on March 6, 2019. Please refer to Attachment #1 and #2 for more details.
- Medical marijuana sales are subject to Michigan’s 6 percent sales tax. The sales tax is imposed by and remitted directly to the State of Michigan.
- Because it is not a city, the Township cannot levy income/city tax from medical marijuana businesses or their employees. Therefore, it will generate zero tax revenue from medical marijuana businesses.

High maintenance/monitoring cost

- Cannabis is still illegal under the federal law. Banks that handle marijuana money can be charged with money laundering. As a result, marijuana facilities must operate on cash only basis. There would be a very good likelihood that there could be criminal activity if you’ve got a lot of people walking around with handfuls of cash.
- At the February 5, 2019 meeting of the Township Board, the Township Chief of Police Ken Plaga testified that commercial marijuana businesses would impact law enforcement operations and increase the burden on calls for service. The proposed medical marijuana facilities will consume a lot of the Township’s resources on public safety and infrastructure.
- Per the Township Treasurer Mr. Phil Deschaine in the Township board meeting on April 23, 2019, for medical marijuana businesses the best-case scenario for the Township is breakeven and most likely will lose money.

- The General Fund is the major fund for the Township. It is the mechanism to pay for core services such as police, fire, tax collection, assessing, elections, cemeteries, parks and administration. The General Fund Financial Summary from 2019 Township Budget (*Attachment #3*) reflects budget of \$13,353,340 for Public Safety (it should not have included budget for medical cannabis). It is a big number and represents 61.67% of the total estimated expenditures & financing uses for 2019 (\$21,852,705). Therefore, the application fees (\$5,000 per permit per year) are insufficient to cover the costs to the Township for police, fire, emergency services and staffing associated with medical marijuana businesses.

Additional financial burden on local residents

- The personal property tax rate in the Township is high, especially on properties located in Okemos. It already causes financial burden on many families.
- The largest revenue source for the Township is tax collected. Since the Township doesn't collect city/income taxes from businesses or individuals, the majority of its tax revenue is property taxes. For General Fund, the tax revenue budget for 2019 is \$12,784,200 (*Attachment #3*) while the budget for Public Safety is \$13,353,340. To cover the increased cost on Public Safety related to medical marijuana businesses the Township will highly likely increase property tax rate, resulting in additional financial burden on local residents. Also there is already anticipated deficit of \$591,660 for 2019 General Fund.
- For our family the property tax increased by 3.9% from 2016 to 2017 and 4.6% from 2017 to 2018 while the salary raise had been below 1%. We don't mind paying extra for medical marijuana like what we've been doing for libraries and Lansing Community College etc., which actually serve much larger population. But permitting 9 medical marijuana facilities is clearly not cost effective.

Does it really have to start with seeds?

- Marijuana, the plant, to some extent stinks. The odors have triggered many lawsuits. The proposed ordinance allows growing and processing of marijuana in overlay district #3. Though the area is zoned as I (industrial), it is very close to residential areas in the RA and RAA zoning, and thus will negatively impact the residents in the surrounding areas, depending on the strength and direction of the wind.
- Prescription drug Marinol is already available for marijuana patients. At pharmacy with Kroger, CVS at Target, and Rite Aid along Grand River Avenue in the Township, the prescription can be filled as soon as same day or on the following day.

Provisioning centers

- Meridian Township has estimated population of 42,636 as of 2017 and around 15 pharmacies (2000 people/pharmacy). Establishing 4 provisioning centers in order to serve approximately 1,000 resident patients is excessive. There is just not enough business.

- Proposed Overlay district # 5 (Okemos & Jolly Rd) is highly objectionable. This location is at the gateway to the Township, and its proximity to numerous schools and the I-96 expressway raises significant concerns in relation to public safety.
- A medical marijuana dispensary will be set up near Costco in East Lansing. It's located right on the border of East Lansing and the Township and thus could be used to serve both communities. Another dispensary will be set up at Grand River & Hagadorn in East Lansing. Both dispensaries are only 6 miles from the Township building at 5151 Marsh road.
- If the Board feels it is imperative to provide access to medical marijuana, vote to permit a single provisioning center located away from schools and the highway, and easily accessible to law enforcement. Limiting the number of facilities will not affect competitive pricing because the facility can compete with several dispensaries in Lansing and East Lansing, which are located in close proximity to the Township.

Last but not least, immigrants with ties to marijuana, including in states where it has been legalized, can be denied U.S. citizenship. Per the policy alert released on April 19, 2019 by USCIS ([Attachment # 4](#)), violation of federal controlled substance law, including for marijuana, remains a conditional bar to establishing good moral character for naturalization even where that conduct would not be an offense under state law. Since there are many new immigrants in our community, the Township might want to caution its residents on marijuana use for any purposes.

Please create an ordinance that disallows cultivation and processing of medical cannabis and limits the number of provisioning center to one.

Sincerely,

Yingxin Zhou
517-708-7983
zhou0824@gmail.com

Riley Millard

From: Greg Nicholas <gregonicho@hotmail.com>
Sent: Thursday, May 9, 2019 8:56 AM
To: Board
Subject: Meridian Township Provisioning Centers

To the Meridian Township Board of Trustees:

I am writing to you regarding Meridian Township's proposed locations for Marijuana provisioning centers. Based on my understanding, the Township had originally proposed the following six overlay districts for Marijuana provisioning centers:

1. At the north end of the township between Towner Road and Saginaw Highway just west of Marsh Road, near Lake Lansing.
2. Southeast of the intersection of Haslett and Okemos roads, where Anytime Fitness is located.
3. Near one of the township's western borders south of Grand River Avenue and north of the Red Cedar River just west of Park Lake Road and the railroad tracks, where IHOP and The Salvation Army are located.
4. Across from the Meridian Mall bordered to the west by Marsh Road, to the south by Grand River Avenue and to the north and east by Central Park Drive.
5. Southeast of the intersection of Mt. Hope and Hagadorn roads just south of the railroad tracks.
6. On the north side of Jolly Road between Jolly Oak Road and Alaiedon Parkway.

It is my understanding that the Township is now proposing, or has taken action, to eliminate Sites 1 and 5 from this list. If one of the goals of the Township is to keep these provisioning centers away from high density residential areas, schools and churches, I would question why Sites 1 and 5 were, or would be eliminated from the discussion and/or final decision of the Board.

I feel the Township should give consideration to sticking with the original list of the six sites as shown above, or keep Sites 1 and 5 in the mix, and eliminate 2 of the other sites if the Township feels that 4 sites overall is the right number.

Regards,

Greg Nicholas
4357 Stoneycroft Dr.
Okemos, Michigan

Riley Millard

From: Karla Hudson <Hudson.KC@live.com>
Sent: Thursday, May 9, 2019 11:58 AM
To: Township Board; Board
Cc: Neil Bowlby
Subject: Transparency: millage language is changed

Dear Township board,

I reviewed the township board packet for May 9 2019 and find the millage language that you will be voting on inconsistent with previous language. Given that the township attorney clearly indicates the language used previous must remain if this is a "renewal" I formally request that you follow this recommendation. By not doing so you are rewriting the language and this must now become a new millage. Again, residents requested that the word "transportation provider" be replaced with CATA in a renewal millage and the attorney indicated that this would be changing what residents voted on previously and could get the township in a legal situation with voters.

I am providing you with the previous language for your comparison to the new language so you might see the differences in wording. Remember voters are educated and can read between the lines. The portion of this millage language that caught my attention was, "of which a portion will be disbursed to such other or fewer local units of government as the Township Board determines appropriate?"

The voters are voting for transportation not funds for development. I and other residents do not want our township given the freedom to "disburse" these funds where ever they choose. If this is going to be added than you are going to get outcry from residents as transportation dollars should go for just that "transportation." This change should be evaluated with the same criteria that the attorney used for the change in wording that numerous residents requested of you for the wording to list "transportation provider" and four out of the six of you choose to ignore the "will" of the citizens. Remember this still has to pass the August ballot so make certain you are doing right by your residents or the outcome might not be what you or CATA are expecting.

Of course, there is the 90,000 for the added bus needed as we have a large number of Okemos students using Redi-ride another topic the township board and manager just want to ignore. So next time as the students fill up the added bus are we just going to add another 90,000 of tax payer funds to deal with the problem everyone wants to ignore? As a tax payer I would prefer and I know others agree that we have requested of the township, CATA and the Okemos school district would meet together to solve this issue using some creative strategy rather than just tossing money at the situation.

I also want to point out the treatment of the most vulnerable who use your service. I have witnessed and have experienced CATA just not showing up for scheduled rides. There is nothing in the contract that protects the citizen when this happens. There is also the issue of CATA leaving passengers and indicating that they do not have to return to pick the rider up as the individual did not come out at their scheduled time. Again, leaving users stranded. When I think of the average profile of those using the service that being persons with disabilities and seniors I would hope that you all would request some kind of protections for your users when these incidents happen. There are times when scheduled appointments run past the users scheduled time, something out of the control of the transportation user, and CATA just does not care what happens to the individual who had to come out late from an appointment.

I encourage you to review this information thoroughly and make certain you are listening and doing right by the citizens of this township. I will once again bring your attention to the quote by one of your residents Christine Goodrick Beavers who submitted a letter in your packet when she states, "You want us to pay for a transportation system but refuse to allow bids so we have no idea if this is the best deal." This is the mind set of the voters in the township and to ignore the views of your citizens on this issue could be detrimental.

Karla Hudson

Meridian Township Ballot Proposal

November 3, 2009

Proposal to Renew and Restore Expanded CATA Service to Increase Frequency of Current Routes and Provide Redi Ride Service.

Shall the limitation on the amount of taxes which may be assessed against all property in the Charter Township of Meridian, Ingham County, Michigan be increased by .2 (2/10) mills (\$0.20 on each \$1,000 of taxable valuation) for a period of 10 years, 2009 to 2018 inclusive to renew and restore the previously approved .2 mills for Expanded CATA Service to Increase Frequency of Current Routes and Provide Redi Ride Service for Meridian residents, which has been reduced by required millage rollbacks in recent years to .194 mills, with the estimate of revenue to be disbursed to Meridian Township, if approved and levied in the 2009 calendar year, to be approximately \$343,905?

The new language:

CHARTER TOWNSHIP OF MERIDIAN REDI RIDE MILLAGE RENEWAL

Shall the previous voted increase of 0.2 (2/10) mill (\$0.20 on each \$ 1,000 of taxable value) in the tax limitation that may be assessed against all property in the Charter Township of Meridian, which was reduced to 0.1983 mill by the required millage rollbacks and expires after 2019, be renewed at and increased up to the original voted 0.2 (2/10) mill (\$0.20 on each \$1,000 of taxable value) and levied for 5 years, 2020 through 2024 inclusive, for expanded CATA service to increase frequency of current routes and provide Redi Ride service for Meridian residents, raising an estimated \$363,849 in 2020, of which a portion will be disbursed to such other or fewer local units of government as the Township Board determines appropriate?

May 9, 2019



SENT VIA ELECTRONIC MAIL

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

P.O. Box 4218
East Lansing, MI 48826-4218
Telephone: (517) 351-2480

Re: Zoning Amendment #19040 (Township Board), Senior Living Communities

Ladies and Gentlemen:

The George F. Eyde Family, LLC supports the zoning ordinance amendment for senior living communities in the form presented by your staff for your agenda tonight. We hope that you will introduce and adopt it.

As you know, since the first consideration of a mixed use development on the Hannah property east of Hagadorn Road, we have sought a developer to bring Senior Housing to the property. Since the search began, this kind of housing has evolved, in its best form, into communities that provide a combination of living and care opportunities. When we finally found such a developer for our property, we were surprised to discover, as we think some of you may have been, that the Township zoning ordinance would not allow such developments, at least not in their current, fully-developed form. The amendment before you remedy that.

This amendment took the substantial contributions of Township staff, Planning Commission, and the Board. We appreciate the work that has been done to permit the use and still protect surrounding development and Township neighbors. We understand that it is written to do that for more than just the project that we hope to bring forward soon. As written, it takes into account all of those interests, and we urge you to approve it.

Should you have any questions or require any additional information, please do not hesitate to contact me at 517-351-2480.

Sincerely yours,

GEORGE F. EYDE FAMILY, LLC

Mark K. Clouse, Esq.
Chief Financial Officer
General Counsel
e-mail: clouse@eyde.com

Riley Millard

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Wednesday, May 15, 2019 8:00 PM
To: Board
Subject: Opposition to Proposed Rezoning #19010 (Woda Cooper)

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

Site Visitor Name: Jim Carlson
Site Visitor Email: jim@carlsonmail.org

Dear Meridian Township Board,

Our April 17, 2019 email (included in the April 23, 2019 board meeting packet) to you explained why the board should reject proposed rezoning #19010 (Woda Cooper's request to rezone a former trailer park location behind Whole Foods)

At the May 9, 2019 meeting the board discussed Woda Cooper's latest proposed modification which would allow emergency vehicles access to the proposed high density apartments from Greencliff Drive. All other traffic would access the Woda Cooper buildings from Sirhal Drive which connects to Brookfield Drive to the west.

Existing traffic on Brookfield Drive is already a problem during the MSU school year because many cars are always parked on both sides of Brookfield, partially on the street. Also, when cars attempt to go east by turning left onto Grand River from the Brookfield stop sign they often have a substantial wait, which already backs up traffic on Brookfield. To go east, instead of attempting to turn left onto Grand River from Brookfield, many people would simply go north on Brookfield and take a right onto Brentwood Avenue to cut through the Wardcliff neighborhood on Roseland Avenue to Park Lake Road to access the traffic light at Park Lake and Grand River.

In 2005 Capstone Development attempted to rezone the former trailer parks location to provide for high density apartment type housing. That request encountered widespread Wardcliff neighborhood opposition. The township board rejected that request.

The proposed rezoning #19010 simply does not fit our neighborhood, mainly because of the traffic problems caused by the huge increase in housing density.

Once again we are stating that the existing RX zoning is absolutely right for the rezoning site! The proposed change should not be made. We again urge the township board to reject the 19010 Woda Cooper rezoning request.

Jim and Karen Carlson, 2672 Rockwood Drive, East Lansing

PROPOSED BOARD MINUTES

PROPOSED MOTION:

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

ALTERNATE MOTION:

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

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

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

ABSENT:

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

1. CALL MEETING TO ORDER

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

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Police Accreditation through Michigan Association of Chiefs of Police

Police Chief Plaga provided a presentation on the accreditation efforts of the Meridian Township Police Department through the Michigan Association of Chiefs of Police.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:07 pm.

Lynn Page, 3912 Raleigh Dr., Okemos; spoke in opposition to Medical Marihuana Non-Zoning Ordinance – Introduction (Agenda Item 12B).

Mark Santucci, 5909 Blythefield Dr., East Lansing; spoke in support of Zoning Amendment #19030 (Township Board) Medical Marihuana – Introduction (Agenda Item 12A).

Deborah Santucci, 5909 Blythefield Dr., East Lansing; spoke in support of Agenda Item 12A.

Barney Fenn, 2767 Brentwood, Okemos; spoke in opposition to Rezoning #19010 - Woda Cooper (Agenda Item 13A) and in support of Agenda Item 12B.

Treasurer Deschaine moved to adopt the Consent Agenda as amended. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried 7-0

A. Communications

Treasurer Deschaine 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 Opsommer.

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

NAYS:

Motion carried 7-0

B. Approval of Minutes

~~(1) April 23, 2019 Regular Meeting~~ - MOVED TO ACTION ITEM 12M.

(2) April 16, 2019 Special Meeting

Treasurer Deschaine moved to approve and ratify the minutes of the Special Meeting of April 16, 2019 as submitted. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried 7-0

C. Bills

Treasurer Deschaine moved to approve that the Township Board approve the Manager's Bills as follows, seconded by Trustee Opsommer:

Common Cash	\$	159,730.15
Public Works	\$	568,953.11
Trust & Agency	\$	493.16
Total Checks	\$	729,176.42
Credit Card Transactions	\$	6,678.71

April 18 to May 1

	Total Purchases	\$ 735,855.13
ACH Payments		\$ 833,621.40

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

NAYS:

Motion carried 7-0

D. Celebrate Meridian Outdoor Assembly License

Treasurer Deschaine moved to approve the Outdoor Assembly License for the Celebrate Meridian Festival to be held on June 27 and 29, 2019 in Central Park. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY - NONE

11. HEARINGS

A. 2018 Order to Maintain Sidewalk SAD No. 18

Assistant Manager/Director Perry introduced and explained the Special Assessment District Order to Maintain Sidewalk proposal.

Supervisor Styka opened the hearing at 6:48 pm.

Supervisor Styka closed the hearing at 6:49 pm.

12. ACTION ITEMS

A. Zoning Amendment #19030 (Township Board) Medical Marihuana - **Introduction**

Trustee Opsommer moved to adopt the resolution to introduce Zoning Amendment #19030 to establish the Commercial Medical Marihuana Facilities Overlay District for publication and subsequent adoption, with approved amendments. Seconded by Trustee Wisinski.

Board discussion: only one industrial zone included, citizen concerns with zones being eliminated.

Trustee Sundland moved to amend the resolution to establish the Commercial Medical Marihuana Facilities Overlay District for publication and subsequent adoption based upon the Zoning Overlay District Map dated January 24, 2019. Seconded by Clerk Dreyfus.

Board discussion: importance of allowing competition, views on zoning from Planning Commission, agreement with zoning categorizations, use of Research Park Zoning, maintaining or changing permit caps, protections of current zoning, use of previous zoning provides geographic distribution, use of Zone 5 (Hagadorn Road) for facility is appropriate, accurate definitions of cannabis, historic uses of cannabis, politicization of use, local access, operating costs, employment increase due to new facilities, standards to regulate the industry, health benefits of medical marihuana, importance of citizen input.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Trustees Wisinski, Sundland, Jackson, Opsommer, Treasurer Deschaine, Clerk Dreyfus

NAYS: Supervisor Styka

Motion carried 6-1

Trustee Opsommer moved to amend the resolution to replace the proposed Zoning Amendment #19030 with the version originally referred to the Planning Commission in its entirety. Seconded by Trustee Sundland.

Board discussion: original ordinance language, ability to tweak ordinance, opens development of local cannabis industry to marketplace forces, transparency in Board deliberations and communication to public.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Trustees Jackson, Opsommer, Sundland, Wisinski, Clerk Dreyfus, Treasurer Deschaine

NAYS: Supervisor Styka

Motion carried 6-1

Board discussion: future rezoning requests, second tier zoning districts for growth facilities.

Trustee Opsommer moved to amend the resolution to establish a Second Tier Zoning District Overlay to only allow Growing Facilities in all of Zone 1 (Towner and Marsh), all of Zone 5 (Hagadorn) and the Industrial Zoning in Zone 3 (Dawn Avenue) of the adopted Overlay Map dated January 24, 2019. Seconded by Clerk Dreyfus.

Board discussion: Intent to limit Growing Facilities to Industrial-fit zoning, ability of Board to turndown any rezoning requests.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Treasurer Deschaine, Clerk Dreyfus, Trustees Opsommer, Sundland, Jackson, Wisinski

NAYS: Supervisor Styka

Motion carried 6-1

Treasurer Deschaine moved to amend the resolution to include Processing Facilities in the same zones approved for Growing Facilities in the adopted Overlay Map dated January 24, 2019. Seconded by Trustee Opsommer.

Board discussion: differences between growing and processing facilities, operations included in processing facilities, appropriateness of grouping processing and growth, positives of using underutilized properties.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Trustees Jackson, Wisinski, Opsommer, Sundland,
Clerk Dreyfus, Treasurer Deschaine, Supervisor Styka

NAYS:

Motion carried 7-0

Trustee Jackson moved to amend the resolution to add the requirement that the Special Use Permit for a Commercial Medical Marihuana Facility will go to the Township Board for final decision, with a recommendation from the Township Planning Commission. Seconded by Clerk Dreyfus.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Clerk Dreyfus, Supervisor Styka, Treasurer Deschaine,
Trustees Jackson, Wisinski, Sundland, Opsommer

NAYS:

Motion carried 7-0

ROLL CALL ON ORIGINAL MOTION

AS AMENDED: YEAS: Clerk Dreyfus, Treasurer Deschaine, Trustees Opsommer,
Jackson, Wisinski, Sundland

NAYS: Supervisor Styka

Motion carried 6-1

B. Medical Marihuana Non-Zoning Ordinance - Introduction

Trustee Opsommer moved to approve the resolution for the introduction of the amendment to the Code of Ordinances to add Chapter 40 Commercial Medical Marihuana Facilities and amend the Township Fee Schedule to include an Initial Application Fee of \$5,000 and Annual/Renewal Application Fee of \$5,000, as amended. Seconded by Clerk Dreyfus.

Trustee Opsommer moved to amend the resolution to increase permits allowed for Provisioning Centers to 6, Processing Centers to 3, Safety and Compliance to 3 and Secure Transporter to 3 and Growing Facilities to 3. Seconded by Clerk Dreyfus.

Board discussion: market will dictate what develops, restricting numbers would make startup operations difficult, permits are consistent with Board consensus developed over many months, concerns of allowing up to 18 facilities, reduced numbers would still meet needs, no reason for increased permits, importance of allowing multiple permits for competitive process.

ROLL CALL VOTE

ON AMENDMENT: YEAS: Trustees Opsommer, Sundland, Wisinski, Clerk Dreyfus

NAYS: Trustee Jackson, Treasurer Deschaine, Supervisor Styka

Motion carried 4-3

Board discussion: lottery system qualifications, requiring Licensing and Regulatory Affairs (LARA) pre-qualification, defined ownership interest, importance of applicants having ownership interest, limiting notarized statement allowance to one, concerns about efforts to manage the market State Prequalification, impact of eliminating notarized statement, possibility of entering multiple lotteries without letter, 60 days to apply for Special Use Permit after being awarded the lottery, changes to LARA structure, notarized statement helps produce the best applicants.

ROLL CALL VOTE

ON ORIGINAL MOTION

AS AMENDED: YEAS: Treasurer Deschaine, Clerk Dreyfus, Trustees Opsommer Sundland, Wisinski

NAYS: Supervisor Styka, Trustee Jackson

Motion carried 5-2

C. Contract Services – CATA

Trustee Opsommer moved to authorize the Township Supervisor and Township Manager to execute the attached Redi Ride Service Agreement on behalf of the Charter Township of Meridian as presented. Seconded by Treasurer Deschaine.

Board discussion: details of Service Agreement, service adjustments and service extensions, benefits of 5-year agreement, added buses during peak-use hours, efforts of CATA to meet concerns, alternative service providers than CATA, concerns from citizens about Redi Ride, promises made for 10 years by 3 Boards to use bid process in 2019, false deadlines creates needless rush – can have millage on November ballot, use of RFP bidding process to ensure improved services, proposed improvements within new CATA agreement, requirement of more quarterly reporting, termination language added, Redi Ride has never gone to bid since 2000, federal and state subsidies provided to public transportation, impracticalities of creating a Township transit program, agreement is between two government entities, possibility of researching alternatives.

ROLL CALL VOTE:

YEAS: Treasurer Deschaine, Supervisor Styka, Trustees Jackson Opsommer, Sundland, Wisinski

NAYS: Clerk Dreyfus

Motion carried 6-1

D. Ballot Language – Redi Ride Millage

Assistant Manager/Director Perry outlined the available options for Redi Ride Millage ballot language.

Treasurer Deschaine moved to adopt the Redi-Ride Millage Renewal at 0.1983 Mill Resolution as presented. Seconded by Trustee Wisinski.

Board discussion: differences between having a new millage and a renewal, using language “renew and restore”, proper terminology in language, language should state “service provider” rather than “CATA”, concerns about amount of Board time spent on choice of 2 words – renewal vs new millage. use of alternative 0.2 mills language.

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

NAYS: Clerk Dreyfus

Motion carried 6-1

E. Rezoning #19020 (Township Board) Martinus Street - **Introduction**

Trustee Jackson moved to adopt the resolution to introduce Rezoning Petition #19020 to rezone ten parcels located east of Martinus Street, west of Marsh Road, and north of Lake Lansing Road from C-1 (Commercial) to RB (Single Family-High Density) for publication and subsequent adoption. Seconded by Treasurer Deschaine.

Board discussion: recommendations from Planning Commission, appropriateness of rezoning, restrictions of current zoning.

Trustee Sundland left the room at 8:39 pm.

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

NAYS:

Motion carried 6-0

F. Zoning Amendment #19040 (Township Board) Senior Living Communities - **Introduction**

Trustee Jackson moved to adopt the resolution to introduce Zoning Amendment #19040 to establish a Senior Living Community classification for publication and subsequent adoption. Seconded by Treasurer Deschaine.

Trustee Sundland returned at 8:41 pm.

Board discussion: details of developments that would be allowed, naming of ordinance, efforts of developer to meet Board desires, need for these types of developments, setbacks and height.

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

NAYS:

Motion carried 7-0

G. Ballot Language Local Street Millage

Trustee Opsommer moved to adopt the Resolution Authorizing Ballot Proposal for Street Improvement Bonds as presented. Seconded by Treasurer Deschaine.

Board discussion: roads maintained by the Township.

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

NAYS:

Motion carried 7-0

H. Central Park Road/Newman Rd. Road Diet

Treasurer Deschaine moved to support a Road Diet for Central Park Drive from Okemos Road to Grand River Avenue, Newman Road from Marsh Road to Central Park Drive, and Hamilton Road from Dobie Road to Grand River Avenue. Seconded by Trustee Wisinski.

Board discussion: impacts of road diets, benefits for bicyclists, addition of left-turn lane, nature of rear-end accidents with two lanes in each direction, possibility to revert striping back if road diet doesn't work, need for bike lane striping and marking throughout the Township, no rationale provided by Ingham Road Department (ICRD) for road diet, reduced traffic lanes in residential areas are different than this proposal, negative impact on Township's core commercial district, negative impact on traffic congestion and speed, lack of safety impact data, data used by ICRD regarding road capacity, ICRD indicates roads were overbuilt, recommendation from Transportation Commission for road diet, concern about possible safety and accident issues for pedestrians and bicyclists resulting from road diet.

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

NAYS: Clerk Dreyfus

Motion carried 6-1

I. 2018 International Fire Code with Township Amendments - **Introduction**

Trustee Opsommer moved to approve the resolution to introduce the 2018 International Fire Code with Township Amendments. Seconded by Trustee Jackson.

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

NAYS:

Motion carried 7-0

J. Kansas Road Sewer SAD #52 Reapportionment

Treasurer Deschaine moved to approve Kansas Road Sanitary Sewer Main Special Assessment District #52 Final Re- apportionment Resolution, which approves the re- apportioned special assessment roll; designates the project as "Kansas Road Sanitary Sewer Main Special Assessment District #52"; the re apportioned assessment roll as the "Kansas Road Sanitary Sewer Main Special Assessment District #52 Special Assessment Roll"; and the district as the "Kansas Road Sanitary Sewer Main Special Assessment District #52"; adopts the amount of \$117,191.20 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected. Seconded by Trustee Opsommer.

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

NAYS:

Motion carried 7-0

K. 2018 Order to Maintain Sidewalk SAD #18-Resolution #5

Trustee Opsommer moved to approve the 2018 Order to Maintain Sidewalk Special Assessment District #18 Resolution #5, which approves the special assessment roll; designates the project as "2018 Order to Maintain Sidewalk Special Assessment District #18", the assessment roll as the "2018 Order to Maintain Sidewalk Special Assessment District No. 18 Special Assessment Roll", and the district as the "2018 Order to Maintain Sidewalk Special Assessment District #18"; adopts the amount of \$15,037.24 as the final amount for the assessment roll; and orders and directs the assessment roll to be paid and collected. Seconded by Treasurer Deschaine.

Board discussion: time period for homeowners to make their own repairs.

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

NAYS:

Motion carried 7-0

L. Resolution Commemorating Older Americans Month

Treasurer Deschaine moved to approve the Resolution Commemorating Older Americans Month Seconded by Trustee Wisinski.

VOICE VOTE: Motion carried 7-0

M. Minutes – Regular Meeting of April 23, 2019

Supervisor Styka moved to adopt the minutes of Regular Meeting of April 23, 2019 with provided amendments. Treasurer Deschaine.

Board discussion: openness for compromise, arguments should be equally represented, opposing views should not be suppressed, redundancies eliminated, concerns over number of minority views expressed, concerns about bias in deleting and editing minority viewpoints.

VOICE VOTE: Motion carried (6-1) Dreyfus (no)

Supervisor Styka moved for a five-minute recess at 9:24 pm.

Supervisor Styka reconvened the meeting at 9:31 pm.

13. BOARD DISCUSSION ITEMS

A. Rezoning #19010 (Woda Cooper)

Director Kieselbach provided an overview of the rezoning request submitted by Woda Cooper and details of the proposed development.

Craig Patterson, Senior VP, Woda Cooper; provided details on the proposed development and changes made from original proposal.

Board discussion: density, traffic and neighborhood concerns, regulation of Section 42 housing, residency screenings, proposed rezoning incompatible with 2018 Master Plan and Future Land Use Map, density not appropriate next to Wardcliff, low income rentals vs buying affordable housing, lack of neighborhood support, saturated concentration of low income housing in northwest area of Township, duplexes converting to student housing, units per acre allowed by current RX zoning, 350% increase in density with proposed upzoning, MSHDA constraints on students living in development, ability to circumvent student restrictions on low-income apartments, request by Board member to reduce to 9 units per acre, amenities in proposal, exceptions, income certification, struggles of surrounding neighborhood, property manager onsite during office hours, difficulty of checking apartment for residency or MSHDA violations, resident demographics.

Board consensus to have this item up for further discussion at the next Board meeting.

Trustee Opsommer moved to continue business after 10:00 pm. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7-0

B. Mixed Use Planned Unit Development #18034 (Meridian Investment Group LLC) Red Cedar Manor.

Director Kieselbach provided an overview of the proposed Mixed Use Planned Unit Development and all explained changes made to the plan since the previous Board meeting.

Ronald Calhoun, 2875 Northwind Dr., East Lansing; explained the proposed concept and provided responses to concerns raised by the Board at a previous meeting.

Board discussion: changes made in consideration to Board input, use of shared parking, 3500 sq. ft. reduction in building footprint, site adjustment away from the Red Cedar River, fire lane, units in relation to the flood plain, concerns of student housing, possible commercial tenants.

Board consensus to have this item up for action at the next Board meeting.

C. Special Use Permit #18031 (Meridian Investment Group LLC) Red Cedar Manor

Board consensus to have this item up for action at the next Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 10:22 pm.

Yangfam Liu, 2165 Long Leaf Trl., Okemos ; spoke in opposition to Agenda Item 12B.

Mark Santucci, 5909 Blythefield Dr., East Lansing; spoke in support of Township Board, staff, and residents.

Cindy Liu 1575 Maiden Ln., Okemos; spoke in opposition to Agenda Item 12B.

Lynne Page, 3912 Raleigh Dr., Okemos; spoke in opposition to Agenda Item 12B.

Barney Fenn, 2767 Brentwood, East Lansing; spoke in opposition to Agenda 13A.

Jane Li, 3566 Hyacinth Dr., Okemos; spoke in opposition to Agenda 12B.

Supervisor Styka Closed Public Remarks at 10:41 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Wisinski.

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 10:42 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK



To: Board Members
From: Miriam Mattison, Finance Director
Date: May 21st, 2019
Re: Board Bills

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

COMMON CASH	\$	474,580.66
PUBLIC WORKS	\$	100,873.94
TRUST & AGENCY	\$	2,032.34
	TOTAL CHECKS:	\$ 577,486.94
CREDIT CARD TRANSACTIONS May 2 to May 15	\$	10,261.13
	TOTAL PURCHASES:	<u>\$ 587,748.07</u>
ACH PAYMENTS	<u>\$</u>	<u>422,874.07</u>

Vendor Name	Description	Amount	Check #
1. 56-A DISTRICT COURT	CASH BOND-JESSE RAY GARCIA	50.00	100531
2. AFFORDABLE TIRE	STATE CONTRACT FLEET TIRES 2019	1,752.84	
3. AIRGAS GREAT LAKES	STANDING PO FOR MEDICAL OXYGEN	94.21	
	STANDING PO FOR MEDICAL OXYGEN	512.85	
	STANDING PO FOR MEDICAL OXYGEN	100.47	
	TOTAL	707.53	
4. AT & T	MONTHLY SERVICE	30.22	
5. AT & T	MONTHLY SERVICE	185.57	
	MONTHLY SERVICE	306.46	
	MONTHLY SERVICE	185.46	
	MONTHLY SERVICE	541.79	
	MONTHLY SERVICE	581.79	
	MONTHLY SERVICE	140.72	
	MONTHLY SERVICE X 2	8,822.29	
	TOTAL	10,764.08	
6. AUTO VALUE OF EAST LANSING	RETURNED LED WORK LAMP	(62.19)	
	FLEET REPAIR PARTS 2019	(282.99)	
	FLEET REPAIR PARTS 2019	54.79	
	FLEET REPAIR PARTS 2019	35.22	
	FLEET REPAIR PARTS 2019	11.98	
	FLEET REPAIR PARTS 2019	13.89	
	FLEET REPAIR PARTS 2019	73.06	
	FLEET REPAIR PARTS 2019	8.71	
	FLEET REPAIR PARTS 2019	59.98	
	FLEET REPAIR PARTS 2019	(28.99)	
	12V BT JUNIOR	38.99	
	FLEET REPAIR PARTS 2019	41.79	
	FLEET REPAIR PARTS 2019	21.38	
	FLEET REPAIR PARTS 2019	7.98	
	TOTAL	(6.40)	
7. AYLES TREE SERVICE INC	REMOVE TREES FROM TOWNSHIP PROPERTIES PER BID 1/8	1,300.00	
8. BARNHART & SON	EMERGENCY SINK HOLE REPAIR AND CATCH BASIN REPAIR	6,484.87	
9. BARYAMES CLEANERS	STANDING PO FOR DRY CLEANING	42.00	
10. BOBCAT OF LANSING	POWER STEERING CONTROL BOX FOR TOOLCAT	725.16	
11. BRD PRINTING	NEWS LETTER-SUMMER 2019	119.83	
12. JEFFORY BROUGHTON	8 PORTABLE RADIO MICROPHONES	600.00	
13. CDW	CDW DELL RUGGED 7212 TABLET AND DOCKING STATION	302.00	
	CDW DELL RUGGED 7212 TABLET AND DOCKING STATION	2,372.80	
	TOTAL	2,674.80	
14. CINTAS CORPORATION #725	MECHANICS UNIFORMS 2019	40.13	
	MECHANICS UNIFORMS 2019	40.13	
	TOTAL	80.26	
15. CITY OF EAST LANSING	SHARED ASSESSOR SERVICES-APRIL	5,559.96	
16. COMCAST	MONTHLY SERVICE	151.85	
17. CONSUMERS ENERGY	LED LIGHTS CORRECTED BILL	959.33	

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Vendor Name	Description	Amount	Check #
18. COURTESY FORD			
	FORD FLEET REPAIR PARTS 2019	141.49	
	FORD FLEET REPAIR PARTS 2019	87.80	
	FORD FLEET REPAIR PARTS 2019	41.03	
	FORD FLEET REPAIR PARTS 2019	91.95	
	TOTAL	362.27	
19. BART CRANE			
	INVESTIGATOR CLOTHING REIMBURSEMENT	325.00	
20. DBI			
	INK PENS	15.05	
	PAPER	38.14	
	MISC OFFICE SUPPLIES	17.79	
	MISC OFFICE SUPPLIES	13.58	
	NESTLE WATER	11.98	
	RING BINDER	22.68	
	TOTAL	119.22	
21. KELSEY DILLON			
	REIMBURSEMENT FOR MILEAGE-APRIL	58.81	
22. DOMINION VOTING SYSTEMS, INC			
	HIGH SPEED TABULATOR UPGRADE	22,370.00	
23. EASTERN MI CONTRACTING, LLC			
	OKEMOS ROAD BOARDWALK 2019	72,900.00	100464
	OKEMOS ROAD BOARDWALK 2019	48,150.00	
	TOTAL	121,050.00	
24. FAHEY SCHULTZ BURZYCH RHODES PLC			
	LEGAL FEES-LABOR	3,697.50	
	LEGAL FEES-LABOR	220.00	
	LEGAL FEES	85.00	
	LEGAL FEES	51.00	
	LEGAL FEES-LAND PRESERVATION	476.00	
	LEGAL FEES	595.00	
	LEGAL FEES	504.00	
	LEGAL FEES	20.00	
	LEGAL FEES	2,179.00	
	LEGAL FEES	805.00	
	LEGAL FEES	120.00	
	LEGAL FEES	780.00	
	LEGAL FEES	500.00	
	LEGAL FEES	1,440.00	
	LEGAL FEES	40.00	
	LEGAL FEES	860.00	
	LEGAL FEES	640.00	
	LEGAL FEES	873.69	
	LEGAL FEES	96.89	
	LEGAL FEES-LABOR	1,898.49	
	LEGAL FEES	213.10	
	LEGAL FEES	321.58	
	LEGAL FEES	375.82	
	LEGAL FEES	1,162.34	
	LEGAL FEES	58.09	
	TOTAL	18,012.50	
25. FIRST COMMUNICATIONS			
	MONTHLY SERVICE - MAY	886.57	
26. FORESIGHT GROUP			
	WATER BILLS W/BACK SIDE PHONE DIRECTORY 4/30	455.01	
27. STEVEN FREEMIRE			
	REFUND SANITARY SEWER S/A KANSAS ST	673.01	
28. GALLAGHER BENEFIT SERVICES, INC			
	PROFESSIONAL SERVICES	2,765.52	
	PROFESSIONAL SERVICES	2,765.52	
	TOTAL	5,531.04	

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Vendor Name	Description	Amount	Check #
29. JEROME J GALLAGHER PH.D.	PROFESSIONAL SERVICES	800.00	
30. GOODYEAR COMMERCIAL TIRE	STATE CONTRACT LARGE TRUCK TIRES 2019	2,413.03	
31. GRANGER	RUBBISH AND RECYCLING DISPOSAL SERVICES	646.32	
	RUBBISH AND RECYCLING DISPOSAL SERVICES	74.26	
	RUBBISH AND RECYCLING DISPOSAL SERVICES	114.33	
	RUBBISH AND RECYCLING DISPOSAL SERVICES	9.00	
	RUBBISH AND RECYCLING DISPOSAL SERVICES	87.00	
	RUBBISH AND RECYCLING DISPOSAL SERVICES	78.28	
	TOTAL	1,009.19	
32. JANE GREENWAY	REIMBURSEMENT FOR MILEAGE FEB-MAY 7TH	53.94	
33. MARYANN GROOP	REIMBURSEMENT FOR MILEAGE-APRIL 29TH TO MAY 7TH	7.54	
34. MIKE HAGBOM	INVESTIGATOR CLOTHING REIMBURSEMENT	325.00	
35. KEVIN HARVEY	INVESTIGATOR CLOTHING REIMBURSEMENT	325.00	
36. CARLENE HOOKER	REFUND SANITARY SEWER S/A KANSAS ST	673.01	
37. KAMMINGA & ROODVOETS	CONCRETE REPAIR CONTRACT 2018	20,536.20	100467
38. KEBS INC	DESIGN AND ENGINEERING SERVICES FOR FARMERS MARKET	6,030.00	
39. KEYSTONE PRINTING GROUP	BUSINESS CARDS	72.79	
40. DAN KING	INVESTIGATOR CLOTHING REIMBURSEMENT	26.00	
41. KITCH DRUTCHAS WAGNER VALITUTTI	PROFESSIONAL FEES	600.00	
42. KODIAK EMERGENCY VEHICLES	EXHAUST PIPE - #133	130.08	
43. KUSTOM SIGNALS INC	TWO RADARS	3,078.00	
44. LANSING SANITARY SUPPLY INC	STATE CONTRACT CUSTODIAL SUPPLIES 2019	40.17	
45. LANSING UNIFORM COMPANY	STANDING PO FOR UNIFORMS	212.80	
	STANDING PO FOR UNIFORMS	219.80	
	STANDING PO FOR UNIFORMS	489.50	
	STANDARD POLICE UNIFORM PURCHASES	326.80	
	POLICE BOOTS	169.95	
	STANDING PO FOR UNIFORMS	79.95	
	TOTAL	1,498.80	
46. LEAK PETROLEUM EQUIPMENT INC	PUM #3 NOT WORKING	245.00	
47. LEXISNEXIS CLAIMS SOLUTIONS INC	LEXIS NEXIS IEYTEK MAINTENANCE FEE FOR ECITATION	2,003.40	
48. LOU'S CUTTING EDGE TREE SERVICE LLC	TREE REMOVAL TOWAR WOODS PRESEREVE	18,600.00	
49. MAHO	LODGING - J WADE @ MAHO CONFERENCE	175.00	
50. MANNIK AND SMITH	2019 PASER RATINGS FOR LOCAL ROADS	1,868.00	
51. MARK'S LOCK SHOP, INC.	HOMTV RE-KEY INTERN ROOM	27.00	
52. AUDREY MARTINI	ANNUAL CONF REGISTRATION X2	70.00	
53. MAYBERRY HOMES	REFUND PG#2018-04 @ 6319 QUAIL	500.00	
	REFUND PG#2018-05 @ 1450 KALORAMA WAY	500.00	
	REFUND PG#2018-08 @ 5058 GIESBORO LANE	750.00	
	REFUND PG#2018-07 @ 5034 GIESBORO LANE	500.00	
	TOTAL	2,250.00	

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Vendor Name	Description	Amount	Check #
54. MCPHEE ELECTRIC	REFUND OVERPM'T PE19-0284	15.00	
55. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CHECKING P/R 4/26/19	870.23	
56. MEDICAL MANAGEMENT SYSTEMS	OF AMBULANCE BILLING SERVICE	7,131.02	
57. MEI TOTAL ELEVATOR SERVICES	2019 ELEVATOR SERVICE	145.00	
58. MGFOA	BOND TRAINING P. DESCHAIINE	160.00	100466
59. MICHIGAN MUNICIPAL LEAGUE	WORKER'S COMPENSATION FUND	33,960.77	
60. MILLENNIA TECHNOLOGIES	NEW PHONE SYSTEM AND INSTALL	50.00	
61. KENNETH & BRENDA MILLER	REFUND SANITARY SEWER S/A KANSAS ST	706.66	
62. MUZZALL GRAPHICS	TAX BILLS AND TAX NOTICES	1,938.29	
63. NAPA	FLEET REPAIR PARTS 2019	74.45	
	FLEET REPAIR PARTS 2019	283.98	
	TOTAL	358.43	
64. ONE WAY ASPHALT PAVING	ASPHALT REPAIRS	1,600.00	
65. OVERHEAD DOOR OF LANSING	SERVICE CENTER DOOR	356.08	
66. BECKY PAYNE	INVESTIGATOR CLOTHING REIMBURSEMENT	325.00	
67. PECKHAM	CUSTODIAL SERVICES 2019	6,391.99	
68. PEOPLEFACTS LLC	PROFESSIONAL SERVICES	41.67	
69. KRISTI LYSIK-PETROFF	INVESTIGATOR CLOTHING REIMBURSEMENT	295.75	
70. PHILLIPS BUILDERS	REFUND PERMIT CANCELLED	260.00	
71. POSTMASTER	CYCLE 6 BILLS	310.10	100532
72. PRINTING SYSTEMS INC	VOTER ID CARDS - QVF CUSTOM	333.98	
	ELECTION FORMS & SUPPLIES	36.53	
	TOTAL	370.51	
73. PRO-TECH MECHANICAL SERVICES	LABOR - SERVICE BUILDING	6,400.00	
	2019 HVAC REPAIRS	200.00	
	2019 HVAC REPAIRS	185.00	
	TOTAL	6,785.00	
74. THE RAPID GROUP LLC	SHRED SERVICE THROUGH 4/30/19	270.00	
75. MERIDIAN TOWNSHIP RETAINAGE	OKEMOS ROAD BOARDWALK 2019-EASTERN MI CONTRATING	5,350.00	
	OKEMOS ROAD BOARDWALK 2019	8,100.00	100465
	TOTAL	13,450.00	
76. KIT RICH	REIMBURSEMENT FOR MILEAGE-APRIL	64.96	
77. ROWERDINK AUTOMOTIVE PARATS	BATTERY	98.80	
78. RZ TRENCHING & MORE	DIRECTIONAL BORE ACROSS SOUTH EAST DRIVE FOR POLE	1,500.00	
79. SAFETY KLEEN	USED OIL RECYCLE	243.80	

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Vendor Name	Description	Amount	Check #
80. SPARROW OCCUPATIONAL	PROFESSIONAL SERVICES	219.00	
	PROFESSIONAL SERVICES	328.50	
	PROFESSIONAL SERVICES	492.00	
	TOTAL	<u>1,039.50</u>	
81. SPARTAN DISTRIBUTORS	IPA CONTRACT 2017025 TORO GROUNDS MASTER 4100-D (T	61,788.00	
82. SPARTAN CHASSIS INC	ANNUAL PUMP TEST AND MAINTENACE ENGINE 91	5,374.70	
83. STANDARD ELECTRIC CO	ELECTRIC SUPPLIES 2019	137.76	
	ELECTRIC SUPPLIES 2019	86.23	
	ELECTRIC SUPPLIES 2019	95.96	
	TOTAL	<u>319.95</u>	
84. GHULAM H SUMBAL	REFUND SANITARY SEWER S/A KANSAS ST	1,402.24	
85. SWAGIT PRODUCTIONS, LLC	VIDEO STREAMING SERVICES	3,462.00	
86. AXON ENTERPRISE, INC	2 TASERS WITH CAMERAS	3,580.00	
87. VARIPRO BENEFIT ADMINISTRATORS	FLEX ADMINISTRATION JUNE	11,862.50	
88. VERIZON CONNECT	MONTHLY SERVICE	1,591.80	
89. VIRIDIS DESIGN GROUP	ENGINEERING SERVICES FOR HNC PAVILION AND RESTROOM	2,000.00	
90. WEST SHORE FIRE	NEW ALERT SIREN FOR COMMUNITY	23,800.00	
91. YEO & YEO	PROFESSIONAL SERVICES THROUGH 4.30.19	14,250.00	
92. ZOLL MEDICAL CORP	STANDING PO FOR HEART MONITOR SUPPLIES/EQUIPMENT	540.00	
	STANDING PO FOR HEART MONITOR SUPPLIES/EQUIPMENT	1,174.00	
	TOTAL	<u>1,714.00</u>	
TOTAL - ALL VENDORS		474,580.66	

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Vendor Name	Description	Amount	Check #
1. DAVID BAILEY			
	REFUND OVERPM'T FINAL #RVWD-002112-0000-00	21.14	
2. SHADI BAYOUK			
	REFUND OVERPM'T FINAL #SMIT-005837-0000-03	20.00	
3. EJ USA, INC.			
	WATER SYSTEM REPAIR PARTS SPRING 2019	8.52	
	WATER SYSTEM REPAIR PARTS SPRING 2019	677.20	
	WATER SYSTEM REPAIR PARTS SPRING 2019	10.00	
	WATER SYSTEM REPAIR PARTS	6,658.45	
	TOTAL	7,354.17	
4. ETNA SUPPLY COMPANY			
	WATER SERVICE REPAIR PARTS	1,809.70	
5. FERGUSON WATERWORKS #3386			
	WATER SYSTM REPAIR PARTS	22,135.00	
	WATER SYSTM REPAIR PARTS	9,762.20	
	WATER SYSTEM REPAIR PARTS 2019	1,900.00	
	WATER SYSTM REPAIR PARTS	3,044.75	
	WATER SYSTEM REPAIR PARTS	8,550.00	
	WATER SYSTEM REPAIR PARTS 2019	1,306.28	
	WATER SYSTEM REPAIR PARTS 2019	2,152.00	
	TOTAL	48,850.23	
6. FORESIGHT GROUP			
	WATER BILLS W/BACK SIDE PHONE DIRECTORY 4/30	200.00	
7. GALLAGHER BENEFIT SERVICES, INC			
	PROFESSIONAL SERVICES	484.48	
	PROFESSIONAL SERVICES	484.48	
	TOTAL	968.96	
8. HAMMOND FARMS			
	PRO-SOIL	147.50	
9. KAMMINGA & ROODVOETS			
	CONCRETE REPAIR CONTRACT 2018	5,572.70	27736
10. LIBERTY TITLE AGENCY			
	REFUND OVERP'MT FINAL #DAWN-006030-0000-02	23.03	
	REFUND OVERP'MT FINAL #BIRO-003068-0000-04	40.00	
	TOTAL	63.03	
11. MICHIGAN MUNICIPAL LEAGUE			
	WORKER'S COMPENSATION FUND	3,437.23	
12. ONE WAY ASPHALT PAVING			
	ASPHALT REPAIRS	17,620.17	
13. PLUMMER'S ENVIRONMENTAL SERVICES			
	TELEWISE STORM SEWER	984.15	
14. CARL SCHLEGEL INC			
	SAND , GRAVEL & TOPSOIL 2019	784.96	
15. STEVENS CONSTRUCTION			
	REFUND SEWER INSPECTION NOT REQUIRED	40.00	
16. YEO & YEO			
	PROFESSIONAL SERVICES THROUGH 4.30.19	13,000.00	
TOTAL - ALL VENDORS		100,873.94	

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Vendor Name	Description	Amount	Check #
1. CAPITAL AREA DISTRICT LIBRARY	DELINQ PERSONAL PROPERTY TAX COLLECTED	76.77	12591
2. CATA	DELINQ PERSONAL PROPERTY TAX COLLECTED	148.04	12598
3. CAPITAL REGION AIRPORT AUTHORITY	DELINQ PERSONAL PROPERTY TAX COLLECTED	34.30	12597
4. EAST LANSING PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY TAX COLLECTED	68.87	12592
5. GOURMET VILLAGE	REFUND OVERPM'T OF DELINQ PERSONAL PROPERTY TAX	455.34	
6. HASLETT PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY TAX COLLECTED	67.49	12593
7. INGHAM INTERMEDIATE SCHOOL	DELINQ PERSONAL PROPERTY TAX COLLECTED	258.62	12594
8. LANSING COMMUNITY COLLEGE	DELINQ PERSONAL PROPERTY TAX COLLECTED	187.41	12595
9. CHUN & THERESA LEUNG	REPLACEMENT CK#12160-OVERPM'T OF PROPERTY TAX	178.95	
10. OKEMOS PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY TAX COLLECTED	548.10	12596
11. AKHTAR DOKHY YAZDANI	REPLACEMENT FOR CHECK#9902 TAX OVERPM'T	8.45	
TOTAL - ALL VENDORS		2,032.34	

Credit Card Report 5/2 to 5/15

Posting Date	Name	Amount	Name
2019/05/06	244 AUTO VALUE EAST LANSI	\$14.78	KENNITH PHINNEY
2019/05/13	AERO RUBBER COMPANY INC	\$230.41	MATT FOREMAN
2019/05/06	AMAZON.COM*MNOJH14A1 AMZN	\$13.65	MICHELLE PRINZ
2019/05/13	AMAZON.COM*MNOU58N82 AMZN	\$173.67	MICHELLE PRINZ
2019/05/13	AMAZON.COM*MN16S8N42	\$199.98	MICHELLE PRINZ
2019/05/13	AMAZON.COM*MN8QR0N00 AMZN	\$99.99	MICHELLE PRINZ
2019/05/08	AMAZON.COM*MN97Q9C00 AMZN	\$25.90	MICHELLE PRINZ
2019/05/02	AMAZON.COM*MZ0AI97L0	\$39.98	MICHELLE PRINZ
2019/05/06	AMAZON.COM*MZ5XB0912 AMZN	\$155.76	KRISTI SCHAEDING
2019/05/13	AMWAY GRAND PLAZA HOTE	\$274.68	MICHAEL HAMEL
2019/05/14	AMZN MKTP US*MN0MI3TQ0	\$54.64	MICHELLE PRINZ
2019/05/13	AMZN MKTP US*MN2405LU0	\$44.05	KRISTI SCHAEDING
2019/05/13	AMZN MKTP US*MN5E97AM1 AM	\$179.60	MICHELLE PRINZ
2019/05/08	AMZN MKTP US*MN5MR9CK0	\$21.96	MICHELLE PRINZ
2019/05/02	AMZN MKTP US*MZ2PU4SI2 AM	\$17.98	MICHELLE PRINZ
2019/05/03	AMZN MKTP US*MZ58912D2	\$27.99	KRISTI SCHAEDING
2019/05/06	AMZN MKTP US*MZ95N5RV0 AM	\$142.82	KATHERINE RICH
2019/05/02	AMZN MKTP US*MZ9NC2RF1 AM	\$4.48	MICHELLE PRINZ
2019/05/09	AWWA.ORG	\$218.00	ROBERT MACKENZIE
2019/05/06	B&H PHOTO 800-606-6969	\$46.74	BENJAMIN MAKULSKI
2019/05/03	BECKS PROPANE AND MARINE	\$284.76	LUANN MAISNER
2019/05/06	BLUE GILL GRILL	\$69.24	JANE GREENWAY
2019/05/06	COMCAST	\$284.87	ANDREA SMILEY
2019/05/10	COMPLETE BATTERY SOURCE	\$39.60	WILLIAM PRIESE
2019/05/03	COSTCO WHSE#1277	\$7.99	DARCIE WEIGAND
2019/05/06	COURTYARD BY MARRIOTT	\$470.43	PHIL DESCHAINE
2019/05/15	D & G EQUIPMENT INC	\$84.50	JIM HANSEN
2019/05/09	DICK'S CLOTHING&SPORTING	\$77.94	MICHAEL DEVLIN
2019/05/14	DICK'S CLOTHING&SPORTING	\$398.98	MICHAEL DEVLIN
2019/05/13	DICK'SSPORTINGGOODS.COM	\$74.41	MICHAEL DEVLIN
2019/05/09	ELLIS FIFTH THIRD BANK	\$16.00	WILLIAM PRIESE
2019/05/10	ELLIS FIFTH THIRD BANK	\$17.00	WILLIAM PRIESE
2019/05/13	EVITE, INC.	\$49.99	DARCIE WEIGAND
2019/05/06	FACEBK XVWDEKJ862	\$13.00	DARCIE WEIGAND
2019/05/13	FEDEX 787157995020	\$168.33	WILLIAM PRIESE
2019/05/08	GFS STORE #1901	\$60.10	BRETT DREYFUS
2019/05/02	GRAND TRAVERSE PIE COM	\$35.87	KEN PLAGA
2019/05/10	HASLETT TRUE VALUE HARDW	\$8.58	JIM HANSEN
2019/05/08	HASLETT TRUE VALUE HARDW	\$7.96	MATT FOREMAN
2019/05/03	HOMEDEPOT.COM	\$7.45	KELSEY DILLON
2019/05/06	HOMEDEPOT.COM	\$131.92	KELSEY DILLON
2019/05/10	HOMEDEPOT.COM	\$14.90	KELSEY DILLON
2019/05/13	HOMEDEPOT.COM	\$125.96	KELSEY DILLON
2019/05/15	INGHAM COUNTY ENVIRONMEN	\$10.00	CATHERINE ADAMS

2019/05/13	JW MARRIOTT GRAND RAPI	\$149.36	SCOTT DAWSON
2019/05/13	JW MARRIOTT GRAND RAPI	\$173.36	KEN PLAGA
2019/05/14	KROGER #793	\$14.00	MICHELLE PRINZ
2019/05/07	LANGUAGE LINE	\$65.41	KRISTI SCHAEING
2019/05/08	LANSING SANITARY SUPPL	\$55.20	PETER VASILION
2019/05/10	MANCINOS PIZZA AND GRI	\$23.39	RICHARD GRILLO
2019/05/13	MARCOS PIZZA - 1235	\$43.13	CATHERINE ADAMS
2019/05/14	MEDLER ELECTRIC LANSING	\$16.01	PETER VASILION
2019/05/15	MEIJER INC #025 Q01	\$53.77	DARCIE WEIGAND
2019/05/10	MEIJER INC #025 Q01	\$46.13	SCOTT DAWSON
2019/05/08	MEIJER INC #025 Q01	\$23.96	BRETT DREYFUS
2019/05/13	MEIJER INC #025 Q01	\$95.88	CATHERINE ADAMS
2019/05/07	MI STATE POLICE PMTS	\$600.00	SCOTT DAWSON
2019/05/03	MICHIGAN ECONOMIC DEVELOP	\$110.00	CHRIS BUCK
2019/05/08	MICHIGAN MUNICIPAL LEAGUE	\$110.00	DEREK PERRY
2019/05/08	MICHIGAN MUNICIPAL LEAGUE	\$110.00	MICHELLE PRINZ
2019/05/09	MIDWEST POWER EQUIPMENT	\$32.00	MATT FOREMAN
2019/05/10	MIKE'S SPORTS PAGE	\$23.42	RICHARD GRILLO
2019/05/03	MSU PAYMENTS	\$25.00	RICHARD GRILLO
2019/05/06	NASSCO INC	\$339.25	NYAL NUNN
2019/05/07	NASSCO INC	(\$114.25)	NYAL NUNN
2019/05/03	NATIONAL EMERGENCY TRAIN	\$354.98	WILLIAM PRIESE
2019/05/06	NOTARY SERVICE AND BONDIN	\$259.80	DENISE GREEN
2019/05/06	OFFICEMAX/OFFICEDEPT#3379	\$11.69	ROBIN FAUST
2019/05/06	ONLINE LABELS	\$37.90	MICHELLE PRINZ
2019/05/02	PARKING EP/PS	\$12.00	FRANK L WALSH
2019/05/09	PARKING EP/PS	\$6.00	DEREK PERRY
2019/05/15	PARKING EP/PS	\$1.25	CATHERINE ADAMS
2019/05/13	PARTSELECT.COM	(\$8.32)	DENNIS ANTONE
2019/05/10	PARTSELECT.COM	(\$2.66)	PETER VASILION
2019/05/10	PARTSELECT.COM	\$46.92	PETER VASILION
2019/05/14	PAYPAL *EASY IC	\$349.00	WILLIAM PRIESE
2019/05/15	PAYPAL *HOMELANDSIX	\$137.10	WILLIAM PRIESE
2019/05/02	PAYPAL *MAMC	\$350.00	BRETT DREYFUS
2019/05/15	PAYPAL *PLAK IT	(\$138.07)	DEBORAH GUTHRIE
2019/05/10	PENSKE TRK LSG 027328	\$241.52	DENNIS ANTONE
2019/05/03	QUALITY DAIRY 31280027	\$35.86	DARCIE WEIGAND
2019/05/10	QUALITY TIRE	\$182.30	TODD FRANK
2019/05/03	SOLDANS FEEDS & PET S	\$41.56	JANE GREENWAY
2019/05/13	SOLDANS FEEDS & PET S	\$10.74	CATHERINE ADAMS
2019/05/06	SOUTHWESTERN PETROLEUM CO	\$250.00	TODD FRANK
2019/05/07	STATE MI DLEG LIQUOR LIC	\$50.00	DARCIE WEIGAND
2019/05/10	STELLAS LOUNGE	\$18.28	KEN PLAGA
2019/05/08	SUBWAY 03078979	\$127.17	BRETT DREYFUS
2019/05/08	TELREPCO INC	\$155.00	STEPHEN GEBES
2019/05/09	TEQUILAS MEXICAN GRILL	\$25.43	RICHARD GRILLO
2019/05/13	TEQUILAS MEXICAN GRILL	\$22.53	RICHARD GRILLO

2019/05/09	THE HOME DEPOT #2723	\$24.49	LAWRENCE BOBB
2019/05/13	THE HOME DEPOT #2723	\$19.78	LAWRENCE BOBB
2019/05/15	THE HOME DEPOT #2723	\$79.92	LAWRENCE BOBB
2019/05/13	THE HOME DEPOT #2723	\$48.04	ROBERT STACY
2019/05/13	THE HOME DEPOT #2723	\$62.28	ROBERT STACY
2019/05/03	THE HOME DEPOT #2723	\$10.23	KELSEY DILLON
2019/05/09	THE HOME DEPOT #2723	\$64.95	KELSEY DILLON
2019/05/10	THE HOME DEPOT #2723	\$30.37	TYLER KENNEL
2019/05/02	THE HOME DEPOT #2723	\$38.03	PETER VASILION
2019/05/03	THE HOME DEPOT #2723	(\$8.94)	PETER VASILION
2019/05/03	THE HOME DEPOT #2723	\$4.48	PETER VASILION
2019/05/10	THE HOME DEPOT #2723	\$6.98	PETER VASILION
2019/05/13	THE HOME DEPOT #2723	\$63.94	DAN PALACIOS
2019/05/03	THE HOME DEPOT #2723	\$28.16	WILLIAM PRIESE
2019/05/06	THE HOME DEPOT #2723	\$117.52	CATHERINE ADAMS
2019/05/13	THE HOME DEPOT #2723	\$70.15	CATHERINE ADAMS
2019/05/06	THE UPS STORE 0811	\$95.85	BENJAMIN MAKULSKI
2019/05/13	TRAFFICSAFETYWAREHOUSE	\$242.64	DENNIS ANTONE
2019/05/02	ULINE *SHIP SUPPLIES	\$242.42	WILLIAM PRIESE

TOTAL	\$10,261.13
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ACH Transactions

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
05/06/19	Blue Care Network	11,741.05	Employee Health Insurance
05/14/19	Blue Care Network	16,169.11	Employee Health Insurance
05/07/19	ICMA	40,572.78	Payroll Deductions 5/09/19 Payroll
05/07/19	IRS	93,238.53	Payroll Taxes 5/09/19 Payroll
05/07/19	Various Financial Institutions	261,152.60	Direct Deposit 5/09/19 Payroll
	Total ACH Payments	<u>422,874.07</u>	



9.D

TOWNSHIP BOARD MEETING

May 21, 2019

TREASURER'S REPORT

Collections

Distributions

Investments

**DELINQUENT PERSONAL PROPERTY TAX COLLECTION TOTALS FOR 2014,
2015, 2016, 2017 & 2018 TAX YEARS**

COLLECTED IN 2019 (TO 05-13-19)	\$	29,954.00
COLLECTED IN 2018	\$	93,684.78
TOTAL REMAINING COLLECTIBLE (TO 05-13-19)	\$	28,817.39

TOTAL 2018 TAX YEAR COLLECTIONS \$ 98,314,754.59

2018 TAX YEAR DISTRIBUTION TOTALS

STATE EDUCATION TAX	\$	10,416,155.20
HASLETT SCHOOLS	\$	5,521,902.65
OKEMOS SCHOOLS	\$	16,173,072.45
WILLIAMSTON SCHOOLS	\$	371,874.97
EAST LANSING SCHOOLS	\$	2,173,597.12
INGHAM INTERMEDIATE SCHOOL DISTRICT	\$	10,435,559.32
INGHAM COUNTY	\$	19,616,273.69
CATA	\$	5,178,991.91
CADL	\$	2,686,852.03
AIRPORT AUTHORITY	\$	1,202,542.45
LCC	\$	6,557,387.41
MERIDIAN OPERATING	\$	7,169,278.06
MERIDIAN SPECIAL MILLAGES	\$	8,320,619.61
MERIDIAN TOWNSHIP ADMIN	\$	957,065.68
INGHAM CO LANDBANK-BROWNFIELD ELEVATION	\$	38,678.76
MERIDIAN TOWNSHIP DDA OF OKEMOS	\$	41,287.26
TOTAL DISTRIBUTION:	\$	96,861,138.57

CURRENT FIXED MATURITY INVESTMENTS

Maturity	Fund	Investment	Principal	Purc Date	Int. Rate
09/28/19	general fund	Independent	1,009,781.95	12/28/18	2.94%
09/29/19	general fund	Horizon	1,000,000.00	12/29/18	2.94%
04/30/21	general fund	First Nat'l Bank of Amer	1,031,606.08	03/30/19	2.85%
03/09/26	general fund	Federal Farm Credit (MBS)	500,000.00	08/25/17	2.79%
10/01/27	general fund	DDA Loan	149,500.00	08/05/10	3.00%
			<u>3,690,888.03</u>		
06/27/19	land pres	Bank of Holland (MBS)	150,000.00	07/12/12	1.35%
			<u>150,000.00</u>		
11/23/21	land pres res	Federal Natl Mtg (MBS)	330,000.00	05/19/16	1.50%
06/19/25	land pres res	Federal Farm Credit (MBS)	250,000.00	06/30/17	2.69%
03/09/26	land pres res	Federal Farm Credit (MBS)	900,000.00	08/25/17	2.79%
06/26/29	land pres res	Federal Farm Credit (MBS)	250,000.00	06/30/17	3.18%
04/28/31	land pres res	Federal Natl Mtg (MBS)	1,000,000.00	04/28/16	2.50%
			<u>2,730,000.00</u>		
07/02/19	twp imp rev	Commercial Bank	523,973.20	7/1/2018	2.00%
			<u>523,973.20</u>		
8/6/2019	parks	Horizon	600,000.00	2/6/2019	2.78%
			<u>600,000.00</u>		
10/6/2019	roads	Horizon	900,000.00	2/6/2019	2.78%
			<u>900,000.00</u>		
07/27/19	water	Horizon	3,000,000.00	03/27/19	2.78%
			<u>3,000,000.00</u>		
Total Fixed Investments \$			11,594,861.23		

CURRENT NON-FIXED INVESTMENTS

4/30/2019

PURCH. DATE	FUND	INVESTMENT	PRINCIPAL	CURRENT RATE	INVESTMENT TYPE
08/01/02	GF	MBS	\$ -	0.00%	money market
05/12/08	GF	MI Class	\$ 7,382,450.75	2.53%	pooled funds
05/20/09	GF	MSU Fed. CU	\$ 5.00	0.00%	savings
05/28/09	GF	MSU Fed. CU	\$ 746,872.92	1.20%	money market
		Total	\$ 8,129,328.67		
08/01/02	LP	MBS	\$ 171.99	0.00%	money market
04/16/03	LP	Flagstar	\$ 257,724.96	1.24%	savings
05/12/08	LP	MI Class	\$ 1,670,433.11	2.53%	pooled funds
		Total	\$ 1,928,330.06		
08/01/02	LP-R	MBS	\$ 12,500.00	0.00%	money market
01/16/09	LP-R	Horizon	\$ 205,561.62	2.00%	money market
05/12/08	LP-R	MI Class	\$ -	0.00%	pooled funds
		Total	\$ 218,061.62		
08/01/02	PM	MBS	\$ -	0.00%	money market
09/30/08	PM	MI Class	\$ -	0.00%	pooled funds
03/27/14	PM	Flagstar	\$ 414,862.14	1.24%	savings
		Total	\$ 414,862.14		
08/01/02	SF	MBS	\$ -	0.00%	money market
01/08/09	SF	Flagstar	\$ 5.48	0.00%	savings
		Total	\$ 5.48		
12/01/09	PA	MBS	\$ -	0.00%	money market
		Total	\$ -		
02/08/13	TA	MI Class	\$ -	0.00%	pooled funds
		Total	\$ -		
08/01/02	WF	MBS	\$ -	0.00%	money market
05/22/09	WF	MI Class	\$ -	0.00%	pooled funds
		Total	\$ -		
03/09/17	BP	MI Class	\$ 415,423.84	2.53%	pooled funds
		Total	\$ 415,423.84		
03/09/17	RDS	MI Class	\$ 210,986.77	2.53%	pooled funds
		Total	\$ 210,986.77		
Total Non-Fixed Investmen			\$ 11,316,998.58		
Total Fixed and Non-Fixed Investments			\$ 22,911,859.81		

FIXED MATURITY INVESTMENT TRANSACTIONS FOR APRIL 2019

04/02/19	TIRF		
	Quarterly interest earned on Commercial Bank CD	\$	2,571.30
04/27/19	GENERAL FUND		
	Monthly interest earned on Independent CD	\$	2,515.13
04/30/19	GENERAL FUND		
	Reinvested matured CD including interest at First Nat'l Bank of America	\$	1,031,606.08

NON-FIXED INVESTMENT TRANSACTIONS FOR APRIL 2019

04/04/19	GENERAL FUND		
	ACH'D funds from MBS money market to Horizon Checking	\$	6,975.00
04/04/19	LAND PRESERVATION		
	ACH'D funds from MBS money market to Horizon Checking	\$	155.34
04/04/19	LAND PRESERVATION RESERVE		
	ACH'D funds from MBS money market to Horizon Checking	\$	12,555.00

Bank	Amount Fixed	Amount Non-Fixed	Total Investment
Horizon	\$ 5,500,000.00	\$ 205,561.62	\$ 5,705,561.62
Flagstar	\$ -	\$ 672,592.58	\$ 672,592.58
MBS	\$ 3,380,000.00	\$ 12,671.99	\$ 3,392,671.99
MI Class	\$ -	\$ 9,679,294.47	\$ 9,679,294.47
Commercial Bank	\$ 523,973.20	\$ -	\$ 523,973.20
MSU Federal CU	\$ -	\$ 746,877.92	\$ 746,877.92
DDA Loan	\$ 149,500.00	\$ -	\$ 149,500.00
First Nat'l Bank of Amer	\$ 1,031,606.08		\$ 1,031,606.08
Independent	\$ 1,009,781.95		\$ 1,009,781.95
Totals	\$ 11,594,861.23	\$ 11,316,998.58	\$ 22,911,859.81
% of total investment	50.60637297	49.39362703	100

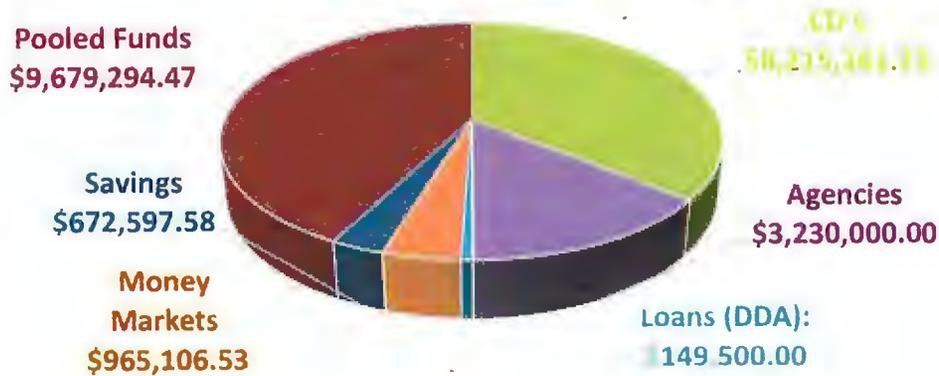
Each investment institution has received and signed the Meridian Charter Township Investment Policy and Agreement to Comply.

The signed agreement specifies that they are adhering to Public Act 20.

Meridian Charter Township Portfolio Holdings & Returns, April 30, 2019

Portfolio Characteristics: The Weighted Average Maturity (WAM) of portfolio is **9.71 months**. Our current Average Weighted Yield (AWY) is **2.54%**. As of May 16, 2019, the current benchmark yield for 1-year US Treasury notes is **2.32%**. Year-to-date, our investment returns are **30% higher than 12 months ago**, and **322% higher than 24 months ago**. As a routine practice, the Treasurer requires that all investments feature safety, liquidity and yield as permitted in the Township's adopted investment policy.

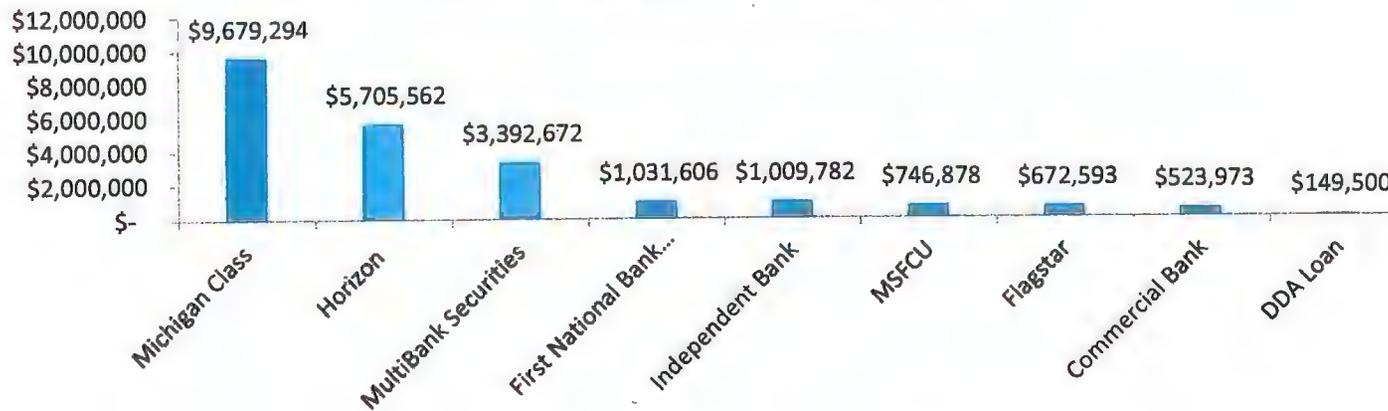
Investments by Type



Investment Returns 2017 to 2019



Investments by Institution





To: Board Members
From: Michael Hamel, Fire Chief
Date: May 15, 2019
Re: Ratification of New Full-Time Paramedic/Firefighter Appointment

Donald Carr has worked at Livingston County EMS for fifteen years after his initial licensure as an EMT in 2002 and then paramedic in 2006. He also has eighteen years of fire service experience working in Holly, Michigan. Mr. Carr is a Basic Life Support (BLS) Instructor and has disaster response experience having been deployed to Hurricane Michael for 15 days in 2018.

Move to authorize the Fire Department to appoint Donald Carr to Full-Time Paramedic/Firefighter.



To: Board Members
From: Joyce A. Marx, Human Resources Director
Date: May 16, 2019
Re: Ratification of New Police Officer Appointment

The Township has presented a conditional offer of employment to a qualified police officer candidate. The prospective hiring will bring the staffing level of the police department to 40 sworn personnel.

Jaclyn Allen obtained her Associate's Degree in Applied Science from Lansing Community College and graduated from Mid-Michigan Police Academy in May 2019.

A motion is prepared for Board consideration:

MOVE TO RATIFY THE APPOINTMENT OF JACLYN ALLEN TO THE POSITION OF POLICE OFFICER CONTINGENT UPON SUCCESSFUL COMPLETION OF THOSE ITEMS STIPULATED IN THE CONDITIONAL OFFER OF EMPLOYMENT.



To: Board Members
From: Frank L. Walsh, Township Manager
Date: May 17, 2019
Re: Future of 2012 .25 Mill Local Road Millage

Now that the Township Board has voted to present the \$35,000,000 local street funding bond on the August 6, 2019 ballot, it behooves us to spend the summer educating our residents on the cost to upgrade 147 miles of local streets. At no time will my administration attempt to sway voters to support the millage. We will conduct ourselves in the same manner that we approached the police-fire millage in 2017. This equates to a summer filled with neighborhood presentations and service club visits.

In order to properly convey the cost of the bond, and the total cost of street funding going forward, we need to have finality of the current street millage. The current street millage was first approved in 2008, as a five year levy. The street millage received community support again in 2012. The current levy is set to expire in 2023. As you are aware, the current street tax is .2479 and generates approximately \$425,000 per year. The cost to a homeowner with a \$150,000 assessed value/\$300,000 market value is \$37.19 per year. The question is, if voters approve the bond in August, what is the future of the current .2479 levy through 2023?

Assistant Township Manager Derek Perry and I have given this question a lot of thought. We realize as we hit the circuit this will be one of the first questions posed by voters. Our recommendation is to not levy the millage from 2020-2023, if the voters approve the bond. We need clarity in order to provide factual information to our voters.

We look forward to receiving direction from the Board on Tuesday evening.

A motion is prepared for Board consideration:

MOVE THAT MERIDIAN TOWNSHIP NOT LEVY THE CURRENT .2479 ROAD MILLAGE FROM 2020-2023 SHOULD THE VOTERS APPROVE THE \$35,000,000 ROAD BOND ON AUGUST 6, 2019.



12.B

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development

Date: May 17, 2019

Re: Medical Marihuana Non-Zoning Ordinance – Final Adoption

The amendment to the number of permits for the different types of Commercial Medical Marihuana Facilities as approved by the Township Board on May 9, 2019 has been incorporated into the ordinance as follows:

- Grower Permits, Class A, Class B, and Class C: 3 regardless of type
- Processor Permits: 3
- Provisioning Center Permits: 6
- Safety Compliance Facility Permits: 3
- Secure Transporter Permits: 3

As directed the ordinance has been published in the form it was introduced. The following motion has been provided for the Board's consideration:

- **Move to approve the resolution for the final adoption of the amendment to the Code of Ordinances to add Chapter 40 Commercial Medical Marihuana Facilities and amend the Township Fee Schedule to include an Initial Application Fee of \$5,000 and Annual/Renewal Application Fee of \$5,000.**

Attachments

1. Resolution for Adoption.
2. Non-Zoning Ordinance.

G:\Community Planning & Development\Planning\Medical Marihuana\Medical Marihuana Non-Zoning Ordinance.tb13.docx

RESOLUTION TO APPROVE

**Commercial Medical Marihuana Facilities
(Township Board)
FINAL**

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 21st day of May, 2019, 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 the Code of Ordinances to authorize the establishment of Commercial Medical Marihuana Facilities within the Township; and

WHEREAS, it is the Township Board’s desire to regulate Commercial Medical Marihuana Facilities by requiring a permit and compliance with requirements as provided in the proposed ordinance, in order to maintain the public health, safety and welfare of the citizens, business owners and visitors to the Township; and

WHEREAS, the proposed amendment provides standards and procedures for the review, issuance, renewal and revocation of Township issued permits for such facilities; and

WHEREAS, the Township Board deems it to be in the best interest of the residents, business owners and visitors to the Township to regulate the cultivation, distribution and use of Medical Marihuana permitted under the Michigan Medical Marihuana Act, Initiated Law 1 of 2008 in order to maintain public health, safety and welfare; and

WHEREAS, the Township Board amends the Township Fee Schedule to include an initial application fee of \$5,000 and annual or renewal fee of \$5,000 to defray the cost incurred by the Township for administration and enforcement of the Commercial Medical Marihuana Facilities Ordinance; and

WHEREAS, the Township Board introduced the proposed ordinance for publication and subsequent adoption at its meeting on May 9, 2019.

NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **FINALLY ADOPTS** Ordinance No. 2019-01, entitled “Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, by adding Chapter 40, Commercial Medical Marihuana Facilities.”

ORDINANCE NO. 2019-01

**ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP OF MERIDIAN,
INGHAM COUNTY, MICHIGAN BY ADDING CHAPTER 40 COMMERCIAL MEDICAL
MARIHUANA FACILITIES**

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Amendment to the Code of Ordinances by adding Chapter 40. The code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Chapter 40 entitled Commercial Medical Marihuana Facilities to read as follows:

**Chapter 40
COMMERCIAL MEDICAL MARIHUANA FACILITIES**

**ARTICLE I
In General**

Section 40-1. through 40-25. (Reserved)

**ARTICLE II
Commercial Medical Marihuana Facilities**

Section 40-26. Title.

This Chapter shall be known and cited as the “Commercial Medical Marihuana Facilities Ordinance of the Charter Township of Meridian.”

Section 40-27. Definitions.

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

APPLICATION means an Application for a Permit under this Chapter and includes all supplemental documentation attached or required to be attached thereto; the Person filing the Application shall be the proposed Permit Holder, who may also be referred to as the Applicant.

DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT means the Charter Township of Meridian Director of Community Planning and Development or his/her designee.

COMMERCIAL MEDICAL MARIHUANA FACILITY or FACILITY means one of the following:

- (1) Provisioning Center, as that term is defined in the Medical Marihuana Facilities Licensing Act, Public Act 281 of 2016 (MMFLA);
- (2) Processor, as that term is defined in the MMFLA;
- (3) Secure Transporter, as that term is defined in the MMFLA;

(4) Grower, including Class A, Class B and Class C, as those terms are defined in the MMFLA;

(5) Safety Compliance Facility, as that term is defined in the MMFLA.

DEPARTMENT means the Michigan State Department of Licensing and Regulatory Affairs or any authorized designated Michigan agency authorized to regulate, issue or administer a Michigan License for a Commercial Medical Marihuana Facility.

LICENSE means a current and valid License for a Commercial Medical Marihuana Facility issued by the Department. Prequalification, provisional licenses, or temporary licenses are not Licenses under this Chapter.

LICENSEE means a Person holding a current and valid Michigan License for a Commercial Medical Marihuana Facility.

MARIHUANA means that term as defined in Section 7106 of the Michigan Public Health Code, 1978 PA 368, MCL 333.7106.

MEDICAL MARIHUANA means that term as defined in MCL 333.26423.

PARAPHERNALIA means drug paraphernalia as defined in section 7451 of the Michigan Public Health Code, 1978 PA 368, MCL 333.7451, that is or may be used in association with Medical Marihuana.

PATIENT means a “registered qualifying patient” or a “visiting qualifying patient” as those terms are defined by MCL 333.26421, et seq.

PERMIT means a current and valid Permit for a Commercial Medical Marihuana Facility issued under this Chapter, which shall be granted to a Permit Holder only for and limited to a specific Permitted Premises and a specific Permitted Property. Said Permit shall be in addition to the special use permit required to be obtained under the Township Zoning Ordinance.

PERMIT HOLDER means the Person that holds a current and valid Permit issued under this Chapter.

PERMITTED PREMISES means the particular building or buildings within which the Permit Holder will be authorized to conduct the Facility’s activities pursuant to the Permit.

PERMITTED PROPERTY means the real property comprised of a lot, parcel or other designated unit of real property upon which the Permitted Premises is situated.

PERSON means a natural person, company, partnership, profit or non-profit corporation, limited liability company, or any joint venture for a common purpose.

PUBLIC PLACE means any area in which the public is invited or generally permitted in the usual course of business.

REGISTRY IDENTIFICATION CARD means the document issued to a Patient or a Primary Caregiver and defined under MCL 333.26423(i).

Section 40-28. Permit Required; Number of Permits Available; Eligibility; General Provisions.

1. The Township hereby authorizes the operation of the following types of Commercial Medical Marihuana Facilities, subject to the number of available Permits issued in this Section:
 - a. Growers, Class A
 - b. Growers, Class B
 - c. Growers, Class C
 - d. Processors
 - e. Provisioning Centers
 - f. Safety Compliance Facilities
 - g. Secure Transporters
2. The number of Commercial Medical Marihuana Facility Permits in effect at any time shall not exceed the following maximums within the Township:
 - a. Grower Permits, Class A, Class B, and Class C: 3, regardless of type
 - b. Processor Permits: 3
 - c. Provisioning Center Permits: 6
 - d. Safety Compliance Facility Permits: 3
 - e. Secure Transporter Permits: 3
 - f. No more than one Provisioning Center shall be located in any single Overlay Area except for Overlay Area 4, Section 86-445, where a Provisioning Center is not an allowed use. If any Overlay Area except for Overlay Area 4 has zero Provisioning Centers granted or under renewal and zero conditionally approved at the time set for the lottery, then a second Provisioning Center may be added to another Overlay Area. No Overlay Area shall have more than two Provisioning Centers.
3. No Person shall operate a Commercial Medical Marihuana Facility at any time or any location within the Township unless a currently-effective Permit for that Person at that location has been issued under this Chapter.
4. Commercial Medical Marihuana Facilities shall operate only as allowed under this Chapter.
5. The requirements set forth in this Chapter shall be in addition to, and not in lieu of, any other licensing or permitting requirements imposed by applicable federal, state or local laws, regulations, codes or ordinances.

6. An Applicant shall pay Application fees, annual fees, renewal fees and inspection fees for Permits to the Township to defray the costs incurred by the Township for inspection, administration and enforcement of the local regulations regarding Commercial Medical Marihuana Facilities. The Township Board shall by resolution set the fees in an amount not to exceed any limitations imposed by Michigan law.
7. A Permit and a Renewal Permit shall not confer any vested rights or reasonable expectation of subsequent renewal on the Applicant or Permit Holder, and shall remain valid for one year immediately following its approval.
8. Each year, any pending Applications for renewal or amendment of valid, unexpired Permits shall be reviewed and granted or denied before Applications for new Permits are considered.
9. It is the sole and exclusive responsibility of each Permit Holder or Person applying to be a Permit Holder at all times during the Application period and during its operation to immediately provide the Township with all material changes in any information submitted on an Application and any other changes that may materially affect any License or its Permit.
10. No Permit issued under this Chapter may be assigned or transferred to any Person unless the assignee or transferee has submitted an Application and all required fees under this Chapter and has been granted a Permit by the Director of Community Planning and Development. No Permit issued under this Chapter is transferrable to any other location except for the Permitted Premises on the Permitted Property.
11. The original Permit issued under this Chapter shall be prominently displayed at the Permitted Premises in a location where it can be easily viewed by the public, law enforcement and administrative authorities.
12. Acceptance by the Permit Holder of a Permit constitutes consent by the Permit Holder and its owners, officers, managers, agents and employees for any state, federal or local law enforcement to conduct random and unannounced examinations of the Facility and all articles of property in that Facility at any time to ensure compliance with this Chapter, any other local regulations, and with the Permit.
13. A Permit Holder may not engage in any other Commercial Medical Marihuana Facility in the Permitted Premises or on the Permitted Property, or in its name at any other location within the Township, without first obtaining a separate Permit.

Section 40-29. Other Laws and Ordinances.

In addition to the terms of this Chapter, any Commercial Medical Marihuana Facility shall comply with all Township Ordinances, including without limitation the Township Zoning Ordinance, and with all other applicable federal, state and local ordinances, laws, codes and regulations. To the extent that the terms of this Chapter are in conflict with the terms of any other applicable federal, state or local ordinances, laws, codes or regulations, the terms of the most restrictive ordinance, law, code or regulation shall control.

Section 40-30. Application for and Renewal of Permits.

1. Application. An Application for a Permit for a Facility shall be submitted to the Director of Community Planning and Development per permitted premise, and shall contain the following information:
 - a. The name, address, phone number and e-mail address of the proposed Permit Holder and the proposed Commercial Medical Marihuana Facility.
 - b. The names, home addresses and personal phone numbers for all owners, directors, officers and managers of the Permit Holder and the Commercial Medical Marihuana Facility.
 - c. One (1) copy of all the following:
 - 1) To encourage both local industry and also well-qualified applicants, at least two of the following items:
 - i) An official statement issued by the Department indicating that the Applicant has successfully completed prequalification for a License, if any. Copies of Entity/Individual Prequalification Packets and Supplemental Applicant Prequalification Packets or investigations conducted by the Department (if available) shall be provided.
 - ii) Proof that the Applicant or owners of at least 75% of the Applicant are current Township residents and were residents for at least twelve months prior to filing the Application. Any proof of residency must be satisfactory to the Township and must include more than one of the following: residential leases, tax or special assessment bills, utility bills (water, sewer, electric, gas, cable, internet, etc.), credit card bills, voter registration, driver license, tax returns, or homeowner insurance policies, showing current and at least 12 months' prior residence in the Township. The Applicant's majority shareholders, managing members, or managing partners must submit the same information.
 - iii) Applicant's Certification on a form provided by the Township restricting transfer of the Permit and subsequent renewed Permits, and restricting the transfer of any interest in the Permit Holder for a period of not less than 30 months after issuance of the Permit and License. This commitment shall be enforceable severally or jointly by the Township against the Applicant, Permit Holder, and any members or shareholders thereof.

- 2) All documentation showing the proposed Permit Holder's valid tenancy, ownership or other legal interest in the proposed Permitted Property and Permitted Premises. If the Applicant is not the owner of the proposed Permitted Property and Permitted Premises, a notarized statement from the owner of such property authorizing the use of the property for a Commercial Medical Marihuana Facility. A property owner shall only enter into one notarized statement per property with one prospective Permit Holder for each lottery drawing. All documentation establishing that the Permitted Premises and Permitted Property are within an overlay area with available permits.
- 3) If the proposed Permit Holder is a corporation, non-profit organization, limited liability company or any other entity other than a natural person, it must indicate its legal status, attach a copy of all company formation documents (including amendments), proof of registration with the State of Michigan, and a certificate of good standing with the State of Michigan.
- 4) A valid, unexpired driver's license or state issued ID for all owners, directors, officers and managers of the proposed Facility.
- 5) Evidence of a valid sales tax license for the business if such a license is required by state law or local regulations.
- 6) Application for Sign Permit, if any sign is proposed.
- 7) Non-refundable Application fee.
- 8) Business and Operations Plan, showing in detail the Commercial Medical Marihuana Facility's proposed plan of operation, including without limitation, the following:
 - i. A description of the type of Facility proposed and the anticipated or actual number of employees.
 - ii. A security plan meeting the requirements of Section 40-31(3) of this Chapter, which shall include a general description of the security systems(s), current centrally alarmed and monitored security system service agreement for the proposed Permitted Premises, and confirmation that those systems will meet State requirements and be approved by the State prior to commencing operations.
 - iii. A description by category of all products to be sold.
 - iv. A list of Material Safety Data Sheets for all nutrients, pesticides, and other chemicals proposed for use in the Commercial Medical Marihuana Facility.

- v. A description and plan of all equipment and methods that will be employed to stop any impact to adjacent uses, including enforceable assurances that no odor will be detectable from outside of the Permitted Premises.
 - vi. A plan for the disposal of Marihuana and related byproducts that will be used at the Facility.
- 9) An identification of any business that is directly or indirectly involved in the growing, processing, testing, transporting or sale of Marihuana for the Facility.
 - 10) Whether any Applicant has ever applied for or has been granted any commercial license or certificate issued by a licensing authority in Michigan or any other jurisdiction that has been denied, restricted, suspended, revoked, or not renewed and a statement describing the facts and circumstances concerning the application, denial, restriction, suspension, revocation, or nonrenewal, including the licensing authority, the date each action was taken, and the reason for each action.
 - 11) Signed and sealed (by Michigan registered architect, surveyor or professional engineer) site plan and interior floor plan of the Permitted Premises and the Permitted Property.
 - 12) Information regarding any other Commercial Medical Marihuana Facility that the Licensee is authorized to operate in any other jurisdiction within the State, or another State, and the Applicant's involvement in each Facility.
 - 13) Applicant and all related Persons consent to a background check conducted by the Township or any agency used by the Township to complete such checks.
- d. Any other information reasonably requested by the Township to be relevant to the processing or consideration of the Application.
 - e. If the Director of Community Planning and Development identifies or is informed of a deficiency in an Application, the Applicant shall have five (5) business days to correct the deficiency after notification by the Director of Community Planning and Development.
 - f. Information obtained from the Applicant or proposed Permit Holder is exempt from public disclosure under state law.

2. Receipt of Applications.
 - a. The Director of Community Planning and Development shall accept Applications for new permits during normal business hours on the second Tuesday in January at the Township Hall. Notice of the day, time, and place shall be given by publication once in a newspaper of general circulation within the Township, which shall be at least 10 days before the date set to accept the Applications. The notice shall also be posted on the Township's website, if any.
 - b. Notwithstanding Section 40-30(2)(a), the Director of Community Planning and Development may accept Applications for new permits on dates, times, and places as he deems appropriate. Before accepting any Applications on a date other than permitted by Section 40-30(2)(a), notice of the day, time, and place shall be given by publication twice in a newspaper of general circulation within the Township, the first of which shall be at least 10 days before the date set to accept the Applications. The notice shall also be posted on the Township's website, if any.
3. Denial of Application.
 - a. The Director of Community Planning and Development shall reject any Application that does not meet the requirements of the MMFLA or this Chapter. The Director of Community Planning and Development shall reject any Application that contains any false, misleading, or incomplete information.
 - b. An Applicant whose Application is rejected or denied because of missing, incomplete, erroneous, false, or misleading information, or because of a lack of submission of the full amount of the fees due, does not have a right to an administrative appeal of the decision.
4. Issuance of Conditional Approval.
 - a. Complete Applications for a Commercial Medical Marijuana Facility Permit determined to be in full compliance with the requirements of this Chapter shall be issued conditional approval in accordance with the procedures specified in this Section.
 - b. The Director of Community Planning and Development shall issue a conditional approval if:
 - 1) The background checks are complete and satisfactory;
 - 2) The Applicant has submitted satisfactory proof in two of the three following categories:
 - i. Official statement issued by the Department, pursuant to Section 40-30(1)(c)(1)(i).

ii. Proof of residency within the Township pursuant to Section 40-30(1)(c)((1)(ii).

iii. A certificate pursuant to Section 40-30(1)(c)(1)(iii).

3) All other information available to the Township verifies that the Applicant as a grower, processor, provisioning center, safety compliance facility, secure transporter has submitted a full and complete Application and is in compliance with the Township Code of Ordinances and any other applicable law, rule, or regulation.

c. A conditional approval only means that the Applicant has submitted a valid Application for a Commercial Medical Marihuana Facility Permit and is eligible for the lottery.

d. Within (30) thirty days from the issuance of a conditional approval the Applicant shall submit proof to the Township that the Applicant has applied for prequalification for a License or has submitted a full application for such License, unless such information was provided in the Application. If the Applicant fails to submit such proof, the conditional approval shall be void, the application denied, and any lottery position void.

e. A conditional approval and any lottery selection shall be void if an Applicant is denied prequalification for a License or is denied a License. Such denial shall be provided immediately to the Director of Community Planning and Development.

f. A conditional approval does not prevent the Director of Community Planning and Development from requesting additional documentation, as required or permitted under this Chapter.

5. Lottery; Order of Special Use Permit Applications.

a. After all Applications have been either granted conditional approval or denied the Director of Community Planning and Development shall then sort the Applications by the type of facility permit requested.

b. Each conditionally approved application will be entered in a lottery by facility type to determine which Applications may submit special use permit applications. Each facility type shall be drawn by random lottery as follows:

- 1) For Provisioning Centers, the applications shall be additionally sorted by their zoning overlay area. For each overlay area, the Director of Community Planning and Development shall randomly draw the name or number of each Provisioning Center Applicant until all conditionally approved applications are drawn in each overlay area. The Applicant of each first Provisioning Center drawn in each overlay area may then apply for a special use permit. If any bonus second provisioning center is available under Section 40-28(2)(f), then each overlay area with more than one conditionally approved provisioning center application shall itself be drawn by random lottery until all bonus second provisioning center overlay areas have been awarded. The Applicant of each second Provisioning Center drawn in each overlay area awarded a bonus may then apply for a special use permit.
 - 2) For each other facility type, the Director of Community Planning and Development shall randomly draw the name or number of the Applicants until all conditionally approved applications are drawn.
 - 3) The number of special use permit applications submitted may not exceed the number of available Permits under this Chapter. In each facility type, the number of Applicants drawn equal to the available Permits under this Chapter at the time of the lottery may apply for a special use permit. Applicants drawn after the number of available Permits will retain that lottery position as provided in this Chapter.
 - 4) The Director of Community Planning and Development shall maintain a record of the lottery results and order of drawing for each facility type until December 31 of the year in which the lottery occurred. Lottery positions do not confer any right to a Permit under this Chapter.
 - 5) All lottery drawings shall be conducted publicly by the Director of Community Planning and Development with the date and time published on the Township's website and all entrants provided notice.
- c. All special use permit applications must be submitted within 60 days of the lottery or notice under this sub-section. If the Applicant does not submit a special use permit application or a special use permit is denied and all appeals are exhausted, then the Director of Community Planning and Development may consult the lottery results and notify the next Applicant that they may apply for a special use permit.

6. **Renewal Application.** The same requirements that apply to all new Applications for a Permit, except for special use permit and lottery requirements, shall apply to all Renewal Applications. Renewal Applications shall be submitted to and received by the Director of Community Planning and Development not less than ninety (90) days prior to the expiration of the annual Permit, except that an Application requesting a change in the location of the Permitted Premises shall be submitted and received not less than one hundred twenty (120) days prior to the expiration of the Permit. A Permit Holder whose Permit expires and for which a complete Renewal Application has not been received by the expiration date shall be deemed to have forfeited the Permit under this Chapter. The Township will not accept Renewal Applications after the expiration date of the Permit.

7. **Issuance of Commercial Medical Marihuana Facilities Permit.**
 - a. An inspection of the proposed Commercial Medical Marihuana Facility by the Township shall be required prior to issuance of the Permit. Such inspection shall occur after the premises are ready for operation, but prior to the stocking of the business with any medical marihuana, and prior to the opening of the business or commencement of operations. The inspection is to verify that the business facilities are constructed and can be operated in accordance with the Application submitted and the applicable requirements of this Chapter, the Special Use Permit, and any other applicable law, rule, or regulation.
 - b. After verification the facilities are constructed and can be operated in accordance with the Application submitted and the applicable requirements of this Chapter, the Special Use Permit, and any other applicable law, rule, or regulation, and the issuance of a permanent certificate of occupancy for the facility, the Director of Community Planning and Development shall issue the Permit for a term of one (1) year.
 - c. Maintaining a valid License is a condition for the issuance and maintenance of the Permit issued under this Chapter and the continued operation of any marihuana facility.
 - d. An Applicant or Permit Holder has a duty to notify the Director of Community Planning and Development in writing of any pending criminal charge, and any criminal conviction of a felony or other offense involving a crime of moral turpitude by the Applicant, any owner, principal officer, director, manager, or employee within ten (10) days of the event.

- e. An Applicant or Permit Holder has a duty to notify the Director of Community Planning and Development in writing of any pending criminal charge, and any criminal conviction, whether a felony, misdemeanor, petty offense, or any violation of a local law related to the cultivation, processing, manufacture, storage, sale, distribution, testing or consumption of any form of marihuana, the MMMA, the MMFLA, any building, fire, health or zoning statute, code or ordinance related to the cultivation, processing, manufacture, storage, sale, distribution, testing or consumption of any form of marihuana by the Applicant, any owner, principal officer, director, manager, or employee within (10) ten days of the event.
8. Applications for new Permits where no building is as yet in existence. Any Applicant for a Commercial Medical Marihuana Facility Permit whose building is not yet in existence at the time of the Township's initial approval shall have one year immediately following the date of the Township's initial approval to complete construction of the building, in accordance with applicable zoning ordinances, building codes, and any other applicable state or local laws, rules or regulations, and to commence business operations.
9. Duty to Supplement. If, at any time before or after a Permit is issued pursuant to this Chapter, any information required in the Application, the MMFLA, or any rule or regulation promulgated thereunder, changes in any way from that which is stated in the Application, the Applicant or Licensee shall supplement such information in writing within ten (10) days from the date upon which such change occurs.
10. Permit Forfeiture. In the event that a Commercial Medical Marihuana Facility does not commence operations within one year of issuance of a Township Permit, the Permit shall be deemed forfeited; the facility may not commence operations and the Permit is not eligible for renewal.

Section 40-31. Operational Requirements – Commercial Medical Marihuana Facilities.

A Commercial Medical Marihuana Facility issued a Permit under this Chapter and operating in the Township shall at all times comply with the following operational requirements, which the Township Board may review and amend from time to time as it determines reasonable.

1. *Scope of Operation.* Commercial Medical Marihuana Facilities shall comply with all respective applicable codes of the local zoning, building, fire, and health departments. The Facility must hold a valid unexpired Permit and License for the type of Commercial Medical Marihuana Facility intended to be carried out within the Permitted Premises on the Permitted Property. The Facility operator, owner, Permit Holder, or Licensee must have documentation available that local and State sales tax requirements, including holding any licenses, if applicable, are satisfied.

2. *Required Documentation.* Each Commercial Medical Marihuana Facility shall be operated from the Permitted Premises on the Permitted Property. No Commercial Medical Marihuana Facility shall be permitted to operate from a moveable, mobile or transitory location, except for a Permitted and Licensed Secure Transporter when engaged in the lawful transport of Marihuana. No Person under the age of eighteen (18) shall be allowed to enter into the Permitted Premises without a parent or legal guardian.
3. *Security.* Permit Holders shall at all times maintain a security system that meets state law requirements, and shall also include the following:
 - a. Security surveillance cameras installed to monitor all entrances, along with the interior and exterior of the Permitted Premises.
 - b. Robbery and burglary alarm systems which are professionally monitored and operated 24 hours a day, 7 days a week.
 - c. A locking safe permanently affixed to the Permitted Premises that shall store all Marihuana and cash remaining in the Facility overnight.
 - d. All Marihuana in whatever form stored at the Permitted Premises shall be kept in a secure manner and shall not be visible from outside the Permitted Premises, nor shall it be grown, processed, exchanged, displayed or dispensed outside the Permitted Premises.
 - e. All security recordings and documentation shall be preserved for at least 48 hours by the Permit Holder and made available to any law enforcement upon request for inspection.
4. *Operating Hours.* No Provisioning Center shall operate between the hours of 8:00 p.m. and 8:00 a.m.
5. *Required Spacing.* No Commercial Medical Marihuana Facility shall be located within one-thousand (1,000) feet from any public or private K-12 school, five hundred (500) feet from any church, place of worship or other religious facility, and five hundred (500) feet from any library, preschool, or nearest child care center, with the minimum distance between uses measured horizontally between the nearest property lines.
6. *Amount of Marihuana.* The amount of Marihuana on the Permitted Property and under the control of the Permit Holder, owner or operator of the Facility shall not exceed that amount permitted by the state License or the Township's Permit.
7. *Sale of Marihuana.* The Marihuana offered for sale and distribution must be packaged and labeled in accordance with state law. The Facility is prohibited from selling, soliciting or receiving orders for Marihuana or Marihuana Products over the internet.

8. *Sign Restrictions.* No pictures, photographs, drawings or other depictions of Marihuana or Marihuana Paraphernalia shall appear on the outside of any Permitted Premises nor be visible outside of the Permitted Premises on the Permitted Property. The words “Marihuana,” “cannabis,” and any other words used or intended to convey the presence or availability of Marihuana shall not appear on the outside of the Permitted Premises nor be visible outside of the Permitted Premises on the Permitted Property.
9. *Use of Marihuana.* The sale, consumption or use of alcohol or tobacco products on the Permitted Premises is prohibited. Smoking or consumption of controlled substances, including Marihuana, on the Permitted Premises is prohibited.
10. *Indoor Operation.* All activities of Commercial Medical Marihuana Facilities, including without limitation, distribution, growth, cultivation, or the sale of Marihuana, and all other related activity permitted under the Permit Holder’s License or Permit must occur indoors. The Facility’s operation and design shall minimize any impact to adjacent uses, including the control of any odor by maintaining and operating an air filtration system so that no odor is detectable outside the Permitted Premises. Mobile facilities and drive-through operations are prohibited.
11. *Unpermitted Growing.* A Patient may not grow his or her own Marihuana at a Commercial Medical Marihuana Facility.
12. *Distribution.* No person operating a Facility shall provide or otherwise make available Marihuana to any person who is not legally authorized to receive Marihuana under state law.
13. *Permits.* All necessary building, electrical, plumbing, and mechanical permits must be obtained for any part of the Permitted Premises in which electrical, wiring, lighting or watering devices that support the cultivation, growing, harvesting or testing of Marihuana are located.
14. *Waste Disposal.* The permit holder, owner and operator of the Facility shall use lawful methods in controlling waste or by-products from any activities allowed under the License or Permit.
15. *Transportation.* Marihuana may be transported by a Secure Transporter within the Township under this Chapter, and to effectuate its purpose, only:
 - a. By Persons who are otherwise authorized by state law to possess Marihuana for medical purposes;
 - b. In a manner consistent with all applicable state laws and rules, as amended;
 - c. In a secure manner designed to prevent the loss of the Marihuana;

- d. No vehicle used for the transportation or delivery of Marihuana under this Chapter shall have for markings the words “Marihuana,” “cannabis” or any similar words; pictures or other renderings of the Marihuana plant; advertisements for Marihuana or for its sale, transfer, cultivation, delivery, transportation or manufacture, or any other word, phrase or symbol indicating or tending to indicate that the vehicle is transporting Marihuana.
 - e. No vehicle may be used for the ongoing or continuous storage of Marihuana, but may only be used incidental to, and in furtherance of, the transportation of Marihuana.
16. Additional Conditions. The Director of Community Planning and Development may impose such reasonable terms and conditions on a Commercial Medical Marihuana Facility special use as may be necessary to protect the public health, safety and welfare, and to obtain compliance with the requirements of this Chapter and applicable law.

Section 40-32. Penalties and Consequences for Violation.

In addition to any other penalties or legal consequences provided under applicable federal, state and local law, regulations, codes and ordinances:

1. Violations of the provisions of this Chapter or failure to comply with any of the requirements of this Chapter shall constitute a misdemeanor. Any Person who violates this Chapter or fails to comply with any of the requirements of this Chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined not more than \$500.00, or imprisoned for not more than 90 days, or both, and, in addition, shall pay all costs and expenses involved. Each day the violation continues shall be considered a separate offense.
2. Violations of the provisions of this Chapter or failure to comply with any of the requirements of this Chapter shall be subject to and found responsible for a municipal civil infraction. The fine for any municipal civil infraction shall be one thousand dollars (\$1,000.00) plus court costs, attorney fees and abatement costs of each violation, together with all other remedies pursuant to MCL 600.8701, et seq. Each day a violation continues shall be deemed a separate municipal civil infraction.
3. Increased civil fines shall be imposed for repeated violations of any requirement of this Chapter. As used in this subsection, the term “repeat offense” means a second (or any subsequent) municipal civil infraction violation of the same requirement or provision committed within any six-month period and found to be responsible. The increased fine for a repeat offense shall be as follows:
 - a. The fine for any offense which is a first repeat offense shall be two thousand five hundred dollars (\$2,500).
 - b. The fine for any offense which is a second repeat offense or any subsequent repeat offense shall be five thousand dollars (\$5,000).

4. Revocation.
 - a. A Permit issued under this Chapter may be denied, limited, revoked, or restricted under any of the following conditions:
 - 1) Any fraudulent, false, misleading, or material misrepresentation contained in the Application.
 - 2) Repeat violations of any requirements of this Chapter or other applicable law, rule, or regulation. As used in this subsection, the term "repeat offense" means a second (or any subsequent) misdemeanor violation or civil infraction of the same requirement or provision committed within any six-month period and upon conviction or responsibility thereof.
 - 3) A valid License is not maintained as required by this Chapter.
 - 4) The Permit Holder, its agent, manager, or employee failed to timely submit any document or failed to timely make any material disclosure as required by this Chapter.
 - b. If a Permit is revoked or limited under this Chapter, the Director of Community Planning and Development shall issue a notice stating the revocation, limitation, or restriction including the reason for the action and providing a date and time for an evidentiary hearing before the Township Board.
5. The owner of record or tenant of any building, structure or premises, or part thereof, and any architect, builder, contractor, agent or Person who commits, participates in, assists in or maintains such violation may each be found guilty or responsible of a separate offense and suffer the penalties and fines provided in subsections (1) and (2) of this section, except as excluded from responsibility by state law.
6. In addition to any other remedies, the Township may institute proceedings for injunction, mandamus, abatement or other appropriate remedies to prevent, enjoin, abate or remove any violations of this Chapter. The rights and remedies provided herein are both civil and criminal in nature. The imposition of any fine, jail sentence or forfeiture shall not exempt the violator from compliance with the provisions of this Chapter.

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 therewith 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 become effective immediately upon its publication.

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk



12.C

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development

Date: May 17, 2019

Re: Zoning Amendment #19030 (Township Board) Medical Marihuana - Final Adoption

The proposed ordinance has been updated based on the changes approved by the Township Board at its last meeting. With the restriction on the type of facility, grower or processor, that could locate along Dawn Avenue the Township Attorney recommended a separate Overlay Area be created. A map showing the seven Overlay Areas is attached. The area along Dawn Avenue has been identified as Overlay Area 4. In addition to Overlay Area 4 a grower or processor facility could only locate in Overlay Area 1 along Towner/Marsh Roads and Overlay Area 6 on the east side of Hagadorn Road south of Mt. Hope Road. Except for Overlay Area 4 a provisioning center, safety compliance facility and secure transporter could locate in all other Overlay Areas. Commercial Medical Marihuana Facilities would require a special use permit subject to Township Board approval.

As directed the zoning amendment has been published. The following motion has been provided for the Board's consideration:

- **Move to approve the resolution for final adoption of the amendment to the Code of Ordinances to establish the Commercial Medical Marihuana Facilities Overlay District pursuant to Zoning Amendment #19030.**

Attachments

1. Resolution for final adoption.
2. Revised Overlay Area map.

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RESOLUTION TO APPROVE

**Zoning Amendment #19030
Township Board
Final**

RESOLUTION

At the 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 21st day of May, 2019, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board, at its meeting on December 11, 2018 initiated the zoning amendment to amend Section 86-2 and add Section 86-445 of the Code of Ordinances to establish the Commercial Medical Marihuana Facilities Overlay District; and

WHEREAS, the proposed zoning amendment would establish four designated areas in the Township where commercial medical marihuana facilities can be located; and

WHEREAS, the proposed zoning amendment identifies the overlay areas and zoning districts in which each of the five types of commercial medical marihuana facilities can be located subject to a special use permit approved by the Township Board; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on February 11, 2019 and voted to recommend approval of the proposed zoning amendment with revisions at its regular meeting on April 8, 2019; and

WHEREAS, the Township Board discussed the rezoning at its meetings on April 23, 2019 and May 9, 2019 and has reviewed the staff and Planning Commission material forwarded under a cover memorandum dated April 16, 2019; and

WHEREAS, in addition to a State license and Township permit, all types of commercial medical marihuana facilities would be subject to approval of a special use permit from the Township Board; and

WHEREAS, the five designated overlay areas identified for commercial medical marihuana facilities will minimize incompatibilities with existing surrounding land uses; and

WHEREAS, the proposed zoning amendment is consistent with the goal established in the 2019 Community Planning and Development department plan to complete ordinances for Commercial Medical Marihuana Facilities; and

WHEREAS, the proposed zoning amendment is consistent with Goal 3 of the 2017 Master Plan to enhance the viability of Township businesses; and

WHEREAS, the Township Board at its meeting on May 9, 2019 voted to approve the zoning amendment for introduction and subsequent adoption.

NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **FINALLY ADOPTS** Ordinance No. 2019-10, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 86, Article I, by amending Section 86-2 and by adding Article IV, Division 4, Section 86-445."

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 finally adopted at least once prior to the next regular meeting of the Township Board.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township 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 21st day of May, 2019.

Brett Dreyfus
Township Clerk

ORDINANCE NO. 2019-10

**ORDINANCE AMENDING THE CODE OF THE
CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
CHAPTER 86, ARTICLE I, BY AMENDING SECTION 86-2 AND ARTICLE IV,
DIVISION 4, BY ADDING SECTION 86-445.**

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1.

- A. Amendment to Article I, In General, Section 86-2 Definitions of the code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-2 to add the following definitions:

Section 86-2 Definitions.

“Commercial Medical Marihuana Facility” or “Facility” means one of the following:

- a. “Provisioning Center,” as that term is defined in the Medical Marihuana Facilities Licensing Act, Public Act 281 of 2016 (“MMFLA”);
- b. “Processor,” as that term is defined in the MMFLA;
- c. “Secure Transporter,” as that term in the MMFLA;
- d. “Grower,” including Class A, Class B and Class C, as those terms are defined in the MMFLA;
- e. “Safety Compliance Facility,” as that term is defined in the MMFLA.

“Marihuana” means that term as defined in Section 7106 of the Michigan Public Health Code, 1978 PA 368, MCL 333.7106.

“Medical Marihuana” means that term as defined in MCL 333.26423.

“Patient” means a “registered qualifying patient” or a “visiting qualifying patient” as those terms are defined by MCL 333.26421, et seq.

“Permit” means a current and valid permit for a Commercial Medical Marihuana Facility issued under the Charter Township of Meridian Ordinance Authorizing and Permitting Commercial Medical Marihuana Facilities, Charter Township of Meridian Ordinance No. 2019-01, which shall be granted to a Permit Holder only for and limited to a specific Permitted Premises and a specific Permitted Property. Said Permit shall be in addition to the Special Use Permit required to be obtained under this Zoning Ordinance.

“Person” means a natural person, company, partnership, profit or non-profit corporation, limited liability company, or any joint venture for a common purpose.

- B. Amendment to Article IV, District Regulations, Division 4 Other Districts of the code of the Charter Township of Meridian, Ingham County, Michigan, by adding Section 86-445 to read as follows:

(a) Applicability. The Commercial Medical Marihuana Facilities overlay district shall apply to all lots within the areas shown on Maps 1, 2, 3, 4, 5, 6 and 7 (the "Overlay Areas"). All lots included in the overlay district shall be subject to the terms and conditions imposed in this section, in addition to the terms and conditions imposed by the zoning district where such lots may be located, any other applicable ordinance and the requirements of Section (Ordinance Authorizing and Permitting Commercial Medical Marihuana Facilities).

(b) Uses permitted by right. All uses permitted by right in the underlying zoning districts.

(c) Uses permitted by special use permit. All uses permitted by special use permit in the underlying zoning district and all types of Commercial Medical Marihuana Facilities subject to the number of available Permits allowed per Section (Ordinance Authorizing and Permitting Commercial Medical Marihuana Facilities).

(d) Uses not permitted. Any use not permitted in the underlying zoning district is not permitted in the Commercial Medical Marihuana Facilities overlay district.

(e) Permitted locations.

1. Grower Class A, Class B, or Class C only in Overlay Areas 1, 4 and 6 on property zoned I (Industrial).
2. Processor only in Overlay Areas 1, 4 and 6 on property zoned I (Industrial).
3. Provisioning Center only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I (Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).
4. Safety Compliance Facility only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I (Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).
5. Secure Transporter only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I (Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).

(f) Application and departmental reviews

1. Application. The application for a special use permit shall be submitted to the Director of Community Planning and Development in accordance with Section 86-124.
2. Departmental reviews. The applicant's plan shall be reviewed by the Township Department of Community Planning and Development, the Township EMS/Fire Department, the Township Police Department, the Township Public Works/Engineering Department, the county drain commissioner, and the county road department or the state department of transportation, whichever road agency has jurisdiction over roads in the immediate vicinity, in order to ensure that public utilities, road, and other infrastructure systems are or will be adequate to support the proposed development.

(g) Review process. Upon determination that the application is complete, the Director of Community Planning and Development shall initiate a review process in accordance with Section 86-125 of this chapter, subject to all hearings and other provisions set forth therein, as applicable, except the final decision on the special use permit shall be made by the Township Board.

1. Planning Commission action. The Planning Commission after holding a public hearing shall make a recommendation to the Township Board. In making a recommendation the Planning Commission shall follow the review criteria in Section 86-126 and may recommend conditions in accordance with Section 86-127.
2. Township Board action. Following review of the Planning Commission's recommendation and record, the Township Board may deny, approve, or approve with conditions an application for a special use permit. Prior to making a decision on a special use permit, the Township Board may hold a public hearing on the request. Notice of the public hearing shall be given in the same manner as outlined in Section 86-65.

(h) Amendments. Any amendments to an approved special use permit shall be in accordance with Section 86-129 and subject to the approval of the Township Board.

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.

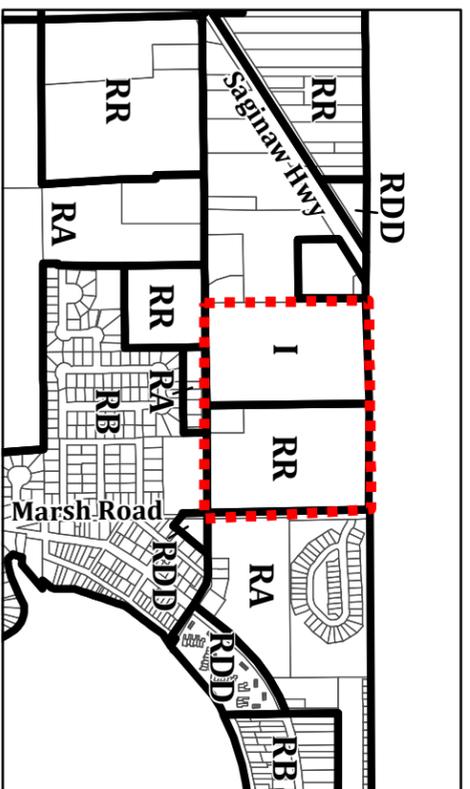
Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

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.

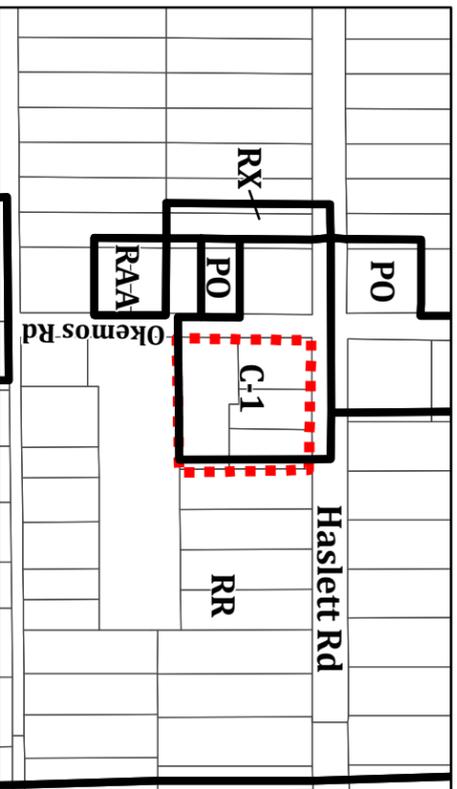
Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

Ronald J. Styka, Township Supervisor

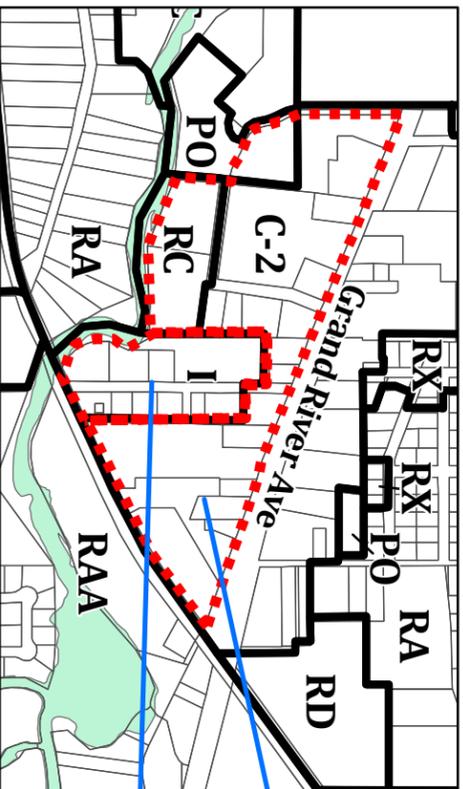
Brett Dreyfus, Township Clerk



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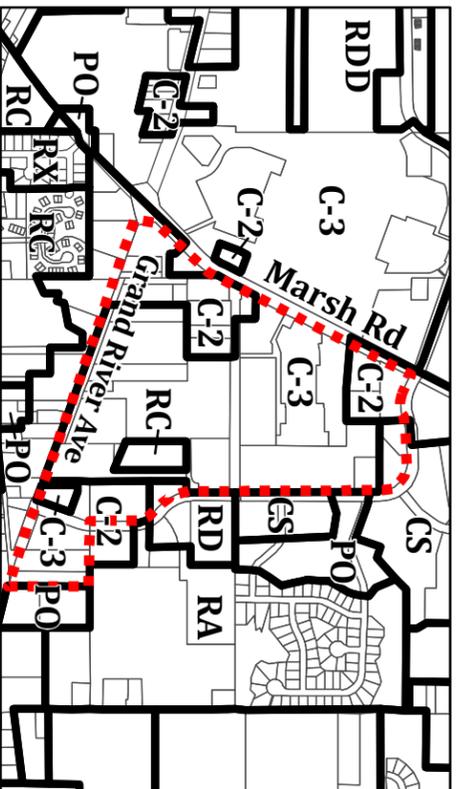


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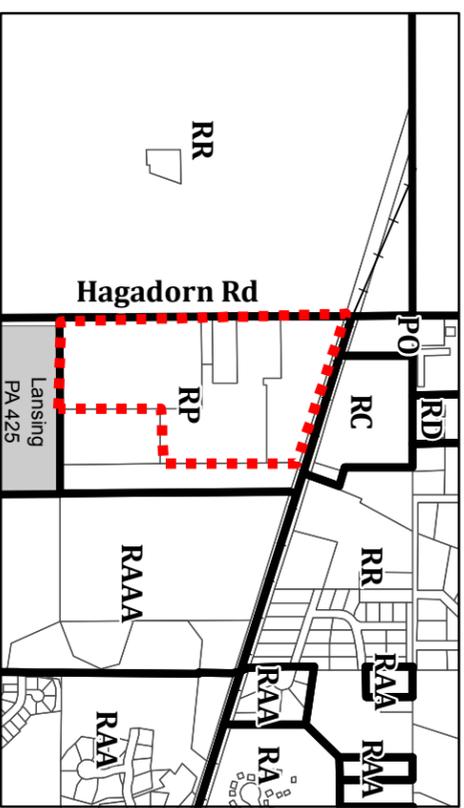
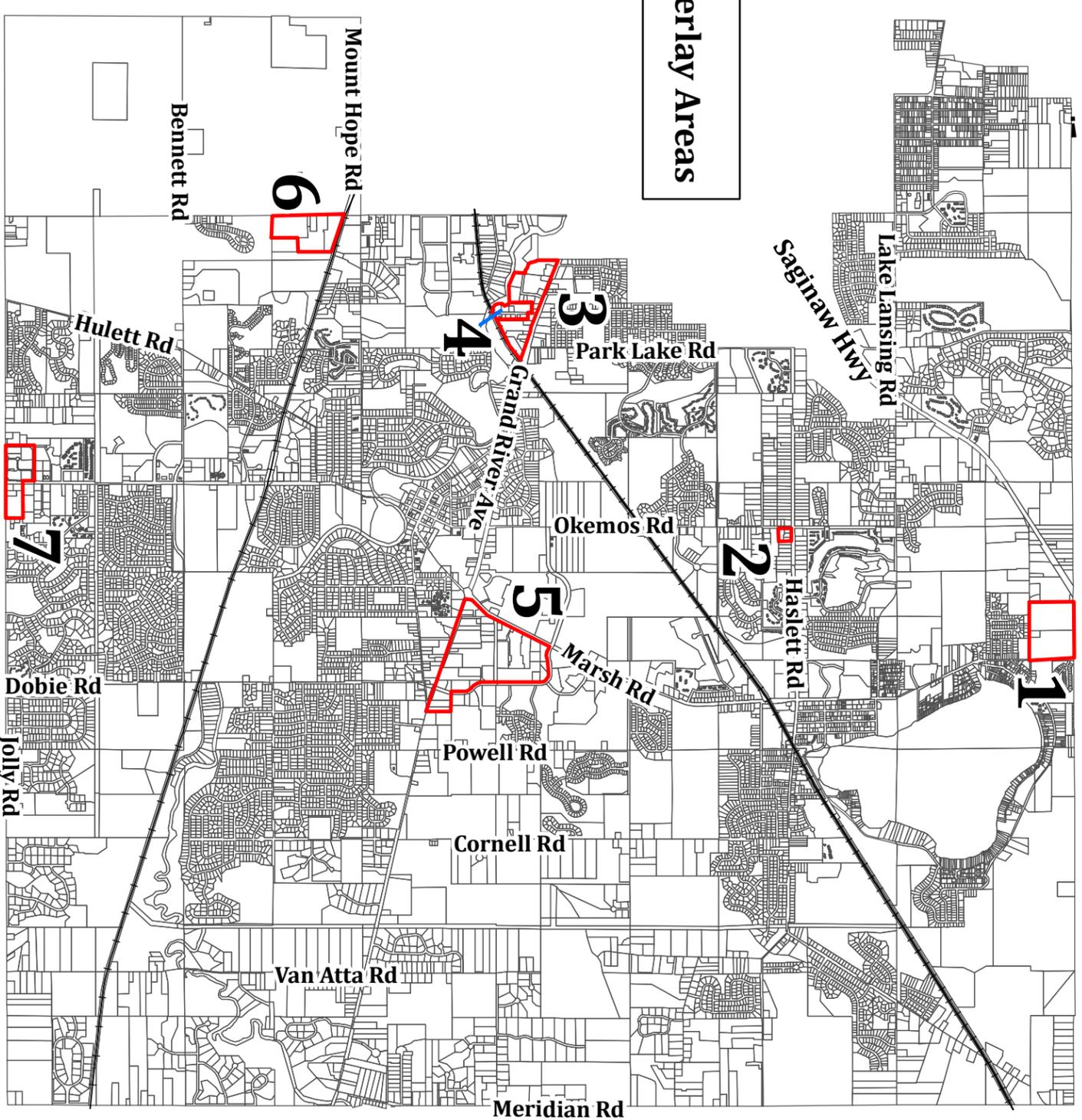
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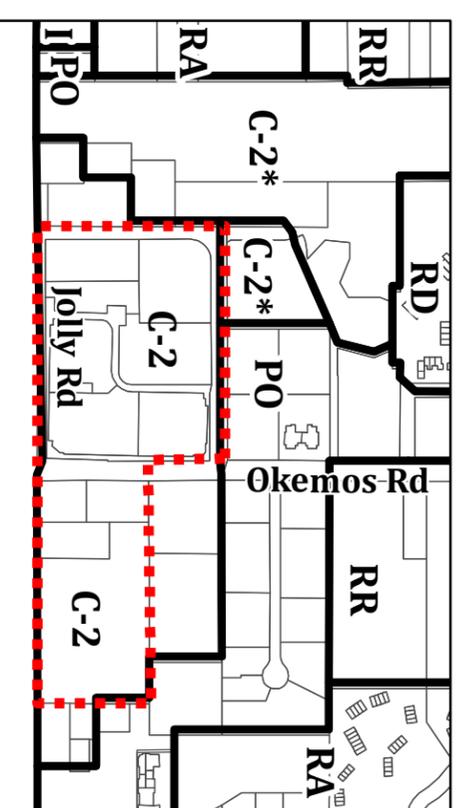


5

 Proposed Overlay Areas



6



7

Updated:
5/16/19



12.D

To: Township Board

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

Date: May 16, 2019

Re: Rezoning #19020 (Township Board) - Final Adoption

The Township Board voted to approve for introduction the rezoning of ten parcels identified as 5975, 5981, 5997, and 5999 Marsh Road, 5978, 5986, 5988, 5990, and 5994 Martinus Street, and an undeveloped lot identified by Parcel Number 10-205-007, from C-1 (Commercial) to RB (Single Family-High Density) at its last meeting on May 9, 2019. As directed by the Board, the Clerk published the proposed ordinance as required. The following motion has been provided for the Board's consideration:

- **Move to adopt the resolution for final adoption of Ordinance No. 2019-08 pursuant to Rezoning Petition #19020 to rezone ten parcels located east of Martinus Street, west of Marsh Road, and north of Lake Lansing Road from C-1 (Commercial) to RB (Single Family-High Density).**

Attachment

1. Resolution to approve.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19020 (Township Board)\REZ 19020.tb3.doc

RESOLUTION TO APPROVE

**Rezoning #19020 (Township Board)
5975, 5981, 5997, and 5999 Marsh Road,
5978, 5986, 5988, 5990, and 5994 Martinus Street,
and Parcel Number 10-205-007
FINAL ADOPTION**

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 21st day of May, 2019, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board initiated the rezoning of ten parcels (approximately 1.52 acres in total size) identified as 5975, 5981, 5997, and 5999 Marsh Road, 5978, 5986, 5988, 5990, and 5994 Martinus Street, and an undeveloped lot identified by Parcel Number 10-205-007 from C-1 (Commercial) to RB (Single Family-High Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on February 25, 2019 and recommended approval of the request at its meeting on March 11, 2019; and

WHEREAS, the Township Board discussed the rezoning at its meeting on April 23, 2019 and has reviewed the staff and Planning Commission material forwarded under a cover memorandum dated April 17, 2019; and

WHEREAS, the proposed rezoning to RB (Single Family-High Density) is consistent with the 2017 Future Land Use Map designation of R3-Residential 1.25 – 3.5 dwelling units per acre; and

WHEREAS, the subject site is located adjacent to properties zoned RB (Single Family-High Density) to the west; and

WHEREAS, public water and sanitary sewer services serve the subject properties; and

WHEREAS, the properties proposed for rezoning to RB (Single Family-High Density) are developed with single family residences; and

WHEREAS, the current zoning of C-1 (Commercial) poses nonconforming status on the existing single family houses, making variances from the Zoning Board of Appeals generally necessary to make improvements to the properties; and

ORDINANCE NO. 2019-08
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #19020

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the C-1 (Commercial) District symbol and indication as shown on the Zoning District Map, for 5975, 5981, 5997, and 5999 Marsh Road, 5978, 5986, 5988, 5990, and 5994 Martinus Street, and Parcel Number 10-205-007, the property legally described as:

- 5975 Marsh Road, Lot 11 Oak Grove Park, Parcel Number 10-205-017
- 5981 Marsh Road, Lots 5-10 Oak Grove Park, Parcel Number 10-205-027
- 5997 Marsh Road, Lots 2-4 Oak Grove Park, Parcel Number 10-205-013
- 5999 Marsh Road, Lot 1 Oak Grove Park, Parcel Number 10-205-026
- 5978 Martinus Street, Lots 25 & 26 & south 10 feet of Lot 27 Oak Grove Park, Parcel Number 10-205-008
- 5986 Martinus Street, Lot 29 Oak Grove Park, Parcel Number 10-205-006
- 5988 Martinus Street, Lot 30 Oak Grove Park, Parcel Number 10-205-005
- 5990 Martinus Street, Lot 31 & South ½ of Lot 32 Oak Grove Park, Parcel Number 10-205-004
- 5994 Martinus Street, North ½ of Lot 32 and Lot 33 Oak Grove Park, Parcel Number 10-205-003
- North 20 feet of Lot 27 and Lot 28 Oak Grove Park, Parcel Number 10-205-007

to that of RB (Single Family-High Density).

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 therewith 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 seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk

Legal description confirmed by:

Mark Kieselbach, Director
Community Planning and Development

William K. Fahey, Township Attorney



12.E

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development

Date: May 17, 2019

Re: Zoning Amendment #19040 (Township Board) Senior Living Communities - Final Adoption

Zoning Amendment #19040 will create a new zoning classification to allow for facilities that provide a continuity of residential occupancy and health care for elderly persons. The Township Board at its meeting on May 9, 2019 approved the introduction of the zoning amendment. As directed the zoning amendment has been published. A motion to approve the zoning amendment for final adoption has been provided for the Board's consideration.

- **Move to approve the resolution for the final adoption of Ordinance No. 2019-09 pursuant to Zoning Amendment #19040 to establish a Senior Living Community zoning classification.**

Attachment

1. Resolution for final adoption.

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2019\ZA 19030 (Township Board)\ZA 19040.tb4.doc

RESOLUTION TO APPROVE

**Zoning Amendment #19040
Township Board**

RESOLUTION

At the 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 21st day of May, 2019, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board, at its meeting on December 11, 2018 initiated the zoning amendment to amend Section 86-2 (Definitions) and Section 86-654 (Nonresidential Structures and Uses in Residential Districts) of the Code of Ordinances; and

WHEREAS, the proposed zoning amendment would add Senior Living Communities to the list of uses permitted as nonresidential uses in residential zoning districts, subject to approval of a special use permit; and

WHEREAS, the proposed zoning amendment establishes performance criteria by which to evaluate Senior Living Community projects; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on February 11, 2019 and voted to recommend approval of the proposed zoning amendment at its regular meeting on March 11, 2019; and

WHEREAS, the Township Board discussed the proposed zoning amendment at its meetings on April 9, 2019 and April 23, 2019 and has reviewed the staff and Planning Commission material forwarded under a cover memorandum dated April 4, 2019; and

WHEREAS, the proposed zoning amendment is consistent with Goal J of the 2019 Township Board Action Plan to explore housing options and alternatives to encourage diverse populations and targeted groups to live in the Township; and

WHEREAS, the proposed zoning amendment is consistent with Goal 1, Objective B of the 2017 Master Plan to ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity; and

WHEREAS, the Township Board introduced the zoning amendment for publication and subsequent adoption on May 9, 2019.

NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **FINALLY ADOPTS** Ordinance No. 2019-09, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 86, Article I, by amending Section 86-2 and Article VI, Section 86-654."

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township 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 21st day of May, 2019.

Brett Dreyfus
Township Clerk

ORDINANCE NO. 2019-09

**ORDINANCE AMENDING THE CODE OF THE
CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
CHAPTER 86, ARTICLE I, BY AMENDING SECTION 86-2 AND ARTICLE VI, SECTION 86-654.**

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1.

- A. Amendment to Article I, In General, Section 86-2 Definitions of the code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-2 to add the following definitions:

Section 86-2 Definitions.

Assisted Living – providing independent living services as well as limited nursing care, limited supervision, medication management, supportive services, and other activities of daily living to patients or residents.

Independent Living – provision of some basic services such as meals, housekeeping, grounds maintenance, security, and common areas and common facilities for events and activities for patients or residents.

Memory Care – specialized skilled nursing and settings offering stepped-up services for patients or residents with Alzheimer’s Disease or other types of dementia.

Senior Living Community – a facility comprised of a building or group of buildings providing a continuity of residential occupancy and health care for elderly persons. This type of facility includes dwelling units for independent living, assisted living, and memory care or other licensed professional care for residents; it may include ancillary facilities for the further service or care of the residents. The facility is restricted to persons 55 years of age or older or married couples or domestic partners where either spouse or partner is 55 years of age or older.

Licensed Professional Care – specialized health care available 24 hours per day given under the supervision of professionals or technical personnel including but not limited to memory care, rehabilitation, physical therapy, occupational therapy, social services, tube feedings, complex wound dressings, or rapidly changing health status.

- B. Amendment to Article VI, Special Use Requirements and Restrictions, Section 86-654 Nonresidential structures and uses in residential districts of the code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-654 to read as follows:

(a) – (b) Remain as written.

(c) Nonresidential uses that may be permitted. Only the following land and structure uses may be permitted in any residential district, provided the applicable stipulated conditions can be complied with.

- (1) Institutions for human care:
 - Clinics
 - Homes for the aged
 - Hospitals
 - Nursing or convalescent homes
 - Philanthropic and eleemosynary institutions
 - Sanitariums for the treatment of human ailments
 - Senior living communities

(2) - (6) Remain as written.

(d) - (e) Remain as written.

(f) Nonresidential uses in residential districts site development standards. A special use permit shall not be issued for the occupancy of a structure or parcel of land or for the erection, reconstruction, or alteration of a structure unless complying with the following site development requirements. These requirements are not alterable except by variance as provided for under Article II, Division 7 of this chapter.

- (1) For all uses that may be permitted, except clinics, public utility transformer stations and substations, telephone exchange buildings, gas-regulator stations, group adult care homes, group child care homes, housing for religious personnel attached to a church or school function, and senior living communities.

a. - g. Remain as written.

(2) - (4) Remain as written.

(5) For senior living communities.

- A. Senior living communities shall be limited to persons fifty-five (55) years of age or older or married couples or domestic partners where either spouse or partner is fifty-five (55) years of age or older.
- B. Locations. Senior living communities shall be permitted where public water and sewer are available.
- C. Minimum lot area. 10 acres.
- D. Minimum lot width. 100 feet.
- E. Maximum density. 25 units per acre. For the purposes of calculating maximum density the total of independent living units and licensed professional care units on the property shall be counted.
- F. Maximum lot coverage. All buildings including accessory buildings shall not occupy more than 35% of the net area of land included within the limits of the proposed project or any stage in the development of the proposed project which may receive approval under this chapter.

- G. Minimum yard dimensions.
 - 1. Front yard. In accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts.
 - 2. Side and rear yard setback adjacent to a nonresidential zoning district. No building, parking, access drive, or other structure shall be less than 25 feet from a nonresidential zoning district line.
 - 3. Distance from a residential property line. Buildings 35 feet or less in height shall be no closer than 50 feet to a residential property line. The setback shall be increased 1.5 feet for each foot the building exceeds 35 feet in height. Balconies, decks, patios, and porches shall not encroach into the setback from a residential property line.
- H. Accessory building setback. No accessory building shall be located closer than 100 feet to any residential zoning district boundary, except a 60 foot setback shall be required if screening that incorporates a double row of interlocking trees, primarily evergreens, or the equivalent is provided in addition to general screening standards.
- I. Maximum building height. Maximum building height shall not exceed four stories up to 60 feet above the finished grade.
- J. Maximum independent living unit to licensed professional care unit ratio. A maximum of two independent living units may be provided per one licensed professional care unit.
- K. Off-street parking. One (1) space for each dwelling unit of independent living plus one (1) space for every four (4) units of licensed professional care plus one (1) space for each employee working on the largest shift.
- L. Minimum distance between buildings. In no case shall any building be located closer than 50 feet to any other building.
- M. Accessory uses. Accessory uses such as places of worship, indoor and outdoor recreation, retail and banking facilities, dining facilities, beauty salons and barbershops, gift shops, security facilities, common areas, medical offices, postal center, and pharmacies shall be allowed provided that the accessory use is ancillary to the primary use of the property as a senior living community and not advertised for public use.

(6) For all nonresidential uses in residential districts, the maximum percentage of impervious surface permitted on a site shall be 75%. Impervious surfaces shall include all land covered with paving, buildings, and other nonporous surfaces. The impervious surface ratio is calculated by dividing the total impervious surface by the gross area of the site. The following shall be counted as pervious surfaces:

- a. - c. Remain as written.

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 therewith 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 seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

Ronald J. Styka, Township Supervisor

Brett Dreyfus, Township Clerk



12. F

To: Board Members
From: Michael Hamel, Fire Chief
Date: May 15, 2019
Re: 2018 International Fire Code with Township Amendments – Final Adoption

The Board reviewed the ordinance changes at the April 23rd meeting and approved introduction at the May 9th meeting. A resolution for final adoption is provided.

Move to adopt the resolution for final adoption of Ordinance No. 2019-07 pursuant to the 2018 International Fire Code including Appendix Chapters B, C, D, E, F, G, H, I and N as published by the International Code Council with Meridian Township Amendments.

**ORDINANCE NO. 2019-07
CHAPTER 26
TOWNSHIP BOARD
SECTIONS 26-26 & 26-27
FINAL**

RESOLUTION

At a 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 21st day of May 2019 at 6:00 p.m. local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, pursuant to Section 23 of the Charter Township Act, being MCL 42.23, the Charter Township of Meridian may adopt any provision of state law or detailed technical regulation as a township ordinance; and

WHEREAS, the Township Board has previously adopted a Uniform Fire Code being Article II of Chapter 26 of the Township's Code of Ordinances; and

WHEREAS, the Township Uniform Fire Code Article II of Chapter 26 incorporates by reference the 2015 International Fire Code, as published by the International Conference of Building Officials; and

WHEREAS, the International Conference of Building Officials updated the International Fire Code and has now published the 2018 International Fire Code; and

WHEREAS, the Township Board introduced the ordinance for publication and subsequent adoption on May 9, 2019; and

WHEREAS, the Township Board deems it in the best interest of the public health, safety, and welfare of the citizenry of the Charter Township of Meridian to adopt and incorporate by reference the 2018 International Fire Code, with Meridian Amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, that the Township Board hereby FINALLY ADOPTS Ordinance No. 2019-07, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Chapter 26, Article II, Sections 26-26 and 26-27, to Adopt and Incorporate by Reference the 2018 International Fire Code with Meridian Amendments."

ORDINANCE NO. 2019-07
ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP OF
MERIDIAN, MICHIGAN, CHAPTER 26, ARTICLE II, SECTIONS 26-26 & 26-27
TO ADOPT AND INCORPORATE BY REFERENCE THE 2018 INTERNATIONAL
FIRE CODE WITH MERIDIAN AMENDMENTS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Amendment to Chapter 26, Article II, Sections 26-26 and 26-27. Section 26-26 entitled Adoption and Section 26-27 entitled Revisions; limitations; amendments of the Code of the Charter Township of Meridian, Michigan, are amended to read as follows:

26-26 Adoption.

A certain document, a copy of which is on file in the office of the Township Clerk, being marked and designated as the International Fire Code, 2018 edition, including Appendix Chapters B, C, D, E, F, G, H, I, and N, as published by the International Code Council, is hereby adopted, and incorporated by reference into the Township Code of Ordinances, with Meridian Amendments, as the Fire Code of the Charter Township of Meridian, in the State of Michigan, to regulate and govern the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the Township and to provide for the issuance of permits and collection of fees. Such adoption and incorporation shall include all amendments to the 2018 International Fire Code effective as of the date this is adopted, and including all amendments thereafter made to the 2018 International Fire Code. Amendments made to the 2018 International Fire Code, as adopted by reference herein, become effective the same date they become effective in the 2018 International Fire Code. The penalties and procedures prescribed pursuant to the 2018 International Fire Code are applicable to violations occurring in the Township.

26-27 Revisions; limitations; amendments.

(a) The following sections of the 2018 International Fire Code, as amended, are hereby revised as follows:

Section 101.1: Title. These regulations shall be known as the Fire Code of the Charter Township of Meridian, hereinafter referred to after as "this code."

Section 110.4: Violation Penalties. Persons who shall violate provisions of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction

documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$500.00 dollars or by imprisonment not exceeding 90 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed as a separate offense.

Section 112.4: Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine not less than \$500.00 or more than \$500.00.

Section 507.5.1: Where required. Where a portion of the facility or building hereinafter constructed or moved into or within the jurisdiction is more than 150 feet (46 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. Group R-3 and Group U occupancies, the distance requirement shall be 250 feet (76 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.1.1 or 903.3.1.2, the distance requirement shall be 250 feet (76 m).

Section 507.5.1.1: Hydrant for fire protection systems. Buildings equipped with a fire protection system installed in accordance with Chapter 9 shall have a fire hydrant within 100 feet (30 m) of the fire department connections.

Section 1103.5.3 Group I-2 Condition 2: In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed as established by the limits set forth by the Michigan Bureau of Fire Services rules for each respective facility.

(b) The geographic limits referred to in certain sections of the 2018 International Fire Code, as amended, are hereby established as follows:

Section 5704.2.9.6.1: Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited unless the following conditions are met:

- (a) Meets all requirements and standards of the International Fire Code, as determined by the Fire Chief, or designee; and

- (b) Has been granted a Special Use Permit for such use under the Zoning Ordinance of the Charter Township of Meridian.

Section 5706.2.4.4: Locations where above-ground tanks are prohibited. The Storage of Class I and II liquids in above-ground tanks is prohibited unless the following conditions are met:

- (a) Meets all requirements and standards of the International Fire Code, as determined by the Fire Chief, or designee; and
- (b) Has been granted a Special Use Permit for such use under the Zoning Ordinance of the Charter Township of Meridian.

Section 5806.2: Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited unless the following conditions are met:

- (a) Meets all requirements and standards of the International Fire Code, as determined by the Fire Chief, or designee; and
- (b) Has been granted a Special Use Permit for such use under the Zoning Ordinance of the Charter Township of Meridian.

Section 6104.2: Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2000 gallons (7570 L) unless the following conditions are met:

- (a) Meets all requirements and standards of the International Fire Code, as determined by the Fire Chief, or designee; and
- (b) Has been granted a Special Use Permit for such use under the Zoning Ordinance of the Charter Township of Meridian.

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

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 J. Styka
Township Supervisor

Brett Dreyfus
Township Clerk

William K. Fahey
Township Attorney



12.G

To: Township Board

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

Date: May 16, 2019

Re: Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC) Red Cedar Manor

The Township Board discussed MUPUD #18034 at its last meeting on May 9, 2019. At the meeting the Board reviewed a revised site plan proposed by the applicant. Based on the revisions the Township Board agreed to consider a resolution to approve the MUPUD at its next meeting on May 21, 2019.

Township Board Options

The Township Board may approve or deny the proposed mixed use planned unit development project. If the Board amends the proposal the request may be referred back to the Planning Commission for a recommendation. The Board has 30 days from the date of the public hearing to make a determination on the request, unless an extension is granted by the applicant. The 30 day MUPUD review period ends on June 8, 2019. A resolution to approve the MUPUD is provided.

- **Move to adopt the resolution to approve Mixed Use Planned Unit Development #18034 (Red Cedar Manor) with conditions.**

Attachment

1. Resolution to approve.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD)\2018\MUPUD 18034 (Meridian Investment Group, LLC) Red Cedar Manor\MUPUD 18034.tb4.doc

RESOLUTION TO APPROVE

**Mixed Use Planned Unit Development #18034
(Newton Pointe, LLC)**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 21st day of May, 2019, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Meridian Investment Group, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) identified as Red Cedar Manor on 4.99 acres of a 9.13 total acre site located at 2875 Northwind Drive; and

WHEREAS, the proposed mixed use planned unit development includes the demolition of an existing 40,504 square foot office building and construction of a new 73,050 square foot mixed use building with 78 multiple family dwelling units and 2,830 square feet of commercial space; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 11, 2018 and recommended denial of the project at its meeting on February 25, 2019; and

WHEREAS, the Township Board held a public hearing on the request at its meeting on April 9, 2019 and has reviewed the information forwarded by staff under cover memorandums dated April 3, 2019, April 16, 2019, and May 1, 2019; and

WHEREAS, the subject site is appropriately zoned PO (Professional and Office), which allows for a mixed use planned unit development (MUPUD) where public water and sewer are available; and

WHEREAS, the Zoning Board of Appeals granted a variance to excavate in the floodway of the Red Cedar River at its December 12, 2018 meeting; and

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

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

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

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

**Resolution to Approve
MUPUD #18034 (Meridian Investment Group, LLC)
Page 2**

WHEREAS, municipal water and sanitary sewer is available in the vicinity of the project site to serve the subject site; and

WHEREAS, the proposed mixed use planned unit development is consistent with Objective A of Goal 1 of the 2017 Master Plan to maintain a community of desirable, attractive residential neighborhoods; and

WHEREAS, the proposed mixed use planned unit development is consistent with Objective B of Goal 1 of the 2017 Master Plan to ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Mixed Use Planned Unit Development #18044, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated May 5, 2017 (Revision Date May 16, 2019) and received by the Township on May 17, 2019, subject to revisions as required.
2. Approval is in accordance with the building elevations, floor plans, and sign program prepared by ASL Architecture dated May 20, 2019 and received by the Township on May 17, 2019, subject to revisions as required.
3. Approval is in accordance with the landscape plan prepared by Outdoor Living, Inc. dated February 28, 2018 and received by the Township on May 17, 2019, subject to revisions as required.
4. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #18031.
5. The waivers for building setbacks, parking lot setbacks, number of parking spaces, and freestanding sign are approved as depicted in the submitted site plan prepared by Kebs, Inc. dated May 5, 2017 (Revision Date May 16, 2019) and received by the Township on May 17, 2019, subject to revisions as required.
6. The amenities proposed for the project are approved in accordance with the Amenities Plan prepared by Kebs, Inc. dated May 5, 2017 (Revision Date May 16, 2019) and received by the Township on May 17, 2019, subject to revisions as required.
7. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Michigan Department of Energy, Great Lakes, and Energy (EGLE), Ingham County Drain Commissioner, and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.

**Resolution to Approve
MUPUD #18034 (Meridian Investment Group, LLC)**

Page 3

9. Signs identifying the parking spaces located in the floodplain of the Red Cedar River shall be installed in the parking lot to ensure residents are aware of the potential threat of flooding. The design, location, and number of signs shall be subject to the approval of the Director of Community Planning and Development.
10. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
11. All utility service distribution lines shall be installed underground.
12. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #18034 and Special Use Permit #18031.
13. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
14. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
15. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping. The final landscape plan is subject to the approval of the Director of Community Planning and Development.
16. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
17. The applicant shall construct, or provide payment in lieu of construction, the required 10 foot wide paved river trail on the property, the design and location of which shall be subject to the approval of the Director of Public Works and Engineering. A 15 foot river trail easement shall also be granted to the Township for access to, and maintenance of, the trail. The trail shall be designed and constructed in accordance with Township Engineering Design and Construction Standards.
18. Commercial uses are limited to those listed in Section 86-440(c)(2)b for a PO zoned MUPUD.
19. The project is limited to 2,380 square feet of commercial space as depicted on the floor plans prepared by ASL Architecture dated May 20, 2019 and received by the Township on May 17, 2019, subject to revisions as required.
20. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

**Resolution to Approve
MUPUD #18034 (Meridian Investment Group, LLC)
Page 4**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 21st day of May, 2019.

Brett Dreyfus
Township Clerk



12.H

To: Township Board

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

Date: May 15, 2019

Re: Special Use Permit #18031 (Meridian Investment Group, LLC) Red Cedar Manor

The Township Board discussed SUP #18031 at its last meeting on May 9, 2019. The request is in conjunction with Mixed Use Planned Unit Development (MUPUD) #18034. At the meeting the Township Board agreed to consider a resolution to approve the request.

Township Board Options

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

- **Move to adopt the resolution approving Special Use Permit #18031 with conditions.**

Attachment

1. Resolution to approve.

G:\Community Planning & Development\Planning\SPECIAL USE PERMIT (SUP)\2018\SUP 18031 (Meridian Investment Group, LLC) Red Cedar Manor\SUP 18031.tb4.doc

RESOLUTION TO APPROVE

**Special Use Permit #18031
(Meridian Investment Group, LLC)**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 21st day of May, 2019, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Meridian Investment Group, LLC has submitted a request to construct a project identified as Red Cedar Manor on 4.99 acres of a 9.13 total acre site located at 2875 Northwind Drive; and

WHEREAS, the proposed mixed use planned unit development includes the demolition of an existing 40,504 square foot office building and construction of a new 73,050 square foot mixed use building with 78 multiple family dwelling units and 2,830 square feet of commercial space; and

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

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 11, 2018 and recommended denial of the special use permit at its meeting on February 25, 2019; and

WHEREAS, the Township Board held a public hearing on the request at its meeting on April 9, 2019 and has reviewed the information forwarded by staff under a cover memorandums dated April 3, 2019, April 16, 2019, and May 1, 2019; and

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

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

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

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #18031, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated May 5, 2017 (Revision Date May 16, 2019) and received by the Township on May 17, 2019, subject to revisions as required.



To: Board Members
From: Miriam Mattison, Finance Director
Date: May 17, 2019
Re: 1st Quarter Budget Amendments

The March 2019 Amended Budget is attached. It reflects the recommended Budget Amendments that are detailed in Exhibit A. These amendments result from revenue and expenditures that were unknown during the original budget process.

Amendments to the 2019 General Fund include revenue increases for donations and interest totaling \$31,700. Expenditure requests are from insurance, uniforms, contractual services, auto allowance, and professional conferences and dues totaling \$38,900.

The projected Fund Balance for General Fund is based on **preliminary** financial results at year-end. Final numbers for 2018 will not available until after the audit.

The projected Fund Balance for the General Fund is computed as follows:

Fund Balance at 12/31/18 per audit	\$7,961,297
Original Budgeted Use of Fund Balance 2019	(591,660)
1 st Qtr. budget amendments	<u>(7,200)</u>
Projected Use of Fund Balance	<u>(\$598,860)</u>
Projected Fund Balance at 12/31/19	<u>\$7,362,437</u>
Fund Balance/Average Monthly Expenditures	<u>4.34</u>

Amendments to the special funds consists of a request from land preservation fund for use of \$3,000 for legal fees. This expense is offset with additional revenue of \$14,000 of interest income. The motor pool is requesting use of \$147,500 for purchase of a dump truck, mower, and 2 new cots for the ambulances.

The following motion is proposed:

MOVE TO APPROVE THE BEGINNING-OF-YEAR 2019 BUDGET AMENDMENTS WITH A DECREASE IN BUDGETED FUND BALANCE FOR THE GENERAL FUND IN THE AMOUNT OF \$7,200 WHICH PROJECTS A USE OF FUND BALANCE OF \$598,860. BASED ON PRELIMINARY 2018 RESULTS, THE PROJECTED FUND BALANCE AT DECEMBER 31, 2019 WILL BE \$7,362,437.

Attachment:

1. March 2019 Budget Amendment Financial Information

Beginning of Year Budget Amendments
2019 Budget
Charter Township of Meridian

Department	Amount	Explanation	Account
GENERAL FUND			
<i>Revenue</i>			
Donations	1,700.00	Donation from Meijer for Police Uniforms	101-000.000-675.150
Interest	<u>30,000.00</u>	Higher than anticipated	101-000.000-665.000
	31,700.00		
<i>Expenditures</i>			
General Government			
Administrative Services - Insurance	12,300.00	Higher than budgeted - Property & Liab.	101-170.173-812.000
Police - Uniforms	1,700.00	Donation from Meijer for Police Uniforms	101-300.301-760.000
Police - Contractual Services	4,700.00	Brianne Randall Investigator	101-300.301-820.000
Fire - Auto Allowance	7,200.00	Unbudgeted Item	101-300.336-723.000
Fire - Contractual Services	12,000.00	Unbudgeted Item - QUAP	101-300.336-820.000
Parks & Rec. - Professional Conf. & Dues	1,000.00	Higher than anticipated	101-750.753-825.000
Total General Government	<u>38,900.00</u>		
Total Expenditures for General Fund	<u>38,900.00</u>		
Net from Fund Balance	<u>(7,200.00)</u>		
SPECIAL REVENUE FUNDS			
Land Preservation			
<i>Revenue - Interest</i>			
	14,000.00	Higher than anticipated	209-000.000-665.000
<i>Expenditures</i>			
Legal Fees	3,000.00	Land Purchases	209-000.000-808.000
Total Expenditures	<u>3,000.00</u>		
Net to (from) Fund Balance	<u>11,000.00</u>		
INTERNAL SERVICE FUND			
Motor Pool			
<i>Expenditures - Vehicles</i>			
	147,500.00	Dump Truck, Mowers, Ambulance Cots and Mounts	661-000.000-706.000
Net to (from) Fund Balance	<u>(147,500.00)</u>		



To: Township Board
From: Mark Kieselbach, Director of Community Planning and Development
Date: May 17, 2019
Re: Rezoning #19010 (Woda Cooper)

The applicant has submitted additional information regarding their request to rezone approximately 4.6 acres from RX (One and Two Family Residential) to RC (Multiple Family-14 dwelling units per acre) at the east end of Sirhal Drive and north of Whole Foods. Attached is a list of the 54 projects in four states done by Woda Cooper with photographs of several Michigan projects. Also attached is the Low Income Housing Tax Credit (LIHTC) lease, Michigan State Housing Development Authority (MSHDA) lease addendum used in Michigan and income levels and rental rates.

The following five conditions have been offered by the applicant:

1. The rezoned parcel will only be developed as an affordable housing development using Michigan State Housing and Development Authority (MSHDA) programs and resources.
2. The development will not exceed two stories in height.
3. Either Greencliff Drive or Sirhal Drive will be extended to create one hundred feet of public road frontage and be dedicated to the appropriate public entity.
4. The remainder parcel created by land division to the south will be combined to an adjacent remainder parcel to the west owned by the seller, so the parcel division of this property does not create an island parcel.
5. The number of units will be reduced from 53 to 49 allowing for one ingress and egress.

Township Board Options

The Township Board may approve or deny the proposed rezoning from RX (One and Two Family Residential) to RC (Multiple Family-maximum dwelling 14 units per acre). If the Board amends the proposal the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments

1. Location of Projects.
2. Lease Agreement.
3. Income Levels and Rental Rates.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19010 (Woda Cooper)\REZ 19010.tb3.doc

Property	Units	Status	Address	Property Contact	Title	Contact Email	Contact Number
The Hamilton	42	In Development	5 Carter St, Pontiac, MI 48342				
Osborn Commons	65	In Development	146 Ridge Street, Sault Ste. Marie, MI 49783				
Seven45 Stocking	50	In Development	745 Stocking Avenue NW Grand Rapids, MI 49504				
Woda Milan Village	36	Under Construction	71 Hurd St, Milan, MI 48160				
Maple Hill Apartments	24	In Operation	209 Pearl St, Cadillac, MI 49601	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Woda Decatur Downs	48	Under Construction	409 E Edgar Bergen Blvd. Decatur, MI, 49045	Courtney Ritchie	Regional Manager	critchie@wodagroup.com	(920)810-2198
Woda Lawrence Downs	48	Under Construction	595 S Paw Paw St. Lawrece, MI 49064	Courtney Ritchie	Regional Manager	critchie@wodagroup.com	(920)810-2198
Grand View Place	68	In Operation	936 Front Ave. NW Grand Rapids, MI	Jennifer Lavrack	District Manager	jlavrack@wodagroup.com	(810)577-2413
Cavalier Greene	40	In Operation	106 South Shiawassee Street, Corunna, MI 48817	Jennifer Lavrack	District Manager	jlavrack@wodagroup.com	(810)577-2413
Portland School	29	In Operation	306 Brush Street, Portland, MI 48875	Jennifer Lavrack	District Manager	jlavrack@wodagroup.com	(810)577-2413
Enchanted Glen	36	In Operation	466 S Burr Oak Rd. Colon, MI 49040	Courtney Ritchie	Regional Manager	critchie@wodagroup.com	(920)810-2198
Lincoln House	28	In Operation	120 Michigan Ave, Owosso, MI 48867	Jennifer Lavrack	District Manager	jlavrack@wodagroup.com	(810)577-2413
Hiawatha Apts.	32	In Operation	650 Selden Rd. Iron River, MI 49935	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Woda Boardman Lake	112	In Operation	2790 Boardman Lake Dr. Traverse City, MI 49684	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Brookside Commons	72	In Operation	4155 Sprucewood Dr, Traverse City, MI 49684	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Lloyd House	44	In Operation	927 1st St. Menominee, MI 49858	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Manistee Place	46	In Operation	297 5th Ave. Manistee, MI 49660	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Bridgeview Greene	40	In Operation	1049 Church St. St Ignace, MI 49781	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Charters Cove	24	In Operation	280 Ferry Lane St. Ignace, MI 49781	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Cheboygan Shores	24	In Operation	328 Duncan Ave. Cheboygan, MI 49721	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Crooked River	16	In Operation	7222 Milton Rd. Alanson, MI 49706	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
McCalla Greene	32	In Operation	409 Canfield St. Milan, MI 48160	Courtney Ritchie	Regional Manager	critchie@wodagroup.com	(920)810-2198
Patterson Crossing	56	In Operation	114 Anchor Place Frankfort, MI 49635	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Olde Mill	24	In Operation	712 North Maple Street Saugatuck, MI 49453	Jennifer Lavrack	District Manager	jlavrack@wodagroup.com	(810)577-2413
Windjammer Greene	24	In Operation	1550 Central St. Munising, MI 49862	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Wood Creek	32	In Operation	1606 Meridian St. Sault Sainte Marie, MI 49783	Cheryl Acklin	District Manager	CAcklin@wodagroup.com	(231)383-3816
Koehler Crossing	28	In Operation	1100 N Main St. Plainwell, MI 49080	Jennifer Lavrack	District Manager	jlavrack@wodagroup.com	(810)577-2413
Livingston Greene	32	In Operation	470 North Grand Avenue Fowlerville, MI 48836	Jennifer Lavrack	District Manager	jlavrack@wodagroup.com	(810)577-2413
Sycamore House	40	In Operation	100 Sycamore St. Durand, MI 48429	Jennifer Lavrack	District Manager	jlavrack@wodagroup.com	(810)577-2413
Hallet Crossing	24	In Operation	523 4th St. Michigan Center, MI 49254	Courtney Ritchie	Regional Manager	critchie@wodagroup.com	(920)810-2198
Hampton Pointe	24	In Operation	1110 W Broadway St. Three Rivers, MI 49093	Courtney Ritchie	Regional Manager	critchie@wodagroup.com	(920)810-2198
Tibbits Greene	24	In Operation	124 Northshore Dr. Coldwater, MI 49036	Courtney Ritchie	Regional Manager	critchie@wodagroup.com	(920)810-2198
Whitman Crossing	24	In Operation	10750 West Coomer Street Morenci, MI 49256	Courtney Ritchie	Regional Manager	critchie@wodagroup.com	(920)810-2198
Woda Doranne Greene	49	In Operation	3 Hartford Blvd. Hartford, MI 49057	Courtney Ritchie	Regional Manager	critchie@wodagroup.com	(920)810-2198
Edinburgh Commons	24	In Development	104 Country Place Circle, Edinburg, IN ,46124	Hilary Worl	Regional Manager	hworl@wodagroup.com	(765) 271-2740
Blackhawk Commons	32	Under Construction	309 S. White Ave.Sheridan IN 46069	Hilary Worl	Regional Manager	hworl@wodagroup.com	(765) 271-2740

Atz Place	38	In Operation	301 E. Wayne St. Kendallville, IN 46755	Hilary Worl	Regional Manager	hworl@wodagroup.com	(765) 271-2740
Crystal Valley Manor	40	In Operation	114 Krider Dr. Middlebury, IN 46540	Hilary Worl	Regional Manager	hworl@wodagroup.com	(765) 271-2740
Prescott Greene	32	In Operation	314 E Washington St. Bunker Hill, IN 46914	Hilary Worl	Regional Manager	hworl@wodagroup.com	(765) 271-2740
Anderson Crossing	92	In Operation	783 Baltimore Rd. Valparaiso, IN 46385	Hilary Worl	Regional Manager	hworl@wodagroup.com	(765) 271-2740
Brentwood Greene	60	In Operation	1534 E Dodge St. Kokomo, IN 46902	Hilary Worl	Regional Manager	hworl@wodagroup.com	(765) 271-2740
Willow Commons	45	In Operation	2064 Willow St. Wesleyville, PA 16510	Cindy George	District Manager	cgeorge@wodagroup.com	(724) 840-1068
Thompson Greene	50	In Operation	100 Ritenour Lane Butler, PA 16001	Cindy George	District Manager	cgeorge@wodagroup.com	(724) 840-1068
Meyers Greene	52	In Operation	303 Chord RdCorry, PA 16407	Cindy George	District Manager	cgeorge@wodagroup.com	(724) 840-1068
Arneman Place	50	In Operation	1100 Arneman Ct. Erie, PA 16511	Cindy George	District Manager	cgeorge@wodagroup.com	(724) 840-1068
Lightner Greene	50	In Operation	1465 Lightner PlaceNew Castle, PA 16105	Cindy George	District Manager	cgeorge@wodagroup.com	(724) 840-1068
Quaker Meadow	40	In Operation	3878 Quaker CircleHermitage, PA 16148	Cindy George	District Manager	cgeorge@wodagroup.com	(724) 840-1068
Connolly Park	32	In Operation	200 Connolly ParkBeaver Falls, PA 15010	Cindy George	District Manager	cgeorge@wodagroup.com	(724) 840-1068
Madison Grove	50	In Operation	331 Grove City Rd Slippery Rock Borough, PA 16057	Cindy George	District Manager	cgeorge@wodagroup.com	(724) 840-1068
Willoughbeach Terrace	50	In Operation	30707 Lake Shore Blvd. Willowick, OH	Shari Cottrell	Regional Manager	scottrell@wodagroup.com	(216) 316-8097
Pembrook Greene	18	In Operation	733 Bank Street Lodi, OH 44254	Russell Brown	Regional Manager	rbrown@wodagroup.com	(330) 703-0905
Greensburgh Manor	50	In Operation	1970 Burgess Dr. Uniontown, OH 44685	Russell Brown	Regional Manager	rbrown@wodagroup.com	(330) 703-0905
Orchard Glen	32	In Operation	1304 Grace Lane Orrville, OH 44667	Shari Cottrell	Regional Manager	scottrell@wodagroup.com	(216) 316-8097
Monarch Greene	44	In Operation	1577 Richmond Rd. Columbus, OH 43223	Brittany Haddan	Regional Manager	BHaddan@wodagroup.com	(614) 636-1798



Brookside Commons

Affordable Multi-Family Housing

72 Units
Traverse City, MI

Enterprise Green Certified



Mixed Income Multi-Family

57 Units + Commercial Space
Menominee, MI

Enterprise Green Communities



Lloyd House I & II

2015 Governor's Award for Historic Preservation



Affordable Senior Housing

40 Units
Durand, MI

Sycamore House

2011 Governor's Award for Historic Preservation





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Grand View Place offers 68 affordable apartments with 21 set aside for veterans. Photo by Hooker DeJong.

In honor of Veteran's Day this week, we are shining a light on Grand View Place in Grand Rapids, MI, where 21 rental homes were set aside and furnished for local homeless or disabled veterans.

Woda Cooper Companies, Inc. opened Grand View Place earlier this year to offer a total 68 one- and two-bedroom affordable rental apartments in a new, four-story building overlooking the Grand River. All apartments at this \$12 million property are affordable for singles, families, and seniors who earn up to 60 percent area median income. With great demand for affordable housing in Grand Rapids, the community was fully occupied quickly.

Woda Cooper worked with Community Rebuilders to facilitate leasing and supportive services for the 21 veteran apartments. A local church donated new furniture, cookware, and personal items such as toiletries and linens to help each veteran home feel complete.

"Giving veterans in need a safe, secure place to live at Grand View Place was a goal from the time we started dreaming and planning for this property," said Craig Patterson, Woda Cooper Companies' Senior Vice President-Development who himself is a veteran and led this development.

Grand View Place was designed by Hooker DeJong Architects and built by Woda Construction, Inc. The property features open concept living spaces, with fully equipped kitchens energy efficient appliances, and washer/dryer hookups. Many units are fully handicapped accessible and universal design is employed throughout the site. Community amenities include a central laundry and two large community rooms. The 4th floor outdoor patio offers spectacular views of the historic 6th Street Bridge and downtown Grand Rapids. The property was built to LEED Silver specifications.

Supportive services are available to residents who need additional daily living support through Community Rebuilders. They are collaborating in this effort with other nonprofit organizations such as Salvation Army.

Funding was made possible for Grand View Place through Low Income Housing Tax Credits allocated by the Michigan State Housing Development Authority, with an equity investment by City Real Estate Advisors (CREA), LLC. Huntington Bank provided additional financing.

Woda Cooper Companies, Inc. appreciates the support from our funding partners and collaborators in creating Grand View Place.

About Woda Cooper Companies, Inc.

Woda Cooper Companies, Inc. and its affiliates are experienced developers, general contractors, and property managers specializing in the design, construction, and management of affordable multi-family apartments, senior communities, and single-family homes. Considered leading experts in the affordable housing industry, the Woda Cooper team is known for producing and maintaining high quality affordable housing. *Affordable Housing Finance* ranked the firm 6th overall among Developers and 29th overall among Owners in its April/May 2018 issue. Woda Cooper Companies, Inc. has developed and currently manages more than 300 communities and 12,000 units, operating in 15 states. In addition to its Columbus headquarters, the firm has offices in Savannah, GA; Indianapolis, Indiana; Shelbyville, Kentucky; Annapolis, Maryland; Mackinaw City, Michigan; Charlotte, North Carolina; and Norfolk, Virginia.



HALLET CROSSING
INCOME RESTRICTIONS APPLY. PLEASE CALL FOR DETAILS.



Justin Quagliata

From: Mark Kieselbach
Sent: Thursday, May 16, 2019 10:18 AM
To: Peter Menser; Justin Quagliata
Subject: FW: MI Lease and MSHDA Lease addendum
Attachments: -TaxCreditLeaseAddenda (2).pdf; MSHDALIHTCLeaseAddendum.pdf



Mark Kieselbach
Community Planning & Development Director
kieselbach@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Patterson, Craig [mailto:CPatterson@wodagroup.com]
Sent: Wednesday, May 15, 2019 11:47 AM
To: Mark Kieselbach <Kieselbach@meridian.mi.us>
Cc: Fugate, Frank <FFugate@wodagroup.com>; Harris, Catherine <charris@wodagroup.com>; Cooper, Clay <cocooper@wodagroup.com>
Subject: FW: MI Lease and MSHDA Lease addendum

Mark,

Attached are LIHTC lease and MSHDA addendum that we use in Michigan.

Note the following highlighted areas:

Tax Credit Lease:

- Paragraph 13, 14: Restrictions: Underscores our vigilance in managing interior/exterior of our property as well as tenant behavior.
- Paragraph 16a, b; Access by Landlord: Note: monthly inspections.
- Paragraph 21: An extensive listing of all addendums to lease: 6,7, and 9 are noteworthy.

Second Attachment: MSHDA LIHTC Addendum

Tenant must sign this addendum as well. As mentioned in the board meeting, MSHDA requires strict compliance as dictated by the IRS Section 42 requirements. A venerable LIHTC owner/developer like Woda Cooper will be aggressive in enforcing their lease requirements. If we fail to follow the MSHDA/IRS compliance requirements, we not only jeopardize housing tax credits in Michigan but in all other states (15 total) that Woda Cooper operates in.

Let me know if you have questions.

Craig



P. Craig Patterson
Senior Vice President
Woda Cooper Companies, Inc.
Mobile: (989) 464-8195
P.O. Box 369
115 N. Huron Avenue
Mackinaw City, Michigan 49701

Lease Agreement

1. **PARTIES TO THIS LEASE:** This Lease Agreement (the "Lease"), is entered into on _____, _____ between the following parties:

"Resident": _____

"Address": _____, _____, _____, _____

"Unit": _____

"Landlord": _____

"Property Address": _____

All persons signing this Lease are jointly and severally liable for all conditions stated herein.

2. **COMMUNITY DESCRIPTION:** Landlord hereby rents the following property to Resident for the term of this Lease, to be used by Resident only as Residents' private residence:

"Community": _____

"Location": _____, _____, _____, _____

"County": _____

3. **LENGTH (TERM) OF LEASE:** Landlord will rent this Unit to the Resident for the following term: _____, _____ and shall end on _____, _____. Thereafter, Landlord may offer a new Lease if the Resident remains eligible and qualified, or may require Resident to vacate the Unit.

If at the expiration of this Lease, no other Lease is signed by the Parties, it will automatically continue as a month-to-month basis beginning on the first day of each calendar month. Should a Resident choose the month-to-month option, Resident will be notified by Landlord thirty (30) days in advance of the rent increase, to market rent.

All the agreements made in this Lease, other than the original term, will remain in effect, including the amount of time required for a notice of intent to vacate.

4. **OCCUPANCY:** Resident agrees that the unit will be occupied only by the following individuals:

Name	Age	Relationship	Gender
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Any additional individuals' occupying the Unit is prohibited unless written consent has been obtained from the Landlord.

5. **Survivor.** In the event of the death of one Resident in the household, the survivor is entitled to continue the Lease as long as they are eligible or until the expiration of the current Term. In the death of a sole Resident, persons listed as emergency



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Lease Agreement

contact or the executor or legal power of attorney will be contacted, personal belongings will be released to said person upon proper proof and identification, and Lease will be terminated within five (5) business days. Any belongings left with the Landlord after this time will be discarded.

6. **RENT.** Resident shall pay as rental for the premises the sum of \$ _____ in twelve (12) monthly installments of \$ _____ per month (the "Rent"). This Rent is due on or before the first (1st) day of the month, payable by check or money order to the Community. Cash for any reason is prohibited. Unless otherwise specified in writing by the Resident, payments received shall be applied to all outstanding balances first, then to current fines and fees and lastly to Rent. Resident agrees to pay \$ _____ for the first (partial) month ending on _____, _____.

7. **LATE PAYMENTS AND RETURNED CHECKS.** If the Resident does not pay the monthly amount of rent as required by this Lease end of business day on the 5th of the month. Rent is due on or before the first (1st) day of each month. Rent payments not received in full by the end of business day on the fifth (5th) will be charged an initial late fee of \$20.00 on the 6th and \$2.00 daily, until the amount is paid in full. The maximum amount of late fees accessed per month will be \$50.00. Landlord reserves the right to terminate this Lease for delinquent rent after the fifth (5th) of the month, which is a default herein. Landlord may terminate this Lease for non-payment of rent, as explained in this Lease, even though the Landlord may have, in prior months, chosen to collect the late fee instead of terminating the Lease. In addition, the Landlord may collect an additional fee of \$30.00 if a check is not honored for payment. An NSF must be made up in the form of a cashier's check or money order only. The charges discussed in this paragraph are in addition to the regular monthly Rent payable by the Resident.

8. **UTILITES AND SERVICES.** The following chart lists those utilities for which the Resident and Landlord are responsible for payment. Payment should be made directly to the appropriate utility company.

Gas	<input type="checkbox"/>	Resident	<input type="checkbox"/>	Owner
Electricity	<input type="checkbox"/>	Resident	<input type="checkbox"/>	Owner
Water	<input type="checkbox"/>	Resident	<input type="checkbox"/>	Owner
Sewer	<input type="checkbox"/>	Resident	<input type="checkbox"/>	Owner
Telephone	<input type="checkbox"/>	Resident	<input type="checkbox"/>	Owner
Trash	<input type="checkbox"/>	Resident	<input type="checkbox"/>	Owner

If Resident fails to have any utility listed above placed in their name by the lease start date or becomes delinquent, the Landlord may terminate the lease. Any utilities during Residents occupancy that may be billed in the Landlords name, will be billed to the Resident and due in full with next rent payment.

9. **SECURITY DEPOSIT.** A security deposit is required. This is equal to \$ _____ ("Security Deposit"). Landlord will hold this Security Deposit, without interest, for the period that the Resident occupies the Unit. When the Resident has moved from the Unit, the Landlord will determine whether the Resident is eligible for a refund of any or all the Security Deposit. Security Deposits will be refunded according to the following procedures:

- a. Security Deposits will not be used towards the last month's Rent.
- b. Upon Resident moving from the Unit, Landlord will inspect the Unit and complete a Unit Inspection Report. Landlord will permit Resident to participate in the inspection, if Resident so desires.



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Lease Agreement

- c. Landlord will refund the Resident the amount of the Security Deposit, less any amount needed to pay the cost of the following items in the following order:
 - i. Damages listed on the Unit Inspection Report which are not due to normal wear and tear, including carpet cleaning;
 - ii. Charges for late payment of Rent and returned checks as described in this Lease;
 - iii. Charges for keys not returned on the move-out date and changing of the locks, as described in this Lease;
 - iv. Rent lost for the months following Resident's moving out due to Resident's failure to give a one (1) calendar month's written notice of intent to move, as required by this Lease;
 - v. Unpaid Rent.
- ci. Landlord may collect reasonable attorney fees and court fees in the event of an eviction suit is filed.

Landlord shall forward, by mail, the refund regarding the Security Deposit in the amount computed within the designated time in the Landlord/Tenant Law after this Lease has terminated, if the Resident has given a written forwarding address to the Landlord in sufficient time for the Landlord to comply with this provision. Landlord will give Resident a written list of the charges that were deducted from the Security Deposit. If a forwarding address is not provided in a timely manner, the Security Deposit will be returned via mail to the last known address. If Resident disputes the amount deducted and asks to meet with the Landlord, Landlord shall meet with the Resident to discuss disputed charges. Resident must make the request within ten (10) days of receiving notice of charges; thereafter, Landlord's computation shall be conclusive.

10. CONDITION OF THE DWELLING UNIT. By executing this Lease, the Resident acknowledges that the Unit is safe, clean and in good condition. The Resident agrees that all appliances and equipment in the Unit are in good working order. The Resident also agrees that the Landlord has made no promises to decorate, alter, repair or improve the Unit, except as listed on the Move-In Unit Inspection Report.

11. KEYS AND LOCKS. Resident agrees not to install additional or different locks or gates on any doors or windows of the Unit without the written permission of Landlord. If Landlord approves Resident's request to install such locks, Resident agrees to provide Landlord with a key for each lock by the next business day. Resident shall return all Unit and mailbox keys to the Landlord when moving out. There will be a \$3.00 charge for each key not returned (or replaced, if a key is lost). If keys are not returned there will be a \$50.00 (per door) lock change charge and a \$20.00 mailbox lock change charge.

12. REPAIRS. Repairs to the Unit, appliances and equipment furnished by the Landlord shall be made only by the Landlord. Resident's request for repairs shall be considered as permission to enter the Unit. Resident shall pay for repairs and replacement of all broken windows, mirrors, light fixtures, light bulbs, jammed disposals, replacement of lost keys, re-keying of locks, unstopping plumbing or sewer lines, if caused by misuse. Whenever damage is caused by carelessness, misuse, neglect or intentional act of the Resident, occupants and guest (authorized or implied), Resident agrees to pay:

- a. The cost of all repairs within fifteen (15) days after receipt of Landlord's demand for payment, and
- b. Rent for the period the Unit is damaged, whether or not the Unit is habitable.

Resident is responsible for inspecting smoke detectors in the Unit and reporting any issues immediately. Resident is responsible for furnishing and installing batteries to operate the smoke detector.

13. RESTRICTIONS OR ALTERATIONS. Resident agrees not to do any of the following within the Unit without first obtaining Landlord's written permission:



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- a. Change or remove any part of the appliance, fixtures or equipment in the Unit;
- b. Paint or install wall paper or contact paper in the Unit;
- c. Attach awning or window guards in the Unit;
- d. Attach or place any fixture, signs or fences on the building, the common areas or the Community grounds;
- e. Install satellite dishes on the Community in anyway without an approved and signed satellite dish addendum;
- f. Attach any shelves, screen doors, or other permanent improvements in the Unit;
- g. Install washing machines, dryers (unless Unit is already equipped for them), fans, freezers, heater or air conditioners; or
- h. Place any aerial, antennas, or other electrical connections on the building.

Should improvements be approved, they will remain upon termination of the Lease as part of the Unit.

14. GENERAL RESTRICTIONS. Resident must live in the Unit and the Unit must be Resident's sole place of residence. Resident shall use the premises only as a private dwelling for themselves and the individuals named in this Lease. Resident agrees to not permit other individuals to reside in the Unit without obtaining the prior written approval of Landlord. Resident also agrees not to:

- a. Smoke in any of the common areas of the building, including hallways, stairwells, elevators and laundry rooms;
- b. Sublet or assign the Unit or any part of the Unit;
- c. Use the Unit for any unlawful purpose;
- d. Use the rental Unit for an office, daycare or a home-based business;
- e. Engage in or permit unlawful activities in the Unit, in the common area or on the Community grounds.
- f. Have pets of any kind (except those animals deemed by a physician, as being necessary to achieve normal function of a household member and approved based on reasonable accommodations and modifications; or unless the Community has a pet policy and a pet policy has been signed by the Resident and the pet fee has been paid);
- g. Make or permit noises or acts that will disturb the right or comforts of neighbors as defined by local ordinances or authorities. Resident agrees to keep the volume of any radio, phonograph, stereo, television or musical instrument at a level which will not disturb neighbors.

Residents are responsible for all occupants and guests (approved or implied). Landlord may exclude from the Community any visitor, who in its judgement, have been violating the law, Lease or Community Rules or is disturbing or threatening the rights of other residents, guests or Landlord and its agents.

15. COMMUNITY RULES. Resident agrees to obey the Rules and Regulations, which are attached to this Lease. Resident agrees to obey additional rules which may be established by the Landlord from time to time after the effective date of this Lease. Resident will receive written notice of any new rule at least thirty (30) days in advance of the rule being enforced.

16. ACCESS BY LANDLORD. The Landlord agrees to enter the Unit only during reasonable hours, to provide reasonable, advance, notice, when allowable, of its intent to enter the Unit, except in emergency situations or as outlined below:

- a. The Resident agrees to permit the Landlord, agents or other persons, when authorized by the Landlord, to enter the Unit for purposes of making reasonable repairs and periodic inspections, including State and Federal Program required inspections.



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- b. Landlord may enter the Unit for inspections monthly. A reasonable, advance, notice of twenty-four (24) hours will be delivered, when allowable.
- c. When Resident has given notice of intent to move, Resident agrees to permit Landlord to show the Unit to prospective Residents during reasonable hours.
- d. If Resident moves before this Lease ends, Landlord may enter the unit to decorate, remodel, alter or otherwise prepare the Unit for re-occupancy.

17. TERMINATION OF RESIDENCY: To terminate this Lease, Resident must give a one (1) month calendar written notice. Resident is liable for Rent to the end of the Lease Term or notice, whichever is furthest out.

a. With proper one (1) month calendar written notice, the Resident will be responsible for any balances on their account at the time of move-out, including damages and late charges, and a broken lease fee

- During the first twelve (12) months of this Lease Term, if the Lease is terminated, the Resident will be charged a termination fee equal to two (2) month's Rent.
- After the twelve (12) months of this Lease Term, if the Lease is terminated, the Resident will be charged a termination fee equal to one (1) months' rent.

b. If the Resident terminates the Lease after the Lease Term, without a one (1) month calendar proper written notice, the Resident will be held responsible for any balance on their account at the time of move out such as damages, rent, late charges and broken lease fee equal to one (1) months' rent.

c. If the Resident abandons the Unit, all max allowable fees will be billed to Resident's account. Abandonment is described as the absence for fourteen (14) consecutive days, while all or any portion of rent is unpaid. If the Unit is determined to be abandoned Resident's belongings will be inventoried, stored or disposed of and the apartment

d. If the Resident is given a rental concession at the time of move in, the Resident must fulfill the initial lease term or the rental concession will be forfeited and the Resident back charged the full amount of the rental concession upon move out. The Landlord may terminate this Lease if the Resident violates any of the terms or conditions contained in this Lease, the Rules and Regulation or any attachments to this Lease, including the Resident providing false or misleading information on the income certification attached.

All termination notices must:

- a. Be in writing, at least one (1) calendar month prior to the date the Resident will be required to move from the unit.
Example: Resident gives notice on May 15th, the notice will be up on June 30th;
- b. Specify the date this Lease will terminate;
- c. State the grounds for termination;
- d. Notwithstanding anything stated above, the Landlord may immediately terminate the Lease in the case of monetary default (non-payment of rents, fees and any other charges as specified in this Lease), and violation of the Rules and Regulations.

Landlord may terminate this Lease for violation outlined in other areas of this Lease including the following reasons: residents material noncompliance with terms of this Lease; residents material failure to carry out obligations under any State or Federally Funded Assistance Agreement; drug related or criminal activity engaged in, on or near the premises, by resident, occupant or guest (authorized or implied); drug related or criminal activity that interferes with the health, safety or right to peaceful enjoyment of the premises by other residents, Landlord or Landlord's Agent, including all management staff; OR said activity threatens those rights; resident is fleeing to avoid prosecution, custody or confinement after conviction for a crime, attempt to commit a crime that is a felony under the laws of the place from which the individual flees.



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Landlord may terminate or refuse to renew this Lease for “other good cause”. Other good cause may be defined as: one or more substantial violation(s) of this Lease; repeated minor violation of this Lease; disrupt the livability of the project; interfere with the management of the Community; have an adverse financial effect on the Community.

18. HAZARDS AND INSURANCE. Resident shall not undertake or permit occupants and guest (authorized or implied) to undertake, any hazardous acts or do anything that will increase the Community’s insurance premiums. If the Unit is damaged by fire, wind or rain to the extent that the Unit cannot be lived in and the damage is not caused by Resident, Resident will be responsible for Rent only to the date of destruction. Resident’s obligation to pay Rent will begin again when the Unit has been repaired to a livable condition or Resident has been moved to a livable replacement Unit. The insurance referred to in this paragraph does not cover Resident’s belongings. Residents are advised to obtain renter’s insurance.

19. LANDLORD’S AGENT. The Landlord’s Agent is authorized to act on behalf of the Landlord in all matters pertaining to this Lease. Residents shall direct all correspondences to the Landlord’s Agent at the following address:

Landlord’s Agent: Woda Cooper Companies

Agent Address: 500 South Front Street, 10th Floor

Columbus, OH 43215

Phone: (614) 396 – 3200

Landlord may from time to time change the Landlord’s Agent. This will not affect the conditions enforceability or viability of this Lease.

20. CONTENTS OF THIS LEASE AGREEMENT. This Lease and the Attachments thereto contain the entire agreement between Resident and Landlord regarding the Unit. If any Court declares any part of this provision of this Lease to be invalid or illegal, all the terms of this Lease will remain in effect and both the Landlord and Resident will continue to be bound by them. RESIDENT SHOULD NOT RELAY ON ANY VERBAL PROMISES MADE BY LANDLORD OR LANDLORD’S AGENT WHICH ARE NOT MADE A PART OF THIS WRITTEN LEASE AGREEMENT.

21. ATTACHMENT (ADDENDUMS) TO THIS LEASE AGREEMENT:

- | | |
|---|---|
| 1. Attorney Fees Agreement | 10. Rules and Regulations - Emergency Pull Cord (if applicable) |
| 2. Automated Clearing House Agreement | 11. Rules and Regulations - Garage, Carport and Storage (if applicable) |
| 3. Inventory Condition Form | 12. Rules and Regulations - Health and Safety |
| 4. Notice of Intent to Move Out | 13. Rules and Regulations - Key and Access Device Agreement (if applicable) |
| 5. Pet Agreement | 14. Rules and Regulations - Lead Based Paint - Know your rights (Communities prior to 1978) |
| 6. Resident Personal File Update | 15. Rules and Regulations - Lead Based Paint Disclosure (if applicable) |
| 7. Rules and Regulations - Acknowledgement of General Rules | |
| 8. Rules and Regulations - Bed Bug Agreement | |
| 9. Rules and Regulations - Drug Free Housing | |



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16. Rules and Regulations - Maintenance Emergencies
17. Rules and Regulations - Maintenance Emergencies
Unit Flyer
18. Rules and Regulations - Mold Information
19. Rules and Regulations - Package Acknowledgement
20. Rules and Regulations - Rental Concession
21. Rules and Regulations - Renters Insurance
22. Rules and Regulations - Satellite Dish Agreement
23. Rules and Regulations - Schedule of Charges
24. Rules and Regulations - Smoke Detector
25. Rules and Regulations - Smoke Free Agreement
26. Rules and Regulations - Vehicle Responsibility
27. Rules and Regulations - Rooftop Terrace Agreement (if applicable)
28. Rules and Regulations - Washer and Dryer Agreement (if applicable)
29. Security Deposit Agreement
30. U.S. Service Members Civil Relief Act (if applicable)
31. Utility Agreement
32. Utility Record - Permission to Obtain
33. Utility Transfer Confirmation
34. VAWA Lease Agreement and Receipt of Forms (if applicable)
35. Healthy Home Guide
36. Barrier Free Agreement (if applicable)
37. Support and Service Animal Agreement (if applicable)
38. Emergency Pull Cord Agreement - (if applicable)

[Signatures on next page]

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LIHTC LEASE ADDENDUM

The building in which Tenant resides receives benefits relating to the Low Income Housing Tax Credit Program. The Unit is designated as a “**tax credit**” apartment. As the occupant of a **tax credit** apartment, Federal law does not permit your Landlord to evict you or fail to renew your lease unless the Landlord has a good reason, also known under the law as "good cause." Federal law also prohibits your Landlord from increasing your rent except as permitted by the Low Income Housing Tax Credit sections of the Internal Revenue Code.

A. Landlord may terminate this Lease only for:

- (1) Tenant's material noncompliance with the terms of this Lease;
- (2) Tenant's material failure to carry out obligations under Michigan's Landlord-Tenant laws;
- (3) **drug-related criminal activity** (as defined below) engaged in on or near the Development property (or any of its dwelling units) by Tenant, any member of Tenant's household or a guest, or any drug-related criminal activity engaged in on the Development property (or its dwelling units) by any other person under Tenant's control;
- (4) a determination by Landlord that Tenant or a member of Tenant's household is illegally using a controlled substance (as defined in Section 102 of the Controlled Substances Act, 21 USC 802);
- (5) a determination by Landlord that a pattern of illegal use of a controlled substance by Tenant or a member of Tenant's household interferes with the health, safety or right to peaceful enjoyment of the Development property (or any of its dwelling units) by other residents;
- (6) a determination by Landlord that the abuse or pattern of abuse of alcohol by Tenant or member of Tenants household threatens the health, safety or right to peaceful enjoyment of the Development property (or any of its dwelling units) by other residents;
- (7) **criminal activity** by Tenant, any member of Tenant's household, a guest or another person under Tenant's control that threatens the health, safety, or right to peaceful enjoyment of the Development property (or any of its dwelling units) by other residents (including property management staff residing at the Development);
- (8) **criminal activity** by Tenant, any member of Tenant's household, a guest or another person under Tenant's control that threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the Development;
- (9) Tenant's flight to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which Tenant is fleeing;

- (10) Tenant's violation of a condition of probation or parole imposed under federal or state law; or
- (11) other good cause. Terminations for "other good cause" may only be effective as of the end of any initial or successive term.

A termination of tenancy for any **criminal activity** by TENANT, a member of TENANT's household, a guest or another person under TENANT's control, may be based solely on a determination by LANDLORD that the person has engaged in the criminal activity, regardless of whether the person has been arrested or convicted for such activity and without satisfying a criminal conviction standard of proof of the activity.

The term **drug-related criminal activity** is defined at 24 CFR 5.100 as "the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute or use the drug;"

B. **Material Noncompliance** shall include but is not limited to:

- (1) the nonpayment of rent or other amounts owed by Tenant to Landlord beyond any grace period available under Michigan law;
- (2) one or more substantial violations of the Lease;
- (3) repeated minor violations of the Lease that:
 - (a) disrupt the livability of the Development,
 - (b) adversely affect the health or safety of any person or the right of Tenant or related Development facilities,
 - (c) interfere with the management of the Development, or
 - (d) have an adverse financial effect on the Development.

If Tenant pays rent or any other amounts owed under the Lease after the due date but within the grace period permitted under Michigan law, this late payment constitutes a minor violation;

- (4) failure of Tenant or any member of Tenant's household to supply in a timely fashion all required information on the income, composition or eligibility factors of Tenant's household (including, but not limited to, failure to meet the disclosure and verification requirements for Social Security Numbers, or failure to sign and submit consent forms for the obtaining of wage Tenant's household knowingly providing incomplete or inaccurate information;
- (5) permitting persons other than those listed in on the lease, including spouses or children who are not legal dependants of Tenant, to live in the dwelling unit, or allowing other family members or visitors to stay in the dwelling unit for more than ____ days/weeks in any calendar year without the written consent of Landlord;
- (6) use of the unit for any purpose other than a private dwelling;

- (7) serious or repeated damage to the dwelling unit or common areas of the Development;
- (8) the creation of hazardous conditions;
- (9) serious or repeated interference with the rights and quiet enjoyment of other tenants.

C. **Termination Procedures.** In order to terminate this Lease, Landlord must deliver a termination notice to Tenant that contains the following:

- (1) a specific date for the termination of this Lease;
- (2) the grounds for the termination stated with enough detail for Tenant to prepare a defense;
- (3) a statement advising Tenant that he/she shall have ten (10) days in which, if he/she so desires, to discuss the proposed termination of this Lease with Landlord in advance of the date set for the termination of this Lease. If Tenant requests a meeting in order to discuss the proposed termination, Landlord agrees to meet with Tenant for that purpose; and
- (4) a statement advising Tenant that he/she has the right to present a defense in court against Landlord's action to terminate this Lease. In the event that Landlord ultimately pursues a legal action to terminate the Lease, Landlord agrees to rely only on those grounds listed in the notice of termination sent to Tenant.

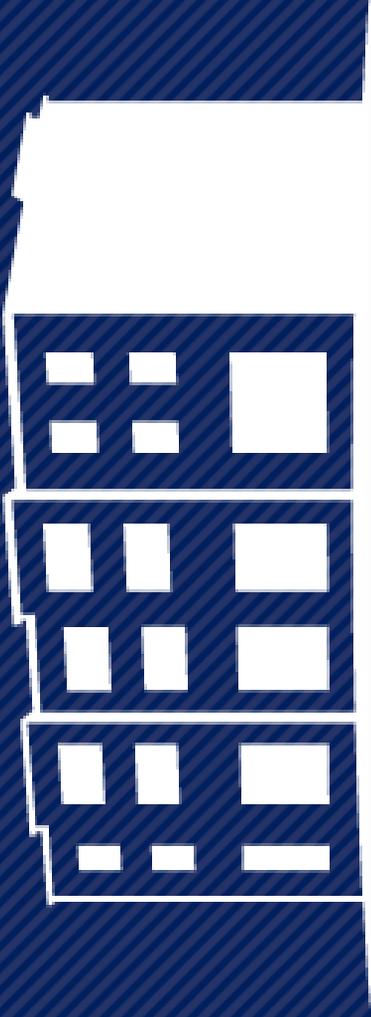
When Tenant's tenancy is terminated for other good cause, the notice of termination must also state that the termination is effective at the end of the current lease term, but in no case earlier than thirty (30) days after receipt by Tenant of the notice. Where Tenant's tenancy is terminated for material noncompliance with the Lease or material failure to carry out obligations under Michigan's Landlord-Tenant laws, the notice of termination must be in accordance with Michigan law.

THIS LIHTC LEASE ADDENDUM is effective immediately.

_____ Date: _____
 Tenant

_____ Date: _____
 Tenant

_____ Date: _____
 Owner Representative/Manager



Woda Cooper Companies, Inc.

Woda Cooper Companies, Inc. and its affiliates are nationally recognized and experienced developers, general contractors, and property managers.



WODA COOPER COMPANIES

The Woodward

- New legislation was enacted that will allow for higher incomes at The Woodward. We can have up to **14 of our 53 townhome units** at this higher income bracket. The below charts demonstrate this change.
- As part of the program, developers were capped at renting to singles and families that made 60% of the Area Median Income (AMI). The new legislation allows developers to rent to people that make up to 80% AMI. The new legislation now allows us to charge more for rent at the 80% limit.

**LIHTC Rent Limits for 2018
(Based on 2018 MTSP/MI Income Limits)**

Bedrooms (People)	Charts	60.00%	30.00%	50.00%	70.00%	80.00%	FMR
Efficiency (1.0)		777	388	647	906	1,036	583
1 Bedroom (1.5)		832	416	693	971	1,110	690
2 Bedrooms (3.0)		989	499	832	1,165	1,332	856
3 Bedrooms (4.5)		1,153	576	961	1,345	1,538	1,143
4 Bedrooms (6.0)		1,287	643	1,072	1,501	1,716	1,313
5 Bedrooms (7.5)		1,419	709	1,183	1,656	1,893	

**LIHTC Income Limits for 2018
(Based on 2018 MTSP Income Limits)**

Charts	60.00%	30.00%	50.00%	70.00%	80.00%
1 Person	31,080	15,540	25,900	36,260	41,440
2 Person	35,520	17,760	29,600	41,440	47,360
3 Person	39,960	19,980	33,300	46,620	53,280
4 Person	44,340	22,170	36,950	51,730	59,120
5 Person	47,940	23,970	39,950	55,930	63,920
6 Person	51,480	25,740	42,900	60,080	68,640
7 Person	55,020	27,510	45,850	64,190	73,360
8 Person	58,560	29,280	48,800	68,320	78,080
9 Person	62,100	31,050	51,750	72,450	82,800
10 Person	65,640	32,820	54,700	76,580	87,520
11 Person	69,180	34,590	57,650	80,710	92,240
12 Person	72,720	36,360	60,600	84,840	96,960

The Woodward

- The state of Michigan publishes Occupational Employment Statistics and wage estimates by job. Below are a few jobs and the average salary that worker makes in Michigan.

- Source:

https://www.bls.gov/oes/2016/may/oes_mi.htm#00-0000

1.)	Hosts & Hostesses - \$19,890
2.)	Dishwashers - \$20,280
3.)	Cooks, Fast food - \$20,350
4.)	Ambulance Drivers and Attendants - \$24,660
5.)	Retail Salespersons - \$26,070
6.)	Bank Teller - \$27,440
7.)	Preschool Teachers - \$31,010
8.)	Pharmacy Technician - \$29,900
9.)	Construction and related Worker - \$40,300
10.)	Judicial Law Clerks - \$43,590
11.)	Health Technologists and Technicians - \$43,990
12.)	Firefighters - \$44,590
13.)	Legal Secretaries - \$44,820
14.)	Medical Appliance Technicians - \$46,490
15.)	Flight Attendants - \$47,390
16.)	Correctional Officers and Jailers - \$49,050
17.)	Licensed Practical and Licensed Vocational Nurses - \$46, 660
18.)	Mental Health and Substance Abuse Social Workers - \$49,420
19.)	Paralegals and Legal Assistants - \$51,570





13.B

To: Township Board

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

Date: May 16, 2019

Re: Rezoning #19050 (Fedewa Builders)

Fedewa Builders has requested the rezoning of two unplatted lots, approximately 1.12 acres in total size, located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential). The site is located on the west side of Okemos Road, north of Brattin Woods Park, and west of Lakeside Village North Condominiums (93 total units). The two parcels have approximately 290 feet of total frontage on Okemos Road.

The Planning Commission held the public hearing on the rezoning request at its April 8, 2019 meeting and voted 8-0 to recommend approval at the April 22, 2019 meeting, citing the following reasons for its decision:

- Both parcels comprising the 1.12 acre property meet the minimum standards for lot area and lot width for the proposed RX (One and Two Family Residential) zoning district.
- Public water and sanitary sewer services are available to serve the subject site.

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

Township Board Options

The Township Board may approve or deny the proposed rezoning from RR (Rural Residential) to RX (One and Two Family Residential). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated April 4, 2019 and April 17, 2019 with attachments.
2. Resolution recommending approval dated April 22, 2019.
3. Planning Commission minutes dated April 8, 2019 (public hearing) and April 22, 2019 (decision).

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19050 (G.S. Fedewa Builders)\REZ 19050.tb1.doc



To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

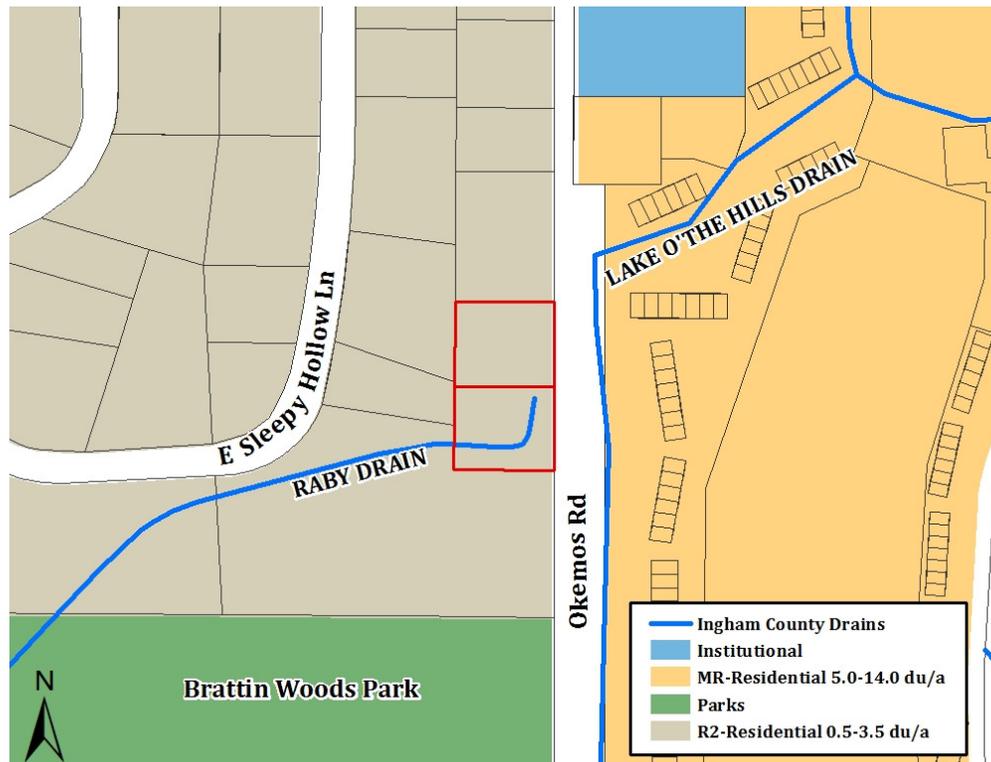
Date: April 4, 2019

Re: **Rezoning #19050 (G.S. Fedewa Builders)**, rezone approximately 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential).

G.S. Fedewa Builders has requested the rezoning of two unplatted lots, approximately 1.12 acres in total size, located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential). The site is located on the west side of Okemos Road, north of Brattin Woods Park, and west of Lakeside Village North Condominiums (93 total units). The two parcels have approximately 290 feet of total frontage on Okemos Road.

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

2017 FUTURE LAND USE MAP



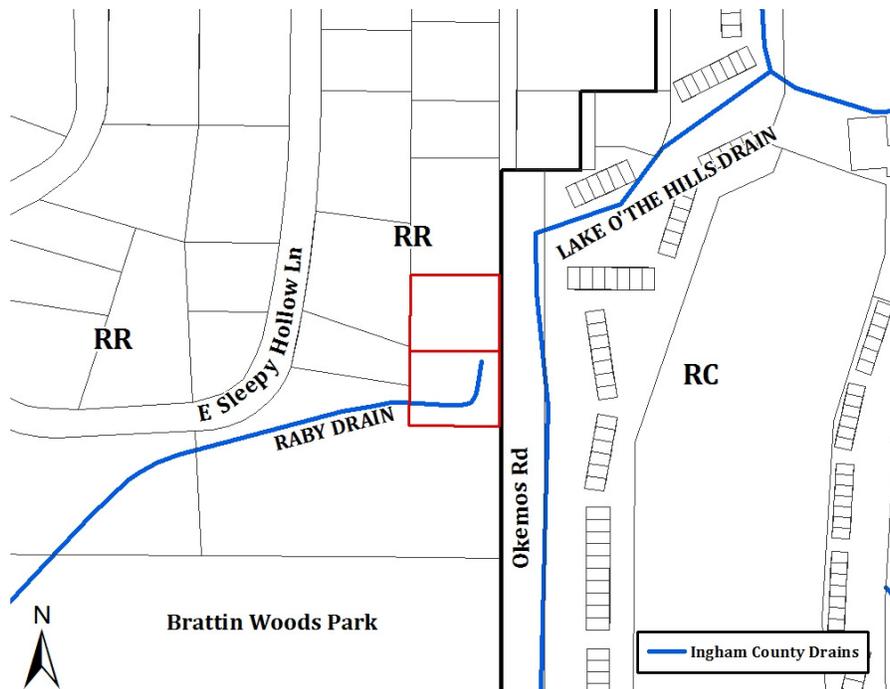
Zoning

The property is currently zoned RR (Rural Residential), which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. The requested RX zoning district requires a minimum of 100 feet of lot width and 11,000 square feet of lot area for duplexes and a minimum of 65 feet of lot width and 8,000 square feet of lot area for single family houses.

With 145 feet of lot width on Okemos Road and 0.56 acre (24,393.6 square feet) of lot area both parcels meet the minimum standards for both lot area and lot width for either duplexes or single family houses in the proposed RX zoning district, but do not meet the minimum standard for lot width and lot area of the current RR zoning district. The following table illustrates the minimum lot width and lot area requirements for the existing RR and proposed RX zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RR	40,000 sq. ft.	200 ft.
RX	11,000 sq. ft. (duplex) 8,000 sq. ft. (single family)	100 ft. (duplex) 65 ft. (single family)
PARCEL	LOT AREA	LOT WIDTH
5921 Okemos Rd.	24,393.6 sq. ft.	145 ft.
5929 Okemos Rd.	24,393.6 sq. ft.	145 ft.

ZONING MAP



A variance was granted in 1985 (ZBA #85-10-09-11) to divide the former parent parcel into two parcels that do not meet the minimum lot area and lot frontage standards of the RR zoning district, which makes the parcels eligible for development. The following conditions were placed on the variance approval:

- Require the developer to clean out the downstream end of the culvert, as well as create a ditch line through the property.
- Grant a drain easement to the Ingham County Drain Commissioner.
- Restrict development from placing fill material on the west side of the property, which would block drainage from the lots in the Sleepy Hollow subdivision.
- Require the developer to prepare a grading plan for the site which includes elevations for the properties to the west, and also supply the invert elevation on the culvert and spot elevations on the ditch line.
- Notify adjoining property owners when the grading plan is available for review.

Physical Features

The site is currently undeveloped and is generally level, with elevations ranging from 853 feet above mean sea level near the northeastern corner of the site and gradually rising to 855 feet above mean sea level near the midpoint of the west property line, with a gradual decline to 853 feet above mean sea level at the southwest portion of the property.

The Raby Drain, an open (unenclosed) county drain, enters the property at the northeast corner of the southern parcel and flows southwest off the site. A 50 foot setback from open county drains is required, and is measured from the top of the bank on the side of the drain where a structure would be located or where grading activity would occur.

The site has no special designation on the Township Greenspace Plan. The Flood Insurance Rate Map indicates floodplain is not present on the site. The Township Wetland Map does not indicate the presence of wetlands on the site; however, a 21.11 acre state regulated wetland (Wetland #9-4A) is shown west of the site.

Streets & Traffic

The site fronts on Okemos Road, which is a two-lane public road without curb and gutter designated as a Minor Arterial (between Central Park Drive and Lake Lansing Road) on the Street Setbacks and Service Drives Map in the zoning ordinance. A seven foot wide pedestrian pathway is located along the Okemos Road property frontage. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Okemos Road, between Haslett Road and Lake Lansing Road, showed a total of 7,240 vehicles in a 24 hour period.

The following table shows estimated traffic generation resulting from potential development of the subject property (two parcels) under the existing RR zoning. It estimates future traffic using data from the highest potential traffic generator allowed in the RR zoning district, which in this case is one single family house per parcel.

Existing RR zoning (2 parcels)	
Peak Hour trips	1.48 (a.m.) 1.98 (p.m.)
Weekday trips	18.88

The applicant submitted a trip generation analysis which estimates future vehicle trips that could be generated by development of the property with two duplex units. The Institute of Transportation Engineers (ITE) trip generation rates for Single Family-Detached Housing (Land Use Code 210) were selected as representing two duplexes (four single family units) because the ITE does not have a land use code for duplex units. The following table summarizes findings from the submitted trip generation analysis.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Single Family Detached Housing, Code 210	4 Units	2	6	8	3	2	5	54

A traffic study is required for rezonings when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning. A peak hour of traffic is the hour of highest volume of traffic entering and exiting the site during the a.m. or p.m. hours. Based on the projected traffic volumes a traffic study was not required.

Utilities

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

Staff Analysis

The applicant has requested the rezoning of approximately 1.12 acres (two parcels) from RR to RX. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached).

Development of the subject property under the current RR zoning is limited to two single family houses (one per parcel). As the two parcels proposed for rezoning do not currently meet the minimum standard for lot width (200 feet) of the current RR zoning district, and further divisions of either parcel would not meet the minimum standard for lot area of 40,000 square feet, a variance from the Zoning Board of Appeals would be required to further subdivide the properties.

Under the proposed RX zoning the two parcels could be subdivided through the land division process for single family residential lots. The subject property could likely be divided into four parcels, one split per property resulting in two new parcels, with a minimum 65 feet of lot frontage each. With the RX zoning district requirement of 100 feet of lot frontage for duplexes, the subject property (2 parcels with approximately 290 feet of frontage combined) could not be further subdivided for duplexes without a variance from the Zoning Board of Appeals.

Planning Commission Options

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

Attachments

1. Rezoning application dated February 6, 2019 and received by the Township on February 8, 2019.
2. Trip generation analysis prepared by Traffic Engineering Associates, Inc., dated February 28, 2019 and received by the Township on March 1, 2019.
3. Rezoning criteria.

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

REZONING APPLICATION

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

Part I

A. Owner/Applicant G.S. Fedewa Builders
Address of applicant 5570 Okemos Rd. East Lansing
Telephone: Work (517)339-0020 Home _____
Fax (517) 339-4022 Email fedewagr@gmail.com

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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person _____
Address _____
Telephone: Work _____ Home _____
Fax _____ Email _____

C. Site address/location 5929 Okemos Rd. East Lansing MI. 48823 and 5921 Okemos Rd. East Lansing MI. 48823
Legal description (Attach additional sheets if necessary) _____
Parcel number 33-02-02-09-203-018 and 33-02-02-09-203-019 and site acreage .56 and .56

D. Current zoning RB Requested zoning BX

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

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

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

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

- 2) The conditions of the surrounding area have changed in the following respects: _____
The property directly across the street is zoned RC Multi Family.
- 3) The current zoning is inconsistent with the Township's Master Plan, explain:

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

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: The properties were divided to less than the required 40,000 sq ft. and do not have the required 200' of parcel frontage. The current zoning has exempted the properties from the building of duplexes.
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____
The current zoning allows for chickens and goats to be held on the property The lots are too close to the neighboring properties for any type of livestock.

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: The proposed change is consistent with the zoning plan within the Master Plan.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: The two neighboring parcels are single family residential while the parcel across the street is zoned RC Multi family residential.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: The two parcels have public water and sewer. The parcels are too small to create traffic issues.
- 5) Requested rezoning addresses a proven community need, specifically: _____
This project addresses the need for affordable residential Ranch style homes.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: The RR zoning code does not make sense in such a densely populated area, allowing duplexes would fit in with the natural character of the street.
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____

Part III

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

Yes No (Please check one)

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

Jerry Fedewa

2/6/2019

Signature of Applicant

Date

Jerry Fedewa

Type/Print Name

Fee: \$700.00

Received by/Date: Justin Quagliata 2/8/19

Traffic Engineering Associates, Inc.

517/627-6028 FAX: 517/627-6040

PO Box 100
Saranac, Michigan 48881

Jerry Fedewa
Jerry Fedewa Homes Inc.
5570 Okemos Road
East Lansing, MI 48823

February 28, 2019

Dear Mr. Fedewa:

Traffic Engineering Associates, Inc. (TEA) conducted a trip generation analysis to determine the approximate future vehicle trips which could be generated by the proposed residential developments located at 5921 and 5929 Okemos Road in Meridian Charter Township, Ingham County, Michigan.

PROJECT DESCRIPTION

The proposed residential developments will consist of constructing two (2) residential duplex houses on the individual lots. The purpose of this study is to provide a trip generation for the proposed two (2) new residential duplex homes.

TRAFFIC ANALYSIS

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). The manual does not have a land use code for duplex units; therefore, the ITE trip generation rates for Single-Family Detached Housing (Land Use Code 210), were selected as representing the two (2) duplexes, (4 single family units). The ITE description of Single-Family Detached Housing is as follows:

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

It is projected that the proposed residential duplexes will generate 8 vehicle trips during the AM peak hour, 5 vehicle trips during the PM peak hour, and a 24-hour weekday total of 54 vehicle trips.

Vehicle Trip Generation Summary

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Single-Family Detached Housing, Code 210	4 Units	2	6	8	3	2	5	54

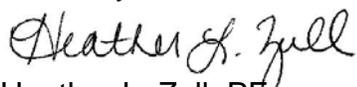


FINDINGS

In accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, if a proposed site is expected to generate at least 100 directional trips during the peak hour or at least 750 trips during an average day, a traffic impact statement is required. If the traffic generated by the site is expected to be between 50 and 99 directional trips during a peak hour, a traffic impact assessment shall be required. Using the Meridian Charter Township traffic impact guidelines, neither a traffic assessment nor traffic impact statement would be required for this development based on projected volumes.

If you have any questions, please write or call.

Sincerely,



Heather L. Zull, PE



Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

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

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

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

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

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

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

B. Reasons why the requested zoning is appropriate:

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

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

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

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

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

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

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



To: Planning Commission

From: Peter Menser, Principal Planner

Date: April 17, 2019

Re: Rezoning #19050 (G.S. Fedewa Builders), rezone approximately 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential).

The Planning Commission held the public hearing for Rezoning #19050 at its last meeting on April 8, 2019. The Commission agreed to consider a resolution to recommend approval of the rezoning at its next meeting on April 22, 2019.

Planning Commission Options

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

Attachment

1. Resolution to recommend approval.

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #19050
5921 & 5929 Okemos Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 22nd day of April, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, G.S. Fedewa Builders requested the rezoning of 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on April 8, 2019 and discussed the rezoning at its meetings on April 8, 2019 and April 22, 2019; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated April 4, 2019; and

WHEREAS, both parcels comprising the 1.12 acre property meet the minimum standards for lot area and lot width for the proposed RX (One and Two Family Residential) zoning district; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #19050 to rezone approximately 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential).

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Recommend Approval
Rezoning #19050 (G.S. Fedewa Builders)
Page 2**

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

John Scott-Craig
Planning Commission Chair

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RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #19050
5921 & 5929 Okemos Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 22nd day of April, 2019, at 7:00 p.m., Local Time.

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

ABSENT: None

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

WHEREAS, G.S. Fedewa Builders requested the rezoning of 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on April 8, 2019 and discussed the rezoning at its meetings on April 8, 2019 and April 22, 2019; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated April 4, 2019; and

WHEREAS, both parcels comprising the 1.12 acre property meet the minimum standards for lot area and lot width for the proposed RX (One and Two Family Residential) zoning district; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #19050 to rezone approximately 1.12 acres located at 5921 and 5929 Okemos Road from RR (Rural Residential) to RX (One and Two Family Residential).

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

NAYS: None

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Recommend Approval
Rezoning #19050 (G.S. Fedewa Builders)
Page 2**

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



John Scott-Craig
Planning Commission Chair

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19050 (Fedewa Builders)\REZ 19050 PC resolution to approve with names.docx

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

APPROVED

April 8, 2019

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Lane, Scott-Craig, Hendrickson, Trezise and Richards

ABSENT: Commissioners Cordill, Premoe, and Shrewsbury

**STAFF: Director of Community Planning & Development Mark Kieselbach and
Principal Planner Peter Menser**

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Public Remarks - None

3. Approval of Agenda

Commissioner Trezise moved to approve the agenda as written.

Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. March 25, 2019 Regular Meeting – Not available

5. Communications - None

6. Public Hearings

-  A. Rezoning #19050 (Fedewa Builders), rezone approximately 1.12 acres from RR (Rural Residential) to RX (One and Two Family Residential) at 5921 and 5929 Okemos Road.

Chair Scott-Craig opened the public hearing at 7:02 P.M.

Principal Planner Menser provided a brief summary of the rezoning proposal.

There was a 5 minute recess to fix the overhead monitor at 7:10 P.M.

The applicant for Fedewa Builders, Jerry Fedewa, 5570 Okemos Road provided an overview of the proposal for the property which would include two multi-family duplexes with attached two-car garages. Mr. Fedewa noted he would be available for questions.

Public Comments:

Dennis Kelly, 5896 Okemos Road, asked a couple questions regarding Rezoning #19050. Mr. Kelly also expressed his appreciation for the work the Planning Commission does in Meridian Township.

Planning Commission Discussion included the following:

- Concern about drainage and how homes to the west will be impacted.
- The character of the area, which includes single family homes and not duplexes.
- Rezoning of the property to RX would potentially allow up to 4 single family homes or 2 duplexes if the properties were divided.

A straw poll conducted by Chair Scott-Craig indicated the Planning Commission would be in favor of recommending approval of Rezoning #19050 at the next meeting.

Chair Scott-Craig closed the public hearing at 7:42 P.M.

7. Unfinished Business

- A. Zoning Amendment #19030 (Meridian Township), amend Section 86-2 of the Code of Ordinances and add Section 86-445 to establish the Commercial Medical Marijuana Facilities Overlay District.

Principal Planner Menser provided a summary of the 3 changes to the draft ordinance language since the last Planning Commission meeting on March 25, 2019.

Motion by Commissioner Hendrickson to recommend approval of Zoning Amendment #19030 with revisions.

Supported by Commissioner Lane.

ROLL CALL VOTE:

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

NAYS: None

MOTIONED CARRIED: 5-0

8. Other Business

- A. 2019 PC Goals.

Motion by Commissioner Trezise to adopt the 2019 Planning Commission goals.

Supported by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

- B. Content neutral sign policy.

Principal Planner Menser provided an introduction to the issue of content neutral signage. He noted sign regulations may need to be changed to reduce future legal risks based on a Supreme Court ruling in 2015.

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

APPROVED

April 22, 2019

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

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

ABSENT: None

STAFF: Principal Planner Peter Menser

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Public Remarks - None

3. Approval of Agenda

Commissioner Premoe moved to approve the agenda as written.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. March 25, 2019 Regular Meeting

B. April 8, 2019 Regular Meeting

Commissioner Lane moved to approve both sets of minutes as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

5. Communications - None

6. Public Hearings - None

7. Unfinished Business

 A. Rezoning #19050 (Fedewa Builders), rezone approximately 1.12 acres from RR (Rural Residential) to RX (One and Two Family Residential) at 5921 and 5929 Okemos Road.

Commissioner Trezise asked if the conditions related to the variance provided 20 years ago would remain in effect and Principal Planner Menser stated staff will ensure the conditions of the variances are followed upon future development.

Motion by Commissioner Trezise to recommend approval of Rezoning Amendment #19050.

Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

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

NAYS: None

MOTIONED CARRIED: 8-0

8. Other Business

A. Content neutral sign policy

Principal Planner Menser noted the Planning Commission would continue to work on reviewing the sign ordinance at future meetings and staff will work with the Township attorney to identify areas where changes need to be made to address the Supreme Court ruling in 2015.

B. 2020 Master Plan update.

Chair Scott-Craig noted it might be helpful when reviewing sections of the Future Land Use Map to visit the areas to see the land uses and ownership and to evaluate future land opportunities.

Principal Planner Menser stated the Township Board adopted the revised Master Plan in 2017 and the Michigan Planning Enabling Act requires the document to be considered for updates every five years. The Future Use Land Map is a part of the Master Plan and 2020 is the goal for the next Master Plan Update.

Chair Scott-Craig suggested engaging residents as well for insight on the Future Use Land Map.

Commissioner Premoe suggested forming a sub-committee to assist Principal Planner Menser with the Future Land Use Map update.

Commissioner Trezise and Chair Scott-Craig also supported the sub-committee initiative and aim to begin work sessions in June. Principal Planner Menser will assist with mapping support and research for the sub-committee.

C. Form-Based Code update.

Principal Planner Menser provided an overview of the Form-Based Code initiative to date and potential next steps.

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

Commissioner Hendrickson provided an update from attending the special Township Board meeting on April 16, 2019 regarding the Road Millage and the Camel Back Bridge on Okemos Road.

Chair Scott-Craig noted he will be attending the Michigan Association Planning Institute Spring Conference on April 25, 2019.



To: Board Members
From: Stephen Gebes, IT Director and Deborah Guthrie, Communications Director
Date: May 17, 2019
Re: Electronic Board Packets

On Tuesday night, we will continue the discussion from the April 16, 2019 Special Meeting regarding electronic Board packets. After listening to your feedback, we have reviewed software, devices and online pdf formats.

Agendas, packets and minutes for most township meetings are created electronically in a digital format. Township Officials have the capability of accessing these items from the Township website and viewing these from a digital device. Digital packets are available online in an indexed, readable and searchable format. These are accessible and available to view and download today.

What would this mean for board members and what would this mean for staff?

Currently, staff creates individual documents for the board packets on their computer. They then print each individual piece of the packet, including maps and organizes them in a paper file system. Staff then scans the entire document as a whole onto the computer. Packets are then hand delivered by Police Cadets to board member homes.

The cost of this process is a tremendous amount of staff time and inefficiencies. We propose saving staff time by eliminating this process and allowing staff to create board packets electronically, eliminate printing board packets, and hand delivering them. Creating packets digitally eliminates printing, scanning, uploading and rescanning the packet. Creating packets digitally promotes staff efficiencies and the reduction of paper waste. Accessing the board packets via personal devices or township provided devices eliminates paper waste and promotes Meridian Township green efforts.

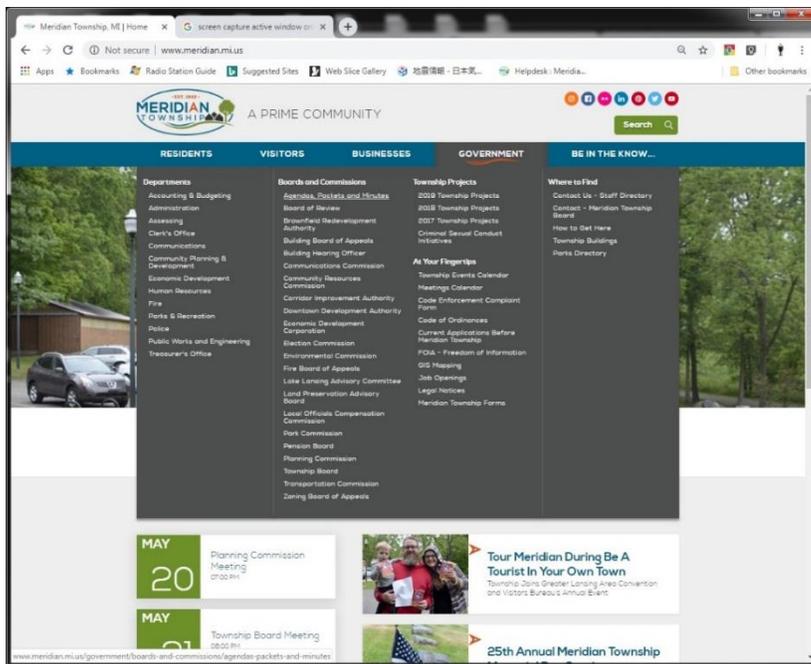
Software is currently in place and used by staff. There would be no need for additional software. While the only cost would be the purchase of devices, if the board chooses to do so, we would be saving other costs by not paying a cadet to hand deliver packets, by staff spending less time creating the materials, and less paper costs.

After listening to your feedback, we have reviewed possible devices and have decided that during rollout the iPad will provide you with the best user experience and allow you a robust mark-up environment as you requested. We will have a device showing you the finished interface available prior to the first board meeting in June, and will request your feedback.

We will continue to print the Board packets for the next few meetings and encourage you to visit the website to view the indexed packet.

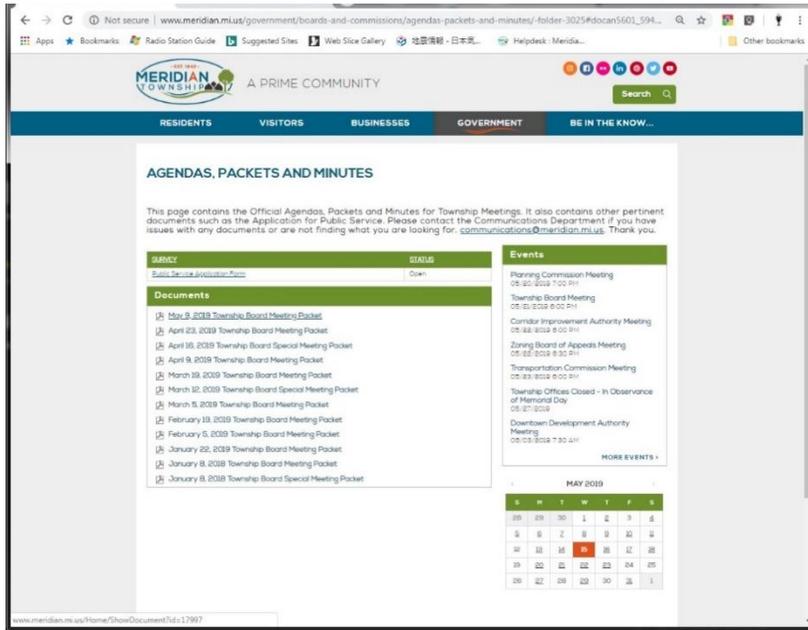
This is a quick walk through of how you can do just that:

1. Open the Government dropdown on the Township home page and under “Boards and Commissions” section, choose the Agendas, Packets & Minutes link.

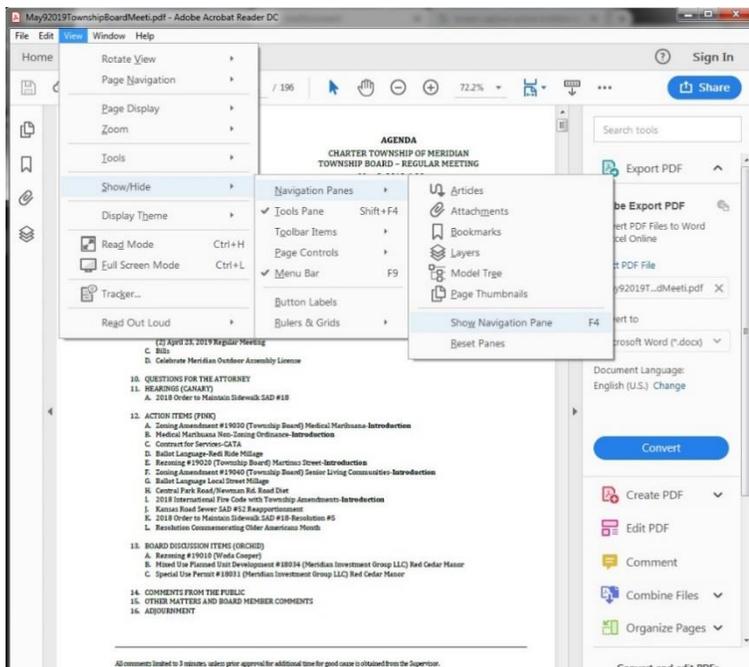


Memo to Township Board
May 17, 2019
Re: Electronic Board
Packets Page 3 of 3

2. Follow the links for the Current Township Board Packet:



3. Open the packet with your preferred reader/editor & choose the option to show the Navigation pane:





To: Board Members
From: Ronald J. Styka, Township Supervisor
Date: May 17, 2019
Re: Recreational Marihuana

The attached ordinance, opting out of recreational marihuana, is presented for discussion.

Recently, the Governor reorganized the state agency responsible for licensing and regulation of marihuana businesses. Since then, the Department of Licensing and Regulatory Affairs (LARA) has embarked on the process of adopting emergency rules, which will allow it to process and approve recreational marihuana business license applications in a matter of months from now. It appears that the emergency rules will be in effect, as early as, June of this year.

Our legal counsel advises that, even though the Township has not yet adopted a regulatory and/or zoning framework for these types of businesses, once the State rules are in place, establishments could be licensed by the State to begin operation in the Township. Therefore, the Township needs to either act quickly to adopt its own regulatory framework or opt out of the Michigan Regulation and Taxation Marihuana Act (MRTMA).

Failure of Meridian Township to take action will abdicate responsibility for decision-making on a local level. An opt-out ordinance will preserve the Township's authority to determine how it wants to proceed. The ordinance can be amended or rescinded later, after the Township has the time to carefully consider whether it wishes to allow these establishments, to what extent, at what locations, and under what regulatory framework.

Attachment:

1. Draft Recreational Marihuana Ordinance

**CHARTER TOWNSHIP OF MERIDIAN
INGHAM COUNTY, MICHIGAN**

ORDINANCE PROHIBITING RECREATIONAL MARIHUANA ESTABLISHMENTS

Ordinance No. _____

At a meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Township Hall, 5151 Marsh Road, Okemos, MI 48864 on May 21, 2019, at 6 p.m., Board Member _____ moved and Board Member _____ supported to introduce the following Ordinance for posting and publication prior to subsequent final adoption:

An Ordinance to prohibit recreational marihuana establishments within the boundaries of Charter Township of Meridian pursuant to the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, as amended.

THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN ORDAINS:

SECTION 1: TITLE. This Ordinance shall be known as and may be cited as the Charter Township of Meridian Prohibition of Recreational Marihuana Establishments Ordinance.

SECTION 2: INTENT AND PURPOSE. The State of Michigan, by voter referendum of November 2018, approved the use and possession of recreational marihuana by individuals over the age of 21. The law also established at least six commercial recreational marihuana licensed establishments that may operate, subject to State of Michigan and Township prohibition or regulation. This law has been identified as the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, *et seq.*, (“MRTMA”) as amended. The Township determines that the general purposes of this ordinance are as follows:

1. The citizens of Meridian Township voted for the MRTMA with a vote of approximately 75.5% in favor and 24.5% opposed, indicating support of at least some of the activities and uses allowed under the MRTMA.
2. Legitimate concerns remain regarding the proper regulation of recreational marihuana establishments, either distinct from medical marihuana facilities allowed under the Michigan Medical Marihuana Facilities Licensing Act, or combined with such facilities.
3. Certain provisions of the MRTMA create ambiguity as to potential impacts upon the Township.
4. The State of Michigan is charged with promulgating rules to give further effect to the MRTMA and potentially address ambiguities in the MRTMA, but the State of Michigan has up to a year before such rules will be available for review and study by the Township.
5. The Township is concerned that proper regulation must be carefully studied and considered to address the MRTMA’s impacts before allowing any commercial recreational marihuana establishments within the Township.

The Township Board determines that the adoption of this Ordinance is necessary to preserve the public peace, health and safety by preventing the establishment of businesses related to recreational marihuana without proper time for the Township to study the new state law and properly determine how to effectuate appropriate regulation regarding it.

SECTION 3: DEFINITIONS. Words used within this Ordinance shall be construed to have the same meaning as provided in the MRTMA.

SECTION 4: NO RECREATIONAL MARIHUANA ESTABLISHMENTS. All marihuana establishments are prohibited within the boundaries of the Charter Township of Meridian pursuant to the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, as amended.

SECTION 5: VIOLATIONS AND PENALTIES.

1. Any person who disobeys, neglects, or refuses to comply with any provision of this Ordinance, or who causes, allows, or consents to any of the same shall be deemed to be responsible for a violation of this Ordinance. A violation of this Ordinance is deemed a nuisance per se.
2. A violation of this Ordinance is a municipal civil infraction, punishable by a fine of \$5,000.00, along with any costs, direct or indirect expenses, or attorney fees that the Township incurs in connection with that infraction. In addition, the Township may seek injunctive relief against persons alleged to be in violation of this Ordinance and any other relief available at law or equity.
3. Each day during which any violation continues shall be deemed a separate offense.
4. This Ordinance shall be administered and enforced by the Charter Township of Meridian Police Department, Code Enforcement Officer, or by such other person (s) as designated by the Township Board from time to time.

SECTION 6: SEVERABILITY. The provisions of this Ordinance are hereby declared to be severable. If any clause, sentence, word, section, or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such Ordinance which shall continue in full force and effect.

SECTION 7: REPEAL. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its publication.

ROLL CALL VOTE:

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED

Ronald J. Styka, Charter Township of Meridian Supervisor

CERTIFICATE

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk for Charter Township of Meridian, Ingham County, Michigan, HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Charter Township of Meridian Board at a meeting held on the __ day of _____, 2019, and further certify that the proposed Ordinance was introduced at said meeting for posting, publication, and subsequent final adoption.

Brett Dreyfus, Charter Township of Meridian Clerk

AFFIDAVIT OF POSTING AND PUBLICATION

I hereby certify that:

1. The above is a true copy of an Ordinance introduced for first reading and subsequent final adoption by the Charter Township of Meridian Board at a duly scheduled and noticed meeting of that Township Board held on May 21, 2019, pursuant to the required statutory procedures.
2. The complete text of the proposed Ordinance was posted at the Township Clerk's office and on the Township's website on _____, 2019.
3. The attached Notice of Proposed Ordinance Adoption was duly published in the _____ newspaper, a newspaper that circulates within Charter Township of Meridian, on _____, 2019, within not more than seven (7) days after the posting.

ATTESTED:

Brett Dreyfus
Charter Township of Meridian Clerk

CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN
ORDINANCE PROHIBITING RECREATIONAL MARIHUANA ESTABLISHMENTS
ORDINANCE NO. ____
NOTICE OF PROPOSED ORDINANCE ADOPTION

Please take notice that on May 21, 2019, the Township Board of the Charter Township of Meridian introduced for first reading, posting, publication, and subsequent final adoption Ordinance No. ____, which prohibits marihuana establishments within the Township. Copies of the Ordinance may be obtained from Brett Dreyfus, Charter Township of Meridian Clerk, at 5151 Marsh Road, Okemos, MI 48864 and on the Township's website: www.meridian.mi.us.

The Ordinance provides, in summary, for a prohibition on all recreational marihuana establishments within the Township. The Ordinance has the following sections and catch lines: Section 1: Title; Section 2: Intent and Purpose; Section 3: Definitions; Section 4: No Recreational Marihuana Establishments; Section 5: Violations and Penalties; Section 6: Severability; Section 7: Repeal; and Section 8: Effective Date, which is immediately after the Township's notice of final adoption.

Published by Order of the Township Board
Charter Township of Meridian, Ingham County, Michigan
Brett Dreyfus, Charter Township of Meridian Clerk
517-853-4000

Publication Date: _____, 2019



13.E.

To: Township Board Members

**From: Derek N. Perry, Assistant Township Manager
Director of Public Works & Engineering**

Younes Ishraidi, P.E., Chief Engineer

Date: May 21, 2019

**Re: Whitehills Lakes #7 Public Streetlighting Improvement
Special Assessment District #28 - Resolution #1 & #2 - Discussion**

A request was received from the property owners of Whitehills Lakes #7 for installation and maintenance of streetlights in Whitehills Lakes #7. The proposed plan is for two (2) streetlights, Acorn fixtures with cut-off, and black fluted poles, to be installed and maintained along Fenwick Court (see attached map).

Resolution #1 orders plans to be prepared showing the improvement, the location, and the estimate of cost. Resolution #2 files the plans and cost estimate with the Clerk's Office and declares the Township Board's intention to make the improvements and tentatively designates a special assessment district and sets a public hearing on Tuesday, July 9, 2019, for hearing objections to the improvement, cost estimate, and assessment district.

The proposed first year cost for streetlighting in Whitehills Lakes #7 is \$4,014.20 (\$669.04/lot) and the cost annually thereafter will be \$314.16 (\$52.36/lot) (subject to adjustment).

Proposed Motion:

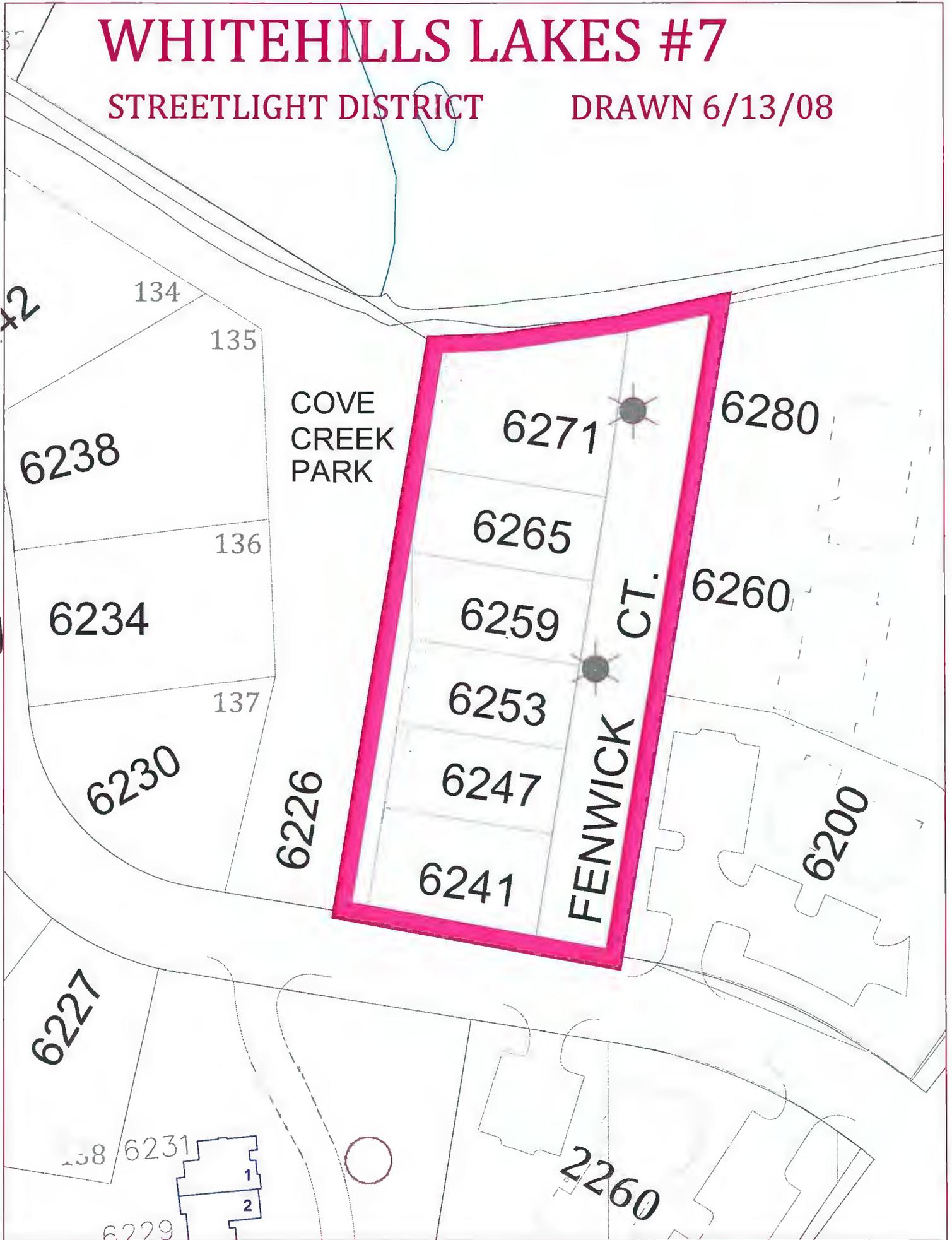
"Move to approve the Whitehills Lakes #7 Public Streetlighting Improvement Special Assessment District #428- Resolution #1, ordering plans to be prepared showing the streetlighting improvement, location, and estimate of cost; and Resolution #2, filing the plans showing the improvement, location and estimate of cost with the Clerk's Office, tentatively declaring intention to install and maintain two (2) traditional, with cut-off, streetlights and defray the cost of operation and maintenance by special assessment against the 6 benefiting lots, and setting a public hearing for July 9, 2019."

Attachments

WHITEHILLS LAKES #7

STREETLIGHT DISTRICT

DRAWN 6/13/08



**WHITEHILLS LAKES #7 STREETLIGHTING PUBLIC IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT #428**

RESOLUTION NO. 2

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, Phone 517.853.4000, on Tuesday, June 4, 2019 at 6:00 pm.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board of the Charter Township of Meridian deems it advisable and necessary for the public health, safety, and welfare of the Township and its inhabitants to install, operate and maintain the following described public streetlighting improvements:

Install, operate and maintain two (2) streetlights, acorn fixture with cut-off, and black fluted poles along Fenwick Court;

And to defray the cost thereof by special assessment against the properties specially benefitted thereby.

WHEREAS, the Township Board has caused to be prepared by the Township's Director of Public Works & Engineering, plans showing the improvement and location thereof and an estimate of the cost thereof; in accordance with a resolution of the Township Board pursuant to Act 188, Public Acts of Michigan, 1954, as amended; and

WHEREAS, the same has been received by the Township Board; and

WHEREAS, the Township Board desires to proceed further with the improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHGIAN, AS FOLLOWS:

1. The plans showing the improvement and location thereof and an estimate of the cost thereof be filed with the Township Clerk and be available for public examination.
2. The Township Board tentatively declares its intention to make the following public streetlighting improvements: Install, operate and maintain two (2) streetlights, Acorn fixture with cut-off, and black fluted poles along Fenwick Court.
3. There is hereby tentatively designated a special assessment district against which the cost of said improvement is to be assessed, consisting of the lots and parcels of land described as: Lots 147 through Lots 152, inclusive, Whitehills Lakes #7.

**WHITEHILLS #7 STREETLIGHTING PUBLIC IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 428**

NOTICE OF HEARING

**TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY
CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT:**

Lots 147 through 152 (inclusive), Whitehills Lakes #7

PLEASE TAKE NOTICE that the Township Board of the Charter Township of Meridian, acting on a request from property owners of Whitehills Lakes #7 and on its own initiative, pursuant to Act 188, Public Acts of Michigan, 1954, as amended, has determined to make the following described public streetlighting improvement:

Install, operate, and maintain two (2) streetlights, acorn fixtures with cu-off and fluted back poles along Fenwick Court;

And to defray the cost thereof by special assessment against the properties specially benefitted thereby.

Plans and estimates have been prepared and are on file with the Township Clerk for public examination.

TAKE FURTHER NOTICE that the Township Board will meet Tuesday, July 9, 2019, at 6:00 p.m. at the Meridian Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, for the purpose of hearing objections to the improvement and the special assessment district therefore. The Township Board is also interested in hearing those that favor the proposed project.

Appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the state tax tribunal. Your personal appearance at the hearing is not required, but you or your agent may appear in person at the hearing and protest the special assessment. To make an appearance and protest, you must file your written objections by letter or other writing with the Township Clerk before the close of this hearing. The owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal with 30 days after the confirmation of the special assessment roll if that person appeared and protested the special assessment at this hearing.

The Township Board may proceed with the improvement and special assessment district unless written objections from more than 20% of the property owners are filed with the Township Board at or before the hearing.

**"FOR PURPOSES OF THIS HEARING THE AMOUNT TO BE ASSESSED AGAINST YOUR PROPERTY IS
ESTIMATED TO BE:**

FIRST YEAR COST:	\$669.04
ANNUALLY THEREAFTER:	\$ 52.36

Dated: _____

Brett Dreyfus, Township Clerk
CHARTER TOWNSHIP OF MERIDIAN

**WHITEHILLS LAKES #7 STREETLIGHTING PUBLIC IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT #428**

PROPOSED SPECIAL ASSESSMENT ROLL

2 8500 lumen HPS, acorn fixtures with cut-off, on black fluted poles. 6 lots in district.

<u>Legal Description</u>	<u>Property Owner & Address</u>	<u>First Year Cost</u>	<u>Annually Thereafter</u>
3302-02-04-301-008 Lot 147, Whitehills Lakes #7 6241 Fenwick Court	William L & Florella R Mueller 6241 Fenwick East Lansing MI 48823	\$669.04	\$52.36
3302-02-04-301-009 Lot 148, Whitehills Lakes #7 6247 Fenwick Court	Khanuja Revocable Trust 6247 Fenwick Court East Lansing, MI 48823	\$669.04	\$52.36
3302-02-04-301-010 Lot 149, Whitehills Lakes #7 6253 Fenwick Court	James J Giguere Living Trust 6200 Pine Hollow,Ste 100 East Lansing, MI 48823	\$669.04	\$52.36
3302-02-04-301-011 Lot 150, Whitehills Lakes #7 6259 Fenwick Court	Grekin Family Trust 6259 Fenwick Court East Lansing, MI 48823	\$669.04	\$52.36
3302-02-04-301-012 Lot 151, Whitehills Lakes #7 6265 Fenwick Court	Kiffi Y Ford 6265 Fenwick Court East Lansing, MI 48823	\$669.04	\$52.36
3302-02-04-301-013 Lot 152, Whitehills Lakes #7 6271 Fenwick Court	Valerie J Bartalone 6271 Fenwick Court East Lansing, MI 48823	\$669.04	\$52.36



To: Board Members
From: Frank L. Walsh, Township Manager
Date: May 17, 2019
Re: BWL Board of Commissioners Appointment

On Monday, May 13, 2019, Chris Swope, Lansing City Clerk sent the following email:

As you may be aware, the Lansing City Charter was amended to provide for regional representation on the Board of Water & Light Board of Commissioners. Meridian, Delhi, DeWitt, and Lansing Townships share a position which rotates on an annual basis. It is coming up on Meridian Township's time to appoint a non-voting member of the Board of Water & Light Board of Commissioners. The term is July 1, 2019 to June 30, 2020.

The specific Charter provision is below:

The Board of Water and Light Board Members shall include three non-voting advisory members representing utility customer communities outside the City of Lansing. Each non-voting advisory member shall be a Board of Water and Light customer, shall reside in and be appointed by the governing body of the municipality. One member shall represent the City of East Lansing and shall serve a term of four (4) years commencing July 1. One member shall represent Delta Township and shall serve a term of four (4) years commencing July 1. One member shall be at-large and shall represent the remaining municipalities and shall serve a term of one (1) year commencing July 1. The at-large representative shall serve on a rotating annual basis and be appointed by the governing body of the following municipalities in succession: Meridian Township, Delhi Township, DeWitt Township and Lansing Township. Except as provided herein, Section 2-103, Section 5-105, or State law, the provisions of this Charter shall not apply to the non-voting advisory members of the Board of Water and Light.

As a reminder, Meridian Township was provided the BWL seat in 2015. At that time the Board chose to have Mike Froh represent our community. Mr. Froh resides in the Wardcliff neighborhood. The issue of representation on the BWL Board of Directors resulted from the massive ice storm that gripped our community on December 21, 2013. You may recall hundreds of Meridian BWL customers were without power for up to 11 days.

Please be prepared to share your views on Tuesday evening.