



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
July 23, 2024 6:00 PM

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1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
  - A. Eagle Scout Project
  - B. Introduction of New Full Time Firefighters/EMTs-Max Slabbekoorn and Benjamin Connors
  - C. Interim Manager’s Semi-Annual Goals Update
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. INTERIM TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
  - A. Communications
  - B. Minutes-July 9, 2024 Regular Township Board Meeting
  - C. Bills
  - D. Brownfield Redevelopment Authority Appointment
  - E. Disposal of Surplus Vehicles
  - F. Recreational Marijuana Licensing – Zones 3 – Resolution for Approval
  - G. Ordinance 2024-05 – Liquor License Regulations Update –**Reintroduction**
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS
12. ACTION ITEMS
  - A. Final Plat #19012 – Sanctuary 3
13. BOARD DISCUSSION ITEMS
  - A. Text Amendment #2024-04 – Local Prosecution of Marijuana Violations Ordinance
  - B. Special Use Permit #24-09 – SANDDS Meridian LLC– 3520 Okemos Road – Recreational Marijuana Retailer
  - C. Ordinance 2024-07 – Rezone Two Parcels at 350 Haslett Road and the Adjacent Vacant Parcel from RR, Rural Residential, to RA, Single-Family Residential
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

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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: Interim Township Manager Tim Schmitt, 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

Providing a safe and welcoming, sustainable, prime community.

A PRIME COMMUNITY  
meridian.mi.us



9.A

**CONSENT AGENDA  
BOARD  
COMMUNICATIONS**

**From:** Sanjeev Kumar <[REDACTED]>  
**Sent:** Friday, June 21, 2024 10:24 PM  
**To:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Subject:** Opposing Marijuana Dispensary in Okemos, MI - 48864

I am a resident of Okemos / Meridian township. The details of my residence are included in my signature below.

I feel shocked and disappointed to witness that Meridian Township custodians are even entertaining the thought of having a Marijuana Dispensary within this neighborhood - perhaps a handful left within the entire nation that is a safe place for kids, youth, senior citizens, and families.

I have been a \*software professional\* and felt proud of how this neighborhood additionally hosts youth from more than 120 countries.

I find it extremely difficult to answer queries from my young kids and residents when they ask me why Meridian Township is even considering such a proposal!

I sincerely hope such a proposal is not entertained at any level and in any measure. Particularly for the safety of our children, youth, senior citizens, and family members - we do not want users of such substances to be within the vicinity putting the vulnerable to unwarranted dangers.

That Meridian township board entertained such proposals shakes our confidence in the Board - we sincerely hope at least now we collaborate, and in good faith, for a better future.

Such decisions will take less than a few years for families to abandon the township for better-adjudicated neighborhoods - should that happen, Meridian property prices, taxes and everything associated with such matters will implode.

Looking forward to better conclusions.

Thanks  
Sanjeev

**From:** Ηαηεεση Κ Μακηηηη <[REDACTED]>  
**Sent:** Friday, June 21, 2024 2:35 PM  
**To:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Subject:** Opposing Marijuana Dispensary in okemos - MI 48864

I am a resident of Okemos / Meridian township. The details of my residence are included in my signature below. I feel shocked and disappointed to witness that Meridian Township custodians are even entertaining the thought of having a Marijuana Dispensary within this neighborhood - perhaps a handful left within the entire nation that is a safe place for kids, youth, senior citizens, and families. I have been a software professional and felt proud of how this neighbourhood additionally hosts youth from more than 120 countries. I find it extremely difficult to answer queries from my young kids and residents when they ask me why Meridian Township is even considering such a proposal! I sincerely hope such a proposal is not entertained at any level and in any measure. Particularly for the safety of our children, youth, senior citizens, and family members - we do not want users of such substances to be within the vicinity putting the vulnerable to unwarranted dangers. That Meridian township board entertained such proposals shakes our confidence in the Board - we sincerely hope at least now we collaborate, and in good faith, for a better future. Such decisions will take less than a few years for families to abandon the township for better-adjudicated neighborhoods - should that happen, Meridian property prices, taxes and everything associated with such matters will implode. Looking forward to better conclusions.

Thanks,  
Ηαηεεση Κ Μακηηηη.

**From:** Rekha Nagamally <[REDACTED]>  
**Sent:** Friday, June 21, 2024 2:39 PM  
**To:** Deborah Guthrie <[guthrie@meridian.mi.us](mailto:guthrie@meridian.mi.us)>; Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Subject:** Opposing Marijuana Dispensary

Hello,

I'm Rekha Nagamally, I am a resident of Okemos / Meridian township. I live in central park estates at 1484 Belvedere Ave, Okemos, MI 48864.

I feel shocked and disappointed to witness that Meridian Township custodians are even entertaining the thought of having a Marijuana Dispensary within this neighborhood - perhaps a handful left within the entire nation that is a safe place for kids, youth, senior citizens, and families.

I have been a software professional and felt proud of how this neighborhood additionally hosts youth from more than 120 countries.

I find it extremely difficult to answer queries from my young kids and residents when they ask me why Meridian Township is even considering such a proposal!

I sincerely hope such a proposal is not entertained at any level and in any measure. Particularly for the safety of our children, youth, senior citizens, and family members - we do not want users of such substances to be within the vicinity putting the vulnerable to unwarranted dangers.

That Meridian township board entertained such proposals shakes our confidence in the Board - we sincerely hope at least now we collaborate, and in good faith, for a better future.

Such decisions will take less than a few years for families to abandon the township for better-adjudicated neighborhoods - should that happen, Meridian property prices, taxes and everything associated with such matters will implode.

Looking forward to better conclusions.

Regards  
Rekha konduri

Meridian Township Board of Trustees

June 26, 2024

5151 Marsh Road, Meridian Township, MI 48XXX

Dear Board Members,

I write to you with my deep concern that the addition of marijuana dispensaries to our community requires more research and input from the community before any decision is made. There is no need to rush this decision, especially if it is at the expense of community awareness and buy-in.

Despite this effort having its origins several years ago, many people in our community are not aware that the process of recruiting marijuana stores in Meridian Township is well underway, with applications accepted during the month of January 2024 from prospective business owners. These applications, with all accompanying stated requirements, must be made available for public examination.

I am concerned that adding marijuana dispensaries will change the image and reputation of our community negatively. If I were moving to the area, looking for a community in which to raise children, I would view the existence of marijuana dispensaries scattered around town in a very negative light. Marijuana dispensaries send the message that marijuana is important to the community culture. This is not a message that should be sent to our children. With more than 15 marijuana dispensaries in Lansing and East Lansing, what is the compelling reason for having them in Meridian Township? If you choose to respond that this decision is economically-based, then you must tell the community what value you place on the life and welfare of a child. Meridian Township should be a place where this calculation is never made or contemplated.

The existence of marijuana dispensaries attracts a clientele that I do not want children exposed to. I would not shop in any stores in close proximity to marijuana dispensaries, and this would have a negative long-term impact on many local businesses.

Based on the patchwork of laws at the state and federal levels, marijuana dispensaries are cash-only businesses, and this fact makes them more prone to criminal activity such as armed robbery of dispensary customers. Our hard-working police force does not need any additional crime burdens to deal with. Are there resources in place to deal with either direct or secondary criminal activity, including dispensary customers illegally transferring marijuana to children? Who will fund these necessary law enforcement resources? This point must be addressed in detail before any licensing decision can be made.

The deployment of marijuana dispensaries is not a social experiment without precedent or known consequences. Family members, who live in other states, have related their experiences with the addition of marijuana dispensaries to their communities:

- *We have marijuana stores in our community. Kids are bringing marijuana edibles to school and require medical care when they eat them at school.*
- *Empty bank buildings are now being converted into marijuana dispensaries.*
- *My friends get their marijuana from the underground market. It is way cheaper.*

In summary, I implore you to take the time to educate and involve the public more comprehensively in the decision to place marijuana dispensaries in our Meridian Township community. There is no need to rush this decision, but there is a definite need to ensure this decision is made with full community awareness of the consequences of such an action. Once made, such a decision becomes extremely difficult to reverse, regardless of the corrosive consequences to the community.

Sincerely,

Sheryl Blanchard



Okemos, MI 48864

ssb@chemistry.msu.edu

To: Meridian Township Governing Board  
From: Concerned Meridian Township Citizens

Re: Request for a delayed vote on the recreational drug dispensary planned at the Okemos and Jolly intersection.

Dear board members

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Re: Request for a delayed vote on the recreational drug dispensary planned at the Okemos and Jolly intersection.

Dear board members

In recent weeks, we have become aware of the impending decision regarding the approval of a recreational drug dispensary in our community, specifically at the corner of Okemos and Jolly. It has come to our attention that a significant majority of Meridian Township residents are unaware of this upcoming vote.

Our concerns are as follows:

- The traffic study used as the basis for this decision dates back to 2019 and was conducted for a medical drug dispensary. Since then, the landscape has changed with the addition of The Okemos Emergency Center and the completion of the McLaren Hospital, both dependent on the Okemos freeway exit. The 2019 study indicated that the intersection would be at 80% of its maximum capacity.
- Due to the cash-only nature of recreational dispensaries and the potential for impaired driving by customers, we are deeply concerned about the impact on public safety.
- The proximity of the proposed dispensary to Okemos High School and Hiawatha Elementary School raises additional concerns. Children frequent nearby establishments like 7-11 and Biggby and nearby fast-food restaurants while walking or riding bikes. Our concerns encompass safety risks due to increased traffic, heightened potential for crime, and the accessibility of drugs to minors.
- Studies indicate that increased traffic, crime, and visitors from neighboring communities via the nearby freeway could lead to a 4-5% decrease in property values.
- The vote to allow recreational dispensaries was made during the Covid-19 pandemic and involved only a small percentage of the community, passing by a narrow margin. We are concerned that approving a dispensary, particularly at the proposed location, does not accurately reflect the desires or needs of Meridian Township residents.

In light of these concerns, we respectfully request a delayed vote on the establishment of the recreational drug dispensary at Okemos and Jolly until comprehensive studies have been completed. Specifically, we propose the formation of three task forces: one focused on **Public Health**, another on **Public Safety**, and a third on **Real Estate Values**. Each task force should include unbiased professionals, alongside representation from at least one Meridian Township resident to ensure community perspectives are thoroughly considered in the decision-making process. Equally important, this delay would allow for broader community awareness and input, ensuring that any decision made truly represents the best interests of our community.

To: Meridian Township Governing Board  
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Sincerely,

Gary J. Blanchard  
  
Okemos, MI 48864

**From:** CS Email <[REDACTED]>

**Sent:** Friday, July 5, 2024 1:19 PM

**To:** Deborah Guthrie <[guthrie@meridian.mi.us](mailto:guthrie@meridian.mi.us)>

**Subject:** THANKS, TO DEBORAH GUTHRIE, MERIDIAN TOWNSHIP CLERK-- AND HER STAFF

Dear Deborah Guthrie,

As a rather new Resident of 5252 Golden Circle, a short time ago, I called, and left some important questions for you, as Meridian Township Clerk, about the upcoming Election. SUPER-PROMPTLY thereafter, you called me back, and left answers to ALL MY QUESTIONS – PLUS some additional equally important information that I should also have asked, if I had known enough to do so.

The information you gave me was precisely what I needed, and in a friendly, warm, clear, concise, cogent, and wonderfully understandable form.

I want to express my sincerest THANKS TO YOU for this deeply appreciated outstanding service, presented in such a warm and winsome spirit and manner . If you are not the one who, personally, sent this kind and thoughtful response to me – but one of your fine Staff -- it is the result of your having set this kind of high standard MODEL, for them, as their Leader, in the way you regularly personally handle such calls.

So, I want to THANK **YOU ALL**, FOR THIS VERY HELPFUL, AND PLEASANT EXPERIENCE. IF **ALL** SUCH ENCOUNTERS WERE LIKE THIS ONE, THIS BEAUTIFUL WORLD OF OURS WOULD BE AN EVEN MORE WONDER-FULL PLACE TO LIVE!

With a deeply grateful heart,

Cassius (“Cash”) Street

To: Meridian Township Governing Board  
From: Concerned Meridian Township Citizens

Re: Request for a delayed vote on the recreational drug dispensary planned at the Okemos and Jolly intersection.

Dear board members

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From: [REDACTED] <[REDACTED]>

Sent: Sunday, July 7, 2024 11:01 PM

To: Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>

Subject: Request for a delayed vote on the recreational drug dispensary planned at the Okemos and Jolly intersection.

To: Meridian Township Governing Board From: Concerned Meridian Township Citizens

Re: Request for a delayed vote on the recreational drug dispensary planned at the Okemos and Jolly intersection.

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**From:** Michael Gawecki <[REDACTED]>  
**Sent:** Monday, July 8, 2024 1:08 PM  
**To:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Subject:** Fwd: Okemos/Jolly weed dispensary

The board does not enjoy full governmental immunity. The board is legally required and owes the community a duty of care.

Michael B. Gawecki  
Attorney at Law  
P.O. Box 1190  
Okemos, MI 48805  
Military & Veterans Law Section

Begin forwarded message:

**From:** Michael Gawecki <[REDACTED]>  
**Date:** July 8, 2024 at 10:24:15 AM EDT  
**To:** [board@meridian.mi.us](mailto:board@meridian.mi.us)  
**Subject:** Okemos/Jolly weed dispensary

Good morning,

To: Meridian Township Governing Board From: Concerned Meridian Township Citizens  
Re: Request for a delayed vote on the recreational drug dispensary planned at the Okemos and Jolly intersection.

Dear board members

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Michael B. Gawecki  
Attorney at Law

**From:** soumya madala <[REDACTED]>

**Sent:** Monday, July 8, 2024 1:13 PM

**To:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>

**Cc:** mohan madala <[mmadala@hotmail.com](mailto:mmadala@hotmail.com)>

**Subject:** Request for a delayed vote on the recreational drug dispensary planned at the Okemos and Jolly intersection.

To: Meridian Township Governing Board

From:

Soumya Madala, a Concerned Meridian Township Citizen.

Dear board members

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Thank you for taking this request into consideration.

Sincerely  
Soumya Madala.

To: Meridian Township Governing Board  
From: Concerned Meridian Township Citizens

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**From:** Michael Gawecki <[REDACTED]>  
**Sent:** Tuesday, July 9, 2024 11:47 AM  
**To:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Subject:** Re: Okemos/Jolly weed dispensary

Thank you for filing my concerns. Also, if the Township or the board doesn't already know - somebody tried to break into Sportsclips and broke the door down. Sportsclips is located in that strip mall.

That commercial building now has a boarded up door as it was all glass.

The weed people whom I understand purchased the entire strip mall also have tripled all the tenants rent and are trying to force them out. Why would they want to own the entire strip mall?

I have alot of reasons why and I hope everybody has thought this through. One would be to cut down distribution costs and eventually grow it next door, therefore bypassing the law that limits the amount of weed that can be transported on our public roads.

Ironic, we have had limited to zero break-ins in our community and now a tenant's glass door that opens to their business was kicked in.

I have had a friend's car broken into that lives in Spring Lake community behind that strip mall already. Also, another friend's car was stolen out of their garage.

This is very bad. And it's going to get worse. Our community already looks nice from the road, boarded up windows on one of our commercial buildings.

The next thing going up is a huge sign on 96 interstate - Weed exit 110, Okemos. Wait for it - that's coming next.

I don't think you understand the impact this is going to have on crime rates alone, amongst other factors including property values.

Michael B. Gawecki  
Attorney at Law

**From:** Lisa Hildorf <[REDACTED]>  
**Sent:** Tuesday, July 9, 2024 1:59 PM  
**To:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Subject:** Opposed to Recreational Drug Dispensary/ Okemos & Jolly

***Our family is opposed to a Recreational Drug Dispensary being located at the intersection of Okemos Road and Jolly Road.***

***The location has a proximity to several public schools, which is a big red flag in our opinion. Increased traffic with impaired drivers represents additional negative implications for the entire community.***

***We are opposed to this potential location for this new business.***

***Lisa Hildorf***

***Meridian Township Residents***

**From:** Stephanie W <[REDACTED]>  
**Sent:** Monday, July 15, 2024 5:33 PM  
**To:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Subject:** Community/Senior Center Meetings.

Hi,

I won't be able to attend either of the meetings because of work/travel. However, I wanted to suggest to the board that due to the overwhelming impact that climate change is going to have on our environment and, consequently, our lives, that the community center should be planned and built in order to increase the [adaptive capacity](#) of our township.

Not only should the center use carbon mitigation strategies in planning and construction (e.g. renewable energy, heat pumps, appropriate building materials, improvement of flood mitigation via green infrastructure), it should also plan for use as a shelter during heat waves, flooding, and/or power outages.

These tactics and practices should no longer be seen as optional; they should be seen as necessary given our quickly changing reality and need for infrastructure that will support community wellbeing. Climate change has to be a part and parcel of any new projects.

There are many planning aides out there. Here's one: [Climate and Health Adaptation Guide for Michigan Communities](#).

Thanks,

Stephanie White

**From:** Elizabeth Seagull <[REDACTED]>  
**Sent:** Tuesday, July 16, 2024 1:33 PM  
**To:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Cc:** Emma Campbell <[ecampbell@meridian.mi.us](mailto:ecampbell@meridian.mi.us)>  
**Subject:** Invasive Species Removal and Increasing the Use of Native Plants

July 16, 2024

Dear Meridian Township Board,

I have been a homeowner in three different homes in Meridian Township since 1971. As a retiree, I have the freedom to move somewhere else, but I don't want to. I love living in Meridian Township.

I am grateful for our many parks and natural areas, which clean and cool our air, purify our water, help control flooding, provide habitat for wildlife, and enable the public to connect with nature. Quality of life brought me here, and quality of life keeps me here.

I am especially grateful to Emma Campbell, Meridian Township Land Stewardship Coordinator, for her unflagging dedication to education and service. Her many programs introducing residents to the wonders of nature and encouraging the preservation of nature in the township are an inspiration.

But we can do more. Emma Campbell has recruited and trained a host of dedicated volunteers, the Meridian Conservation Corps, to remove invasive plants from our public green spaces, but the job is too big for one paid staff member, an intern and volunteers. We need more paid professional help to keep up with the overwhelming job of removing existing invasive species and keeping ahead of new ones. She has spearheaded initiatives to plant pollinator gardens of native plants in public spaces, but these efforts need to be expanded to all our public lands.

Michigan has lagged behind other Great Lakes States in outlawing the sale of many invasive plants, leaving them still being sold in the horticulture trade. Most citizens and developers are unaware that the tree or shrub that they legally purchased is harmful to the environment. They would happily make a different choice if they were informed. It would not be difficult to draw up a list of invasive plants still legal to buy in the nursery trade and suggest native alternatives that would support beneficial insects, such as pollinators, as well as birds and other wildlife. Either the Land Preservation Advisory Board or the Environmental Commission could be asked to work on this project.

I would like our township to give citizens accurate, easy-to-find information about this issue on the township website. [Planting a Native Meridian](#), a wonderful document that a group of staff and citizens worked hard on, is buried somewhere in the township website, but I could not find it. Similarly, information about the value of wetlands and the wetland ordinance is buried three layers deep on the website.

As well as being a guide for homeowners, a list of legally sold invasive species to avoid, paired with native alternatives, should be used to guide new plantings and revise existing plantings on publicly owned lands, which may still have shrubs, trees and flowers that were planted at a time before they

were recognized as invasive. We need to take an inventory of the landscaping around publicly owned buildings and target areas for improvement, removing invasive plants and replacing them with beneficial native plantings. The list should, furthermore, be shared with developers planning projects in the township.

We Meridian Township citizens value our green environment. Green Meridian is among the top reasons the quality of life is high here. Green initiatives not only help the environment and our health, but they also have wide public support because they keep property values high. Let's make improvements to the township website to highlight all the good environmental work already being done. And let's do even better by increasing the budget for invasive plant removal and informing citizens and developers about native alternatives to invasive landscaping plants.

In sum I am requesting:

- 1) More funding for invasive species removal on public lands.
- 2) Inventorying the landscaping around publicly owned buildings and targeting areas for improvement, removing invasive plants and replacing them with beneficial native plantings.
- 3) Creating a list of invasive plants currently legal to buy in the nursery trade, with suggested native alternatives.
- 4) Sharing the above list with citizens and with developers planning projects in the township.
- 5) Improving the township website to make it easy to find information on native plants (e.g. Planting a Native Meridian), the list of invasive plants with suggested native alternatives, the value of wetlands and current wetland ordinances affecting planting.

Thank you so much.

Sincerely,

Elizabeth Seagull, homeowner

Thank you for all you did  
Deb, to make the Event so  
meaningful.

Best always,  
Kaery Webster

Deb-

I wanted to send my Thanks to  
you for the lovely Memorial Day  
Tribute. ~~The~~ details of the morning  
were all so honoring of all those  
we've lost in service!

**From:** Dan Opsommer <[opsommer@meridian.mi.us](mailto:opsommer@meridian.mi.us)>  
**Sent:** Wednesday, July 3, 2024 12:05 PM  
**To:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Cc:** Tim Schmitt <[schmitt@meridian.mi.us](mailto:schmitt@meridian.mi.us)>; Courtney Wisinski <[wisinski@meridian.mi.us](mailto:wisinski@meridian.mi.us)>  
**Subject:** FW: Tacoma Hills Park Sign - Ready for Installation

Board Members,

Our final park sign will be installed at Tacoma Hills Park in the month of July, completing our replacement of every park sign. The old park signs were installed in 1992-1994.

We also installed a new crosswalk at the intersection adjacent to this park (i.e. Hamilton Rd and Washington Heights Ave intersection). We now have one mid-block crosswalk on Hamilton Rd between Marsh Rd and Dobie Rd. We had to raise the elevation of the pathway and bring it closer to Hamilton Rd due to the new park sign's proximity to the Wolverine Pipeline. Raising the elevation of the pathway allowed us to create an ADA accessible crosswalk in this location as part of this larger project.

As always, please let us know if you need anything and we hope you have a wonderful 4<sup>th</sup> of July with family and friends.

Take care,

**Dan Opsommer**  
Deputy Township Manager  
Director of Public Works & Engineering  
[opsommer@meridian.mi.us](mailto:opsommer@meridian.mi.us)  
Work: 517.853.4440 | Fax: 517.853.4099  
5151 Marsh Road | Okemos, MI 48864

# AN INVITATION

Please join us!

Date: Wednesday, July 17, 2024  
Time: 12:00 noon  
Location: Water Conditioning Plant  
Address: 2470 Burcham  
East Lansing, MI 48823

This is your invitation to the

## Annual Business Meeting

extended by the Board of Trustees,  
and staff of the  
East Lansing-Meridian  
Water & Sewer Authority

Lunch will be available at 11:30 a.m.

RSVP (517) 337-7535 and ask for Joel or  
e-mail [jmartinez.elmwsa@gmail.com](mailto:jmartinez.elmwsa@gmail.com)

### LUNCH PROVIDED WILL INCLUDE

SANDWICHES, SALAD, SOFT DRINKS, TEA, and great tasting **ICE WATER!**

(Please indicate any special meal requests when you call us.)

AS ALWAYS, GUESTS AND THE PUBLIC ARE ALSO VERY WELCOME.

Please take this opportunity to become more familiar with the services offered by the Authority in providing you with a safe, abundant, and pleasing water supply that enhances the quality of life for all our citizens.

**A TOUR OF THE FACILITIES WILL BE AVAILABLE FOLLOWING THE MEETING**



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

RACHAEL EUBANKS  
STATE TREASURER

GRETCHEN WHITMER  
GOVERNOR

July 11, 2024

**Approval**

Municipality Code: 331100  
Fiscal Year Ended: 12/2023  
Report ID Number: 156315

Dear Chief Administrative Officer:

Thank you for submitting a Qualifying Statement for Meridian Charter Township to the Michigan Department of Treasury on July 10, 2024. Based upon the information provided in the Qualifying Statement, we have determined that the municipality is in material compliance with the criteria identified in Section 303(3) of Public Act 34 of 2001.

The municipality is now authorized to issue municipal securities under this Act without further approval from Treasury. This authorization will remain in effect for six months plus 30 business days after the end of your next fiscal year, or when Treasury has made a new determination, whichever occurs first.

Within 15 business days after the issuance of a municipal security, you will need to upload with the Department a [Treasury Website \(Security Report\)](#) and the documents required in [Michigan Legislature Website \(Section 319\)](#) of Public Act 34 of 2001.

If you would like to speak with a member of our team, please email our office at [Treas\\_MunicipalFinance@Michigan.gov](mailto:Treas_MunicipalFinance@Michigan.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "CJ Vaughn".

Cary Jay Vaughn, CPA, Administrator  
Local Audit and Finance Division



FOR IMMEDIATE RELEASE  
July 12, 2024

**CONTACT:** Timothy R. Schmitt, Interim Township Manager  
517.853.4254 | [schmitt@meridian.mi.us](mailto:schmitt@meridian.mi.us)

---

**Meridian Township to Host Information Sessions on Proposed Community & Senior Center**  
*Sessions to Provide Opportunities to Discuss and View Concept Plans*

**Meridian Township, MI** – Meridian Township will soon provide two opportunities for community members to learn more about the proposed plan for the Meridian Township Community & Senior Center.

Information session details are provided below:

- Tuesday, July 16, 2024, from 5:30 pm to 7:30 pm in the Town Hall Room of the Meridian Township Municipal Building (5151 Marsh Road, Okemos, MI)
- Wednesday, July 24, 2024, from 5:30 pm to 7:30 pm in the Central Park Pavilion (5153 Marsh Road, Okemos, MI)

Attendees can view large illustrations of the Meridian Township Community & Senior Center concept, speak with the concept's designers from Progressive AE, and discuss plans for the center with Township Board members and staff.

The proposed plan for the Community & Senior Center comes following six listening sessions in the fall of 2023, where community members expressed an interest in a community center for Township residents, as well as concerns about the future location of the Meridian Senior Center following the demolition of Chippewa Middle School.

Meridian Township is in the initial planning phase for the Township's Community & Senior Center. Input from the community collected at this stage will guide the Township in future decisions regarding concepts, finances, and development.

For questions about these information sessions, contact Meridian Township's Interim Township Manager, Timothy R. Schmitt, at 517.853.4254 or [schmitt@meridian.mi.us](mailto:schmitt@meridian.mi.us).

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.





**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY**  
**LEGAL AD NOTICE: ELECTION COMMISSION MEETING**  
**MONDAY, JUNE 15, 2024 AT 4:00 PM**

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CHARTER TOWNSHIP OF MERIDIAN  
LEGAL NOTICE  
ELECTION COMMISSION MEETING  
JULY 15, 2024

Notice is hereby given that the Meridian Township Election Commission will conduct a regular meeting on Monday, July 15, 2024, at 4:00 pm, in the Administrative Conference Room, Meridian Municipal Building, 5151 Marsh Road, Okemos, MI, to appoint election inspectors for the August 6, 2024, Primary Election

The meeting agenda, packet and/or virtual meeting credentials will be posted on the Township webpage at [www.meridian.mi.us](http://www.meridian.mi.us)

Publish:	Lansing State Journal	Deborah Guthrie
	July 15, 2024	Township Clerk



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: NOTICE OF PUBLIC ACCURACY

TEST OF VOTING EQUIPMENT

DATE: Friday, July 19, 2024

---

**Meridian Charter Township  
Notice of Public Accuracy Test of Voting Equipment  
Friday, July 19, 2024**

To the qualified electors of Meridian township, Ingham County, State of Michigan; Notice is hereby given that a Public Accuracy Test for the electronic equipment that will be used for the August 6, 2024, Primary Election for registered voters in the Charter Township of Meridian, has been scheduled **for Friday, July 19, 2024 at 11:00 am, in the Municipal Building Townhall Room, at 5151 Marsh Road, Okemos, MI 48864.** The Public Accuracy Test is conducted to demonstrate that the computer programming used to tabulate the votes cast at the election meets the requirements of Michigan election law.

**Publish:**                      **LSJ**  
   **July 17, 2024**

**Deborah Guthrie**  
**Township Clerk**

# Patrick E. Lindemann

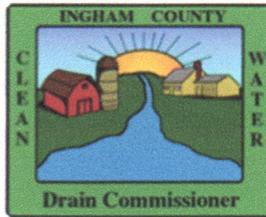
## Ingham County Drain Commissioner

PO Box 220  
707 Buhl Avenue  
Mason, MI 48854-0220

Phone: (517) 676-8395

Fax: (517) 676-8364

<http://dr.ingham.org>



Carla Florence Clos  
Deputy Drain Commissioner

Paul C. Pratt  
Deputy Drain Commissioner

Angie Cosman  
Chief of Engineering and Inspection

Sheldon Lewis  
Administrative Assistant

### INVOICE

June 28, 2024

INVOICE # 4668

Phil Deschaine, Township Treasurer  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864

AMOUNT: **\$19,600.71**

DESCRIPTIVE INFORMATION:

**Due Date: August 1, 2024**

The invoiced amount is pursuant to the attached Notice of Amount Due – Special Assessment Roll for the Unruh Drain.

This payment is due on or before August 1, 2024, at the office of the Ingham County Treasurer.

Please contact Paul Pratt, Ingham County Deputy Drain Commissioner, with any questions ([ppratt@ingham.org](mailto:ppratt@ingham.org)).

cc: Deborah Guthrie, Township Clerk

Please make check payable to: **Ingham County Drain Commissioner**

DISTRIBUTION	FUND	ACTIVITY	LINE ITEM	AMOUNT
	<u>801</u>	<u>00000</u>	<u>045000</u>	\$19,600.71
	<u>801</u>	<u>U02-00</u>	<u>104</u>	\$19,600.71

PLEASE SUBMIT A COPY OF THIS INVOICE WITH PAYMENT

**NOTICE OF AMOUNT DUE – MERIDIAN CHARTER TOWNSHIP**

**SPECIAL ASSESSMENT ROLL  
FOR THE  
UNRUH DRAIN  
(An Intracounty Drain located in Ingham County, Michigan)**

MERIDIAN CHARTER TOWNSHIP – NOTICE OF AMOUNT DUE: Please take notice of the special assessment due pursuant to the Resolution of the Unruh Drain Drainage Board dated April 9, 2024, in the following amount:

**Total Amount Due                      \$19,600.71**

This payment is due on or before **August 1, 2024**, at the office of the Ingham County Treasurer.

FURTHER INFORMATION: Further information with respect to this special assessment payment is available from Paul C. Pratt, Deputy Drain Commissioner, at [pprat@ingham.org](mailto:pprat@ingham.org).

Patrick E. Lindemann, Ingham County Drain Commissioner

# 2024-25



Dear MTA Member Board:

On behalf of the Michigan Townships Association Board of Directors and staff, thank you for renewing your Association membership. We are grateful for the opportunity to continue to serve you and your entire township team, as you serve your community. In the membership year ahead, you can count on MTA to provide the advocacy, information and connection needed as you navigate public service in today's often-changing environment. Your MTA membership offers your township benefits that you simply cannot get anywhere else—and we are always working to enhance and ensure exceptional value to our members. MTA provides:

- **A voice at the state Capitol**—advocating tirelessly on your behalf to ensure that lawmakers keep townships top of mind when creating and debating new laws impacting local government. We seek support for laws to benefit, protect and expand township authority and opportunities, and fend off harmful legislation that threatens your community and how you serve your residents. Our partners at the national level—the National Association of Town and Townships—advocate for our country's small communities and provide federal information and resources to you.
- **Timely resources and updates you need**—created with only Michigan townships in mind. This year, you have received breaking information on the statutory changes and requirements, trends and issues important to your township. We ensure our members are informed—from our weekly *Township Insights* newsletter, monthly *Township Focus* magazine and our publications, as well as our website, [www.michigantownships.org](http://www.michigantownships.org)—which has been completely redone to be even more accessible and beneficial to you. Our knowledgeable, experienced Member Information Services staff are available to assist you on any facet of township governance and administration.
- **Opportunities to connect and learn**—providing both education and peer connections that are invaluable to your township service. More than 1,200 people were at our 2024 Annual Conference & Expo to learn, network and celebrate. This year, we hold our full lineup of seminars and special events – this Fall, please plan to join us for the Regional Summit taking place in your area of the state. Would you please also mark your calendars for our 2025 Annual Conference and Expo, which will take place April 1–3 in Grand Rapids. Our MTA Online subscriptions offer on-demand online learning for your entire township team, and monthly lunchtime webinars offer affordable, accessible updates. Whether in person or virtual, we have the education you need.

MTA is proud to create a community of Michigan's 1,240 townships, 6,500 elected officials, and thousands more who serve their own communities. We are honored to represent the government closest to the people, and are here for you in every way. Thank you for your support and your dedication to township government. A current tab is enclosed that may be affixed to your MTA membership plaque. We appreciate the opportunity to be of service to you!

Sincerely,

A handwritten signature in blue ink that reads "Neil Sheridan".

Neil Sheridan  
Executive Director



# 2024 COMMUNITY REPORT

## DRIVING PARTNERSHIPS

CATA  
TRANSPORTATION CENTER  
In Memory of Ransom Eli Olds



PAGE

7

UPGRADES  
PLANNED FOR CATA'S  
TRANSPORTATION CENTER

### ALSO INSIDE:

PAGE 10 REFUGEE DEVELOPMENT CENTER PARTNERSHIP HELPS LANSING NEWCOMERS RIDE & SUCCEED

PAGE 13 BREAKING THROUGH THE LANGUAGE BARRIER

PAGE 14 GO MOBILE WITH CATA: NEW FARE PAYMENT OPTIONS



## ON THE COVER:

CATA's Transportation Center opened in 1997 in downtown Lansing. It's the central hub for 16 of CATA's 33 fixed routes, and regional transit and intercity bus services.

*CATA's partnership with the Refugee Development Center gives newcomers to the region, including Rosie and her mother, Them, a means of access to transportation services.*

The Community Report is published annually by the Capital Area Transportation Authority, 4615 Tranter Street, Lansing, MI 48910.

To request a printed copy, call 517-394-1100 or email [marketing@cata.org](mailto:marketing@cata.org). Requests must include full name, complete mailing address and phone number.

### CATA'S MISSION:

To meet the mobility needs of our region by providing innovative solutions in partnership with the communities we serve.

View online at  
[cata.org/CommunityReport](http://cata.org/CommunityReport).



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Nick Zickefoose

# 17 EMPLOYEE SPOTLIGHT: 46 YEARS OF KINDNESS BEHIND THE WHEEL



## TABLE OF CONTENTS

This issue of the Community Report features the Authority's strategic goals, which include regional mobility, customer experience excellence, organizational strength, community partnership and dynamic workplace.

### 4 A WORD FROM OUR CEO

### 5 REGIONAL MOBILITY RAMPS UP WITH NEW SERVICES

### 6 ANNUAL RIDERSHIP

### 7 UPGRADES PLANNED FOR CATA'S TRANSPORTATION CENTER

### 8 MICHIGAN'S 1ST AGENCY LICENSED AS COMMUNITY SAFE PLACE

### 9 STRAIGHT FROM THE HEART: CATA PARTNERSHIPS LIFT VULNERABLE CITIZENS

### 10 REFUGEE DEVELOPMENT CENTER PARTNERSHIP HELPS LANSING NEWCOMERS RIDE & SUCCEED

### 12 NEW MICROTRANSIT SERVICE TO OFFER SEAMLESS CONNECTIONS

### 13 BREAKING THROUGH THE LANGUAGE BARRIER

### 14 GO MOBILE WITH CATA: NEW FARE PAYMENT OPTIONS

### 15 EXPANDING ONBOARD CAMERA INITIATIVE FOR SAFER TRANSIT

### 15 PROGRESSING TOWARD FLEET ELECTRIFICATION

### 18 WAIT-STOP TRIPS

**TITLE VI STATEMENT:** CATA services are provided in accordance with Title VI of the Civil Rights Act of 1964, without discrimination on the basis of race, color or national origin.



# A WORD FROM OUR CEO

Dear Capital Region Resident:

As we reach the midpoint of another year filled with promise and progress, I'm thrilled to pause and reflect on the significant milestones we've attained in fiscal 2024. Our dedication to CATA's strategic goals remains unwavering: regional mobility, customer experience excellence, organizational strength, community partnership and dynamic workplace. These priorities continue to guide our efforts as we strive to meet the mobility needs of our region and beyond.

In recognition of our commitment to regional transit coordination, CATA was awarded \$1.66 million from the Michigan Department of Transportation. This funding will support the Enhance Lansing Equity via Creative Transit Solutions project, to advance regional transit in an equitable manner. We're honored to partner with MDOT to ensure accessible and inclusive public transportation for all.

Our upcoming microtransit pilot program, alongside recent regional initiatives such as the Route 3 extension and the launch of EATRAN's two Connectors in Eaton County, reflects our dedication to improving transit connectivity, increasing ridership, and reducing single-occupancy vehicle travel and associated air pollution. We're committed to staying at the forefront of progress, strengthening transportation options and enriching quality of life through innovative technologies and a shared vision with our transit partners, community leaders, business owners, stakeholders and, of course, our riders.

I'm excited about the future. Lansing Mayor Andy Schor's proposal to build a new home for municipal government adjacent to the CATA Transportation Center in downtown Lansing offers an extraordinary opportunity for CATA to help develop a regional transit-oriented, mixed-use facility. This facility could address our administrative space constraints and potentially accommodate other regional offices and their employees downtown. There is also an opportunity to foster collaboration and efficiency by bringing much-needed public services to the heart of Lansing.

Transit plays a key role in regional economic development, making our region an attractive place to live, work and start a business. CATA serves as a lifeline for many and a valuable resource for all. This new project represents a significant step forward in our ongoing efforts to improve access to CATA services and enhance public transportation infrastructure. We're committed to working with the city and other agencies to provide robust, high-quality transit services that meet the diverse needs of our community.

Join us in celebrating our achievements and vision for the future. Within the pages of CATA's 2024 Community Report, you'll find stories that highlight the Authority's pledge to deliver the highest standard of service to our community. We're here to serve you, and reaffirm our commitment to delivering exceptional public transportation services, now and in years to come.

Sincerely,



# REGIONAL MOBILITY RAMPS UP WITH NEW SERVICES

I hear from constituents all the time about what CATA is doing, especially in my area, partnering with EATRAN and offering expanded services. CATA is about family and people and movement, not about lines and borders.

– Fonda Brewer,  
Trustee, Delta Township 



In 2022, CATA's chief executive officer also became executive director of the Eaton County Transportation Authority. Shared management was a monumental step toward deepening the ongoing partnership between the two transit providers and launching a new era of regional mobility across the Capital region. Since then, the transit partnership has rolled out exciting new services that make it easier than ever for CATA and EATRAN

riders to get a seamless ride to their favorite destinations across county lines.

A recent online survey found that Eaton County residents support improved public transit services — and the CATA-EATRAN partnership is doing just that. A new and improved Charlotte Connector returned to service in January, allowing Charlotte residents to catch a ride to key employment and shopping destinations in Delta Township and beyond. The new

Charlotte Connector offers improved routing and expanded service hours, and — in an unprecedented move — Saturday service. Four months later, EATRAN launched the Grand Ledge Connector.

The Charlotte Connector created a blueprint for regional mobility. Considerable thought, planning, research and collaboration

were required to bring this concept to life in Eaton County. The EATRAN team delivered a mobility solution that includes the voice of riders and residents.

Combined with CATA's Route 3 extension, which debuted in May 2023 and added 30 new bus stops, both EATRAN Connectors support a network that integrates riders in Charlotte and Grand Ledge to the entire CATA system. Need to get to the Lansing airport? How about an MSU football game? Got a new job at the Amazon Fulfillment Center? You can count on EATRAN and CATA to get you there.

Watch for even more service enhancements as the region's public transit partnership continues to bear fruit for residents across the region.

I think about how transportation and CATA have played [a part] in my life and how they've impacted my family. We understand the importance of providing a viable transportation system for the entire community.

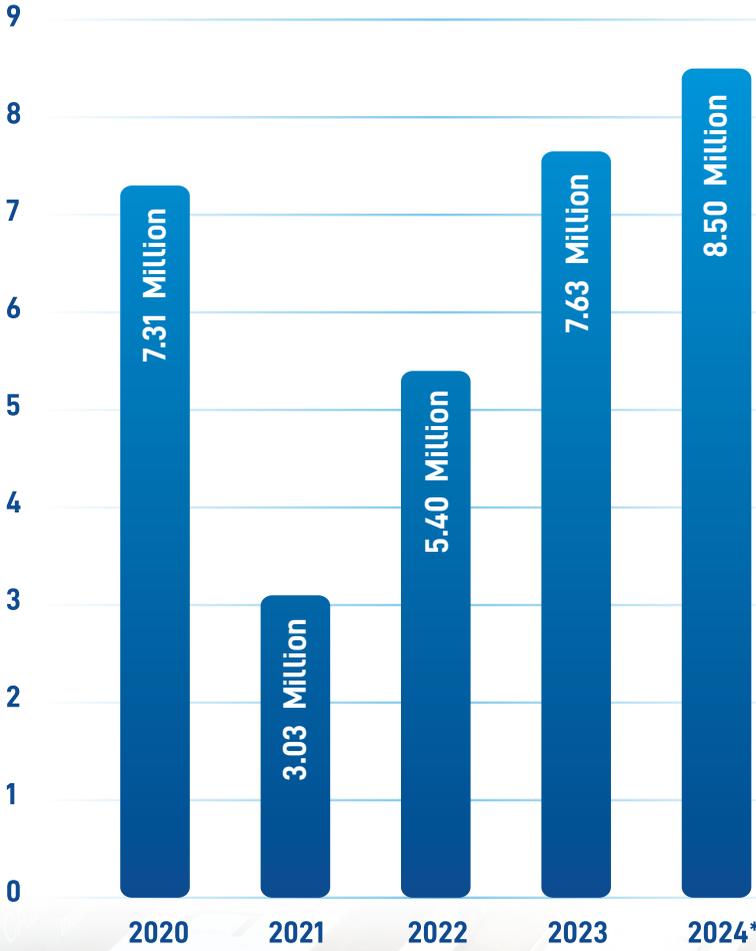
– Patrick Spyke,  
CEO, LAFCU



# ANNUAL RIDERSHIP

\*Fiscal 2024 is projected as of May 2024.

Number of Rides Per Year (in Millions)



## UPGRADES PLANNED

# FOR CATA'S TRANSPORTATION CENTER



CATA's Transportation Center, located in downtown Lansing, opened to the public in 1997. More than a quarter-century later, it's no surprise the facility needs updates and improvements.

In recent years, the facility underwent several renovations including the addition of a dedicated resource room,

conversion to energy efficient LED lighting and upgrades to the heating and cooling systems.

Soon, riders can expect to see a number of additional enhancements at the CTC. Replacement of the original roof, upgrading concrete driveways and approaches, remodeling restrooms and

utilizing new technology to improve security are among the planned changes.

When renovations are completed, the CTC will serve as a regional transfer hub for not only CATA but EATRAN, Clinton Area Transit System, microtransit solutions, transportation network companies and intercity bus services.



## WORD ON THE STREET

Hear what community members have to say about CATA and the value of public transportation at [cata.org/CommunityReport](https://cata.org/CommunityReport).

# MICHIGAN'S 1ST AGENCY LICENSED AS COMMUNITY SAFE PLACE



CATA's fleet and facilities are certified as "safe places" through the National Safe Place program, making CATA the first licensed agency partner in Michigan. This initiative contributes to the safety and well-being of vulnerable community members.

Operational in 40 states, the National Safe Place program provides immediate assistance to youths who face homelessness, abuse or exploitation. Through partnerships with community social services, CATA will extend this support to anyone in crisis.

If individuals are in danger or need assistance, they can notify a CATA employee. A supervisor will promptly meet them, assess the situation and connect them with appropriate resources or, if necessary, law enforcement. Signage detailing the program will be displayed in all CATA vehicles and facilities.

CATA's adoption of the National Safe Place program underscores its commitment to community safety and support for vulnerable individuals. This initiative complements existing efforts to address safety concerns and combat human trafficking through the See Say app, enabling users to anonymously report incidents.



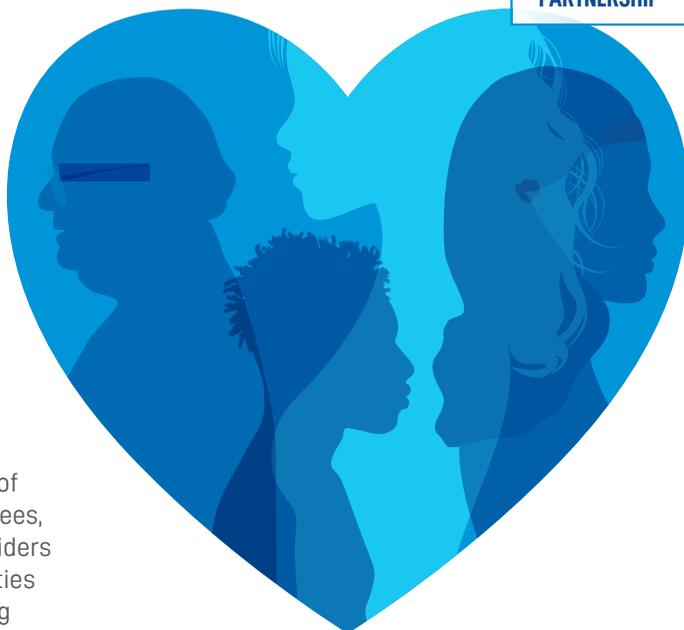
## SEE SUSPICIOUS ACTIVITY?

# REPORT IT!



# STRAIGHT FROM THE HEART:

## CATA PARTNERSHIPS LIFT VULNERABLE CITIZENS



CATA serves people of every stripe and in all walks of life from students to families, professionals to retirees, and everyone in between. It's no secret that many riders represent underserved and marginalized communities and supporting them is a collaborative effort. Lifting these vulnerable citizens isn't just a strategic goal, it's integral to CATA's core values.

CATA's impact is greatly enhanced by its partnerships in the region. In fiscal 2023, the Authority supported over 53 non-profit organizations and local programs. CATA is grateful for the opportunity to assist agencies that provide essential social services to the region. CATA's support comes in various forms: donated bus passes, sponsorships and participation in community events.

Partnerships with the Refugee Development Center to welcome new residents, Habitat for Humanity to build homes and providing cooling or warming buses to local law enforcement during emergencies are just a few examples of how CATA supports the essential work of these organizations.

Learn more about how these partnerships are building a stronger, more resilient community at [cata.org/Partnerships](https://cata.org/Partnerships).

OVER  
**53**  
NON-PROFIT  
ORGANIZATIONS  
AND LOCAL  
**PROGRAMS**  
SUPPORTED

### USERS MAY ANONYMOUSLY REPORT

- Disruptive behavior
- Safety or security concerns
- Suspicious activity
- Unattended bag or package
- Vandalism
- Wellness check
- Suspected human trafficking



Learn more and download at  
[CATA.ORG/SEESAY](https://CATA.ORG/SEESAY)



# REFUGEE DEVELOPMENT CENTER

## PARTNERSHIP HELPS LANSING NEWCOMERS RIDE & SUCCEED

Do you remember a time when you felt lost, alone and confused by new surroundings? This is a common experience for newcomers to the United States, including those relocating to the Capital region. Fortunately, CATA and its partners are here to help.

"At the RDC, it's a good community to help you speak English. Your culture is very nice if you understand it. They help you write it and we repeat it for the teacher," said Esther. "The teachers are all very nice. If you don't understand something they repeat it and

The benefits of the RDC's courses are clear, but there remains a challenge for aspiring English speakers: getting to class.

CATA partners with the RDC by providing bus passes for those who regularly use the center's resources. The RDC even offers a program where instructors visit students' homes to teach them how to use CATA's bus system to get to school, often their first experience with American public transportation.

When refugees arrive in Lansing, it is typically without a car, bicycle or other mode of transportation. It can be difficult to focus on classes when relying on neighbors or co-workers to get around. CATA services give them the freedom to build a life in this community without constantly worrying about how they will get from point A to point B.



"WHEN THEY GET ON THE BUS, THEY FEEL ENGAGED IN THE COMMUNITY."

Founded in 2002, Lansing's nonprofit, the Refugee Development Center, supports mid-Michigan's refugee population by offering crucial resources that help newcomers adjust to life in their new country. The RDC provides 13 programs, including English classes and driver education, alongside vital connections to resources necessary for thriving in a new community.

Esther, who relocated to Lansing from Haiti, finds the English classes at the RDC incredibly helpful.

help you. They are very, very good." Rosie and her mother, Them, Burmese refugees who arrived in Lansing in 2024, also find the RDC's classes beneficial.

"I can speak Hindi, but I never spoke English in India, so it's a new thing for me," said Rosie. "I take the English classes to improve my English skills. Before, I didn't know how to speak or say anything in English. Now, day-by-day, I'm improving."

CATA is a good partner with the RDC because they help people for the transportation...people come over here and don't have a car.

- Esther,  
Resident, Lansing / RDC Student





"I'm not driving," said Esther. "I take a bus to come to the RDC, go to the library or the supermarket because I don't have a car."

Mariah Shafer, the outreach director at the RDC, believes the center's work with CATA is one of its most successful partnerships.

"For many, this is the only way they can get to class any time of year," said Shafer. "CATA has provided us with a lot of support in terms of getting bus passes."

CATA connects the community to the RDC and other resources.

"If there is no CATA, we can't go anywhere because we don't have a car," said Rosie. "Plus, we don't know how to drive yet."

So, if there is no bus, we can't go to the RDC to take classes or to go to any appointments."

Hundreds attend classes at the RDC each week with many taking the bus. To better accommodate riders, CATA installed a bus shelter at the bus stop near the RDC to protect students from inclement weather while they wait for transportation.

"We needed a shelter for the students and CATA provided it," said Shafer. "We needed bus passes for our students using Spec-Tran and CATA provided them. We needed passes for

students who are taking one, two, three buses to get here and CATA once again provided."

CATA not only helps connect these new members of the community to their destinations but also fosters a sense of belonging. Shafer recalled something that

Rosie and her mother shared with her about their experience with CATA's service.

"When they get on the bus, they feel engaged in the community," said Shafer. "They see their neighbors, friends and classmates, and they feel a part of something. After having to leave your home and relocate to a new place, it can be very isolating."

CATA is more than just a bus service; it's a vital part of the community for many who make Lansing their new home. CATA's partnership with the RDC creates a lifeline for newcomers to the region.

**"FOR MANY  
THIS IS THE  
ONLY WAY  
THEY CAN GET  
TO CLASS."**

The RDC thrives off of community partnerships and one of our most successful partnerships is with CATA. We're really proud to be able to welcome our newcomers with a newly built and designed bus stop. Our students often take multiple buses to get [to the RDC] and CATA has provided us with a lot of support in terms of getting bus passes.

– Mariah Shafer,

Outreach Director, Refugee Development Center

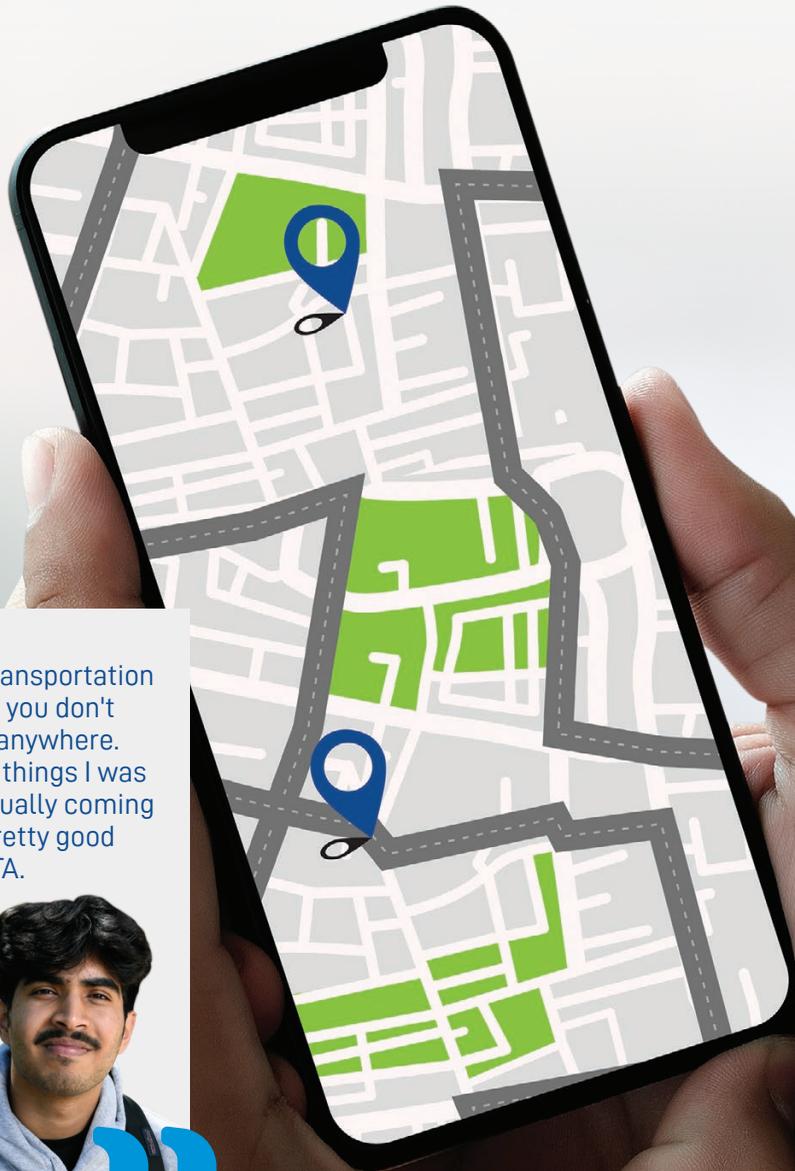


# NEW MICROTRANSIT SERVICE TO OFFER SEAMLESS CONNECTIONS

CATA is expanding its reach with an innovative new microtransit service designed to revolutionize the way people utilize public transportation. Whether you're a stone's throw from a bus stop or miles away, CATA's latest initiative promises seamless journeys from your doorstep to your destination.

Contracting with Via, a leading microtransit provider, CATA will launch a new pilot program later this year. Imagine the flexibility of Uber or Lyft combined with the reliability of public transit. Via's zone-based system will offer rides within

service areas, all accessible through an app. Future plans include seamless integration into CATA's *Transit* app for ultimate convenience and accessibility.



In Mumbai, public transportation is very common. So, you don't really have to drive anywhere. That was one of the things I was looking at when actually coming to MSU. I've had a pretty good time riding with CATA.

– Aahan Gohil,  
Student, Michigan  
State University



# BREAKING THROUGH THE LANGUAGE BARRIER

This fall, CATA will launch a new service to help non- and limited-English speaking customers overcome language barriers.

Language Line will offer translation and interpretation services in nearly 250 languages, including American Sign Language. With 40 years of expertise, Language Line is a leader in its field.

**"THE PEOPLE  
WE WORK WITH  
THE MOST  
FACE ENOUGH  
BARRIERS."**

CATA employees will be trained by Language Line to recognize when language assistance is needed and how to provide immediate help.

For phone translations, employees will connect callers to a Language Line interpreter. In-person assistance will be facilitated through tablets available at all public-facing CATA locations and workstations.

These tablets will feature an app that connects customers with translators or ASL professionals.

CATA Customer Experience Manager Margaret Stephens said the main goal of the program is inclusion — so everyone who needs public transportation can use it successfully.

"The people we work with the most face enough barriers," said Stephens. "Language and communication shouldn't be among them."



# GO MOBILE WITH CATA: NEW FARE PAYMENT OPTIONS

CATA continues its commitment to improve customer experience by introducing new ways to pay for a ride. After upgrading fareboxes in the spring of 2022, CATA is now focused on contactless payment options, which will be rolled out in two phases:

## Phase I Mobile Pay App (Fall 2024)

CATA will launch a new payment app. CATA Mobile Pay will be the first of the new contactless payment options, allowing riders to pay for bus rides directly from their smartphones. Mobile pay features will also be integrated in the *Transit* app.

## Phase II Smart Cards, Contactless Credit Cards and Stored Values in App (Winter 2024)

Riders will have access to smart cards and the ability to use their contactless-enabled credit cards with 'tap and go' functionality. Stored values will also be an option for easier fare payment.

CATA aims to offer payment options that cater to all riders' preferences. For those who prefer existing payment methods, rest assured that cash and traditional passes will still be accepted and available for purchase. Smart cards, offering a new way to pay, will be available at major local retailers, vending machines and through the new mobile pay app.



## AUTOMATIC-DETOUR DETECTION FEATURE IN *TRANSIT*

Never be surprised by detours again.  
Now you can see them right in *Transit*.

Visit [cata.org/Transit](https://cata.org/Transit) for details.



Download the App



## EXPANDING ONBOARD CAMERA INITIATIVE FOR SAFER TRANSIT

Driven by its commitment to provide a safe experience for customers, employees and the public, CATA is expanding the use of onboard cameras.

This summer, a pilot program will launch with nine vehicles slated for camera installation, including 60-foot buses, 40-foot buses and cutaway buses for Spec-Tran, Redi-Ride and Connector services. Cameras will be strategically placed inside and outside the vehicles, providing comprehensive coverage. The goal is to deter any potential misconduct that could compromise safety aboard or around CATA vehicles.

For some CATA customers, onboard cameras are not a new security feature. In April 2018, cameras were installed on all small buses and minivans operated by CATA's contractor, Transdev, which have been well-received.

While the timeline for the expanded initiative's trial remains open-ended, CATA will evaluate the effectiveness of utilizing cameras across its entire fleet in the future.



## PROGRESSING TOWARD FLEET ELECTRIFICATION

CATA is making strides toward its goal of fleet electrification and achieving net-zero emissions. The expansion of its hybrid fleet has been a successful first step, and the next phase of the plan is to transition entirely to electric vehicles. CATA is collaborating with manufacturers to introduce electric buses by 2025, aiming for a fully electric fleet by 2035.

"We're excited about our progress," said CATA Director of Planning and Development Dustin Hagfors. "While supply chain delays pose challenges, we remain committed to our timeline."

This initiative also recently earned CATA gold status from the American Public Transportation Association, recognizing the Authority's ambitious commitments, as well as a \$1 million funding award from U.S. Representative Elissa Slotkin.

An investment in charging infrastructure and staff training will result in an efficient fleet integration. CATA will continue to deliver reliable service while introducing electric buses. The only noticeable difference will be a quieter ride.

"We want the community to know we're doing our due diligence," added Hagfors. "Our goal is for this technology to be seamless, because we don't want to disrupt someone's ability to get to work just to get an electric bus on the road."

The Authority's dedication to sustainability is evident. In addition to electric vehicles, CATA implemented recycling programs for vehicle parts to lessen upkeep waste and furnished new bus shelters with solar panels.





# VOTING IS EASIER WITH CATA

## FREE RIDES TO POLLS

Since 1988, CATA has offered systemwide free rides to the polls. The November 2022 passing of Proposal 2 expanded CATA's free rides to the polls service to include early voting.

Visit [cata.org/Vote](https://cata.org/Vote) for additional information.



It's very important that voters have the opportunity to call CATA for a ride or have a route [nearby] to get on a bus to go vote. We work in partnership with CATA to make sure the community is taken care of. For the bus stop near the township building, I requested a bus shelter so voters had a place to stay out of the elements and CATA said yes.

- Deborah Guthrie, Clerk, Meridian Township 



I ride free because I'm a veteran. I have to depend on CATA a lot because I quit driving about five years ago and it's a godsend for me. I go to the VA clinic on Cedar Street with CATA. I can still be independent to a certain extent. Because of CATA, I can do that.

- Lewis Schnabelrauch, Resident, Holt / Veteran 



EMPLOYEE  
SPOTLIGHT46 YEARS OF KINDNESS  
BEHIND THE WHEEL

Ned Rudolph has worked as a CATA bus operator for 46 years, serving passengers with a smile since 1978. He is a lot of different things to a lot of different people — dependable, charitable and kind to name a few — but the one thing he is to everyone is a friendly face.

"Ned is a kind soul," said CATA Director of Operations Todd Brooks. "He wants to help you, whether he's known you for one month or for 20 years."

Beyond his penchant for kindness, Rudolph is an extraordinary bus operator with a career-long record of safe driving. His driving is so smooth, the only time he gets complaints from riders is when he's on vacation and someone else is driving his route.

Rudolph grew up in Montgomery, Alabama, and served in the U.S. Army for three years in air defense. Following his time in the service, he found another way to serve his country — driving.

He began his career behind the wheel as a truck driver, becoming

part of the backbone of American industry. But being part of a profession that transports 70% of all goods in the country can take its toll, and long nights away from home began to weigh on Rudolph. When a friend suggested he work locally at CATA, he soon found himself transporting people instead of products and never looked back.

For the past 20 years, Rudolph has driven Route 24, giving him a unique chance to build relationships with his riders. He knows most of them by name, which he believes is a key part of being a true bus driver.

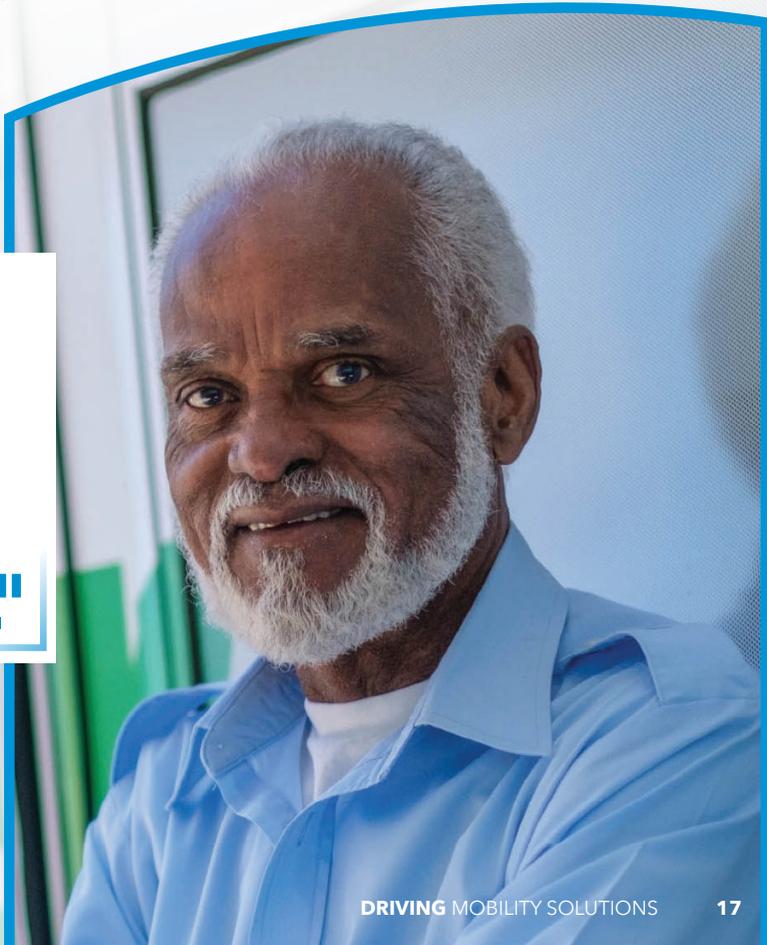
"Anyone can drive a bus, but not everyone can be a bus driver," said Rudolph. "There's more to it than just turning the wheel."

Rudolph's passion for helping people extends beyond his passengers. He supports several charities, including the American Red Cross, Volunteers of America and Disabled American Veterans.

"I like helping," said Rudolph. "I just love giving back to people."

Even at 78, Rudolph sees little reason to retire. Staying busy is important, but more than that, he wants to continue helping people any way he can.

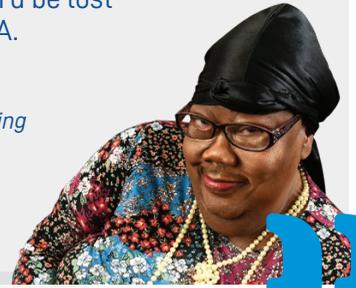
**"ANYONE CAN  
DRIVE A BUS,  
BUT NOT  
EVERYONE  
CAN BE A  
BUS  
DRIVER."**





I've been riding CATA for 30 years. First, I rode the big bus, then I got in an accident and ended up in a wheelchair, and I graduated to Spec-Tran. I love it, it's really convenient. I'd be lost without CATA.

– Patsy Dillard,  
Resident, Lansing



## WAIT-STOP TRIPS

CATA introduced wait-stop trips for Spec-Tran customers in 2023. The program allows riders to make brief stops during their scheduled trips. Need to drop off or pick up a child from school or day care before heading to work? Want to grab groceries on your way back home? No problem. Wait-stop trips allow riders to seamlessly incorporate stops while staying on the same Spec-Tran vehicle. It's all about providing flexibility and convenience.



### BOOKING A WAIT-STOP TRIP:

To schedule a wait-stop trip on Spec-Tran, simply call CATA's Paratransit Department at **517-394-2282** (CATA).

*Please note that same-day service is not available, and next-day ride requests must be received by 5 p.m.*



CATA gives Peckham a voice and the ability to represent all the individuals with disabilities we serve. They rely on CATA transportation daily to succeed in employment and access all the services they need.

– J. Caleb Adams, Chief Human Services Officer, Peckham



## ENHANCING HOLIDAY TRAVEL

CATA is excited to announce the return of limited curb-to-curb service on select holidays in 2024, building on the success of last year's pilot program.

This service allows passengers to reserve rides for **Easter Sunday, Independence Day, Thanksgiving Day** and **Christmas Day**. Advance reservations are required and same-day bookings are not permitted. The service is available to the general public within the Spec-Tran service boundaries.

For additional details, service hours and reservation deadlines, visit [cata.org/Holidays](https://cata.org/Holidays).

# CATA LEADERSHIP

## BOARD OF DIRECTORS



**Nathan Triplett**  
Chairperson  
City of Lansing



**Shanna Draheim**  
Vice Chairperson  
City of East Lansing



**Phil Deschaine**  
Secretary/Treasurer  
Meridian Township



**Douglas Lecato**  
Delhi Township



**Jack Schmitt**  
City of East Lansing



**Mark Grebner**  
Ingham County



**Derek Melot**  
City of Lansing



**Maggie Sanders**  
Lansing Township



**John Prush**  
Michigan State University



**Terrance Augustine**  
EATRAN  
Representative  
Non-voting member

*Seats for City of Lansing and Meridian Township are pending appointment.*

## EXECUTIVE STAFF



**Bradley T. Funkhouser, AICP**  
Chief Executive Officer



**Andrew Brieschke**  
Deputy CEO



**Lolo Robison**  
Director of Marketing,  
Customer Experience &  
Public Information



**James Frendt**  
Director of Finance



**Dan Goodemoot**  
Director of Information  
Technology Services



**Dan Hodges**  
Director of  
Maintenance



**Marshea Brown, SHRM-CP**  
Director of Human  
Resources



**Todd Brooks**  
Director of  
Operations



**Dustin Hagfors**  
Director of Planning  
& Development

## LOCAL ADVISORY COUNCIL

**Deb Wiese**  
Chairperson

**Erin Shannon**  
Vice Chairperson

**George Hanley**  
Parliamentarian

**Douglas Lecato**  
CATA Board of  
Directors  
Representative

- J. Caleb Adams**
- Jeffrey Allshouse**
- Kellie Blackwell**
- Gloria Johnson Cannon**
- Gill Lemonde**
- Darrin Fowler**
- Diana Paiz**
- Leah March-Pons**
- Geneva Smith**

## AMALGAMATED TRANSIT UNION LOCAL NO. 1039 — LANSING, MI

### OFFICERS

**Steven Soliz**  
President

**Steven Clem**  
Vice President

**Caitlin Gardner**  
Financial Secretary/  
Treasurer

### COMMITTEE MEMBERS

- OPERATIONS**
- James M. Beech**
- Greg Mayes**
- Christopher Noble**
- MAINTENANCE**
- Donald Bean, Jr.**
- Brad Buzzard**
- Andrew Olson**

# LOOK TO THE ROAD FOR YOUR DREAM CAREER!

Achieve your dreams with CATA.

*CATA is an equal-opportunity employer. All applicants must provide a clean driving record when applicable, and pass a drug and alcohol screening, physical and background check.*

See available positions and apply at [cata.org/Drive](https://cata.org/Drive).



## DISCOVER MORE STORIES

Visit [cata.org/CommunityReport](https://cata.org/CommunityReport) to access full video testimonials, additional Community Report content or to be featured in a future issue.

CONNECT WITH US



@rideCATA



9.B

**CONSENT AGENDA  
PROPOSED BOARD MINUTES**

**PROPOSED MOTION:**

- (1) Move to approve and ratify the minutes of the Regular Meeting of July 9, 2024 as submitted. (1)**

**ALTERNATE MOTION:**

- (1) Move to approve and ratify the minutes of the Regular Meeting of July 9, 2024 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING TOWNSHIP BOARD **-DRAFT-**  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Tuesday, July 9, 2024, 6:00 pm

PRESENT: Supervisor Hendrickson, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland,  
Trustee Trezise, Trustee Wilson

ABSENT: Clerk Guthrie

STAFF: Interim Manager Schmitt, Deputy Manager Opsommer, Director Gebes, Director Ianni,  
Director Clark, Manager Diehl, Chief Grillo

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the July 9, 2024, Regular Township Board meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Deputy Clerk Gordon called the roll of the Board. Supervisor Hendrickson, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland, Trustee Trezise, and Trustee Wilson present at 6:01 pm.

6 Board members present, Clerk Guthrie Absent

4. PRESENTATION

A. 2024 Green Grants

Deputy Township Manager Opsommer presented on the 2024 Green Grants award.

Treasurer Deschaine spoke in favor of the program

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Hendrickson opened comments from the public at 6:13 pm.

David Pawsat, Township resident, spoke in opposition to marijuana legalization.

Jay Meyer, Township resident, spoke in opposition to proposed marijuana dispensary.

Debora Dantus, Township resident, spoke in opposition to marijuana dispensary at the corner of Okemos and Jolly Roads.

Marcos Dantus, Township resident, spoke in opposition to marijuana dispensary at the corner of Okemos and Jolly Roads.

Rhonda Bueche, Township resident, spoke in opposition to marijuana.

Supervisor Hendrickson closed comments from the public at 6:29 pm.

6. INTERIM TOWNSHIP MANAGER REPORT

Interim Manager Schmitt gave updates about the following:

- Asphalt rejuvenator program will be coming this month.
- Township Manager search is on schedule.
- A suspect pleaded guilty for the vandalism at the Nokomis Center. Detective Slavik recognized for his work on this case
- Chief Hamel is recovering well

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Sundland attended the Ron Styka Memorial Pathway ribbon cutting.

Trustee Wilson spoke regarding the success of Celebrate Meridian.

Treasurer Deschaine attended the Ron Styka Memorial Pathway ribbon cutting and spoke about the Celebrate Meridian event.

Supervisor Hendrickson spoke about the two listening sessions that the Board held, attending the Ron Styka Memorial Pathway ribbon cutting, the opening of Trader Joe's, and gave an overview of Celebrate Meridian.

8. APPROVAL OF AGENDA

Supervisor Hendrickson spoke about the changes that had been made on the agenda.

**Trustee Wilson moved to approve the agenda. Supported by Treasurer Deschaine.**

**VOICE VOTE: YEAS: Supervisor Hendrickson, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland, Trustee Trezise, Trustee Wilson**

**NAYS: NONE**

**Motion carried: 6-0**

9. CONSENT AGENDA

Supervisor Hendrickson listed the items on the agenda.

**Treasurer Deschaine moved to approve the Consent Agenda. Supported by Trustee Wilson.**

**ROLL CALL VOTE YEAS: Supervisor Hendrickson, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland, Trustee Trezise, Trustee Wilson**

**NAYS: NONE**

**Motion carried: 6-0**

Treasurer Deschaine spoke about the commission appointments on the consent agenda.

Trustee Trezise spoke about the environmental commission appointment and the new EMT/Firefighters.

Supervisor Hendrickson spoke about the Environmental Commission and commission openings.

10. QUESTIONS FOR THE ATTORNEY

NONE

11. HEARINGS

NONE

12. ACTION ITEMS

A. Community Survey

Director Clark gave a brief overview of the 2024 Community Survey Draft.

Trustee Trezise and Treasurer Deschaine thanked Director Clark for her work on the survey and spoke in favor of it,

Supervisor Hendrickson requested that Cobalt weigh in on the word “small” be added between the word “a” and “local”.

**Treasurer Deschaine moved to adopt the drafted language of the 2024 Community Survey and request Cobalt Community Research to conduct 2024 Community Survey as presented with the possible amendment with the change discussed by the Board. Seconded by Trustee McCurtis.**

**VOICE VOTE                      YEAS: Supervisor Hendrickson, Trustee McCurtis, Trustee Sundland, Trustee Trezise, Trustee Wilson, Treasurer Deschaine**

**NAYS: None**

**Motion carried: 6-0**

B. Whitehills Lakes Subdivision #7 – Streetlight SAD #429 Resolution #3

Deputy Manager Opsommer recapped the action that has been taken so far on this item. He informed the board that he has addressed resident questions and requested feedback from the HOA. The HOA was provided with the cost for each type of streetlight pole and head.

The HOA must now determine which pole and head they would like to move forward with based on the associated costs.

**Trustee Trezise moved to remove the item from the table so the Board can consider it. Supported by Treasurer Deschaine.**

**VOICE VOTE YEAS: Supervisor Hendrickson, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland, Trustee Trezise, Trustee Wilson**

**NAYS: NONE**

**Motion carried: 6-0**

**Trustee Trezise approved the Whitehills Lakes South #7 Public Streetlighting Improvement Special Assessment District #429 – Resolution #3, which approves the construction of the public improvement, the estimate of cost and defraying the cost by Special Assessment, determines the Special Assessment District, and directs the making of an Assessment Roll. Supported by Trustee McCurtis.**

**ROLL CALL VOTE YEAS: Supervisor Hendrickson, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland, Trustee Trezise, Trustee Wilson**

**NAYS: NONE**

**Motion carried: 6-0**

C. 2<sup>nd</sup> Quarter Budget Amendments

Director Ianni reviewed the 2<sup>nd</sup> Quarter Budget Amendments.

Trustee Hendrickson thanked Director Ianni and spoke on the Pension Stabilization fund.

Treasurer Deschaine asked if the Pension Stabilization fund was included or separate in the General Fund fund balance. Director Ianni explained that it is not included in the fund balance.

**Trustee McCurtis moved to approve the attached 2024 2<sup>nd</sup> Quarter Budget Amendments with a decrease in budgeted fund balance for the General Fund in the amount of \$193,323 which projects a use of Fund Balance of \$735,397. Based on 2024 results, the projected Fund Balance at December 31, 2024, will be \$11,617,126.. Supported by Trustee Wilson.**

**ROLL CALL VOTE YEAS: Supervisor Hendrickson, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland, Trustee Trezise, Trustee Wilson**

**NAYS: NONE**

**Motion carried: 6-0**

13. BOARD DISCUSSION ITEMS

A. Fire Truck Financing

Interim Manager Schmitt spoke about the financial implications of financing the fire truck and that the plan is to pay for the fire truck outright and not financing the truck due to interest rate levels.

Trustee Trezise asked clarifying questions regarding using the motor pool fund and spoke in favor of outright paying for the Fire Truck.

Trustee Wilson asked what the total cost of the pumper truck is. Interim Manager Schmitt indicated that it is approximately \$930,000 but that he will follow up with a final price.

Trustee McCurtis asked the date of delivery and what we will be using until this new pumper truck arrives. Interim Manager Schmitt outlined the current fire equipment and indicated that delivery is expected in the fall.

Supervisor Hendrickson spoke in favor of the changes.

14. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened comments from the public at 7:06 pm

Supervisor Hendrickson closed comments from the public at 7:06 pm

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Supervisor Hendrickson spoke about the Meridian Pride event on August 10, 2024.

16. ADJOURNMENT

**Treasurer Sundland moved to adjourn. Seconded by Trustee Trezise.**

**VOICE VOTE**

**YEAS: Supervisor Hendrickson, Treasurer Deschaine, Trustee McCurtis, Trustee Sundland, Trustee Trezise, Trustee Wilson**

**NAYS: NONE**

**Motion carried: 6-0**

**The meeting adjourned at 7:07 pm.**

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Scott Hendrickson  
Township Supervisor

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Deborah Guthrie  
Township Clerk



9.C

To: Board Members  
From: Dante Ianni, Finance Director  
Date: July 23, 2024

Charter Township of Meridian  
Board Meeting  
7/23/2024

MOVED THAT THE TOWNSHIP BOARD APPROVE THE TOWNSHIP  
INVOICES/EXPENSES AS FOLLOWS:

COMMON CASH	\$	872,417.75
PUBLIC WORKS	\$	569,017.10
TRUST & AGENCY	\$	87.34
	TOTAL CHECKS:	\$ 1,441,522.19
CREDIT CARD TRANSACTIONS		
07/03/2024 to 07/17/2024	\$	9,850.71
	TOTAL PURCHASES:	<u>\$ 1,451,372.90</u>
ACH PAYMENTS	\$	<u>1,159,159.10</u>

07/18/2024 03:48 PM  
 User: GRAHAM  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 07/23/2024 - 07/23/2024  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. A T & T	JUN 28 - JUL 27 2024 - INTERNET M1	195.25	112485
	JUL 5 - AUG 4 2024 - INTERNET F3	149.00	112485
	JUL 7 - AUG 6 2024 - INTERNET F2	158.99	112485
	JUL 7 - AUG 6 2024 - INTERNET P1	205.24	112485
	JUL 9 - AUG 8 2024 - INTERNET F1	205.24	
	TOTAL	913.72	
2. ABONMARCHE	2024 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION C	23,054.22	
	2025 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION C	24,004.60	
	TOTAL	47,058.82	
3. AFFORDABLE JUNK REMOVAL LLC	PROPERTY CLEAN-UP - 5981 MARSH RD ABATEMENT CLEANU	2,300.00	
4. ALEXANDER SKINNER	REIMB FOR BUG SPRAY - TEEN NIGHT CELEBRATE MERIDIA	27.00	
5. ALLEGRA PRINT & IMAGING	"SORRY WE MISSED YOU" DOOR HANGERS	254.41	
6. ALLGRAPHICS CORP	ADDITIONAL SUMMER CAMP SHIRTS FOR HARRIS NATURE CE	80.00	
7. ASAP PRINTING	RIGHTS & RESOURCES FOR VICTIM CRIMES BROCHURES	249.23	
	BUILDING INSPECTION CARDS	70.84	
	TOTAL	320.07	
8. AT & T	JUL 7 - AUG 6 2024 - TELEPHONE + INTERNET M1 83100	1,239.56	112486
	JUN 11 - JUL 10 2024 - INTERNET ASE 8310008214218	3,763.02	
	TOTAL	5,002.58	
9. AT & T	JUN 2 - JUL 1 2024 - TELEPHONE MALL 51734717102014	51.08	112487
	JUN 2 - JUL 1 2024 - TELEPHONE P1 51734742859240	137.98	112487
	JUN 2 - JUL 1 2024 - TELEPHONE F1-3 51734760215648	416.11	112487
	JUN 2 - JUL 1 2024 - TELEPHONE P1 51734768261735	56.30	112487
	JUN 2 - JUL 1 2024 - TELEPHONE S1 51734797052196	57.08	112487
	TOTAL	718.55	
10. AT & T MOBILITY	JUL 5 - AUG 4 2024 - WIRELESS 287252740666 517.332	76.39	112488
	JUN 7 - JUL 6 2024 - FIRSTNET 287312082574 517.331	173.00	
	TOTAL	249.39	
11. AUTO VALUE OF EAST LANSING	FIRE #135 - FLEET REPAIR PARTS	66.09	112478
	FIRE #134 - FLEET REPAIR PARTS	144.99	112478
	PARKS #152 - FLEET REPAIR PARTS	253.79	112478
	SHOP SUPPLY - FLEET REPAIR PARTS	58.57	112478
	SHOP SUPPLY - FLEET REPAIR PARTS	7.19	112478
	CREDIT RETURN SEE 244-1504837 - FLEET REPAIR PARTS	(144.99)	112478
	FIRE #133 - FLEET REPAIR PARTS	26.49	112478
	FIRE #134 - FLEET REPAIR PARTS	15.38	112478
	FIRE #133 - FLEET REPAIR PARTS	100.25	112478
	PARKS #93 - FLEET REPAIR PARTS	22.59	112478
	SHOP SUPPLY - FLEET REPAIR PARTS	169.17	112478
	WATER #30 - FLEET REPAIR PARTS	5.39	112478
	TOTAL	724.91	
12. BARTLETT PLUMBING	PERMIT PP24-0178 - REFUND	20.00	
13. BARYAMES CLEANERS	JUNE 2024 - POLICE UNIFORM CLEANING	491.48	
14. BLUE CROSS BLUE SHIELD OF MICHIGAN	8-1-24 TO 8-31-24 - PPO RETIREE HEALTH INSURANCE	2,206.24	
15. BOARD OF WATER & LIGHT	6/1/24 - 6/30/24 STREETLIGHT SERVICE	795.21	

07/18/2024 03:48 PM  
 User: GRAHAM  
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Vendor Name	Description	Amount	Check #
16. BOYNTON FIRE SAFETY SERVICE	BACKFLOW ANNUAL INSPECTION - TOWNER ROAD PARK IRRIGATION FIRE - 2024 ANNUAL FIRE SAFETY INSPECTIONS	90.00 400.00	
	TOTAL	490.00	
17. BRIAN & DEBRA SEIPEL	50% REFUND CANCELED ELECTRICAL PERMIT 50% REFUND PLUMBING PERMIT- JOB CANCELED	105.00 105.00	
	TOTAL	210.00	
18. BRIDGET CANNON	JUNE 2024 - MILEAGE REIMB	32.70	
19. BULL ENTERPRISES	JUNE 2024 - JANITORIAL SERVICES TWP BLDGS	8,477.00	
20. CDW	USB HUBS X3 TABLET SCREEN PROTECTOR	44.04 26.52	
	TOTAL	70.56	
21. CEDAR CREEK APARTMENTS	EMERGENCY RENT ASSISTANCE	286.00	112489
22. CENTRALSQUARE TECHNOLOGIES LLC	FIRE NEW CAD MOBILE LICENSES X2	800.00	
23. CINTAS CORPORATION #725	7/3/24 - MECHANICS UNIFORMS 7/11/24 - MECHANICS UNIFORMS	48.07 48.07	
	TOTAL	96.14	
24. CITY PULSE	6/26/2024 - TWP NOTICES	341.88	
25. COMCAST	JUL 29 - AUG 28 2024 - TELEPHONE + INTERNET S2 JUL 29 - AUG 28 2024 - TV F1 JUL 16 - AUG 15 2024 - INTERNET + TV F1 JUL 20 - AUG 19 2024 - TV F1 JUL 19 - AUG 18 2024 - INTERNET SCADA	249.57 32.01 164.85 10.67 257.90	112491 112491
	TOTAL	715.00	
26. COMCAST	JUL 14 - AUG 13 2024 - INTERNET + TV HOMTV	463.77	112490
27. COMPUTER CABLE CONCEPTS	BD PAYMENT REFUND	105.00	
28. CONSUMERS ENERGY	ACCT 1001-0190-9396 - EMERGENCY UTILITIES ACCT 1030-3248-4026 - EMERGENCY UTILITIES ACCT 1030-3426-2131 - EMERGENCY UTILITIES ACCT 1030-4615-4441 - EMERGENCY UTILITIES ACCT 1000-0784-6189 - EMERGENCY UTILITIES	369.51 185.19 338.42 175.39 161.64	112492 112492 112492 112492 112492
	TOTAL	1,230.15	
29. CORE TECHNOLOGY CORP	JAN 2024 - DEC 2024 - POLICE CORE TALON CLIENT	9,592.00	
30. CREATIVE FINANCIAL STAFFING LLC	WEEK ENDING 7/7/24 - TEMPORARY STAFFING SERVICES - WK ENDING 7/14/2024 - TEMPORARY STAFFING SERVICES	2,450.50 3,095.80	
	TOTAL	5,546.30	
31. CULLIGAN WATER CONDITIONING	ACCT 5454003 - WATER SOFTENER SALT HNC	50.00	

07/18/2024 03:48 PM  
 User: GRAHAM  
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32. CUMMINS INC	6/10/2024 - FIRE STATION #92 - GENERATOR PM	371.42	
	6/21/2024 - MUNICIPAL BLDG - GENERATOR PM	549.67	
	6/24/2024 - TRAILER MT #1 - GENERATOR PM	416.17	
	6/24/2024 - TRAILER MT #2 - GENERATOR PM	416.17	
	6/27/2024 - SOUTH FIRE STATION 93 - GENERATOR PM	270.45	
	6/27/2024 - MERIDIAN FIRE CENTRAL - GENERATOR PM	449.69	
	TOTAL	2,473.57	
33. DANIEL DAVIS	REFUND MISSED INSPECTION APPT - COLUMBIA ST HASLET	150.00	
34. DANIEL WILLIAM KANE	REIMB OVRPMT FOR FINGERPRINTS	4.00	
35. DAVID CHAPMAN AGENCY	2024 INS POLICY - ADD'L COVERAGE - FD/NEW SIGNS	3,569.00	
36. ELECTION SOURCE	ROLLING BALLOT BAGS	649.49	
	ON-SITE TESTING AV MACHINES	4,425.00	
	TOTAL	5,074.49	
37. ELECTRICAL TERMINAL SERVICE	PARKS UNIT #686 - ELECTRICAL CONNECTORS	71.32	
38. FAHEY SCHULTZ BURZYCH RHODES PLC	QUOTA LIQUOR LICENSES - LEGAL FEES	2,267.00	112479
	DEFECTIVE FIRE TRUCK LITIGATION - LEGAL FEES	18,319.63	112479
	CENTRAL PARK DR DEVELOPMENT - LEGAL FEES	3,857.75	112479
	MARSH ROAD (CRISTIN) - LEGAL FEES	2,175.00	112479
	CLERK MATTERS - LEGAL FEES	822.50	112479
	TREASURER MATTERS - LEGAL FEES	22.50	112479
	ENFORCEMENT MATTERS - LEGAL FEES	537.50	112479
	POLICY RESEARCH & DRAFTING - LEGAL FEES	1,518.50	112479
	MARIJUANA REGULATION - LEGAL FEES	1,010.00	112479
	CLERK MATTER - LEGAL FEES	298.15	112479
	COMMUNITY PLANNING & DEVELOPMENT - LEGAL FEES	127.78	112479
	FOIA/OMA - LEGAL FEES	298.15	112479
	HUMAN RESOURCES/LABOR - LEGAL FEES	1,192.59	112479
	MANAGER - LEGAL FEES	851.85	112479
	PUBLIC WORKS - LEGAL FEES	42.59	112479
	SUPERVISOR - LEGAL FEES	85.19	112479
	TOWNSHIP BOARD - LEGAL FEES	2,853.70	112479
	AZTEC WAY (VITRO) - LEGAL FEES	310.00	112479
	DUFFY 23-001333 - LEGAL FEES	287.50	112479
	LAKE TRUST 23-001642 - LEGAL FEES	1,297.50	112479
	COMERICA 23-001895 - LEGAL FEES	922.50	112479
	MORY ENTERPRISES LTE 23-002659 - LEGAL FEES	315.00	112479
	PT2 LLC (COA 369541) - LEGAL FEES	290.00	112479
	EMPLOYMENT INVESTIGATION - LEGAL FEES	747.50	112479
	EMPLOYMENT AGREEMENT - LEGAL FEES	135.00	112479
	TOTAL	40,585.38	
39. FD HAYES ELECTRIC	GENERATOR MAINTENANCE HNC & BATTERY REPLACEMENT	345.00	
40. FIRST ADVANTAGE OCCUPATIONAL HEALTH	ACCT 866948ADJ - DRUG TESTING	274.93	
41. FIRST COMMUNICATIONS	JUN 2024 - TELEPHONE LINES 3142216	55.20	
42. FORESIGHT GROUP	WATER BILLS 5/3/2024 AND POSTAGE	1,808.46	
	WATER BILLS 7/2/2024 AND POSTAGE	1,158.25	
	ENGRAVED NAMEPLATES	103.50	
	TOTAL	3,070.21	
43. FRANK LOWDEN WALSH	MAY & JUNE 2024 - CONSULTING CONTRACT SERVICES	40,205.75	112482
	JULY 2024 CONSULTING SERVICES	18,556.50	
	TOTAL	58,762.25	

Vendor Name	Description	Amount	Check #
44. GENERAL CODE	ECODE360 ANNUAL MAINTENANCE	995.00	
45. GENERATION III EXCAVATING	LAKE LANSING - NATURAL SHORELINE DEMONSTRATION PRO	500.00	
46. GRANGER	JULY 2024 - ACCT NO 17334070/17342460 MUN BLDG & P	86.96	
	JULY 2024 - ACCT NO 17349880 - SERVICE CENTER RECY	31.02	
	JULY 2024 - PSB - ACCT 2706910 & MUN BLDG - ACCT 1	136.55	
	JULY 2024 - ACCT NO 1106200 - SERVICE CENTER - RUB	339.20	
	JULY 2024 - ACCT 1106300 - S FIRE - RUBBISH DISPOS	94.68	
	JULY 2024 - ACCT NO. 2509750 - C. FIRE - RUBBISH S	129.83	
	JULY 2024 - SEASONAL TRASH SERVICE IN PARKS	547.44	
	TOTAL	1,365.68	
47. HAMMOND FARMS	SITE RESTORATION AT MARSHALL PARK	95.00	
	SITE RESTORATION AT MARSHALL PARK	95.00	
	SITE RESTORATION AT MARSHALL PARK	95.00	
	SITE RESTORATION AT MARSHALL PARK	190.00	
	SITE RESTORATION AT MARSHALL PARK	190.00	
	SITE RESTORATION AT MARSHALL PARK	190.00	
	DUMP FEE FOR BRUSH/TREE CLEAN-UP	42.00	
	SITE RESTORATION AT MARSHALL PARK	190.00	
	SITE RESTORATION AT MARSHALL PARK	58.00	
	SITE RESTORATION FOR MARSHALL PARK	29.00	
	DUMP FEE FOR BRUSH/PATHWAY TRIMMING	63.00	
	DUMP FEE FOR BRUSH FROM PATHWAY TRIMMING	21.00	
	DUMP FEE FOR BRUSH - TRIMMING PATHWAYS	63.00	
	DUMP FEE - BRUSH/TRIMMING PATHWAYS	21.00	
	TOTAL	1,342.00	
48. HUTSON INC	PARKS - UNIT #92 GEARSHIFT LEVER	53.26	
	PARKS - UNIT #92 FUEL PUMP	154.61	
	TOTAL	207.87	
49. INGHAM COUNTY CLERK	S. KERSON NOTARY FILING	10.00	
50. INGHAM COUNTY DRAIN COMMISSIONER	UNRUH DRAIN ASSESSMENT FOR MAINTENANCE WORK	19,600.71	
51. INGHAM COUNTY FIRE CHIEFS ASSOC	NFPA 1021 FIRE OFFICER III COURSE - PENNELL, BOOMS	150.00	
52. JACK DOHENY COMPANIES INC	PARTS TO REPLACE ALL WATER TANKS ON UNIT 30	375.01	
	REPLACE ALL WATER TANKS ON UNIT 30	6,338.51	
	UNIT #30 REPAIR PARTS	124.15	
	TOTAL	6,837.67	
53. JEREMY BURCHMAN	REIMBURSEMENT - IRRIGATION SYSTEM REPAIR CAUSED BY	250.00	
54. JOHNSON CONTROLS	POLICE - HVAC VMA UPGRADE	3,204.00	
55. K & H CONCRETE CUTTING INC	GRIND DOWN 2 AREAS OF CURB - MARKETPLACE ON THE GR	300.00	
56. KCI	POSTAGE - AUG AV BALLOTS	4,344.96	
	AUG 2024 PRIMARY PURPLE BALLOT RETURN ENV IMPRINT	2,600.36	
	TOTAL	6,945.32	
57. LAFONTAINE AUTOMOTIVE GROUP	FIRE - UNIT #678 AIR VENT GRILLE	22.42	
	POLICE - UNIT #7 DOOR CLIP	6.64	
	TOTAL	29.06	
58. LANGUAGE LINE SERVICES	JUNE 2024 LANGUAGE INTERPRETATION SERVICES	66.35	

07/18/2024 03:48 PM  
 User: GRAHAM  
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59. LANSING SANITARY SUPPLY INC	JANITORIAL SUPPLIES FOR PARKS	157.76	
	FIRE - 7/2/24 CUSTODIAL SUPPLYS	495.24	
	JANITORIAL SUPPLIES FOR PARKS	1,164.59	
	TOTAL	1,817.59	
60. LANSING UNIFORM COMPANY	FIRE UNIFORM ITEMS - JOHNSON	323.75	
	FIRE UNIFORM ITEMS - BOOMS, SLABBEKOORN, M WEBER,	1,053.15	
	TOTAL	1,376.90	
61. LAWN STAR GROUP LLC	JUNE 2024 - GLENDALE - MOWING	5,023.12	
62. LEAK PETROLEUM EQUIPMENT INC	2024 BI-ANNUAL AIR COMPRESSOR SERVICE & ANNUAL HOI	601.45	
63. LEXISNEXIS CLAIMS SOLUTIONS INC	6/1/24 TO 6/30/24 SEARCH SERVICES	200.00	
64. LUCINDA E CLARK	REFUND BALANCE PG #2023-06	3,000.00	
65. LUNGHAMER FORD OF OWOSSO, LLC	FIRE - 2024 F150 - FIRE MARSHALL	48,873.00	
	WATER - 2024 FORD F150 SUPERCAP PICK-UP	40,332.00	
	TOTAL	89,205.00	
66. MACALLISTER RENTAL	6/3/24 - 6/18/24 FRONT END WHEEL LOADER RENTAL	2,406.00	
67. MANNIK AND SMITH	PROF SERV THRU MAY 24 2024 - 2023 LOCAL ROAD PROGR	25,260.16	
68. MARSH POINTE APARTMENTS	EMERGENCY RENT ASSISTANCE	539.00	112493
69. MEI TOTAL ELEVATOR SERVICES	ELEVATOR REPAIRS - LESS CM 1082042	3,912.49	
70. MERIDIAN TOWNSHIP RETAINAGE	MICHIGAN PAVING - 2024 LOCAL ROAD PROGRAM CRUSHING	16,242.42	
	MICHIGAN PAVING - 2024 LOCAL ROAD PROGRAM CRUSHING	29,974.41	
	TOTAL	46,216.83	
71. MICHIGAN MUNICIPAL LEAGUE	MML MEMBER DUES 9/1/2024-8/31/2025	10,003.00	
72. MICHIGAN PAVING	2024 LOCAL ROAD PROGRAM CRUSHING AND RESURFACING C	308,605.92	
	2024 LOCAL ROAD PROGRAM CRUSHING AND RESURFACING C	45,180.91	
	TOTAL	353,786.83	
73. MIKE DEVLIN	REIMB SUPPLIES - CELEBRATE MERIDIAN FESTIVAL	71.94	
74. PEOPLEFACTS LLC	JUNE 2024 EMPLOYEE PRE-EMPLOYMENT CREDIT CHECKS	16.67	
75. PLAYGROUND GUARDIAN, LLC	REPAIR/PAINT PLATFORMS & STAIRS ON PLAYGROUNDS - H	1,800.00	
	REPAIR/PAINT PLATFORMS & STAIRS ON PLAYGROUNDS - H	13,000.00	
	TOTAL	14,800.00	
76. PRACTICAL POLITICAL DATA	COMMUNITY & SENIOR CENTER MILLAGE LANGUAGE MOCK BA	5,000.00	
77. PRINTING SYSTEMS INC	AV BALLOT OUTER ENVELOPES	1,532.29	
	CANCELLATION NOTICE RESPONSE CARD	226.09	
	VOTER INSTRUCTION SHEETS	190.79	
	VOTER ID STOCK	200.39	
	TOTAL	2,149.56	
78. PROGRESSIVE AE	PROF SERV THRU JUNE 28 2024 - AMENDMENT 2 HOURLY S	4,231.08	

07/18/2024 03:48 PM  
 User: GRAHAM  
 DB: Meridian

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79. PRO-TECH MECHANICAL SERVICES	REPAIR HVAC ISSUES ON CONDENSOR 4	3,095.02	
	REPAIRS TO HVAC AT SNELL TOWAR REC CENTER	281.80	
	TOTAL	3,376.82	
80. PURITY CYLINDER GASES INC	STANDING PO FOR MEDICAL OXYGEN	178.61	
81. QUALITY TIRE INC	FIRE - TIRES UNIT #135	510.32	
82. RANDALL WADE	REIMB - 2 LICENSE FEES BLDG INSPECTOR/PLAN REVEIWE	150.00	
83. REDWOOD LANDSCAPING	JUNE 2024 TOWNSHIP MOWING FOR CODE ENFORCEMENT -R	4,126.50	
84. RONALD RAU	MI LICENSES REIMB - BLDG INSPECTOR/PLAN REVIEWER/B	225.00	
85. SPARROW OCCUPATIONAL	JUNE 2024 EMPLOYEE PHYSICALS	3,766.50	
86. SPARTAN DISTRIBUTORS	UNIT #709 TORO MOWER BELT	106.23	
87. ST THOMAS AQUINAS PARISH	EMERGENCY RENT ASSISTANCE	531.00	112494
88. STAPLES	OFFICE SUPPLIES	1,185.85	
89. TARGET SOLUTIONS LEARNING LLC	GUARDING TRACKING ANNUAL CONTRACT	2,723.00	
90. TEAM FINANCIAL GROUP	JUNE 2024 COPIER CONTRACT	2,552.82	
91. TELEFLEX LLC	ORDER #11758796 - EZ-IO NEEDLES (15MM & 25MM) AND	2,415.50	
92. THE RAPID GROUP LLC	ON-SITE SHREDDING - RECORD RETENTION CENTER	550.00	
93. TIM SCHMITT	REIMB BLDG OFFICIALS LUNCH MEETING	48.00	112483
94. VARIPRO BENEFIT ADMINISTRATORS	AUG 2024 RETIREE MEDICARE SUPPLEMENT	16,241.60	
95. VERIZON CONNECT	JUN 2024 - VEHICLE DATA UPLINK MERI007	1,246.63	
96. VERIZON WIRELESS	MAY 24 TO JUNE 23 2024 WIRELESS MOBILE SERVICES 68	2,416.13	112484
97. WASTE MANAGEMENT	7/1/24 - 7/31/24 - GAYLORD C SMITH - DUMPSTER SERV	290.29	
98. WINSLOW MOBILE HOME PARK	EMERGENCY RENTAL ASSISTANCE	680.00	112495
99. YEO & YEO	ANNUAL AUDIT ENDING 12/31/2023	13,571.44	
TOTAL - ALL VENDORS		872,417.75	

07/18/2024 03:48 PM  
 User: GRAHAM  
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Vendor Name	Description	Amount	Check #
1. CITY OF EAST LANSING	JULY 2024 - ELMWSA OPERATING, INTERCONNECT & DEBT	329,592.92	
2. CUMMINS INC	6/18/2024 - MEADOWS LS - GENERATOR PM	262.52	
	6/18/2024 - 1-69 LS - GENERATOR PM	962.84	
	6/18/2024 - MAIN STREET LS - GENERATOR PM	449.69	
	6/26/2024 - WILDWOOD LS - GENERATOR PM	262.52	
	6/26/2024 - WOOD VALLEY LS - GENERATOR PM	270.45	
	SIERRA RIDGE LS - GENERATOR REPAIRS	1,306.82	
	7/3/2024 - SHOALS LS - GENERATOR PM	937.84	
	TOTAL	4,452.68	
3. FERGUSON WATERWORKS #3386	5/8X3/4 METER CHANGE OUT PROJECT - JUNE METERS (22	45,920.00	
4. GEORGE F EYDE FAMILY LLC	YR 4 OF 7 - GEORGETOWN SEWER SETTLEMENT PAYOUT	37,500.00	
5. GRAND TRUNK WESTERN RAILROAD CO	8/1/24 - 7/31/25 - SWR CRSG MP227.49 OVER RR	100.00	
6. HAMMOND FARMS	HAMMONDS SEED AND TOPSOIL FOR SITE RESTORATION	289.00	
	WATER - SITE RESTORATION	190.00	
	TOTAL	479.00	
7. HYDROCORP	JUNE 2024 CROSS CONNECTION PROGRAM SERVICES CONTRA	2,673.00	
8. IDC CORPORATION	SEWER - LIFT STATION CONTROLS MAINTENANCE 2024	1,514.86	
9. LEAVITT & STARCK EXCAVATING INC	ELMWSA WATER MAIN REPAIR - PARK LAKE RD, SOUTH OF	16,296.25	
	BORE 2" WATER SERVICE - OKEMOS ROAD	6,121.75	
	REPAIR BROKEN SEWER MAIN - SPRING MILL/WOODVALLEY	78,121.23	
	TOTAL	100,539.23	
10. LOUIS J. EYDE FAMILY, LLC	YR 4 OF 7 - GEORGETOWN SEWER SETTLEMENT	37,500.00	
11. MACALLISTER RENTAL	6/3/24 - 6/18/24 FRONT END WHEEL LOADER RENTAL	3,000.00	
12. VERIZON WIRELESS	MAY 24 - JUNE 23 2024 WIRELESS MOBILE SERVICES 686	316.85	29732
13. YEO & YEO	CLIENT ID 091074220 - ANNUAL AUDIT ENDING 12/31/20	5,428.56	
TOTAL - ALL VENDORS		569,017.10	

07/18/2024 03:47 PM  
User: GRAHAM  
DB: Meridian

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EXP CHECK RUN DATES 07/23/2024 - 07/23/2024  
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Vendor Name	Description	Amount	Check #
1. CHARLES G SEMERLY	21007 TAMMARACK DR - 2023 WIN TAX REFUND	37.34	
2. MICHIGAN STATE POLICE	MI3392600-202440613-S8926052 - BAKER	30.00	
3. WEBSTER, FRANK & CAROL	2024 SUM TAX REFUND - ROXBURY AVE	20.00	
TOTAL - ALL VENDORS		87.34	

**Credit Card Report 7/03/2024 - 7/17/2024**

<b>Transaction Date</b>	<b>Transaction Merchant Name</b>	<b>Transaction Amount</b>	<b>Account Name</b>
7/9/2024	MIDWEST POWER EQUIPMENT	\$680.00	LAWRENCE BOBB
7/10/2024	MIDWEST POWER EQUIPMENT	\$47.97	LAWRENCE BOBB
7/12/2024	LANSING WELDING	\$306.84	LAWRENCE BOBB
7/16/2024	MIDWEST POWER EQUIPMENT	\$34.99	LAWRENCE BOBB
7/11/2024	SHERWIN WILLIAMS 701339	\$97.98	ROBERT STACY
7/3/2024	THE HOME DEPOT #2723	\$64.78	TYLER KENNEL
7/9/2024	THE HOME DEPOT 2723	\$333.48	TYLER KENNEL
7/9/2024	THE HOME DEPOT #2723	\$112.48	TYLER KENNEL
7/9/2024	THE HOME DEPOT #2723	\$101.94	TYLER KENNEL
7/10/2024	THE HOME DEPOT #2723	(\$79.76)	TYLER KENNEL
7/15/2024	THE HOME DEPOT #2723	\$24.38	TYLER KENNEL
7/16/2024	MEIJER # 025	\$143.92	RYAN CAMPBELL
7/9/2024	GIH*GLOBALINDUSTRIALEQ	(\$83.64)	DEBORAH GUTHRIE
7/3/2024	SWAN FUEL SERVICE INC	\$52.00	JACOB FLANNERY
7/16/2024	MIDWEST POWER EQUIPMENT	\$580.00	JACOB FLANNERY
7/15/2024	THE HOME DEPOT #2723	\$21.96	JACOB FLANNERY
7/10/2024	COSTCO WHSE#1277	\$71.13	CHRISTOPHER JOHNSON
7/10/2024	THE HOME DEPOT #2723	\$9.80	CHRISTOPHER JOHNSON
7/16/2024	MI PERMIT LIC PLAN REV	\$225.00	TIMOTHY SCHMITT
7/8/2024	THE HOME DEPOT #2723	\$159.94	THOMAS BAKER
7/3/2024	MEIJER EXPRESS 025	\$7.98	MIKE DEVLIN
7/11/2024	BB-NET WORL	\$248.58	MIKE DEVLIN
7/12/2024	JONES & BARTLETT LEARNING	\$83.95	BRIAN PENNELL
7/16/2024	JONES & BARTLETT LEARNING	\$71.36	BRIAN PENNELL
7/3/2024	QUALITY DAIRY#31	\$61.35	COURTNEY WISINSKI
7/3/2024	QUALITY DAIRY#31	\$3.98	COURTNEY WISINSKI
7/9/2024	THE HOME DEPOT 2723	\$389.44	COURTNEY WISINSKI
7/10/2024	SQ *FERAL FLORA	\$273.00	COURTNEY WISINSKI
7/11/2024	MSU PAYMENT ONLINE	\$18.00	COURTNEY WISINSKI
7/11/2024	MEIJER # 025	\$76.50	COURTNEY WISINSKI
7/10/2024	THE HOME DEPOT #2723	\$27.88	COURTNEY WISINSKI
7/11/2024	THE HOME DEPOT #2723	\$31.88	COURTNEY WISINSKI
7/15/2024	QUALITY DAIRY#31	\$3.98	COURTNEY WISINSKI
7/15/2024	QUALITY DAIRY#31	\$60.00	COURTNEY WISINSKI
7/3/2024	CONSUMER ENERGY	\$360.18	KATIE LOVE
7/10/2024	THE HOME DEPOT #2723	\$35.98	MIKE ELLIS
7/8/2024	DIESEL EQUIPMENT SALES	\$781.25	TODD FRANK
7/7/2024	AMAZON MKTPL*R71T21D51	\$38.97	STEPHEN GEBES
7/4/2024	LAW ENFORCEMENT SYSTEM	\$280.00	RICHARD GRILLO
7/10/2024	AMAZON MKTPL*RY1B83MY0	\$82.35	RICHARD GRILLO
7/11/2024	MSU POLICE DEPT	\$1.00	RICHARD GRILLO
7/12/2024	AMZN MKTP US*RY1PP2990	\$7.99	RICHARD GRILLO
7/14/2024	LANSINGSTATE JOURNAL	\$14.99	RICHARD GRILLO
7/14/2024	AMAZON.COM*RS1HE4L80	\$31.57	RICHARD GRILLO
7/10/2024	THE HOME DEPOT #2723	\$41.75	KEITH HEWITT
7/3/2024	GRAND HOTEL	\$613.37	MICHELLE PRINZ
7/8/2024	AMAZON RET* 114-898650	\$35.49	MICHELLE PRINZ
7/7/2024	AMAZON MKTPL*R73GV2KF2	\$319.89	MICHELLE PRINZ
7/11/2024	EB BRIDGING OPPORTUNI	\$30.00	MICHELLE PRINZ
7/12/2024	AMAZON MKTPLACE PMTS	(\$12.79)	MICHELLE PRINZ
7/14/2024	AMAZON.COM*RS4D734J0	\$35.70	MICHELLE PRINZ
7/14/2024	DETROITNEWS.COM	\$14.99	MICHELLE PRINZ
7/15/2024	AMZ*WSJBARRONSMW	\$2.00	MICHELLE PRINZ

7/10/2024	NAAEE* REGOLZXOAI	\$520.00	CATHERINE ADAMS
7/16/2024	VAN ATTA'S GREENHOUSE	\$224.99	CATHERINE ADAMS
7/3/2024	WWW.A-KCONSULTING.NET	\$100.00	ED BESONEN
7/3/2024	WWW.A-KCONSULTING.NET	\$100.00	ED BESONEN
7/15/2024	MEIJER # 025	\$43.58	ED BESONEN
7/15/2024	MEIJER # 025	\$5.49	ED BESONEN
7/16/2024	MARATHON PETRO192872	\$7.50	ED BESONEN
7/13/2024	OFFICEMAX/OFFICEDEPT#3379	\$29.99	PHIL DESCHAIINE
7/15/2024	RETRODUCK.COM	\$150.00	DANIEL OPSOMMER
7/7/2024	AMAZON MKTPL*R73570KM2	\$59.78	SAMANTHA DIEHL
7/8/2024	GOVT SOCIAL MEDIA LLC	\$399.00	SAMANTHA DIEHL
7/10/2024	WAL-MART #2866	\$17.12	ALLISON GOODMAN
7/10/2024	NAAEE* REG8NKW84DL	\$520.00	ALLISON GOODMAN
7/10/2024	MEIJER # 025	\$63.18	ALLISON GOODMAN
7/3/2024	AMZN MKTP US*R744I5JY2	\$389.04	ROBERT MACKENZIE
7/8/2024	AMAZON.COM*R79I37731	\$215.35	ROBERT MACKENZIE
7/10/2024	THE HOME DEPOT #2723	\$27.94	ROBERT MACKENZIE

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**TOTAL**

**\$9,850.71**

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ACH Transactions

Date	Payee	Amount	Purpose
7/3/2024	Consumers Energy	\$ 59,896.88	Utility Transaction Fees
7/3/2024	MERS	\$ 465,970.02	Employee Retirement
7/8/2024	Invoice Cloud	\$ 1,684.75	Utility Transaction Fees
7/8/2024	Health Equity	\$ 18.70	Employee Health Savings
7/8/2024	Delta Dental	\$ 15,737.08	Employee Dental Insurance
7/10/2024	Blue Care Network	\$ 22,321.13	Employee Health Insurance
7/12/2024	IRS	\$ 131,229.86	Payroll Taxes 07/12/2024
7/12/2024	Various Financial Institutions	\$ 368,606.21	Direct Deposit 07/12/2024
7/12/2024	Nationwide	\$ 10,028.61	Payroll Deductions 07/12/2024
7/12/2024	MCT Utilities	\$ 1,322.67	Water/Sewer
7/15/2024	Alerus	\$ 52,793.58	Payroll Deductions 07/12/2024
7/16/2024	Gallagher Benefit Services	\$ 3,250.00	Employee Health Insurance
7/16/2024	Consumers Energy	\$ 30.46	Utility Transaction Fees
7/17/2024	ELAN	\$ 26,269.15	Credit Card Payment
<b>Total ACH Payments</b>		<b><u>\$ 1,159,159.10</u></b>	



**To: Board Members**  
**From: Scott Hendrickson, Township Supervisor**  
**Date: July 23, 2024**  
**Re: Brownfield Redevelopment Authority Appointment**

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With the departure of Joyce VanCoevering as the finance representative on the Brownfield Redevelopment Authority (BRA), there is a vacancy. Jim Houthoofd was recently appointed to the Pension Board. He is interested in serving as the new finance representative on the BRA. During his time at Neogen, he worked on several BRA sites within the company. He has familiarized himself with the protocols of the BRA and reviewed the website.

The following motions have been prepared for Board consideration:

**MOVE TO APPOINT JAMES HOUTHOOFD TO THE BROWNFIELD REDEVELOPMENT AUTHORITY FOR A TERM ENDING 12/31/24.**

\* 1. I am interested in service on one or more of the following public bodies as checked below:

Brownfield Redevelopment Authority \*  
Economic Development Corporation  
Zoning Board of Appeals

**\* 2. Summarize your reasons for applying to do this type of service**

I have been living in Meridian Township for over 35 years and feel that I am knowledgeable on Township issues and feel that my business experience would be valuable to the Township.

**\* 3. Describe education, experience or training which will assist you if appointed.**

Studied Communications at MSU, Accounting at U of M and Business Administration (MBA) at Northwood University. I worked as a CPA with Ernst and Young for 4 years and as the Treasurer for Neogen Corp for 33 years. I currently am retired but continue to consult. At Neogen, I handled many economic development projects in Michigan, Wisconsin, Kentucky and Nebraska and led nearly 100 construction projects to completion, including Brownfields and Obsolete Property. I also handled all zoning requests.

(Attach resume if available)

\*\*SKIPPED\*\*

\* Full Name

James Houthoofd

**\* Occupation**

Retired Treasurer for Neogen Corporation

**\* Place of Employment**

Retired - Neogen Corporation

\* Home Address

[REDACTED]  
Okemos 48864

\* Phone (Day)

[REDACTED]

\* Phone (Evening)

[REDACTED]

\* Email

[REDACTED]

**\* Please type your name in the box below as a digital signature**

James A Houthoofd

\* Date and Time

05/21/2024

Other than the Downtown Development Authority Board, the Corridor Improvement Authority, and the Economic Development Corporation, persons appointed to Meridian Township boards and commissions must be a resident and elector (if of voting age) of the Township during the term of office. Excessive absences may be cause for review of appointment. The policy for appointment of candidates to the various public service positions is based on the following criteria: desire to serve, experience, expertise, availability of time to serve, and maintenance of equitable geographic representation. In most instances it will be desirable to develop further information through a personal interview. This application will be retained in township files for two years.



**To: Board Members**  
**From: Dan Opsommer, Deputy Township Manager  
Director of Public Works and Engineering**  
**Date: July 23, 2024**  
**Re: Disposal of Surplus Vehicles**

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The following Motor Pool vehicles have been declared surplus by the Department of Public Works. We are requesting authorization to sell the vehicles at public auction, internet auction, direct sale to another municipality, or by sealed bid.

Unit # 141 Ford Escape VIN# 1FMCU9C70AKD12223	2010
Unit # 105 Ford Escape VIN# 1FMCU9C79AKD12222	2010
Unit # 104 Ford F-150 VIN# 1FTRF12258KD70161	2008
Unit # 145 Ford F-250 VIN# 3FTNX21L53MB35529	2003
Unit# 23 Ford F-350 VIN# 1FD8W3H66BEA30939	2011

**The following motion has been prepared for the Board's consideration:**

**MOVE TO APPROVE THE DISPOSAL OF SURPLUS VEHICLES.**



**To:** Board Members

**From:** Timothy R. Schmitt, *AICP*, Interim Township Manager and  
Director of Community Planning and Development

**Date:** July 15, 2024

**Re:** Recreational Marijuana Licensing - Zones 3 - Resolution for Approval

At the June 18, 2024 meeting, the Township Board approved the issuance of a conditional license for recreational marijuana to DNVK 4 at 1614 Grand River Avenue. Upon further review by Staff, the resolution for approval appears to have been inadvertently left out of the packet for that meeting. Per discussion with the Township Attorney, the June 18<sup>th</sup> approval is effective as a formal vote and approval is all that is needed, but he advised we place the resolution on the consent agenda for formal approval, to keep the record consistent. To follow this advice, we have placed the resolution on the consent agenda at this meeting, to keep the record consistent.

**Motion to adopt the resolution granting conditional approval of the recreational marijuana license application to DVNK 4 for the proposed marijuana retailer location at 1614 Grand River Avenue. The property is zoned C-2, Commercial, and is located within the Marijuana Facilities Overlay District.**



**RESOLUTION TO APPROVE**

**CONDITIONAL Recreational Marijuana License  
1614 Grand River Avenue – DNVK 4**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at 5151 Marsh Road, Okemos, MI 48864 on the 23<sup>rd</sup> day of July 2024, at 6:00 p.m., Local Time.

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

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

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

WHEREAS, DNVK 4, owner of the property at 1614 Grand River Avenue, has submitted an application to operate a marijuana retailer to the located at this location, and

WHEREAS, the property is located within one of the five marijuana overlay districts established under the Meridian Township Zoning Ordinance; and

WHEREAS, DNVK 4’s application was one of two applications received in Zone 3, where the property in question is located, and

WHEREAS, the application was determined to be a complete application by the Director of Community Planning and Development; and

WHEREAS, the application was reviewed by the Recreational Marijuana Review Committee, who unanimously recommended approval of the license to the Township Board, over the competing application from Amsterdam CC, due to the quality of the security and operations plan, along with the financial plan that was in place to open and operate the facility; and

WHEREAS, the Township Board held a public hearing on the two applications received in Zone 3 on May 9<sup>th</sup> and after a robust discussion, asked the Township Attorney and Staff to provide additional analysis on the applications; and

WHEREAS, after reviewing the competitive review criteria established by the Township Board and the analysis from the Staff and Township Attorney, the Board has determined that DNVK 4 is best suited to operate in Zone 3 in compliance with the local ordinances and the Michigan Regulation and Taxation of Marihuana Act, given the ownership group’s excellent initial submission, their security plan, and their financial plan for opening and operations; and

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby issued CONDITIONAL APPROVAL for a recreational marijuana license to DNVK 4, for a marijuana retailer at 1614 Grand River, subject to the following conditions:

1. Approval is granted in general accordance with the complete application submitted to the Township, signed by Marvin Karana on 1/22/2024.

2. A Special Use Permit application for the facility must be submitted within 60 days following this approval.
3. Any material changes to the details in the licensing application will be reviewed by the Director of Community Planning and Development to determine the appropriate amendment procedure.

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 23<sup>rd</sup> day of July, 2024.

\_\_\_\_\_  
Deborah Guthrie  
Township Clerk



**To: Board Members**  
**From: Amber Clark, Neighborhoods and Economic Development Director**  
**Date: July 23, 2024**  
**Re: Liquor License Ordinance #2024-05 - Reintroduction**

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At the final June meeting, the Board introduced an ordinance to repeal and replace the current liquor license ordinance within the Township. Following that meeting, additional review by counsel identified modifications that would clarify the ordinance for applicants and better capture the regulatory intent of the Township regarding SDM and SDD licenses. On advice from counsel, staff recommends that the ordinance be re-introduced, with subsequent final adoption at the next regular Board meeting.

The Charter Township Act provides that generally an ordinance must be introduced and published in that form prior to final adoption. MCL 42.20. Due to the July 4 holiday, the updated ordinance was not received prior to the meeting of July 9. Although these are clarifications within the text of the ordinance, the conservative approach recommended by counsel is to re-introduce the updated text of the ordinance.

Enclosed is the updated ordinance with the modifications shown in redline. As disclosed therein, the updates achieve the following:

- Improve the language and better highlight that SDM and SDD materials can be subject to a local application.
- Clarified and the use of defined terms, e.g., “Applicant.”
- Expanded defined terms to clarify intent, including “Licensee” and “Licensed Premises.”
- Clarified the documentation required as part of the application.
- Expanded the disclosure of civil or criminal convictions.
- Clarify transfers and expedited transfer consistent with MLCC practices.

Finally, the ordinance will be introduced and any applications submitted will not be processed until it becomes finally effective and they will be processed at that time consistent with the new ordinance.

The following motion have been prepared for Board consideration:

**MOVE TO INTRODUCE FOR FIRST READING AND SUBSEQUENT ADOPTION OF ORDINANCE #2024-05 AS PRESENTED TO AMEND THE CODE OF ORDINANCES TO REGULATE THE ISSUANCE, TRANSFER, RENEWAL, AND REVOCATION OF LIQUOR LICENSES WITHIN THE TOWNSHIP.**

**Attachments:**

1. Clean Version of Liquor License Ordinance

**CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN  
LIQUOR LICENSE ORDINANCE**

**Ordinance No. \_\_\_\_\_**

At a meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building on \_\_\_\_\_, 2024, at 6:00 p.m., Township Board Member \_\_\_\_\_ moved to introduce for first reading and subsequent adoption the following Ordinance, which motion was seconded by Board Member \_\_\_\_\_:

*An Ordinance to amend the Code of Ordinances to regulate the issuance, transfer, renewal, and revocation of liquor licenses in the Charter Township of Meridian to preserve the public health, safety, and welfare of the citizens of and visitors to the Township.*

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

**SECTION 1. AMENDMENT TO CHAPTER 6, ARTICLE II, TO REPLACE SECTION 6-26.** Chapter 6, Article II, Section 6-26 of the Charter Township of Meridian Code of Ordinances is hereby repealed, replaced, and amended to read as follows:

**Section 6-26: Scope and intent.**

This Article governs applications for Specially Designated Merchant (“SDM”) licenses, Specially Designated Distributor (“SDD”) licenses, and all licenses to sell beer, wine, or spirits for on-premises consumption within the Township, including but not limited to, Class B licenses, Class C licenses, resort licenses, tavern licenses, club licenses, hotel licenses, and tasting rooms operated by manufacturers including, but not limited to, brewers, micro-brewers, wine makers, small wine makers, distillers, small distillers, mixed drink spirit manufacturers, and brandy manufacturers. This Article does not apply to applications for special licenses granted by the Michigan Liquor Control Commission, or one-day permits as allowed by statute.

The Township acknowledges the difference which the law recognizes between applications for new licenses and the transfer, renewal, or revocation of existing licenses. This Article is designed to provide a framework in which the Township can decide whether to approve or deny an application for a new license or an application to transfer an existing license. This framework, when followed, will show a reviewing court that the Township’s discretion was not exercised arbitrarily or capriciously. The Township acknowledges that existing licensees have certain property rights in those licenses. Thus, for the renewal or revocation of existing licenses, the Township has adopted a system in this Article to meet procedural due process requirements.

**SECTION 2. AMENDMENT TO CHAPTER 6, ARTICLE II, TO REPLACE SECTION 6-27.** Chapter 6, Article II, Section 6-27 of the Charter Township of Meridian Code of Ordinances is hereby repealed, replaced, and amended to read as follows:

**Section 6-27: Licensing policy.**

- A. This Article establishes an application and review process for the issuance of both new Licenses and the transfer of existing Licenses into the Township or between or among applicants. The process is intended to ensure that the individuals and entities seeking Licenses from, or charged with operating Licensed Establishments within, the Township meet certain qualifications and minimum requirements including but not limited to criminal history, past conduct, zoning, and ongoing business operation standards. It requires Township Board review of application information in light of certain criteria that is established for purposes of identifying the kinds of facilities that qualify for a License. It reserves to the Township any and all discretion afforded to it under applicable law relating to the issuance of Licenses.
- B. As a general matter of policy, each Applicant for a License will need to demonstrate an identifiable benefit to the Township and its inhabitants resulting from the granting of the License. The weight to be given to each item of the criteria identified in this Article, and the determination whether a particular Applicant meets or satisfies those criteria, is intended to be within the sole discretion of the Township Board. While all of the criteria set forth in this Article are relevant to the decision whether to grant a License, an Applicant must demonstrate in particular that the proposed business and Licensed Premises:
  - i. Will provide a service, product, or function that is not presently available within the Township or that would be unique to the Township or not presently available to an identifiable area within the Township;
  - ii. Is of a character that will foster or generate economic development, employment opportunity, or growth within the Township, or an identifiable area of the Township, in a manner consistent with the Township's policies; or
  - iii. Represents an added financial investment on the part of a long-term business or resident with recognized ties to the Township and the local community.

**SECTION 3. AMENDMENT TO CHAPTER 6, ARTICLE II, TO REPLACE SECTION 6-28.** Chapter 6, Article II, Section 6-28 of the Charter Township of Meridian Code of Ordinances is hereby repealed, replaced, and amended to read as follows:

**Section 6-28: Definitions.**

The following definitions shall apply to this Article. Terms not otherwise defined herein shall have the meaning assigned in the Michigan Liquor Control Code (MCL 436.1101 *et seq.*).

- A. “*Alcoholic Liquor*” shall mean any spirituous, vinous, malt, or fermented liquor, liquid or compound, whether or not medicated, proprietary, or patented, and by whatever name called, containing one-half (½) of one (1) percent or more of alcohol by volume which are fit use for beverage purposes.

- B. “*Affiliate*” shall mean any entity in which the Applicant, including any key management personnel, owner, member, shareholder thereof, owns ten percent or more.
- C. “*Applicant*” shall mean and include all persons and entities proposed to be owners of the License and/or of the proposed Licensed Premises, all key personnel involved in the management of the licensed business, and all persons and entities proposed to be involved in the finance of the License and/or Licensed Premises. In the case of a partnership, “Applicant” shall include all partners in the partnership. In the case of a corporation other than a corporation with publicly-traded stock, “Applicant” shall include all shareholders. In the case of a limited liability company, “Applicant” shall include all members.
- D. “*On-Premises License*” means a liquor license to sell Alcoholic Liquor at retail for consumption on the Licensed Premises, including, but not limited to, Class B licenses, Class C licenses, resort licenses, tavern licenses, club licenses, hotel licenses, and tasting rooms operated by manufacturers including, but not limited to, brewers, micro-brewers, wine makers, small wine makers, distillers, small distillers, mixed drink spirit manufacturers, and brandy manufacturers.
- E. “*In writing*” shall be construed to include written correspondence, including electronic mail.
- F. “*License*” shall mean an SDM license, SDD license, or On-Premises License.
- G. “*Licensee*” shall mean a person or entity holding a valid License in the Township.
- H. “*Licensed Premises*” means the building, property, or facility upon or in which Alcoholic Liquor is bought, sold, or manufactured in conjunction with a License.

**SECTION 4. AMENDMENT TO CHAPTER 6, ARTICLE II, TO REPLACE SECTION 6-29.** Chapter 6, Article II, Section 6-29 of the Charter Township of Meridian Code of Ordinances is hereby repealed, replaced, and amended to read as follows:

**Section 6-29: Applications for on-premises license.**

- A. *Application required.* Every Applicant for a new On-Premises License shall submit to the Economic Development Director a fully completed “Meridian Township Liquor License Application” on a form furnished by the Economic Development Director, along with all additional documents and materials referred to in the application form or otherwise required under this Article.
- B. *Required information.* The application shall include at least the following information:
  - i. *Name and address of Applicant.* If the Applicant is a partnership, the name and address of each partner shall be provided, and a copy of any partnership agreement attached. If the Applicant is a privately-held corporation, the names and addresses of all corporate officers, members of the board of directors, and stockholders shall be provided, and a copy of the articles of incorporation, bylaws, shareholder agreement, and applicable authorization resolution of the board of directors shall be attached. If the Applicant is a publicly-held corporation, the names and addresses of all corporate officers, members of the board of directors, and stockholders who own ten percent (10%) or more of the corporate stock shall be provided. If the

Applicant is a limited liability company, the names and addresses of all members, managers and assignees of membership interests shall be provided, and a copy of the articles of organization, operating agreement, and applicable authorization resolution of the members shall be attached.

- ii. License desired.
  - iii. The address and legal description of the property to become the Licensed Premises.
  - iv. A location map that identifies any church, school, or other Licensed Premises within five hundred (500) feet of the proposed Licensed Premises.
  - v. Information and documents addressing all review criteria below.
  - vi. If the Licensed Premises is to be located in a proposed building for which site plan approval has not yet been obtained, or in an existing building that is to be remodeled, a conceptual plan showing proposed building elevations, floor plans, seating arrangements, site dimensions, and parking areas.
  - vii. A written statement and supporting documentation as to the Applicant's character, experience, and financial ability to meet the obligations and business undertakings for which the License is to be issued.
  - viii. A written statement demonstrating that the location proposed, and the methods of operation will not detrimentally and unreasonably impact nearby property owners, businesses, and residents.
  - ix. Information and documents within the Applicant's knowledge or control regarding the criteria listed below.
  - x. Information of any previous License application(s) to the Michigan Liquor Control Commission, License history, and denial history of the Applicant or any Affiliate.
  - xi. Any other information or documents pertinent to the Applicant and operation of the proposed Licensed Premises as may be required by this Article. The Township may require the Applicant to provide documentation to or from the MLCC.
- C. *Nonrefundable application fee.* The application shall include payment of a nonrefundable fee, in an amount determined by the Township Board, to be sufficient to cover the costs of investigation, review, and inspection.
- D. *Recommendations from Township departments.*
- i. Following the receipt of the fully completed application, fees, and other such information as may be requested by the Township, the Economic Development Director shall forward the application to the Department of Community Planning & Development, Police Department, Fire Department, and such other departments as required by the Township Manager.
  - ii. All Township departments shall make their recommendations prior to consideration by the Township Board.
  - iii. In making its review, the Township may request from the Applicant other pertinent information.

- iv. All department reviews or processing of the application shall be completed within 60 days of receipt of a complete application, any additional information requested, and all required fees.
- E. *Placement upon Township Board agenda.* Upon receipt by the Economic Development Director of the recommendations of all the departments identified above, the Economic Development Director shall submit the application and recommendations for placement upon the agenda of the next regular Township Board meeting.
- F. *Township Board action required.*
  - i. All applications are subject to the final approval of the Township Board.
  - ii. The Township Board may grant the requested License, conditionally grant the requested License, postpone consideration for a reasonable period, or deny the License.
  - iii. If the License is either approved or denied, the Township Board shall cause its decision to be transmitted to the Michigan Liquor Control Commission and promptly give notice of the decision to the Applicant, in writing.
  - iv. The Township shall grant, grant with conditions, or deny the application within 30 days of its placement on the agenda of a regular Township Board meeting or within 120 days of the Economic Development Director's receipt of the completed application.
    - a. The processing time may be extended upon written notice by the Township for good cause.
    - b. Any failure to meet the required processing times shall not result in the automatic grant of the application or License.
- G. *Contingencies; Requirements after Board approval.*
  - i. Unless otherwise indicated by the Township Board, all approvals are contingent upon the Applicant obtaining any required building permits and any other permits, licenses, or approvals from the Township or other regulatory agencies within 60 days from the date of conditional approval.
  - ii. The construction of new buildings and alterations of existing buildings shall commence within six months after the date of conditional approval, with a completion date of no more than one year after the issuance of the relevant building permit. Extensions for completion of construction or alteration may be granted by the Township Board for good cause.
  - iii. Failure to comply with any contingency shall render the License subject to revocation.
  - iv. Upon completion and in accordance with a prior conditional approval granted by the Township Board, the Township Board shall thereupon recommend the Applicant for approval of the License to the Liquor Control Commission of the State of Michigan. The Township Board may withhold or refuse recommendation and approval of the Applicant if such Applicant fails to satisfy all conditions set forth under the Township's prior conditional approval.

H. *Review criteria.* In making its determination pursuant to subsections above, the Township Board shall consider whether the Applicant's proposal is reasonable when measured against any and all of the criteria listed below.

i. *General information regarding Applicant:*

- a. The Applicant's management experience in the alcohol or liquor business.
- b. The Applicant's general business management experience.
- c. The Applicant's general business reputation.
- d. The Applicant's financial status and its ability to build or operate the proposed Licensed Premises.
- e. The Applicant's or any Affiliate's labor violations, civil judgments, criminal arrests, criminal convictions, or any violations arising out of or in connection with the Michigan Liquor Control Code and its rules or regulations.

ii. *Information related to proposed Licensed Premises:*

- a. The recommendations of the Police Department, Building Department, Department of Community Planning & Development, Fire Department, and such other departments as required by the Township Manager with regard to the proposed Licensed Premises.
- b. Whether the proposed Licensed Premises complies, or will comply, with the applicable building, plumbing, electrical and fire prevention codes, zoning ordinance, or other ordinances applicable in the Township.
- c. The effects that the proposed Licensed Premises would have upon vehicular and pedestrian traffic in the area.
- d. The effects that the proposed Licensed Premises would have upon the surrounding neighborhood or business establishments, including impacts upon the area, district, or uses of residences, churches, and schools.
- e. The availability of utilities to serve the proposed Licensed Premises.
- f. The proximity of the proposed Licensed Premises to other similarly situated Licensed Premises.
- g. The proximity to complementary uses, such as office and commercial development.
- h. Availability of adequate parking, taking all circumstances of the location into consideration.

iii. *Benefits to community:*

- a. The effects that the issuance of the License would have upon the economic development of the Township or the surrounding area.
- b. Whether the Applicant has demonstrated a public need or convenience for the issuance of the License for the proposed Licensed Premises, taking

into consideration the following, together with other factors deemed relevant by the Township Board:

1. The total number of similar Licensed Premises in the Township, considered both in terms of whether such number of similar Licensed Premises are needed and whether there may be a need for other types of Licensed Premises that could go unmet if the requested License were granted;
  2. The proximity of the proposed Licensed Premises to other existing Licensed Premises, the type of such Licensed Premises, whether such other Licensed Premises are similar to that proposed, and the anticipated impact of all such determinations;
  3. Whether the proposed Licensed Premises is in an area characterized as developed, redeveloping, or undeveloped, and the anticipated impact of approving the proposed Licensed Premises in light of such character, taking into consideration the need for any type of additional Licensed Premises in the area, and the need for the particular type of Licensed Premises proposed;
  4. The impact of the proposed Licensed Premises on Township policing and code enforcement activities;
  5. The overall benefits of the proposed Licensed Premises to the Township;
  6. The overall detriments of the proposed Licensed Premises to the Township; and
  7. Any other factors that may affect the health, safety, and welfare relative to the need for or the convenience of the proposed Licensed Premises in the Township.
- c. The uniqueness of the proposed Licensed Premises when contrasted against other existing or proposed Licensed Premises, and the compatibility of the proposed Licensed Premises to surrounding architecture and land use.
  - d. The permanence of the proposed Licensed Premises in the community, as evidenced by the prior or proposed contributions to the Township or community by the Applicant or business, and the extent to which the issuance of the License will assist in the further investment of the Applicant or business in the Township or the community.
  - e. The character and extent of investment in improvements to the building, property, and general area.
  - f. Such other considerations as the Township Board may deem proper, provided such considerations are reasonable under all of the circumstances.

- I. *Restrictions on issuance of Licenses.* The Township may deny or refuse to approve a License for any of the following reasons:
- i. The Applicant previously had any liquor license revoked or not renewed under this Article, a comparable Township ordinance, other local ordinance, or state law, whether in Michigan or otherwise.
  - ii. The Applicant is a co-partnership or partnership in which less than all members of a co-partnership or partnership would qualify to obtain a License hereunder for any reason.
  - iii. The Applicant is a corporation, other than a public corporation, in which less than all officers, managers, directors, or stockholders owning in the aggregate more than ten percent (10%) of the stock of such corporation, would qualify to obtain a License hereunder for any reason.
  - iv. The Applicant is a limited liability company in which less than all members, managers or assignees owing a ten percent (10%) membership interest or more would qualify to obtain a License hereunder for any reason.
  - v. The Applicant has been convicted of a crime punishable by death or imprisonment in excess of one year under the law which he or she was convicted; a crime involving theft, dishonesty, or false statement (including tax evasion) regardless of punishment; a crime concerning alcohol consumption, manufacture, possession, sale, or distribution; an administrative violation of a federal or state law concerning alcohol consumption, manufacture, possession, sale, or distribution; a crime concerning controlled substance consumption, manufacture, possession, sale, or distribution.
  - vi. The proposed Licensed Premises violate applicable building, electrical, mechanical, plumbing, fire, or other codes; applicable zoning regulations; applicable public health regulations; or any other applicable Township ordinance.
  - vii. The Applicant cannot establish that the License will be used within six months of Township approval and will not be held for investment.
  - viii. The Township Board determines that the Licensed Premises is inappropriate because of the compatibility with adjacent uses of the land; traffic safety; accessibility to the site from abutting roads; capability of abutting roads to accommodate the commercial activity; proximity to churches or schools; proximity of an inconsistent zoning classification; or accessibility from primary roads or state highways.
  - ix. The Applicant has any personal property taxes, real property taxes, or any other obligations that are past-due and payable to the Township.
  - x. The Applicant omits or falsifies any information required by this Article.
- J. *Reservation of authority.* No Applicant for a License has a right to the issuance of such License to him, her, or it, and the Township Board reserves the right to exercise reasonable discretion to determine who, if anyone, shall be entitled to the issuance of such License.

**SECTION 5. AMENDMENT TO CHAPTER 6, ARTICLE II, TO ADD SECTION 6-30.** Chapter 6, Article II of the Charter Township of Meridian Code of Ordinances is hereby amended to add Section 6-30 entitled Transfer of Existing Licenses to read as follows:

**Section 6-30: Transfer of existing Licenses.**

- A. The transfer of any existing License to another individual or entity, from a location in the Township to another location in the Township, or from a location outside the Township into the Township, shall require approval of the Township Board before any use and occupancy of the proposed Licensed Premises to which the License is being transferred is permitted. An Applicant for approval of an License transfer and the use and occupancy of such a Licensed Premises shall:
  - i. Submit an application with all of the information required for a new License as provided for in this Article; and
  - ii. Pay the nonrefundable transfer application fee established by the Township Board.
- B. Certain transfers may be placed on a Township Board agenda for consideration without payment of a fee and without the necessity of furnishing the information required for new licenses, including:
  - i. The exchange of the assets of a licensed sole proprietorship for all outstanding shares of stock or membership interests to be held by the sole proprietor.
  - ii. The removal of a member of a firm, a stockholder, a member of a general partnership, a member of a limited partnership, a member of a limited liability company, or association of licensees from a license.
  - iii. The occurrence of any of the following events:
    - a. A corporate stock split of a licensed corporation.
    - b. To an existing member or stockholder holding 10% or more of a licensed corporation or company, the issuance of previously unissued stock or ownership interest to that member or stockholder as compensation for services performed.
    - c. The redemption by a licensed corporation of its own stock.
    - d. A corporate public offering.
- C. Existing permits ancillary to License are transferred with the License unless cancelled in writing. Transferees must present plans regarding the operation they intend to conduct using the particular permit.

**SECTION 6. AMENDMENT TO CHAPTER 6, ARTICLE II, TO ADD SECTION 6-31.** Chapter 6, Article II of the Charter Township of Meridian Code of Ordinances is hereby amended to add Section 6-31 entitled Prohibition on profiteering by On-Premises Licensees to read as follows:

**Section 6-31: Prohibition on profiteering by On-Premises Licensees.**

- A. The Township Board has determined that profiteering by a Licensee holding a newly issued On-Premises quota License is contrary to the best interests of the Township. Accordingly, in order to prevent profiteering, to the full extent authorized by law, the Township Board shall not approve the transfer of an On-Premises License issued as a new quota License under this Article within three years of the date of the original issuance of the quota License except under circumstances where the Licensee clearly and convincingly demonstrates that unusual hardship will result if the Township does not consent to the transfer. An agreement between the Applicant, Licensee, and the Township, following recommendation by the Township attorney, may be prepared and agreed upon to give effect to this provision prior to final action being taken by the Township Board on an application.
- B. The agreement shall provide that, unless excused by the Township Board as provided above and following notice and an opportunity to be heard, in the event a newly issued On-Premises quota License is proposed for transfer within three years from the date of issuance, the Licensee and Applicant agree that the Michigan Liquor Control Commission shall terminate the License and the Township Board may approve the issuance of a new License to a new Applicant without any compensation to the Licensee who placed the License at issue into escrow, and that Licensee waives any property interest in such License upon placement of the License into escrow within such three-year period.

**SECTION 7. AMENDMENT TO CHAPTER 6, ARTICLE II, TO ADD SECTION 6-32.** Chapter 6, Article II of the Charter Township of Meridian Code of Ordinances is hereby amended to add Section 6-32 entitled Off-Premises Licenses to read as follows:

**Section 6-33: Off-Premises Licenses.** The application and review requirements for On-Premises licenses in this Article shall apply to the application for new Specially Designated Merchant (“SDM”) and Specially Designated Distributor (“SDD”) licenses as well as to the application for transfer of an SDD or SDM license.

**SECTION 8. AMENDMENT TO CHAPTER 6, ARTICLE II, TO ADD SECTION 6-33.** Chapter 6, Article II of the Charter Township of Meridian Code of Ordinances is hereby amended to add Section 6-33 entitled Objections to renewal and requests for revocation to read as follows:

**Section 6-33: Objections to renewal and requests for revocation.**

- A. *Generally.* The Township Board may object to a renewal of any License or request the revocation of any License with the Michigan Liquor Control Commission.
- B. *Procedure.* Before filing an objection to the renewal or request for revocation of a License with the Michigan Liquor Control Commission, the Township Board shall serve the Licensee, by first class mail, mailed not less than 10 days prior to the hearing, a notice of such hearing, which notice shall contain the following information:
  - i. Notice of the proposed action.

- ii. Reasons for the proposed action.
  - iii. Date, time and place of such hearing.
  - iv. A statement that the Licensee may present evidence and testimony, and may confront witnesses and may be represented by a licensed attorney.
- C. *Hearing and final decision.* Such hearing may be conducted by the Township Board as a whole, or by a hearing officer appointed by the Township Board for such purposes. It shall be the duty of the Township Board—or the hearing officer, if appointed—to undertake such hearing, hear and take evidence and testimony from the interested parties, especially including from the Licensee or witnesses on its behalf, in opposition thereto. The hearing officer cannot be the Economic Development Director, the Community Planning and Development Director, or a member of the Township Board. If appointed, the hearing officer shall make a recommendation in writing to the Township Board. The Township Board shall have ultimate final review and decision and may adopt, adopt with modifications, or reject the recommendation of the hearing officer. The Township Board shall submit to the Licensee, and the Michigan Liquor Control Commission, a written statement of its ultimate findings and determination not less than 30 days before the date of expiration of the license.
- D. *Criteria for non-renewal or revocation.* The Township Board may recommend non-renewal or request revocation of a License upon a determination by it that, based upon a preponderance of the evidence presented at the hearing, any of the following exist:
- i. A violation of any applicable building, electrical, mechanical, plumbing, or fire code; applicable zoning regulations; applicable public health regulations; applicable rules and regulations of the county health department; or any other applicable Township Code provision.
  - ii. Maintenance of a nuisance upon the premises.
  - iii. A material change in those conditions, statements or representations contained in the written application by the Licensee, upon which the Township Board based its recommendation for approval, when that change is found to be contrary to the best interest of the Township residents, in the judgment of the Township Board.
  - iv. The Licensee has been convicted of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor or a controlled substance.
  - v. The Licensed Premises do not or will not reasonably soon have adequate off-street parking, lighting, refuse disposal facilities, screening, noise control, or nuisance control where a nuisance does or will exist.
  - vi. The Licensee’s Operations are detrimental to the public health, safety, or welfare of the Township, including but not limited to a violation of any Township ordinance, any section of this Article, the Liquor Control Code, or of the rules and regulations of the Michigan Liquor Control Commission.

**SECTION 9. SEVERABILITY.** The provisions of this Ordinance are hereby declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction,

that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

**SECTION 10. SAVINGS CLAUSE.** This Ordinance does not affect rights and duties matured, or penalties that were incurred, before its effective date.

**SECTION 11. MORATORIUM LIFTED.** The moratorium established by the Township Board limiting the processing of License applications is terminated as of the effective date of this Ordinance.

**SECTION 12. EFFECTIVE DATE.** This Ordinance shall become effective immediately upon its publication after final adoption.

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

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

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

**ORDINANCE DECLARED ADOPTED.**

\_\_\_\_\_  
Scott Hendrickson, Supervisor  
Charter Township of Meridian

\_\_\_\_\_  
Deborah Guthrie, Clerk  
Charter Township of Meridian



**To: Township Board**  
**From: Keith Chapman, Associate Planner**  
**Date: July 17, 2024**  
**Re: Final Plat #19012 – Sanctuary III**

---

Giguere Homes is requesting final plat approval for Sanctuary III. The plat consists of 7 lots on 7.36 acres located east of Hulett Road, north of Jolly Road, off of Robins Way. The property is zoned is RAAA (One-Family Low-Density Residential).

The Township Board approved the final preliminary plat on March 15, 2022 and the tentative preliminary plat for Sanctuary III at its meeting on October 15, 2019. The final plat mirrors the final preliminary plat and the tentative preliminary plat approved by the Township Board in 2019 & 2022 with the major change being the addition of a ten-foot tree buffer area that has been added to the north end of the property. Trees with a diameter of twelve inches or greater that are within the buffer will be preserved.

The purpose of the final plat is to ensure completion of public and private improvements and consistency with the approved preliminary plat. All lots in the plat meet or exceed the requirements of the underlying RAA, Single Family-Low Density zoning district. The subdivision improvements have been completed and installed as required in the approved preliminary plat, with the exception of the pathway to the north of the site that a performance guarantee is being held for until completion.

The State Land Division Act and the Township Land Division ordinance provide for a 20-day review period once a final plat application has been deemed complete by Staff. The end of the 20-day review period is July 28, 2024. The Final Plat is consistent with the previously approved preliminary plat and the infrastructure has been installed properly. At this time, Staff has identified no major concerns and would **recommend approval** of the proposed final plat for Sanctuary III. A resolution to approve the final plat is provided for the Board’s consideration.

- **Move to approve the resolution for Final Plat #19012, Giguere Homes, for Sanctuary III, a single-family subdivision consisting of 7 lots located east of Hulett Road, north of Jolly Road, off of Robins Way.**

**Attachments:**

1. Resolution to approve Sanctuary 3 Final Plat
2. Final plat

**RESOLUTION TO APPROVE**

**Final Plat #19012  
Sanctuary III**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23rd day of July 2024, at 6:00 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Giguere Homes has requested final plat approval for for Sanctuary III, a single-family subdivision consisting of 7 lots located east of Hulett Road, north of Jolly Road, off of Robins Way.; and

WHEREAS, the planning staff has reviewed the final plat and found it consistent with the final preliminary plat approved by the Township Board on March 15, 2022; and

WHEREAS, the subdivision improvements have been completed and installed as required in the approved preliminary plat; and

WHEREAS, the Township Board has reviewed the material forwarded under cover memorandum dated July 17, 2024.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Final Plat #19012 for Sanctuary III, subject to the following conditions:

1. All previous conditions placed on the plat shall remain in effect.
2. The pathway to the north of the site shall be installed.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

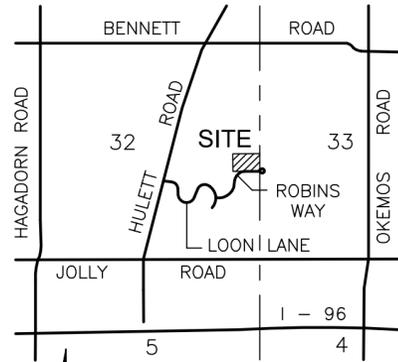
I, the undersigned, the duly qualified Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 23rd day of July, 2024.

\_\_\_\_\_  
Deborah Guthrie  
Township Clerk

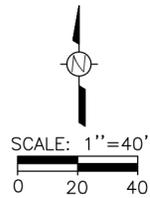


# SANCTUARY III

A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 32,  
T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LOCATION MAP  
NOT TO SCALE  
SECTION 32, T4N, R1W



**SURVEYOR CERTIFICATION OF TRUE COPY**

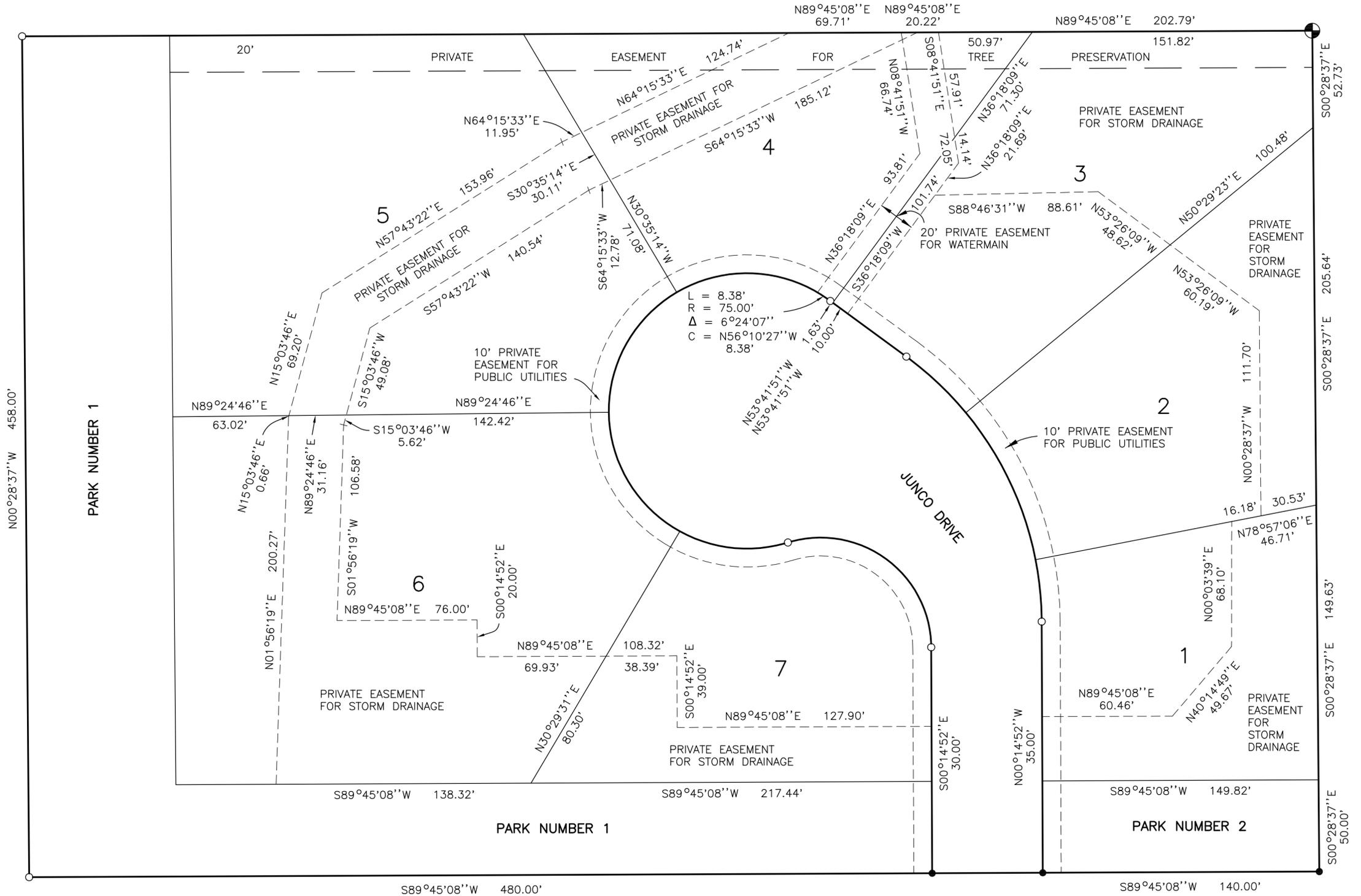
I, Ronald L Enger, surveyor, certify:  
That pursuant to section 560.101 to 560.293, this is a true copy of the final plat of:

Sanctuary III, a subdivision of part of the Southeast 1/4 of Section 32, T4N R1W, Meridian Township, Ingham County, Michigan;

and, that the final plat is subject to the approval of each of the following agencies (whose approval is required under section 560.101 to 560.293):

Patrick E Lindemann, Ingham County Drain Commissioner  
Ingham County Road Department  
Deborah Guthrie, Township Clerk, Meridian Township  
Derrick Quinney, Barb Byrum, Alan Fox, Ingham County Plat Board

DATE: \_\_\_\_\_ Signature: \_\_\_\_\_  
Printed name: Ronald L. Enger  
License No 40010 28409



- LEGEND**
- ALL DIMENSIONS ARE IN FEET.
  - ALL CURVE DIMENSIONS ARE ARC LENGTHS.
  - (R) INDICATES RADIAL LOT LINE. LINES NOT MARKED ARE NON-RADIAL.
  - 4" DIAMETER CONCRETE MONUMENTS 36" IN LENGTH WITH 1/2" DIAMETER STEEL BARS HAVE BEEN PLACED AT ALL POINTS MARKED "o".
  - FOUND MONUMENTS ARE MARKED "•", AND ARE 4" DIAMETER CONCRETE ENCASING A 1/2" DIAMETER STEEL BAR.
  - LOT CORNERS HAVE BEEN MARKED WITH 5/8" DIAMETER STEEL REBAR, 24" LONG WITH PLASTIC CAP IMPRINTED "RON ENGER LS 28409".
  - BEARINGS WERE ESTABLISHED FROM THE RECORDED PLAT OF SANCTUARY RECORDED IN LIBER 57 OF PLATS, PAGES 11-18, INGHAM COUNTY RECORDS.

# SANCTUARY III

A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 32,  
T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

### SURVEYOR'S CERTIFICATE

I, RONALD L. ENGER, SURVEYOR, CERTIFY:

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

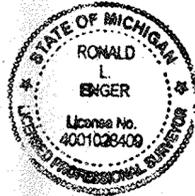
SANCTUARY III, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 32,  
T4N, R1E, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE BOUNDARY OF SAID  
SUBDIVISION BEING DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SECTION  
32, T4N, R1E, MICHIGAN MERIDIAN; THENCE S00°28'37"E, ALONG THE EAST LINE OF  
SAID SECTION, 458.00 FEET TO THE NORTHEAST CORNER OF THE RECORDED  
SUBDIVISION NAMED SANCTUARY, (RECORDED IN LIBER 57, PAGES 11-18, INGHAM  
COUNTY RECORDS); THENCE S89°45'08"W, ALONG THE NORTH LINE OF SAID  
SUBDIVISION, 700.00 FEET; THENCE N00°28'37"W, 458.00 FEET TO THE EAST-WEST  
1/4 LINE OF SAID SECTION; THENCE N89°45'08"E, ALONG SAID EAST-WEST 1/4  
LINE, 700.00 FEET TO THE POINT OF BEGINNING; SAID SUBDIVISION CONTAINS 7.36  
ACRES AND 7 LOTS AND 2 PRIVATE PARKS.

THAT I HAVE MADE SUCH SURVEY, LAND-DIVISION AND PLAT BY THE DIRECTION OF  
THE OWNERS OF SUCH LAND. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF  
ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF  
IT. THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN  
THE GROUND OR THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY, AS  
REQUIRED BY THE ACT. THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS  
REQUIRED BY THE ACT. THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED  
AS REQUIRED BY THE ACT AND AS EXPLAINED IN THE LEGEND.

DATE OCTOBER 19, 2023

*R. Enger*

RONALD L. ENGER  
MICHIGAN PROFESSIONAL  
SURVEYOR NO. 4001028409  
805 N. CEDAR ROAD  
PO BOX 87  
MASON MICHIGAN 48854



### PROPRIETOR'S CERTIFICATE

WE AS PROPRIETORS CERTIFY THAT WE CAUSED THE LAND DESCRIBED IN THIS PLAT  
TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT  
AND THAT THE STREETS ARE FOR THE USE OF THE PUBLIC; THAT THE PUBLIC  
UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS  
ARE FOR THE USES SHOWN ON THE PLAT.

*James Giguere*  
JAMES GIGUERE  
6200 ~~6400~~ PINE HOLLOW DRIVE STE 100  
EAST LANSING MI 48823

*Diana Giguere*  
DIANA GIGUERE  
6200 ~~6400~~ PINE HOLLOW DRIVE STE 100  
EAST LANSING MI 48823

### ACKNOWLEDGEMENT

STATE OF MICHIGAN )  
INGHAM COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

19 DAY OF October 2023, BY JAMES GIGUERE, A  
MARRIED MAN AND DIANA GIGUERE

NOTARY PUBLIC *Nick Klein*, Ingham COUNTY, MICHIGAN  
NICK KLEIN

MY COMMISSION EXPIRES 4-24-2030

### SURVEYOR CERTIFICATION OF TRUE COPY

I, Ronald L Enger, surveyor, certify:  
That pursuant to section 560.101 to 560.293, this is a true copy of the final plat of:

Sanctuary III, a subdivision of part of the Southeast 1/4 of Section 32, T4N R1W, Meridian  
Township, Ingham County, Michigan;

and, that the final plat is subject to the approval of each of the following agencies (whose  
approval is required under section 560.101 to 560.293):

Patrick E Lindemann, Ingham County Drain Commissioner  
Ingham County Road Department  
Deborah Guthrie, Township Clerk, Meridian Township  
Derrick Quinney, Barb Byrum, Alan Fox, Ingham County Plat Board

DATE: \_\_\_\_\_ Signature: \_\_\_\_\_  
Printed name: Ronald L. Enger  
License No 40010 28409

### TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS  
FOR THE FIVE YEARS PRECEDING October 30, 2023, INVOLVING  
THE LANDS INCLUDED IN THIS PLAT.

*Alan Fox*  
ALAN FOX, COUNTY TREASURER  
INGHAM COUNTY

### COUNTY DRAIN COMMISSIONER'S CERTIFICATE

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

DATE SIGNED \_\_\_\_\_ PATRICK E. LINDEMANN, DRAIN COMMISSIONER  
INGHAM COUNTY

### COUNTY ROAD DEPARTMENT CERTIFICATE

APPROVED ON \_\_\_\_\_ AS COMPLYING WITH  
1967 PA 288, MCL 560.183 AND THE APPLICABLE PUBLISHED RULES AND  
REGULATIONS OF THE COUNTY ROAD DEPARTMENT OF INGHAM COUNTY.

DATE SIGNED \_\_\_\_\_

### MUNICIPAL CERTIFICATE

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWNSHIP BOARD OF THE  
TOWNSHIP OF MERIDIAN AT A MEETING HELD  
AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH 1967 PA 288, MCL  
560.101 TO 560.293; THAT PUBLIC WATER AND PUBLIC SEWER SERVICES HAVE BEEN  
INSTALLED AND ARE READY FOR CONNECTION, THAT THE MUNICIPALITY HAS ADOPTED  
A SUBDIVISION CONTROL ORDINANCE AND WAIVES THE MINIMUM LOT SIZE SPECIFIED,  
AND THAT SURETY IS POSTED NOT TO EXCEED ONE YEAR FOR THE PLACEMENT OF  
MONUMENTS AND LOT MARKERS.

DATE SIGNED \_\_\_\_\_ DEBORAH GUTHERIE, TOWNSHIP CLERK

### COUNTY PLAT BOARD CERTIFICATE

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

BARB BYRUM, COUNTY CLERK

DERRICK QUINNEY, REGISTER OF DEEDS

ALAN FOX, COUNTY TREASURER



**To:** Township Board

**From:** Timothy R. Schmitt, *AICP*, Interim Township Manager and  
Director of Community Planning and Development

**Date:** July 17, 2024

**Re:** Text Amendment #2024-04 - Local Prosecution of Marijuana Violations  
Ordinance

---

Text Amendment #2024-04 is an ordinance suggested by the Township’s Prosecuting Attorney, Cullen Harkness. It would allow for local prosecution of marijuana violations. The actual violations would not change, but the fines that may be levied under the violation could be directed towards the Township, rather than the County with this ordinance. Prosecutor Harkness and Chief Grillo will be available at the Township Board meeting to discuss further.

**Township Board Options**

A draft Ordinance is attached to allow local prosecution of marijuana violations. The Township Board may approve, deny, modify the proposed text amendment. A resolution for Introduction will be provided at a future meeting.

**Attachments**

1. Draft Local Prosecution of Marijuana Violations Ordinance



**ORDINANCE NO. 2024-04**

ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP OF MERIDIAN,  
MICHIGAN CHAPTER 50, ARTICLE II, BY ADDING SECTION 50-119

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

**Section 1. Addition to Chapter 50, Article II. The code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 119 to Chapter 50, Article II, entitled Possession and Use of Marihuana, which shall read as follows:**

**50-119: Possession and Use of Marihuana**

(a) Possession of Excess Marihuana

- (1) The possession of marihuana, in excess of the amounts authorized by the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, MCL 333.27951, et seq., as may be amended, (the "MRTMA"), is prohibited.
- (2) Except for a person who engaged in conduct described in MCL 333.27964(1)(a), (1)(b), (1)(c), (1)(d), (1)(g), or (1)(h), a person who possesses, delivers, or possesses with intent to deliver more than the amount of marihuana allowed by the MRTMA or cultivates more than the amount of marihuana plants allowed by the MRTMA, shall be responsible for a civil infraction and may be punished by a fine of not more than \$100.00 and forfeiture of all marihuana.
- (3) Except for a person who engaged in conduct described in MCL 333.27964, a person who possesses, delivers, or possesses with intent to deliver more than twice the amount of marihuana allowed by the MRTMA or cultivates more than twice the amount of marihuana plants allowed by the MRTMA, shall be punishable as follows:
  - a. For a first or a second violation, the person shall be responsible for a civil infraction and may be punished by a fine of not more than \$500.00 and forfeiture of the marihuana;
  - b. For a third or subsequent violation, the person shall be guilty of a misdemeanor and may be punished by a fine of not more than \$500.00 in addition forfeiture of the marihuana.

(b) Minors in Possession of Marihuana. A person under 21 years of age who possesses not more than 2.5 ounces of marihuana or who cultivates not more than 12 marihuana plants, except as otherwise authorized by law, shall be responsible for a civil infraction as follows:

(1) For a first offense:

- a. If the person is less than 18 years of age, a fine of not more than \$100.00 or community service, forfeiture of the marihuana, and completion of 4 hours of drug education or counseling.
- b. If the person is at least 18 years of age, a fine of not more than \$100.00 and forfeiture of the marihuana.

(2) For a second offense:

- a. If the person is less than 18 years of age, a fine of not more than \$500.00 or community service, forfeiture of the marihuana, and completion of 8 hours of drug education or counseling.
- b. If the person is at least 18 years of age, by a fine of not more than \$500.00 and forfeiture of the marihuana.

(c) Use of Marihuana on Township Property Prohibited. Consuming, smoking, or otherwise using marihuana on, in, or at any Township property or park is prohibited.

(d) Use of Marihuana in Public Prohibited. Consuming, smoking, or otherwise using marihuana in a public place or where prohibited by the person who owns, occupies, or manages the property is prohibited. As used in this section, "public place" shall not include an area designated for marihuana consumption authorized by the Township and which are not accessible to persons under 21 years of age. A person who violates this subsection is guilty of a misdemeanor punishable by imprisonment for not more than 90 days or a fine of not more than \$100.00, or both.

(e) Prosecution under any section of this ordinance shall not be deemed to preclude prosecution available under any other local, state, or federal law.

(f) The possession, use, delivery, or intent to deliver marihuana or the cultivation of marihuana plants specifically authorized or permitted by other Township Ordinances or state law is not a violation of this Section.

(g) Words used within this Section shall be construed to have the same meaning as provided in the MRTMA.

State Law Reference: MCL 333.27951, et seq

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. Except those ordinances implementing the Michigan Medical Marihuana Act, the Medical Marihuana Facilities Licensing Act, or the MRTMA, 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.

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

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

ABSENT / ABSTAIN: \_\_\_\_\_

ORDINANCE DECLARED ADOPTED

\_\_\_\_\_  
Scott Hendrickson  
Meridian Charter Township Supervisor

**CERTIFICATION**

I, Deborah Guthrie, Clerk of Meridian Charter Township, do hereby certify that the foregoing is a true and accurate copy of Ordinance No. 2024-04 adopted by Meridian Charter Township on the \_\_\_\_\_, 2024. A summary of the Ordinance was duly published in the \_\_\_\_\_ newspaper, a newspaper that circulates within Meridian Charter Township, on \_\_\_\_\_, 2014. Within 1 week after such publication, I recorded the Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the township board voting, and how each member voted. I filed an attested copy of the Ordinance with the Ingham County Clerk on \_\_\_\_\_, 2024.

ATTESTED:

---

Deborah Guthrie  
Meridian Charter Township Clerk

Approved as to Form:  
The Harkness Law Firm, PLLC

---

Cullen Harkness, Township Attorney

DRAFT



**To: Township Board**

**From: Timothy R. Schmitt, AICP, Interim Township Manager and Director of Community Planning and Development**

**Date: July 15, 2024**

**Re: Special Use Permit #24-09 – SANDDS Meridian LLC – 3520 Okemos Road, Suites 8, 9, 10 – Recreational Marijuana Retailer**

---

SANDDS Meridian LLC has requested special use permit approval to build out an approximately 3,775 square foot recreational marijuana retailer in the existing space at 3520 Okemos Road. The 0.394 acre site is located just north of Jolly Road, on the east side of Okemos Road, is zoned C-2, Commercial, and is located within the Marijuana Business Overlay District. The site was in the original overlay area for potential medical marijuana licenses and is still in the amended overlay districts that were approved by the Township Board.

The Planning Commission held a public hearing on the proposal at its meeting on May 13, 2024. The application has generated substantial public feedback, largely focused on not allowing a marijuana retailer in this location. The matter was discussed further by the Planning Commission at their June 10<sup>th</sup> meeting and the Commission recommended approval to the Township Board at that meeting. The application under consideration is nearly identical to the one previously approved by the Township for medical marijuana, with the addition of Suite 8 in the building to the application. The applicant has received a temporary certificate of occupancy for Suites 9 and 10, which were built out under the medical marijuana special use permit.

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

**Township Board Options**

The Township Board may approve or deny the proposed special use permit proposal. 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. Application Information
- 2. Staff memorandums dated May 13, 2024 and June 10, 2024
- 3. Planning Commission resolution recommending approval
- 4. Planning Commission minutes dated May 13, 2024 (public hearing) and June 10, 2024 (decision)

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

**SPECIAL USE PERMIT APPLICATION**

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

**Part I**

- A. Applicant SANDDS Meridian LLC  
 Address of Applicant 21445 Hoover Road, Suite 101, Warren, MI 48089  
 Telephone - Work 248-880-7518 Home \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
 Interest in property (circle one): Owner  **Tenant**  Option  Other   
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 3520 Okemos Road, Suites 9 and 10, Okemos, MI 48864 - 33-02-02-33-452-016  
 Legal description (please attach if necessary) (Please see attached)  
 Current zoning C-2  
 Use for which permit is requested / project name Adult Use Marijuana Retailer  
 Corresponding ordinance number 2023-02
- C. Developer (if different than applicant) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone – Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name Roman Bonislowski, Ron & Roman LLC  
 Address 275 E Frank Street, Birmingham, MI 48009  
 Telephone – Work 248-723-5790 Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross 1.28 Net .39
- F. Explain the project and development phases:
- G. Total number of:  
 Existing: structures 1 bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces 68 carports \_\_\_\_\_ garages \_\_\_\_\_  
 Proposed: structures 1 bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces 68 carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage: existing buildings 12,990 proposed buildings \_\_\_\_\_  
 Usable Floor area: existing buildings 12,990 proposed buildings \_\_\_\_\_
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type N/A Acreage \_\_\_\_\_  
 Proposed Recreation: Type N/A Acreage \_\_\_\_\_  
 Existing Open Space: Type N/A Acreage \_\_\_\_\_  
 Proposed Open Space: Type N/A Acreage \_\_\_\_\_

K. If Multiple Housing:

Total acres of property     N/A    

Acres in floodplain                      Percent of total     

Acres in wetland (not in floodplain)      Percent of total     

Total dwelling units                     

Dwelling unit mix:

Number of single family detached:	for Rent	<u>    </u>	Condo	<u>    </u>
Number of duplexes:	for Rent	<u>    </u>	Condo	<u>    </u>
Number of townhouses:	for Rent	<u>    </u>	Condo	<u>    </u>
Number of garden style apartments:	for Rent	<u>    </u>	Condo	<u>    </u>
Number of other dwellings:	for Rent	<u>    </u>	Condo	<u>    </u>

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

1. Nonrefundable Fee. Paid with MRTMA Application
2. Legal Description of the property. (Please See Attached)
3. Evidence of fee or other ownership of the property. (Lease previously submitted)
4. Site Plan containing the information listed in the attachment to this application. (Site Plan previously submitted)
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors. (No structural changes to structure. Only interior buildout)
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
  - a. A traffic assessment will be required for the following:
    - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
  - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
  - b. Description of the impacts on natural features.
  - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required: (Does not apply)
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
  2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
  3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
  4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
  2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
  3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
  2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
  3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
  4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
  2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
  3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
(2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
(3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
(4) The project will not adversely affect or be hazardous to existing neighboring uses.
(5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
(6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
(7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
(8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
(9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

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

[X] 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

[Handwritten Signature]
Signature of Applicant

2/2/24
Date

Nerner Haddad
Type/Print Name

Fee: \_\_\_\_\_

Received by/Date: \_\_\_\_\_

**Special Use Permit Application Attachment**  
**Site Plan Requirements Per Section 86-124(c)(4)**

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

## **Meridian Charter Township**

### **Special Use Permit**

#### Property Information

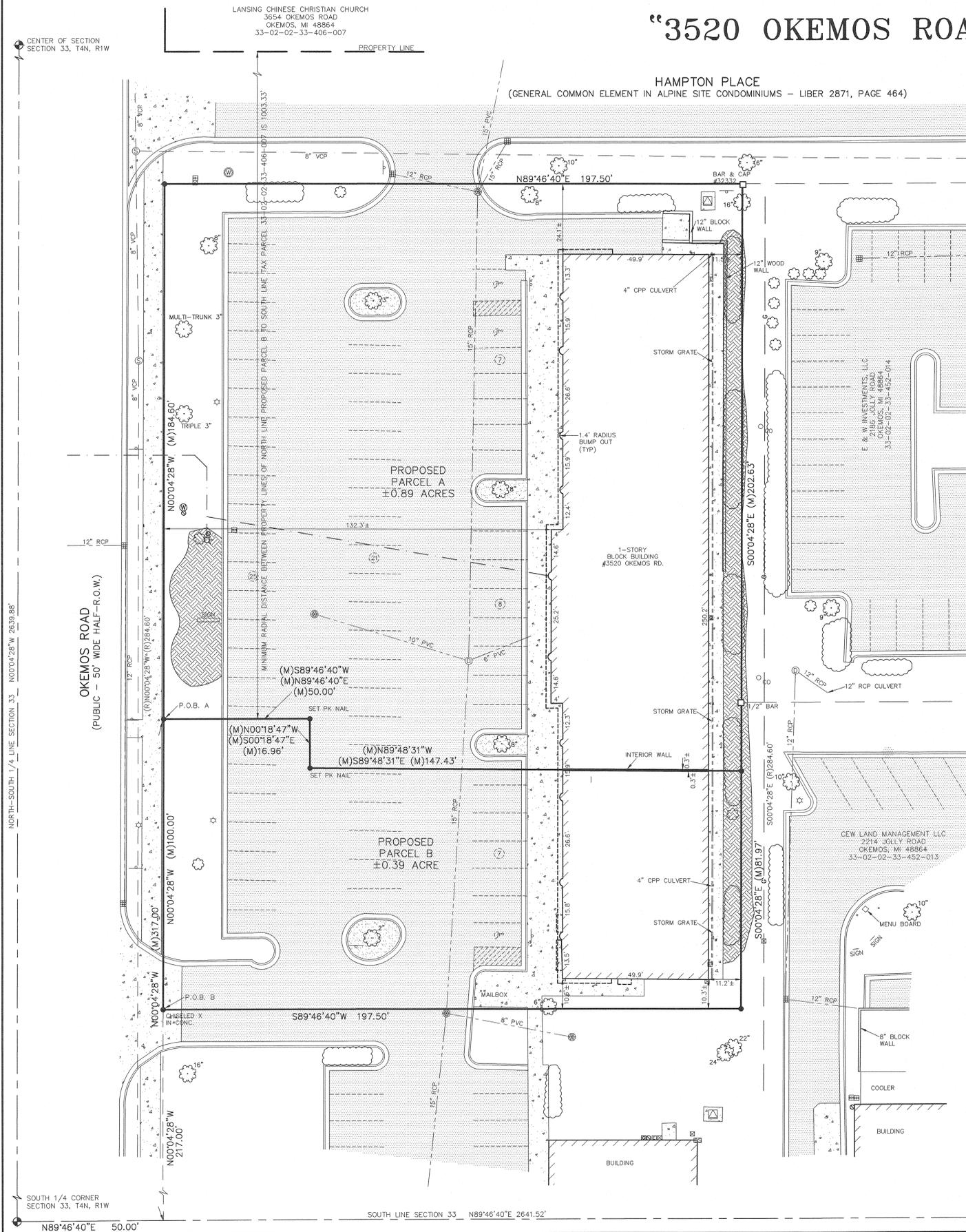
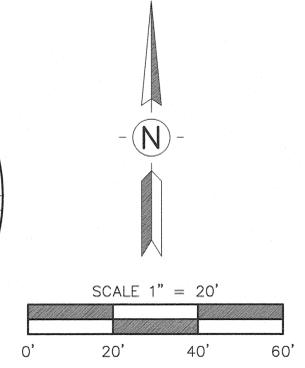
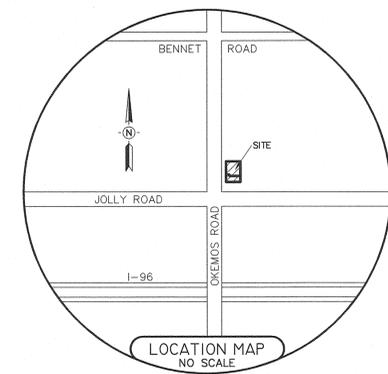
Address: 3520 Okemos Road, Suites 9 and 10, Okemos MI 48864

Legal Description: M 33-47 & 33-48 BEG @ THE S 1/4 COR SEC 33 -N 89 DEG 46'40"E ALNG  
S SEC LN 50 FT -N 0 DEG 04'28"W PLL WITH NS 1/4 LN 217 FT TO POB -N 0 DEG 04'28"W  
284.6 FT -N 89 DEG 46'40"E PLL WITH S SEC LN 197.5 FT -S 0 DEG 04'28"E 284.6 FT -S 89  
DEG 46'40"W 197.5 FT TO POB ON SE 1/4 OF SEC 33, T4NR1W 1.29 A M/L (SPLIT ON  
02/22/2020 INTO 33-02-02-33-452-015, 33-02-02-33-452-016)

FOR: JOLLY OAK, LLC

# SITE PLAN

## "3520 OKEMOS ROAD, OKEMOS, MI 48864"



### CERTIFICATE OF SURVEY:

I hereby certify only to the parties named herein that we have surveyed and divided into several parcels, at the direction of said parties, a parcel of land previously described as:

(As provided)  
 Tax ID: 33-02-02-33-452-010  
 BEG @ THE S 1/4 COR SEC 33 -N 89 DEG 46'40"E ALNG S SEC LN 50 FT -N 0 DEG 04'28"W PLL WITH NS 1/4 LN 217 FT TO POB -N 0 DEG 04'28"W 284.6 FT -N 89 DEG 46'40"E PLL WITH S SEC LN 197.5 FT -S 0 DEG 04'28"E 284.6 FT -S 89 DEG 46'40"W 197.5 FT TO POB ON SE 1/4 OF SEC 33, T4N R1W

and that we have found or set, as noted herein, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

**Parcel A:**  
 A parcel of land in the Southeast 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 33; thence N89°46'40"E along the South line of said Section 33 a distance of 50.00 feet; thence N00°04'28"W parallel with the North-South 1/4 line of said Section 33 a distance of 317.00 feet to the point of beginning of this description; thence continuing N00°04'28"W parallel with said North-South 1/4 line 184.60 feet; thence N89°46'40"E parallel with said South section line 197.50 feet; thence S00°04'28"E parallel with said North-South 1/4 line 202.63 feet; thence N89°48'31"W 147.43 feet; thence N00°18'47"W 16.96 feet; thence S89°46'40"W parallel with said South section line 50.00 feet to the point of beginning; said parcel containing 0.89 acre more or less; said parcel subject to all easements and restrictions if any.

**Parcel B:**  
 A parcel of land in the Southeast 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 33; thence N89°46'40"E along the South line of said Section 33 a distance of 50.00 feet; thence N00°04'28"W parallel with the North-South 1/4 line of said Section 33 a distance of 217.00 feet to the point of beginning of this description; thence continuing N00°04'28"W parallel with said North-South 1/4 line 100.00 feet; thence N89°46'40"E parallel with said South section line 50.00 feet; thence S00°18'47"E 16.96 feet; thence S89°48'31"E 147.43 feet; thence S00°04'28"E parallel with said North-South 1/4 line 81.97 feet; thence S89°46'40"W parallel with said South section line 197.50 feet to the point of beginning; said parcel containing 0.39 acre more or less; said parcel subject to all easements and restrictions if any.

### WITNESSES TO SECTION CORNERS:

South 1/4 corner, Section 33, T4N, R1W, Liber 9, Page 511  
 Found Remon bar and cap in monument box, in C/L of Jolly and Okemos Roads  
 Found nail and tag #12034, Southwest side power pole, S50°E, 60.51'  
 C/L sanitary manhole, N30°E, 60.10'  
 C/L sanitary manhole, S51°W, 77.33'  
 Southeast bolt in sign base, N43°W, 61.65'

Center of Section 33, T4N, R1W, Liber 3, Page 255  
 Found iron in monument box in centerline of Jolly Road  
 Found nail & tag #12034 South side utility pole, S85°W, 33.10'  
 Found nail & tag #12034 Northeast side utility pole, N40°W, 116.52'  
 Found nail & tag #12034 Northwest side utility pole, N40°E, 115.00'  
 Found nail & tag #18989 North side utility pole, N75°E, 52.62'

Southeast corner Section 33, T4N, R1W, Liber 9, Page 517  
 Found Remon. disk #30090 in mon box centerline of Jolly  
 Found nail and tag #30090, Northeast side utility pole, N55°W, 50.07'  
 Found Southwest corner brick of house, N15°E, 103.10'  
 Found Remon. disk #28414, West, 72.65'  
 Found Northwest corner Square catch basin at back of curb, N45°E, 33.35'

### SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named herein and is intended solely for their immediate use. Survey prepared from fieldwork performed in July 2019.
2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are based on the South line of Section 33 bearing N89°46'40"E per KEBS, Inc. Survey Job #05-B-77099.
3. All dimensions are in feet and decimals thereof.
4. No building tie dimensions are to be used for establishing the property lines.
5. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
6. By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0170 D, dated August 16, 2011.
7. Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site.
8. Easements, if any, not shown.

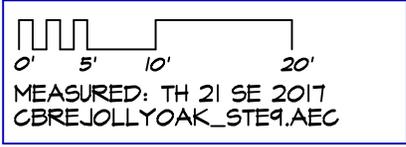
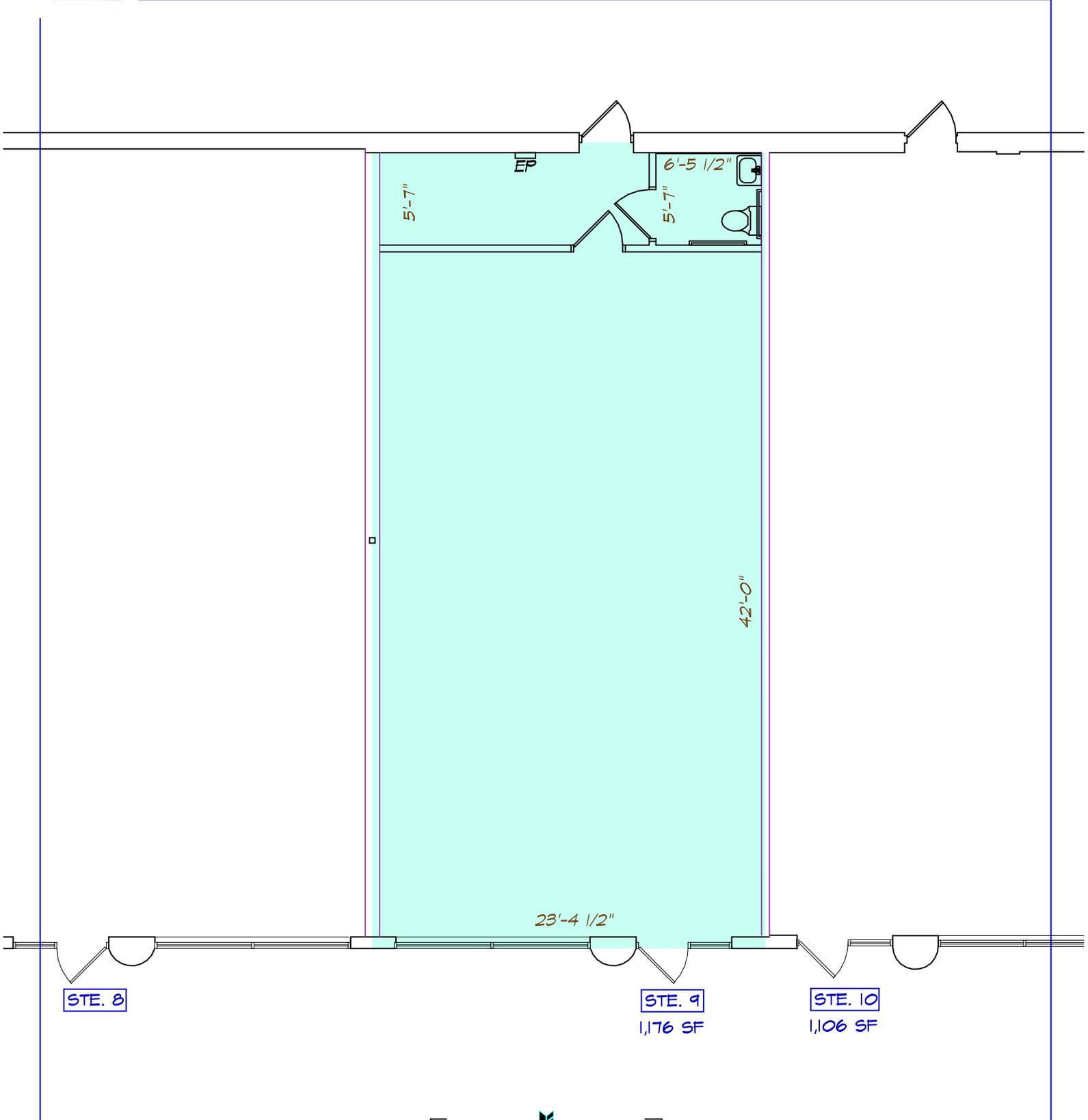
### LEGEND

- |     |                          |   |                         |
|-----|--------------------------|---|-------------------------|
| (M) | = MEASURED DISTANCE      | ⊙ | = SANITARY MANHOLE      |
| (R) | = RECORD DISTANCE        | ⊕ | = DRAINAGE MANHOLE      |
| •   | = SET 1/2" BAR WITH CAP  | ⊗ | = WATER MANHOLE         |
| □   | = FOUND IRON AS NOTED    | ⊖ | = ELECTRIC MANHOLE      |
| —   | = DEED LINE              | Ⓣ | = TELEPHONE MANHOLE     |
| —   | = DISTANCE NOT TO SCALE  | ⊗ | = CATCHBASIN            |
| —   | = FENCE                  | ⊙ | = SANITARY CLEANOUT     |
| —   | = ASPHALT                | ⊕ | = FIRE HYDRANT          |
| —   | = CONCRETE               | ⊖ | = VALVE                 |
| —   | = LANDSCAPING            | ⊗ | = UTILITY POLE          |
| —   | = GRAVEL                 | ⊕ | = LIGHT POLE            |
| —   | = BUILDING OVERHANG      | ⊖ | = GUY POLE              |
| —   | = SANITARY SEWER         | — | = GUY WIRE              |
| —   | = STORM SEWER            | ⊕ | = UTILITY PEDESTAL      |
| —   | = WATER LINE             | ⊗ | = TRANSFORMER           |
| —   | = GAS LINE               | ⊕ | = HANDHOLE              |
| —   | = UNDERGROUND TELEPHONE  | ⊖ | = ELECTRIC METER        |
| —   | = UNDERGROUND TELEVISION | ⊗ | = GAS METER             |
| —   | = UNDERGROUND ELECTRIC   | ⊕ | = WATER METER           |
| —   | = OVERHEAD WIRES         | ⊖ | = SOIL BORING           |
| —   | = HEDGE LINE             | — | = SIGN                  |
| —   | = DECIDUOUS TREE         | • | = POST                  |
| —   | = CONIFEROUS TREE        | ⊕ | = AIR CONDITIONING UNIT |
| —   | = BUSH                   | ⊗ | = MONITORING WELL       |



ERICK R. FRIESTROM  
 PROFESSIONAL SURVEYOR  
 DATE: 08/05/19  
 NO. 53497

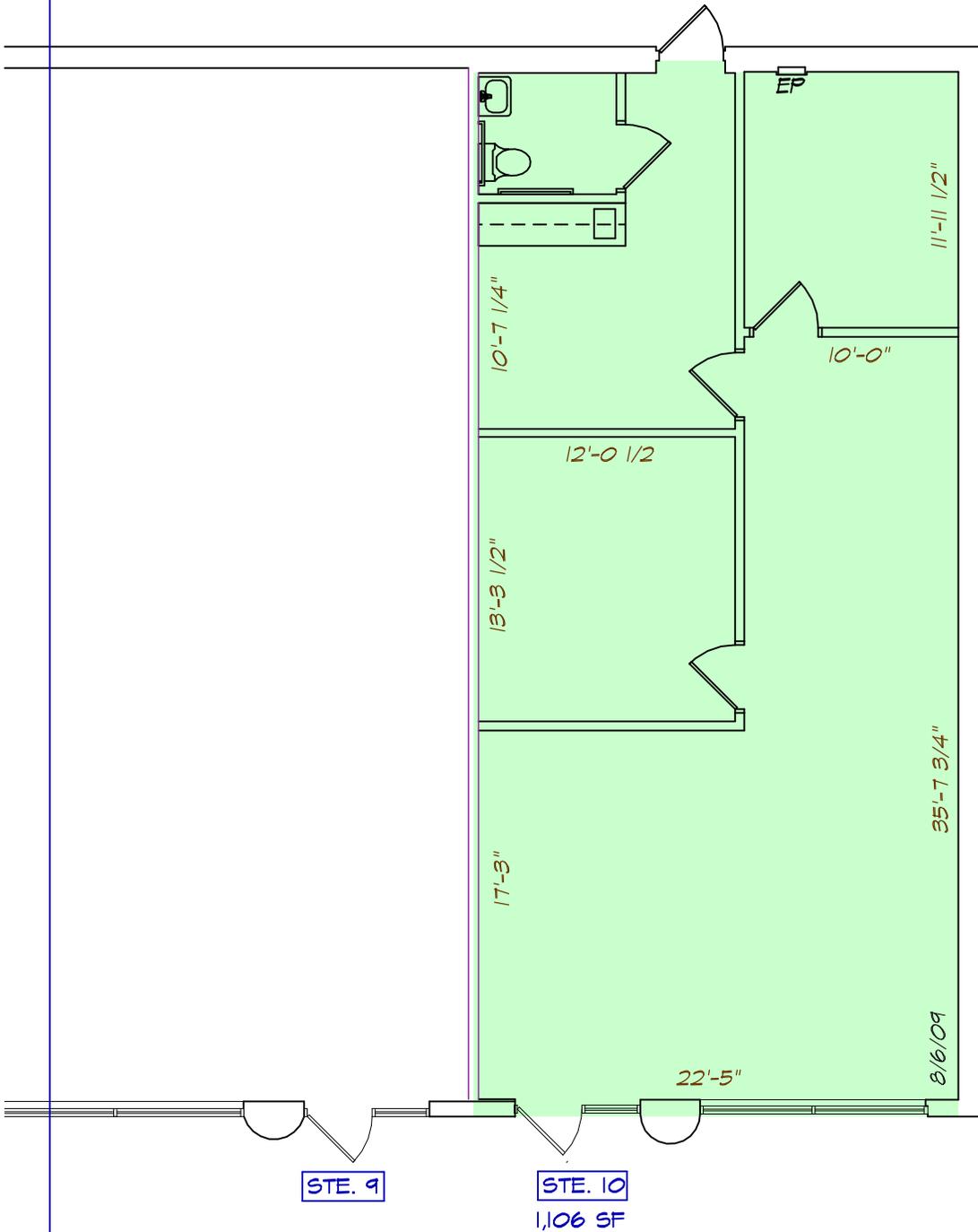
REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
08/05/2019	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
		Marshall Office - Ph. 269-781-9800	
		DRAWN BY: SSF	SECTION 33, T4N, R1W
		FIELD WORK BY: SW	JOB NUMBER:
		SHEET 1 OF 1	95571.BND-1



**Martin**  
COMMERCIAL  
1111 MICHIGAN AVE/STE. 300  
EAST LANSING, MI 48823  
517-351-2200

JOLLY OAK CENTER/STE. 9  
3520 OKEMOS ROAD  
OKEMOS, MICHIGAN 48864

1  
OF  
1



0' 5' 10' 20'

MEASURED: F 24 JUNE 2011  
CBREJOLLYOAK\_STE10.AEC

**Martin**  
COMMERCIAL

1111 MICHIGAN AVE/STE. 300  
EAST LANSING, MI 48823  
517-351-2200

JOLLY OAK CENTER/STE. 10  
3520 OKEMOS ROAD  
OKEMOS, MICHIGAN 48864

1  
OF  
1

# MEMORANDUM



TO: Nemer Haddad

CC: Michael G. Darga, P.E.

FROM: William Stimpson, P.E., Mohamed Aguib, E.I.T

SUBJECT: The Cured Leaf Development Traffic Impact Assessment

DATE: December 16, 2019

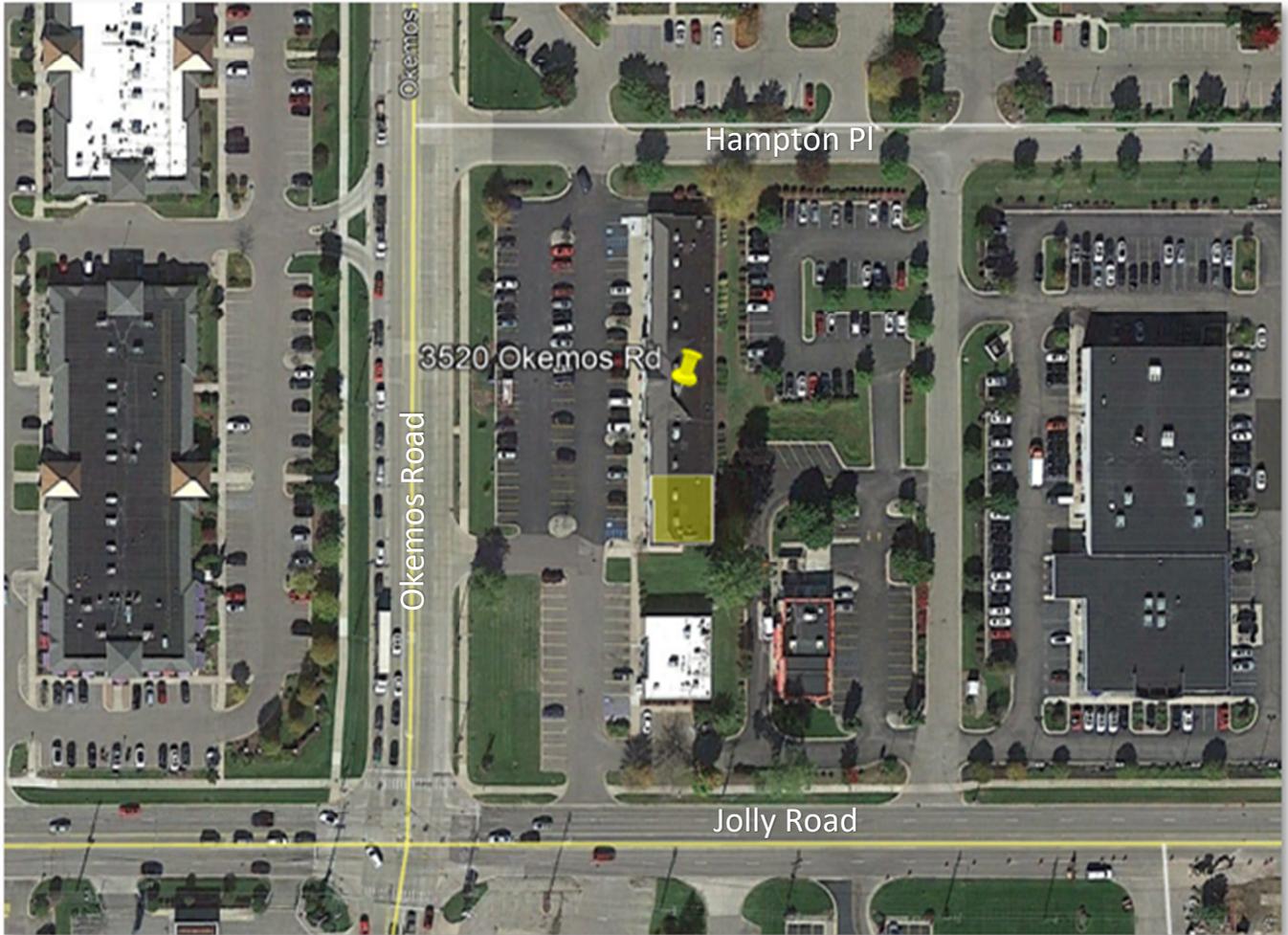
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This memorandum documents a traffic impact assessment (TIA) for a 2,400 SF outparcel located on the east side of Okemos Road between Jolly Road and Hampton Place (at 3520 Okemos Road). The subject outparcel was previously used as a retail shop and a restaurant which are intended to be replaced by a marijuana dispensary. The site location is shown on **Figure 1**. A traffic impact assessment is being requested for the subject outparcel as part of the permit application. This study assumes that the proposed development would be fully occupied by end of 2020.

The key findings and conclusions of the assessment are summarized below, followed by supporting analyses. Detailed data used in the supporting analyses are provided in the appendix.

## **Key Findings and Conclusions**

- The subject development can be expected to generate about 25 vehicle trips in the AM peak hour (14 entering and 11 exiting) and 52 vehicle trips in the PM peak hour (26 entering and 26 exiting).
- Under existing and future traffic conditions, both study intersections are expected to operate at acceptable levels of service (LOS) of C or better, with acceptable delays during both the AM and PM peak hours. (LOS is assigned on a letter-based grading scale, based on average vehicular delay).
- The simulation models for the existing and future traffic conditions indicated acceptable traffic operations and negligible queues at the study intersections. (The results of the simulation and queue lengths are included in the appendix.)
- Sight distance evaluation indicated no apparent sight distance issues, contingent on keeping the sight distance clear at the site access locations.
- Access management evaluation indicated that there is no conflict with the opposing driveways for the entering or exiting vehicles at the study intersections.
- An evaluation of internal site circulation indicated that, provided the current two two-way lanes in the parking lot and the multiple access points to the plaza, traffic circulation is not of concern.
- The expected impacts of adding site-generated traffic to the site driveways on Okemos Road are negligible.



**Figure 1. Site Location**

### **Existing Conditions**

**Roads** – Okemos Road between Jolly Road and Hampton Place is classified as a principal arterial and consists of four lanes with a center left-turn lane. The posted speed limit on Okemos Road is 45 mph.

**Traffic Volumes** – Daily traffic volumes along Okemos Road were obtained from the Michigan Department of Transportation’s (MDOT) Transportation Data Management System (TDMS). The study segment has an interpolated Annual Average Daily Traffic volume (AADT 2018) of 21,981 vehicles-per-day.

For this study, Traffic Data Collection, LLC (TDC) was subcontracted to make video-based turning-movement counts during the typical 7-9 a.m. and 4-6 p.m. peak periods of Thursday, December 5, 2019. As approved by the township, these counts were conducted at the following intersections:

- Okemos Road and Hampton Place
- Okemos Road and Site Access

These recent detailed count data are also presented in the appendix. The peak-hour volumes for the study intersections during existing conditions are illustrated in **Figure 2**.

**Sight Distance Evaluation** – Since the study intersections are not proposed and currently being used, an evaluation of sight distance was deemed unnecessary. However, an evaluation of roadway geometry and obstructions at the study intersections was performed using traffic cameras, Google Earth Aerials, and Google Street View, indicating that no apparent issues would cause sight distance issues, contingent on keeping the sight distance clear.

**Access Management and Site Circulation** – The nearest opposing driveway on Okemos Road is located between the study intersections, about 80 feet south of Hampton Place, and it is currently a right-in/right-out driveway. This opposing driveway is not anticipated to affect the access to any of the study intersections due to its restricted movements. The second nearest opposing driveway on Okemos Road is located approximately 280 feet north of Hampton Place, and it is not anticipated to impact the Hampton Place site access. A simulation of traffic operations in future conditions indicated negligible vehicle queuing in the center two-way left-turn lane, see appendix for simulation files. Therefore, there will be no conflict with the opposing driveways for the entering or exiting vehicles at the study intersections.

The evaluation of internal site circulation indicated that, provided the current two two-way lanes in the parking lot and the multiple access points to the site, traffic circulation is not anticipated to be of concern.



**Legend**  
 X / Y, where  
 X = AM peak hour  
 Y = PM peak hour

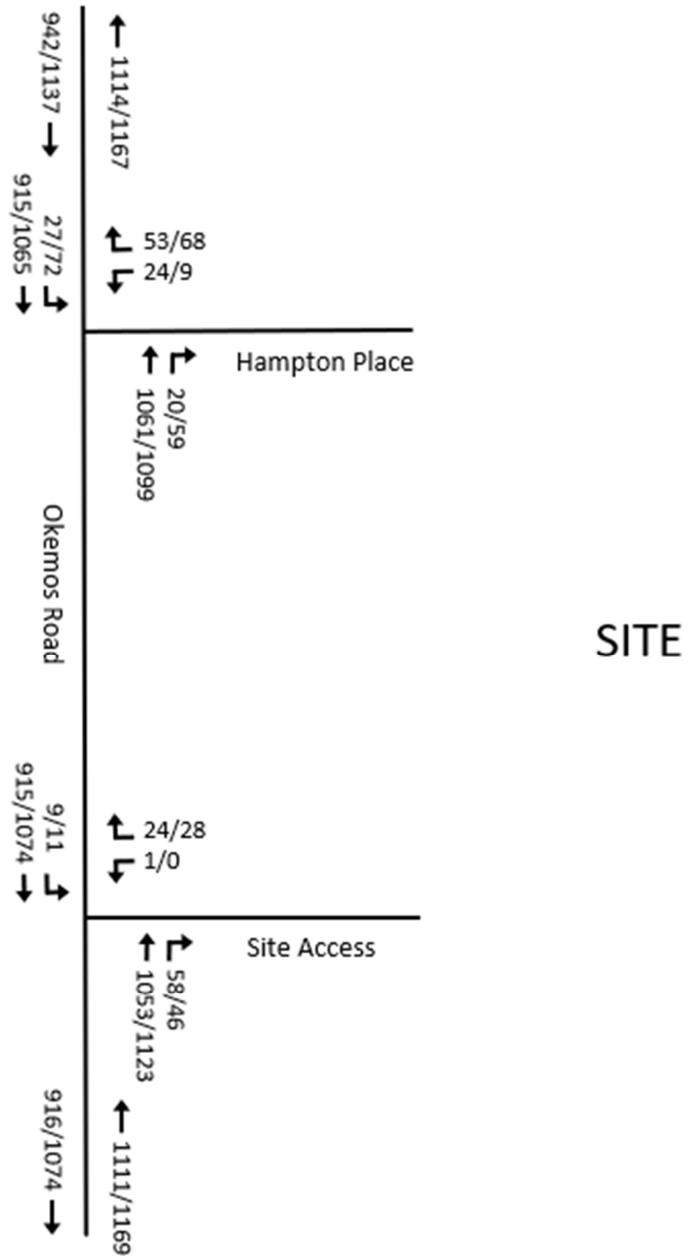


Figure 2. Existing Traffic Volumes

**Future Conditions**

**Roads** – This study assumes that no major road improvements will occur in the study area. In addition, improvements were recently completed at the intersection of Jolly Road and Okemos Road.

**Background Traffic Volumes** – To properly evaluate the traffic impacts of a proposed development, it is generally necessary to anticipate the background volumes at the time of project build-out. Since the subject parcel is planned for occupation within one year of this study, background growth was excluded from the study following industry standards.

**Trip Generation** – The published daily and peak hour trip generation rates, along with inbound/outbound percentages from the Institute of Transportation Engineer’s *Trip Generation Manual (10<sup>th</sup> Edition)*, were used to calculate the number of daily and peak hour trips for the land uses, as shown on **Table 1**.

**Table 1. Trip Generation**

Land Use		ITE Use	Size	Week-day Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
					In	Out	Total	In	Out	Total
Existing	High-Turnover (Sit-Down) Restaurant	932	1,200 SF	135	7	5	12	7	5	12
	Shopping Center <sup>1</sup>	820	1,200 SF	45	1	0	1	2	3	5
	<b>Total Existing Trips</b>			<b>180</b>	<b>8</b>	<b>5</b>	<b>13</b>	<b>9</b>	<b>8</b>	<b>17</b>
Proposed	Marijuana Dispensary	882	2,400 SF	606	14	11	25	26	26	52
<b>Change in Total Trips</b>				<b>426</b>	<b>6</b>	<b>6</b>	<b>12</b>	<b>17</b>	<b>18</b>	<b>35</b>

<sup>1</sup> Potential trip generation if this (now vacant) space were to be re-occupied by a retail use

**Trip Distribution and Assignment** – Site-generated traffic is commonly assumed to be distributed consistent with existing traffic patterns, subject to professional judgment. Here, the directionality of overall traffic on Okemos Road – 54% southbound and 46% northbound in the AM peak hour and 48% southbound and 52% northbound in the PM peak hour – was a major determinant of this study’s trip distribution modeling. The expected distribution of the future additional site traffic between the two access intersections on Okemos Road was estimated by applying professional judgment to the location of the proposed new use within the overall site.

It should be noted that the site has a third access point on Jolly Road which, if included in the study, would provide more distributed site-generated trips and reduce the impacts predicted on the other two access points on Okemos Road. However, per the Township’s request and as a conservative approach, only two site access points were considered in this study.

The above directional considerations were combined to develop trip distribution patterns, which were then applied to the trip generation totals in **Table 1** to assign site trips by peak hour; see **Figure 3**. Total peak-hour traffic at build-out is predicted in **Figure 4**; this figure adds the site trips shown in Figure 3 to the existing traffic volumes shown in Figure 2.

**Traffic Impacts** – Impact (or capacity) analyses for the site access drives were conducted using the *Synchro 10* computerized traffic model, based on methodology contained in the Transportation Research Board’s *Highway Capacity Manual (HCM)*. The current study applied the latest, most conservative methodology, first appearing in the *HCM 6<sup>th</sup> Edition*. The primary objective of such analyses is to determine the *level of service*, a qualitative measure of the “ease” of traffic flow based on vehicular delay. Analytical models are

used in *Synchro* to estimate average “control” delay. These models account for lane configuration, grade (if any), type of traffic control, traffic volume and composition, and other traffic flow parameters. At intersections with stop-sign control on the side street, results are provided only for the side street and major street left turns.

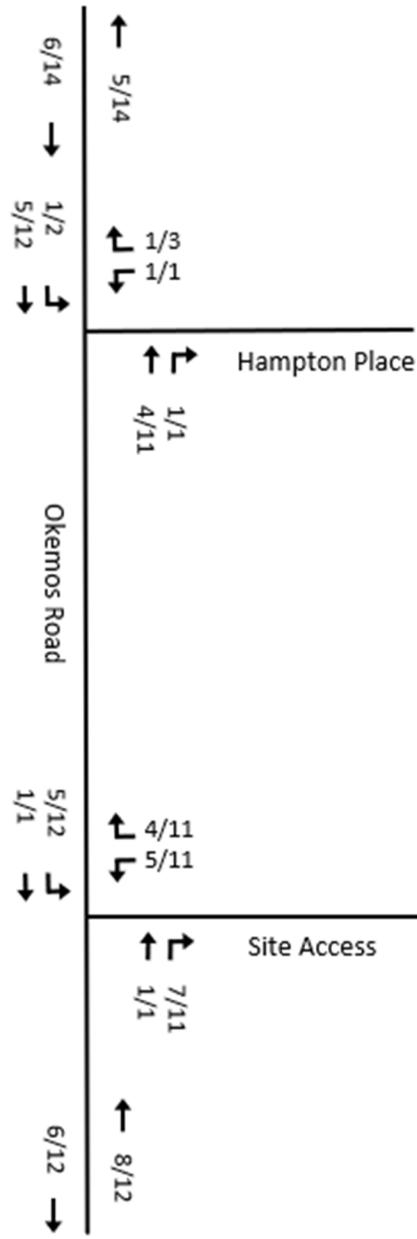
Level of service (LOS) is expressed on a letter-based grading scale, with A being the highest level and F being the lowest level. **Table 2** defines LOS in terms of average control delay per vehicle according to HCM methodology. Detailed *Synchro* printouts are presented in the appendix, with the results summarized in **Tables 3 and 4**. Note that the summary results address current traffic and future total (build-out) traffic.

**Table 2. Level of Service Criteria for Unsignalized Intersections**

Level of Service	Average Control Delay per Vehicle (sec)
A	$\leq 10$
B	$> 10$ and $\leq 15$
C	$> 15$ and $\leq 25$
D	$> 25$ and $\leq 35$
E	$> 35$ and $\leq 50$
F	$> 50$



**Legend**  
 X / Y, where  
 X = AM peak hour  
 Y = PM peak hour



SITE

**Figure 3. Site Generated Trips**



**Legend**  
X / Y, where  
X = AM peak hour  
Y = PM peak hour

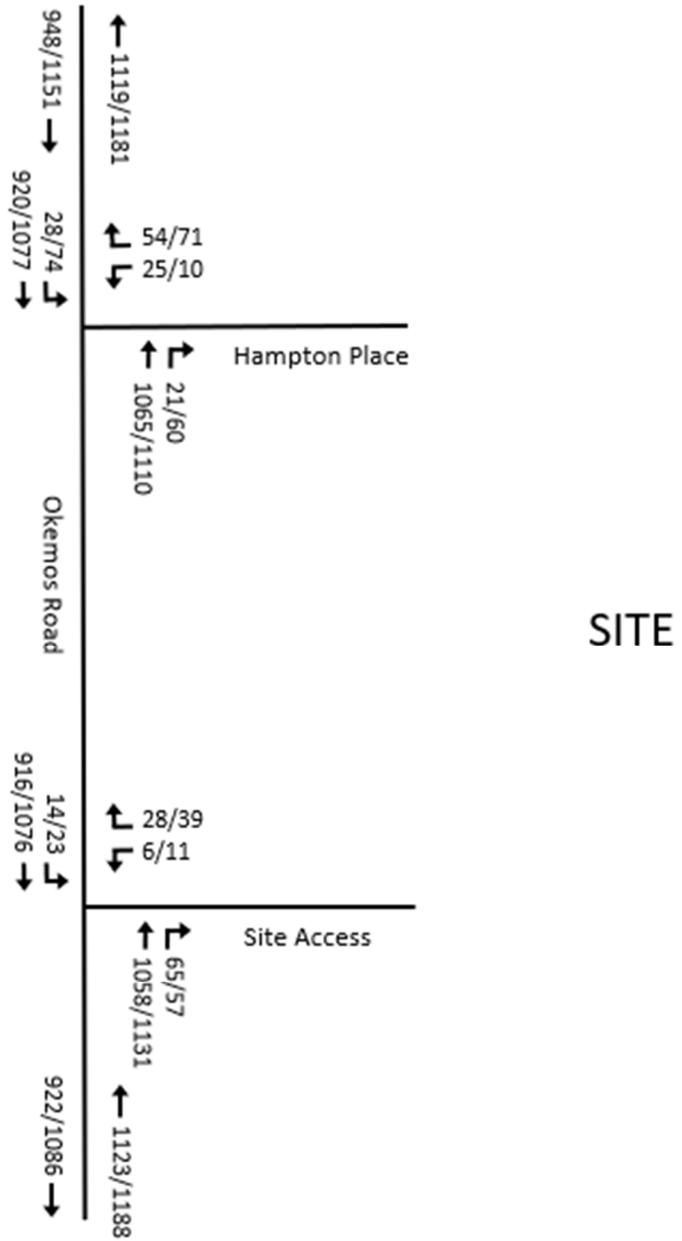


Figure 4. Future Traffic Volumes

The key findings of the *Synchro* analyses are as follows:

- Under the existing traffic condition, both study intersections are showing acceptable LOS of C or better, and acceptable delay during both the AM and PM peak hours.
- Under the future traffic condition, both study intersections are showing acceptable LOS of C or better, and acceptable delay during both the AM and PM peak hours.
- Under the future traffic condition at Okemos and Hampton, the delay on the westbound left-turn movement is 34.7 seconds (LOS D) during the PM peak hour. A simulation model was evaluated at this intersection indicating negligible queues, and vehicles were able to adequately enter Okemos Road.
- It should be noted that a third access to the site on Jolly Road was not included in the study, which is a conservative approach. More distributed site-generated trips (at three access points) would alleviate the operations at the two intersections evaluated.
- The simulation models for the existing and future traffic conditions indicated acceptable traffic operations and negligible queues. The results of the simulation and queue lengths are included in the appendix.

**Table 3. Level of Service Criteria at Okemos Road and Site Access**

Approach	Movement	AM Peak Hour		PM Peak Hour	
		Delay (sec)	LOS	Delay (sec)	LOS
<b>Existing Traffic Conditions</b>					
WB	L + R	14.8	B	15.3	C
SB	L	11.8	B	12.7	B
<b>Future Total Traffic Conditions</b>					
WB	L + R	17.4	C	21.5	C
SB	L	11.9	B	13.0	B

**Table 4. Level of Service Criteria at Okemos Road and Hampton Place**

Approach	Movement	AM Peak Hour		PM Peak Hour	
		Delay (sec)	LOS	Delay (sec)	LOS
<b>Existing Traffic Conditions</b>					
WB	L + R	20.2	C	19.0	C
SB	L	11.7	B	13.8	B
<b>Future Total Traffic Conditions</b>					
WB	L + R	20.5	C	19.5	C
SB	L	11.8	B	14.0	B



**To:** Planning Commission

**From:** Brian Shorkey, Principal Planner

**Date:** June 10, 2024

**Re:** **Special Use Permit #24009 (SANDDS Meridian LLC), establish an adult use marihuana retailer in an existing commercial center located at 3520 Okemos Road, Suites 8, 9, and 10.**

---

SANDDS Meridian LLC (Applicant) has applied for a Special Use Permit (SUP) to establish a 2,282 square foot adult use marihuana retailer in an existing commercial center located at 3520 Okemos Road (Subject Property). As proposed, the retail space would occupy multiple spaces that are currently vacant. The 0.39-acre project site is zoned C-2 (Commercial) and is currently developed with a 12,990 square foot multi-tenant building identified as Jolly Oak Center, which was built in 1989. Other tenants in the commercial center include Subway, Royal Nails, Mathnasium, Sport Clips, and Biggby.

This SUP application follows the Board of Trustees' approval of the adult use marijuana conditional license on April 16, 2024 and is similar to a medical marijuana SUP application on the same site that was approved by the Township in 2019. The Subject Property was divided from the rest of the Jolly Oak Center on February 22, 2020. The Planning Commission held a public hearing on this application at their regular meeting on May 13, 2024 and indicated support for the application.

The original staff report, dated May 13, 2024, is attached. Additional materials from the public hearing may be found at the following link: [https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3610#docan5601\\_5944\\_42](https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3610#docan5601_5944_42)

Staff would **recommend approval** to establish a 2,282 square foot adult use marihuana retailer in an existing commercial center located at 3520 Okemos Road.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the Special Use Permit. A resolution to approve the request is provided. If the Planning Commission wishes to recommend the approval of the Special Use Permit, Staff suggests the following motion:

**Move to adopt the attached resolution recommending approval of Special Use Permit #24009, a request to establish an adult use recreational marihuana retailer in an existing commercial center located at 3520 Okemos Road.**

### **Attachments**

1. Resolution recommending approval of the adult use marihuana retailer
2. Staff report and attached materials from the public hearing, dated May 13, 2024



**To:** Planning Commission

**From:** Brian Shorkey, Principal Planner

**Date:** May 13, 2024

**Re:** Special Use Permit #24009 (SANDDS Meridian LLC), establish an adult use marihuana provisioning center in an existing commercial center located at 3520 Okemos Road, Suites 9 and 10.

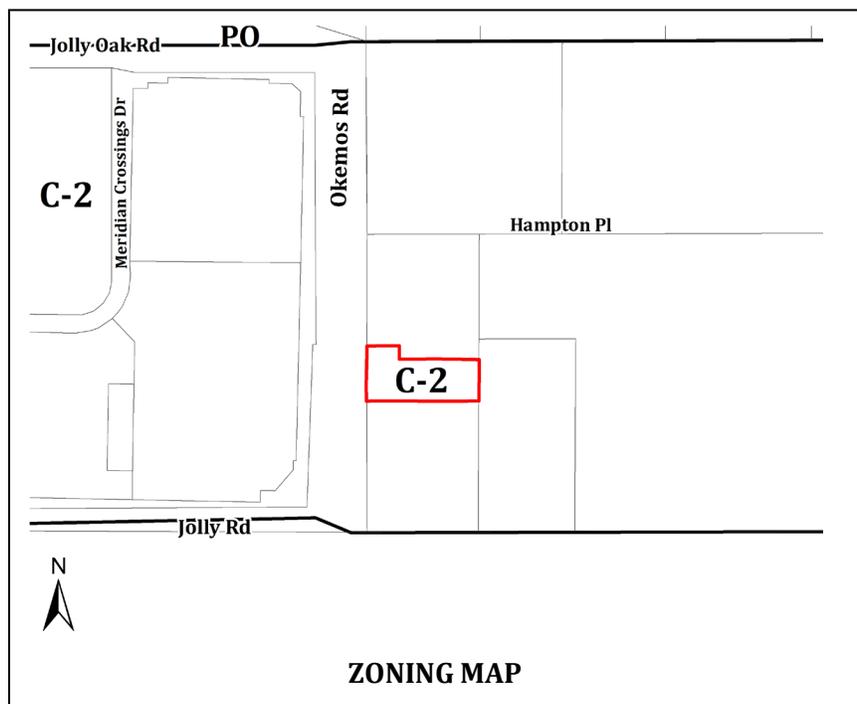
SANDDS Meridian LLC (Applicant) has applied for a special use permit (SUP) to establish a 2,282 square foot adult use marihuana provisioning center in an existing commercial center located at 3520 Okemos Road (Subject Property). As proposed, the provisioning center would occupy multiple spaces that are currently vacant. The 0.39 acre project site is zoned C-2 (Commercial) and is currently developed with a 12,990 square foot multi-tenant building identified as Jolly Oak Center, which was built in 1989. Other tenants in the commercial center include Subway, Royal Nails, Mathnasium, Sport Clips, Biggby, and Baryames Cleaners.

This SUP application follows the Board of Trustees' approval of the adult use marijuana facility on April 16, 2024 and is similar to a marijuana SUP application from the applicant in 2019. The Subject Property was divided from the rest of the Jolly Oak Center on February 22, 2020.

### Zoning and Future Land Use

The proposed project is located in the C-2 – Commercial zoning district and within the Marijuana Business Overlay District. An adult use marijuana facility is allowed permitted in the C-2 district subject to approval of a special use permit reviewed by the Planning Commission and approved by the Board of Trustees. All properties adjacent to the Subject Property are likewise zoned C-2.

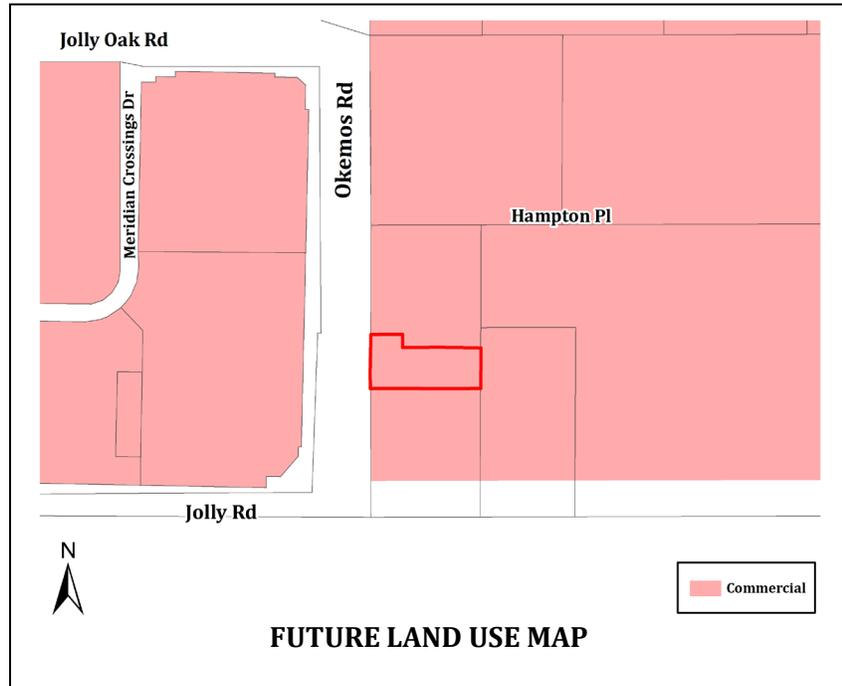
The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square



feet of lot area. The parcel is 0.39 acres in size (16,988 square feet) and has 100 feet of frontage along Okemos Road.

The Future Land Use Map from the 2023 Master Plan designates the subject site in the Commercial category. This is likewise true for all adjacent properties.

The proposed project is located in the C-2 (Commercial) zoning district, within the Marijuana Business Overlay District. A provisioning center is permitted in the C-1, C-2, C-3 (Commercial), I (Industrial), and RP (Research and Office Park) zoning districts subject to approval of a special use permit reviewed by the Planning Commission and approved by the Township Board.



### **Physical Features**

The site is currently developed with a 12,990 square foot multi-tenant commercial center identified as Jolly Oak Center, which was constructed in 1989.

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in the floodplain and wetlands are not present on the site. The Township Greenspace Plan shows no special designation on the site.

### **Staff Analysis**

SANDDS Meridian LLC has requested SUP approval to occupy tenant space in the Jolly Oak Center commercial center at 3520 Okemos Road to operate an adult use marijuana provisioning center. For such marijuana facilities, the Planning Commission makes a recommendation on the request and the Township Board makes the final decision. The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. The Review Criteria are as follows:

1. The project is consistent with the intent and purposes of this chapter.
2. The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.

3. The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
4. The project will not adversely affect or be hazardous to existing neighboring uses.
5. The project will not be detrimental to the economic welfare of the surrounding properties or the community.
6. The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
7. The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
8. The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
9. The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Based on these criteria, Staff has the following comments:

### **Streets and Traffic**

The approximate 0.39-acre site is located on the east side of Okemos Road, north of Jolly Road. Access to the site is provided from two driveways, one from Okemos Road and one from Hampton Place. A seven foot wide pathway is installed along the Okemos Road frontage. Okemos Road and is a four-lane road with a center turn lane and curb and gutter that is classified as a Principal Arterial in the Street Setbacks and Service Drive map in Section 86-367 of the Code of Ordinances.

The most recent (2018) traffic count information from the Michigan Department of Transportation (MDOT) showed a total of 21,981 two-way vehicle trips in a 24 hour period on Okemos Road, north of Jolly Road.

A traffic assessment is required for an expansion or change of an existing special use where the increase in intensity would generate an additional 50 to 249 directional trips during morning and afternoon peak hours of traffic. The applicant submitted a traffic assessment prepared by Giffels Webster dated December 16, 2019. The traffic assessment provides information on potential traffic generated by the proposed provisioning center.

The assessment looks at existing and future level of service (LOS) during the AM (7:30-8:30 a.m.) and PM (4:45-5:45 p.m.) peak hours at the two existing driveway locations located along Okemos Road and Hampton Plaza. The traffic assessment notes existing traffic at the studied locations all operate at an acceptable LOS (LOS C or better) during the AM and PM peak hours. Under future

conditions, it is projected that all movements will operate at an acceptable level of service (LOS C or better).

The submitted traffic assessment contains a trip generation analysis which estimates future vehicle trips that could be generated by the proposed provisioning center. The Institute of Transportation Engineers (ITE) trip generation rates for a Marijuana Dispensary (Land Use Code 882) were selected to represent the proposed provisioning center. The following table summarizes findings from the trip generation analysis.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Marijuana Dispensary, Land Use Code 882	2,400 sq. ft.	14	11	25	26	26	52	606

The findings of the traffic assessment show traffic generated by the proposed provisioning center would not create a significant impact at the studied locations.

**Parking**

The Township Code of Ordinances requires five (minimum) to 5.5 (maximum) parking spaces per 1,000 square feet of gross floor area for commercial centers and shopping malls having a gross floor area less than 25,000 square feet. The 12,990 square foot multi-tenant commercial center requires a minimum of 65 parking spaces and a maximum of 71 parking spaces. The shopping center currently has a total of 68 parking spaces, a portion of which the applicant intends to utilize.

**Required Spacing**

The non-zoning ordinance adopted by the Township Board requires marihuana facilities to be located 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 child care center. The minimum distance between uses is measured horizontally between the nearest property lines. The closest facility to the proposed provisioning center is Gilden Woods Early Care and Preschool. Gilden Woods is located at 2190 Association Drive, which is approximately 890 feet away from the proposed provisioning center.

**Recreational Marihuana Approval Process**

Applicants for a Recreational Marihuana Facility must go through various steps in order to establish a facility within Meridian Township, including securing local and state approval. Applications are submitted to the Director of Community Planning and Development for review. All inspections, review, processing, and competitive review, if necessary, shall be completed within 90 days of a complete application. A completed application is forwarded to the Township Board, who must approve or deny the application within 120 days of a completed application and fees. If the application is approved, then the Applicant shall receive a conditional approval, the conditions of which must be met for the Applicant to receive a Permit as the Permit Holder. If the Township Board issues conditional approval, then the Applicant must submit their SUP application to the Planning Commission within 60 days. Recreational Marihuana permits are reviewed for renewal or amendment, but the SUP does not require annual renewal. If the applicant maintains a valid State

license and remains in good standing with both the State and Township a renewal will be granted for another one year period.

**Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

**Attachments**

1. Special use permit application and attachments.
2. Site plan prepared by Kebs, Inc. dated August 5, 2019 and received on November 13, 2019.
3. Floor plans prepared by Serra-Marko & Associates dated August 2019 and received by the Township on November 13, 2019.
4. Traffic Assessment prepared by Giffels Webster dated December 16, 2019 and received by the Township on December 16, 2019.

**RESOLUTION TO APPROVE**

**Special Use Permit #24009  
SANDDS Meridian LLC**

**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 10th day of June, 2024 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, SANDDS Meridian LLC has submitted a request to establish a 2,282 square foot adult use marihuana retailer in an existing commercial center located at 3520 Okemos Road; and

WHEREAS, the Township Board adopted standards to allow adult use marihuana retailers in designated overlay areas throughout the Township at its meeting on July 11, 2023; and

WHEREAS, the Township Board approved the permit for an adult use marihuana conditional license on the subject property at its meeting on April 16, 2024; and

WHEREAS, the overlay areas adopted by the Township Board allow one adult use marihuana retailer in each one of five overlay areas, subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 5 and is appropriately zoned C-2 (Commercial), which allows adult use marihuana retailers by special use permit; and

WHEREAS, the applicant was required to submit for Special Use Permit approval within 60 days of the Board's approval of their permit; and

WHEREAS, the applicant has submitted for Special Use Permit approval as required by the Township's adult use marihuana ordinances; and

WHEREAS, the Township Planning Commission held a public hearing on the Special Use Permit application at their regular meeting on May 13, 2024; and

WHEREAS, the proposed adult use marihuana retailer meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

WHEREAS, the proposed adult use marihuana retailer will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; 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.

**Resolution to Approve  
SUP #24009 (SANDDS Meridian LLC)  
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #24009, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated August 5, 2019 and received on November 13, 2019.
2. Approval is in accordance with the floor plans prepared by Serra-Marko & Associates dated August 2, 2019 and received by the Township on November 13, 2019.
3. Approval is subject to the applicant receiving approval of an Adult Use Marihuana Facility permit by the Director of Community Planning and Development.
4. Approval is subject to the applicant receiving Final Approval for an adult use marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana retailer from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
6. Any proposed future expansion, additions, or revisions to the proposed tenant space, building, or site, will require an amendment to Special Use Permit #24009.
7. All applicable conditions from previous approvals for the construction of the shopping center shall remain in effect.
8. A sign permit shall be required to install a wall sign on the building.
9. The retailer shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
10. The special use permit shall be revoked if the applicant fails to maintain a valid Adult Use Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of June, 2024.

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Alisande Shrewsbury  
Planning Commission Chairperson

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Monday, May 13, 2024, 6:30 pm

PRESENT: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Blumer, Brooks, McConnell, McCurtis, and Scales

ABSENT: None

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the May 13, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All board members present.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

**Commissioner Scales moved to approve the May 13, 2024, regular Planning Commission meeting agenda. Seconded by Commissioner Blumer. Motion passed unanimously.**

5. APPROVAL OF MINUTES

Commissioners discussed the level of detail that should be included in the minutes. Chair Shrewsbury recommended the discussion be held separately from discussing these specific minutes.

Commissioner McConnell asked that Mr. Heltzer’s comments in the last paragraph of section 9.A be amended to add that Mr. Heltzer stated that if the site was vegetated, it could only be around the perimeter of the site.

**Vice-Chair Snyder moved to approve the Minutes of the April 22, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner McCurtis. Motion passed unanimously as amended.**

6. COMMUNICATIONS

- A. Baryshev Family re: SUP #24008 (Email)
- B. re: SUP #24009
- C. re: SUP #24009

## 7. PUBLIC HEARINGS

Principal Planner Shorkey gave an overview of the Public Hearing process

### A. SUP #24007 – Lilliac LLC (5681 Shaw)

Chair Shrewsbury opened the Public Hearing at 6:40pm.

Principal Planner Shorkey explained the project submitted for SUP.

The applicant was unavailable for comment.

Commissioner Scales asked for the dimensions of the parking lot. Principal Planner Shorkey stated that he has not seen an engineered drawing but that the size of the space indicates that there may be room for ten parking spaces.

Commissioner Brooks asked if there was a connection between this project and the Village of Nemoka zoning, and if the proposed change in parking ordinances would have an effect on this project. Principal Planner Shorkey could not answer the parking ordinance question specifically because the process is not complete, however in a broad sense it would be unlikely that the changes would affect the project. There is no connection between this project and the Village of Nemoka zoning. Commissioner Blumer said that this project is consistent with properties around it. Vice-Chair Snyder discussed the application and asked if they could approve it without the applicant present. Principal Planner Shorkey said the Planning Commission was not making a decision until the next meeting and that he would contact the applicant to ensure that he attends the next meeting. Chair Shrewsbury asked when the SUP would expire if the site plan could not be approved.

Chair Shrewsbury closed the public hearing at 6:50. By voice vote, the Planning Commission indicated support for the application.

### B. SUP #24008 Radmoor Montessori (2745 Mt. Hope)

Chair Shrewsbury opened the public hearing at 6:50.

Principal Planner Shorkey explained the project submitted for SUP. Commissioner Scales asked about the body of water to the east of the site. Principal Planner Shorkey showed the site on the Township Parcel Viewer and said that it appeared as a wetland. Commissioner Scales asked about the regulation of the wetland.

Irina Jameson, representative for Montessori Radmoor School, explained the need for the project. People are lingering past designated drop-off and pick-up times which leaves less parking spaces for later drop-off and pick-up vehicles. The additional spaces allow for the needed overflow for these times of day.

Commissioner McConnell stated that the size of the building is not changing so, from a planning standpoint, it is not an expansion of use. Commissioner McConnell asked if consideration will be given to non-traditional paving materials to alleviate runoff.

Chair Shrewsbury closed the public hearing at 7:04. By voice vote, the Planning Commission indicated support for the application.

C. SUP #24009 – SANDDS (3520 Okemos Road)

Chair Shrewsbury opened the public hearing at 7:04.

Principal Planner Shorkey explained the project submitted for SUP. Principal Planner Shorkey said that the SUP would require the Planning Commission to make a recommendation that will go to the Township Board.

Jamie Garmo, representative for SANDDS Meridian LLC, explained the need for the project. This is the next step in the process to establish an adult use marijuana provisioning center. The Township Board has conditionally approved the permit, pending approval of the SUP. The applicant explained that they can proceed as a medical marijuana applicant but have chosen not to because of economic pressures. She clarified State requirements for checking Identification.

Dr. David Pawsat, Township resident, spoke against the application.

Chair Shrewsbury closed the public hearing at 7:25. By voice vote, the Planning Commission indicated support for the application.

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

A. Discussion regarding minutes

Principal Planner Shorkey discussed the minutes with the Planning Commission. Principal Planner Shorkey asked what the balance is between recording comments and summarizing. Vice-Chair Snyder said that she was generally happy with the detail in the minutes and that videos exist if someone wanted to dig deeper. Chair Shrewsbury discussed the minutes; she is generally happy with the level of detail and brought up Commissioner Brooks' question.

Commissioner Brooks clarified that in the specific meeting on April 22<sup>nd</sup>, he was wondering how discussion and feedback should be captured in minutes format. Commissioner Brooks wanted to know if the minutes or the recording are legally binding. Commissioner Blumer answered that the votes are legally binding, the minutes are information behind the vote. Commissioner McConnell discussed the distillation of information that happens when the meeting is summarized by Staff's reports.

Chair Shrewsbury discussed the conversations from April 22<sup>nd</sup> and suggested that the Planning Commission may have missed an opportunity to create a formal summary of their opinions for the Board. Commissioner Scales discussed the April 22<sup>nd</sup> meeting and said that the Board had received the message from the Planning Commission. Commissioner Blumer said that the conversation was broader than the April 22<sup>nd</sup> meeting and that the DDA had written a formal letter by consensus to express their opinion without a vote.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey said that there was no report.

B. Liaison Reports

Commissioner Scales reported that the DDA was very upset regarding the Village of Okemos proposal and that they wrote a letter stating their position to the Township Board.

Commissioner McConnell reported that the Environmental Commission reviewed applications for Climate Sustainability Plan funding. Green Burial and Green Space Plan update were not recommended to go forward at this time. Commissioner McConnell supported a proposal from an MSU faculty member to Congressperson Slotkin's office supporting anaerobic digestion research.

11. PROJECT UPDATES

A. Project Report

Principal Planner Shorkey briefed the Commission on changes to the project report, highlighted in bold text, and new applications.

12. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 7:47

Ann Perkins, Township resident, asked board members to please remember to speak more clearly.

Chair Shrewsbury closed public remarks at 7:48

13. COMMISSIONER COMMENTS

Commissioner Scales attended Michigan Associations of Planners Spring Resilience Summit where he learned about recovery and mitigation from disaster.

Commissioner McConnell asked staff if they could provide information about levels of traffic service post-covid. Principal Planner Shorkey related the information he's received from speaking with engineers in other municipalities.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:56 pm.

**Commissioner Scales moved to close the May 13, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Blumer. Motion passed unanimously.**

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Monday, June 10, 2024, 6:30 pm

PRESENT: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Blumer, Brooks, McConnell, and Scales

ABSENT: None

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the June 10, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All board members present.

3. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 6:32 pm

Trustee James McCurtis thanked the commission for the honor and privilege of serving with them during his term.

Roger Taylor, Township resident, asked the Commission how many dispensaries the Township needs.

Debora Dantus, Township resident, spoke against marijuana dispensaries.

Clara Regal, Township resident, spoke against marijuana dispensaries, specifically the location of one of the dispensaries.

Dr. David Pawsat, Township resident, spoke against marijuana dispensaries.

Jay Meyer, Township resident, spoke against marijuana dispensaries.

4. APPROVAL OF AGENDA

**Commissioner McConnell moved to approve the June 10, 2024, regular Planning Commission meeting agenda. Seconded by Commissioner Scales. Motion passed unanimously.**

5. APPROVAL OF MINUTES

Chair Shrewsbury asked that the wording of the adjournment of the meeting be changed to reflect the word “adjourn” instead of the word “close.”

**Commissioner Scales moved to approve the Minutes of the May 13, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner Blumer. Motion passed unanimously as amended.**

6. COMMUNICATIONS

- A. Kalyani Vangala re: SUP #24009 (Email)
- B. Mohan Madala, MD re: SUP #24009 (Email)
- C. Soumya Madala re: SUP #24009 (Email)
- D. Liz Kesler re: SUP #24009 (Email)
- E. Judith Leibinger/Richard York re: SUP #24009 (Email)
- F. Seth Kesler re: SUP #24009 (Email)
- G. Ellen Hoekstra re: SUP #24009 (Email)
- H. Satish Udpa re: SUP #24009 (Email)
- I. Xiaoping Li re: SUP #24009 (Email)
- J. Daniel Thompson re: SUP #24009 (Email)
- K. Sonh Su Kim re: SUP #24009 (Email)
- L. Zhichao Cao re: SUP #24009 (Email)
- M. Howard and Marlene Stover re: SUP #24009 (Email)
- N. Williamston Township Intent to Plan (Email)
- O. Alison Kochan re: SUP #24009 (Email)

7. PUBLIC HEARINGS

Principal Planner Shorkey gave an overview of the Public Hearing process. Principal Planner Shorkey noted that, with regards to the rezoning hearing, it is only in regards to the rezoning. The ensuing special use permit will come up for a public hearing in the future if the rezoning is approved.

- A. TA #24010 – Sec. 36-377 – RN – Village of Nemoka Ordinance Update

Chair Shrewsbury opened the Public Hearing at 6:48 pm.

Principal Planner Shorkey explained the project submitted for text amendment.

Chair Shrewsbury closed the public hearing at 6:54 pm. By voice vote, the Planning Commission indicated support for the application.

- B. SUP #24012 – Consumers Transfer Station (Rutherford Drive)

Chair Shrewsbury opened the public hearing at 6:54.

Principal Planner Shorkey explained the project submitted for SUP.

Anthony Stepke and Amy Gilpin, representatives for Consumers Energy, explained the need for the project. The current station provides gas to the neighborhood. It is in the right-of-way and it is outdated, issues that can be corrected if the SUP is approved. Mr. Stepke gave additional details regarding the upgrades that will be provided by creating a new station.

Commissioner McConnell asked for more information about the variance application for the fence. Mr. Stepke explained that a fence height is a requirement for safety, and in this instance part of the fence will be opaque as part of an agreement with the neighboring landowner. Principal Planner Shorkey clarified that concerns about the fence can be directed to the ZBA.

Commissioner Scales asked for the density of the population that the station will serve with regards to consideration of critical infrastructure. Mr. Stepke indicated that he will need to return to the Commission with the number of people served. Mr. Stepke stated that part of the reason for the application is because it serves many people and gave detail about how the station works to regulate gas pressure.

Vice-chair Snyder asked for more details about the appearance. Mr. Stepke gave details about what components will be visible above grade.

Roger Taylor, township resident, asked if a geological survey will be done to assess where rainwater will go with the change in grade and if an environmental survey will be done on the valves that are in the ground.

Chair Shrewsbury closed the public hearing at 7:20 pm. By voice vote, the Planning Commission indicated support for the application.

C. REZ #24013 – Fedewa Holdings (Dobie Road)

Chair Shrewsbury opened the public hearing at 7:20 pm.

Principal Planner Shorkey explained the project submitted for REZ.

Jerry Fedewa, David Fedewa, and Greg Fedewa, representatives for Fedewa Holdings, explained the need for the rezoning. Explained that their plans avoid the need for a variance request.

Commissioner Scales asked for clarity about the number of units. Jerry Fedewa explained that the number is still flexible because he has not spoken with the engineers to get details about the specific needs of the site. Once the details are available, the exact number of units will be determined. Principal Planner Shorkey clarified that if the REZ is approved, the project will need to gather more information to provide specifics when they apply for an SUP.

Chair Shrewsbury asked if affordability was being considered. Jerry Fedewa clarified that affordable units would result in higher density and would not provide garages and commented that there is a need in the community for the planned type of housing.

Joel Major, Township resident, spoke against the application, citing the denial of the 2019 rezoning application.

Michael McIntosh, Township resident, spoke against the application.

Kristina Kloc, Township resident, spoke against the application.

David Kloc, Township resident, spoke against the application.

Cecelia Kramer, Township resident and Faith Lutheran member, spoke in favor of the application. Ms. Kramer clarified that the church will be moving the driveway, not eliminating it.

John McCracken, Faith Lutheran member, spoke in favor of the application. Mr. McCracken stated that the only interest in the property has been multi-family development.

Wayne Popard, Township resident, spoke against the application.

Commissioner Blumer asked the applicant if they had architectural plans. Jerry Fedewa returned to clarify that there are currently no architectural drawings in this preliminary stage. Mr. Fedewa also commented that the Drain Commissioner's Office will require the development have appropriate drainage and that office will need to approve the plan.

Chair Shrewsbury closed the public hearing and opened Board Member comment at 8:03 pm.

Commissioner Blumer spoke in support of the developer but spoke against the application because it is not consistent with the neighborhood regarding density and land use planning. Commissioner Blumer asked if the western-most block of buildings could instead be planted as a buffer for view and traffic for the neighborhood.

Commissioner McConell spoke in support of the application because it is consistent with the Master Plan and in appropriate proximity to amenities but spoke against it because he acknowledges the inconsistency with the neighborhood.

Commissioner Scales acknowledged residents concerns and stated that the application is consistent with the Master Plan and he would like to hear more about the proposed development.

Chair Shrewsbury clarified to residents that this is just one step in a multi-step process and Commission support at this step does not mean the project is approved.

Vice-chair Snyder expressed her concern that this application does not meet the Master Plan goal to increase middle-housing development and does not support the application for this reason. Vice-chair Snyder asked if the Commission could be provided with the number of projects in the last year that cater to the demographic of multi-family housing rented for greater than \$2,000 per month.

Commissioner Brooks expressed concern about drainage from this property and stated that he would like the development to be middle level housing. He asked for more details about the differences this proposal has to the proposal that was rejected in 2019. Principal Planner Shorkey noted that the Master Plan changes are the main difference, and he would have to look deeper to have more specifics.

By voice vote Chair Shrewsbury, Commissioners McConnell and Scales support the project; Vice-chair Snyder and Commissioner Blumer oppose the project; Commissioner Brooks undecided.

## 8. UNFINISHED BUSINESS

A. SUP #24007 – Lilliac LLC (5681 Shaw)

Principal Planner Shorkey gave an overview of the process that has occurred regarding this permit to date and stated that this would be approval of the permit and it would not go before the Township Board.

**Commissioner McConnell moved to adopt the attached resolution approving Special Use Permit #24007, a request to reconstruct an existing building at 5681 Shaw Street into a four-unit residential building. Supported by Commissioner Scales. Motion passed unanimously.**

B. SUP #24008 – Radmoor Montessori (2745 Mt. Hope)

Principal Planner Shorkey gave an overview of the process that has occurred regarding this permit to date and stated that this will proceed to site plan approval.

**Commissioner Scales moved to adopt the attached resolution approving Special Use Permit #24008, a request to expand the parking lot to add 12 spaces at 2745 Mt Hope Road, known as the Montessori Radmoor School. Supported by Vice-chair Snyder. Motion passed unanimously.**

C. SUP #24009 – SANDDS (3520 Okemos Road)

Principal Planner Shorkey gave an overview of the process that has occurred regarding this permit to date and confirmed that the Commission’s recommendation will go before the Township Board.

**Commissioner Scales moved to adopt the attached resolution recommending approval of Special Use Permit #24009, a request to establish an adult use recreation marijuana retailer in an existing commercial center located at 3520 Okemos Rd. Supported by Commissioner Blumer. Motion passed unanimously.**

9. OTHER BUSINESS

A. Zoning Board of Appeals Appointment

Principal Planner Shorkey outlined the need for a Planning Commissioner to sit on the Zoning Board of Appeals and gave information about the topics reviewed by the Zoning Board of Appeals.

Commissioner Brooks indicated his interest in being the appointee. Commissioners unanimously appointed Commissioner Brooks to the Zoning Board of Appeals

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey said that there was no report.

B. Liaison Reports

Commissioner McConnell updated the Commission about the applications for Climate Sustainability related funding that the Environmental Commission has reviewed.

Commissioner Scales reminded the community that the EDC has planned a Juneteenth Festival at Lake Lansing South Park.

11. PROJECT UPDATES

A. Project Report

Principal Planner Shorkey briefed the Commission on changes to the project report, highlighted in bold text, and new applications.

12. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 8:42

Chair Shrewsbury closed public remarks at 8:42

13. COMMISSIONER COMMENTS

Commissioner McConnell complemented the layout of the project report and asked to see an aerial map view of the projects at a future meeting. Commissioner McConnell asked if a column could be added that will indicate the price-point of rental units on the project report.

Commissioner Brooks asked for an outline of how public hearings should be conducted. Chair Shrewsbury concurred and added detail as to what would help the Commission conduct them smoothly.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:48 pm

**Commissioner Blumer moved to adjourn the June 10, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Scales. Motion passed unanimously.**



**To:** Board Members

**From:** Timothy R. Schmitt, *AICP*  
Director of Community Planning and Development

**Date:** July 15, 2024

**Re:** Ordinance 2024-07 - rezone two parcels at 350 Haslett Road and the adjacent vacant parcel from RR, Rural Residential, to RA, Single-Family Residential

Mayberry Homes (Applicant) has requested the rezoning of the property at 350 Haslett Road and the adjacent vacant parcel (Subject Property) in order to continue the development of the Copper Creek subdivision. In total, the area of property to be rezoned is approximately 139 acres directly adjacent to phases three and four of the existing Copper Creek subdivision. The property at 350 Haslett Road has a single family home on it, while the remaining property is vacant. The entire Subject Property is currently zoned RR, Rural Residential, which allows single-family residential homes at slightly more than one dwelling unit per acre. The Future Land Use Map changed in the 2023 update from residential use between 0-0.5 dwelling units per acre to Suburban Residential, which is consistent with the RAAA, RAA, and RA zoning categories. The surrounding properties are all single-family residential or they are vacant.

The Planning Commission held a public hearing on June 24, 2024 and received no comments from the general public. The Planning Commission again reviewed the matter on July 8, 2024 and recommended approval to the Township Board to rezone the property to RA, to bring the use of the property to fit the character of the area and to meet the Master Plan's goals for increased walkability and diversity of housing.

The Planning Commission packet from the July 8, 2024 meeting is attached to this memo, with the entire Staff analysis. Staff looks forward to discussing this matter with the Board.

#### **Attachments**

1. Ordinance 2024-07 – Rezone 350 Haslett and vacant adjacent property
2. Rezoning Application and Attached Information
3. Planning Commission Information from July 8, 2024 Meeting
4. Planning Commission minutes from July 8, 2024 Meeting
5. Planning Commission minutes from June 24, 2024

**ORDINANCE NO. 2024-07**  
**ORDINANCE AMENDING THE ZONING DISTRICT MAP**  
**OF MERIDIAN TOWNSHIP**  
**PURSUANT TO REZONING #24015**

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 RR, Rural Residential symbol and indication as shown on the Zoning District Map, for Parcel #33-02-02-12-400-003, land legally described as:

M12-2-1 BEG. 1320 FT. N & 480 FT. E OF S ¼ COR. OF SEC. 12, N264 FT E 165 FT S 264 FT. W 165 FT. TO BEG., EXC. EASEMENT TO CONSUMERS POWER CO. ON SE ¼ OF SEC. 12, T4N R1W.

to that of **RA, One-Family Medium-Density Residential.**

B. 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 RR, Rural Residential symbol and indication as shown on the Zoning District Map, for Parcel #33-02-02-12-200-015, land legally described as:

A PART OF NW 1/4 & SE 1/4 OF SEC 12 T4N R1W DESC AS: BEG AT E 1/4 CORNER OF SEC 12 - S00D28'42"E ALNG E LINE OF SEC 12 1312.81 FT TO S LINE OF N 1/2 OF SE 1/4 & N LINE OF HASLETT RD - S89D26'12"W ALNG SD N LINE 1976.72 FT - N00D51'31"W PLL WITH PROPERTY CONTROLLING N-S 1/4 LINE OF SEC 12 264 FT - S89D26'12"W 165 FT - N00D51'31"W 24.94 FT - N71D41'37"W 81.84 FT - N60D09'34"W 110.13 FT - N48D37'31"W 110.13 FT - N37D05'29"W 110.13 FT - N25D33'26"W 110.13 FT - N14D01'23"W 352.62 FT - N07D06'31"W 97.44 FT - S89D57'38"E 190.63 FT - SE'LY 122.15 FT ON A CURVE TO THE LEFT, RAD OF 317 FT, DELTA OF 22D04'43", CHD BRG S18D32'48"E 121.40 FT - SE'LY 23.56 FT ON A CURVE TO THE RIGHT, RAD OF 283 FT, DELTA OF 04D46'11", CHD BRG S27D12'04"E 23.55 FT - N65D11'02"E 25 FT - N74D00'00"E 156.41 FT - N08D22'58"E 179.33 FT - N14D36'49"W 220.36 FT - S80D11'54"W 206.29 FT - S01D50'09"E 29.08 FT - S89D29'09"W 209.31 FT ALNG E-W 1/4 LN TO PROPERTY CONTROLLING CENTER OF SEC 12 - N00D51'31"W ALNG N-S 1/4 LN 1319.13 FT TO N LINE OF S 1/2 OF NE 1/4 OF SEC 12 - N89D58'35"E ALNG SD N LINE 405 FT - N88D45'33"E ALNG SD N LINE 1237.01 FT - S00D50'17"E ALNG E LINE EXTENDED OF WOOD VALLEY NO 4 17.30 FT TO N LINE OF S 1/2 OF NE 1/4 OF SEC 12 - N89D33'38"E ALNG SD N LINE 997.72 FT TO E LINE OF SEC 12 - S00D27'20"E ALNG SD E LINE OF SEC 12 1312.09 FT TO POB (148.97 A M/L)

(SPLIT/COMBINED ON 01/12/2021 FROM 33-02-02-12-200-014, 33-02-02-12-326-007)

to that of **RA, One-Family Medium-Density Residential.**

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.

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Scott Hendrickson, Township Supervisor

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Deborah Guthrie, Township Clerk

**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 Robert K Schroeder  
Address of applicant 1650 Kendall  
Telephone: Work 371 5000 Home 712 0670  
Fax \_\_\_\_\_ Email rob@lunaberlyhomes.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 AJ PATRICK  
Address 2116 Haslett Rd Haslett MI  
Telephone: Work 339 1014 Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email AJ PATRICK @ KOPS.COM

C. Site address/location See legal - Include 350 Haslett Rd.  
Legal description (Attach additional sheets if necessary) \_\_\_\_\_  
Parcel number 33-02-02-12-200-013 Site acreage 139 Acres  
33-02-02-12-400-003

D. Current zoning R2 / ~~RA~~ Requested zoning RA

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

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: Camp plan calls for rezoning. Development to west shows market need.
- 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:

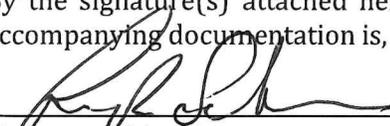
- 1) Requested rezoning is consistent with the Township's Master Plan, explain: TOWNSHIP CAMP PLAN.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: It is consistent to development to the west.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Land has been farmed
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: would not be adverse to above
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_  
NEED IS PROVEN FROM SUCCESS OF COPPER CREEK
- 6) Requested rezoning results in logical and orderly development in the Township, explain: THU WOULD COMPLETE DEV OF LAND IN MERIDIAN TWP.
- 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: would create students for Harlet and an increased tax base for Meridian.

Part III

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

Yes     No    (Please check one)

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

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

3/28/24  
\_\_\_\_\_  
Date

Robert K. Schroeder  
\_\_\_\_\_  
Type/Print Name

Fee: \$7,550.00      Received by/Date: \_\_\_\_\_

# MEMO

VIA EMAIL [smittleman@mayberryhomes.com](mailto:smittleman@mayberryhomes.com)

**To:** Steve Mittleman  
Mayberry Homes

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**From:** Julie Kroll, PE, PTOE  
Mason Gamble, EIT  
Fleis & VandenBrink Engineering

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**Date:** April 19, 2024

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**Re:** Copper Creek Residential Development  
Meridian Township, Michigan  
Rezoning Traffic Study

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## INTRODUCTION

This memorandum presents the results of the Rezoning Traffic Study (RTS) for a proposed residential development in Meridian Township, Michigan. The project site is located generally in the northeast quadrant of Copper Creek Drive and Haslett Road, adjacent to the existing Copper Creek development. The site location is shown in **Figure 1** and on the attached site concept plan. The proposed development is located on approximately 136 acres and will include the construction of single-family units. The project site was previously vacant. Site access is proposed via the continuation of the existing Copper Creek Drive development. As part of this development project, the subject property is proposed to be rezoned from the current RR (One-Family Rural) zoning to the proposed RA (One-Family Medium Density) zoning. The Township has requested the completion of a Rezoning Traffic Study (RTS), in order to evaluate the potential impact on site trip generation associated with the proposed rezoning.

**Figure 1: Site Location Map**

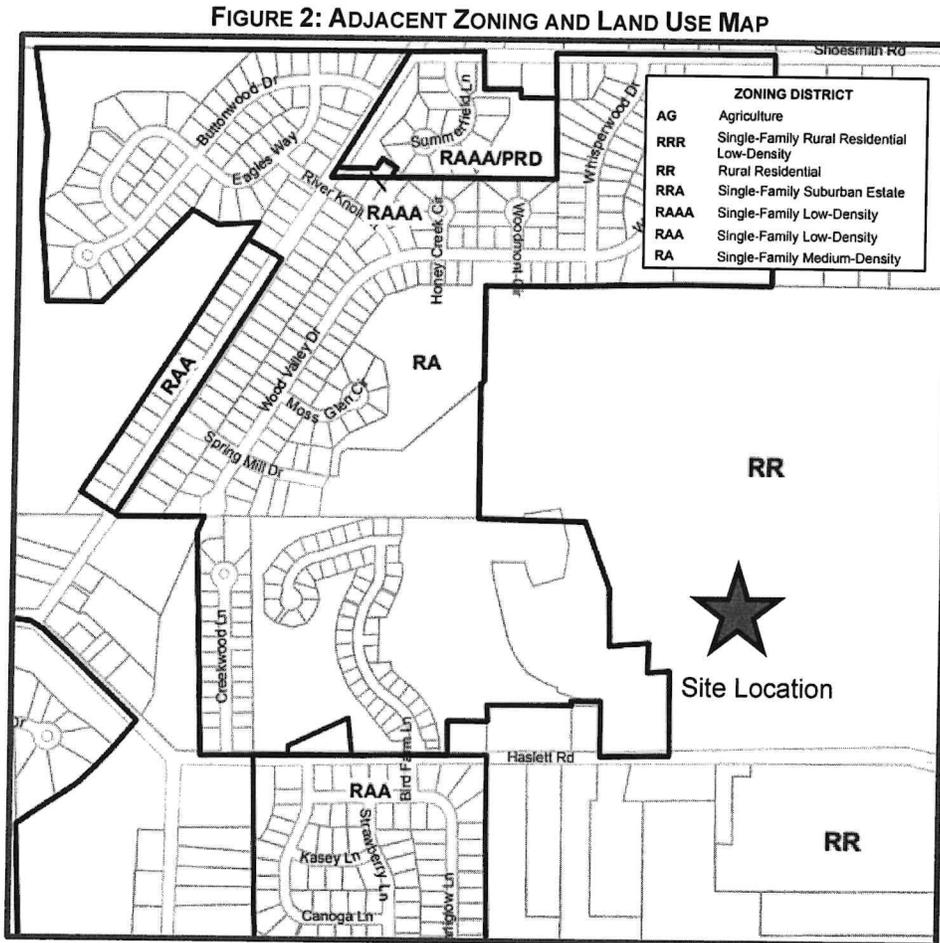


27725 Stansbury Boulevard, Suite 195  
Farmington Hills, MI 48334  
P: 248.536.0080  
F: 248.536.0079  
[www.fveng.com](http://www.fveng.com)

The scope of the study was developed based on Fleis & VandenBrink's (F&V) understanding of the development program, accepted traffic engineering practice, and methodologies published by the Institute of Transportation Engineers (ITE). This RTS was performed in accordance with the guidelines outlined in *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*. Sources of data for this study include MDOT, the Ingham County Road Department (ICRD), and ITE.

**ZONING INFORMATION**

The project site is located adjacent to the north side of Haslett Road, between Meridian Road and Van Atta Road, and is currently zoned as RR (One-Family Rural). Adjacent to the project site, there are primarily residential developments. The adjacent land uses and zoning classifications are shown in **Figure 2**.



**EXISTING ROAD NETWORK**

Vehicle transportation for the study area is provided via Haslett Road. Site access is proposed via an extension of the Copper Creek development roadway network to access Haslett Road via Copper Creek Drive. Roadway information for the study section of Haslett Road is summarized in **Table 1**.

**Table 1: Existing Roadway Conditions**

Roadway Segment	Haslett Road
Number of Lanes (Adjacent to site)	2 Lanes (1 lane in each direction)
Functional Classification	Major Collector
Roadway Jurisdiction	ICRD
Posted Speed Limit	55 mph
Traffic Volumes (MDOT 2023)	5,848 AADT

**TRIP GENERATION**

As part of the proposed development project, the existing RR zoning is proposed to be rezoned to RA zoning to accommodate the proposed development plan for this site. As part of the rezoning process, a trip generation comparison was performed to evaluate the maximum potential development plan under the existing RR zoning, as compared to the maximum potential development that would be permitted under the proposed RA zoning.

The existing RR zoning allows for single-family housing, home occupations, child and adult care homes, private kennels, and agricultural operations. The proposed RA zoning allows for all uses under the RR zoning, while subject to increased dimensional requirements. Comparison of the uses shows that single-family detached homes would result in the highest trip generation for both the existing and proposed zoning.

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the existing and proposed zoning classifications was forecast based on data published by ITE in the *Trip Generation Manual, 11<sup>th</sup> Edition*. Therefore, the maximum development trip generation comparison for the existing and proposed zoning classifications is summarized in **Table 2**.

**Table 2: Site Trip Generation Comparison – Rezoning**

Zoning	Land Use	ITE Code	Size	Unit	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing (RR)	Single-Family Detached	210	83	DU	850	16	47	63	52	31	83
Proposed (RA)	Single-Family Detached	210	307	DU	2,832	52	155	207	180	105	285
<b>Difference</b>					<b>1,982</b>	<b>36</b>	<b>108</b>	<b>144</b>	<b>128</b>	<b>74</b>	<b>202</b>

The results of the comparison indicate that the maximum development that would be permitted under the proposed RA zoning will generate more trips during the peak periods and throughout the day, as compared to the maximum development currently permitted under the existing RR zoning.

The Meridian Township Code of Ordinances indicates that a traffic assessment may be required for developments that are expected to generate between 50 and 249 directional trips during the peak hour of traffic. Based upon the results of this analysis, development of this property may require further traffic analysis as part of the site plan approval process.

**CONCLUSIONS**

- The trip generation comparison indicates that the maximum development that would be permitted under the proposed RA zoning will generate more trips during the peak periods and throughout the day, as compared to the maximum development currently permitted under the existing RR zoning.

Any questions related to this memorandum, study, analyses, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

*Julie M. Kroll*

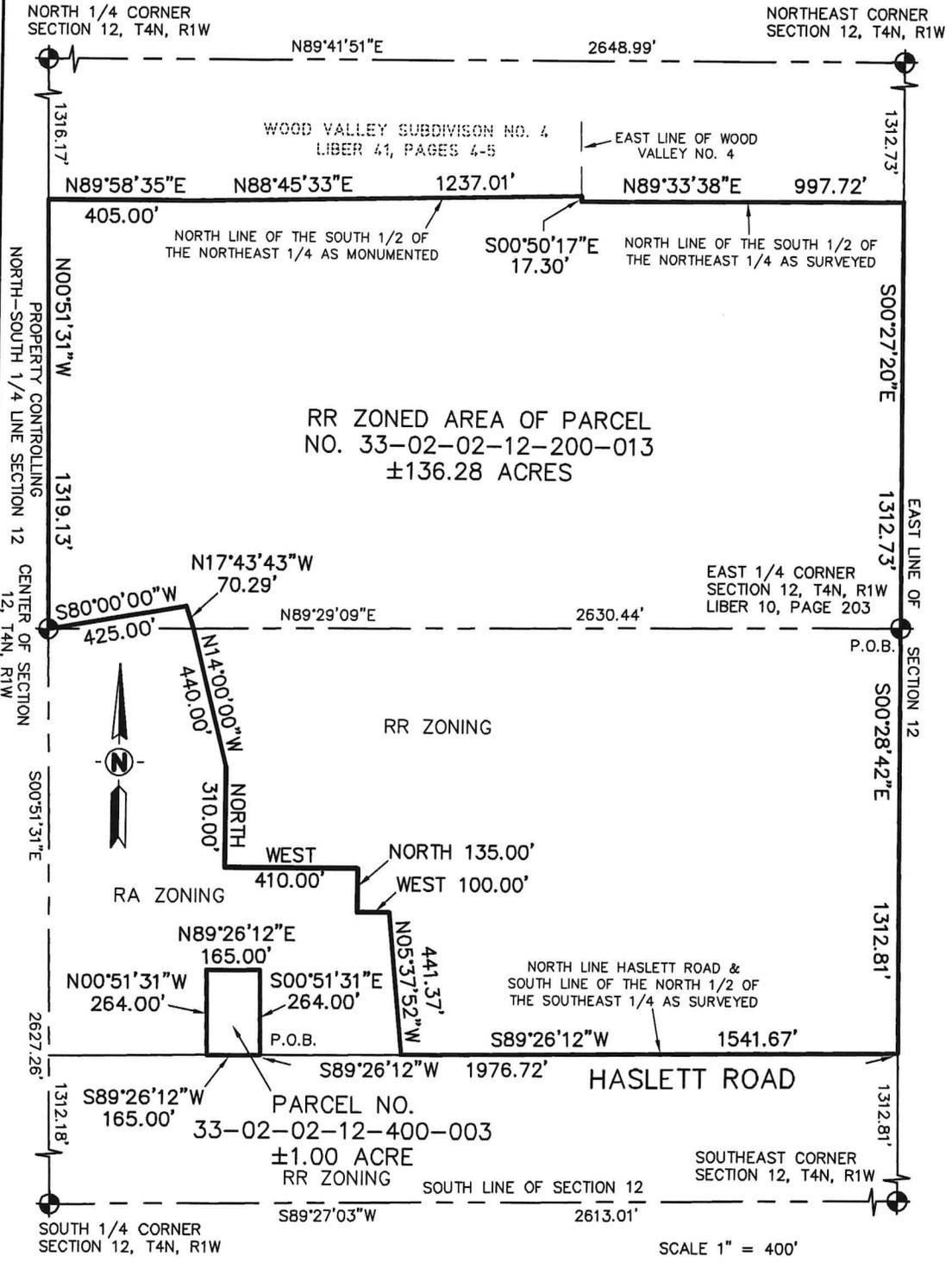
Digitally signed by Julie M. Kroll  
 Date: 2024.04.19 12:08:09 -05'00'

**Attachments:** Site Location Data  
 Traffic Count Data



# REZONING SKETCH PLAN

FOR: **MAYBERRY HOMES**



**LEGEND**

- = Set 1/2" Bar with Cap
- = Found Bar & Cap #18989 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- × — × = Fence
- 0.0'± = Denotes Distance to the Survey Line

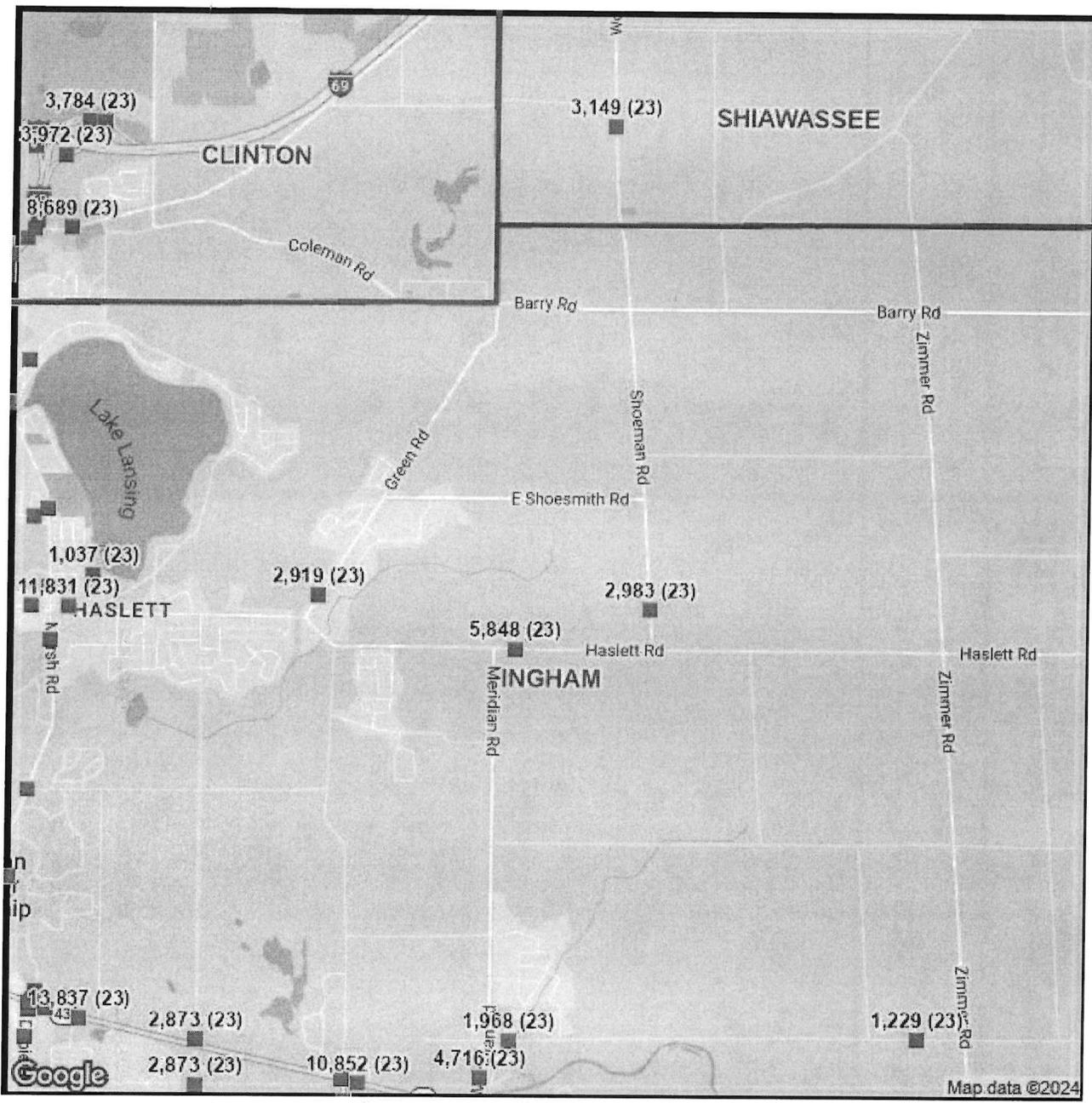
All Dimensions are in Feet and Decimals Thereof.  
All Improvements Not Shown.



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047  
13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY <b>KDB</b>	SECTION <b>12, T4N, R1W</b>
FIELD WORK BY ---	JOB NUMBER:
SHEET <b>1 OF 2</b>	<b>90535.CND-REZONING</b>



- TADS Locations**
- Short
  - Continuous
  - WIM
  - Located Short
  - Located Continuous
  - Located WIM
  - Inactive Location
  - State Owned

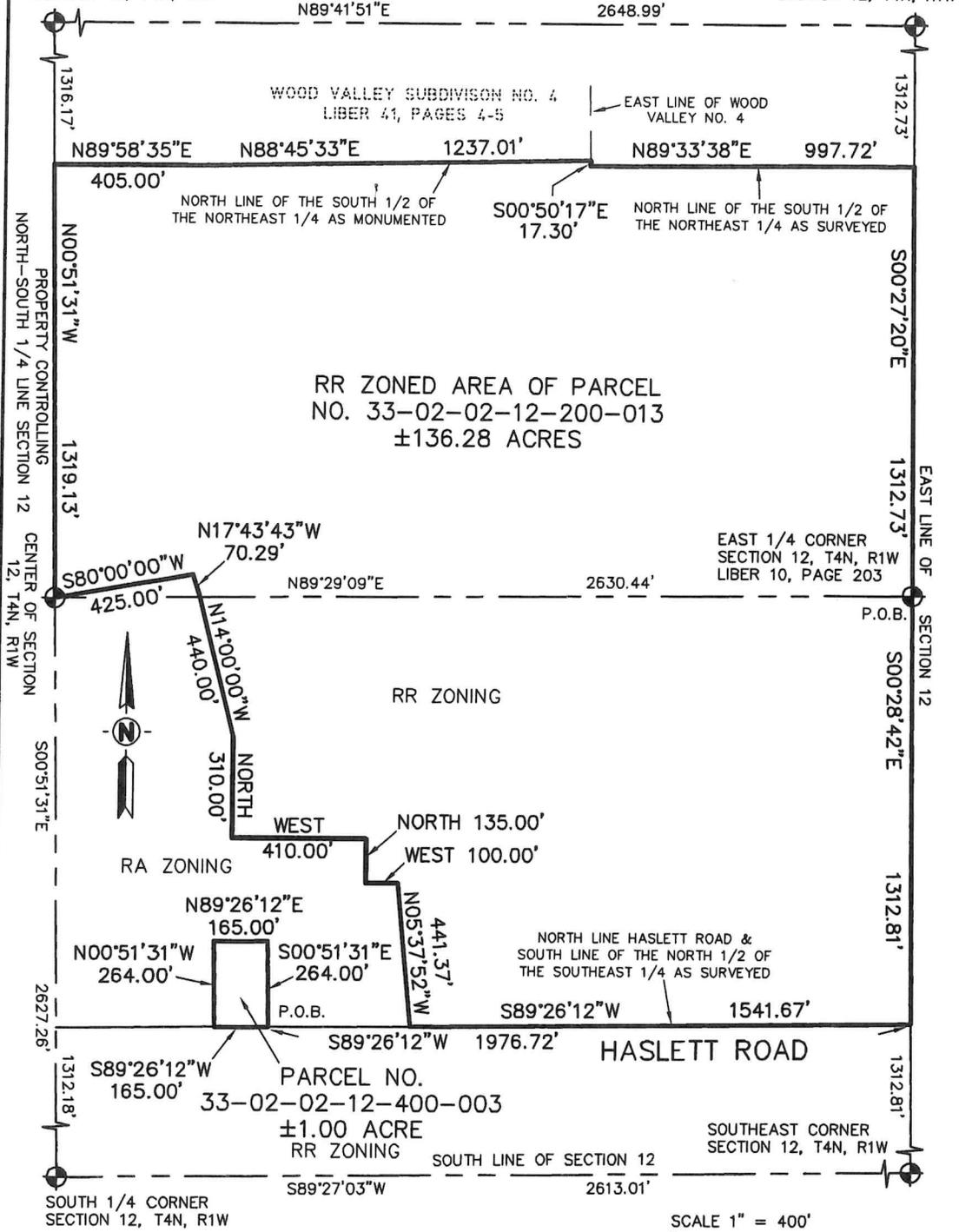


4/16/2024

# REZONING SKETCH PLAN

FOR: **MAYBERRY HOMES**

NORTH 1/4 CORNER SECTION 12, T4N, R1W NORTHEAST CORNER SECTION 12, T4N, R1W



SCALE 1" = 400'



**LEGEND**

- = Set 1/2" Bar with Cap
- = Found Bar & Cap #18989 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- × × = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.  
All Improvements Not Shown.

<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	
2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY <b>KDB</b>	SECTION 12, T4N, R1W
FIELD WORK BY ---	JOB NUMBER:
SHEET 1 OF 2	<b>90535.CND-REZONING</b>

## REZONING SKETCH PLAN

Legal Descriptions of Areas to be Rezoned from RR Zoning to RA Zoning:

RR Zoned Area of Parcel No. 33-02-02-12-200-013: An area of land in the Northeast 1/4, Southeast 1/4, and the Southwest 1/4 of Section 12, T4N, R1W, Meridian Township, Ingham County, Michigan, the limits of said area described as: Beginning at the East 1/4 corner of said Section 12; thence S00°28'42"E along the East line of said Section 12 a distance of 1312.81 feet to the South line of the North 1/2 of said Southeast 1/4 as surveyed and the North line of Haslett Road; thence S89°26'12"W along said North line 1541.67 feet; thence N05°37'52"W 441.37 feet; thence West 100.00 feet; thence North 135.00 feet; thence West 410.00 feet; thence North 310.00 feet; thence N14°00'00"W 440.00 feet; thence N17°43'43"W 70.29 feet; thence S80°00'00"W 425.00 feet to the property controlling Center of Section 12 as recorded in Liber 2 of corners, Page 441; thence N00°51'31"W along the property controlling North-South 1/4 line 1319.13 feet to the North line of the South 1/2 of the Northeast 1/4 of said Section 12 as monumented; thence N89°58'35"E along said North line as monumented 405.00 feet; thence N88°45'33"E along said North line 1237.01 feet; thence S00°50'17"E along the East line extended of Wood Valley No. 4 as recorded in Liber 41 of Plats, Pages 4 & 5, Ingham County Records a distance of 17.30 feet to the North line of the South 1/2 of the Northeast 1/4 of said Section 12 as surveyed; thence N89°33'38"E along said North line 997.72 feet to the East line of said Section 12; thence S00°27'20"E along said East line 1312.73 feet to the point of beginning; said area containing 136.28 acres more or less; said area subject to all easements and restrictions if any.

Parcel No. 33-02-02-12-400-003: A parcel of land in the Southeast 1/4 of Section 12, T4N, R1W, Meridian Township, Ingham County, Michigan, the boundary of said parcel described as: Commencing at the East 1/4 corner of said Section 12; thence S00°28'42"E along the East line of said Section 12 a distance of 1312.81 feet to the South line of the North 1/2 of said Southeast 1/4 as surveyed and the North line of Haslett Road; thence S89°26'12"W along said North line 1976.72 feet to the point of beginning of this description; thence S89°26'12"W continuing along said North line 165.00 feet; thence N00°51'31"W parallel with the property controlling North-South 1/4 line of said Section 12 a distance of 264.00 feet; thence N89°26'12"E parallel with said North line 165.00 feet; thence S00°51'31"E parallel with said North-South 1/4 line 264.00 feet to the point of beginning; said parcel containing 1.00 acre more or less; said parcel subject to all easements and restrictions if any.

	<b>KEBS, INC.</b>	KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY <b>KDB</b>	SECTION 12, T4N, R1W	
FIELD WORK BY ---	JOB NUMBER:	
SHEET <b>2</b> OF <b>2</b>	<b>90535.CND-REZONING</b>	

**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:** Brian Shorkey, Principal Planner

**Date:** July 8, 2024

**Re:** **Rezoning #24015 (Copper Creek), rezone approximately 139 acres located on Haslett Road from RR (Rural Residential) to RA (Single-family Residential).**

---

Mayberry Homes (Applicant) has requested the rezoning of approximately 139 acres located on Haslett Road, adjacent to the east of the existing Copper Creek development (Subject Property), from RR (Rural Residential) to RA (Single-family Residential). Most of the Subject Property is the undeveloped section of the next phase of Copper Creek. However, the Subject Property also includes a roughly one acre piece at 350 Haslett Road.

The Planning Commission held a public hearing for Rezoning #24015 at its June 24, 2024 regular meeting and the Planning Commission indicated that they supported the rezoning from RR to RA. One resident from Williamstown Township asked questions about the project at the public hearing. No other comments have been received from the public regarding this request.

The original staff report, dated June 24, 2024, is attached. Additional materials from the public hearing may be found at the following link: [https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3684#docan5601\\_5944\\_42](https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3684#docan5601_5944_42)

### **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. Staff **recommends approval** of Rezoning #24015 for the construction of the next phase of Copper Creek, with the conditions listed in the resolution.

Staff would offer the following motion for the Planning Commission to consider during their review of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

**Move to adopt the resolution to recommend approval of Rezoning #24015 to rezone the Subject Property on Haslett Road from RR (Rural Residential) to RA (Single-family Residential), for the following reason:**

- The proposed rezoning conforms with the Township Master Plan and the Future Land Use map.
- The proposed project that would result from the rezoning fits the character of the area.

### **Attachments**

1. Resolution recommending approval of the rezoning
2. Staff report from the public hearing, dated June 24, 2024



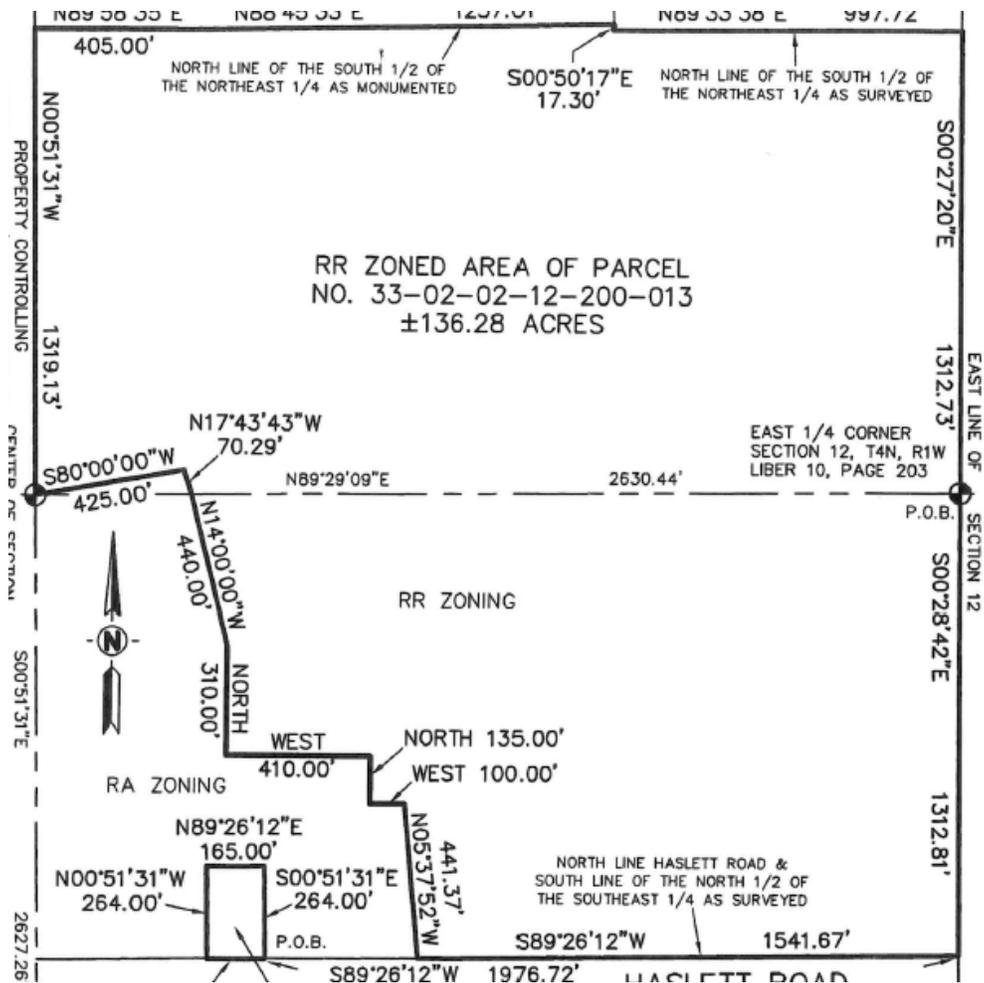
To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 24, 2024

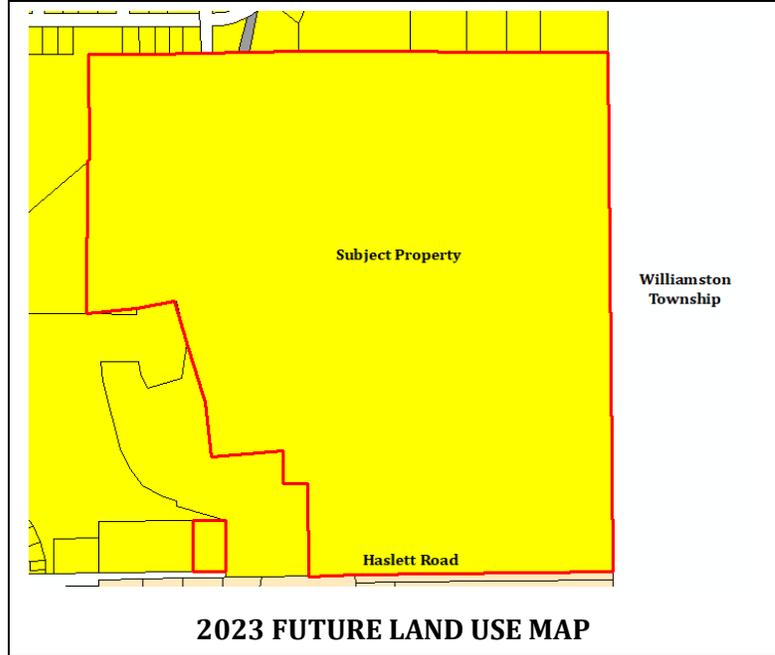
Re: **Rezoning #24015 (Copper Creek), rezone approximately 4.28 acres located on Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family).**

Mayberry Homes (Applicant) has requested the rezoning of approximately 139 acres located on Haslett Road, adjacent to the east of the existing Copper Creek development (Subject Property), from RR (Rural Residential) to RA (Single-family Residential). Most of the Subject Property is the undeveloped section of the next phase of Copper Creek. However, the Subject Property also includes a roughly one acre piece at 350 Haslett Road. The survey of the site, included with the application materials, shows the RR area proposed to be rezoned.



**Future Land Use**

The Future Land Use Map from the 2023 Master Plan designates the Subject Property as Suburban Residential. This designation aligns with the requested RA zoning and is the same as the designations to the west and north. The properties adjacent to the south are designated as Rural Residential. The properties to the east are designated as Open Space in their Future Land Use map.



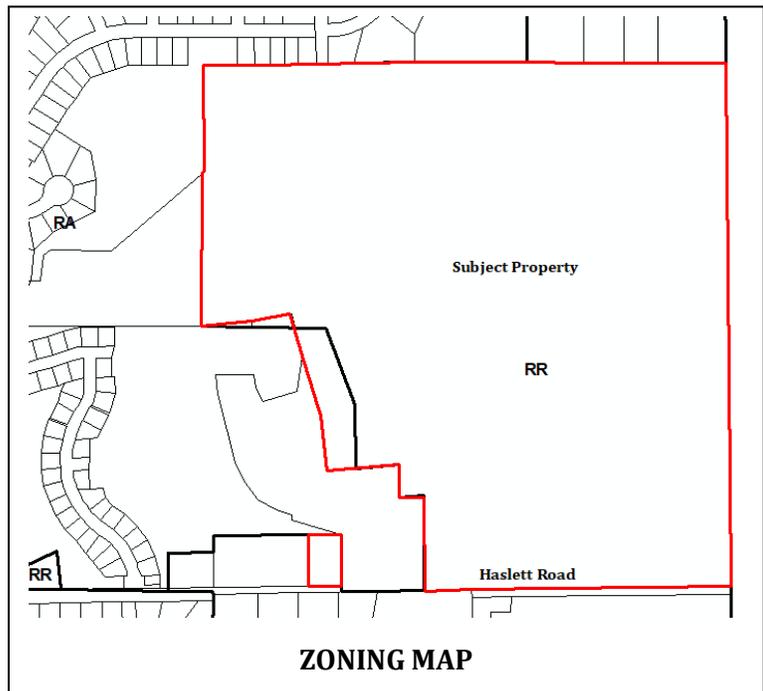
**Zoning**

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 RA zoning district requires a minimum of 80 feet of lot width, 10,000 square feet of lot area. The property to the north and west is similarly zoned RA. The properties to the south are zoned the existing RR zone. Property to the east are in Williamston Township.

**Physical Features**

The northern third of the Subject Property is crossed by the Jefferies Drain. The drain generally crosses the southern edge of extensive wetlands on the northern third of the Subject Property. Wetland also covers the southeast corner of the Subject Property. The concept plan submitted with the application acknowledges the wetlands and shows 40-foot buffers around them and labels the wetlands as parks.

The wetlands take up approximately 68 acres of the Subject Property and are shown on the Township's Greenspace Plan as Priority Conservation Corridors (PCC). PCCs are recognized as part of a network of ecologically



significant open spaces that link wildlife habitat, protect water quality, and preserve the natural character of the Township.

The remainder of the Subject Property is developable open space, except for the one acre parcel on Haslett Road, which contains a single family residence.

**Streets & Traffic**

The site fronts on its southern boundary on Haslett Road, which is a two-lane road without curb and gutter classified as a Minor Arterial Street on the Street Setbacks and Service Drives Map in the zoning ordinance.

The applicant submitted a traffic study prepared by Fleis & Vandenbrink, Inc. dated April 2024. According to the study, site access is proposed via the continuation of the existing Copper Creek development.

The study used data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> edition to estimate trip generation rates for Single Family-Detached Housing under the existing RR zoning and the requested RA zoning. The study estimated that 83 units are currently available under the RR zoning while the requested RA zoning would yield 307 units. The following table summarizes findings from the submitted traffic assessment.

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing Zoning (RR)	83 Units	16	47	63	52	31	83	850
Proposed Zoning (RA)	307 units	52	155	207	180	105	285	2,832
Difference		+36	+108	+144	+128	+74	+202	+1,982

A traffic impact study is required for rezonings when the proposed district would permit uses that could generate more than 249 additional directional trips during the peak hour than the principal uses permitted under the current zoning, or if directional trips are expected to increase by at least 750 during the day. Based on the study, development of the Subject Property will require a traffic impact study, which will be required to be approved by the Ingham County Road Department prior to site plan approval.

**Utilities**

The Subject Property is inside of the Urban Service Boundary and municipal water and sanitary sewer are available. 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 139 acres from RR to RA. 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

**Rezoning #24015 (Copper Creek 5)**  
**Planning Commission (June 24, 2024)**  
**Page 4**

listed on page two of the rezoning application (attached). Based on that, Staff has the following comments:

1. The Future Land Use map for the Subject Property was updated during the 2023 Master Plan update to support the requested RA zoning. This was done at the request of the applicant and had no opposition from the Township Planning Commission or Board of Trustees.
2. The proposed development will continue the existing Copper Creek development and mirror it in terms of aesthetics and density. As such, the requested zoning is compatible with the surrounding area.
3. Significant environmental challenges face development of the Subject Property. The concept plan submitted demonstrates that the Applicant is aware of those challenges. Before development can occur on the Subject Property, a site plan will have to be approved by the Ingham County Drain Commission and the Township Engineering Department.
4. The proposed rezoning may have adverse effects on surrounding traffic, as demonstrated by the traffic study. A full traffic impact study will be required to be approved by the Ingham County Road Department before a site plan approval can be granted. The Applicant will be required to construct any required road improvements in order to mitigate the increased traffic.

**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 March 25, 2024 and received by the Township on May 19, 2024.
2. Traffic assessment prepared by Fleis & Vandenbrink, Inc., dated April 2024 and received by the Township on May 19, 2024.
3. Property survey prepared by Kebs, Inc., received by the Township on May 19, 2024.
4. Rezoning criteria.

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION **-DRAFT-**  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Monday, July 8, 2024, 6:30 pm

PRESENT: Chair Shrewsbury, Commissioners Blumer, Brooks, McConnell, Romback, and Scales

ABSENT: Vice-Chair Snyder,

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the July 8, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All board members were present except Vice-Chair Snyder.

3. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 6:32 pm

Greg Fedewa, representative for Fedewa Holdings, spoke in support of REZ #24013.

John Leone, Township resident, spoke in opposition to REZ #24013.

David Fedewa, representative for Fedewa Holdings, spoke in support of REZ #24013.

Wayne Popard, Township resident, spoke in opposition to REZ #24013.

Joel Major, Township resident, spoke in opposition to REZ #24013.

Cecelia Kramer, representative for Faith Lutheran Church, spoke in support of REZ #24013.

Chris Kloc, Township resident, spoke in opposition to REZ #24013.

Debra Major, Township resident, spoke in opposition to REZ #24013.

David Kloc, Township resident, spoke in opposition to REZ #24013.

Peggy Anderson, Township resident, spoke in opposition to REZ #24013.

Jerry Fedewa, representative for Fedewa Holdings, spoke in support of REZ #24013.

Michael McIntosh, Township resident, spoke in opposition to REZ #24013.

Chair Shrewsbury closed public remarks at 7:07

4. APPROVAL OF AGENDA

**Commissioner Scales moved to approve the July 8, 2024, regular Planning Commission meeting agenda. Seconded by Commissioner Blumer. Motion passed unanimously.**

Commissioner McConnell asked that discussion regarding sidewalk master plan and ratio of rental to owner occupied be added to item 8.A. Chair Shrewsbury determined that such discussion can be included with 8.A and does not need to be a separate agenda item

5. APPROVAL OF MINUTES

**Commissioner Scales moved to approve the Minutes of the June 24, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner McConnell. Motion passed, Commissioner Blumer abstaining.**

Chair Shrewsbury asked that the spelling of a name on the communications section be verified and that the amendment to the minutes be clarified.

6. COMMUNICATIONS

- A. David Kloc re: REZ #24013
- B. Debra Major re: REZ #24013
- C. Ray and Trish Ugorowski re: REZ #24013
- D. Michael McIntosh re: REZ #24013 (email)
- E. Brad Shaw re: REZ #24013 (email)
- F. Cecelia Kramer re: REZ #24013 (handout)
- G. Bob Westrate re: REZ #24013 (email)
- H. Kristina Kloc re: REZ #24013 (email)

7. PUBLIC HEARINGS

NONE

8. UNFINISHED BUSINESS

- A. REZ #24013 – Fedewa Holdings (Dobie Road)

Principal Planner Shorkey reviewed the discussion that has occurred to date regarding this agenda item and highlighted the information included in this packet that the Commissioners requested at the previous meeting. Principal Planner Shorkey pointed out that the Planning Commission's decision was a recommendation and that the final decision of the application would come from the Board. Principal Planner Shorkey pointed out the options that the Planning Commission had and that there were resolutions to recommend approval and denial in the packet.

Commissioner Rombeck disclosed a concern about potential conflict of interest and asked the Commission for their opinion. Commissioners thanked Commissioner Rombeck for his transparency and determined that there is no conflict of interest.

**Commissioner Blumer moved to allow Commissioner Rombeck to participate in the decision of this matter. Seconded by Commissioner Scales. Motion passed 4 to 1, Commissioner Brooks voting against and Commissioner Rombeck abstaining.**

Commissioner Scales asked staff for detail for how this grew from the Master Plan land use discussion. Commissioner Scales asked the applicant what sort of development changes he would suggest given the opposition from the neighborhood and recommended that the applicant meet with the neighborhood. Jerry Fedewa, applicant, approached the podium to answer that he could downsize to 8 units per acre and add fencing and trees to the property line to diffuse noise and lighting. Commissioner Scales stated that based on the 2019 decision by the Board, he would not recommend this decision because density seems to be an issue.

Commissioner Rombeck asked staff for details about the traffic study and its connection to the current state of the property. Commissioner Rombeck asked the applicant how he proposed speaking with potential tenants as indicated in the letter the applicant sent to the Commission. Mr. Fedewa acknowledged that it would be difficult to speak with potential tenants because tenants typically need a place to live on a shorter timeline than a proposed rental unit could be built, but that this type of development is sought after and the location offers many attractive amenities.

Commissioner McConnell asked for clarity regarding the ratio of owner occupied to rental homes and asked if this portion of Dobie Road is part of the Pathway Master Plan.

Principal Planner Shorkey explained the 2019 rezoning request, the 2022-2023 update of the Master Plan and a subsequent land division application for the 4.3 acres that met the zoning ordinance. Principal Planner Shorkey stated that the traffic study is based on the allowed density and current zoning, not the current state of the property. Principal Planner Shorkey stated that the ratio of owner occupied to rental homes is taken from the latest US Census data and clarified that the applicant would be required to meet the Pathway requirements if the property does not currently meet them.

**Commissioner Blumer moved to adopt the resolution to recommend denial of Rezoning #24013 to rezone approximately 4.28 acres located on Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling units per acre), because the proposed rezoning does not match the character of adjacent residential neighborhoods to the west. Supported by Commissioner Scales. Motion passed 4 to 1, Commissioner McConnell voting against and Commissioner Rombeck abstained.**

At 8:27, Chair Shrewsbury called for a 10-minute recess.

At 8:40, the Commission reconvened.

B. REZ #24015 – Copper Creek Phase 5

Principal Planner Shorkey reviewed the agenda item.

**Commissioner McConnell moved to adopt the resolution to recommend approval of Rezoning #24015 to rezone the Subject Property of Haslett Road from RR (Rural Residential) to RA (Single-family residential). Supported by Commissioner Scales. Motion passed unanimously.**

- C. SUP #24017 – Herbana Adult Use Marijuana

Principal Planner Shorkey reviewed the agenda item.

**Commissioner Brooks moved to adopt the resolution to recommend approval of SUP #24017 to construct an adult use marijuana retailer at 2119A Haslett Rd, Haslett, MI 48840. Supported by Commissioner Scales. Motion passed unanimously.**

## 9. OTHER BUSINESS

- A. Corridor Approval Authority Appointment

Principal Planner Shorkey informed the Commission that it is not mandated that a Planning Commissioner sit on the Corridor Approval Authority, it is instead at the discretion of the Planning Commission to seat someone on that Board.

Chair Shrewsbury asked that staff include her on the agenda distribution list so that she can arrange to have a Commissioner attend if there is an agenda item that the Commission feels the need to address.

## 10. REPORTS AND ANNOUNCEMENTS

- A. Township Board Update

Principal Planner Shorkey had nothing to report

- B. Liaison Reports

Commissioner Scales asked Principal Planner Shorkey to ensure that the Brownfield Redevelopment Authority include him in communications.

Commissioner Brooks reported that the Zoning Board of Appeals approved the items presented to them at the June 26<sup>th</sup> meeting.

## 11. PROJECT UPDATES

- A. Project Report

Principal Planner Shorkey highlighted the updates to the report.

Commissioner Scales asked for the status of the Village of Okemos development. Principal Planner Shorkey answered that it is still under site plan review.

## 12. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 8:53

Debra Major, Township resident, thanked the Commission for their consideration of public comments regarding REZ #24013.

Chair Shrewsbury closed public remarks at 8:54

13. COMMISSIONER COMMENTS

Commissioner Blumer and Commissioner McConnell thanked the community for their thoughtful input on the issue of REZ #24013. Commissioner McConnell also stated that character attacks aimed at applicants are inappropriate in discussions; Chair Shrewsbury concurred.

Commissioner Scales announced the Meridian Pride event on August 10<sup>th</sup>. Commissioner Scales also commented that there is a transparency issue surrounding discussions involving all sides of an issue and that the Commission should make efforts to invite all parties.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 9:02 pm

**Commissioner McConnell moved to adjourn the July 8, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.**

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Monday, June 24, 2024, 6:30 pm

PRESENT: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Brooks, McConnell, Romback, and Scales

ABSENT: Commissioner Blumer

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER  
Chair Shrewsbury called the June 24, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:52 pm.
  
2. ROLL CALL  
Chair Shrewsbury called the roll of the Board. All board members were present except Commissioner Blumer.
  
3. PUBLIC REMARKS  
Chair Shrewsbury opened public remarks at 6:53 pm  
  
Wayne Popard, Township resident, spoke in opposition to REZ #24013.  
  
Joel Major, Township resident, spoke in opposition to REZ #24013.  
  
Deborah Major, Township resident, spoke in opposition to REZ #24013.  
  
David Kloc, Township resident, spoke in opposition to REZ #24013.  
  
Kris Kloc, Township resident, spoke in opposition to REZ #24013.  
  
Michael McIntosh, Township resident, spoke in opposition to REZ #24013.  
  
Jeanette Feintuch, Township resident, spoke in opposition to REZ #24013.  
  
Bradley Shaw, Township resident, spoke in opposition to REZ #24013.
  
4. APPROVAL OF AGENDA  
**Commissioner Scales moved to approve the June 24, 2024, regular Planning Commission meeting agenda. Seconded by Vice-Chair Snyder. Motion passed unanimously.**
  
5. APPROVAL OF MINUTES  
**Commissioner Brooks moved to approve the Minutes of the June 10, 2024, Planning Commission Regular Meeting as amended with the corrected typos. Seconded by Commissioner McConnell. Motion passed unanimously.**

6. COMMUNICATIONS

- A. Gia McIntosh re: REZ #24013
- B. Dave Bueche re: REZ #24013 (email)
- C. Guy Davis re: REZ #24013 (email)
- D. Bob Westrate re: REZ #24013 (email)

7. PUBLIC HEARINGS

Principal Planner Shorkey gave an overview of the Public Hearing process.

- A. REZ #24015 – Copper Creek Phase 5

Chair Shrewsbury opened the Public Hearing.

Principal Planner Shorkey explained the project submitted for REZ

Joseph Schroeder, representative for the applicant, answered the Commissioner's questions.

Robert Barkham, Williamstown Township resident, spoke

Chair Shrewsbury closed the public hearing. By voice vote, the Planning Commission indicated support for the application.

- B. SUP #24017 – Herbana Adult Use Marijuana

Chair Shrewsbury opened the public hearing.

Principal Planner Shorkey explained the project submitted for SUP.

Ben Joffe, representative for the applicant, answered the Commissioner's questions.

Chair Shrewsbury closed the public hearing. By voice vote, the Planning Commission indicated support for the application.

8. UNFINISHED BUSINESS

- A. TA #24313 – Sec. 36-377 – RN – Village of Nemoka Ordinance Update

Principal Planner Shorkey gave an overview of the process that has occurred regarding this Text Amendment.

Commissioner Brooks asked that the resolution language be corrected to reflect the current Supervisor's name.

**Commissioner McConnell moved to adopt the resolution recommending approval of Zoning Amendment #2024-06 in accordance with the revised draft ordinance language. Supported by Vice-Chair Snyder. Motion passed unanimously.**

B. SUP #24012 – Consumers Transfer Station (Rutherford Drive)

Principal Planner Shorkey gave an overview of the process that has occurred regarding this permit to date and stated that this will proceed to site plan approval.

**Vice-chair Snyder moved to adopt the attached resolution approving Special Use Permit #24012, a request to construct a natural gas regulator station on the property on the northeast corner of Lake Lansing Road and Rutherford Drive. Supported by Commissioner McConnell. Motion passed unanimously.**

9. OTHER BUSINESS

A. Resolution of Appreciation – James McCurtis

Commissioner Scales read the Resolution of Appreciation for Commissioner James McCurtis for Outstanding Public Service.

**Commissioner Scales moved to approve the Resolution of Appreciation for Commissioner James McCurtis for Outstanding Public Service. Supported by Vice-Chair Snyder. Motion passed unanimously.**

B. Corridor Approval Authority Appointment

Commissioner Brooks explained the functions of the Corridor Approval Authority and the expectations of the Planning Commission Liaison to that board.

Commissioners discussed the appointment and decided to postpone the selection until the next meeting.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey reported that the Township Board approved the marijuana retail permit for DVNK in the Zone 3 Recreational overlay area.

B. Liaison Reports

Commissioner Scales reported that he attended the Juneteenth Celebration.

11. PROJECT UPDATES

A. Project Report

Principal Planner Shorkey had no changes to the report.

Principal Planner Shorkey informed the Commission that there were no new applications for the July 22<sup>nd</sup> regular meeting. Principal Planner Shorkey asked the Commission if they wanted a meeting to discuss planning topics or if they would like to cancel the meeting.

After discussion, the Planning Commission indicated that they would like to schedule a discussion meeting. Chair Shrewsbury said that she would appreciate the opportunity and asked Commissioners to share topics to discuss with Principal Planner Shorkey.

12. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 8:36

Chair Shrewsbury closed public remarks at 8:36

13. COMMISSIONER COMMENTS

Commissioner McConnell summarized the comments regarding REZ #24013 and spoke about the historical land use of the property. Commissioner McConnell elaborated that the parcel was likely well drained in the first place and suitable for building upon. Chair Shrewsbury clarified that property owners are permitted to develop their property in accordance to the zoning regulations. Commissioner Scales reminded the Commissioners that they are permitted to discuss resident concerns with property owners who are planning developments.

Vice-chair Snyder and Commissioner Brooks asked staff for a synopsis of discussions regarding REZ #24013.

Commissioner Brooks asked staff if there is a plan that addresses walkability and sidewalk maintenance. Principal Planner Shorkey clarified that Township-owned sidewalks are classified as pathways and that there is a map that shows existing and proposed Pathway routes. Principal Planner Shorkey said that the map could be part of a new Bike Plan and that neighborhood sidewalks are not necessarily part of the Pathway system.

Commissioner Brooks asked staff for more information regarding the ratio of rental-occupied to owner-occupied properties. Principal Planner Shorkey stated that he will look for information for the Commission.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:59 pm

**Commissioner Brooks moved to adjourn the June 24, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Scales. Motion passed unanimously.**