



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
August 3, 2021 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. New Full-Time Paramedic/Firefighter Introduction- Benjamin Haviland
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes
 - (1) July 13, 2021 Regular Board Meeting
 - (2) July 20, 2021 Regular Board Meeting
 - C. Bills
 - D. Set a Date for Joint Township Board and Planning Commission Meeting
 - E. Disposal of Surplus Equipment
 - F. Michigan Townships Association Principles of Governance
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)
 - A. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial)-**Introduction**
 - B. Rezoning #21030 (New China of Michigan), a request to rezone a 0.42 acre parcel at 5114 Jo Don Drive from RC, Multiple Family Residential (maximum 14 dwelling units per acre) to RCC, Multiple Family Residential (maximum 34 dwelling units per acre)-**Introduction**
 - C. Resolution to Add Ballot Proposal to the November 2, 2021 Election Ballot
13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Special Use Permit #21071 – Sparrow Health Systems – construction of a building greater than 25,000 square feet
 - B. SmartZone Local Development Finance Authority
 - C. Daniels Drain Project
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

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

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

Providing a safe and welcoming, sustainable, prime community.





**CONSENT AGENDA
BOARD COMMUNICATIONS
AUGUST 3, 2021**



FOR IMMEDIATE RELEASE
July 2, 2021

CONTACT: LuAnn Maisner, Parks and Recreation Director
517.853.4616 | maisner@meridian.mi.us

Meridian Parks & Recreation Announces Summer Concert Series
Local Bands to Perform at Marketplace on the Green

Meridian Township, MI – The Meridian Township Parks and Recreation Department has announced their musical line-up for the FREE Summer Concert Series at the Marketplace on the Green pavilion.

The Summer Concert Series will kick off on Wednesday, July 7 at 6:00 pm with a performance by Steve Spees. LIVE bands will perform from 6:00 pm – 9:00 pm, with the exception of the August 25 performance, at the pavilion's event stage during and following the Wednesday Farmers' Market in July and August. The Wednesday Farmers' Market hours are 3:00 pm to 7:00 pm, July through October.

Musical Performance Line Up:

- July 7 – Steve Spees: Jazz, Blues, Easy Listening, Country & Classic Rock
- July 14 – Taylor Taylor: Acoustic Sounds
- July 21 – Joe Wright: Country
- July 28 – No Outlet: R&B, Classic Rock & Folk
- August 4 – Tommy Foster: Folk, Bluegrass & Country Rock
- August 11 – No Outlet: R&B, Classic Rock & Folk
- August 18 – Sea Cruisers: 50s, 60s & 70s
- *August 25 – Three Men and a Tenor: Vocal Music You Can Move To (7:00 pm – 9:00 pm)

This FREE Concert Series is sponsored by Orthopaedic Rehab Specialists, P.C.

For more information visit www.meridian.mi.us/FarmersMarket or contact the Meridian Township Parks and Recreation Department at 517.853.4600.

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AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
August 11, 2021 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, June 23, 2021
4. COMMUNICATIONS
5. UNFINISHED BUSINESS

A. ZBA CASE NO. 21-06-23-1 (EROP, LLC), 2390 E. Federal Drive, Decatur, IL, 62526

DESCRIPTION: 2703 Grand River Avenue
TAX PARCEL: 20-203-012
ZONING DISTRICT: C-2 (Commercial)

The variances requested is to construct a drive through car wash facility. This is a revised request.

6. NEW BUSINESS

A. ZBA CASE NO. 21-08-11-1 (Sina), 5786 Lake Drive, Haslett, MI, 48840

DESCRIPTION: 5786 Lake Drive
TAX PARCEL: 10-278-022
ZONING DISTRICT: RN (Village of Nemoka), Lake Lansing Overlay District

The variance requested is to construct a 400 square foot addition on the south side of the existing single family home.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

----- Original message -----

From: Thomas Latimer <tlatimer4@sbcglobal.net>

Date: 7/20/21 5:52 PM (GMT-05:00)

To: Board <Board@meridian.mi.us>

Subject: Commercial Marijuana Business

I think the issue of Commercial Marijuana Businesses in Meridian Township should be a matter decided by the voters, not just the board. I think the majority of township residents would be against it. Hopefully it will appear on the November 2, 2021 general election.

(Know you guys are busy so wanted to keep this short)

Thank you

Thomas N. Latimer
3683 West Hiawatha Drive
Okemos MI 48864

----- Original message -----

From: Joyce <jvc5530@comcast.net>

Date: 7/20/21 9:58 AM (GMT-05:00)

To: Board <Board@meridian.mi.us>

Subject: Survey

Board Members:

I'm writing to express my disappointment with the decision not to include a question about recreational marijuana on the citizen survey. I don't see any risk in asking the question, in fact I feel it's important to get citizen input. I closely followed the discussion, considered all opinions, however I couldn't reach a conclusion that it shouldn't be included. I also recall previous discussions at prior meetings that those that favor recreational marijuana may be hesitant to send an email or speak at a public meeting because of the "stigma" of supporting it. Including the question on the survey would give supporters the opportunity to voice their support.

I know all of you value citizen input. Including a question on the survey about recreational marijuana supports that value.

I'm not sure if the vote can be reconsidered, if not I hope citizens find other ways to have their voices heard.

I appreciate your service in support of our Prime Community.

Joyce VanCoevering

Sent from my iPhone

----- Original message -----

From: phyllis vaughn <phyllis12161216@gmail.com>

Date: 7/20/21 5:29 PM (GMT-05:00)

To: Board <Board@meridian.mi.us>

Subject: Survey

Dear Members of Board,

I am sorry for the late post of this email. Apparently my earlier one didn't go.

I am very disappointed the decision was made to take out the question about marijuana.

The survey would give an indication of residents' opinion.. To ignore the citizens and push forward is putting the marijuana industry first.

Let Lansing and E. Lansing have the income and all that comes with it.

If you don't want an answer to a question you don't ask it.

That is the way some of the board is viewing this.

MERIDIAN TOWNSHIP DOESN'T NEED THIS.

The ballot initiative that passed was to decriminalize marijuana ,not Do you want this in your community.

Sincerely,

Phyllis Vaughn

----- Original message -----

From: Brandie Yates <yates@meridian.mi.us>
Date: 7/21/21 12:00 PM (GMT-05:00)
To: Lynne Page <page.okemos@gmail.com>, vanrege5@msu.edu
Cc: Board <Board@meridian.mi.us>
Subject: RE: Local Petition Proposal-False Narrative

Good afternoon Lynne,

Thank you for contacting HOMTV. We appreciate your feedback and thank you for your support of the HOMTV Internship Program, which is a learning environment for aspiring journalists and those who wish to work in media.

We will continue to cover this complicated and controversial topic to the best of our abilities in follow-up articles, stories and interviews. Once again, thank you for your email.

Please don't hesitate to contact us in the future. Have a great day.

Thank you,



Brandie Yates, CTA
Communications Manager
HOMTV Executive Producer
yates@meridian.mi.us
W 517.853.4208 | F 517.853.4096
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Lynne Page [<mailto:page.okemos@gmail.com>]
Sent: Wednesday, July 21, 2021 11:49 AM
To: vanrege5@msu.edu
Cc: Brandie Yates <yates@meridian.mi.us>; Board <Board@meridian.mi.us>
Subject: Local Petition Proposal-False Narrative

Hello Ms. Vanregenmorter,

I would like to offer additional commentary on your July 6, 2021 article entitled "*Meridian Voices Petition Seeks to Give Residents a Voice*" published online on the HOMTV website. Here is a link to the HOMTV article:

http://www.homtv.net/index_homtv.asp?view=story&news_id=11280&l=Meridian-Voices-Petition-Seeks-to-Give-Residents-a-Voice

In your article, you quoted Meridian Township Trustee Courtney Wisinski's explanation for her support of the Board's initiative to opt in for recreational cannabis businesses as follows:

"Meridian voted 61% for recreational [marijuana]," said Meridian Township Trustee Courtney Wisinski. *"I know we do hear from the folks that have concerns which are absolutely important. There's a stigma that is associated with this, and that maybe stops folks from coming out and speaking for it."*

Wisinski, as opposed to Pavona, believes regulating Marijuana will keep teens safer, by

removing the possibility for laced and synthetic marijuana.

“To me I think it is a safer route for our teenagers if we can regulate this particular product,” Wisinski said. “That helps get some of those illicit drugs off the street.”

I have attached a document with the actual ballot language for Statewide Proposal 18-1. Please note the following:

1. The ballot proposal authorized ault possession, use, and cultivation of marijuana products for individuals who are at least 21 years of age and older. Teenagers are not permitted to possess, use, or cultivate recreational marijuana.
2. The ballot proposal mandated the creation of a state licensing system for marijuana businesses, and specifically allowed municipalities to ban or restrict them. Voters' approval of this ballot proposal is not a mandate to allow recreational marijuana businesses in Meridian Township.
3. Banning recreational marijuana businesses as a land use in Meridian Township does not impact the regulation of marijuana products under Michigan law.

Thank you for bringing attention to this complicated issue. Please consider providing an update to your article that includes the important factual information provided in this email..

Thank you,
Lynne Page
3912 Raleigh Drive
Okemos, MI 48864

----- Original message -----

From: Lynne Page <page.okemos@gmail.com>
Date: 7/21/21 1:54 PM (GMT-05:00)
To: Board <Board@meridian.mi.us>
Subject: Citizen's Survey Draft-Another False Narrative

To the Township Board:

I am a 25+-year resident of Meridian Township. I attended the Township Board meeting on July 13, 2021 in person and offered public comment in support of including a question to obtain citizen input on the Board's initiative to opt in for recreational cannabis businesses.

During the discussion of agenda item 12A-Citizen's Survey Draft (Part 1 of 2), Trustee Opsommer expressed opposition to including a question about this issue on the triennial survey. Per the HOMTV video of the meeting, beginning at the approximate time stamp 44:54, Trustee Opsommer stated, "What this question seeks to do is it seeks to overturn the election that was held in 2018 with a sample size of 300-400 respondents." He then proceeded to outline the statutory thresholds for a ballot initiative.

As Trustee Opsommer well knows, the purpose of Meridian Township's Citizen Survey is to sample resident opinions on a variety of topics. Obtaining citizen input is necessary and should not be construed as controversial in any context. Applying parameters specific to local petition proposals is irrelevant for this purpose.

I strongly agree with Treasurer Deschaine and Clerk Guthrie's support for gathering citizen input on important topics of interest to our community. Resident opinions should be welcomed, rather than suppressed. The implication that a citizen survey question and/or a local petition proposal permitted by law is a subversive attempt to overturn the results of a statewide election is both ludicrous and offensive.

Our elected officials should not be allowed to deliberately broadcast misinformed personal opinions as matters of fact. Please publicly refute this false narrative.

Sincerely,
Lynne Page
3912 Raleigh Drive
Okemos, MI 48864

From: Lynne Page <page.okemos@gmail.com>
Date: 7/21/21 11:49 AM (GMT-05:00)
To: vanrege5@msu.edu
Cc: Brandie Yates <yates@meridian.mi.us>, Board <Board@meridian.mi.us>
Subject: Local Petition Proposal-False Narrative

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Wisinski, as opposed to Pavona, believes regulating Marijuana will keep teens safer, by removing the possibility for laced and synthetic marijuana.

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Thank you,
Lynne Page
3912 Raleigh Drive
Okemos, MI 48864

Proposal 18-1

A proposed initiated law to authorize and legalize possession, use and cultivation of marijuana products by individuals who are at least 21 years of age and older, and commercial sales of marijuana through state-licensed retailers

This proposal would:

- Allow individuals 21 and older to purchase, possess and use marijuana and marijuana-infused edibles, and grow up to 12 marijuana plants for personal consumption.
- Impose a 10-ounce limit for marijuana kept at residences and require amounts over 2.5 ounces be secured in locked containers.
- Create a state licensing system for marijuana businesses and allow municipalities to ban or restrict them.
- Permit retail sales of marijuana and edibles subject to a 10% tax, dedicated to implementation costs, clinical trials, schools, roads, and municipalities where marijuana businesses are located.
- Change several current violations from crimes to civil infractions.

Should this proposal be adopted?

YES

NO

From: "Meridian Township, MI" <meridian-mi@enotify.visioninternet.com>
Date: 7/22/21 9:27 AM (GMT-05:00)
To: Board <Board@meridian.mi.us>
Subject: Sparrow,, SUP 21071

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

Site Visitor Name: JD Faichney, MD
Site Visitor Email: jdfaichney@hotmail.com

7/22/2021

The Planning Commission heard Sparrow Hospital (SUP#21071) on 7/12/2021. The public was represented by 4 members in opposition to this proposal as well as letters in opposition. Sparrow representative claimed counsel with community members which to date is false. Planning Commission members asked excellent questions, especially regarding traffic, safety and reasons for this development on residential property. The proposition that Sparrow Hospital is motivated to improve this residential environment was questioned in various ways. My wife Shereen Tabrizi, Ph.D and I are becoming more concerned about the traffic issues on Jolly Rd. In our opinion, it is poor judgement to place an emergency room on residential property. Neighborhood opposition is unanimous minus 1..



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ZONING DISTRICT: RN (Village of Nemoka), Lake Lansing Overlay District

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Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



FOR IMMEDIATE RELEASE
July 26, 2021

CONTACT: LeRoy Harvey, Environmental Programs Coordinator
517.853.4466 | harvey@meridian.mi.us

'Green Grants' Awarded to Haslett & Okemos Schools
Group of Faculty and Students Plan for Eco-Friendly Learning Spaces

Meridian Township, MI – Meridian Township has awarded Green Infrastructure Grants to Haslett Middle School and Montessori Radmoor School in Okemos to develop eco-friendly learning spaces within the Township.

Haslett Middle School was awarded \$3,000 to develop an 'Outdoor Learning Lab' in a neglected courtyard of their building complex. This project will provide outdoor learning opportunities and access to green spaces. The Outdoor Learning Lab will be a place to explore ecological challenges and create sustainable solutions.

The Montessori Radmoor School in Okemos was awarded \$4,746 to make improvements to 'The Pathway to Discovery', which is a trail that encircles the school and the Greenhouse and Vegetable, Fruit and Herb Gardens that the students plant, maintain and harvest.

At the end of 2020, the Meridian Township Environmental Commission announced the offering of 'Green Grants' for local schools to support green infrastructure related projects. Green infrastructure uses vegetation, soils and other elements and practices to restore some of the natural processes required to manage water and create healthier urban environments. The projects selected are expected to be completed by the end of 2021.

"The Environmental Commission and others are very excited to support hands-on environmental initiatives," said LeRoy Harvey, Meridian Township's Environmental Programs Coordinator. "We hope to see many more 'green infrastructure' and other ecological projects in schools, yards and neighborhoods in the years to come."

For additional information, visit the Township website at www.meridian.mi.us/GreenMeridian or contact Environmental Programs Coordinator LeRoy Harvey at harvey@meridian.mi.us.

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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.



----- Original message -----

From: Judith Minkin <jcminkin@gmail.com>

Date: 7/26/21 8:46 AM (GMT-05:00)

To: Board <Board@meridian.mi.us>

Subject: recreational cannabis businesses

It is my understanding that IN 2019 Meridian Township opted to NOT have medical marijuana businesses in the township. Now, 2 years later the town board is considering reversing that decision.

What factors have now caused the Board to reconsider the initial decision?

Planning is part of the board's job. Look around we have a plethora of tire stores, fast food places and mattress stores. Does Meridian really need marijuana stores added to that in our community?

Since the board isn't sure of their rejection decision, it is time to put the idea to a public vote.

PUT THE ISSUE ON THE BALLOT IN THE NEXT ELECTION.

J. Minkin

1612 Algoma Drive, Okemos

From: Scott Hughes <SHughes@ingham.org>

Date: 7/27/21 8:59 AM (GMT-05:00)

To: city.council@lansingmi.gov, "council@cityofeastlansing.com"
<council@cityofeastlansing.com>, Township Board <Townshipboard@meridian.mi.us>

Subject: Ingham County Prosecutor Carol Siemon Announces End of Charging Crimes Resulting from Non-Public Safety Traffic Stops and Heightened Scrutiny of All Traffic Stops

FOR IMMEDIATE RELEASE: July 27, 2021

Contact: Scott Hughes, shughes@ingham.org

Ingham County Prosecutor Carol Siemon Announces End of Charging Crimes Resulting from Non-Public Safety Traffic Stops and Heightened Scrutiny of All Traffic Stops

Under the new policy, prosecutors will no longer prosecute criminal cases against people stopped for minor traffic-related infractions, as part of Vera Institute of Justice initiative to address systemic bias in the criminal legal system

Ingham County, MI – Today, Ingham County Prosecutor Carol Siemon announced that the office will no longer pursue certain criminal charges resulting from non-public safety traffic stops, as part of an effort to address the impact of systemic racial bias in the criminal legal system.

“Communities are safer when the justice system is fair for every person, no matter their income, race, gender, or ability,” said Ingham County Prosecutor Carol Siemon. “It is possible to prioritize both public safety and a fair and equitable justice system without sacrificing one for the other. Today’s policy change meets an urgent need to reexamine and reconsider how policing practices can perpetuate racial injustice in the criminal legal system—or work in service of a more just system.”

Non-public safety stops, which are often referred to as pretextual stops, occur when a person is detained for a minor infraction (such as a traffic infraction) while police seek evidence of a more serious crime.

[Evidence shows](#) that non-public safety traffic stops often reflect racial bias, and police stop, question, and search people of color at [higher rates](#) than white people. In addition, these stops do not improve public safety, as the majority [do not result](#) in the discovery of contraband or weapons. When prosecutors condone non-public safety stops, they encourage police officers to focus on people, rather than actions, they deem “suspicious,” contributing to racial inequity in the criminal legal system.

Ingham County Prosecutor's Office

Policy regarding Heightened Scrutiny of Traffic Stops and Automobile Searches

The Ingham County Prosecutor's Office (ICPO) reviews warrant requests from police agencies and decides whether to issue criminal charges. It is within the ICPO's authority to review any warrant request that a police agency submits to the ICPO and to decide whether to issue criminal charges. Part of this discretion includes the sole authority to deny a warrant request when it is not in the interests of justice for a person to face criminal charges. This policy provides direction for ICPO Assistant Prosecuting Attorneys (APAs) who review warrant requests that arise from traffic stops. This policy is intended to promote equity, justice, and fairness in the ICPO's charging decisions.

A. Background regarding traffic stops and automobile searches

1. Making a traffic stop

The United States and Michigan Constitutions both guarantee the right of citizens to be free from unreasonable searches and seizures. See US Const, Am IV; Const 1963, art 1, § 11. "In general, a search or seizure conducted without a warrant is presumptively unreasonable, and thus, unconstitutional." *People v Barbarich*, 291 Mich App 468, 472 (2011). However, investigatory traffic stops are an exception to the warrant requirement. See *Terry v Ohio*, 392 US 1, 30-31; 88 S Ct 1868; 20 L Ed 2d 889 (1968). A traffic stop is valid when a police officer has "an articulable and reasonable suspicion that a vehicle or one of its occupants is subject to seizure for a violation of law," *People v Williams*, 236 Mich App 610, 612 (1999), or when the officer has probable cause to believe that the driver of a vehicle has committed a traffic violation. *People v Davis*, 250 Mich App 357, 363 (2002).¹

The reasonableness of an officer's suspicion is determined case by case on the basis of the totality of all the facts and circumstances. [I]n determining whether the officer acted reasonably in such circumstances, due weight must be given, not to his inchoate and unparticularized suspicion or 'hunch,' but to the specific reasonable inferences which he is entitled to draw from the facts in light of his experience. [*People v LoCicero* (After Remand), 453 Mich 496, 500-501 (1996) (Cleaned up).]

However, under the law, the reasonableness of a traffic stop does not depend on the police officer's subjective intentions.²

The circumstances of a traffic stop often evolve and change, and there is no "one size fits all" rule for police investigations. *People v Williams*, 472 Mich 308, 316 (2005).

¹ But note that investigatory traffic stops can occur for certain traffic violations as well.

² The term "pretext stop" is often used to describe a stop where the stated reason for the traffic stop is facially valid, but the true, subjective motivation is a hope to find contraband or another motivation. We find the typical use of this phrase to be misleading because the phrase is often used with the connotation that pretext stops are not permissible and lawful. Because of this, our policy will not use the term "pretext stop."

“[T]he tolerable duration of police inquiries in the traffic-stop context is determined by the seizure’s “mission”—to address the traffic violation that warranted the stop, and attend to related safety concerns[.]” *Rodriguez v US*, 575 US 348, 354; 135 S Ct 1609; 191 L Ed 2d 492 (2015).

2. Searching an automobile without a search warrant

“In order to show that a search was legal, the police must show either that they had a warrant or that their conduct fell under one of the narrow, specific exceptions to the warrant requirement.” *People v Eaton*, 241 Mich App 459, 461 (2000). There are several exceptions to the warrant requirement that may be applicable in the context of an automobile search.

The automobile exception to the warrant requirement allows the police to lawfully search an automobile without a warrant if the officer has probable cause to believe the vehicle contains contraband. *People v Garvin*, 235 Mich App 90, 102 (1999).

The consent exception to the warrant requirement is not particular to automobiles; it applies in the same manner whether the place to be searched is a pocket, backpack, automobile, or home. See *People v Mead*, 503 Mich 205, 215-216 (2019). “There are three ways a court may find that a consent search was unreasonable: consent wasn’t voluntary, the consent-giver lacked authority, or the scope of the search exceeded the consent.” *Id.* at 216.

The plain view exception to the warrant requirement allows officers to seize “items in plain view if the officers are lawfully in a position from which they view the item, and if the item’s incriminating character is immediately apparent.” *People v Champion*, 452 Mich 92, 101 (1996). People do not have a reasonable expectation of privacy in things that they willingly expose to the public. *Katz v US*, 389 US 347, 351; 88 S Ct 507, 511; 19 L Ed 2d 576 (1967).

The inventory search exception to the warrant requirement applies when the police impound a vehicle and secure and inventory its contents. *People v Toohey*, 438 Mich 265, 275 (1991). “An inventory search that is conducted pursuant to standardized police procedure is considered reasonable because the resulting intrusion will be limited to the extent it is necessary to fulfill the caretaking function.” *Id.* at 275-276.

3. Disparate impact of traffic stops, searches, and the resulting criminal charges

Nationwide, Black people are significantly more likely than white people to be stopped for a traffic violation.³ After a traffic stop, Black and Hispanic people “are significantly more likely to be searched for contraband.”⁴ Preliminary data from the Ingham County Prosecutor’s Office’s (ICPO) collaborative partnership with the Vera Institute for Justice shows that there is a significant racial disparity in charged cases in Ingham County. Black and Hispanic people represent 12 percent of the population in Ingham County, yet they represent 41 percent of the misdemeanor caseload and 54 percent of the felony caseload in the ICPO. Black people in Ingham County are 4.6

³ Stanford Open Policing Project, Findings, available at <https://openpolicing.stanford.edu/findings/>.

⁴ Washtenaw County Policy Regarding Pretext Stops citing *Id.*

times more likely to be charged with a misdemeanor and 7.6 times more likely to be charged with a felony than white people. There is more work to do in order to fully understand and change these racial disparities. This policy is one step toward change.

B. Definitions

1. Public safety related infractions

Public safety related infractions are infractions that present an actual danger to a person, property, or the general public.

2. Non-public safety related infractions

Non-public safety related infractions are infractions that do not pose an actual danger to a person, property, or the general public. Examples of common infractions that do not typically pose an actual danger to a person, property, or the general public include: window tint, expired registration, a single defective tail light, failing to stop leaving a private drive, driving in the left lane, some defective equipment infractions, and driving while license suspended. This is a non-exhaustive list. APAs will weigh whether an infraction presents an actual danger.

3. Investigatory stops

Investigatory stops occur when a police officer has a reasonable and articulable suspicion that a vehicle or one of its occupants is subject to seizure for a violation of law.⁵

4. Possession of contraband charge

Possession of contraband includes the following: possession of a controlled substance (MCL 333.7403); receiving or concealing stolen, embezzled, or converted property (MCL 750.535); minor in possession of alcohol (MCL 436.1703); carrying a concealed weapon (MCL 750.227), possession of a blackjack, slungshot, billy, metallic knuckles, sand club, sand bag, bludgeon, or portable device directing electrical current (MCL 750.124(1)(d)); possession or transportation of a firearm or pneumatic gun in a vehicle (MCL 750.227c-d); and possession of a firearm in public by a minor (MCL 750.234f).⁶

C. Policy

1. Heightened scrutiny of *all* traffic stops and automobile searches

⁵ Some stops are investigatory in nature but publicly announcing the substance of an investigation will pose a danger to someone. In these instances, police agencies should contact the prosecutor's office and inform them of the nature of the stop so that the reviewing APA can make an appropriate decision under this policy and disclose the nature of the interaction if required under the rules of discovery.

⁶ This list substantially mirrors the Washtenaw County Policy Regarding Pretext Stops definition of "Possession of Contraband Charge."

APAs will apply the law when reviewing warrant requests that arise out of a traffic stop. If there is no legal basis to initiate a traffic stop (reasonable articulable suspicion or probable cause as applicable), the APA will deny the warrant request unless there is an independent basis for the charge.

Likewise, APAs will carefully scrutinize the stated reason for any automobile search that is not authorized by a search warrant. APAs will carefully scrutinize whether the search is authorized by an exception to the warrant requirement. APAs will evaluate the credibility of facts giving rise to warrant exceptions. In cases involving consent, APAs will evaluate whether consent was voluntary. APAs will not consider evidence that was obtained in violation of the Fourth Amendment when making their charging decisions.

APAs will also examine whether the police officer impermissibly prolonged the duration of the traffic stop. Routine traffic stops should not become “fishing expeditions.”

2. Non-public safety related traffic stops

- a. If an APA reviewing a warrant request determines: 1) that the traffic stop was a non-public safety related traffic stop, and 2) there was a consent search with no other exception to the warrant requirement, the APA will deny any warrant request for possession of contraband crimes arising out of the search.⁷
- b. If an APA reviewing a warrant request determined: 1) that the traffic stop was a non-public safety related traffic stop, and 2) the warrant request is for a non-public safety related infraction, the APA will deny any warrant request for the non-public safety related infraction.⁸

3. Public safety related infractions

Consistent with policy section C, paragraph 1, APAs will evaluate whether the police report or other evidence establishes that the traffic stop was based on a public safety related infraction. APAs will consider reasons for why the stop is public safety related. Consistent with policy section C, paragraph 1, APAs will evaluate the reason for any automobile search. Conclusory statements that the stop was based on public safety will not be accepted. In order to be a public safety related stop, the APA must be convinced that the stated infraction presents an actual danger to a person, property, or the general public.

If there is a legal basis for the initial traffic stop and any resulting search, the APA may authorize or deny charges if they are supported by the evidence and applicable law, consistent with other office policies, and in the interests of justice.

4. Investigatory traffic stops

⁷ This should not discourage asking for consent even when there is independent justification for the search through the automobile exception to the warrant requirement. The presence of consent along with other justification does not prohibit an APA from issuing possession of contraband charges.

⁸ APAs will also dismiss tickets for non-public safety related infractions when the stop was for a non-public safety related infraction and the ticket only lists non-public safety related infractions.

Consistent with policy section C, paragraph 1, APAs will evaluate whether the police report or other evidence establishes that the traffic stop was a valid investigatory stop (as defined by this policy). APAs will consider reasons for why the stop is a valid investigatory stop and not a fishing expedition. Consistent with policy section C, paragraph 1, APAs will evaluate the reason for any automobile search. If there is a legal basis for the initial traffic stop and any resulting search, the APA may authorize or deny charges if they are supported by the evidence and applicable law, consistent with other office policies, and in the interests of justice.

5. Seizing contraband and forensic testing

This policy does not prohibit or discourage lawfully seizing, processing, forensically testing, or destroying contraband consistent with a police agency's standard policies and procedures.

6. Prosecutorial discretion

This policy is an exercise in prosecutorial discretion. The policy does not create new legal rights.

7. Flow chart

The appendix contains a flow chart to assist APAs with applying this policy.

8. Exceptions

If an APA believes that there should be an exception to this policy, the APA will consult with either Prosecutor Carol Siemon or Chief Assistant Prosecutor Michael Cheltenham.

July 26, 2021



FOR IMMEDIATE RELEASE
July 27, 2021

Contact: Amber Clark, Neighborhoods & Economic
Development Director
517.853.4568 | clark@meridian.mi.us

Meridian Township Residential Engagement and Priority Study to Begin
Residents Encouraged to Complete Survey for Improved Quality of Life

Meridian Township, MI – Meridian Township officials are looking for resident feedback on the quality and usefulness of Township services. Resident responses will help shape policies and priorities for the Township now and in the future.

The first wave of surveys will arrive in mailboxes on July 28, 2021 to a random sample of 1,500 households in the Township. Survey questions will cover topics such as Parks, Deer Management, Community Events, Equity, Public Safety, Development and more. Although only a sample of Township residents will receive the survey information by mail, the survey will also be posted on the Township website at www.meridian.mi.us for any Township resident to participate.

“I cannot overemphasize the importance of this survey. During my nine years on the Meridian Township Board, I have returned to the most recent survey results for an understanding of the preferences of our residents,” stated Township Supervisor, Ronald J. Styka. “It is an invaluable tool for successful governing.”

Since 2006, the Township has surveyed its residents every three years. The National Research Center (NRC) of Boulder, Colorado was previously selected to conduct these surveys, with the last survey completed in 2018. Through a Requests for Proposals (RFP) process, the Meridian Township Board approved the selection of Cobalt Community Research to create the Township’s new Triennial Residential Study. Cobalt is a 501(c)(3) nonprofit organization created to help governmental and non-profit organizations measure, benchmark and manage efforts through high-quality, affordable research.

For additional information or questions about the survey, please call the Township at 517.853.4568. Residents can also view previous survey results on the Township website at www.meridian.mi.us/Adminstration.

###

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.





FOR IMMEDIATE RELEASE
July 28, 2021

CONTACT: Bart Crane, Lieutenant
517.853.4800 | crane@meridian.mi.us

Meridian Township Police Announce National Night Out
Meridian Township Joins Worldwide Crime Prevention Campaign

MERIDIAN TOWNSHIP, MI — On August 3rd, 2021, Meridian Township will participate in the celebration of National Night Out, America's Night Out Against Crime event. The Meridian Township Police Department will serve as the community hosts as officers join participating neighborhoods in a variety of activities including block parties, parades, and cookouts while heightening crime prevention awareness and enhancing community relations.

National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer and better places to live. The event takes place in the evening hours on the first Tuesday of August.

National Night Out began in 1984 in an effort to promote involvement in crime prevention activities, police-community partnerships, neighborhood fellowship, and to send a message to criminals letting them know that neighborhoods are organized and are fighting against crime.

Anyone interested in obtaining more information about the "National Night Out" campaign or learning how their neighborhood can become involved is encouraged to contact Lt. Crane at 517.853.4800.

###

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.



----- Original message -----

From: Barb Byrum <BByrum@ingham.org>
Date: 7/28/21 4:45 PM (GMT-05:00)
To: Deborah Guthrie <guthrie@meridian.mi.us>
Cc: Elizabeth Noel <enoel@ingham.org>
Subject: RE: Petition Deadlines

Clerk Guthrie,

Affidavits for candidates are to be forwarded to my office immediately.
Once certified, ballot language is to be forwarded immediately.
The township is to certify the petition signatures, I have not use or desire for those.

Again, speak with your legal counsel.

Sincerely,

Barb Byrum, JD, CERA

Ingham County Clerk
Pronouns: she/her/hers
clerk.ingham.org
517-676-7215

To check your voter registration status, request an absent voter ballot or to track your ballot, please visit www.michigan.gov/vote

From: Deborah Guthrie <guthrie@meridian.mi.us>
Sent: Wednesday, July 28, 2021 4:41 PM
To: Barb Byrum <BByrum@ingham.org>
Cc: Elizabeth Noel <enoel@ingham.org>
Subject: RE: Petition Deadlines

Am I supposed to forward copies of these to you after the withdrawal deadline? Or is that only for affidavits smutted by candidates? Please advise. Thank you, Deborah



Deborah Guthrie
Clerk, Meridian Township
guthrie@meridian.mi.us
W 517.853.4324 | F 517.853.4251
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Barb Byrum [<mailto:BByrum@ingham.org>]
Sent: Wednesday, July 28, 2021 11:52 AM
To: Deborah Guthrie <guthrie@meridian.mi.us>

Cc: Elizabeth Noel <enoel@ingham.org>

Subject: RE: Petition Deadlines

Clerk Guthrie,

Once the township board approves language, please send it to my Office immediately. Please also include the language via Word document.

The August 10th deadline is the cutoff date, not the wait for date.

Sincerely,

Barb Byrum, JD, CERA

Ingham County Clerk

Pronouns: she/her/hers

clerk.ingham.org

517-676-7215

To check your voter registration status, request an absent voter ballot or to track your ballot, please visit www.michigan.gov/vote

From: Deborah Guthrie <guthrie@meridian.mi.us>

Sent: Wednesday, July 28, 2021 11:50 AM

To: Barb Byrum <BByrum@ingham.org>

Cc: Elizabeth Noel <enoel@ingham.org>

Subject: RE: Petition Deadlines

The Meridian Township Board has their next meeting on Tuesday, August 3, 2021.

To be clear; if the Township Board approves the ballot language during that board meeting, I send that language to your office by August 10? Please advise.

Thanks, Deborah



Deborah Guthrie

Clerk, Meridian Township

guthrie@meridian.mi.us

W 517.853.4324 | F 517.853.4251

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Barb Byrum [<mailto:BByrum@ingham.org>]

Sent: Wednesday, July 28, 2021 11:47 AM

To: Deborah Guthrie <guthrie@meridian.mi.us>

Cc: Elizabeth Noel <enoel@ingham.org>

Subject: RE: Petition Deadlines

Clerk Guthrie,

The County Clerk's Office has nothing to do with this until it is placed on the ballot.

The deadline for ballot language to be submitted to my Office is August 10th at 4PM. You should contact MML, MTA and your township attorney for further direction.

Certainly, Liz and I will assist where we can, but questions regarding your involvement in the petition acceptance, certification, etc. is a discussion that you and your township attorney should have.

Sincerely,

Barb Byrum, JD, CERA

Ingham County Clerk

Pronouns: she/her/hers

clerk.ingham.org

517-676-7215

To check your voter registration status, request an absent voter ballot or to track your ballot, please visit www.michigan.gov/vote

From: Deborah Guthrie <guthrie@meridian.mi.us>

Sent: Wednesday, July 28, 2021 11:36 AM

To: Barb Byrum <BByrum@ingham.org>

Cc: Elizabeth Noel <enoel@ingham.org>

Subject: FW: Petition Deadlines

Barb,

We have been speaking with Lizzy about a petition that was submitted to our office and what our steps should be. She has been extremely helpful and we are super appreciative. Township Supervisor Ron Styka asked me what our next steps are and deadlines we need to meet. This is what I communicated to him.

We have verified that there are enough signatures to have this ballot language on the November ballot. Could you and your team please clarify our next steps? Thank you, Deborah



Deborah Guthrie

Clerk, Meridian Township

guthrie@meridian.mi.us

W 517.853.4324 | F 517.853.4251

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Deborah Guthrie
Sent: Wednesday, July 28, 2021 11:33 AM
To: Ronald Styka <styka@meridian.mi.us>
Cc: Frank Walsh <walsh@meridian.mi.us>
Subject: Petition Deadlines

Supervisor Styka,

The county has told to me that after our office verifies the signatures, that the Township attorney needs to approve the ballot language and resolution of support that needs to go before the Township Board to approve. We have verified 1297 signatures which qualifies the petition to appear on the ballot.

Here are the deadlines for a petition to appear on the November 2021 Ballot:

By 5:00 p.m. July 27 Petitions to place proposals on ballot filed with county and local clerks. (168.646a)

By 4:00 p.m. August 10 Ballot wording of proposals qualified to appear on ballot certified to county and local clerks. (168.646a)

We need to approve this at the upcoming Board meeting to meet these deadlines. I have a call in to the county as well to verify our next steps. Thank you, Deborah



Deborah Guthrie

Clerk, Meridian Township

guthrie@meridian.mi.us

W 517.853.4324 | F 517.853.4251

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Ron Styka <ronstyka@gmail.com>

Date: July 29, 2021 at 3:39:12 PM EDT

To: Cecelia Kramer <cremark1@sbcglobal.net>

Cc: "Daniel R. Opsommer" <danielopsommer@gmail.com>, Pat Jackson <jacksonp@comcast.net>, Phil Deschaine <phildeschaine@gmail.com>, Frank Walsh <walsh@meridian.mi.us>, Derek Perry <perry@meridian.mi.us>, Kathy Sundland <sundland@meridian.mi.us>, Deborah Guthrie <debgvt@gmail.com>, Courtney Wisinski <clwisinski@gmail.com>

Subject: Re: Next Scheduled Board Meeting Date

Cecelia,

Thank you for your email. I understand your concerns.

Note this change was made several months ago.

Unfortunately, I am no longer available on August 5. This may be true for some other members.

Ron

On Thu, Jul 29, 2021 at 11:59 AM Cecelia Kramer <cremark1@sbcglobal.net> wrote:

July 29, 2021

Meridian Township Board and Township Administration
5151 Marsh Road
Okemos, MI 48864

Dear Supervisor Styka, Board Members and Township Administration:

This is to protest the return of the next Township Board Meeting Date to its original Tuesday timeslot. It was originally moved from the regular Tuesday (August 3) to Thursday (August 5) to accommodate a possible primary voting date. Absent primary voting, it was returned to Tuesday (August 3). I would like to request that the Board Meeting be held on the scheduled alternative Thursday (August 5) date.

I have just discovered that you will be taking up decisions on the Assessment Percentages for the Chapter 20 Daniels Drain Project at your next Board Meeting. This is a very important meeting for a number of residents in Forest Hills as well as other residents of the Daniels watershed. Your decisions on this proposal will affect our property taxes for the next 20 years.

In major conflict with this Board Meeting, is the National Night Out? Our Meridian Township Police are sponsoring the very important National Night Out Against Crime. Many neighborhoods like Forest Hills are hosting gatherings of the neighbors and greeting the Police officials, Fire officials and other dignitaries. As elected officers of our Township, I would assume that you would want to be out at these events taking the pulse of the community. I know that I would rather be greeting the K-9 Unit and eating ice cream at our Forest Hills Homeowners ice cream social on Tuesday night. I think we would all like to show support for the Police during these very troubled times.

Thank you for taking this request under consideration.

Sincerely,

Cecelia Kramer

Cecelia Kramer
President, Forest Hills Homeowners Assoc.
4560 Oakwood Dr.
Okemos, MI 48864

----- Original message -----

From: Michelle Prinz <prinz@meridian.mi.us>

Date: 7/29/21 11:37 AM (GMT-05:00)

To: Phil Deschaine <deschaine@meridian.mi.us>, Courtney Wisinski <wisinski@meridian.mi.us>, Ron Styka <ronstyka@gmail.com>, Deborah Guthrie <guthrie@meridian.mi.us>, Patricia Herring Jackson <pjackson@meridian.mi.us>, Kathy Ann Sundland <sundland@meridian.mi.us>, Dan Opsommer <opsommer@meridian.mi.us>

Cc: Frank Walsh <walsh@meridian.mi.us>, LuAnn Maisner <maisner@meridian.mi.us>, Jane Greenway <greenway@meridian.mi.us>, Kati Adams <kadams@meridian.mi.us>, Emma Campbell <ecampbell@meridian.mi.us>, Derek Perry <perry@meridian.mi.us>, Brandie Yates <yates@meridian.mi.us>

Subject: FW: Press Release for Aug 16th Okemos Post Office Award

Congratulations to the following 2021 Community Landscape Beautification Award Winner:

Meridian Garden Club

Project: "Okemos Post Office Garden"

An award ceremony has been scheduled for 9 am on Monday, August 16, 2021 at the Post Office, 2025 Central Park Dr. Okemos, MI 48864 Parking is available at Meridian Mall.

Community leaders are invited and encouraged to join us and recognize your community for its contribution to a community landscape beautification project.

NEWS RELEASE

FOR IMMEDIATE RELEASE

July 29, 2021

Contact: Lani Von Tersch

MNLA Project Coordinator



Michigan Nursery and Landscape Association Announces the 2021 *Plant Michigan Green* Community Landscape Beautification Award Winners

The Michigan Nursery and Landscape Association's (MNLA) Community Landscape Beautification Award Program recognizes outstanding communities for their excellence in improving the physical and aesthetic environment of their neighborhoods and in raising the awareness of the positive economic growth and environmental impacts that quality landscaping brings to Michigan's communities. These projects are designed to enhance the visual image of the neighborhoods, improve livability, build civic pride and promote community spirit.

Congratulations to the following 2021 Community Landscape Beautification Award Winner:

Meridian Garden Club

Project: "Okemos Post Office Garden"

An award ceremony has been scheduled for 9 am on Monday, August 16, 2021 at the Post Office, 2025 Central Park Dr. Okemos, MI 48864 Parking is available at Meridian Mall.

Community leaders are invited and encouraged to join us and recognize your community for its contribution to a community landscape beautification project.

We congratulate all of the 2021 Community Landscape Beautification Award Winners across Michigan:

*Meridian Garden Club –
Okemos Post Office Garden*

*Clarkston Farm & Garden Club -
Clarkston Independence District Library*

*The Garden Club of Greater Lansing,
Landscape Architects and Planners,
And City of Lansing Parks and Recreation -
Scott Sunken Garden*

*Kent Garden Club and Twin Lakes Nursery -
Grand Rapids Home For Veterans*

Michigan Nursery and Landscape Association

Our Mission: United to Advocate Professionalism, Integrity and Growth for Michigan's Green Industry.

About MNLA

Since 1922, the Michigan Nursery and Landscape Association (MNLA) is the largest and oldest statewide Green Industry Trade Association.

MNLA Represents: A wide range of Michigan Green Industry businesses on legislative and regulatory issues, education and events, certification programs, marketing and promotion, and member-only money saving programs.

With 55% of our Michigan Business Members that have gross sales of \$299,999 or less, we specialize in the needs of the small business while representing all business sizes in these Green Industry segments:

Allied Trades	Irrigation	Pesticide Applicator
Arborist	Landscape Contractor	Public Gardens
Consulting/Diagnosis	Landscape Design	Retail Landscape Supply
Garden Center	Landscape Management	Yard
Golf Course Maintenance	Licensed Landscape	Rewholesaler
Greenhouse Production	Architect	Snow & Ice Management
Green Roofs	Mail Order	Sod Grower
Grower / Nursery	Manufacturer	Supplier
Production	Master Gardener	Turf Management
Interiorscape	Nursery Production	Water Gardener

Scope of Michigan's Green Industry

The economic impact of Michigan's nursery, perennial plant production, Christmas tree, sod producers, landscaping and lawn care industries is \$5.715 billion.

- The economic impact of our Nursery and perennial plant producers is \$1.2 billion and we distribute our products into 35 states, Mexico and Canada, making us...
...the #1 specialty crop in Michigan,
...the 4th largest agriculture commodity group in Michigan,
...the 4th largest nursery industry in the nation.
- The economic impact of our landscape services and retail sectors is \$4.5 billion.

Together, all segments of the Green Industry account for a total of 36,162 individuals employed (Knudson & Peterson, 2012). According to US Census Data, this equates to 1 out of every 170 Michigan citizens between the ages of 18-65.

Contact Information: Amy Upton, Executive Director, 2149 Commons Parkway, Okemos, MI 48864, Telephone: (517) 381-0437 Fax: (517) 381-0638, E-mail: Amy@mnl.org, Websites: www.MNLA.org, www.PlantMichiganGreen.com.



**CONSENT AGENDA
PROPOSED BOARD MINUTES
August 3, 2021**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of July 13, 2021, as submitted.**
- (2) Move to approve and ratify the minutes of the Regular Meeting of July 20, 2021, as submitted.**

ALTERNATE MOTION:

**(1) Move to approve and ratify the minutes of the Regular Meeting of July 13, 2021 with the following amendment(s):
[Insert Amendments]**

(2) Move to approve and ratify the minutes of the Regular Meeting of July 20, 2021 with the following amendment(s):[insert amendments]

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD 2021 **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
WEDNESDAY, July 13, 2021 **6:00 pm**

PRESENT: Supervisor Styka (arrived 6:02 pm), Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski, Sundland

ABSENT: None

STAFF: Township Manager Walsh, Fire Chief Hamel, Community Planning and Development Director Schmitt, Finance Director Mattison, Human Resources Director Tithof, Economic Development Director Clark, IT Director Gebes, Chief of Police Plaga

1. CALL MEETING TO ORDER

Clerk Guthrie called the meeting to order at 6:00 pm.

Trustee Jackson moved to have Trustee Opsommer serve as Supervisor Pro Tem. Seconded by Treasurer Deschaine.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski, Sundland

NAYS: None

Motion Carried: 6-0

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Pro Tem Opsommer led the Pledge of Allegiance.

3. ROLLCALL

Clerk Guthrie called the roll of the Board.

Trustee Wisinski is present virtually in Drummond Township.

Supervisor Styka is present virtually in Meridian Township.

4. PRESENTATION - NONE

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Pro Tem Opsommer opened public remarks at 6:03 pm

Lynne Page, 3912 Raleigh Dr. spoke in support of including a question about the sale of recreational marijuana in Meridian Township on the Citizen's Survey

John Covell, 6156 E Lake Dr. spoke against allowing recreational marijuana sales in Meridian Township.

Kevin Schoen 6102 Columbia spoke about his broadband internet business, ACD.net, and spoke in support of recreational marijuana facilities.

Supervisor Pro Tem Opsommer closed public remarks at 6:10 pm

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh outlined the solar project at the service center complex. He spoke about the annual picnic, stating all non-emergency operations will close at noon on July 14th. He mentioned two of Meridian's retirement funds are fully funded. He spoke about an error in billing that led to a resident's bill going to collection and apologized to the resident for the misunderstanding. Manager Walsh wished David Lee well as his last day is this Friday.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Treasurer Deschaine

- Summer tax bills have been mailed out and are due September 14th
- Deputy Treasurer Marry Ann Groop has retired
- Attended the Ingham County Chapter Association meeting

- Trustee Jackson
- Attended the Ingham County MTA meeting and the July 12 DDA meeting

- Trustee Wisinski
- Environmental Commission is reviewing the wetland ordinance
- The Diversity Equity Inclusion Program is moving forward with help from Director Tithof

- Supervisor Pro Tem Opsommer
- Expressed disappointment on latest updates on the Downtown Okemos Project

8. APPROVAL OF AGENDA

Treasurer Deschaine moved to approve the agenda as presented. Seconded by Trustee Opsommer.

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

NAYS: None

Motion carried: 7-0

9. CONSENT AGENDA

Supervisor Pro Tem Opsommer reviewed the consent agenda.

Treasurer Deschaine moved to approve the Consent Agenda as presented. Seconded by Trustee Sundland.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustee Jackson, Supervisor Pro Tem Opsommer, Trustees Wisinski, Sundland

NAYS: None

Motion carried: 7-0

A. Communications

Treasurer Deschaine moved that the communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Sundland.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustee Jackson, Supervisor Pro Tem Opsommer, Trustees Wisinski, Sundland

NAYS: None

Motion carried: 7-0

B. Approval of Minutes – June 15, 2021 and June 30, 2021

Treasurer Deschaine moved to approve and ratify the minutes of June 15, 2021 and June 30, 2021 as presented. Seconded by Trustee Sundland.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustee Jackson, Supervisor Pro Tem Opsommer, Trustees Wisinski, Sundland

NAYS: None

Motion carried: 7-0

C. Bills

Treasurer Deschaine moved to approve that the Township Board approve the Manager's Bills as follows: Seconded by Trustee Sundland.

Common Cash	\$	650,575.08
Public Works	\$	67,665.63
Trust & Agency	\$	<u>28,094.88</u>
Total Checks	\$	746,335.59

Credit Card Transactions	\$ 22,804.79
06.10.2021 – 07.06.2021	
Total Purchases	\$ <u>769,140.38</u>
ACH Payments	\$ <u>1,308.104.51</u>

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustee Jackson, Supervisor Pro Tem Opsommer, Trustees Wisinski, Sundland

NAYS: None

Motion carried: 7-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS

A. Pathway Master Plan Update

Supervisor Pro Tem Opsommer called the public hearing to order at 6:22 pm.

Public Works Director Derek Perry outlined the Pathway Master Plan.

Opened public remark at 6:27 pm.

NONE

Public remark closed at 6:27 pm.

12. ACTION ITEMS

A. Citizen’s Survey Draft

Director Clark outlined the current plan for the Citizen’s Survey Draft.

Treasurer Deschaine moved to adopt the drafted survey and instruct Meridian Township staff to proceed with Cobalt Community research. Seconded by Clerk Guthrie.

Trustee Jackson offered an amendment to adopt the Citizen’s Survey Draft as is minus question 34. Seconded by Trustee Sundland.

Trustee Wisinski explained question 34 may appear on a ballot in November and that’s a better way to find out people’s opinion.

Supervisor Styka stated he felt question 34 is appropriate.

Treasurer Deschaine stated a better idea is to rewrite question 34, and it should be left in.

Clerk Guthrie concurred with Treasurer Deschaine.

Supervisor Pro Tem Opsommer explained he believes the wording of the question could be misleading.

Treasurer Deschaine disagreed.

Trustee Jackson stated the question has disrupted the original intent of the survey.

Supervisor Styka stated he believes the question is valid.

Trustee Sundland expressed disappointment about so much focus on one question, she stated the survey should be community focused and not political.

ROLL CALL VOTE: YEAS: Trustees Jackson, Supervisor Pro Tem Opsommer, Wisinski, Sundland

NAYS: Treasurer Deschaine, Supervisor Styka, Clerk Guthrie

Motion carried: 4-3

Town Manager Walsh explained the Board has approved questions similar in the past.

Treasurer Deschaine stated he disagrees with removing the question.

Treasurer Deschaine moved to table the Citizen's Survey Draft. There was no second to the motion.

Supervisor Styka called the Question.

ROLL CALL VOTE: YEAS: Supervisor Styka, Trustee Jackson, Supervisor Pro Tem Opsommer, Trustees Sundland, Wisinski, Clerk Guthrie

NAYS: Treasurer Deschaine

Motion carried: 6-1

B. Daniels Drain-Full Disclosure Certificate

Deputy Manager Perry outlined the Daniels Drain-Full Disclosure Certificate.

Supervisor Styka moved to approve and execute the Resolution to Authorize Official Statement and Continuing Disclosure Certificate for Daniels Drain Drainage District Bonds as presented. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustee Jackson, Supervisor Pro Tem Opsommer, Trustees Wisinski, Sundland

NAYS: None

Motion carried: 7-0

Supervisor moved to adopt the drafted survey and instruct Meridian Township staff to proceed with Cobalt Community research as amended. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Trustee Jackson, Supervisor Pro Tem Opsommer, Trustees Wisinski, Sundland

NAYS: Treasurer Deschaine

Motion carried: 6-1

13. BOARD DISCUSSION ITEMS

A. Pathway Master Plan Update

The Board discussed the Pathway Master Plan Update with Deputy Manager Perry. Clerk Guthrie asked what happens when the 425 agreements expire. Deputy Manager Perry explained each one is different and you would have to look at the specific language pertaining to each pathway.

B. SmartZone Local Development Finance Authority

Director Clark offered an update on the SmartZone Local Development Finance Authority and introduced Joe Carr Vice President, Entrepreneurship & Innovation Team at Lansing Economic Area Partnership to the Board to answer questions.

The Board discussed SmartZone Local Development Finance Authority with Director Clark and Joe Carr.

Treasurer Deschaine stated he believes the item should come back to the board for discussion.

C. Police Officer and Firefighter/Paramedic COVID-19 Appreciation Pay

Manager Walsh outlined and discussed Police Officer, Firefighter and Paramedic COVID-19 Appreciation Pay with Board Members.

Treasurer Deschaine moved to suspend the rules and vote to adopt the Police Officer and Firefighter/Paramedic COVID-19 Appreciation Pay. Seconded by Jackson.

Supervisor Styka was not present at this time due to connection issues and did not vote on the following motions.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustee Jackson, Supervisor Pro Tem Opsommer, Trustees Wisinski, Sundland

NAYS: NONE

Motion carried: 6-0

Treasurer Deschaine moved to adopt the Police Officer and Firefighter/Paramedic COVID-19 Appreciation Pay. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustee Jackson,
Supervisor Pro Tem Opsommer, Trustees Wisinski,
Sundland

NAYS: NONE

Motion carried: 6-0

D. Paramedic School Sponsorship

Fire Chief Hamel outlined and discussed the Paramedic School Sponsorship with the Board.

Supervisor Pro Tem Opsommer asked how many of the students who attend classes go on to serve as Firefighter/Paramedics.

Manager Walsh stated this should come back before the Board before final adoption.

14. COMMENTS FROM THE PUBLIC

Supervisor Pro Tem Opsommer Opened Public Remarks at 8:33 pm.

NONE

Supervisor Pro Tem Opsommer Closed Public Remarks at 8:33 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Supervisor Styka stated he supported the Police Officer and Firefighter/Paramedic COVID-19 Appreciation Pay.

16. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Jackson.

VOICE/HAND VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 8:36 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

DEBORAH GUTHRIE
TOWNSHIP CLERK

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD 2021 **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
WEDNESDAY, July 20, 2021 **6:00 pm**

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

ABSENT: Trustee Opsommer

STAFF: Township Manager Walsh, Deputy Township Manager Perry, Fire Chief Hamel, Community Planning and Development Director Schmitt, Finance Director Mattison, Human Resources Director Tithof, Economic Development Director Clark, IT Director Gebes, Chief of Police Plaga

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLLCALL

Clerk Guthrie called the roll of the board.

Supervisor Styka is attending virtually from Meridian Township.

4. PRESENTATION

A. Haslett Robotics Teams-Steve Sneed

Treasurer Deschaine presented the Haslett Robotics team with a Certificate of Achievement. Steve Sneed gave a presentation describing the history of the Haslett robotics team, and introduced teams to the board.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:13 pm.

NONE

Supervisor Styka closed public remarks at 6:14 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported a problem with the Woodward Way project explaining that Director Schmitt is currently working to resolve the issue with other staff. The local road project is moving forward. The solar project is being finished this week. Director Clark is working with the clerk's office to get the registered voters list for the Citizen's Survey. The Pine Village project is moving forward. Board members have been meeting with the developers of the Village of Okemos Project. The county has selected Merit to move the regional broadband

project forward. Diversity Equity Inclusion training is beginning soon. The website upgrade project is moving forward and should be before the board by September. The township budget for 2022 is moving forward and a draft will be before the board in August, in September the board will be able to vet the budget. Manager Walsh thanked the Fire Department for handling a call at Lake Lansing earlier in the day. He thanked the 113 staff members who attended the Township picnic.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Treasurer Deschaine

- Will be attending the CATA board meeting tomorrow
- Tomorrow is the annual report from ELMWSA

Clerk Guthrie

- Attended Community Resource Commission Meeting which approved the Marianne Deschaine fundraiser giving \$15,000 to help residents with housing and informing citizens about Meridian cares at the farmers market
- Working with City of Lansing Clerk's Department to get election training for absentee voting

Trustee Wisinski

- Reported last week's farmers market was a success
- Environment Commission collected 200 pounds of medication over 10 pounds of which was controlled medicine

Supervisor Styka

- Met with developers of Downtown Okemos Project

8. APPROVAL OF AGENDA

Treasurer Deschaine moved to approve the agenda as presented. Seconded by Trustee Wisinski.

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

NAYS: None

Motion carried: 6-0

9. CONSENT AGENDA

Supervisor Styka reviewed the Consent Agenda.

Trustee Jackson moved to approve the Consent Agenda as presented. Seconded by Trustee Sundland.

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

NAYS: None

Motion carried: 6-0

A. Communications

Trustee Jackson moved that the communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Sundland.

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

NAYS: None

Motion carried: 6-0

B. Bills

Trustee Jackson moved to approve that the Township Board approve the Manager's Bills as follows: Seconded by Trustee Sundland.

Common Cash	\$	430,274.05
Public Works	\$	317,015.65
Trust & Agency	\$	<u>382.91</u>
Total Checks	\$	747,672.61
Credit Card Transactions	\$	22,804.79
06.10.2021 - 07.06.2021		
Total Purchases	\$	<u>770,477.40</u>
ACH Payments	\$	<u>205,661.09</u>

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

NAYS: None

Motion carried: 6-0

C. Ratification of Full-Time Paramedic/Firefighter Appointment

Trustee Jackson moved to authorize the Fire Department to appoint Benjamin Haviland to Full-Time Paramedic/Firefighter. Seconded by Trustee Sundland.

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

NAYS: None

Motion carried: 6-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. Pathway Master Plan Update

Director Perry outlined the Pathway Master Plan Update.

Trustee Jackson moved to adopt the Pathway Master Plan 2021 Update as presented. Seconded by Treasurer Deschaine.

ROLL CALL VOTE: YEAS: Trustees Jackson, Wisinski, Sundland, Supervisor Styka, Clerk Guthrie, Treasurer Deschaine
NAYS: None

Motion carried: 6-0

B. Paramedic School Sponsorship

Fire Chief Hamel outlined the Paramedic School Sponsorship.

Trustee Wisinski moved to approve the sponsorship of a Firefighter/EMT to attend a 16-month Paramedic program at Ascension Genesys Hospital. Seconded by Trustee Jackson.

ROLL CALL VOTE: YEAS: Trustees Sundland, Wisinski, Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustee Jackson

NAYS: None

Motion carried: 6-0

C. 2nd Quarter Budget Amendments

Director Mattison outlined the 2nd Quarter Budget Amendments.

Treasurer Deschaine moved to approve the 2nd quarter 2021 budget amendments with an increase in budgeted fund balance for the general fund in the audited amount of \$347,200 which projects a use of fund balance of \$1,011,985. Based on 2020 results, the projected fund balance at December 31, 2021 will be \$9,251,800 (this does not account for the anticipated American Rescue Plan funding in the amount \$4.5 million). Seconded by Trustee Jackson.

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

NAYS: None

Motion carried: 6-0

13. BOARD DISCUSSION ITEMS

- A. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial)

Director Schmitt outlined and discussed with the board Rezoning #21050.

Applicant Jim Phillipich discussed with the board Rezoning #21050.

- B. Rezoning #21030 (New China of Michigan), a request to rezone a 0.42 acre parcel at 5114 Jo Don Drive from RC, Multiple Family Residential (maximum 14 dwelling units per acre) to RCC, Multiple Family Residential (maximum 34 dwelling units per acre).

Director Schmitt outlined and discussed with the board Rezoning #21030.

- C. SmartZone Local Development Finance Authority

Director Clark outlined and discussed with the board the SmartZone Local Development Finance Authority.

Director Clark introduced Joe Carr of SmartZone to the board for further discussion and explanation of the benefits of SmartZone.

Treasurer Deschaine asked about assurances to avoid a negative tax capture as seen in the City of Lansing. Joe Carr was not able to give an answer at this time.

Trustee Jackson asked if there is a time limit to become a participant of SmartZone. Director Clark stated yes, the board will have until the end of the year 2021.

Clerk Guthrie asked if Meridian Township would have another opportunity to participate in SmartZone. Joe Carr stated he was advised to make the five year extension and changes to the tax increment financing district at the same time.

- D. Mixed Use Planned Unit Development Ordinance Update

Director Schmitt outlined and discussed with the board the Mixed Use Planned Unit Development Update.

Treasurer Deschaine and Trustee Wisinski asked for definitions of planning terms from Director Schmitt.

Supervisor Styka, Treasurer Deschaine, Clerk Guthrie and Trustee Wisinski agree that a joint meeting between the Planning Commission and Township Board on the MUPUD update would be beneficial.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 7:43 pm.

Jim Phillipich, resident of 5823 Wood Valley Haslett Road spoke in support of the SmartZone and congratulated Director Clark for the work she's done thus far.

Supervisor Styka Closed Public Remarks at 7:46 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Supervisor Styka reported rain at his house.

16. ADJOURNMENT

Treasurer Deschaine moved to adjourn. Seconded by Trustee Wisinski.

VOICE/HAND VOTE: Motion carried 6-0

Supervisor Styka adjourned the meeting at 7:47 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

DEBORAH GUTHRIE
TOWNSHIP CLERK



To: Board Members
From: Miriam Mattison, Finance Director
Date: July 29, 2021
Re: Board Bills

**Charter Township of Meridian
Board Meeting
8/3/2021**

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

COMMON CASH	\$	403,210.75
PUBLIC WORKS	\$	307,070.86
TRUST & AGENCY	\$	2,553.07
TOTAL CHECKS:	\$	712,834.68
CREDIT CARD TRANSACTIONS		
07/15/2021 to 07/28/2021	\$	14,510.65
TOTAL PURCHASES:	\$	<u>727,345.33</u>
ACH PAYMENTS	\$	<u>476,615.09</u>

Vendor Name	Description	Amount	Check #
1. AED TEAM	AED CABINETS FOR PARKS	1,780.00	
2. AIRGAS GREAT LAKES	MEDICAL OXYGEN ORDER #1101833284	90.11	
3. ALLGRAPHICS CORP	TEAM UNIFORMS OKEMOS U-12 AND U-14 SOFTBALL	935.60	
	BASEBALL MAROON & GOLD SOCKS	966.00	
	BASEBALL JERSEY'S - EMPLOYEE APPRECIATION	906.00	
	VOLUNTEER PROG SHIRTS	555.78	
	ADULT JERSEYS EMPLOYEE APPRECIATION DAY	16.00	
	TOTAL	3,379.38	
4. ANDREW DRIER	FARMER'S MARKET VENDOR - MERIDIAN TOWNSHIP	16.00	
5. APPLE BLOSSOM KOMBUCHA	FARMERS MARKET VENDOR - MERIDIAN TWP	27.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	85.00	
	TOTAL	112.00	
6. ARCADIA SMOKEHOUSE	COED SOFTBALL REFUND	295.00	
7. AT & T	ACCT #831-000-8214 218 - SWITCHED ETHERNET DATA SE	1,067.42	
8. AUTO VALUE OF EAST LANSING	FLEET REPAIR PARTS 06/28/2021 - UNIT #137	145.38	
	FLEET REPAIR PARTS 06/28/2021 - UNIT #137	72.69	
	FLEET REPAIR PARTS 06/28/2021 - UNIT #136	12.43	
	FLEET REPAIR PARTS 7/1/2021 - UNIT #691	9.98	
	FLEET REPAIR PARTS 7/2/2021 - UNIT #118	91.89	
	FLEET REPAIR PARTS 07/07/2021 - UNIT #93	5.51	
	FLEET REPAIR PARTS 07/07/2021 - UNIT #93	29.98	
	FLEET REPAIR PARTS 7/7/2021 - UNIT #92	7.49	
	FLEET REPAIR PARTS 7/8/2021 - UNIT #104	10.99	
	FLEET REPAIR PARTS 7/8/2021 - UNIT #104	6.90	
	FLEET REPAIR PARTS 7/14/2021 - UNIT #133	96.36	
	FLEET REPAIR PARTS 7/16/2021	31.98	
	FLEET REPAIR PARTS 7/19/2021 - UNIT #10	22.28	
	FLEET REPAIR PARTS 7/19/2021 - UNIT #10	38.71	
	FLEET REPAIR PARTS 7/19/2021 - SHOP SUPPLY	40.12	
	FLEET REPAIR PARTS 7/21/2021 - UNIT #92	22.88	
	FLEET REPAIR PARTS 7/21/2021 - UNIT #92	17.30	
	FLEET REPAIR PARTS 7/22/2021 - SHOP SUPPLY	29.88	
	TOTAL	692.75	
9. AVALON TECHNOLOGIES INC	AVALON SQL SERVER REPLACEMENT	9,843.63	
10. BARYAMES CLEANERS	JUNE/JULY 2021 POLICE UNIFORM CLEANING	786.25	
11. BETTERFINDS LLC	FARMER'S MARKET VENDOR - MERIDIAN TWP	14.00	
12. BETTY ANNE RUPLEY	FARMER'S MARKET VENDOR - MERIDIAN TWP	79.00	
	FARM MARKET VENDOR - MERIDIAN TWP	113.00	
	TOTAL	192.00	
13. BLUE CROSS BLUE SHIELD OF MICHIGAN	08-01-21 TO 08-31-21 PPO MONTHLY HEALTH INS	3,843.67	Multiple
14. BSN SPORTS	SOFTBALL PANTS	335.73	
	BASEBALL PANTS AND HATS	295.45	
	2 DOZEN GIRLS SOFTBALLS	127.93	
	SOFTBALL PANTS	27.98	
	KICKBALLS/SOCCERBALLS	91.88	
	CREDIT BASEBALL PANTS - INV 912905610	(192.50)	
	TOTAL	686.47	

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Vendor Name	Description	Amount	Check #
15. CINZORI FARMS LLC	FARM MARKET VENDOR - MERIDIAN TWP	162.00	
16. CLEARY FENCE	REMOVE/HAUL OLD FENCE & INSTALL WHITE PVC FENCE MA	3,546.00	
17. COMCAST	SERVICES FROM JULY 16 2021 TO AUG 15 2021 - FIRE 9	163.35	
18. CONSUMERS ENERGY	PMT TO RESTORE UTLITY SERVICE	1,000.00	105466
19. CRYSTAL FLASH	FLEET FUEL JULY 15 2021	11,134.83	
	FLEET FUEL JULY 15, 2021	1,613.96	
	FLEET FUEL 2021 - JULY 15, 2021	667.05	
	TOTAL	13,415.84	
20. CUMMINS INC	FULL PM GENERATOR MAINT - SERIAL #612278	549.67	
21. D & K TRUCK CO	UNIT #690 REPAIRS ON JUNE 29, 2021	72.60	
22. DBI	OFFICE SUPPLIES - 07/15/2021	1.40	
	OFFICE SUPPLIES - 7/20/2021	2.73	
	OFFICE SUPPLIES 07/21/21	7.74	
	TOTAL	11.87	
23. DIANA TENNES	FARMER'S MARKET VENDOR - MERIDIAN TWP	47.00	
	FARM MARKET VENDOR - MERIDIAN TWP	21.00	
	TOTAL	68.00	
24. DIEMER'S FARM & GREENHOUSE LLC	FARMER'S MARKET VENDOR - MERIDIAN TWP	1,281.00	
25. DMS FISH SUPPLY	FARMER'S MARKET VENDOR - MERIDIAN TWP	171.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	88.00	
	TOTAL	259.00	
26. ELEVATION APARTMENTS	RENT PMT FOR S. RODRIGUEZ	707.50	105467
27. FAMILY GRADE & GRAVEL	GRAVEL ROAD MAINTENANCE RECYCLE CENTER	4,000.00	
28. FIRST AMERICAN ADMINISTRATORS	JULY 2021 EYEMED VISION EXPENSES	1,584.29	
29. FORESIGHT GROUP	WATER BILLS AND POSTAGE FOR 7/15/2021	595.71	
	POLICE CAR DECALS UNIT #107 & #108	232.22	
	TOTAL	827.93	
30. GRAMPAS PASTYS LLC	FARMER'S MARKET VENDOR - MERIDIAN TWP	28.00	
	FARM MARKET VENDOR - MERIDIAN TWP	17.00	
	FARM MARKET VENDOR - MERIDIAN TWP	89.00	
	TOTAL	134.00	
31. GRANGER	RUBBISH & RECYCLING DISPOSAL JUNE 2021	86.96	
	RUBBISH & RECYCLING DISPOSAL JUNE 2021	17.50	
	RUBBISH & RECYCLING DISPOSAL - JUNE 2021	114.33	
	RUBBISH & RECYCLING DISPOSAL - JUNE 2021	256.98	
	RUBBISH & RECYCLING DISPOSAL - JUNE 2021	74.26	
	RUBBISH & RECYCLING DISPOSAL SERVICES 2021	87.00	
	TOTAL	637.03	
32. GREAT LAKES RECERATION CO	SHADE STRUCTURE W/POST MERIDIAN SENIOR CENTER	3,350.57	
33. HASLETT-OKEMOS ROTARY	3RD QTR 2021 MEMBERSHIP DUES	145.00	

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Vendor Name	Description	Amount	Check #
34. HAWORTH INC	TRUSTEE OFFICE FURNITURE	1,267.47	
35. HEIDI'S FARM STAND	FARMER'S MARKET VENDOR - MERIDIAN TWP	86.00	
36. HERBERT L CONFER JR	FARMER'S MARKET VENDOR - MERIDIAN TWP	92.00	
37. HICKORY KNOLL FARMS	FARMER'S MARKET VENDOR - MERIDIAN TWP	130.00	
38. HUTSON INC	UNIT #92 - JOHN DEERE REPAIR PARTS	147.81	
	V-BELT PART FOR UNIT 72	171.48	
	TOTAL	319.29	
39. INGHAM COUNTY FINANCIAL SERVICES	INGHAM COUNTY DELL 7070 DESKTOPS PURCHASE	29,235.60	
40. INTEGRITY INTERIORS INC	MUNICIPAL BLDG & S. FIRE STATION DOORS	17,150.00	
41. INTERNAL REVENUE SERVICE	PATIENT-CENTERED OUTCOMES RESEARCH INSTITUTE FEES	853.86	105464
42. JACOB FARLEY	FARMER'S MARKET VENDOR - MERIDIAN TWP	125.00	
	FARMERS MARKET VENDOR - MERIDIAN TWP	116.00	
	TOTAL	241.00	
43. JANET'S LLC	FARMER'S MARKET VENDOR - MERIDIAN TWP	26.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	49.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	34.00	
	TOTAL	109.00	
44. JEAN S. FIERKE	FARMER'S MARKET VENDOR - MERIDIAN TWP	6.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	8.00	
	TOTAL	14.00	
45. JERRY FEDEWA HOMES, INC	6064 SLEEPY HOLLOW COMPLETED	250.00	
46. JOHN R. OCONNELL	OVRPMT FOR AMBULANCE 02/18/2020	889.70	105463
47. KARI ANGEVINE	(3) HOURS OF PITCHING CLINICS - MERIDIAN TWP	105.00	
48. KIM BIERSEN	FARMER'S MARKET VENDOR - MERIDIAN TWP	31.00	
49. KIMTEK CORPORATION	ATV SKED, PUMP, WATER TANK FOR POLARIS	7,400.00	
50. KIWANIS CLUB OF HASLETT-OKEMOS	FLAGS OVER MERIDIAN	440.00	
51. KMI ROAD MAINTENANCE	2021 CONCRETE REPAIR PROGRAM	36,365.62	
52. KWIKRINK SYNTHETIC ICE	KWIKRINK ICE RINK WITH DECORATIVE FENCING	27,237.50	
53. LAFOUNTAINS ALL NATURAL BEEF	FARMER'S MARKET VENDOR - MERIDIAN TWP	7.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	300.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	37.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	138.00	
	TOTAL	482.00	
54. LANSING SANITARY SUPPLY INC	PAPER PRODUCTS & CLEANING SUPPLIES FOR PARKS	302.81	
55. MADISON NATIONAL LIFE INS CO	AUG 2021 TOWNSHIP SPONSORED TERM LIFE & LTD INS	3,165.13	105468
56. MANNIK AND SMITH	NEPA CLEARANCE & REVIEW- MSU TO LAKE LANSING TRAIL	1,861.75	
	2021 LOCAL RD PROG ENGINEERING & INSPECTION SERVIC	38,970.60	
	NEPA CLEARANCE & REVIEW- MSU TO LAKE LANSING TRAIL	1,392.10	
	TOTAL	42,224.45	

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57. MARYANN SEDAO	FARMERS MARKET VENDOR - MERIDIAN TWP	117.00	
58. MCKESSON MEDICAL-SURGICAL	GOC SOL		
	ORDER #33160988 AMBULANCE SUPPLIES/EQUIPMENT	258.39	
	ORDER #33160988 AMBULANCE SUPPLIES/EQUIPMENT	1,124.51	
	ORDER #36104252 AMBULANCE SUPPLIES/EQUIPMENT	144.63	
	ORDER #36104252 AMBULANCE SUPPLIES/EQUIPMENT	564.14	
	ORDER #36337504 AMBULANCE SUPPLIES/EQUIPMENT	166.00	
	ORDER #36337504 AMBULANCE SUPPLIES/EQUIPMENT	252.07	
	ORDER #36337504 AMBULANCE SUPPLIES/EQUIPMENT	33.20	
	ORDER #8824867 AMBULANCE SUPPLIES/EQUIPMENT	24.65	
	TOTAL	2,567.59	
59. MCLAUGHLIN FARM LTD	FARM MARKET VENDOR - MERIDIAN TWP	52.00	
60. MEI TOTAL ELEVATOR SERVICES	PUBLIC SAFETY BLDG ELEVATOR REPAIRS M127847	286.00	
61. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CHECKING FOR 07/30/2021 PAYROLL	370.23	
62. MERIDIAN TOWNSHIP RETAINAGE	2021 LOCAL ROAD PROG - REHAB & RESURFACING	6,757.49	
	2021 CONCRETE REPAIR PROGRAM - KMI ROAD MAINT	4,040.63	
	TOTAL	10,798.12	
63. MERRILL FORD	UNIT #128 REPAIR PART - BRACKET	93.90	
	UNIT #71 REPAIR PARTS	486.24	
	UNIT #132 REPAIR PART	28.65	
	TOTAL	608.79	
64. MI ASSOC OF HOSTAGE NEGOTIATORS	2021 CONFERENCE OCT 13/14, 2021 - L. PAYNE	300.00	
65. MI GREAT LAKES FISH COMPANY	FARMER'S MARKET VENDOR - MERIDIAN TWP	814.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	117.00	
	TOTAL	931.00	
66. MICHAEL BIRITZ	FARMERS MARKET VENDOR - MERIDIAN TWP	141.00	
67. MICHIGAN ASSOC OF MUNICIPAL CLERKS	2021 MEMBERSHIP - Z. LEMASTER & 2021 CONF Z LEMAST	262.00	
68. MICHIGAN PAVING	2021 LOCAL ROAD PROGRAM - REHAB AND RESURFACING	128,392.15	
69. MICHIGAN RECREATION & PARKS ASSOC.	M PARKS AGENCY MEMBERSHIP	845.00	
70. MIKE DEVLIN	BUG SPRAY REIMBURSEMENT MIKE DEVLIN	18.99	
71. MYCOPHILES GARDEN LLC	FARM MARKET VENDOR - MERIDIAN TWP	127.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	91.00	
	FARM MARKET VENDOR - MERIDIAN TWP	246.00	
	FARM MARKET VENDOR - MERIDIAN TWP	160.00	
	TOTAL	624.00	
72. PATRICIA STEVENSON	FARMERS MARKET VENDOR - MERIDIAN TWP	146.00	
73. PHOENIX SAFETY OUTFITTERS	HOSE TESTING PUMP & EQUIPMENT	4,471.89	
74. PLANTWISE LLC	PRESCRIBED ECOL BURN-DAVIS FOSTER PRESERVE 4/3	1,675.00	

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Vendor Name	Description	Amount	Check #
75. PURE GREEN	INDIAN HILLS PARK - WEED AND FEED	200.00	
	NANCY MOORE PARK = WEED AND FEED	475.00	
	HARTRICK PARK = WEED AND FEED	300.00	
	NEWTON ROAD PARK - WEED & FEED	240.00	
	N. MERIDIAN ROAD PARK = WEED AND FEED	260.00	
	TOWNER RD PARK - WEED & FEED	470.00	
	TOTAL	1,945.00	
76. QUALITY TIRE INC	MEDIC SPARE RIM	30.60	
	STOCK/SCRAP TIRE DISPOSAL	136.70	
	TIRES UNIT #92	149.24	
	TIRES UNIT #92	103.20	
	STOCK MEDIC TIRES	425.76	
	TOTAL	845.50	
77. RANDAZZO MECHANICAL HEATING & COOL	PERMIT CANCELLED 50% REFUND - STILL VALLEY DR	70.00	
78. RECLAIMED BY DESIGN	AUG 2021 RECYCLING CENTER SERVICE	2,000.00	
79. ROB ANTCLIFF	SOCCER CLINIC - MERIDIAN TWP	300.00	
80. SAFETY KLEEN	ACCT ME21269 - PARTS WASHER SERVICE ON 06/25/21	315.00	
81. SETCOM CORPORATION	WIRELESS RADIO MICROPHONES	1,901.39	
82. SHAHEEN CHEVROLET INC	FIRE DEPARTMENT - UNIT 133 - KNOB	10.68	
83. SKYLINE OUTDOOR	WIND SCREENS W/TWNSHIP LOGO MARKETPLACE ON THE GRE	2,644.98	
84. SOLDAN'S FEED & PET SUPPLIES	06/04/21 = SUPPLIES FOR K9	36.99	
	06/29/21 - SUPPLIES FOR K9	57.72	
	TOTAL	94.71	
85. SOUTHWORTH CONSULTANTS, LLC	HFS TPR USE OF FORCE RECERT - E. BESONEN	255.00	
86. SPARROW OCCUPATIONAL	JULY 2, 2021 - PRE-EMPLOYMENT & FITNESS FOR DUTY P	131.50	
	JULY 14 & 16, 2021 PRE-EMPLOYMENT & FITNESS FOR DU	236.50	
	TOTAL	368.00	
87. ST MARTHA CONFERENCE OF	REIMB FOR PMT OF RENT - MOORE	400.00	105465
88. STATE OF MICHIGAN	PRESORT HANDLING & PRESORT LETTER PERMITS	5,395.10	
89. SUE MCMASTER	FARM MARKET VENDOR - MERIDIAN TWP	90.00	
90. SUPREME SANITATION	PORT-A-JOHNS CHIPPEWA SCHOOL JULY 2021	34.20	
	PORT-A-JOHNS KINAWA SCHOOL - JULY 2021	17.10	
	PORT-A-JOHNS NANCY MOORE PARK - JULY 2021	90.00	
	PORT-A-JOHNS HILLBROOK PARK JULY 2021	90.00	
	PORT-A-JOHNS EASTGATE PARK JULY 2021	90.00	
	PORT-A-JOHNS NEWTON PARK - JULY 2021	90.00	
	TOTAL	411.30	
91. TAREK CHAWICH	FARMER'S MARKET VENDOR - MERIDIAN TWP	48.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	27.00	
	TOTAL	75.00	
92. TASC	ONE-TIME ARPA FEE FOR COBRA ADMINISTRATION	225.00	
93. TEAM FINANCIAL GROUP	COPER LEASE JULY 2021	1,471.50	

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User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 08/03/2021 - 08/05/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GF

Vendor Name	Description	Amount	Check #
94. TELE-RAD, INC	HAVIS UNIVERSAL MOUNTING BRACKET FOR GETAC A140 PO	45.00	
95. THE CHEESE PEOPLE OF GRAND RAPIDS	FARM MARKET VENDOR - MERIDIAN TWP	28.00	
	FARM MARKET VENDOR	12.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	193.00	
	FARM MARKET VENDOR - MERIDIAN TOWNSHIP	7.00	
	FARM MARKET VENDOR - MERIDIAN TWP	214.00	
	TOTAL	454.00	
96. THE HARKNESS LAW FIRM PLLC	LEGAL FEES-UTC - JULY 2021	6,684.07	
97. TIFFANY ANN DANIELS	FARMER'S MARKET VENDOR - MERIDIAN TWP	23.00	
98. TITUS FARM LLC	FARMER'S MARKET VENDOR - MERIDIAN TWP	724.00	
99. UNCLE CALVINS SWEET POTATO PIES	FARMER'S MARKET VENDOR - MERIDIAN TWP	64.00	
100 VARIPRO BENEFIT ADMINISTRATORS	MONTHLY FLEX ADMINISTRATION AUG 2021	153.00	
101 WILLOW GARDEN	FARMER'S MARKET VENDOR - MERIDIAN TWP	89.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	54.00	
	FARMERS MARKET VENDOR - MERIDIAN TWP	133.00	
	TOTAL	276.00	
102 WILSON FARM FRESH MEATS	FARMER'S MARKET VENDOR - MERIDIAN TWP	55.00	
	FARMER'S MARKET VENDOR - MERIDIAN TWP	80.00	
	FARMERS MARKET VENDOR - MERIDIAN TWP	122.00	
	TOTAL	257.00	
TOTAL - ALL VENDORS		403,210.75	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 08/03/2021 - 08/05/2021
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: PWHZ

Vendor Name	Description	Amount	Check #
1. BLUE CROSS BLUE SHIELD OF MICHIGAN	08-01-21 TO 08-31-21 PPO MONTHLY HEALTH INS	545.37	Multiple
2. CAPITAL ASPHALT LLC	HMA REPAIR CONTRACT- ROADS, PARKING LOTS, DRIVEWAY	16,948.58	
3. CITY OF EAST LANSING	ELMWSA HULETT RD ANNUAL RECONCILIATION	66,423.90	
	SEWER OPERATIONS BILLINGS - JULY 2021	184,082.92	
	TOTAL	250,506.82	
4. CLEARY FENCE	INSTALL CHAIN LINK FENCE- S. WATER TOWER	5,688.00	
5. CORBIN DESIGN	TOWNSHIP ENTRYWAY, WAYFINDING AND LOCATION SIGN DE	105.00	28724
6. DEBORAH CANJA	FILL VALVE REPAIRS/REPLACEMENT	712.00	
7. FERGUSON WATERWORKS #3386	WATER SYSTEM REPAIR PARTS	1,162.08	
	PARTS FOR CUSTOMER INSTALLATIONS	691.40	
	TOTAL	1,853.48	
8. FIRST AMERICAN ADMINISTRATORS	JULY 2021 EYEMED VISION EXPENSES	212.81	
9. JACK DOHENY COMPANIES INC	CREDIT FROM INVOICE 130526 RETURNED PART	(904.92)	
	MAIN LINE CAMERA PREVENTATIVE MAINTENANCE	817.82	
	SEWER DEPARTMENT - CLAMPS FOR TUBES	69.40	
	TOTAL	(17.70)	
10. KENNEDY INDUSTRIES INC	MAIN LIFT STATION- PUMP REHAB ON 3RD PUMP OUT OF 3	29,040.00	
11. MADISON NATIONAL LIFE INS CO	AUG 2021 TOWNSHIP SPONSORED TERM LIFE & LTD INS	389.30	28725
12. MICHIGAN SUPPLY CO	WATER DEPARTMENT - COPPER PIPE	587.20	
13. PERCEPTIVE CONTROLS	SCADA SYSTEM REPAIRS	500.00	
TOTAL - ALL VENDORS		307,070.86	

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DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 08/03/2021 - 08/05/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. DIVERSIFIED NATIONAL TITLE AGENCY	OVRPMT PROP TAXES - BLYTHEFIELD DR E. LANSING	20.61	13125
2. SELECT TITLE PARTNERS	OVRPMT TAXES GREYSTONE DR OKEMOS	1,174.35	13126
3. TITLE RESOURCE AGENCY	OVRPMT PROP TAXES - KALORAMA WAY OKEMOS	1,358.11	13127
TOTAL - ALL VENDORS		2,553.07	

Credit Card Report 7/15/2021-7/28/2021

Posting Date	Merchant Name	Amount	Name
2021/07/15	THE HOME DEPOT #2723	(\$38.84)	LAWRENCE BOBB
2021/07/15	THE HOME DEPOT #2723	\$64.60	LAWRENCE BOBB
2021/07/15	THE HOME DEPOT #2723	\$36.64	LAWRENCE BOBB
2021/07/15	244 AUTO VALUE EAST LANSI	\$109.96	ROBERT STACY
2021/07/15	CHEEZY DS DELI AND DOG	\$100.00	MIRIAM MATTISON
2021/07/15	MARK'S WATERSHED TAVER	\$100.00	MIRIAM MATTISON
2021/07/15	KROGER #793	\$67.14	KYLE ROYSTON
2021/07/15	MEIJER # 253	\$6.27	ALLISON GOODMAN
2021/07/15	MEIJER # 025	\$50.32	ALLISON GOODMAN
2021/07/15	THE HOME DEPOT #2723	\$150.10	EMMA CAMPBELL
2021/07/15	MARATHON PETRO133132	\$12.45	KRISTI SCHAEING
2021/07/15	GFS STORE #1901	\$315.72	KEN PLAGA
2021/07/15	WESCO - # 3255	\$12.85	KEITH HEWITT
2021/07/15	WESCO - # 3255	\$104.07	KEITH HEWITT
2021/07/15	AMAZON.COM*2E8GU81O1 AMZN	\$48.99	MICHELLE PRINZ
2021/07/15	AMAZON.COM*2E03V8FR0 AMZN	\$5.16	MICHELLE PRINZ
2021/07/15	ICMA ONLINE	\$720.00	MICHELLE PRINZ
2021/07/15	ICMA ONLINE	\$1,440.00	MICHELLE PRINZ
2021/07/15	SP * HOLABIRD SPORTS	\$124.90	CATHERINE ADAMS
2021/07/15	MEIJER # 025	\$103.41	CATHERINE ADAMS
2021/07/15	AMZN MKTP US*2E03B2OEO	\$103.96	CATHERINE ADAMS
2021/07/16	THE HOME DEPOT #2723	\$8.78	LAWRENCE BOBB
2021/07/16	BEST BUY 00004168	\$799.00	ANDREW MCCREADY
2021/07/16	AMZN MKTP US*2E29M64M0	\$187.44	KRISTI SCHAEING
2021/07/16	MICHIGAN ASSOC OF CHIEFS	\$100.00	RICHARD GRILLO
2021/07/16	MICHIGAN ASSOC OF CHIEFS	\$100.00	RICHARD GRILLO
2021/07/16	MEIJER # 025	\$52.99	RICHARD GRILLO
2021/07/19	THE HOME DEPOT #2723	\$56.72	ROBERT STACY
2021/07/19	THE HOME DEPOT #2723	\$39.97	TYLER KENNEL
2021/07/19	MUNICIPAL SUPPLY COMPAN	(\$133.00)	CHAD HOUCK
2021/07/19	EVIDENT INC	\$79.65	KYLE ROYSTON
2021/07/19	AMZN MKTP US*2E3T11300	\$30.70	KRISTI SCHAEING
2021/07/19	THE HOME DEPOT #2723	\$8.50	TODD FRANK
2021/07/19	AMZN MKTP US*296E79WW2	\$134.99	STEPHEN GEBES
2021/07/19	HARBOR FREIGHT TOOLS 157	\$19.96	DAN PALACIOS
2021/07/19	JOHNSONS SPORTING GOODS	\$1,330.00	KEN PLAGA
2021/07/19	DOLLAR TREE	\$5.00	MICHELLE PRINZ
2021/07/19	MEIJER # 172	\$11.98	MICHELLE PRINZ
2021/07/19	SQ *GREAT HARVEST BREAD C	\$8.95	MICHELLE PRINZ
2021/07/19	AMZN MKTP US*2E3029FO2	\$419.99	MICHELLE PRINZ
2021/07/19	KNOCK EM OUT PEST CONTROL	\$150.00	CATHERINE ADAMS
2021/07/19	AMZN MKTP US*2E3OU6ZN0	\$106.95	CATHERINE ADAMS
2021/07/20	EVIDENT INC	\$72.00	KYLE ROYSTON
2021/07/20	TRACTOR SUPPLY #1149	\$40.95	KYLE FOGG
2021/07/20	AMZN MKTP US*2E67C5Z92	\$63.99	KRISTI SCHAEING
2021/07/20	MCKESSON MEDICAL SURGICAL	\$282.23	KRISTI SCHAEING
2021/07/20	ZOOM.US 888-799-9666	\$514.85	STEPHEN GEBES
2021/07/20	MIDWEST POWER EQUIPMENT	\$306.84	KEITH HEWITT
2021/07/20	COSTCO WHSE#1277	(\$29.90)	MICHAEL DEVLIN
2021/07/20	COSTCO WHSE#1277	\$119.90	MICHAEL DEVLIN
2021/07/20	AMZN MKTP US*2E76F4180	\$58.99	CATHERINE ADAMS
2021/07/21	THE HOME DEPOT #2723	\$20.67	LAWRENCE BOBB

2021/07/21	WAL-MART #2866	\$22.10	TYLER KENNEL
2021/07/21	PAS*PASSPT LANSING PR	\$0.75	BART CRANE
2021/07/21	DOMINO'S 1206	\$45.82	SAMANTHA DIEHL
2021/07/21	COVERT SCOUTING	\$32.99	ED BESONEN
2021/07/21	SOLDAN S PET SUPPLIES	\$10.14	ALLISON GOODMAN
2021/07/21	GORDON ELECTRIC SUPPLY I	(\$214.25)	JANE GREENWAY
2021/07/21	MERS OF MICHIGAN	\$205.00	CAROL HASSE
2021/07/21	MERS OF MICHIGAN	\$205.00	CAROL HASSE
2021/07/21	THE HOME DEPOT #2723	\$39.98	DAVID LESTER
2021/07/21	WESCO - # 3255	\$102.56	KEITH HEWITT
2021/07/21	AMAZON.COM*2E3Z89761 AMZN	\$29.55	MICHELLE PRINZ
2021/07/22	CMP DISTRIBUTORS INC.	\$62.50	ANDREW MCCREADY
2021/07/22	PAYPAL *MAMC	\$101.00	ROBIN FAUST
2021/07/22	EXOTIC AUTOMATION&SUPPLY	\$62.83	TODD FRANK
2021/07/22	EXOTIC AUTOMATION&SUPPLY	\$97.74	TODD FRANK
2021/07/22	THE HOME DEPOT #2723	\$38.44	DAVID LESTER
2021/07/22	USA BLUE BOOK	\$111.44	ROBERT MACKENZIE
2021/07/22	ICMA ONLINE	(\$1,440.00)	MICHELLE PRINZ
2021/07/22	MICHIGAN MUNICIPAL LEAGUE	\$449.00	MICHELLE PRINZ
2021/07/22	FEDEX 281643630810	\$97.36	WILLIAM PRIESE
2021/07/22	PRE-AUTHOR* USAARCHERY	\$50.00	CATHERINE ADAMS
2021/07/22	ULINE *SHIP SUPPLIES	\$604.32	CATHERINE ADAMS
2021/07/22	STATE EGLE WATER TEST	\$16.00	CATHERINE ADAMS
2021/07/23	GRAINGER	\$163.52	ROBERT STACY
2021/07/23	244 AUTO VALUE EAST LANSI	\$2.69	KYLE FOGG
2021/07/23	PRE-AUTHOR* USAARCHERY	\$35.00	ALLISON GOODMAN
2021/07/23	4IMPRINT	\$246.87	ANDREA SMILEY
2021/07/23	THE HOME DEPOT #2723	\$35.92	DAN PALACIOS
2021/07/23	AMZN MKTP US*2E2683PP2	\$13.48	MICHELLE PRINZ
2021/07/23	AMZN MKTP US*2E16X7GP2	\$12.09	MICHELLE PRINZ
2021/07/26	THE HOME DEPOT #2723	\$32.57	LAWRENCE BOBB
2021/07/26	JACK DOHENY COMPANIES	\$69.40	ROBERT STACY
2021/07/26	THE HOME DEPOT #2723	\$14.91	CHAD HOUCK
2021/07/26	PAS*PASSPT LANSING PR	\$1.87	BART CRANE
2021/07/26	MICHIGAN POLICE EQUIPMENT	\$548.00	ANDREW MCCREADY
2021/07/26	MICHIGAN POLICE EQUIPMENT	\$347.70	ANDREW MCCREADY
2021/07/26	HASLETT TRUE VALUE HARDW	\$49.94	MIKE ELLIS
2021/07/26	HOLIDAY INN EXPRESS	\$307.38	FRANK L WALSH
2021/07/26	HOLIDAY INN EXPRESS	\$307.38	FRANK L WALSH
2021/07/26	WEST MICHIGAN INTERNATION	(\$70.00)	TODD FRANK
2021/07/26	FEDEX 281780311700	\$10.17	YOUNES ISHRAIDI
2021/07/26	AMZN MKTP US*2E03J4K10	\$165.28	ROBERT MACKENZIE
2021/07/26	ROYAL PARK HOTEL-OPERA	(\$28.62)	DEREK PERRY
2021/07/26	ROYAL PARK HOTEL-OPERA	\$522.33	DEREK PERRY
2021/07/26	ADOBE ACROPRO SUBS	\$14.99	DEREK PERRY
2021/07/26	THE HOME DEPOT #2723	\$12.97	KEITH HEWITT
2021/07/26	LANSINGSTATE JOURNAL	\$9.99	MICHELLE PRINZ
2021/07/26	ADOBE ACROPRO SUBS	\$15.89	DENISE GREEN
2021/07/26	COMPLETE BATTERY SOURCE	\$34.90	WILLIAM PRIESE
2021/07/26	COMPLETE BATTERY SOURCE	\$29.95	WILLIAM PRIESE
2021/07/26	AMZN MKTP US*2E0A80HZ2 AM	\$34.05	CATHERINE ADAMS
2021/07/26	STATE EGLE WATER TEST	\$16.00	CATHERINE ADAMS
2021/07/27	LIFELOC TECHNOLOGIES	\$270.00	KRISTI SCHAEDING
2021/07/27	DOLLAR TREE	\$10.60	ANDREA SMILEY
2021/07/27	GRAINGER	\$53.10	ROBERT MACKENZIE

2021/07/27	AMZN MKTP US*2P1EG5Z01	\$32.14	MICHELLE PRINZ
2021/07/28	DMI* DELL HIGHER EDUC	\$979.99	BART CRANE
2021/07/28	SOLDAN S PET SUPPLIES	\$10.74	ALLISON GOODMAN
2021/07/28	MEIJER # 025	\$22.22	ALLISON GOODMAN
2021/07/28	NATIONAL PEN CO., LLC	\$562.90	ANDREA SMILEY
2021/07/28	GFS STORE #1901	\$73.92	ANDREA SMILEY
2021/07/28	RITE AID 04599	\$5.00	TODD FRANK
2021/07/28	GRAINGER	\$196.36	ROBERT MACKENZIE

\$14,510.65

ACH Transactions

Date	Payee	Amount	Purpose
7/16/2021	Nationwide	\$ 5,013.56	Payroll Deductions 07/16/2021
7/16/2021	ICMA	\$ 50,181.52	Payroll Deductions 07/16/2021
7/16/2021	Various Financial Institutions	\$ 271,112.97	Direct Deposit 07/16/2021
7/16/2021	IRS	\$ 98,227.24	Payroll Taxes 07/16/2021
7/16/2021	State of MI	\$ 14,567.29	MI Bus Tax
7/21/2021	Blue Care Network	\$ 36,732.70	Employee Health Insurance
7/22/2021	MCT Utilities	\$ 779.81	Water/Sewer for MCT
Total ACH Payments		<u>\$ 476,615.09</u>	



9. D

To: Board Members
From: Frank L. Walsh, Township Manager
Date: July 30, 2021
Re: Set a Date for Joint Township Board and Planning Commission Meeting

Over the past three years, the Planning Commission has spent a significant amount of time reviewing our Mixed Use Planned Unit Development (MUPUD) Ordinance and Form Based Code. Recently, the Township Board received the recommendations from the Planning Commission relating to the MUPUD. The Board requested a joint meeting with the planning group to discuss their work.

The two bodies are planning to convene on Monday, August 9, 2021 at 6:00 P.M. The meeting will be held in the town hall room.

The following motion is prepared for Board consideration:

MOVE TO SET A DATE OF MONDAY, AUGUST 9, 2021 AT 6:00 P.M. FOR A JOINT MEETING BETWEEN THE MERIDIAN TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD.



9. E.

To: Township Board Members
From: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering
Robert MacKenzie, Public Works Superintendent
Date: July 29, 2021
Re: Disposal of Surplus Vehicles

The following Motor Pool vehicles have been declared surplus property 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 per the Township Procurement Policy.

Unit #110
2008 Ford Fusion
VIN# 3FAHP07Z58R226975
115,866 miles

Unit # 147
2005 Ford F250
VIN# 1FTSW21525EC56311
84,600 miles

Proposed motion:

“Move to authorize the disposal of vehicle Unit #110 (2008 Ford Fusion), and Unit #147 (2005 Ford F250) by public auction, internet auction, direct sale to another municipality or by sealed bid.”



9.F

To: Board Members
From: Deborah Guthrie, Township Clerk
Date: July 30, 2021
Re: Michigan Townships Association Principles of Governance

The Michigan Townships Association (MTA) is again encouraging every township board to deliberate and adopt the Principles of Governance. Attached is the Meridian Charter Township Principles of Governance offered by MTA for the Board's consideration.

These principles assist in demonstrating the board's commitment to effectively solve problems and conduct township business in a manner consistent with the community's expectations. These principles are also in line with the Township's code of ethics sworn to by our board and commission members, with DEI principles and with the Township Board's goals and objectives.

Proposed Motion:

Move to approve and execute the proposed Meridian Charter Township Principles of Governance drafted by MTA.

/attachment



Dear Township Board:

The Michigan Townships Association is again encouraging every township board to deliberate on and adopt the enclosed Principles of Governance. MTA members throughout the state have enthusiastically embraced these Principles as their own code of conduct, and the MTA Board urges you to reaffirm, or adopt for the first time, these Principles of Governance as an official policy of your township board.

Our objective in promulgating Principles of Governance for our members is straightforward: Township boards can be much more efficient and effective when there is a high degree of trust among board members, and between the board and those whom they are elected to serve. Township boards earn trust by demonstrating their commitment to effectively solving problems and conducting their business in a manner consistent with their community's expectations and values—and then faithfully delivering on those commitments.

The MTA Board of Directors affirms in our mission and values statements that township government embodies efficient, effective, economical, ethical and accountable local government in Michigan. The Principles of Governance embody these core values, and can guide board members toward consistent actions and deeds that reflect well on the township and on themselves. The MTA Board strongly believes that a township board that publicly adopts and adheres to these Principles will enjoy strong public support and be better positioned to achieve great things on behalf of its residents.

As a key part of our collective commitment to fostering efficient and effective township government that has earned the public's trust, the MTA Board invites your board to affirm and practice the enclosed Principles of Governance through formal ratification at a board meeting. By signing this certificate, board members denote their personal pledges to adhere to the Principles. Following board action, we encourage you to frame and proudly post the document in a prominent place for all to see.

Sincerely,

A handwritten signature in blue ink that reads "Pete Kleiman".

Pete Kleiman
2021 MTA President

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

Neil Sheridan
MTA Executive Director

Meridian Charter Township

Principles of Governance

To maintain the highest standards and traditions of Michigan townships, we embrace these principles to guide our stewardship, deliberations and constituent services as we commit to safeguard our community's health, safety and general welfare.

We pledge to:

- Insist on the highest standards of ethical conduct by all who act on behalf of this township
- Bring credit, honor and dignity to our public offices through collegial board deliberations, and diligent, appropriate responses to constituent concerns
- Actively pursue education and knowledge, and embrace best practices
- Treat all persons with dignity, respect and impartiality, without prejudice or discrimination
- Practice openness and transparency in our decisions and actions
- Cooperate in all reasonable ways with other governmental entities and consider the impact our decisions may have outside our township's borders
- Communicate to the public township issues, challenges and successes, and welcome the active involvement of stakeholders to further the township's well-being
- Strive for compliance with all state and federal statutory requirements
- Refuse to participate in any decisions or activities for personal gain, at the expense of the best interests of the township
- Further the understanding of the obligations and responsibilities of American citizenship, democratic government and freedom

These principles we pledge to our township, our state, and our country.

Ronald Styka, Supervisor

Patricia Jackson, Trustee

Deborah Guthrie, Clerk

Courtney Wisinski, Trustee

Phil Deschaine, Treasurer

Kathy Sundland, Trustee

Daniel Opsommer, Trustee

Date





To: Township Board

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

Date: July 28, 2021

Re: Rezoning #21050 - M&J Management, LLC - 1999 Saginaw Highway - C-2, Commercial to I, Industrial

Rezoning #21050 is a request to rezone approximately five acres of land at 1999 Saginaw Highway from C-2, Commercial, to I, Industrial. The Planning Commission held a public hearing on the rezoning at its meeting on May 24, 2021. They further reviewed the request and voted unanimously to recommend approval at their June 14, 2021 meeting. The Township Board discussed the matter at their July 20, 2021 meeting and raised no major issues at that time.

Township Board Options

The Township Board may approve or deny the proposed rezoning from C-2, Commercial, to I, Industrial. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution to approve the rezoning request is included with this memo, along with the proposed ordinance.

At this time, Staff would recommend the Township Board introduce the proposed rezoning through the approval of the attached resolution. A final vote on the rezoning will request will come back to the Township Board at August 17th meeting.

Move to adopt the resolution approving for introduction Rezoning #21050 to rezone approximately five-acre parcel located at 1999 Saginaw Highway from C-2, Commercial, to I, Industrial.

Attachments

1. Resolution to approve for introduction

RESOLUTION TO APPROVE - Introduction

**Rezoning #21050
M&J Management, LLC
1999 Saginaw Highway**

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 3rd day of August, 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, M&J Management, LLC requested the rezoning of an approximately five-acre parcel located at 1999 Saginaw Highway from C-2, Commercial, to I, Industrial; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on May 24, 2021 and voted unanimously to recommend approval of the request at the June 14, 2021 meeting; and

WHEREAS, the Township Board discussed the proposed rezoning at its meeting on July 20, 2021, and has reviewed the staff and Planning Commission materials provided under cover memorandums dated July 14, 2021, June 9, 2021, and May 21, 2021; and

WHEREAS, the proposed rezoning to I, Industrial, will be consistent with the Township’s Master Plan for Land Use, which calls for Business/Technology on the site; and

WHEREAS, public water and sanitary sewer are available for the subject site.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. _____, entitled “Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Petition #21050” from C-2, Commercial, to I, Industrial; and

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

ADOPTED: YEAS: _____

NAYS: _____

ORDINANCE NO. _____
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #21050

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the C-2, Commercial, District symbol and indication as shown on the Zoning District Map, for 1999 Saginaw Highway for the land legally described as:

A parcel of land in the northwest $\frac{1}{4}$ of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel describe as: Commencing at the West $\frac{1}{4}$ corner of said Section 3; thence N01°03'17"W along the West line of Said Section 3 a distance of 1297.86 feet to the South line of the North $\frac{1}{2}$ of said Northwest $\frac{1}{4}$ and the Centerline of Towner Road; thence N89°25'21"E along said South line and Centerline 393.45 feet; thence N00°48'16"W parallel with the West line of the East 50 acres of the North $\frac{1}{2}$ of said Northwest $\frac{1}{4}$ a distance of 300.00 feet; thence N89°25'21"E parallel with said south line of the North $\frac{1}{2}$ of said Northwest $\frac{1}{4}$ a distance of 550.00 feet to said West line of the East 50 acres of the North $\frac{1}{2}$ of said Northwest $\frac{1}{4}$; thence N00°48'16" along said West line 444.83 feet to the point of beginning of this description; thence S89°25'21"W parallel with said South line of the North $\frac{1}{2}$ of said Northwest $\frac{1}{4}$ a distance of 472.12 feet; thence N01°03'17"W parallel with said West line of said Section 3 a distance of 403.28 feet to the Eastbound centerline of Saginaw Highway (M-78); thence N57°29'13"E along said centerline 252.74 feet; thence S32°31'08"E 112.00 feet; thence N89°45'32"E 200.00 feet to said West line of the East 50 acres of the North $\frac{1}{2}$ of said Northwest $\frac{1}{4}$; thence S00°48'16"E along said West line 440.74 feet to the point of beginning; said parcel containing 5.00 acres more or less; said parcel subject to right-of-way for road purposes along Saginaw Highway (M-78); said parcel subject to all easements and restrictions if any.

to that of I, Industrial.

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

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

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

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

Ronald J. Styka, Township Supervisor

Deborah Guthrie, Township Clerk



To: Township Board

From: Keith Chapman, Assistant Planner

Date: July 29, 2021

Re: Rezoning #21030 (New China of Michigan), rezone approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

The application under review is a request to approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre). The Planning Commission held a public hearing on the rezoning at its meeting on April 12, 2021 and discussed at the May 10, 2021 and May 24, 2021 meetings. The Planning Commission voted 3-3-1 at its meeting on June 14, 2021 for no decision. One Commissioner abstained on the vote due to not being properly informed on the request. The Township Board discussed Rezoning #21030 at its meeting of July 20, 2021.

The applicant has offered the following condition to the rezoning request:

Upon approval of the Rezoning by the Township Board, the applicant will come back in thirty (30) days of the approval and request Rezoning of the North half of the Parcel from RCC (Multiple Family) to RB (Single Family, High Density).

Township Board Options

The Township Board may approve or deny the proposed rezoning from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre) with a condition. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution to approve the rezoning request, subject to the condition offered by the application, is included with this memo.

- **Move to adopt the resolution approving for introduction Rezoning #21030 to rezone approximately 0.42-acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre) with a condition.**

Attachments

1. Resolution to approve for introduction

RESOLUTION TO APPROVE - Introduction

**Rezoning #21030
New China of Michigan**

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 3rd day of August, 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, New China of Michigan requested the rezoning of an approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre) with a condition; and

WHEREAS , the applicant voluntarily offered the following condition on the rezoning: Upon approval of the Rezoning by the Township Board, the applicant will come back in thirty (30) days of the approval and request Rezoning of the North half of the Parcel from RCC (Multiple Family) to RB (Single Family, High Density); and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on April 12, 2021 and discussed at the May 10, 2021 and May 24, 2021 meetings and voted to recommend no decision of the request at its meeting on June 14, 2021; and

WHEREAS, the Township Board discussed the proposed rezoning at its meeting on July 20, 2021, and has reviewed the staff and Planning Commission materials provided under cover memorandums dated July 15, 2021, April 9, 2021, May 7, 2021, May 21, 2021 and June 11, 2021 with attachments; and

WHEREAS, the proposed rezoning to RCC and the condition voluntarily offered by the applicant ensure future development of the site will be consistent with Goal 1 of the 2017 Master Plan to preserve and strengthen residential neighborhoods; and

WHEREAS, public water and sanitary sewer are available for the subject site.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. _____, entitled "Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Petition #21030" from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre) subject to the following condition voluntarily offered by the applicant:

**Resolution to Approve
Rezoning #21030 (New China of Michigan)
Page 2**

1. Upon approval of the Rezoning by the Township Board, the applicant will come back in thirty (30) days of the approval and request Rezoning of the North half of the Parcel from RCC (Multiple Family) to RB (Single Family, High Density).

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

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 3rd day of August, 2021.

Deborah Guthrie
Township Clerk

ORDINANCE NO. _____
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #21030

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 RC (Multiple Family-maximum 14 dwelling units per acre) District symbol and indication as shown on the Zoning District Map, for 5114 Jo Don Drive for the land legally described as:

Lot 13, except the North 324 Feet, Sirhal's Sub., part of the East 1/2 of the Southwest 1/4, Section 17, T4N, R1W, Meridian Township, Ingham County, Michigan as recorded in Liber 19 of Plats, page 41.

to that of RCC (Multiple Family-maximum 34 dwelling units per acre) with a condition.

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

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

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

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

Ronald J. Styka, Township Supervisor

Deborah Guthrie, Township Clerk



To: Board Members
From: Deborah Guthrie, Township Clerk
Matt Kuschel, Fahey Schultz Attorney
Date: July 28, 2021
Re: Resolution to Approve Ballot Language for November 2, 2021 Election

Clerk's Office Petition Signatures Review:

On Monday, July 26, 2021 at 3:00 pm, 175 petition sheets were filed with the Meridian Township Clerk's Office to put a ballot question on the November 2, 2021 election. A supplemental filing was received at 2:00 pm on Tuesday, July 27, 2021. During the preliminary inspection, the petition sheets were visually reviewed for completeness and accuracy by the Clerk's Office. This inspection was performed while the filer was present. A receipt was signed by the official who received the filing and notarized.

Immediately after completing the preliminary inspection, the voter registration status of each signer was checked to determine if he or she was registered in the jurisdiction named in the heading of the petition on the date that the petition was signed. As quickly as possible following the receipt of the initial filing, the review and final determination was completed by the Meridian Township Clerk's Office at 11:00 am on Wednesday, July 28, 2021.

Each signature on each petition was reviewed, as required, for compliance with Michigan election law. These checks were made using master cards and the Qualified Voter File (QVF). Of the 1,460 petition signatures, our office verified 1,297 valid signatures; exceeding the required number of valid signatures needed (equal to at least 5% of the November 2018 total votes cast for governor in the Township) to place a ballot question on the November 2, 2021 ballot. Our office then submitted the petition to the Township Attorney's.

Attorney Review and Recommendation:

The Meridian Township Board has a resolution before them to certify the ballot language for the election pursuant to Section 6 of the **Michigan Regulation and Taxation of Marihuana Act (MRTMA)**, MCL 333.27956(1), which allows an individual to petition to place an ordinance on the ballot limiting or prohibiting the number of recreational, adult use marihuana establishments in the Township. MCL 333.27956(1) states:

... Individuals may petition to initiate an ordinance to provide for the number of marihuana establishments allowed within a municipality or to completely prohibit marihuana establishments within a municipality, and such ordinance shall be submitted to the electors of the municipality at the next regular election when a petition is signed by qualified electors in the municipality in a number greater than 5% of the votes cast for governor by qualified electors in the municipality at the last gubernatorial election. A petition under this subsection is subject to section 488 of the Michigan election law, 1954 PA 116, MCL 168.488.

Memo to Township Board

July 28, 2021

Re: Resolution to Approve Ballot Language for November 2, 2021 Election

Page 2

MRTMA only authorizes this petition to prohibit commercial establishments involved in the recreational or adult-use of marihuana, including prohibiting the recreational sale of marihuana to individuals 21 or older. This petition does not affect medical marihuana under either the Michigan Medical Marihuana Act, MCL 333.26421 *et seq.*, (the “2008 Caregiver Act”) or the Medical Marihuana Facilities Licensing Act, MCL 333.27101 *et seq.*, (the “MMFLA”). This petition does not impact the ability of caregivers to grow marihuana for their patients under the 2008 Caregiver Act. This petition does not impact the existing Meridian Township Ordinance allowing medical provisioning centers in the Township. Medical marihuana is exempt from this ballot language.

Michigan election law requires that the Township certify the ballot language to the county clerk: ***If a ballot question of a political subdivision of this state including [a] township ... is to be voted on at a regular election date or special election, the ballot wording of the ballot question must be certified to the proper local or county clerk not later than 4 p.m. on the twelfth Tuesday before the election. MCL 168.646a.***

Ballot wording of qualified proposals to appear on the November 2, 2021 election are due to the County Clerk’s Office immediately upon being approved by the Township Board and no later than 4:00 pm on August 10, 2021 (168.646a).

Proposed Motion:

Move to approve the Resolution to Approve Ballot Language for November 2, 2021 Election and NOW THEREFORE, BE IT RESOLVED that the following ballot language be placed on the November 2, 2021 election ballot by the Ingham County Clerk:

**CHARTER TOWNSHIP OF MERIDIAN
INITIATION OF ORDINANCE TO
PROHIBIT ADULT-USE MARIHUANA ESTABLISHMENTS**

Shall the Charter Township of Meridian, under the authority of Section 6(1) of the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018 (“MRTMA”), MCL 333.27956(1), adopt the following initiated ordinance that completely prohibits adult-use (also known as “recreational”) marihuana establishments as defined in Section 3(h) of MRTMA, MCL 333.27953(h), within the boundaries of the Township: “All adult-use (also known as “recreational”) marihuana establishments as defined in Section 3(h) of the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, are prohibited within the boundaries of the Charter Township of Meridian.”

Yes _____

No _____

RESOLUTION TO APPROVE

**BALLOT LANGUAGE
FOR THE NOVEMBER 2, 2021 ELECTION**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on the 3rd day of August 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township received a petition on July 26, 2021, pursuant to MCL 333.27956(1); and

WHEREAS, the Township Clerk has verified that the petition contained the requisite number of signatures required pursuant to MCL 333.27956(1); and

WHEREAS, the petition initiated an ordinance to completely prohibit any marihuana establishment as defined in the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018; and

WHEREAS, the Township Board must certify ballot language to the Ingham County Clerk to place this matter on the next regular election ballot of November 2, 2021.

NOW, THEREFORE, BE IT RESOLVED that the following ballot language be placed on the November 2, 2021 regular election ballot by the Ingham County Clerk:



To: Township Board

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

Date: July 28, 2021

Re: Special Use Permit #21071 – Sparrow Health Systems, building greater than 25,000 square feet – 2446 Jolly Road

Thomas Bres, on behalf of Sparrow Health Systems, has submitted a special use permit (SUP) request to construct a building greater than 25,000 square feet in size on approximately six acres of land at the northeast corner of Jolly Road and Kansas Street. The applicant proposed a one-story building of 30,456 square feet, with associated parking and utilities. As part of Rezoning #21020, which the Township Board approved in June, the applicant is proposed a series of six conditions for the eventual development of the property. Those conditions will be met as part of the site plan review/construction plan review.

The Planning Commission held a public hearing on the proposal at its meeting on July 12, 2021, taking substantial public comment. The Planning Commission then voted to recommend approval at its meeting on July 26, 2021 citing the following reasons for their decision:

- The subject site is zoned PO, Professional and Office, which permits the construction of buildings greater than 25,000 square feet in size by special use permit.
- 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.
- Municipal water and sanitary sewer is available to extend to serve the subject site.

The Planning Commission had extensive conversations with the applicant on how the building and the site will function with the proposed use. The Commission's recommendation for approval to the Township Board was conditioned upon the following items:

1. Approval is granted in accordance with the site plans prepared by Progressive AE dated as follows: Site Layout 6-18-21, Planting Plan 6-3-21.
2. The building elevations shall be modified to show the revised location of the ambulance entrance, which is not permitted be located on the west elevation.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new building. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
4. Pedestrian access be provided up Kansas Road from Jolly Road and into the site, from Woodlake Drive into the site, and the vehicular access from Kansas Road shall be removed, all subject to the approval of the Ingham County Road Department

The uses of the property as a standalone emergency facility and a medical office facility are not subject to special use permit review, as they are permitted uses in the PO zoning district. The size of the building is only the item that requires a special use permit review and approval for the project. Staff memorandums from both previous Planning Commission reviews, outlining the special use permit request, along with 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. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution is attached for the Board's initial review.

Attachments

1. Draft resolution for approval
2. Staff memorandum for Special Use Permit #21071 dated July 22, 2021 with attachments
3. Staff memorandums for Special Use Permit #21071 dated July 8, 2021 with attachments
4. Resolution recommending approval from the Planning Commission
5. Planning Commission minutes dated July 12, 2021 (public hearing) and July 26, 2021 (recommendation)
6. Communications

RESOLUTION TO APPROVE

**Special Use Permit #21071
Sparrow Health Systems
2446 Jolly Road, 3532 Kansas, 3558 Kansas**

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 3rd day of August 2021, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Thomas Bres, on behalf of Sparrow Health Systems, has requested a special use permit to construct a 30,456 square foot medical office and standalone emergency room building at 2446 Jolly Road, 3532 Kansas, and 3558 Kansas; and

WHEREAS, the site is appropriately zoned PO, Professional and Office (subject to a series of six conditions) for the use being proposed and a special use permit is required for constructing a building or group of buildings totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on July 12, 2021 and voted to recommend approval at its meeting on July 26, 2021; and

WHEREAS, the Township Board discussed the proposal its regular meeting on August 3, 2021 and has reviewed staff material forwarded under a cover memorandums dated July 28, 2021, July 22, 2021 and July 8, 2021; and

WHEREAS, the proposed building larger than 25,000 square feet will not be adverse or damaging to public health, safety, or welfare; and

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

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #21071, subject to the following conditions:

1. Approval is granted in accordance with the site plans prepared by Progressive AE dated as follows: Site Layout 6-18-21, Planting Plan 6-3-21.
2. The building elevations shall be modified to show the revised location of the ambulance entrance, which is not permitted be located on the west elevation.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new building. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

4. Pedestrian access be provided up Kansas Road from Jolly Road and into the site, from Woodlake Drive into the site, and the vehicular access from Kansas Road shall be removed, all subject to the approval of the Ingham County Road Department

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 3rd day of August, 2021.

Deborah Guthrie
Township Clerk



To: Planning Commission

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

Date: July 22, 2021

Re: Special Use Permit #21071 – Sparrow Health System – Building greater than 25,000 square feet

The Planning Commission held a public hearing for Special Use Permit request #21071 at their July 12, 2021 meeting. The Planning Commission had a lengthy discussion the request and asked Sparrow, their representatives, and Township Staff to follow up on a number of items, including:

- Explain discharge protocols for patients
- Discussion/potential for CATA transit stop
- Please detail the lights/sirens protocol for a site of this nature
- What level of trauma center/explain further/explain types of cases/etc.
- Potential lighting limitations on the north and west
- Screen wall height
- Revised elevations showing the ER Entrance moved
- Parking calculations
- Fire chief discussion on the ambulance
- Potential to remove the Kansas entrance
- What would Sparrow do if the 25K SUP was denied?

Sparrow has responded to some of these comments in their attached FAQ and will have staff available to follow up on other items, but Staff would like to address some of the concerns.

- Lighting limitations on the north and west: Although not required as part of the Special Use Permit submittal, the applicant did submit a lighting plan for Staff's review with their Site Plan application. In reviewing it, Staff can confirm that the lighting plan generally meets the ordinance requirements, with minor exceptions at the building entrances which should be a simple fix for the applicant. There are only seven light fixtures proposed on the north side of the building, which will all be sharp cutoff fixtures. The light modeling shows no lumens at the property line and with the extensive screening on the site, the lighting will not spill over onto neighboring properties.
- Parking on site: Staff's Site Plan review indicates that 135 parking spaces will be required based on the current layout of the facility. The applicant is proposing 159 parking spaces, 10 of which will be barrier free.
- Fire Chief comments – Please see the attached email from Chief Hamel with respect to the Township ambulance services and this facility.

Planning Commission Options

The Planning Commission may recommend approval, recommend approval with conditions, or recommend denial the special use permit. A resolution to recommend approval and a resolution to recommend denial have both been provided with this memorandum. Should the Planning Commission move to recommend denial of the Special Use Permit for a building greater than 25,000 square feet, they may wish to amend the resolution to include the specific reasoning behind the denial.

Attachments

1. Resolution for approval
2. Resolution for denial
3. FAQ from Sparrow
4. Staff report dated July 8, 2021
5. Site Layout Plan and Planting Plan



Tim Schmitt

From: Michael Hamel
Sent: Monday, July 19, 2021 9:00 AM
To: Tim Schmitt
Subject: RE: Sparrow Facility

Categories: Comms to PC

Tim,

The Sparrow standalone Emergency Department that will be located in Meridian Township will bring many advantages to the Fire Department. The ability to transport patients to this facility and keep our resources in the Township is a major win for us. We average 70 minutes per EMS response, which includes travel time to Sparrow and McLaren, and this facility will decrease that time.

As this project moves forward, the Michigan Department of Health and Human Services as well as Tri-County Medical Control will update our protocols to add this facility for transporting patients. Working with Sparrow, they will determine who can be transported to this new facility based on disposition of the patient.

The addition of fire hydrants on Kansas is a positive addition. Any non-hydrated area in the Township adds time and resources to be able to extinguish a fire.

Let me know if you will need any additional information.

Chief Hamel



Michael Hamel
Fire Chief
hamel@meridian.mi.us
W 517.853.4704 | C 517.290.3164
5000 Okemos Road | Okemos, MI 48864
meridian.mi.us

From: Tim Schmitt <schmitt@meridian.mi.us>
Sent: Tuesday, July 13, 2021 10:26 AM
To: Michael Hamel <hamel@meridian.mi.us>
Subject: Sparrow Facility

Chief,

Last night at the Planning Commission meeting, the question came up about our ambulance services and how it would interact/be affected by the proposed Sparrow standalone ER. Similar to the question that came up at the Township Board level during the rezoning. Any chance I could get you to put together a brief memo, putting in writing what you said to the board about this topic? Happy to discuss it further if you need to jog your memory on what went down.



Timothy R. Schmitt, AICP

Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

Frequently Asked Questions

About Freestanding Emergency Departments

July 22, 2021

Q: What is a Freestanding Emergency Department?

A: Freestanding Emergency Departments offer emergency care without being physically attached to a hospital. They provide care for those with limited access to hospital-based Emergency Departments and help alleviate stress on traditional hospital facilities. Both freestanding and hospital ERs are open 24 hours a day, seven days a week. The staff at both will include emergency medicine doctors, emergency nurses, laboratory technicians, and radiology technicians. They can both handle potentially life-threatening conditions, including bleeding, fractures, respiratory problems, heart attack, and stroke. We believe the Freestanding Emergency Department in Meridian Township will improve healthcare access and convenience to a major population center in the Lansing area and to communities further east, such as Williamston, Webberville, Fowlerville, Mason, and Alaiedon Township.

Q: What's involved in the Sparrow project?

A: The project, part of a medical office building, includes a 12,000-square-foot Emergency Department that will serve as a companion to our Sparrow Hospital Emergency Department and Level 1 Trauma Center. It will also include imaging equipment for CTs, ultrasounds, and X-rays, and a Lab with four draw stations. A six-provider Sparrow Medical Group practice is also planned for the site.

Q: How common are Freestanding Emergency Departments?

A: A Freestanding Emergency Department is a new concept for Mid-Michigan but there are several around the state and they've become much more common nationwide in recent years.

Q: Will this Freestanding Emergency Department be able to handle the same cases as the Sparrow Hospital Emergency Department?

A: The state of Michigan doesn't designate specific levels of care for Freestanding Emergency Departments. However, all Emergency Departments attached to hospitals have different levels of care they are able to provide. For example, our Sparrow Emergency Department downtown is considered a "Level 1 Trauma Center." This means we are certified to handle the most acute emergencies. We are the only Level 1 Trauma Center in the area. First Responders, those who operate and staff ambulances, know this and will bring the appropriate patients to our downtown location versus the freestanding site.

Frequently Asked Questions

Q: Won't there be a potentially dangerous delay in care if I go to a Freestanding Emergency Department, am found to need more complex treatment, and require being transferred for surgery or further care at Sparrow Hospital in Lansing?

A: The most important issue during an emergency is the time required to diagnose and begin stabilization. A Freestanding Emergency Department allows for improved access to immediate care. This enhances the opportunity to diagnose and begin intervention. We have seen across the country the difficulty in rapid assessment in major trauma centers. Freestanding EDs get around this challenge and put the patient in front of the provider quicker. This allows us to diagnose and begin intervention faster, and closer to home. In the need for surgery or hospital admission we activate the same systems but bypass the major trauma center and admit the patient directly to the hospital unit necessary to provide the best care.

Q: Who pays for the cost of an ambulance if I have to be transferred from the freestanding location to Sparrow Hospital in Lansing or another site?

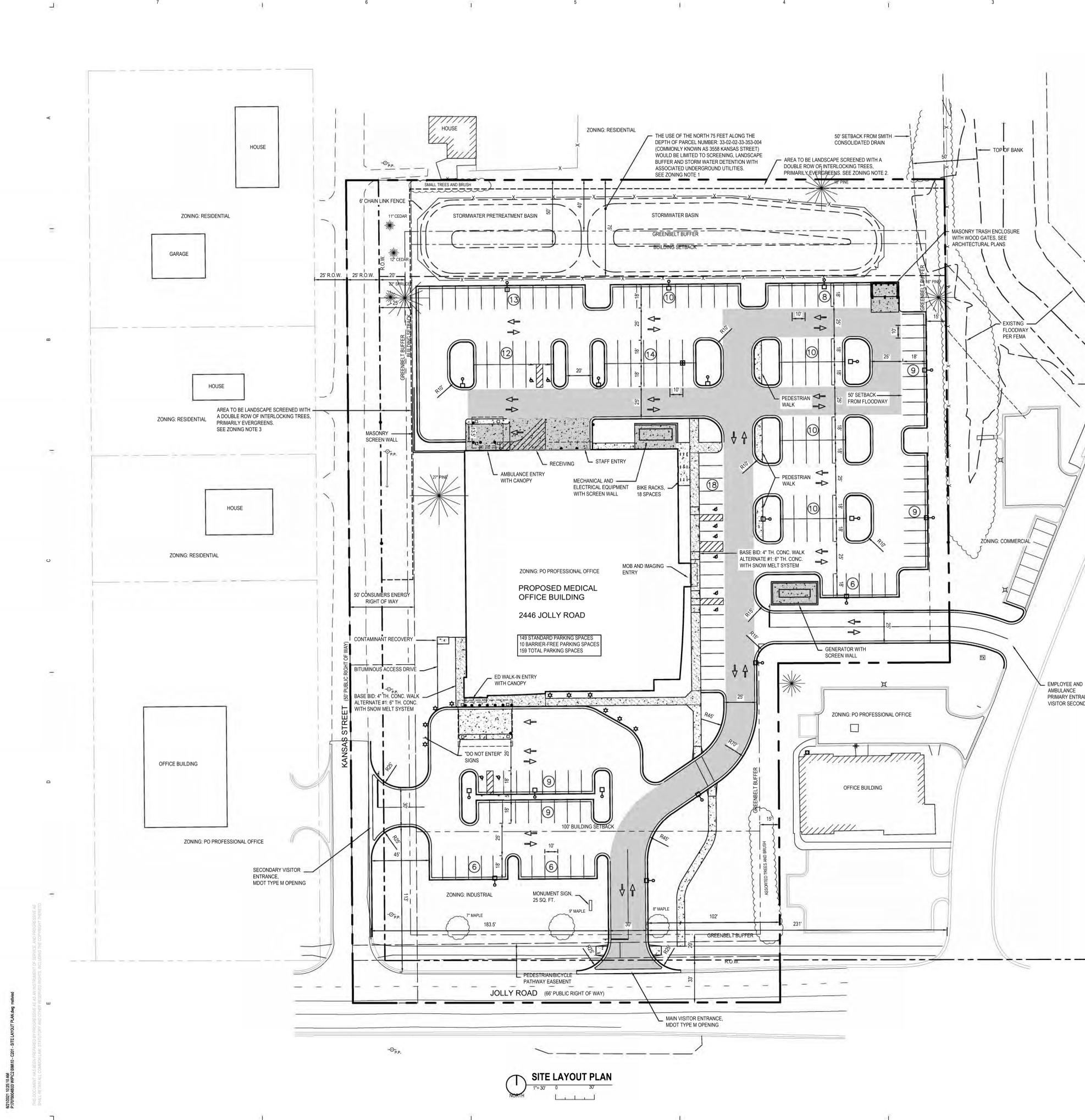
A: That cost is typically billed to insurance companies.

Q: Will there potentially be overnight stays at the new facility if my condition is not serious enough to be admitted to the hospital but I'm told to wait to go home until my condition stabilizes?

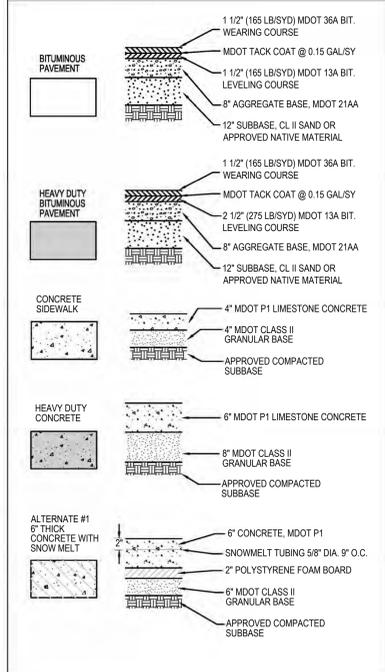
A: The Freestanding ED never closes. If a patient needs to stay for a few hours we can do that at the Freestanding ED. If it's more than a few hours, we would directly admit the patient to a hospital observation unit.

Q: What's the difference between going to this Freestanding Emergency Department versus an Urgent Care?

A: Emergency care is aimed at those facing a potentially life-threatening illness or serious injury. Urgent Care is when it's not an emergency but you feel you need care right away rather than wait for an appointment with your primary care physician. A Freestanding ED can treat any conditions a hospital-based ED can. An urgent care can only treat minor injuries and illnesses.



PAVEMENT LEGEND



NOTE: A WETLAND DETERMINATION EVALUATION WAS PERFORMED BY BARR ENGINEERING ON JUNE 18, 2021. NO EVIDENCE OF WETLANDS WERE FOUND ON THIS SITE.

ZONING NOTES

ZONE DISTRICT: PROFESSIONAL OFFICE
ADJACENT ZONING: PROFESSIONAL OFFICE AND RESIDENTIAL
PARCEL SIZE: 5.99 ACRES GROSS, 5.40 ACRES NET (EXCLUDING RIGHTS OF WAY)

REQUIRED BUILDING SETBACKS:
 100 FEET FROM ROAD CENTERLINE
FRONT: 15 FEET
WEST SIDE: 25 FEET
REAR: 50 FEET
REQUIRED GREENSPACE BUFFER:
REAR: 40 FEET
EAST SIDE: 15 FEET
WEST SIDE: 20 FEET FROM R.O.W.
SOUTH SIDE: 20 FEET FROM R.O.W.

PARKING REQUIRED:
MEDICAL OFFICE: 5 SPACES PER 1,000 SQ. FT. GROSS FLOOR AREA
TOTAL REQUIRED: 152

PARKING PROVIDED:
 STANDARD (10X18): 149
 BARRIER FREE: 10
TOTAL SPACES: 159

BIKE PARKING REQUIRED: 16
1 SPACE PER 10 PARKING SPACES
BIKE PARKING PROVIDED: 18

IMPERVIOUS AREA (BUILDING + PAVEMENT): 152,791 SQ. FT.
GREENSPACE: 108,314 SQ. FT.
GREENSPACE REQUIRED: 25%
GREENSPACE PROVIDED: 41.5%

PRE-DEVELOPMENT IMPERVIOUS AREA (BUILDING + PAVEMENT): 52,390 SQ. FT.
PRE-DEVELOPMENT GREENSPACE: 208,715 SQ. FT.

THE PROPERTY WAS REZONED SUBJECT TO THE FOLLOWING CONDITIONS VOLUNTARILY OFFERED BY THE APPLICANT.

- THE USE OF THE NORTH 75 FEET ALONG THE DEPTH OF PARCEL NUMBER 33-02-02-33-353-004 (COMMONLY KNOWN AS 3558 KANSAS STREET) WOULD BE LIMITED TO SCREENING, LANDSCAPE BUFFER AND STORM WATER DETENTION WITH ASSOCIATED UNDERGROUND UTILITIES.
- THE NORTH PROPERTY LINE OF PARCEL NUMBER 33-02-02-33-353-004 (COMMONLY KNOWN AS 3558 KANSAS STREET) WOULD BE LANDSCAPED TO MATCH OR EXCEED THE BUFFER REQUIREMENT BETWEEN PROFESSIONAL OFFICE ZONING AND RESIDENTIAL ZONING AS OUTLINED IN THE CURRENT MERIDIAN CHARTER TOWNSHIP ZONING ORDINANCE SECTION 88-404 (b)(3). THIS WOULD REQUIRE A DOUBLE ROW OF INTERLOCKING TREES, PRIMARILY EVERGREENS, OR THE EQUIVALENT IN ADDITION TO GENERAL SCREENING STANDARDS.
- THE WEST PROPERTY LINE OF PARCEL NUMBERS 33-02-02-33-353-004 AND 33-02-02-33-353-005 (COMMONLY KNOWN AS 3532 AND 3558 KANSAS STREET) TO THE EXTENT THAT THE PROPERTIES ACROSS KANSAS STREET ARE ZONED RESIDENTIAL (RA) (TO THE SOUTHERN EDGE OF PARCEL NUMBER 33-02-02-33-352-004) WOULD BE LANDSCAPED TO EXCEED THE LANDSCAPE SCREENING MATERIAL BUFFER REQUIREMENTS AS OUTLINED IN THE CURRENT MERIDIAN CHARTER TOWNSHIP ZONING ORDINANCE SECTION 88-404 (b)(3). THIS WOULD REQUIRE A DOUBLE ROW OF INTERLOCKING TREES, PRIMARILY EVERGREENS, OR THE EQUIVALENT IN ADDITION TO GENERAL SCREENING STANDARDS.
- DRIVEWAYS WOULD BE LIMITED TO A PRIMARY DRIVE ACCESS ON JOLLY ROAD, A SECONDARY DRIVE TO WOODLAKE DRIVE ON THE EAST, AND A DRIVE ON KANSAS STREET ALIGNING WITH THE CURRENT CURB CUT ON KANSAS STREET FOR 2476 JOLLY ROAD. THIS CONDITION WOULD BE SUBJECT TO INGHAM COUNTY ROAD COMMISSION APPROVAL OF THE DRIVEWAYS AND LOCATION OF THE DRIVEWAYS.
- THE OWNER WILL PURSUE LEED CERTIFICATION FOR THE PROPOSED PROJECT.
- AS A CONDITION OF THE REZONING, THE DEVELOPER WILL PROVIDE FOR THE EXTENSION AND CONSTRUCTION OF A PUBLIC WATER MAIN ALONG KANSAS STREET, SUBJECT TO THE MERIDIAN TOWNSHIP DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND DESIGN. IN ADDITION, THE DEVELOPER WILL ESTABLISH AN ESCROW ACCOUNT TO COVER THE CONNECTION COSTS OF UP TO 14 RESIDENTIAL HOUSES ON KANSAS STREET TO BE SERVICED BY SUCH WATER MAIN EXTENSION IN AN AMOUNT NOT TO EXCEED \$1,000 PER RESIDENTIAL HOUSE TO BE USED ON OR BEFORE MAY 31, 2026. ANY SUCH FUNDS HELD IN ESCROW AFTER SUCH DATE SHALL BE RETURNED TO THE DEVELOPER. "RESIDENTIAL HOUSES" SHALL MEAN THE CURRENT OWNER(S) AND PARCEL NUMBER(S) IDENTIFIED IN THE ATTACHED EXHIBIT A.

GENERAL SITE LAYOUT NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- CONTACT "MISS DIG" TOLL FREE AT 1-800-482-7171 THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
- NO DIMENSION MAY BE SCALED. REFER UNCLER ITEMS TO THE ENGINEER FOR INTERPRETATION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED AS B-B (BACK TO BACK) OR E-E (EDGE OF METAL TO EDGE OF METAL).
- CONTRACTOR TO PAINT STRIPE ALL PARKING SPACES SHOWN. PAINT COLOR TO BE WHITE, BARRIER-FREE SPACES TO BE BLUE.
- UPON REQUEST, ELECTRONIC INFORMATION WILL BE PROVIDED FOR SITE LAYOUT PURPOSES. CONTRACTOR SHALL REQUEST ALL INFORMATION IN WRITING THROUGH PROGRESSIVE AE. LAYOUT OF ALL NEW CONSTRUCTION SHALL BE DONE BY A LICENSED SURVEYOR.
- ALL CONCRETE JOINTS SHALL BE TOOLED PER SPECIFICATIONS.
- CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION, INCLUDING BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC. TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.
- ALL PAVEMENT, CURB & GUTTER, SIDEWALK AND UTILITIES WITHIN PUBLIC RIGHT OF WAY SHALL MEET INGHAM COUNTY ROAD COMMISSION STANDARDS.

SITE LAYOUT PLAN
 1" = 30'
 NORTH

6/21/2021 10:25:10 AM
 PROGRESSIVE AE
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE AS AN INSTRUMENT OF SERVICE AND PROGRESSIVE AE SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

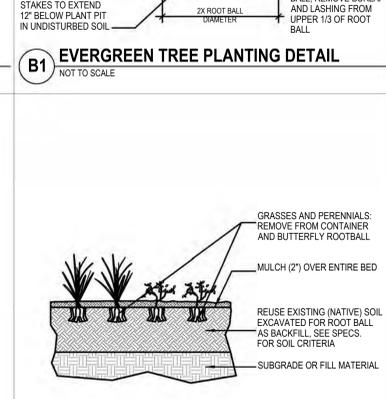
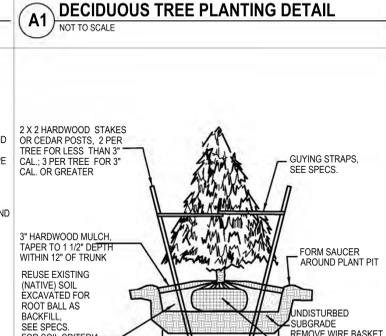
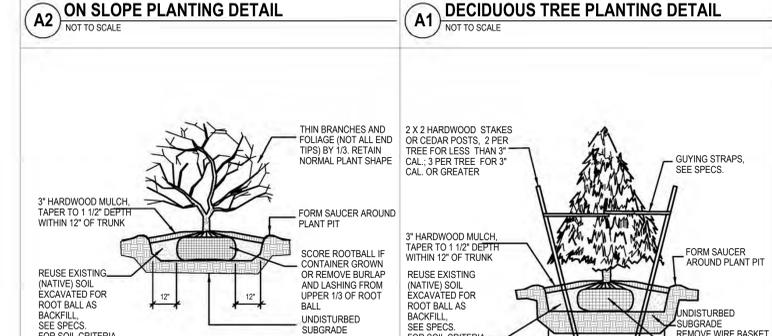
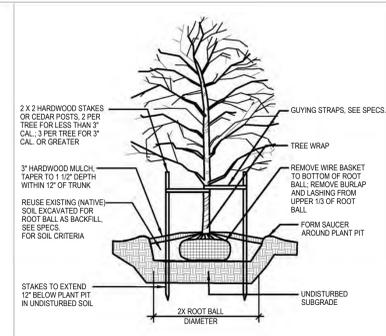
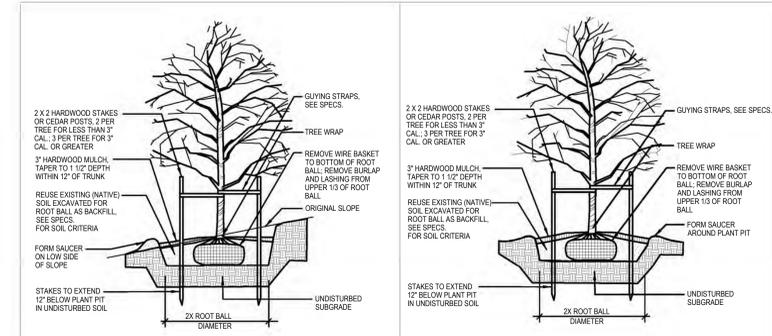
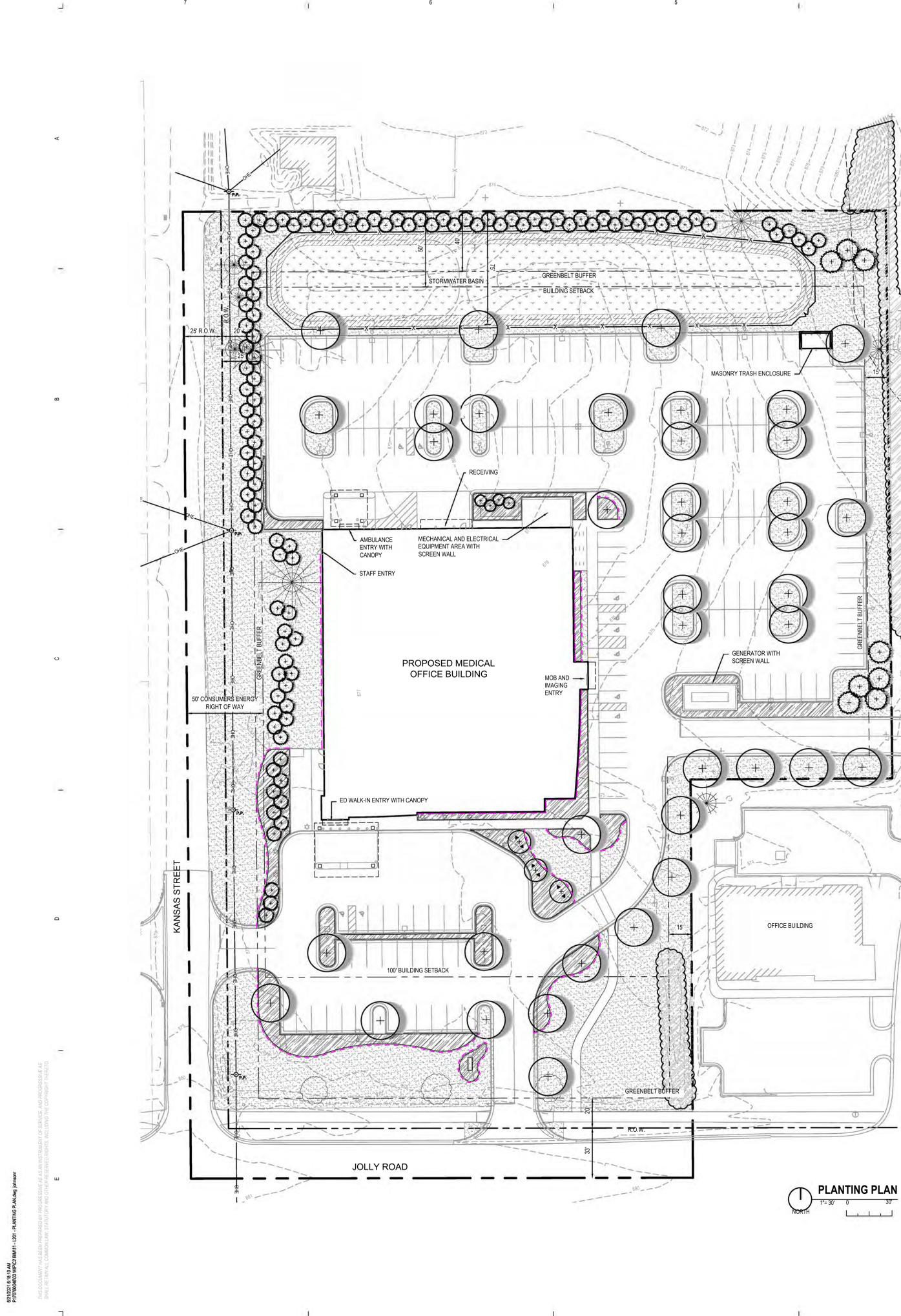
progressive ae
OKEMOS MEDICAL OFFICE BUILDING
 OKEMOS, MICHIGAN
 1911 4 Mile Rd NE, Grand Rapids, MI 49525, 616.351.2864, www.progressiveae.com

ISSUANCE
 SPECIAL LAND USE PERMIT
 6/03/2021

REVISIONS
 NO. DATE DESCRIPTION
 6/18/2021 REVISED

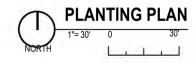
FILE NUMBER: 70760048
 PROJECT MANAGER: CJC
 PROFESSIONAL: CCS
 DRAWN BY: DCM
 CHECKED BY: CCS

SITE LAYOUT PLAN C201



- ### PLANT MATERIAL LEGEND
- EXISTING EVERGREEN TREE
 - EXISTING DECIDUOUS TREE
 - EXISTING WOODED AREA TO REMAIN
 - SMALL CANOPY SHADE TREE (25' DIA @ MATURITY)
2.5" CALIPER, 10' - 12' HT.
 - EVERGREEN TREE
10' - 12' HT. MIN., HEIGHT TO SPREAD RATIO, NOT LESS THAN 5:3
 - TREE UPLIGHT (2 PER TREE)
 - PLANTING AREA:
SHRUBS (15% OF TOTAL AREA) - #5 CONT., 36" O.C. SPACING
PERENNIALS (35% OF TOTAL AREA) - SIZE #1 CONT., 18" O.C. SPACING
GROUND COVERS (50% OF TOTAL AREA) - SPA CONT., 12" O.C. SPACING
 - LAWN SEED MIX - TGM (MED-HEAVY) MIX BY RHINO SEED
SEED RATE: 5-7 LBS. PER 1,000 SF
 - HIGHWAY ROADSIDE MIX BY RHINO SEED
SEED RATE: 5-7 LBS. PER 1,000 SF
 - DETENTION AREA - ECONOMY PRAIRIE MIX BY CARDNO
SEED RATE: 37.70 LBS. PER ACRE
 - DETENTION AREA - STORM WATER MIX BY CARDNO
SEED RATE: 32.97 LBS. PER ACRE
 - STONE MAINTENANCE STRIP W/ EDGE RESTRAINT, 1' WIDE, 4" DEPTH,
1 1/2" - 2" WASHED NATIVE STONE. SEE SPECS. 32 9300 PLANTS
 - LANDSCAPE EDGE RESTRAINT. SEE SPECS. 32 9300 PLANTS

- ### GENERAL LANDSCAPE NOTES
1. CONTRACTOR RESPONSIBLE FOR UNDERSTANDING PROJECT CONDITIONS AND VERIFYING PLANT QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY PLAN DISCREPANCIES.
 2. PLANT LOCATIONS TO BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND UTILITIES. CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD STAKING ALL LINES.
 3. ALL AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED (VERIFY SEED RATES WITH MANUFACTURERS) UNLESS SHOWN OTHERWISE ON PLANS.
 4. CONTRACTOR TO CONTACT MISS DIG AT PHONE NUMBER 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES.
 5. CONTRACTOR TO COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR.
 6. NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUB-GRADE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
 7. SEE PLANTING DETAILS FOR MULCH DEPTHS.
 8. SEE SPECIFICATIONS SECTION 32 9300 - PLANTS FOR EXISTING (NATIVE) TOPSOIL AND IMPORTED TOPSOIL CRITERIA. ONLY REUSE EXISTING TOPSOIL IF CRITERIA IS MET.
 9. SEE SPECIFICATIONS SECTION 32 9300 FOR TOPSOIL DEPTHS AT VARIOUS LANDSCAPE AREAS.
 10. CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUND COVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 11. NOTIFY LANDSCAPE ARCHITECT AND OWNER (3 DAYS MIN. NOTICE) TO INSPECT AND TAG PLANT MATERIAL IN THE NURSERY PRIOR TO JOBSITE DELIVERY AND INSTALLATION.



07/20/2021 6:58:10 AM
 PROJECT: OKEMOS MEDICAL OFFICE BUILDING
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE AS AN INSTRUMENT OF SERVICE AND PROGRESSIVE AE SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.



To: Planning Commission

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

Date: July 8, 2021

Re: Special Use Permit #21071 – Sparrow Health System – Building greater than 25,000 square feet

Thomas Bres, on behalf of the Sparrow Health System, has requested a special use permit to construct a 30,456 square foot building on the six acres of land at the northeast corner of Jolly Road and Kansas Street. The project site consists of Parcels 33-353-016, 33-353-005, and 33-353-004. The property was recently rezoned to PO, Professional and Office, subject to the following series of six conditions which were voluntarily offered by the applicant:

- 1) The use of the north 75 feet along the depth of Parcel Number: 33-02-02-33-353-004 (commonly known as 3558 Kansas Road) would be limited to screening, landscape buffer and storm water detention with associated underground utilities.
- 2) The north property line of Parcel Number: 33-02-02-33-353-004 (commonly known as 3558 Kansas Road) would be landscaped to match or exceed the buffer requirement between Professional Office Zoning and Residential Zoning as outlined in the current Meridian Charter Township Zoning Ordinance Section 86-404 (b)(3) for rear yard buffer.
- 3) The west property line of Parcel Numbers: 33-02-02-33-353-004 and 33-02-02-33-353-005 (commonly known as 3532 and 3558 Kansas Road) to the extent that the properties across Kansas Road are zoned Residential (RA) (to the southern edge of Parcel Number: 33-02-02-33-352-004) would be landscaped to exceed the landscape screening material buffer requirements as outlined in the current Meridian Charter Township Zoning Ordinance Section 86-404 (b)(3). This would require a double row of interlocking trees, primarily evergreens, or the equivalent in addition to general screening standards.
- 4) Driveways would be limited to a primary drive access on Jolly Road, a secondary drive to Woodlake Drive on the east, and a drive on Kansas Road aligning with the current curb cut on Kansas Road for 2476 Jolly Road. This condition would be subject to Ingham County Road Commission approval of the driveways and location of the driveways.
- 5) The Owner will pursue LEED certification for the proposed project.
- 6) As a condition of the rezoning, the developer will provide for the extension and construction of a public water main along Kansas Road subject to the Meridian Department of Public Works specifications and design. In addition, the developer will establish an escrow account to cover the connection costs of up to 14 Residential Houses on Kansas Road to be serviced by such water main extension in an amount not to exceed \$10,000 per Residential House to be used on or before May 31, 2026. <cont.>

Any such funds held in escrow after such date, shall be returned to the developer. “Residential Houses” shall mean the current owner(s) and parcel numbers identified in the attached Exhibit A (on file with the Township).

The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet requires a special use permit due to the significant impact such development may have upon adjacent property owners, neighborhoods, and public infrastructure. The Code of Ordinances requires the special use permit to ensure that public utilities, roads, and other infrastructure systems are or will be adequate to support the proposed development.

A single building is proposed, with parking on three sides. The building will have both general medical offices and a freestanding emergency room under the same roof. No other uses are proposed for the site. The development will be constructed in a single phase, with work on the water main extension to occur simultaneously offsite.

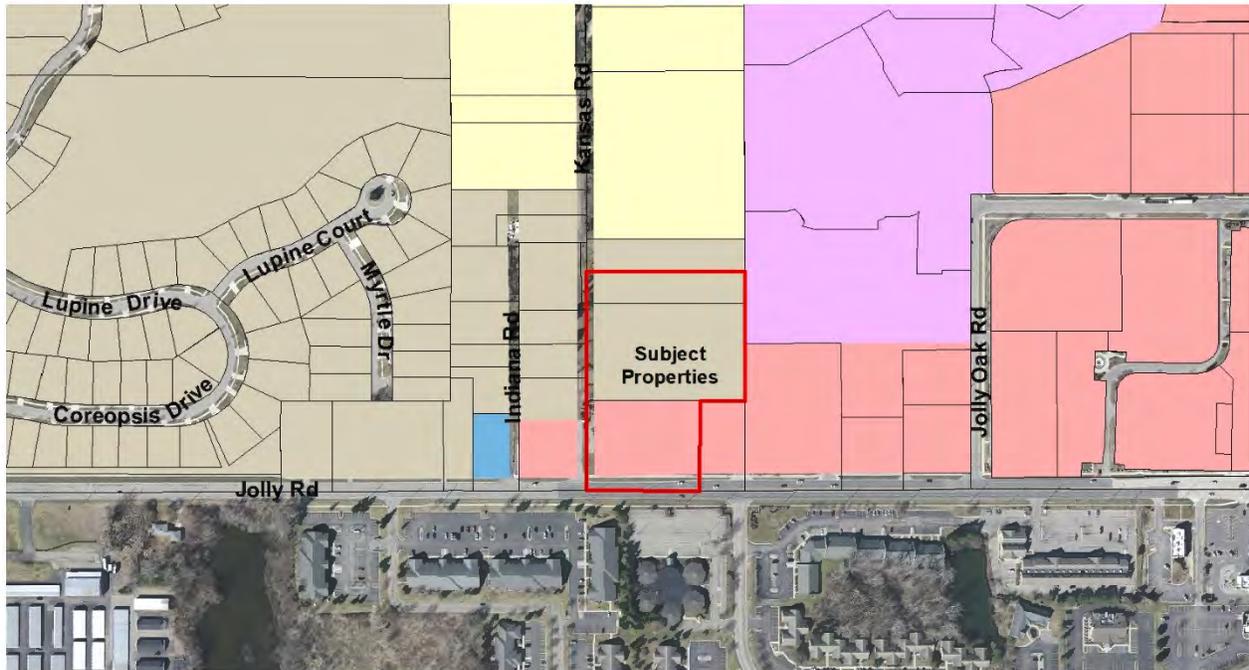
Although not part of the Special Use Permit review, the proposed project meets the main standards for site plan review, including setbacks, height, building coverage, and parking. Minor changes will need to be made with respect to the landscaping and screening to the adjacent uses, in order to limit the negative impact on the surrounding properties. But those items will be finalized during the administrative site plan review for the project.

LOCATION



FUTURE LAND USE

The Future Land Use Map from the 2017 Master Plan has two designations for the subject property. The southern portion of the property adjacent to Jolly road is designated Commercial, while the two parcels to the north on Kansas Road are designated R2-Residential 0.5 – 3.5 dwelling units per acre category.



ZONING

The subject site is zoned PO, Professional and Office, subject to a series of conditions. The rezoning was approved by the Township Board at the June 15th meeting. The conditions of the rezoning that were accepted by the Township Board are:

- 1) The use of the north 75 feet along the depth of Parcel Number: 33-02-02-33-353-004 (commonly known as 3558 Kansas Road) would be limited to screening, landscape buffer and storm water detention with associated underground utilities.
- 2) The north property line of Parcel Number: 33-02-02-33-353-004 (commonly known as 3558 Kansas Road) would be landscaped to match or exceed the buffer requirement between Professional Office Zoning and Residential Zoning as outlined in the current Meridian Charter Township Zoning Ordinance Section 86-404 (b)(3) for rear yard buffer.
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- 4) Driveways would be limited to a primary drive access on Jolly Road, a secondary drive to Woodlake Drive on the east, and a drive on Kansas Road aligning with the current curb

cut on Kansas Road for 2476 Jolly Road. This condition would be subject to Ingham County Road Commission approval of the driveways and location of the driveways.

- 5) The Owner will pursue LEED certification for the proposed project
- 6) As a condition of the rezoning, the developer will provide for the extension and construction of a public water main along Kansas Road subject to the Meridian Department of Public Works specifications and design. In addition, the developer will establish an escrow account to cover the connection costs of up to 14 Residential Houses on Kansas Road to be serviced by such water main extension in an amount not to exceed \$10,000 per Residential House to be used on or before May 31, 2026. Any such funds held in escrow after such date, shall be returned to the developer. "Residential Houses" shall mean the current owner(s) and parcel numbers identified in the attached Exhibit A (on file with the Township).

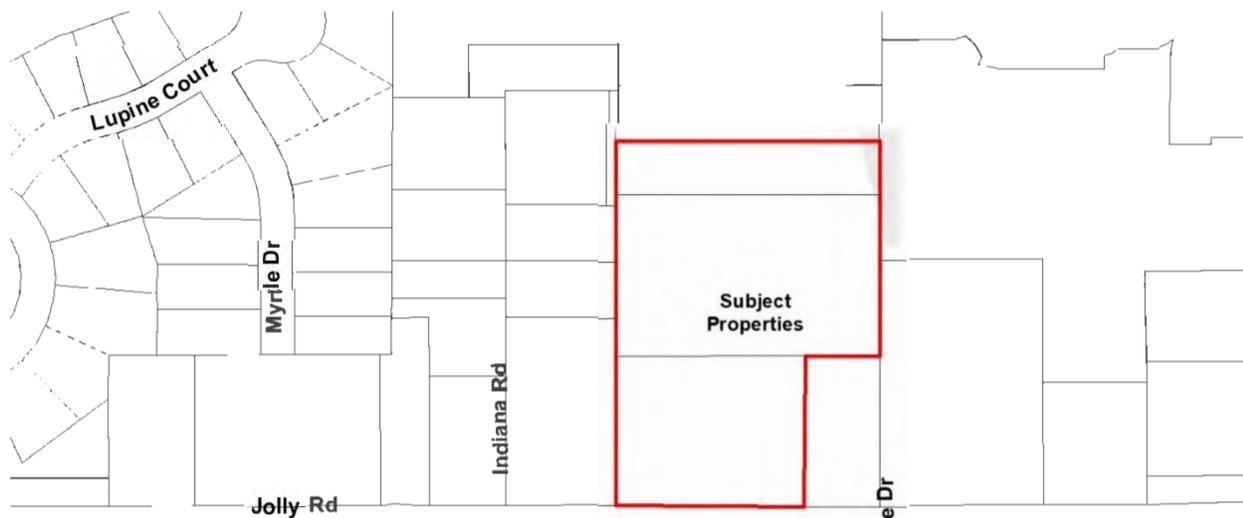
Confirmation that the conditions of the rezoning have been met will occur during the site plan review and the construction process. The first four conditions will be confirmed during the site plan review. LEED certification will occur through construction and certification review afterwards and the applicant will need to provide the Township with evidence of certification at the end of the process. Lastly, the applicant has already reached out the Engineering Department to begin the process for the water main extension, which will take some time, but is expected to be constructed simultaneously with the building.

PHYSICAL FEATURES

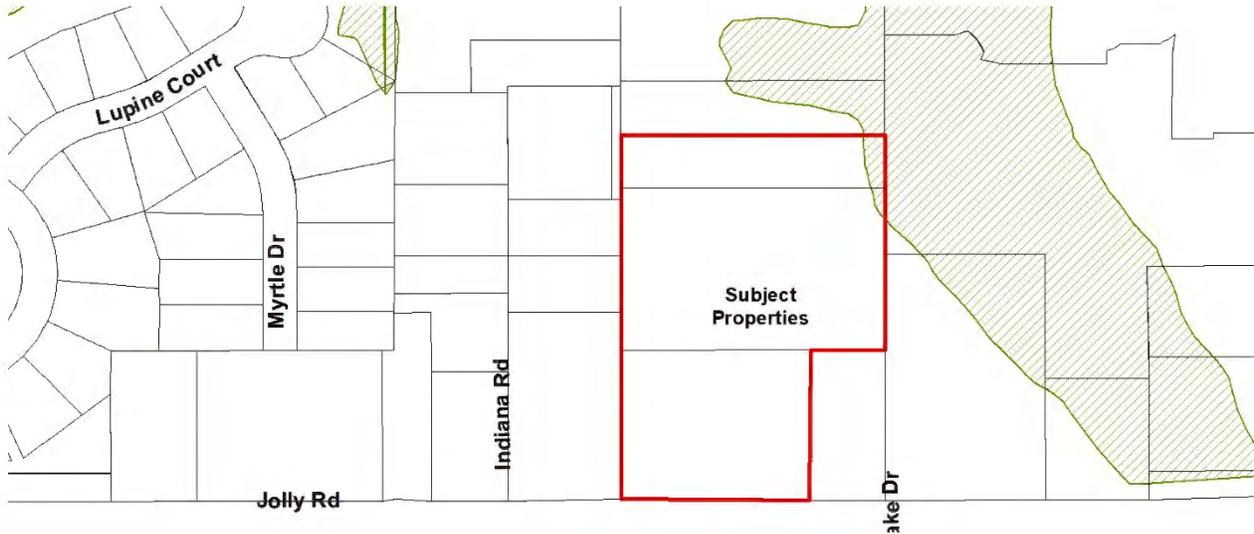
The site is currently partially developed. The area along Jolly Road is the current location of Midwest Power Equipment. Their parking and storage has spilled over onto the property immediately to the north, which is largely vacant. The third property and furthest north currently has a single-family home located on it. The topography of the site, with corresponding elevations, is depicted on the property survey provided by the applicant. There are no natural features of note on the site.

FLOODPLAIN and WETLANDS

There is a small area of floodplain indicated on the Township’s maps at the far northeast corner of the site. This is related to the County drain located on the adjacent property. The applicant has surveyed the area and all construction related to the development is located outside of the floodplain.

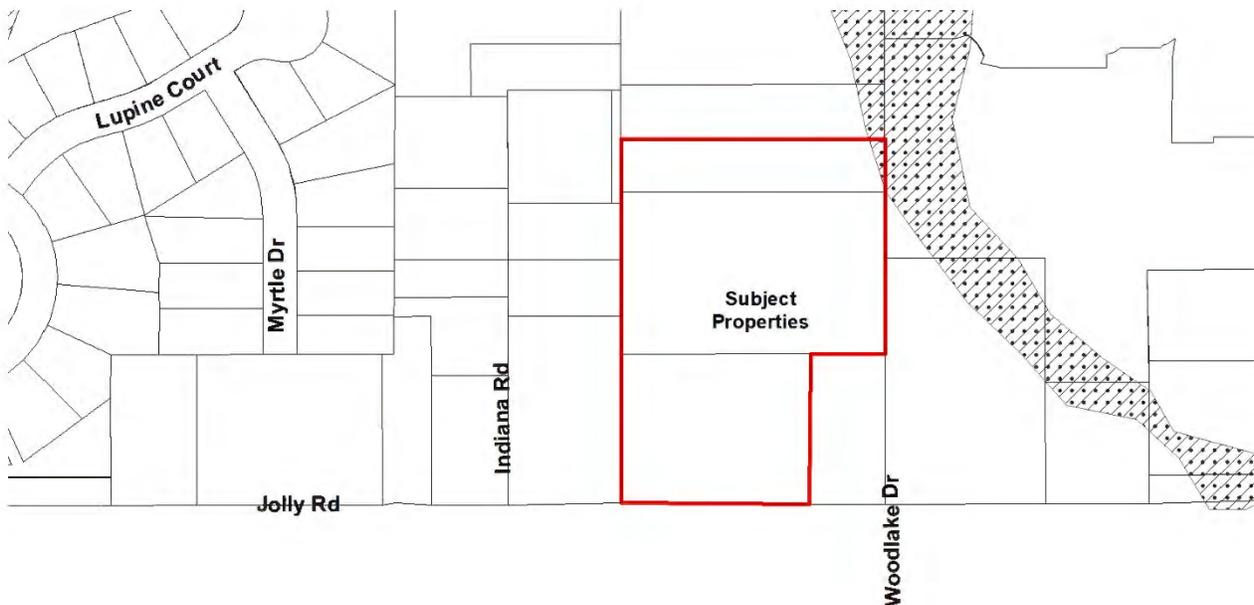


The Township’s wetland maps indicate a potential area of wetland, in the same location as the floodplain area at the northeast corner of the site. The applicant performed a wetland delineation for the site and indicated that no wetlands were actually present on the site. The Township’s consultant, Fishbeck, reviewed the delineation and agrees with the findings that there are no wetlands present on the site.



GREENSPACE

The Township Greenspace Plan shows a Fragile Link area at the far northeastern corner, consistent with the wetland and floodplain map. This map depiction largely covers the intercounty drain located on the adjacent property.



STREETS and TRAFFIC

The site is double fronted, with frontage onto Jolly Road and Kansas Street. Additionally, access to Jolly Oak in the east is available through the neighboring development. As a condition of the rezoning, access on Kansas is limited to a single driveway, aligned with the entry to Portnoy and Tu on the West side of Kansas, subject to the Ingham County Road Department's approval.

The applicant has performed a Traffic Impact Statement, which is included in their application information. The document indicates that the surrounding intersections' performance will not degrade beyond their existing Level of Service "C" with the addition of the proposed development. Additionally, the study indicates that there will be zero vehicles that will leave the property and go north on Kansas Road into the surrounding residential area. No traffic improvements are warranted or required from the proposed development.

PUBLIC UTILITIES

Municipal water and sanitary sewer are available to serve the subject site. The location and capacity of utilities will be reviewed in detail during site plan review if the special use permit is approved. The applicant is proposing to extend the water main north on Kansas Road, as part of the conditions of approval for the rezoning that was approved for the project.

STAFF ANALYSIS

The applicant is requesting a special use permit to construct a 30,456 square foot building on the six acres of land. The Special Use Permit request will be forwarded to the Township Board for a final decision, after the Planning Commission makes a recommendation. The nine general special use permit criteria listed in Section 86-126 of the zoning ordinance should be used for consideration of the request, which are as follows:

- 1) The project is consistent with the intent and purposes of this chapter.
The Professional and Office zoning district is intended for commercial activities that are not retail in nature. It specifically allows for medical offices, hospitals, and medical clinics. The proposed uses in the building are well within the intent and purpose of the zoning district.
- 2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
The proposal meets Objective 3.D, Promote Economic Development, Objective 5, Maintain Essential Public Services (specifically 5.A.1 and 5.A.4), and Objective 7.A.8, Explore Incentives for new or redeveloped projects to be LEED certified or equivalent.
- 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.
The proposal is being designed in such a way to be sensitive to the residential property to the north and west, while integrating with the commercial development to the south and east. The building will be one-story, and at the maximum point, will

be lower than most residential homes. The traffic will come largely from Jolly Road or the neighboring Elevation project access road. Also, the applicant is proposing substantial landscaping for the site, creating a strong barrier for the surrounding homes.

- 4) The project will not adversely affect or be hazardous to existing neighboring uses.
The building, which is what is under review for the Special Use Permit, will not adversely affect the surrounding uses. The building itself will screen much of the parking lot lighting from the surrounding neighborhood and the remaining lighting will be effectively controlled to prevent spill over. There is nothing hazardous about the building that would impact the surrounding neighborhood.
- 5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
The Township Assessor, Dave Lee, analyzed this question for the Township Board during the rezoning review. His professional conclusion was that the surrounding properties would not be negatively impacted by the proposed development in the long run. In the short term, reductions in value might be made, which is common for properties adjacent to active new projects, but in the long term, in cases where this has happened, the properties have recovered all of their value and increased in value, consistent with any other property in 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.
The project is adequately served by roads, utilities, and other such public services that will be needed by the project and ultimate end use.
- 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 long term needs of the proposed project.
Public sanitation facilities are adequate for the project, as are public water facilities. The water service will be extended to the north by the applicant, to serve the neighboring residential homes.
- 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.
Although this condition does not directly relate to the special use permit being requested (for a building over 25,000 square feet), addressing this based on the proposed use is appropriate at this time. The proposed use of the building as a medical office building and an emergency room facility will not produce excessive traffic, smoke, fumes, glare, or odors. In terms of noise, the applicant has indicated that sirens are rarely used when an ambulance approaches a facility of this nature, so noise concerns should not be an issue here any more than any other location in the community.

- 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.

There are no impacts to the natural resources of the Township that would arise from the proposed building, as the site is a mix of already developed land and upland grasslands. There are a few larger trees that the applicant is proposing to save and utilize as part of the screening for the site.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A draft resolution for approval has been provided for the Planning Commission's initial review.

**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 Thomas A. Bres
Address of Applicant Sparrow Professional Building, 1200 E Michigan Ave., Suite 600, Lansing, MI 48912
Telephone - Work 517-364-5007 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 See attached
Legal description (please attach if necessary) See attached
Current zoning PO - Professional Office
Use for which permit is requested / project name _____
Corresponding ordinance number Sec. 86-685 Buildings over 25,000 square feet in gross floor area
- 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 Progressive AE, Inc. Cheryl Scales, PE
Address 1811 4 Mile Road, NE Grand Rapids, MI 49525
Telephone – Work 616-361-2664 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 6 Net _____
- F. Explain the project and development phases: Medical Office building with emergency clinic, one phase. Building will be over 25,000 sf in area
- G. Total number of:
Existing: structures 1 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
Proposed: structures 1 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings _____ proposed buildings _____
Usable Floor area: existing buildings _____ proposed buildings 30,456 sf
- 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: See attachment.
- J. Existing Recreation: Type _____ Acreage _____
Proposed Recreation: Type _____ Acreage _____
Existing Open Space: Type _____ Acreage 4.79
Proposed Open Space: Type _____ Acreage 2.49 (41.5%)

- 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:
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.

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.

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.

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

6-4-21

Date

Type/Print Name

Fee: _____

Received by/Date: _____

Jolly Road Site, Okemos, MI

Special Land Use Supplemental information to application

June 2, 2021

Parcels included:

1. Parcel 1: 33-02-02-33-353-016 : 2446 Jolly Rd, Okemos, MI 48864 : Rezoned Industrial to Professional Office
2. Parcel 2: 33-02-02-33-353-005 : 3532 Kansas, Okemos, MI 48865 : Rezoned Residential to Professional Office
3. Parcel 3: 33-02-02-33-353-004: 3558 Kansas, Okemos, MI 48865 : Rezoned Residential to Professional Office

Legal descriptions

1. Parcel 1: 2446 Jolly Road, , Okemos, MI : (M 33-31) BEG ON S SEC LN 396 FT E OF SW COR OF SEC 33 - N00D 11' 20"W 264 FT - E 330 FT - S00D 11' 20"E 264 FT - W 330 FT ALNG S SEC LN TO POB ON SW 1/4 OF SEC 33 T4NR1W 2 A M/L
2. Parcel 2: M 33-30 COM. 24 RDS. E & 16 RDS. N OF SW COR. OF SEC. 33-E 28 RDS-N. 17 1/7 RDS-W 28 RDS-S 17 1/7 RDS. TO PT OF BEG EXC W 25 FT TO BE USED FOR ROAD PURPOSES SW 1/4 OF SEC. 33, T4N R1W-
3. Parcel 3: M 33-29 COM. 24 RDS. E & 33 1/7 RDS. N OF SW COR. OF SEC-E 28 RDS-N. 5 5/7 RDS-W 28 RDS-S 5 5/7 RDS. TO BEG. ON SW 1/4 OF SEC. 33, T4N R1W-1 A.

COMBINED PARCEL TO BE REZONED – DESCRIPTION

A parcel of land in the Southwest 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, further described as:

Commencing at the Southwest corner of said Section 33; thence East along the South line of said Section 33, 396 feet to the point of beginning of this description; thence North 641.14 feet; thence East 462 feet; thence South 377.14 feet; thence West 132 feet; thence South 264 feet to a point on the South line of said Section 33; thence along said South line, 330 feet to the point of beginning. Containing 6.00 acres of land, more or less. This description is based on the tax parcel descriptions for the following parcels:

33-02-02-33-353-016: 2446 Jolly Rd, Okemos, MI 48865

33-02-02-33-353-005: 3532 Kansas, Okemos, MI 48865

33-02-02-33-353-004: 3558 Kansas, Okemos, MI 48865

The property was rezoned subject to the following conditions voluntarily offered by the applicant:

1. The use of the north 75 feet along the depth of Parcel Number: 33-02-02-33-353- 004 (commonly known as 3558 Kansas Road) would be limited to screening, landscape buffer and storm water detention with associated underground utilities.
2. The north property line of Parcel Number: 33-02-02—33-353-004 (commonly known as 3558 Kansas Road) would be landscaped to match or exceed the buffer requirement between Professional Office Zoning and Residential Zoning as outlined in the current Meridian Charter Township Zoning Ordinance Section 86-404 (b)(3) for rear yard buffer.
3. The west property line of Parcel Numbers: 33-02-02-33-353-004 and 33-02-02-33- 353-005 (commonly known as 3532 and 3558 Kansas Road) to the extent that the properties across Kansas Road are zoned Residential (RA) (to the southern edge of Parcel Number: 33-02-02-33-352-004) would be landscaped to exceed the landscape screening material buffer requirements as outlined in the current Meridian Charter Township Zoning Ordinance Section 86-404 (b)(3). This would require a double row of interlocking trees, primarily evergreens, or the equivalent in addition to general screening standards.
4. Driveways would be limited to a primary drive access on Jolly Road, a secondary drive to Woodlake Drive on the east, and a drive on Kansas Road aligning with the current curb cut on Kansas Road for 2476 Jolly Road. This condition would be subject to Ingham County Road Commission approval of the driveways and location of the driveways.
5. The Owner will pursue LEED certification for the proposed project.
6. As a condition of the rezoning, the developer will provide for the extension and construction of a public water main along Kansas Road subject to the Meridian Department of Public Works specifications and design. In addition, the developer will establish an escrow account to cover the connection costs of up to 14 Residential Houses on Kansas Road to be serviced by such water main extension in an amount not to exceed \$10,000 per Residential House to be used on or before May 31, 2026. Any such funds held in escrow after such date, shall be returned to the developer. "Residential Houses" shall mean the current owner(s) and parcel numbers identified in the approved rezoning approval documents

SUP Request Standards Response

- (1) The project is consistent with the intent and purposes of this chapter. *The building will be a medical professional office with emergency services. This fits the intent of the use within the Professional Office land use. The areas adjacent to the Residential land use have larger than required landscape buffers and screening.*
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption. *This use fits with the Township Master Plan for land use.*
- (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. *The building will be located along Jolly Road and will fit the character of development along that street. Access to Kansas will be limited, and a large rear buffer area will protect the existing residential area.*

- (4) The project will not adversely affect or be hazardous to existing neighboring uses. *As part of the rezoning process, the developer volunteered restrictions that will protect the neighboring residential land uses. See the drawing for a list of these restrictions.*
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community. *This use will be an improvement in health care for 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. *The property is served by public water and sanitary sewer. The developer will extend public water down Kansas street to serve the residential properties. Jolly Road is capable of handling the additional traffic. We are limiting our access to Kansas to protect the neighboring properties. Our staff and ambulance traffic will access the site from a drive on the east connected to Woodlake.*
- (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 long term needs of the proposed project. *The property is served by public water and sanitary sewer. The developer will extend public water down Kansas street to serve the residential properties.*
- (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. *Rezoning from Industrial to Professional Office will eliminate potential detrimental uses that could increase traffic, noise, smoke, fumes, glare and odors. The site is designed to focus traffic on to Jolly Road. All lighting will meet township standards for photometrics and glare.*
- (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. *The site does not contain major natural resources. We will not be impacting any wetlands.*

Natural Features Assessment for 2446 Jolly Road Special Land Use

The site is currently occupied by Midwest Power Equipment, a retail seller and servicer of lawn maintenance equipment, generators, and snow throwers. This business has outdoor storage of equipment and parts, truck deliveries, and customer parking associated with the building. The remainder of the site includes one residential home.

a. Inventory of natural features

The site is primarily open fields with clumps of trees scattered around the site. There are some larger trees that we are preserving and are shown on our Demolition plan as preserved.

We are adjacent to the Smith Consolidated Drain. There is a floodway on the northeast corner of the site as shown on the drawings. We are not impacting this floodway with our grading.

A review of the National Wetland Inventory Mapping does not show any wetlands on our site. We had the site evaluated by Barr Engineering on June 16, 2021; no wetlands were located on our site. See attached letter.

b. Description of the impacts on natural features

The site development will require the removal of a number of trees over 12". There is a significant 38" maple tree located at the Kansas and Jolly Road intersection that has been severely trimmed to accommodate the power lines that could be saved, but we think that it has been damaged and should be removed.

We will have a natural buffer preserved as required by the Meridian Township ordinance adjacent to the flood way and any wetlands that may be found on site.

c. Description of any proposed efforts to mitigate any negative impacts.

Our development will meet and exceed the landscape standards for development by adding additional evergreen tree screening along the west and north sides of the site. Our new landscape plan will bring the current site into compliance with the Township Landscape ordinance.

We are exceeding the green space requirements for this development by providing 41.5% of the site as green space .

The site and the building will be LEED Certified.

Additional information on Containment Tank

As indicated on the drawings there is a containment recovery pit planned for this project. To keep staff safe while treating a patient who may have come in contact with any dangerous material or liquid, a shower has been provided in the facility to clean these patients off prior to performing any care. The intent of the pit is to trap any of these dangerous materials or liquids and safely dispose of them by removal from someone capable of handling and disposing of these substances in lieu of disposing them into the sanitary system. It is likely that this system will be rarely if ever utilized and is more for precaution.

324 E. Holt Road, LLC
324 E. Holt Road
Williamston, MI 48895
(517) 402-9545

VIA ELECTRONIC MAIL

June 2, 2021

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

RE: **Special Use Permit Application regarding:**
Parcel 1: 33-02-02-33-353-016: 2446 Jolly Rd., Okemos, MI 48864
Parcel 2: 33-02-02-33-353-005: 3532 Kansas Rd., Okemos, MI 48864
Parcel 3: 33-02-02-33-353-004: 3558 Kansas Rd., Okemos, MI 48864

To Whom It May Concern:

I hereby acknowledge that I am aware of and in support of Sparrow's request for a Special Use Permit for the above-referenced parcels located in Meridian Township, Ingham County, Michigan.

Sincerely,

324 E. Holt Road, LLC



Jonathan D. Brown
Manager

Special Use Permit Application Section I – Approximate Full-Time and Part-Time Employee Counts per Area Per Shift

Medical Office Building

Hours of Operation:

ED: 24/7/365

SMG: Monday-Friday 8:00 a.m.-5:00 p.m. (sometimes longer hours available 6:00 a.m.-8:00 p.m.)

Imaging: 24/7/365

Shift 1 7:00 a.m.-7:00 p.m.

ED: 15 FT, 1 PT

SMG: 20 FT, 3 PT

Imaging: 10 FT

Shift 2 10:00 a.m.-10:00 p.m.

ED: 4 FT

SMG:

Imaging:

Shift 3 11:00 a.m.-7:30 p.m.

ED:

SMG:

Imaging: 6FT

Shift 4 1:00 p.m.-1:00 a.m.

ED: 2 FT

SMG:

Imaging: 8FT

Shift 5 7:00 p.m. – 7:00 a.m.

ED: 15 FT, 1 PT

SMG:

Imaging: 8 FT

progressive

June 21, 2021

Mr. Timothy Schmitt
Director of Community Planning and Development
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Re: Special Land Use request for 2446 Jolly Road, Okemos, MI

Dear Tim:

We wanted to update you with additional information for our Special Land Use submittal. Since we submitted our original package, we have completed a Traffic Impact Study, Wetland Determination Study and met with the Ingham County Drain Commission and Road Commission.

The Traffic Impact Study determined that no additional improvements will be required on Jolly Road. The existing Level of Service is at C and the future use will also operate at an acceptable Level of Service of C.

The Wetland Determination, completed by Barr Engineering on June 18, 2021, did not show any wetlands on our site. We do not have a wetland setback on our site.

We met with the Ingham County Drain Commission engineer on June 14, 2021, and they did not have any issues with our concept for stormwater drainage. Our drawings now show the drain setback line on our site plan. We will be submitting an Engineering Design Package to the Drain Commission the week of June 21, 2021.

We met with the Ingham County Road Commission Engineer on June 17, 2021, and they did not have any issues with our driveway locations as shown on the provided Site Plan. We had a minor change to the driveway width and entrances that have been updated. We will be submitting a Site Plan Review package and our Traffic Impact Study to the Road Commission for review the week of June 21, 2021.

The Special Land Use Application has been updated to include the Natural Resources Narrative and an update on a description of the decontamination tank.

Thank you for your help, and if you have any additional questions please do not hesitate to contact me at scalesc@progerssiveae.com or 616-485-5422.

Sincerely,



Cheryl C. Scales, PE

CCS/crg

P:\70760048\01 ADMIN\A9 REGULATORY\b AHJ\2021 06 21 Meridian Township Special Land Use Submittal Letter.docx



Traffic Impact Study Okemos Medical Office Building Meridian Township, Michigan

Prepared for:

Martin Investment Properties, Inc.
1111 Michigan Avenue
East Lansing, Michigan 48823

Prepared by:

Progressive AE
1811 4 Mile Road NE
Grand Rapids, MI 49525

June 2021
Project No. 70760048

Table of Contents

EXECUTIVE SUMMARY	1
INTRODUCTION.....	3
EXISTING CONDITIONS.....	5
Key Study Area Roadways	5
Existing Intersections	5
Data Collection	5
Existing Conditions Capacity Analysis	5
FUTURE (2022) CONDITIONS.....	8
Background Traffic Growth	8
Proposed Development.....	8
Site Access.....	8
Trip Generation	9
Future (2022) Capacity Analysis	9
CONCLUSIONS AND RECOMMENDATIONS	13
Conclusions.....	13
Recommendations	13

Appendix

List of Figures and Tables

Figures

Figure 1. Location Map and Study Area	3
Figure 2. Existing Peak-Hour Volumes and Levels-of-Service	7
Figure 3. Future (2022) Trip Distribution and Traffic Assignment.....	11
Figure 4. Future (2022) Peak-Hour Volumes and Levels-of-Service.....	12

Tables

Table 1. Existing Levels-of-Service and Delay	6
Table 2. Proposed Medical Office Building Trip Generation.....	9
Table 3. Future (2022) Conditions Levels-of-Service and Delay	10

EXECUTIVE SUMMARY

Introduction

Martin Investment Properties is working to construct a proposed 30,000 square-foot medical office building on three parcels located on the northeast corner of Jolly Road and Kansas Street in Meridian Township, Michigan. The site is located on the north side of Jolly Road approximately one-half mile west of Okemos Road. One of the parcels is currently occupied by Midwest Power Equipment and the two other properties are occupied by single-family houses. In total, the proposed site consists of approximately six acres. The project is planned to be constructed in 2022.

Access to the site will be via three proposed driveways: one on Kansas Street, one on Jolly Road and one on Woodlake Drive.

As the site is anticipated to generate more than 750 daily trips, the Township has requested a traffic impact study be prepared based on the *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*.

The purpose of this traffic impact study was to analyze the potential impacts of the planned development and to identify what physical and/or operational roadway system improvements may be necessary to mitigate existing or anticipated background issues, and/or impacts created by this development's traffic.

Study Area

The study area includes two existing unsignalized intersections and the three proposed site driveways as listed below:

- Jolly Road at Kansas Street
- Jolly Road at Woodlake Drive
- Jolly Road at Proposed Driveway
- Woodlake Drive at Proposed Driveway
- Kansas Street at Proposed Driveway

Data Collection

Morning and afternoon peak hour turning-movement counts at the two existing study area intersections were collected in April 2021 on a typical weekday. While there were no "shutdowns" currently in place due to the COVID-19 pandemic, the traffic data was compared to an ADT count performed in March 2018 along Jolly Road just west of Okemos Road. A comparison of these data indicated that the 2021 traffic volumes were approximately 27% lower during the morning peak hour and 19% lower during the afternoon peak hour. Therefore, the turning movement counts were increased based on these percentages.

Analysis

Two analysis scenarios were completed for the weekday morning and afternoon peak hours as part of the study as follows:

- Existing Conditions
- Future (2022) Conditions

Although there is no known additional proposed development anticipated to be completed in the next year within the study area, an annual traffic growth rate of 2.0% was used to estimate non-development growth on study area roadways based on historical traffic growth in the area. As the analysis year for this study area is 2022 (one year), the COVID-19 adjusted existing traffic volumes were increased by 2.0 percent.

Trip generation for the site was calculated for the typical weekday morning and afternoon peak hours based on the methods of the ITE Trip Generation Manual, 10th Edition, published by the Institute of Transportation Engineers (ITE). The site is expected to generate approximately 957 total weekday trips,

73 new weekday morning peak hour vehicle trips (52 inbound, 21 outbound), and 73 new weekday afternoon peak hour trips (25 inbound, 48 outbound) onto the roadway system. Trips to/from the existing Midwest Power site were not subtracted from the existing traffic volumes resulting in a conservative analysis.

For the existing and future (2022) conditions, a capacity analysis was performed to determine the impacts the site would have on the roadways and intersections within the study area.

Conclusions

Based on the analyses performed as part of this study, the proposed medical office building will have little to no impact to the surrounding roadway network. The findings of this study are as follows:

Existing Conditions

The controlled movements at the two existing unsignalized study area intersections are currently operating at an acceptable LoS "C" or better during the morning and afternoon peak hours.

Future (2022) Conditions

The future (2022) conditions are similar to the existing conditions after the addition of site generated traffic. All controlled movements at the existing two unsignalized study area intersections are anticipated to continue to operate at an acceptable LoS "C" or better during the morning and afternoon peak hours.

The controlled movements at the proposed site driveways are also anticipated to operate at an acceptable LoS "C" or better during the morning and afternoon peak hours.

Recommendations

There are no improvements that would be recommended to mitigate the traffic impacts of the proposed medical office building.

CHAPTER 1

INTRODUCTION

Martin Investment Properties is working to construct a proposed 30,000 square-foot medical office building on three parcels located on the northeast corner of Jolly Road and Kansas Street in Meridian Township, Michigan. The site is located on the north side of Jolly Road approximately one-half mile west of Okemos Road. One of the parcels is currently occupied by Midwest Power Equipment and the two other properties are occupied by single-family houses. In total, the proposed site consists of approximately six acres. The project is planned to be constructed in 2022.

Access to the site will be via three proposed driveways: one on Kansas Street, one on Jolly Road and one on Woodlake Drive. Figure 1 shows the location of the proposed site and access driveways.

As the site is anticipated to generate more than 750 daily trips, the Township has requested a traffic impact study be prepared based on the *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*.

The purpose of this traffic impact study was to analyze the potential impacts of the planned development and to identify what physical and/or operational roadway system improvements may be necessary to mitigate existing or anticipated background issues, and/or impacts created by this development's traffic. Tasks undertaken to complete the analyses include:

1. **Data Collection.** Morning and afternoon peak hour turning movement counts were completed at the study area intersections in April 2021. This data was adjusted to account for COVID-19 impacts to traffic volumes within the study area based on pre-COVID ADT counts performed in March 2018 along Jolly Road just west of Okemos Road. Information regarding lane configurations, speed limits, traffic controls and other related data for the study area roadways was also collected.



Figure 1. Location Map and Study Area

2. **Background Growth.** An annual background traffic growth rate of 2.0% was used to estimate non-development traffic increases by the 2022 horizon year based on historical growth in the area.
3. **Trip Generation/Distribution.** The number of trips the proposed development is expected to generate during peak hours was identified. These trips were then assigned to the adjacent street system based upon the patterns followed by existing traffic and engineering judgment.
4. **Levels of Service.** Capacity calculations were completed at the study area intersections and the site access points to identify existing and anticipated future peak hour operational characteristics.
5. **Mitigation.** Roadway/intersection improvements were identified, when applicable, that will enable the adjacent roadways and study area intersections to maintain equal and/or acceptable levels-of-service under future conditions upon the addition of background traffic growth and/or due to development traffic.

Pre-study coordination was completed with Meridian Township staff to help identify the required study area, study parameters, and any specific areas of concern. The following chapters outline the results of analyses completed during the study process.

CHAPTER 2

EXISTING CONDITIONS

The first step in the identification of potential traffic impacts is to determine how well the adjacent streets are operating under current conditions. The existing conditions provide a comparison to subsequent future conditions analyses. This chapter summarizes the data collection and existing operating conditions analysis procedures.

Key Study Area Roadways

Jolly Road

Jolly Road is an east-west arterial roadway within the study area under Ingham County Road Department operational jurisdiction. Within the study area, it has an unbalanced four-lane cross section with two westbound lanes, a two-way left-turn lane, and one eastbound lane. The roadway widens to a traditional five-lane cross section between Kansas Street and Woodlake Drive. The speed limit along Jolly Road is 45 miles per hour. Weekday 24-hour traffic volumes along Jolly Road in the vicinity of the site average approximately 13,000 vehicles per day.

Existing Intersections

The study area includes two existing unsignalized intersections along Jolly Road at Kansas Street and Woodlake Drive. The side-street movements at both intersections are stop-controlled for turning onto Jolly Road.

Data Collection

Morning and afternoon peak hour turning-movement counts at the two existing study area intersections were collected in April 2021 on a typical weekday. Detailed printouts of the count reports are included in the appendix.

While there were no “shutdowns” currently in place due to the COVID-19 pandemic, the traffic data was compared to an ADT count performed in March 2018 along Jolly Road just west of Okemos Road. A comparison of this data indicated that the 2021 traffic volumes were approximately 27% lower during the morning peak hour and 19% lower during the afternoon peak hour. Therefore, the turning movement counts were increased based on these percentages. Figure 2 shows the adjusted existing morning and afternoon peak hour volumes at the study area intersections.

These counts indicated that the typical weekday morning peak hour occurs between 8:00 to 9:00 a.m. and the typical afternoon peak hour occurs between 4:30 to 5:30 p.m.

Existing Conditions Capacity Analysis

Intersection "level-of-service" (LoS) calculations were completed to evaluate the current operational efficiency of the study area intersections. These calculations were completed using techniques outlined in the Highway Capacity Manual, published by the Transportation Research Board. Per MDOT standards, *Synchro*[®] traffic analysis software, version 11, based on the Highway Capacity Manual methodologies, was used in the analysis.



Eastbound Jolly Road at Kansas Street



Eastbound Jolly Road at Woodlake Drive

Levels-of-service at signalized and unsignalized intersections relates to the delay, traffic volumes, and intersection geometry. Levels-of-service are expressed in a range from "A" to "F", with "A" denoting the highest, or best, operating conditions. Generally, a LoS "D" rating is considered the minimum acceptable service level for signalized and unsignalized intersections in most areas, although a LoS "E" can be deemed as acceptable during the peak hours. The criteria for determining the levels-of-service at signalized and unsignalized intersections are outlined in the appendix of this report.

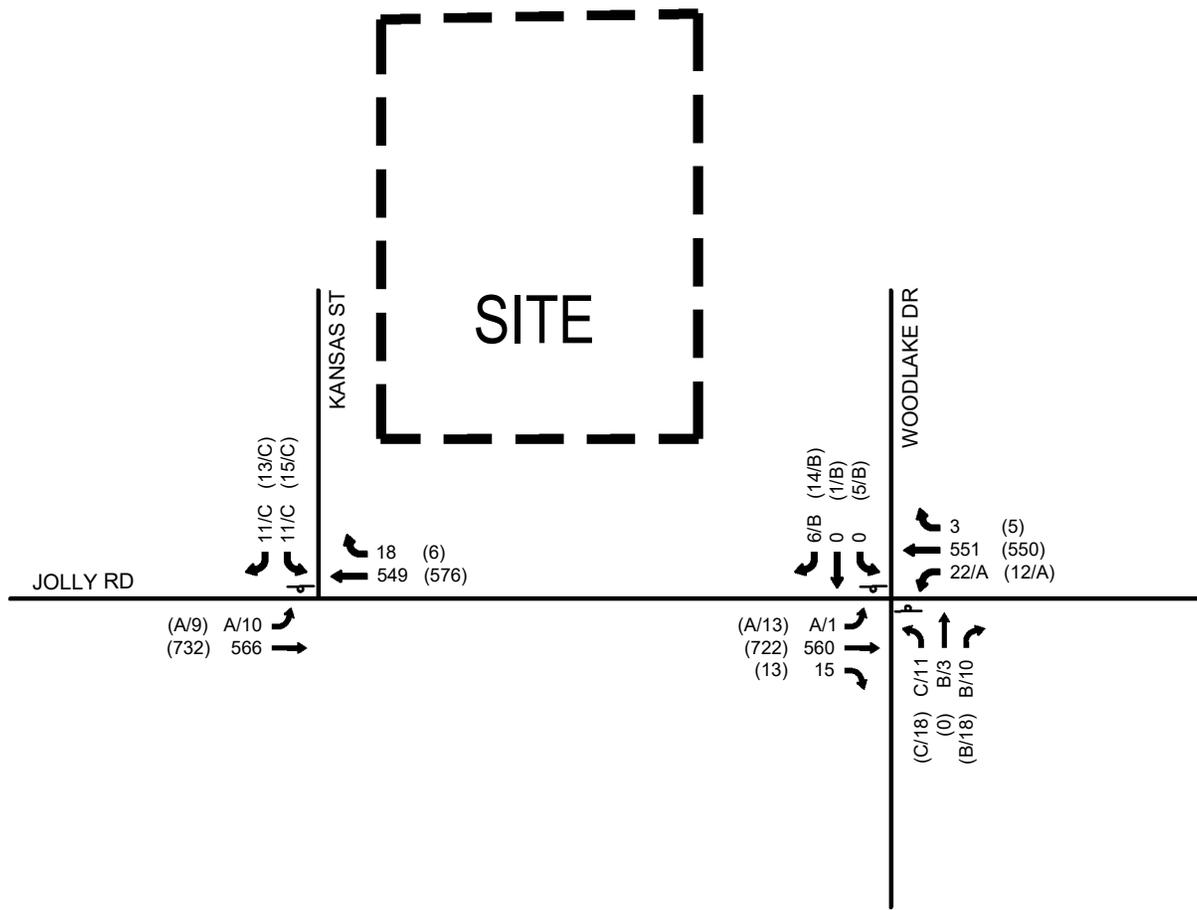
The existing morning and afternoon peak hours were analyzed at the two existing study area intersections. Table 1 and Figure 2 show the levels-of-service for the two unsignalized study area intersections. Copies of the *Synchro*[®] analyses are included in the appendix.

As shown in Table 1, all controlled movements at the study area intersections are currently operating at an acceptable LoS "C" or better during the morning and afternoon peak hours.

Table 1. Existing Levels-of-Service and Delay

Intersection/ Movement	Existing Conditions			
	AM		PM	
	LoS	Delay (s)	LoS	Delay (s)
Jolly Road / Kansas Street¹				
<i>EBL</i>	A	9.1	A	8.9
<i>SB</i>	C	15.5	C	16.2
Jolly Road/ Woodlake Drive¹				
<i>NBL</i>	C	19.6	C	21.9
<i>NBT/R</i>	B	13.4	B	11.5
<i>EBL</i>	A	9.0	A	8.9
<i>WBL</i>	A	9.3	A	9.5
<i>SB</i>	B	10.6	B	13.1

¹Unsignalized intersection, controlled movement(s) shown
Source: Progressive AE, June 2021



OKEMOS MEDICAL OFFICE BUILDING TRAFFIC IMPACT STUDY

LEGEND

- XX (XX) = AM (PM)
- A = LEVEL-OF-SERVICE
- Ⓢ = SIGNALIZED INTERSECTION
- ⓐ = STOP-CONTROLLED

EXISTING PEAK-HOUR VOLUMES
+ LEVELS-OF-SERVICE



FIGURE
2

CHAPTER 3

FUTURE (2022) CONDITIONS

The purpose of this chapter is to summarize the anticipated future (2022) traffic conditions within the study area with background traffic growth and the proposed development traffic in place. These analyses provide the before/after comparison of future conditions and helps define the timing and applicability of any potential roadway improvements necessary to mitigate the impact of the proposed development.

Background Traffic Growth

Although there is no known additional proposed development anticipated to be completed in the next year within the study area, an annual traffic growth rate of 2.0% was used to estimate non-development growth on study area roadways based on historical traffic growth in the area. As the analysis year for this study area is 2022 (one year), the COVID-19 adjusted existing traffic volumes were increased by 2.0 percent. A separate analysis of the background traffic volumes was not completed as the results would largely be the same as the existing conditions.

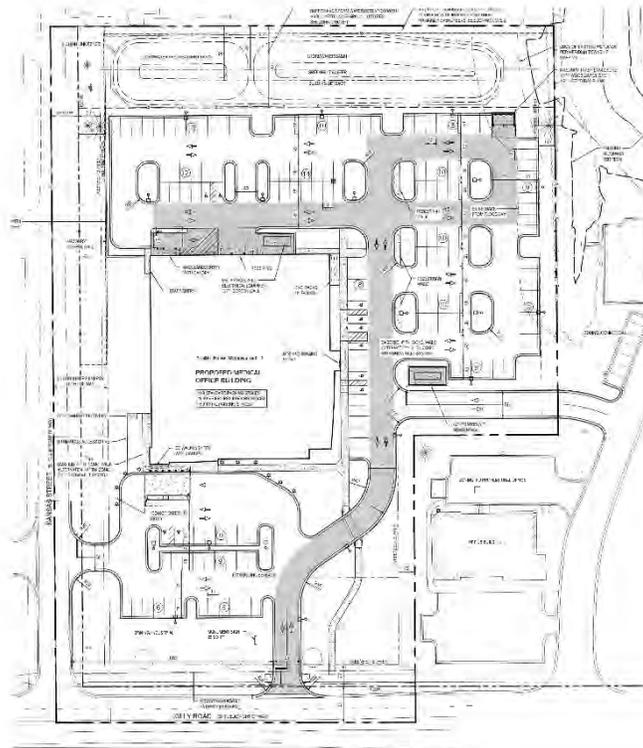
Proposed Development

Martin Investment Properties is working to construct a proposed 30,000 square-foot medical office building on three parcels located on the northeast corner of Jolly Road and Kansas Street in Meridian Township, Michigan. The site is located on the north side of Jolly Road approximately one-half mile west of Okemos Road. One of the parcels is currently occupied by Midwest Power Equipment and the two other properties are occupied by single-family houses. In total, the proposed site consists of approximately six acres. A copy of the proposed site plan is included in the appendix.

Site Access

Access to the site will be via three proposed driveways: one on Kansas Street, one on Jolly Road and one on Woodlake Drive. The existing two-way left-turn lane along Jolly Road will serve as a left-turn lane into the proposed driveway along Jolly Road.

The site driveways located on Kansas Street and Jolly Road will be for patients only, while all employees will be directed to utilize the access driveway from Woodlake Drive.



Trip Generation

The Trip Generation Manual, Tenth Edition, by the Institute of Transportation Engineers (ITE) was used to calculate the anticipated traffic that may be generated by the proposed site. Trips are measured individually for inbound and outbound movements; therefore, a visit to the site by an employee or visitor, for instance, generates two trips—one inbound and one outbound.

Based on the land use descriptions provided within the ITE Trip Generation Manual, the most applicable land uses for the proposed site would be the Medical Clinic (Land Use Code 630) and Free-Standing Emergency Room (Land Use Code 650).

Trips for the site were calculated for the typical weekday morning and afternoon peak hours. Trips to/from the existing Midwest Power site were not subtracted from the existing traffic volumes resulting in a conservative analysis. Table 2 shows the typical peak hour trips anticipated to be generated by the proposed development after completion.

As shown in Table 2, the site is expected to generate approximately 957 total weekday trips, 73 new weekday morning peak hour vehicle trips (52 inbound, 21 outbound), and 73 new weekday afternoon peak hour trips (25 inbound, 48 outbound) onto the roadway system.

Table 2. Proposed Medical Office Building Trip Generation

Land Use	ITE Code	Size	AM			PM			Daily Trips
			Total	Enter	Exit	Total	Enter	Exit	
Medical Clinic	630	14,800 sft	55	43	12	49	14	35	565
Free-Standing Emergency Room	650	15,700 sft	18	9	9	24	11	13	392
Total			73	52	21	73	25	48	957

Source: ITE Trip Generation Manual, 10th Edition

Trip Distribution

The directional distribution of the site-generated trips was based upon existing travel patterns and engineering judgment. Directional distribution to/from the proposed development for site-generated trips is expected to be approximately as follows:

To/from Jolly Road west 40% To/from Jolly Road east 60%

Based upon the above distribution patterns for new trips and the current site plan layout, the anticipated peak hour project traffic was assigned to the proposed site access driveways and the two existing study area intersections. As the majority of the trips occurring during the morning and afternoon peak hours will likely be employees, approximately 50% of the trips were assigned to the Woodlake Drive access point and 25% to each of the Kansas Street and Jolly Road access points. Figure 3 shows the total anticipated morning and afternoon peak hour trips for site-generated traffic upon full completion and occupancy of the proposed site.

The anticipated site trips were added to the background (2022) peak hour volumes to depict the estimated total future (2022) volumes during the morning and afternoon peak hours. Figure 4 shows the total anticipated future (2022) volumes.

Future (2022) Capacity Analysis

Intersection level-of-service calculations were completed to evaluate the future (2022) morning and afternoon peak hour conditions at the site access driveways and the existing study area intersections

assuming the completion of the site. The results of the level-of-service analyses are shown in Table 3 on the next page. Copies of the *Synchro*[®] analyses are included in the appendix.

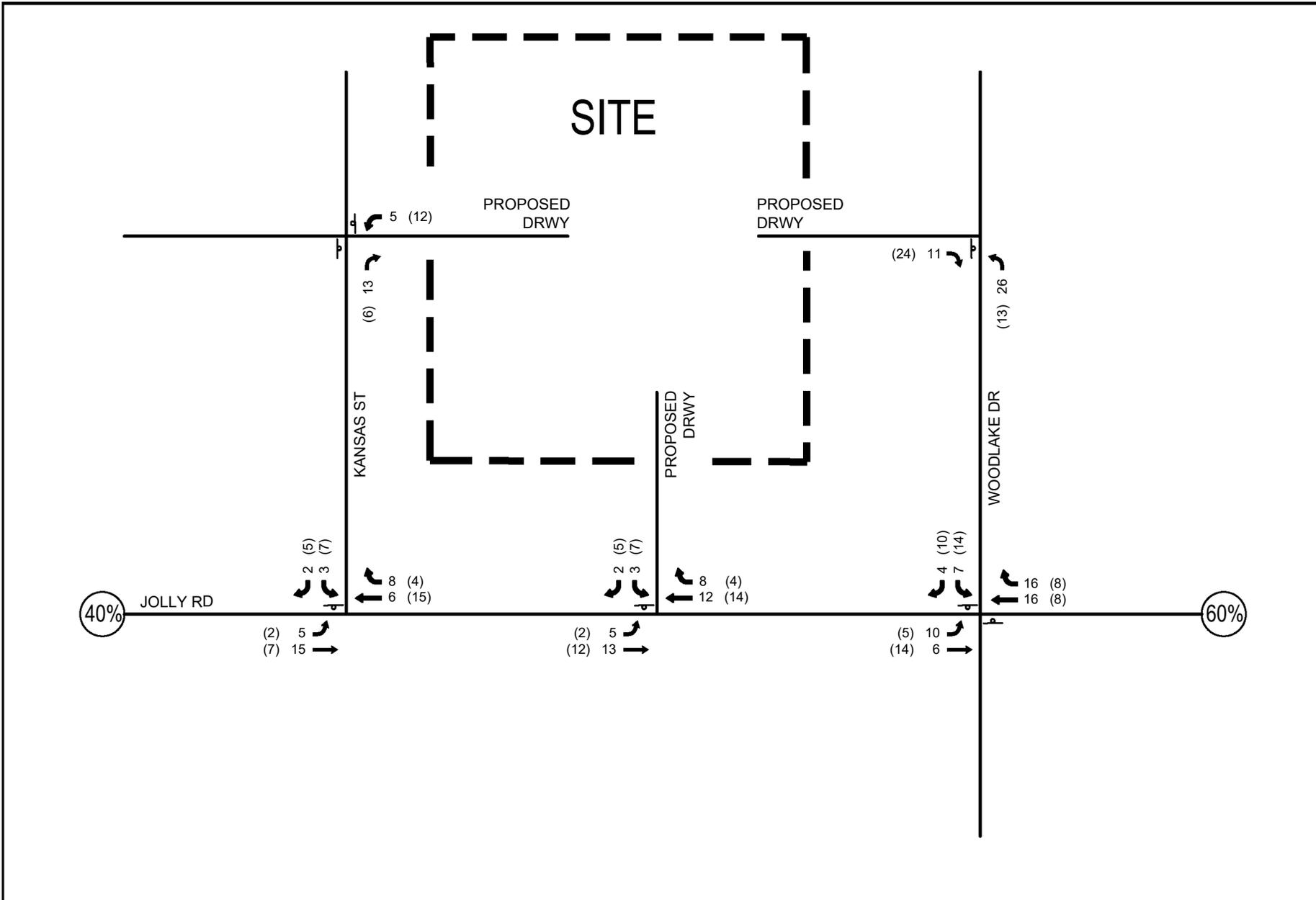
The future (2022) conditions are similar to the existing conditions, with all controlled movements at the existing two unsignalized study area intersections anticipated to continue to operate at an acceptable LoS “C” or better during the morning and afternoon peak hours.

The controlled movements at the proposed site driveways are also anticipated to operate at an acceptable LoS “C” or better during the morning and afternoon peak hours.

Table 3. Future (2022) Conditions Levels-of-Service and Delay

Intersection/ Movement	Existing Conditions				Future (2022) Conditions			
	AM		PM		AM		PM	
	LoS	Delay (s)	LoS	Delay (s)	LoS	Delay (s)	LoS	Delay (s)
Jolly Road / Kansas Street¹								
<i>EBL</i>	A	9.1	A	8.9	A	9.3	A	9.0
<i>SB</i>	C	15.5	C	16.2	C	16.5	C	17.7
Jolly Road / Woodlake Drive¹								
<i>NBL</i>	C	19.6	C	21.9	C	21.1	C	23.3
<i>NBT/R</i>	B	13.4	B	11.5	B	13.9	B	11.6
<i>EBL</i>	A	9.0	A	8.9	A	9.2	A	9.0
<i>WBL</i>	A	9.3	A	9.5	A	9.4	A	9.6
<i>SB</i>	B	10.6	B	13.1	C	15.1	C	15.7
Jolly Road / Proposed Driveway¹								
<i>EBL</i>	-	-	-	-	A	9.3	A	9.1
<i>SB</i>	-	-	-	-	C	16.2	C	16.3
Woodlake Drive / Proposed Driveway¹								
<i>NBL</i>	-	-	-	-	A	7.3	A	7.3
<i>EB</i>	-	-	-	-	A	8.4	A	8.5
Kansas Street / Proposed Driveway¹								
<i>NBL</i>	-	-	-	-	A	7.3	A	7.3
<i>EB</i>	-	-	-	-	A	8.4	A	8.4
<i>WB</i>	-	-	-	-	A	9.0	A	8.9

¹Unsignalized intersection, controlled movements shown
Source: Progressive AE, June 2021



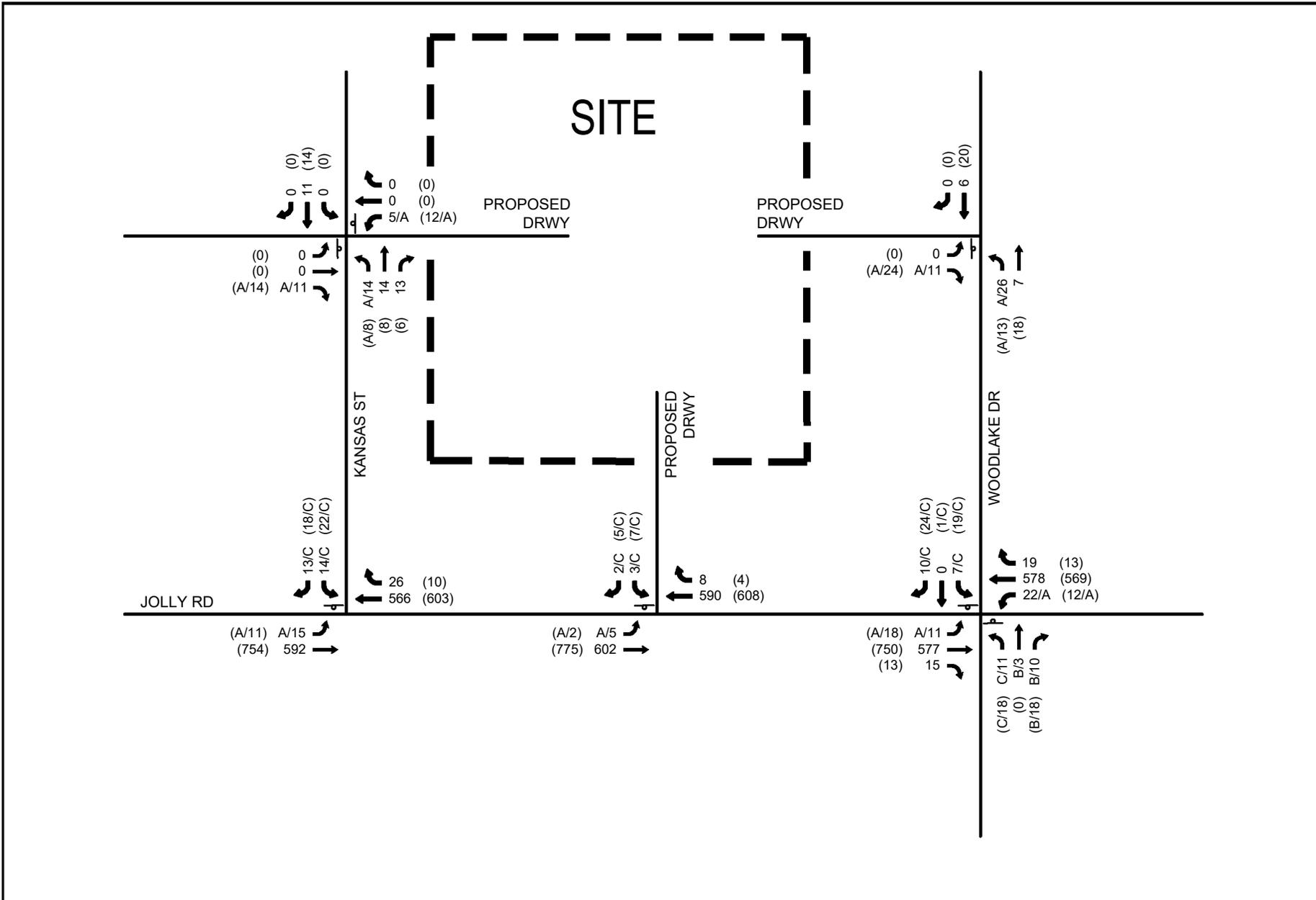
OKEMOS MEDICAL OFFICE BUILDING TRAFFIC IMPACT STUDY

LEGEND	
XX (XX)	= AM (PM) GENERATED TRIPS
(X%)	= DISTRIBUTION FOR NEW TRIPS

FUTURE (2022) TRIP DISTRIBUTION
+ TRAFFIC ASSIGNMENT



FIGURE
3



OKEMOS MEDICAL OFFICE BUILDING TRAFFIC IMPACT STUDY

LEGEND

- XX (XX) = AM (PM)
- A = LEVEL-OF-SERVICE
- Ⓢ = SIGNALIZED INTERSECTION
- ⓐ = STOP-CONTROLLED

FUTURE (2022) PEAK-HOUR VOLUMES
+ LEVELS-OF-SERVICE



FIGURE
4

CHAPTER 4

CONCLUSIONS AND RECOMMENDATIONS

The chapter summarizes the results of the analyses performed as part of the study. Recommendations to improve the surrounding roadway network are also presented.

Conclusions

Based on the analyses performed as part of this study, the proposed medical office building will have little to no impact to the surrounding roadway network. The findings of this study are as follows:

Existing Conditions

The controlled movements at the two existing unsignalized study area intersections are currently operating at an acceptable LoS "C" or better during the morning and afternoon peak hours.

Future (2022) Conditions

The future (2022) conditions are similar to the existing conditions after the addition of site generated traffic. All controlled movements at the existing two unsignalized study area intersections are anticipated to continue to operate at an acceptable LoS "C" or better during the morning and afternoon peak hours.

The controlled movements at the proposed site driveways are also anticipated to operate at an acceptable LoS "C" or better during the morning and afternoon peak hours.

Recommendations

There are no improvements that would be recommended to mitigate the traffic impacts of the proposed medical office building.

Technical Appendix
Okemos Medical Office Building TIS

- **Level of Service Definitions**
- **Glossary**
- **Site Plan**
- **Traffic Count Data**
- **Synchro Analyses Results**

Level of Service Definitions

Signalized Intersections

- Level of Service A:** Describes operations with very low average stopped delay, i.e., less than 10.0 seconds per vehicle. This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
- Level of Service B:** Describes operations with an average stopped delay in the range of 10.0 to 20.0 seconds per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
- Level of Service C:** Describes operations with an average stopped delay in the range of 20.1 to 35.0 seconds per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
- Level of Service D:** Describes operations with an average stopped delay in the range of 35.1 to 55.0 seconds per vehicle. At Level of Service D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c (volume/capacity) ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
- Level of Service E:** Describes operations with an average stopped delay in the range of 55.1 to 80.0 seconds per vehicle. This is considered to be the limit of acceptable delay in many cases. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are a frequent occurrence.
- Level of Service F:** Describes operations with an average stopped delay in excess of 80.0 seconds per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with over-saturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high v/c ratios with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

Level of Service Definitions

Unsignalized Intersections

Level of Service A:	Average delay per vehicles for impeded movements is less than 10 seconds. There is little or no delay with typically low side street and/or main street traffic.
Level of Service B:	Average stopped delays from 10.1 seconds to 15.0 seconds. Short delays, many acceptable gaps in main street traffic stream.
Level of Service C:	Average delay per vehicle ranges from 15.1 to 25.0 seconds. Average traffic delays with frequent gaps in main street traffic.
Level of Service D:	Average delays from 25.1 to 35.0 seconds for impeded movements. Long traffic delays for impeded movements due in part to a limited number of acceptable gaps.
Level of Service E:	Average delays in the 35.1 to 50.0 second range. May experience very long delays for impeded movements with a very small number of acceptable gaps in the traffic stream.
Level of Service F:	Average vehicle delays of over 50.0 seconds. Extreme traffic delays with virtually no acceptable gaps in main street traffic.

Glossary

Approach: A set of lanes accommodating all left-turn, through, and right-turn movements arriving at an intersection from a given direction.

Arterial: Signalized streets that serve primarily through traffic and provide access to abutting properties as a secondary function.

Average Stopped Delay: The total time vehicles are stopped in an intersection approach or lane group during a specified time interval divided by the volume departing from the approach or lane group during the same time period, in seconds per vehicle.

Background Traffic: Traffic volumes that will be on the roadway network without the presence of the proposed development.

Bypass Lane: A one-lane widening on a two-lane roadway that allows through traffic to pass by waiting left-turn traffic.

Capacity: The maximum rate of flow at which persons or vehicles can be reasonably expected to traverse a point or uniform segment of a lane or roadway during a specified time period under prevailing roadway, traffic, and control conditions; usually expressed as vehicles per hour or persons per hour.

Conflicting Traffic Volume: The volume of traffic which conflicts with a specific movement at an intersection.

Corridor: A lineal study area aligned with a roadway facility in which traffic, land use, right-of-way, environmental, and other factors are evaluated to determine future transportation facility needs.

Cycle: Any complete sequence of traffic signal indications.

Cycle Length: The total time for a traffic signal to complete one cycle.

Design Hour Volume: The traffic volume for the design hour, usually a forecast of the relevant peak hour volume, in vehicles per hour.

Diverted Linked Trips: Trips from the traffic volume on roadways within the vicinity of the generator but which requires a diversion from that roadway to another roadway to gain access to the site.

Driveway Offset: Distance between driveways on opposite sides of a roadway, measured parallel to roadway.

Freeway: A multi-lane divided highway having a minimum of two lanes for exclusive use of traffic in each direction and full control of access and egress.

Gaps (Critical Gap): The median time headway between vehicles in a major traffic stream which will permit side-street vehicles to cross through or merge with the major traffic stream.

Green Time: The actual length of the "green" indication for a given movement at a signalized intersection.

Level of Service: A qualitative measure describing operational conditions within a traffic stream; generally described in terms of such factors as speed and travel time, delay, freedom to maneuver, traffic interruptions, comfort and convenience, and safety.

Operational Analysis: A use of capacity analysis to determine the prevailing level of service on an existing or projected facility, with known or projected traffic, roadway, and control conditions. This analysis can involve a particular location, such as an intersection or a corridor.

Pass-by Trips: Trips made as intermediate stops on the way from an origin to a primary trip destination.

Peak Hour (AM): The one hour period in the morning representing the highest hourly volume of traffic flow on the adjacent public street system.

Peak Hour (PM): The one hour period in the afternoon or evening representing the highest hourly volume of traffic flow on the adjacent public street system.

Peak Hour Factor: The hourly volume during the maximum volume hour of the day divided by four times the peak 15-minute flow within the peak hour; a measure of traffic demand fluctuation within the peak hour.

Phase: The part of the signal cycle allocated to any combination of traffic movements receiving the right-of-way simultaneously during one or more intervals.

Roadway Conditions: Geometric characteristics of a street or highway, including the type of facility, number and width of lanes (by direction), shoulder widths and lateral clearances, design speed, etc.

Service Drive: A roadway (usually private) that provides internal access to two or more uses.

Site Traffic: Existing or projected vehicular traffic generated by the development.

Study Area: The geographic area containing site access points and critical intersections (and connecting highway segments) which are impacted by the site-traffic generated by the development, and should be evaluated.

System Improvements: Added lanes, signal improvements, and other roadway improvements not considered site-related improvements.

Traffic Impact: The adverse impact on intersection Level of Service and/or street and highway safety and operations as determined by the criteria and procedures set forth in this handbook.

Trip (Directional Trip): A single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site.

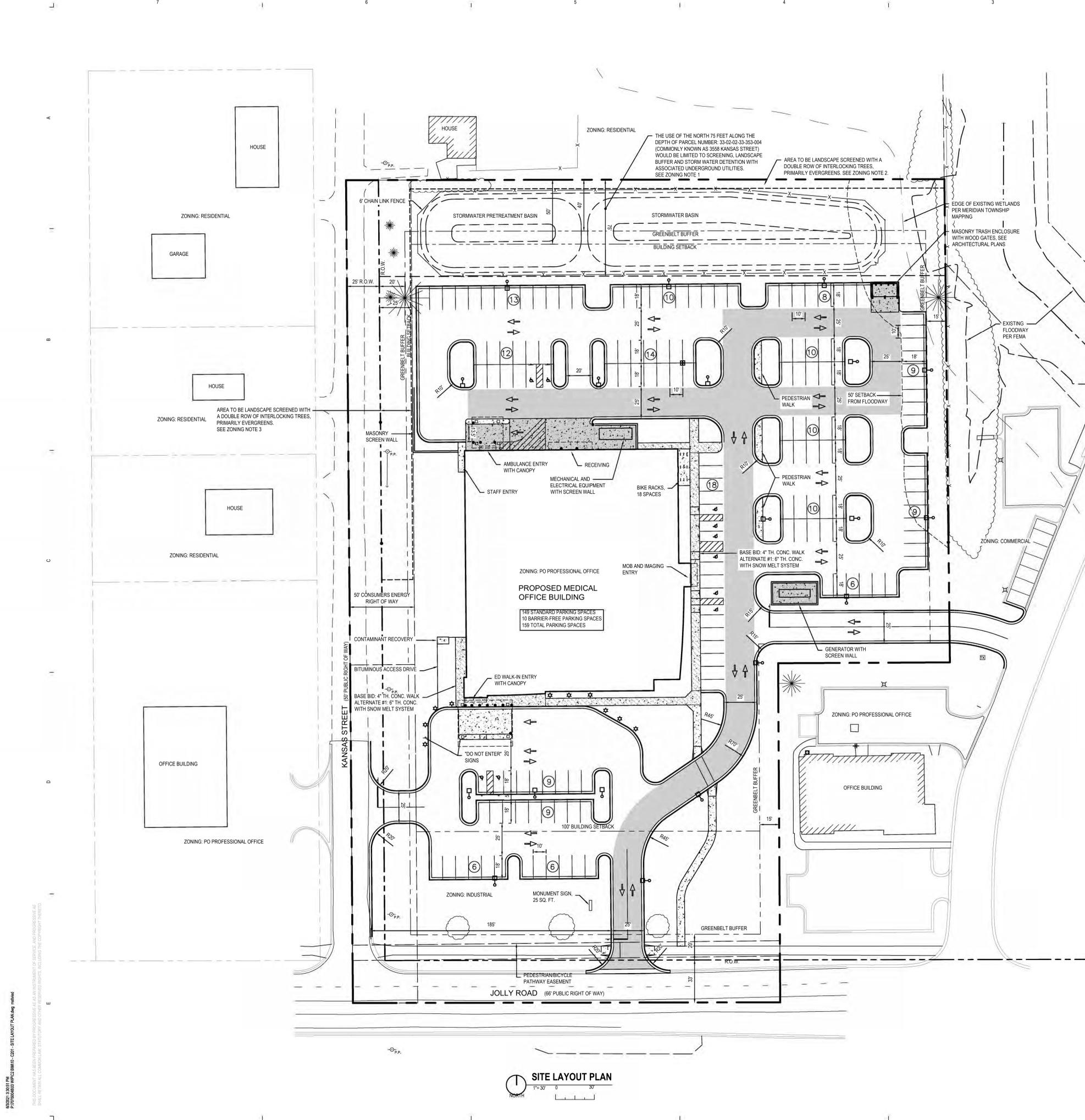
Trip Distribution: The distribution or assignment of site traffic into site driveways and study area roadways/intersections based upon expected direction of approach and departure.

Unsignalized Intersection: Any intersection not controlled by traffic signals.

Volume: The number of persons or vehicles passing a point on a lane or roadway during some time interval, such as one hour or during an average day.

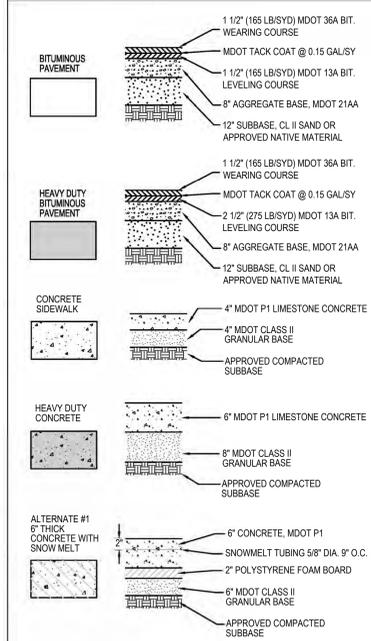
Volume-to-Capacity Ratio (V/C): The ratio of demand flow rate to capacity for a traffic facility.

Site Plan



SITE LAYOUT PLAN
 1" = 30'
 NORTH

PAVEMENT LEGEND



ZONING NOTES

ZONING DISTRICT: PROFESSIONAL OFFICE
ADJACENT ZONING: PROFESSIONAL OFFICE AND RESIDENTIAL
PARCEL SIZE: 5.99 ACRES GROSS, 5.40 ACRES NET (EXCLUDING RIGHTS OF WAY)

REQUIRED BUILDING SETBACKS: 100 FEET FROM ROAD CENTERLINE
FRONT: 15 FEET
EAST SIDE: 25 FEET
WEST SIDE: 25 FEET
REAR: 50 FEET
REQUIRED GREENSPACE BUFFER: 40 FEET
FRONT: 15 FEET
EAST SIDE: 20 FEET FROM R.O.W.
WEST SIDE: 20 FEET FROM R.O.W.
SOUTH SIDE: 20 FEET FROM R.O.W.

PARKING REQUIRED: MEDICAL OFFICE: 5 SPACES PER 1,000 SQ. FT. GROSS FLOOR AREA
TOTAL REQUIRED: 152

PARKING PROVIDED: STANDARD (10X18): 149
 BARRIER FREE: 10
TOTAL SPACES: 159

BIKE PARKING REQUIRED: 16
1 SPACE PER 10 PARKING SPACES

BIKE PARKING PROVIDED: 18

IMPERVIOUS AREA (BUILDING + PAVEMENT): 152,791 SQ. FT.
GREENSPACE: 108,314 SQ. FT.
GREENSPACE REQUIRED: 25%
GREENSPACE PROVIDED: 41.5%

PRE-DEVELOPMENT IMPERVIOUS AREA (BUILDING + PAVEMENT): 52,390 SQ. FT.
PRE-DEVELOPMENT GREENSPACE: 208,715 SQ. FT.

THE PROPERTY WAS REZONED SUBJECT TO THE FOLLOWING CONDITIONS VOLUNTARILY OFFERED BY THE APPLICANT:

- THE USE OF THE NORTH 75 FEET ALONG THE DEPTH OF PARCEL NUMBER 33-02-02-33-353-004 (COMMONLY KNOWN AS 3558 KANSAS STREET) WOULD BE LIMITED TO SCREENING, LANDSCAPE BUFFER AND STORM WATER DETENTION WITH ASSOCIATED UNDERGROUND UTILITIES.
- THE NORTH PROPERTY LINE OF PARCEL NUMBER 33-02-02-33-353-004 (COMMONLY KNOWN AS 3558 KANSAS STREET) WOULD BE LANDSCAPED TO MATCH OR EXCEED THE BUFFER REQUIREMENT BETWEEN PROFESSIONAL OFFICE ZONING AND RESIDENTIAL ZONING AS OUTLINED IN THE CURRENT MERIDIAN CHARTER TOWNSHIP ZONING ORDINANCE SECTION 88-404 (b)(3) FOR REAR YARD BUFFER.
- THE WEST PROPERTY LINE OF PARCEL NUMBERS 33-02-02-33-353-004 AND 33-02-02-33-353-005 (COMMONLY KNOWN AS 3532 AND 3558 KANSAS STREET) TO THE EXTENT THAT THE PROPERTIES ACROSS KANSAS STREET ARE ZONED RESIDENTIAL (RA) (TO THE SOUTHERN EDGE OF PARCEL NUMBER 33-02-02-33-352-004) WOULD BE LANDSCAPED TO EXCEED THE LANDSCAPE SCREENING MATERIAL BUFFER REQUIREMENTS AS OUTLINED IN THE CURRENT MERIDIAN CHARTER TOWNSHIP ZONING ORDINANCE SECTION 88-404 (b)(3). THIS WOULD REQUIRE A DOUBLE ROW OF INTERLOCKING TREES, PRIMARILY EVERGREENS, OR THE EQUIVALENT IN ADDITION TO GENERAL SCREENING STANDARDS.
- DRIVEWAYS WOULD BE LIMITED TO A PRIMARY DRIVE ACCESS ON JOLLY ROAD, A SECONDARY DRIVE TO WOODLAKE DRIVE ON THE EAST, AND A DRIVE ON KANSAS STREET ALIGNING WITH THE CURRENT CURB CUT ON KANSAS STREET FOR 2476 JOLLY ROAD. THIS CONDITION WOULD BE SUBJECT TO INGHAM COUNTY ROAD COMMISSION APPROVAL OF THE DRIVEWAYS AND LOCATION OF THE DRIVEWAYS.
- THE OWNER WILL PURSUE LEED CERTIFICATION FOR THE PROPOSED PROJECT.
- AS A CONDITION OF THE REZONING, THE DEVELOPER WILL PROVIDE FOR THE EXTENSION AND CONSTRUCTION OF A PUBLIC WATER MAIN ALONG KANSAS STREET, SUBJECT TO THE MERIDIAN TOWNSHIP DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND DESIGN. IN ADDITION, THE DEVELOPER WILL ESTABLISH AN ESCROW ACCOUNT TO COVER THE CONNECTION COSTS OF UP TO 14 RESIDENTIAL HOUSES ON KANSAS STREET TO BE SERVICED BY SUCH WATER MAIN EXTENSION IN AN AMOUNT NOT TO EXCEED \$1,000 PER RESIDENTIAL HOUSE TO BE USED ON OR BEFORE MAY 31, 2026. ANY SUCH FUNDS HELD IN ESCROW AFTER SUCH DATE SHALL BE RETURNED TO THE DEVELOPER. "RESIDENTIAL HOUSES" SHALL MEAN THE CURRENT OWNER(S) AND PARCEL NUMBER(S) IDENTIFIED IN THE ATTACHED EXHIBIT A.

GENERAL SITE LAYOUT NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- CONTACT "MISS DIG" TOLL FREE AT 1-800-482-7171 THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
- NO DIMENSION MAY BE SCALED. REFER UNCLER ITEMS TO THE ENGINEER FOR INTERPRETATION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED AS B-B (BACK TO BACK) OR E-E (EDGE OF METAL TO EDGE OF METAL).
- CONTRACTOR TO PAINT STRIPE ALL PARKING SPACES SHOWN. PAINT COLOR TO BE WHITE, BARRIER-FREE SPACES TO BE BLUE.
- UPON REQUEST, ELECTRONIC INFORMATION WILL BE PROVIDED FOR SITE LAYOUT PURPOSES. CONTRACTOR SHALL REQUEST ALL INFORMATION IN WRITING THROUGH PROGRESSIVE AE. LAYOUT OF ALL NEW CONSTRUCTION SHALL BE DONE BY A LICENSED SURVEYOR.
- ALL CONCRETE JOINTS SHALL BE TOOLED PER SPECIFICATIONS.
- CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION, INCLUDING BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC., TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.
- ALL PAVEMENT, CURB & GUTTER, SIDEWALK AND UTILITIES WITHIN PUBLIC RIGHT OF WAY SHALL MEET INGHAM COUNTY ROAD COMMISSION STANDARDS.

ISSUANCE
 SPECIAL LAND USE PERMIT
 6/3/2021

REVISIONS
 NO. DATE DESCRIPTION

FILE NUMBER: 70760048
 PROJECT MANAGER: CJC
 PROFESSIONAL: CCS
 DRAWN BY: DCM
 CHECKED BY: CCS

SITE LAYOUT PLAN
C201

progressive ae

OKEMOS MEDICAL OFFICE BUILDING

1911 4 Mile Rd NE Grand Rapids, MI 49525 616.351.2864 www.progressiveae.com

OKEMOS, MICHIGAN

6/3/2021 3:36:51 PM
 PROGRESSIVE AE LAYOUT PLAN - C201 - SITE LAYOUT PLAN.dwg
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE AS AN INSTRUMENT OF SERVICE AND PROGRESSIVE AE SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

Traffic Count Data



Progressive AE
1811 4 Mile Rd NE

Grand Rapids, Michigan, United States 49525
(616) 361-2664

Count Name: Jolly Rd at Kansas St
Site Code:
Start Date: 04/22/2021
Page No: 1

Turning Movement Data

Start Time	Jolly Rd Eastbound			Jolly Rd Westbound			Kansas St Southbound			Int. Total
	Left	Thru	App. Total	Thru	Right	App. Total	Left	Right	App. Total	
7:00 AM	0	40	40	53	0	53	1	0	1	94
7:15 AM	0	43	43	70	0	70	0	0	0	113
7:30 AM	2	58	60	85	1	86	0	0	0	146
7:45 AM	1	109	110	133	3	136	1	0	1	247
Hourly Total	3	250	253	341	4	345	2	0	2	600
8:00 AM	1	88	89	85	4	89	0	3	3	181
8:15 AM	2	94	96	87	1	88	2	0	2	186
8:30 AM	3	94	97	94	4	98	3	2	5	200
8:45 AM	1	134	135	124	4	128	3	3	6	269
Hourly Total	7	410	417	390	13	403	8	8	16	836
*** BREAK ***	-	-	-	-	-	-	-	-	-	-
4:00 PM	4	139	143	110	3	113	7	8	15	271
4:15 PM	4	122	126	101	2	103	3	6	9	238
4:30 PM	2	131	133	105	2	107	2	4	6	246
4:45 PM	0	133	133	101	1	102	1	1	2	237
Hourly Total	10	525	535	417	8	425	13	19	32	992
5:00 PM	4	153	157	115	1	116	2	0	2	275
5:15 PM	1	155	156	129	1	130	7	5	12	298
5:30 PM	1	105	106	98	0	98	0	2	2	206
5:45 PM	1	114	115	79	0	79	3	1	4	198
Hourly Total	7	527	534	421	2	423	12	8	20	977
Grand Total	27	1712	1739	1569	27	1596	35	35	70	3405
Approach %	1.6	98.4	-	98.3	1.7	-	50.0	50.0	-	-
Total %	0.8	50.3	51.1	46.1	0.8	46.9	1.0	1.0	2.1	-
Lights	26	1671	1697	1526	25	1551	33	34	67	3315
% Lights	96.3	97.6	97.6	97.3	92.6	97.2	94.3	97.1	95.7	97.4
Mediums	0	37	37	35	2	37	2	1	3	77
% Mediums	0.0	2.2	2.1	2.2	7.4	2.3	5.7	2.9	4.3	2.3
Articulated Trucks	1	4	5	8	0	8	0	0	0	13
% Articulated Trucks	3.7	0.2	0.3	0.5	0.0	0.5	0.0	0.0	0.0	0.4



Progressive AE
1811 4 Mile Rd NE

Grand Rapids, Michigan, United States 49525
(616) 361-2664

Count Name: Jolly Rd at Kansas St
Site Code:
Start Date: 04/22/2021
Page No: 2

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Jolly Rd Eastbound			Jolly Rd Westbound			Kansas St Southbound			Int. Total
	Left	Thru	App. Total	Thru	Right	App. Total	Left	Right	App. Total	
8:00 AM	1	88	89	85	4	89	0	3	3	181
8:15 AM	2	94	96	87	1	88	2	0	2	186
8:30 AM	3	94	97	94	4	98	3	2	5	200
8:45 AM	1	134	135	124	4	128	3	3	6	269
Total	7	410	417	390	13	403	8	8	16	836
Approach %	1.7	98.3	-	96.8	3.2	-	50.0	50.0	-	-
Total %	0.8	49.0	49.9	46.7	1.6	48.2	1.0	1.0	1.9	-
PHF	0.583	0.765	0.772	0.786	0.813	0.787	0.667	0.667	0.667	0.777
Lights	6	392	398	368	13	381	7	8	15	794
% Lights	85.7	95.6	95.4	94.4	100.0	94.5	87.5	100.0	93.8	95.0
Mediums	0	16	16	18	0	18	1	0	1	35
% Mediums	0.0	3.9	3.8	4.6	0.0	4.5	12.5	0.0	6.3	4.2
Articulated Trucks	1	2	3	4	0	4	0	0	0	7
% Articulated Trucks	14.3	0.5	0.7	1.0	0.0	1.0	0.0	0.0	0.0	0.8



Progressive AE
1811 4 Mile Rd NE

Grand Rapids, Michigan, United States 49525
(616) 361-2664

Count Name: Jolly Rd at
Woodlake Dr
Site Code:
Start Date: 04/22/2021
Page No: 1

Turning Movement Data

Start Time	Jolly Rd Eastbound				Jolly Rd Westbound				Woodlake Dr Northbound				Woodlake Dr Southbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
7:00 AM	0	40	2	42	0	51	0	51	0	0	0	0	0	0	0	0	93
7:15 AM	0	39	3	42	1	69	0	70	1	0	0	1	0	0	1	1	114
7:30 AM	0	56	2	58	2	82	0	84	1	0	0	1	0	0	0	0	143
7:45 AM	0	94	2	96	1	133	0	134	1	0	0	1	0	0	2	2	233
Hourly Total	0	229	9	238	4	335	0	339	3	0	0	3	0	0	3	3	583
8:00 AM	1	88	0	89	4	91	0	95	3	0	0	3	0	0	0	0	187
8:15 AM	0	88	8	96	4	85	0	89	2	1	4	7	0	0	2	2	194
8:30 AM	0	95	0	95	4	98	0	102	1	0	2	3	0	0	0	0	200
8:45 AM	0	132	3	135	4	125	2	131	2	1	1	4	0	0	2	2	272
Hourly Total	1	403	11	415	16	399	2	417	8	2	7	17	0	0	4	4	853
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	4	141	3	148	0	112	1	113	1	0	5	6	2	0	2	4	271
4:15 PM	0	121	4	125	2	95	0	97	4	0	2	6	2	0	4	6	234
4:30 PM	1	131	1	133	1	98	1	100	6	0	4	10	1	0	2	3	246
4:45 PM	5	124	4	133	4	99	0	103	3	0	2	5	2	0	3	5	246
Hourly Total	10	517	12	539	7	404	2	413	14	0	13	27	7	0	11	18	997
5:00 PM	2	154	0	156	2	105	2	109	3	0	5	8	1	1	3	5	278
5:15 PM	2	155	5	162	2	125	1	128	2	0	3	5	0	0	3	3	298
5:30 PM	4	97	3	104	1	92	2	95	4	1	1	6	4	0	3	7	212
5:45 PM	4	108	4	116	0	72	3	75	4	0	1	5	0	0	2	2	198
Hourly Total	12	514	12	538	5	394	8	407	13	1	10	24	5	1	11	17	986
Grand Total	23	1663	44	1730	32	1532	12	1576	38	3	30	71	12	1	29	42	3419
Approach %	1.3	96.1	2.5	-	2.0	97.2	0.8	-	53.5	4.2	42.3	-	28.6	2.4	69.0	-	-
Total %	0.7	48.6	1.3	50.6	0.9	44.8	0.4	46.1	1.1	0.1	0.9	2.1	0.4	0.0	0.8	1.2	-
Lights	23	1622	43	1688	31	1490	12	1533	37	3	29	69	12	1	28	41	3331
% Lights	100.0	97.5	97.7	97.6	96.9	97.3	100.0	97.3	97.4	100.0	96.7	97.2	100.0	100.0	96.6	97.6	97.4
Mediums	0	36	1	37	1	35	0	36	0	0	1	1	0	0	1	1	75
% Mediums	0.0	2.2	2.3	2.1	3.1	2.3	0.0	2.3	0.0	0.0	3.3	1.4	0.0	0.0	3.4	2.4	2.2
Articulated Trucks	0	5	0	5	0	7	0	7	1	0	0	1	0	0	0	0	13
% Articulated Trucks	0.0	0.3	0.0	0.3	0.0	0.5	0.0	0.4	2.6	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.4



Progressive AE
1811 4 Mile Rd NE

Grand Rapids, Michigan, United States 49525
(616) 361-2664

Count Name: Jolly Rd at
Woodlake Dr
Site Code:
Start Date: 04/22/2021
Page No: 2

Turning Movement Peak Hour Data (8:00 AM)

Start Time	Jolly Rd Eastbound				Jolly Rd Westbound				Woodlake Dr Northbound				Woodlake Dr Southbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
8:00 AM	1	88	0	89	4	91	0	95	3	0	0	3	0	0	0	0	187
8:15 AM	0	88	8	96	4	85	0	89	2	1	4	7	0	0	2	2	194
8:30 AM	0	95	0	95	4	98	0	102	1	0	2	3	0	0	0	0	200
8:45 AM	0	132	3	135	4	125	2	131	2	1	1	4	0	0	2	2	272
Total	1	403	11	415	16	399	2	417	8	2	7	17	0	0	4	4	853
Approach %	0.2	97.1	2.7	-	3.8	95.7	0.5	-	47.1	11.8	41.2	-	0.0	0.0	100.0	-	-
Total %	0.1	47.2	1.3	48.7	1.9	46.8	0.2	48.9	0.9	0.2	0.8	2.0	0.0	0.0	0.5	0.5	-
PHF	0.250	0.763	0.344	0.769	1.000	0.798	0.250	0.796	0.667	0.500	0.438	0.607	0.000	0.000	0.500	0.500	0.784
Lights	1	385	10	396	15	379	2	396	7	2	6	15	0	0	4	4	811
% Lights	100.0	95.5	90.9	95.4	93.8	95.0	100.0	95.0	87.5	100.0	85.7	88.2	-	-	100.0	100.0	95.1
Mediums	0	16	1	17	1	18	0	19	0	0	1	1	0	0	0	0	37
% Mediums	0.0	4.0	9.1	4.1	6.3	4.5	0.0	4.6	0.0	0.0	14.3	5.9	-	-	0.0	0.0	4.3
Articulated Trucks	0	2	0	2	0	2	0	2	1	0	0	1	0	0	0	0	5
% Articulated Trucks	0.0	0.5	0.0	0.5	0.0	0.5	0.0	0.5	12.5	0.0	0.0	5.9	-	-	0.0	0.0	0.6

Location Info	
Location ID	33-5078_EB
County ID	33
Station ID	8_EB
Type	I-SECTION
Functional Class	3
Located On	JOLLY RD
WEST OF	Okemos Rd
Direction	EB
Community	-
MPO_ID	
HPMS ID	
Agency	Michigan Department of Transportation

Count Data Info	
Start Date	3/27/2018
End Date	3/28/2018
Start Time	12:00 PM
End Time	12:00 PM
Direction	EB
Notes	
Count Source	33-5078
File Name	33-5078_D_506818_03-27-2018.prn
Weather	
Study	
Owner	hundtc
QC Status	Accepted

Interval: 15 mins					
Time	15 Min				Hourly Count
	1st	2nd	3rd	4th	
00:00 - 01:00	4	5	0	3	12
01:00 - 02:00	3	2	3	0	8
02:00 - 03:00	1	2	5	3	11
03:00 - 04:00	1	2	2	1	6
04:00 - 05:00	1	12	6	8	27
05:00 - 06:00	9	10	7	18	44
06:00 - 07:00	21	22	26	36	105
07:00 - 08:00	46	59	120	92	317
08:00 - 09:00	86	112	94	108	400
09:00 - 10:00	87	82	102	90	361
10:00 - 11:00	95	89	79	103	366
11:00 - 12:00	114	111	148	143	516
12:00 - 13:00	188	130	140	104	562
13:00 - 14:00	115	104	121	107	447
14:00 - 15:00	94	103	168	201	566
15:00 - 16:00	132	151	136	139	558
16:00 - 17:00	147	150	161	174	632
17:00 - 18:00	216	204	169	162	751
18:00 - 19:00	109	97	99	74	379
19:00 - 20:00	71	60	61	47	239
20:00 - 21:00	55	59	49	40	203
21:00 - 22:00	48	26	48	23	145
22:00 - 23:00	24	19	20	15	78
23:00 - 24:00	6	9	10	8	33
TOTAL					6766

Location Info	
Location ID	33-5078_WB
County ID	33
Station ID	8_WB
Type	I-SECTION
Functional Class	3
Located On	JOLLY RD
WEST OF	Okemos Rd
Direction	WB
Community	-
MPO_ID	
HPMS ID	
Agency	Michigan Department of Transportation

Count Data Info	
Start Date	3/27/2018
End Date	3/28/2018
Start Time	12:00 PM
End Time	12:00 PM
Direction	WB
Notes	
Count Source	33-5078
File Name	33-5078_D_506818_03-27-2018.prn
Weather	
Study	
Owner	hundtc
QC Status	Accepted

Interval: 15 mins					
Time	15 Min				Hourly Count
	1st	2nd	3rd	4th	
00:00 - 01:00	8	3	2	1	14
01:00 - 02:00	3	1	2	2	8
02:00 - 03:00	2	2	1	2	7
03:00 - 04:00	2	1	4	0	7
04:00 - 05:00	2	2	6	4	14
05:00 - 06:00	7	5	11	12	35
06:00 - 07:00	19	26	39	49	133
07:00 - 08:00	78	207	258	163	706
08:00 - 09:00	125	117	140	135	517
09:00 - 10:00	97	86	110	86	379
10:00 - 11:00	74	86	82	92	334
11:00 - 12:00	94	90	113	94	391
12:00 - 13:00	138	128	112	90	468
13:00 - 14:00	120	125	103	92	440
14:00 - 15:00	110	88	122	104	424
15:00 - 16:00	91	91	111	122	415
16:00 - 17:00	132	96	107	143	478
17:00 - 18:00	143	132	102	102	479
18:00 - 19:00	90	93	92	61	336
19:00 - 20:00	68	64	48	48	228
20:00 - 21:00	54	47	27	28	156
21:00 - 22:00	49	29	13	24	115
22:00 - 23:00	31	26	11	20	88
23:00 - 24:00	16	13	9	11	49
TOTAL					6221

Synchro Analysis Results

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑	↑↑		↘	
Traffic Vol, veh/h	10	566	549	18	11	11
Future Vol, veh/h	10	566	549	18	11	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	77	77	79	79	67	67
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	13	735	695	23	16	16
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	718	0	-	0	1468	359
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	761	-
Critical Hdwy	4.115	-	-	-	6.615	6.915
Critical Hdwy Stg 1	-	-	-	-	5.815	-
Critical Hdwy Stg 2	-	-	-	-	5.415	-
Follow-up Hdwy	2.2095	-	-	-	3.5095	3.3095
Pot Cap-1 Maneuver	887	-	-	-	130	641
Stage 1	-	-	-	-	453	-
Stage 2	-	-	-	-	463	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	887	-	-	-	128	641
Mov Cap-2 Maneuver	-	-	-	-	266	-
Stage 1	-	-	-	-	446	-
Stage 2	-	-	-	-	463	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.2	0	15.5			
HCM LOS			C			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	887	-	-	-	376	
HCM Lane V/C Ratio	0.015	-	-	-	0.087	
HCM Control Delay (s)	9.1	-	-	-	15.5	
HCM Lane LOS	A	-	-	-	C	
HCM 95th %tile Q(veh)	0	-	-	-	0.3	

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↑↗		↖	↑↗		↖	↗			↖↗	
Traffic Vol, veh/h	1	560	15	22	551	3	11	3	10	0	0	6
Future Vol, veh/h	1	560	15	22	551	3	11	3	10	0	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	100	-	-	100	-	-	100	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	77	77	77	80	80	80	61	61	61	60	60	60
Heavy Vehicles, %	1	1	1	1	1	1	6	6	6	1	1	1
Mvmt Flow	1	727	19	28	689	4	18	5	16	0	0	10

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	693	0	0	746	0	0	1140	1488	373	1115	1495	347
Stage 1	-	-	-	-	-	-	739	739	-	747	747	-
Stage 2	-	-	-	-	-	-	401	749	-	368	748	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.62	6.62	7.02	7.52	6.52	6.92
Critical Hdwy Stg 1	-	-	-	-	-	-	6.62	5.62	-	6.52	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.62	5.62	-	6.52	5.52	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.56	4.06	3.36	3.51	4.01	3.31
Pot Cap-1 Maneuver	905	-	-	865	-	-	151	119	613	164	123	652
Stage 1	-	-	-	-	-	-	366	412	-	373	421	-
Stage 2	-	-	-	-	-	-	586	408	-	627	420	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	905	-	-	865	-	-	145	115	613	153	119	652
Mov Cap-2 Maneuver	-	-	-	-	-	-	264	236	-	272	237	-
Stage 1	-	-	-	-	-	-	366	412	-	373	408	-
Stage 2	-	-	-	-	-	-	558	395	-	602	420	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.4			16.2			10.6		
HCM LOS							C			B		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	264	448	905	-	-	865	-	-	652
HCM Lane V/C Ratio	0.068	0.048	0.001	-	-	0.032	-	-	0.015
HCM Control Delay (s)	19.6	13.4	9	-	-	9.3	-	-	10.6
HCM Lane LOS	C	B	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.2	0.1	0	-	-	0.1	-	-	0

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑	↑↑		↘	
Traffic Vol, veh/h	9	732	576	6	15	13
Future Vol, veh/h	9	732	576	6	15	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	88	88	60	60
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	10	796	655	7	25	22

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	662	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.115	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.2095	-	-
Pot Cap-1 Maneuver	930	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	930	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	16.2
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	930	-	-	-	369
HCM Lane V/C Ratio	0.011	-	-	-	0.126
HCM Control Delay (s)	8.9	-	-	-	16.2
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.4

Intersection												
Int Delay, s/veh	0.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↑↗		↖	↑↗		↖	↗			↔	
Traffic Vol, veh/h	13	722	13	12	550	5	18	0	18	5	1	14
Future Vol, veh/h	13	722	13	12	550	5	18	0	18	5	1	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	100	-	-	100	-	-	100	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	86	86	86	70	70	70	80	80	80
Heavy Vehicles, %	1	1	1	1	1	1	6	6	6	1	1	1
Mvmt Flow	14	802	14	14	640	6	26	0	26	6	1	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	646	0	0	816	0	0	1186	1511	408	1100	1515	323
Stage 1	-	-	-	-	-	-	837	837	-	671	671	-
Stage 2	-	-	-	-	-	-	349	674	-	429	844	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.62	6.62	7.02	7.52	6.52	6.92
Critical Hdwy Stg 1	-	-	-	-	-	-	6.62	5.62	-	6.52	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.62	5.62	-	6.52	5.52	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.56	4.06	3.36	3.51	4.01	3.31
Pot Cap-1 Maneuver	942	-	-	814	-	-	140	115	581	168	120	676
Stage 1	-	-	-	-	-	-	319	371	-	415	456	-
Stage 2	-	-	-	-	-	-	629	442	-	577	380	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	942	-	-	814	-	-	133	111	581	157	116	676
Mov Cap-2 Maneuver	-	-	-	-	-	-	239	229	-	280	234	-
Stage 1	-	-	-	-	-	-	314	365	-	409	448	-
Stage 2	-	-	-	-	-	-	600	434	-	543	374	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.2			16.7			13.1		
HCM LOS							C			B		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	239	581	942	-	-	814	-	-	467
HCM Lane V/C Ratio	0.108	0.044	0.015	-	-	0.017	-	-	0.054
HCM Control Delay (s)	21.9	11.5	8.9	-	-	9.5	-	-	13.1
HCM Lane LOS	C	B	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.4	0.1	0	-	-	0.1	-	-	0.2

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑	↑↑		↘	
Traffic Vol, veh/h	15	592	566	26	14	13
Future Vol, veh/h	15	592	566	26	14	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	77	77	79	79	67	67
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	19	769	716	33	21	19
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	749	0	-	0	1540	375
Stage 1	-	-	-	-	733	-
Stage 2	-	-	-	-	807	-
Critical Hdwy	4.115	-	-	-	6.615	6.915
Critical Hdwy Stg 1	-	-	-	-	5.815	-
Critical Hdwy Stg 2	-	-	-	-	5.415	-
Follow-up Hdwy	2.2095	-	-	-	3.5095	3.3095
Pot Cap-1 Maneuver	863	-	-	-	117	626
Stage 1	-	-	-	-	439	-
Stage 2	-	-	-	-	440	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	863	-	-	-	114	626
Mov Cap-2 Maneuver	-	-	-	-	250	-
Stage 1	-	-	-	-	429	-
Stage 2	-	-	-	-	440	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.2	0	16.5			
HCM LOS			C			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	863	-	-	-	352	
HCM Lane V/C Ratio	0.023	-	-	-	0.114	
HCM Control Delay (s)	9.3	-	-	-	16.5	
HCM Lane LOS	A	-	-	-	C	
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4	

Intersection												
Int Delay, s/veh	0.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↑↗		↖	↑↗		↖	↗			↖↗	
Traffic Vol, veh/h	11	577	15	22	578	19	11	3	10	7	0	10
Future Vol, veh/h	11	577	15	22	578	19	11	3	10	7	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	100	-	-	100	-	-	100	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	77	77	77	80	80	80	61	61	61	60	60	60
Heavy Vehicles, %	1	1	1	1	1	1	6	6	6	1	1	1
Mvmt Flow	14	749	19	28	723	24	18	5	16	12	0	17

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	747	0	0	768	0	0	1205	1590	384	1196	1587	374
Stage 1	-	-	-	-	-	-	787	787	-	791	791	-
Stage 2	-	-	-	-	-	-	418	803	-	405	796	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.62	6.62	7.02	7.52	6.52	6.92
Critical Hdwy Stg 1	-	-	-	-	-	-	6.62	5.62	-	6.52	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.62	5.62	-	6.52	5.52	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.56	4.06	3.36	3.51	4.01	3.31
Pot Cap-1 Maneuver	864	-	-	848	-	-	135	102	603	143	108	626
Stage 1	-	-	-	-	-	-	342	392	-	351	402	-
Stage 2	-	-	-	-	-	-	572	385	-	596	399	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	864	-	-	848	-	-	126	97	603	132	103	626
Mov Cap-2 Maneuver	-	-	-	-	-	-	241	214	-	248	219	-
Stage 1	-	-	-	-	-	-	337	386	-	345	389	-
Stage 2	-	-	-	-	-	-	538	372	-	563	393	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.3			17.2			15.1		
HCM LOS							C			C		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	241	425	864	-	-	848	-	-	385
HCM Lane V/C Ratio	0.075	0.05	0.017	-	-	0.032	-	-	0.074
HCM Control Delay (s)	21.1	13.9	9.2	-	-	9.4	-	-	15.1
HCM Lane LOS	C	B	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.2	0.2	0.1	-	-	0.1	-	-	0.2

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑	↑↑		↘	
Traffic Vol, veh/h	5	602	590	8	3	2
Future Vol, veh/h	5	602	590	8	3	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	77	77	79	79	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	782	747	10	3	2

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	757	0	-	0	1546 379
Stage 1	-	-	-	-	752 -
Stage 2	-	-	-	-	794 -
Critical Hdwy	4.13	-	-	-	6.63 6.93
Critical Hdwy Stg 1	-	-	-	-	5.83 -
Critical Hdwy Stg 2	-	-	-	-	5.43 -
Follow-up Hdwy	2.219	-	-	-	3.519 3.319
Pot Cap-1 Maneuver	852	-	-	-	115 620
Stage 1	-	-	-	-	427 -
Stage 2	-	-	-	-	444 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	852	-	-	-	114 620
Mov Cap-2 Maneuver	-	-	-	-	250 -
Stage 1	-	-	-	-	424 -
Stage 2	-	-	-	-	444 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	16.2
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	852	-	-	-	328
HCM Lane V/C Ratio	0.008	-	-	-	0.017
HCM Control Delay (s)	9.3	-	-	-	16.2
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection						
Int Delay, s/veh	5.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	11	26	7	6	0
Future Vol, veh/h	0	11	26	7	6	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	12	28	8	7	0

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	71	7	7	0	0
Stage 1	7	-	-	-	-
Stage 2	64	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	933	1075	1614	-	-
Stage 1	1016	-	-	-	-
Stage 2	959	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	917	1075	1614	-	-
Mov Cap-2 Maneuver	917	-	-	-	-
Stage 1	999	-	-	-	-
Stage 2	959	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.4	5.7	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1614	-	1075	-	-
HCM Lane V/C Ratio	0.018	-	0.011	-	-
HCM Control Delay (s)	7.3	0	8.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0	-	-

Intersection												
Int Delay, s/veh	3.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	0	0	11	5	0	0	14	14	13	0	11	0
Future Vol, veh/h	0	0	11	5	0	0	14	14	13	0	11	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	12	5	0	0	15	15	14	0	12	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	64	71	12	70	64	22	12	0	0	29	0	0
Stage 1	12	12	-	52	52	-	-	-	-	-	-	-
Stage 2	52	59	-	18	12	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	930	819	1069	922	827	1055	1607	-	-	1584	-	-
Stage 1	1009	886	-	961	852	-	-	-	-	-	-	-
Stage 2	961	846	-	1001	886	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	923	811	1069	904	819	1055	1607	-	-	1584	-	-
Mov Cap-2 Maneuver	923	811	-	904	819	-	-	-	-	-	-	-
Stage 1	999	886	-	951	843	-	-	-	-	-	-	-
Stage 2	951	838	-	990	886	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	8.4		9		2.5		0	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1607	-	-	1069	904	1584	-
HCM Lane V/C Ratio	0.009	-	-	0.011	0.006	-	-
HCM Control Delay (s)	7.3	0	-	8.4	9	0	-
HCM Lane LOS	A	A	-	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-

Intersection						
Int Delay, s/veh	0.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑	↑↑		↘	
Traffic Vol, veh/h	11	754	603	10	22	18
Future Vol, veh/h	11	754	603	10	22	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	88	88	60	60
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	12	820	685	11	37	30

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	696	0	-	0	1535 348
Stage 1	-	-	-	-	691 -
Stage 2	-	-	-	-	844 -
Critical Hdwy	4.115	-	-	-	6.615 6.915
Critical Hdwy Stg 1	-	-	-	-	5.815 -
Critical Hdwy Stg 2	-	-	-	-	5.415 -
Follow-up Hdwy	2.2095	-	-	-	3.5095 3.3095
Pot Cap-1 Maneuver	904	-	-	-	118 651
Stage 1	-	-	-	-	462 -
Stage 2	-	-	-	-	423 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	904	-	-	-	116 651
Mov Cap-2 Maneuver	-	-	-	-	253 -
Stage 1	-	-	-	-	456 -
Stage 2	-	-	-	-	423 -

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	17.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	904	-	-	-	349
HCM Lane V/C Ratio	0.013	-	-	-	0.191
HCM Control Delay (s)	9	-	-	-	17.7
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.7

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↑↗		↖	↑↗		↖	↗			↔	
Traffic Vol, veh/h	18	750	13	12	569	13	18	0	18	19	1	24
Future Vol, veh/h	18	750	13	12	569	13	18	0	18	19	1	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	100	-	-	100	-	-	100	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	86	86	86	70	70	70	80	80	80
Heavy Vehicles, %	1	1	1	1	1	1	6	6	6	1	1	1
Mvmt Flow	20	833	14	14	662	15	26	0	26	24	1	30

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	677	0	0	847	0	0	1240	1585	424	1155	1585	339
Stage 1	-	-	-	-	-	-	880	880	-	698	698	-
Stage 2	-	-	-	-	-	-	360	705	-	457	887	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.62	6.62	7.02	7.52	6.52	6.92
Critical Hdwy Stg 1	-	-	-	-	-	-	6.62	5.62	-	6.52	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.62	5.62	-	6.52	5.52	-
Follow-up Hdwy	2.21	-	-	2.21	-	-	3.56	4.06	3.36	3.51	4.01	3.31
Pot Cap-1 Maneuver	917	-	-	792	-	-	127	103	568	153	108	660
Stage 1	-	-	-	-	-	-	300	354	-	399	443	-
Stage 2	-	-	-	-	-	-	620	428	-	556	363	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	917	-	-	792	-	-	117	99	568	142	104	660
Mov Cap-2 Maneuver	-	-	-	-	-	-	222	214	-	264	221	-
Stage 1	-	-	-	-	-	-	293	346	-	390	435	-
Stage 2	-	-	-	-	-	-	580	420	-	519	355	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.2			17.5			15.7		
HCM LOS							C			C		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	222	568	917	-	-	792	-	-	390
HCM Lane V/C Ratio	0.116	0.045	0.022	-	-	0.018	-	-	0.141
HCM Control Delay (s)	23.3	11.6	9	-	-	9.6	-	-	15.7
HCM Lane LOS	C	B	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.4	0.1	0.1	-	-	0.1	-	-	0.5

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑	↑↑		↘	
Traffic Vol, veh/h	2	775	608	4	7	5
Future Vol, veh/h	2	775	608	4	7	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	86	86	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	861	707	5	8	5

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	712	0	-	0	1575 356
Stage 1	-	-	-	-	710 -
Stage 2	-	-	-	-	865 -
Critical Hdwy	4.13	-	-	-	6.63 6.93
Critical Hdwy Stg 1	-	-	-	-	5.83 -
Critical Hdwy Stg 2	-	-	-	-	5.43 -
Follow-up Hdwy	2.219	-	-	-	3.519 3.319
Pot Cap-1 Maneuver	886	-	-	-	110 641
Stage 1	-	-	-	-	449 -
Stage 2	-	-	-	-	411 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	886	-	-	-	110 641
Mov Cap-2 Maneuver	-	-	-	-	246 -
Stage 1	-	-	-	-	448 -
Stage 2	-	-	-	-	411 -

Approach	EB	WB	SB
HCM Control Delay, s	0	0	16.3
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	886	-	-	-	331
HCM Lane V/C Ratio	0.003	-	-	-	0.039
HCM Control Delay (s)	9.1	-	-	-	16.3
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection						
Int Delay, s/veh	4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	24	13	18	20	0
Future Vol, veh/h	0	24	13	18	20	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	26	14	20	22	0

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	70	22	22	0	0
Stage 1	22	-	-	-	-
Stage 2	48	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	934	1055	1593	-	-
Stage 1	1001	-	-	-	-
Stage 2	974	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	926	1055	1593	-	-
Mov Cap-2 Maneuver	926	-	-	-	-
Stage 1	992	-	-	-	-
Stage 2	974	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.5	3.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1593	-	1055	-	-
HCM Lane V/C Ratio	0.009	-	0.025	-	-
HCM Control Delay (s)	7.3	0	8.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection												
Int Delay, s/veh	4.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	0	0	14	12	0	0	8	8	6	0	14	0
Future Vol, veh/h	0	0	14	12	0	0	8	8	6	0	14	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	15	13	0	0	9	9	7	0	15	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	46	49	15	54	46	13	15	0	0	16	0	0
Stage 1	15	15	-	31	31	-	-	-	-	-	-	-
Stage 2	31	34	-	23	15	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	955	843	1065	944	846	1067	1603	-	-	1602	-	-
Stage 1	1005	883	-	986	869	-	-	-	-	-	-	-
Stage 2	986	867	-	995	883	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	950	838	1065	926	841	1067	1603	-	-	1602	-	-
Mov Cap-2 Maneuver	950	838	-	926	841	-	-	-	-	-	-	-
Stage 1	999	883	-	980	864	-	-	-	-	-	-	-
Stage 2	980	862	-	981	883	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	8.4		8.9		2.6		0	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1603	-	-	1065	926	1602	-
HCM Lane V/C Ratio	0.005	-	-	0.014	0.014	-	-
HCM Control Delay (s)	7.3	0	-	8.4	8.9	0	-
HCM Lane LOS	A	A	-	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-

June 21, 2021

Cheryl Scales, PE
ProgressiveAE
1811 4 Mile Road, NE
Grand Rapids, MI 49525

**Re: Wetland Delineation Report – Jolly Road Parcels 33-02-02-33-353-004, 005, 016
Meridian Township, Ingham County, Michigan**

Dear Ms. Scales:

At your request, Barr Engineering Co. (Barr) conducted a wetland delineation of the above-referenced property. The purpose of this report is to summarize the results of the wetland delineation conducted on June 18, 2021.

1.0 Area of Investigation Description

The Area of Investigation (AOI) is an approximately 6-acre property (consisting of the three above referenced parcels) located near 2446 Jolly Road, in Meridian Township. The dominant land cover within the AOI consists of an existing business (Midwest Power Equipment), one residence, open mowed fields, and scattered shrubs and trees. The surrounding land use is characterized by a mixture of commercial and residential development.

1.1 Desktop Review

Barr conducted a desktop review to evaluate aerial imagery, topography, soil types, and mapped wetlands within the AOI prior to the wetland delineation. As part of the desktop review, Barr staff reviewed resources such as the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS; Figure 1), Michigan Final Wetlands Inventory (MFWI; Figure 2), and aerial photography.

According to the WSS, the AOI includes poorly drained Colwood loam, 0 to 2 percent slopes, and very poorly drained Brookston loam, 0 to 2 percent slopes (Co); somewhat poorly drained Conover loam, 0 to 4 percent slopes (CvraaB); somewhat poorly drained Matherton sandy loam, 0 to 3 percent slopes (MrA); poorly drained Sebewa loam, 0 to 2 percent slopes (Sb); and well drained Spinks loamy sand, 0 to 6 percent slopes (SpB). The hydric (wetland) soils on the site are the Colwood loam, Brookston loam, and Sebewa loam soils. Hydric soils are soils that developed under prolonged periods of saturation or inundation and typically support wetland habitats in an undrained condition.

The MFWI shows the AOI to contain both wetland and soil areas which include hydric (wetland) soils.

1.2 Methodology

The wetland delineation was conducted in a manner consistent with the *Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0, USACE 2012)*. The wetland delineation

procedures outlined in these manuals require the evaluation of on-site vegetation, soils, and hydrologic characteristics. Site observations are described in the sections below.



Figure 1. NRCS Web Soil Survey



Figure 2. Michigan Final Wetlands Inventory

1.3 Results

The AOI includes an existing commercial building, parking lot, one single family residence, and upland mowed fields with scattered trees and shrubs. The on-site investigation did not identify any wetlands within the AOI.

Vegetation, Soil, and Hydrology

UPLAND

The mowed upland areas of the site were characterized by species such as perennial rye (*Lolium perenne*), dandelion (*Taraxacum officinale*), narrow-leaf plantain (*Plantago lanceolata*), chickory (*Cichorium intybus*), yellow hawkweed (*Hieracium caespitosum*), wild carrot (*Daucus carota*), white clover (*Trifolium repens*), yellow sweet clover (*Melilotus officinalis*), and tall fescue (*Schedonorus arundinaceus*). The scattered shrubs and trees identified on the site included species such as autumn olive (*Elaeagnus umbellata*), multiflora rose (*Rosa multiflora*), box elder (*Acer negundo*), silver maple (*Acer saccharinum*), sugar maple (*Acer saccharum*), Norway spruce (*Picea abies*), Colorado blue spruce (*Picea pungens*), black pine (*Pinus nigra*), and white pine (*Pinus strobus*). Figures 3 and 4 show representative areas of the site.

A Wetland Determination Data Form is enclosed for further detailed information on the upland areas observed within the AOI.



Figure 3. View of property facing north from Jolly Road.



Figure 4. View of property facing east from Kansas Road.

1.4 Conclusions

Based on observations of topography, vegetation, soil, and indicators of hydrology, Barr has determined that wetland habitat is not present within the AOI. According to Part 303, Wetlands Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, wetlands regulated by the State of Michigan include wetlands that are:

1. Located within 500 feet of, or having a direct surface water connection to, an inland lake, pond, river, or stream; or
2. Greater than 5 acres in size; or
3. Located within 1,000 feet of, or having a direct surface water connection to, the Great Lakes or Lake St. Clair; or
4. A water of the United States as that term is used in section 502(7) of the Federal Water Pollution Control Act, 33 USC 1362; or
5. Known to have a documented presence of an endangered or threatened species under Part 365 of State of Michigan 1994 PA 451, as amended or the Federal Endangered Species Act of 1973, Public Law 93-205; or
6. Rare or imperiled.

A Part 303 permit is required from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) in most instances to place fill, remove soil, drain surface water from, or make use of regulated wetlands.

Meridian Township regulates all EGLE-regulated wetlands. In addition, Meridian Township regulates noncontiguous wetlands larger than two acres in size. Meridian Township may also regulate noncontiguous wetlands equal to or greater than one-quarter acre in size if the wetland is determined to be essential to the preservation of the natural resources of the Township.

Please be advised that EGLE, Meridian Township, and in some coastal cases the USACE have regulatory authority regarding the wetland boundary location(s) and jurisdictional status of wetlands in the State of Michigan. Barr's wetland determination was performed in general accordance with accepted procedures for conducting wetland determinations. Barr provides no warranty, guarantee, or other agreement in respect to the period of time for which this wetland determination will remain valid. Barr's conclusions reflect our professional opinion based on the site conditions within the AOI observed during the site visits. Discrepancies may arise between current and future wetland determinations and delineations due to changes in vegetation and/or hydrology as the result of land use practices or other environmental factors, whether on-site or on adjacent or nearby properties. We recommend our wetland boundary determination and jurisdictional opinion be reviewed by EGLE and Meridian Township prior to undertaking any activity within any identified wetlands.

Thank you for the opportunity to provide this wetland delineation. If you have any questions, please contact me at your convenience at 734-634-5702 or JSallee@barr.com.

Sincerely,



BARR ENGINEERING CO.
James Sallee, Professional Wetland Scientist #2472

Enclosure

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Jolly Road Parcels City/County: Meridian Twp/Ingham Co. Sampling Date: 6/18/21
 Applicant/Owner: ProgressiveAE State: MI Sampling Point: 1
 Investigator(s): James Sallee, Barr Engineering Co. Section, Township, Range: S33, T4N, R1W
 Landform (hillside, terrace, etc.): outwash plain Local relief (concave, convex, none): convex Slope %: 0-3
 Subregion (LRR or MLRA): LRR L Lat: 42.68385 Long: -84.43996 Datum: NAD 83
 Soil Map Unit Name: Matherton sandy loam NWI classification: Upland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) Preceding three months have been below normal precipitation. Sampling point is located approximately 130 feet northeast of the northeast corner of the commercial building. All three wetland criteria are not met. Sampling point is upland.	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 1

Tree Stratum (Plot size: <u>NA</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	_____ =Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15 ft</u>)			
1. <i>Elaeagnus umbellata</i>	5	Yes	UPL
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
	5 =Total Cover		
Herb Stratum (Plot size: <u>5 ft</u>)			
1. <i>Daucus carota</i>	40	Yes	UPL
2. <i>Schedonorus arundinaceus</i>	25	Yes	FACU
3. <i>Plantago lanceolata</i>	15	No	FACU
4. <i>Hieracium caespitosum</i>	5	No	UPL
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
	85 =Total Cover		
Woody Vine Stratum (Plot size: _____)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
	_____ =Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>40</u>	x 4 = <u>160</u>
UPL species <u>50</u>	x 5 = <u>250</u>
Column Totals: <u>90</u> (A)	<u>410</u> (B)
Prevalence Index = B/A = <u>4.56</u>	

- Hydrophytic Vegetation Indicators:**
- 1 - Rapid Test for Hydrophytic Vegetation
 - 2 - Dominance Test is >50%
 - 3 - Prevalence Index is ≤3.0¹
 - 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation¹ (Explain)
- ¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present?

Yes	<u> </u>	No	<u>X</u>
-----	-----------------	----	----------

Remarks: (Include photo numbers here or on a separate sheet.)

LEGAL DESCRIPTION:

Located in the Township of Meridian, County of Ingham, State of Michigan,

Parcel 1: Beginning on the South line of said Section 33, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, at a point 396.00 feet (24 rods) East of the Southwest corner of Section 33, Town 4 North, Range 1 West, thence North 00°11'20" West 264.00 feet; thence East 177.50 feet; thence South 00°11'20" East 264.00 feet; thence West 177.50 feet to the Point of Beginning.

Parcel 2: Beginning on the South line of said Section 33, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, at a point 573.50 feet East of the Southwest corner of Section 33, Town 4 North, Range 1 West, thence North 00°11'20" West 264.00 feet; thence East 152.50 feet; thence South 00°11'20" East 264.00 feet; thence West 152.50 feet to the Point of Beginning.

Parcel 3: Commencing 24 rods East and 16 rods North of the Southwest corner of Section 33, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, and running thence East 28 rods; thence North 22 6/7 rods; thence West 28 rods; thence South 22 6/7 rods to the place of beginning, EXCEPT: Commencing 24 rods East and 33 1/7 rods North of Southwest corner of Section 33, Town 4 North, Range 1 West, Meridian Township; thence East 28 rods; thence North 5 5/7 rods; thence West 28 rods; thence South 5 5/7 rods to beginning.

Parcel 4: Commencing 24 rods East and 33 1/7 rods North of the Southwest corner of Section 33, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan; thence East 28 rods; thence North 5 5/7 rods; thence West 28 rods; thence South 5 5/7 rods to beginning.

Assurance Note: The above legal description describes the same property as in Schedule A of Title Commitment No. 330971LANS of Transnation Title Agency bearing a commitment date of October 21, 2020 at 8:00 A.M.

LEGAL DESCRIPTION - COMBINED PARCELS (AS SURVEYED)

Part of the Southwest 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Commencing at the Southwest corner of Section 33, T4N, R1W; thence North 89°54'07" East, 396.00 feet along the South line of Section 33 to the point of beginning of the following described parcel; thence North 00°28'31" West, 639.84 feet; thence North 89°53'58" East, 462.08 feet; thence South 00°38'47" East, 375.89 feet; thence South 89°43'08" West, 132.63 feet; thence South 00°21'03" East, 263.55 feet; thence South 89°54'07" West, 330.00 feet along the South line of Section 33 to the point of beginning.

NOTES CORRESPONDING TO SCHEDULE B:

- Easement granted to Consumers Energy Company recorded in Liber 13 Misc., Page 46. (It is not on or does not touch the subject property.)
- Easement granted to Consumers Energy Company recorded in Liber 15 Misc., Page 24. (It is not on or does not touch the subject property.)
- Easement granted to Consumers Energy Company recorded in Liber 27 Misc., Page 400. (Located on the subject property, as shown.)
- Easement granted to Consumers Energy Company recorded in Liber 27 Misc., Page 401. (Located on the subject property, as shown.)
- Release of Right of Way as recorded in Liber 42 Misc., Page 59. (Located on the subject property, as shown.)
- Release of Right of Way as recorded in Liber 42 Misc., Page 61. (Located on the subject property, as shown.)
- Drainage Easement as recorded in Liber 72 Misc., Page 528. (Document is illegible. Approximate centerline of Smith Consolidated Drain is graphically plotted per field observations and maps available from the Ingham County Drain Commission web site: http://inghambdrains.org/Drains/Drain_Records.html. Portions are located on the subject property as shown, width is undefined.)
- Grant of Easement as recorded in Liber 3367, Page 308. (Located on the subject property, as shown.)
- Grant of Easement as recorded in Liber 3367, Page 334. (Located on the subject property, as shown.)
- Survey as recorded in Instrument No. 2012-019959. (Survey is of Parcel 2 but does not include any plottable easements or restrictions.)

GENERAL NOTES:

- Bearings are based upon the Michigan State Plane Coordinate System, South Zone.
- This property is in Zone(s) X & AE of the Flood Insurance Rate Map, Community Panel No. 26065C0162D, which bears an effective date of 8/16/2011 and is partially in a Special Flood Hazard Area.
- 100 Year Base Flood Elevation: 870.8± (NAVD 88)
- There was no observable evidence of cemeteries / burial grounds on the subject property.
- Pursuant to Table A Item 6, a current zoning letter or report was not provided to the surveyor.
- Pursuant to Table A Item 10a, there were no party walls observed on the subject property in the process of conducting the field work.
- There was no evidence of current earth moving work, building construction or building additions observed in the process of conducting the field work.
- No proposed changes in street right of way lines were made available to the surveyor. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.
- Pursuant to Table A Item 18, no wetland delineation was observed in the process of conducting the field work.
- Pursuant to Table A Item 19, there were no offsite easements noted in Schedule A of the title commitment.
- Per phone conversation with the Ingham County Road Commission, Kansas Road is public.
- Parcel 1 2.00± acres, 87,001± sq. ft.
Parcel 2 2.99± acres, 130,598± sq. ft.
Parcel 3 1.00± acres, 43,506± sq. ft.
Total 5.99± acres, 261,105± sq. ft.

BENCHMARKS:

- BM 1 - Set MAG nail in the South side of power pole located 13.5± North of the North line of subject property and 5± East of the East right of way of Kansas Road.
Elevation: 876.38 (NAVD 88)
- BM 2 - Found large nail in the South side of power pole located 36± North of the North right of way line of Jolly Road and 5± East of the East right of way of Kansas Road.
Elevation: 878.98 (NAVD 88)
- BM 3 - Northwest flange bolt under the "A" in JORDAN on the fire hydrant located 12± North of the North right of way line of Jolly Road and 140± West of the East line of subject property.
Elevation: 882.34 (NAVD 88)

STRUCTURE INVENTORY:

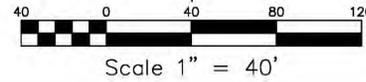
- STORM SEWER**
- STM MH 1
RIM ELEVATION: 881.79
N 12" CONC. - 876.23
E 12" CONC. - 876.04
SW 12" CONC. - 876.0±
NW 8" PLASTIC - 876.95
- CB 2
RIM ELEVATION: 878.58
N 12" PLASTIC - 876.23
S 12" PLASTIC - 876.23
- STM MH 3
RIM ELEVATION: 881.24
W 12" CONC. - 876.0±
NW 12" CONC. - 876.0±
- CB 4
RIM ELEVATION: 873.80
E 12" CONC. - 869.35
S 8" PVC - 869.40
S 6" PVC - 870.90
- STM MH 5
RIM ELEVATION: 875.94
E 12" CONC. - 870.40
S 12" CONC. - 870.44
S 24" CONC. - 867.90
N 24" CONC. - 867.86
W 12" CONC. - 869.12
NE 8" PVC - 871.34
- CB 6
RIM ELEVATION: 870.05
NE 24" CONC. - 865.2±
S 24" CONC. - 865.2±
SE 12" CONC. - 865.2±
N 12" CMP - 865.2±
- CB 7
RIM ELEVATION: 875.02
N 12" CONC. - 869.32
SE 12" CONC. - 869.42
- SANITARY SEWER**
- SAN MH A
RIM ELEVATION: 878.01
N 8" PVC - 870.56
S 8" CLAY - 870.54
- SAN MH B
RIM ELEVATION: 881.03
W 8" CLAY - 869.50
N 8" CLAY - 869.16
E 8" CLAY - 869.11
- SAN MH C
RIM ELEVATION: 879.94
E 8" CLAY - 867.70
W 8" CLAY - 867.70



SITE LOCATION MAP NOT TO SCALE

PARKING SPACE TABLE	
TYPE OF SPACE	EXISTING STRIPED SPACES
REGULAR	17
HANDICAP	1
TOTAL	18

- LEGEND:**
- STORM MANHOLE
 - CATCHBASIN
 - STORM LINE
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - SANITARY LINE
 - ELECTRIC MANHOLE
 - UTILITY POLE
 - GUY WIRE
 - OVERHEAD UTILITY LINE
 - UNDERGROUND UTILITY LINE
 - TRANSFORMER
 - AC-LINE
 - TELEPHONE MANHOLE
 - ROOF DRAIN
 - TELEPHONE PEDESTAL
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - LIGHT POLE
 - SIGN
 - MONUMENT SIGN
 - WATER MANHOLE
 - WELL
 - WATER LINE
 - WATER VALVE
 - FIRE HYDRANT
 - MONITORING WELL
 - GAS METER
 - GAS LINE
 - FENCE LINE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - CURB AND GUTTER
 - TREE LINE
 - SET IRON & CAP #47969
 - FOUNDIRON AS NOTED
 - SECTION CORNER
 - DISTANCE NOT TO SCALE
 - YARDASIN
 - POST INDICATOR VALVE
 - WALL HYDRANT
 - MAIL BOX
 - ASPHALT
 - CONCRETE
 - RECORDED
 - MEASURED



ALTA/NSPS LAND TITLE SURVEY CERTIFICATE:

To: Martin Investment Properties, Inc., a Michigan corporation; and Transnation Title Agency.

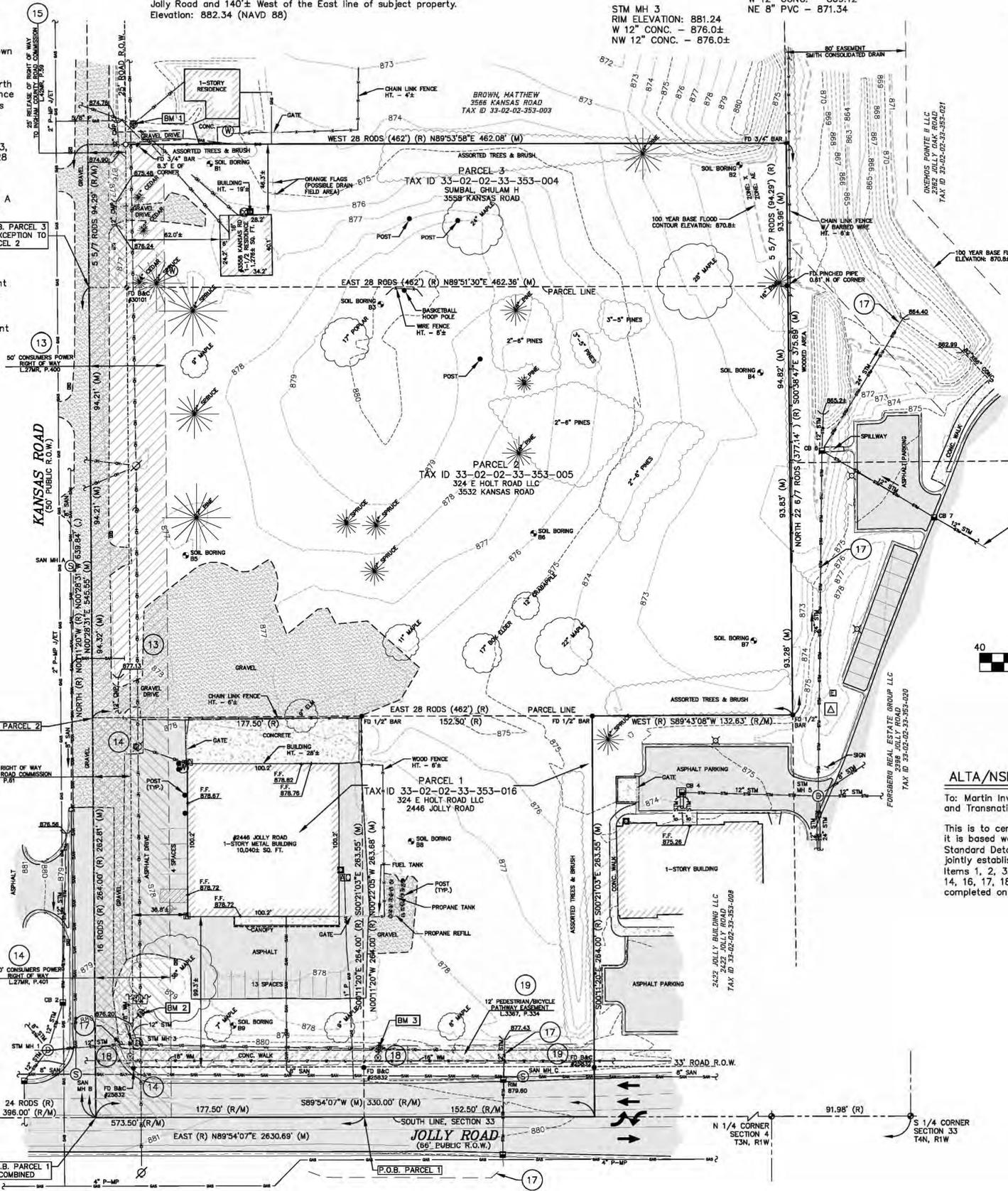
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on November 23, 2020.

Wendy S. Fuller
Professional Surveyor No. 47969
email: fuller@sg-es.com
Date: December 2, 2020
Date of Last Revision:



NOTE: This survey is for the exclusive use and benefit of the parties indicated and is not intended for future transactions.

NOTE: THE UNDERGROUND UTILITIES SHOWN ARE THE RESULT OF FIELD OBSERVATION, AVAILABLE PLAN INFORMATION, AND AN 811 DESIGN TICKET REQUEST. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE INVENTORY SHOWN HEREON.



NO.	DATE	DESCRIPTION

LSG
Engineers & Surveyors

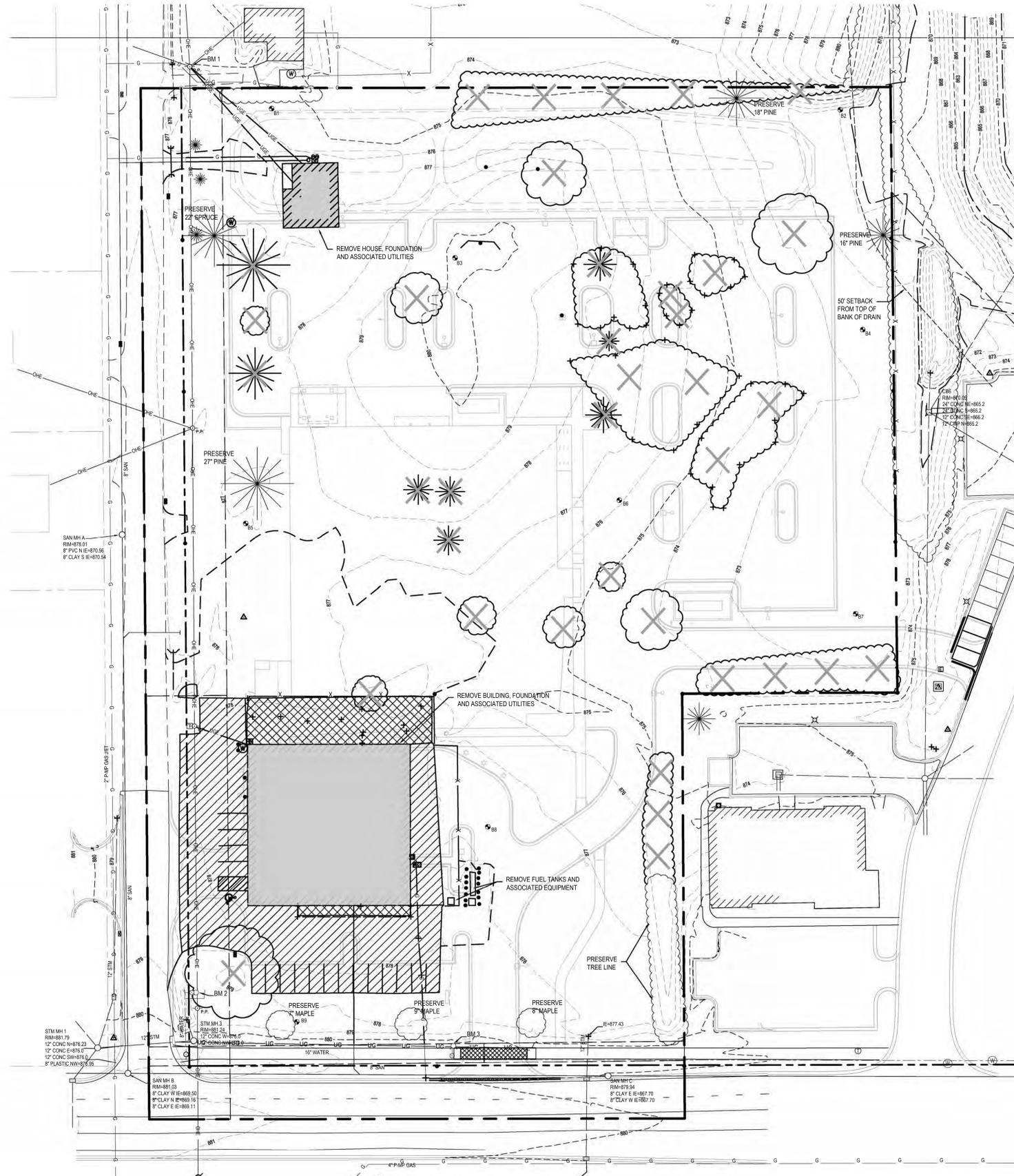
3135 PINE TREE ROAD
SUITE D
LANSING, MI 48911
PH. (517) 393-2902
FAX (517) 393-2608
www.lsg-es.com

FOSTER, SWIFT, COLLINS & SMITH, P.C.
313 SOUTH WASHINGTON SQUARE
LANSING, MICHIGAN 48933

TOPOGRAPHIC & ALTA/NSPS LAND TITLE SURVEY
OF
2446 JOLLY ROAD, 3532 & 3558 KANSAS ROAD
OKEMOS, MICHIGAN 48864

MISS DIG
811
Know what's below.
Call before you dig.

FILE	2555.dwg
FIELD WORK	JZ
DRAWN BY	JML
CHECKED BY	WSF
DATE OF SURVEY	11/23/2020
SCALE	1" = 40'
HOR.	N/A
VERT.	N/A
PROJECT NO.	2555
SHEET NO.	1 OF 1



EXISTING CONDITIONS AND SITE DEMOLITION PLAN
 1"=30'
 NORTH

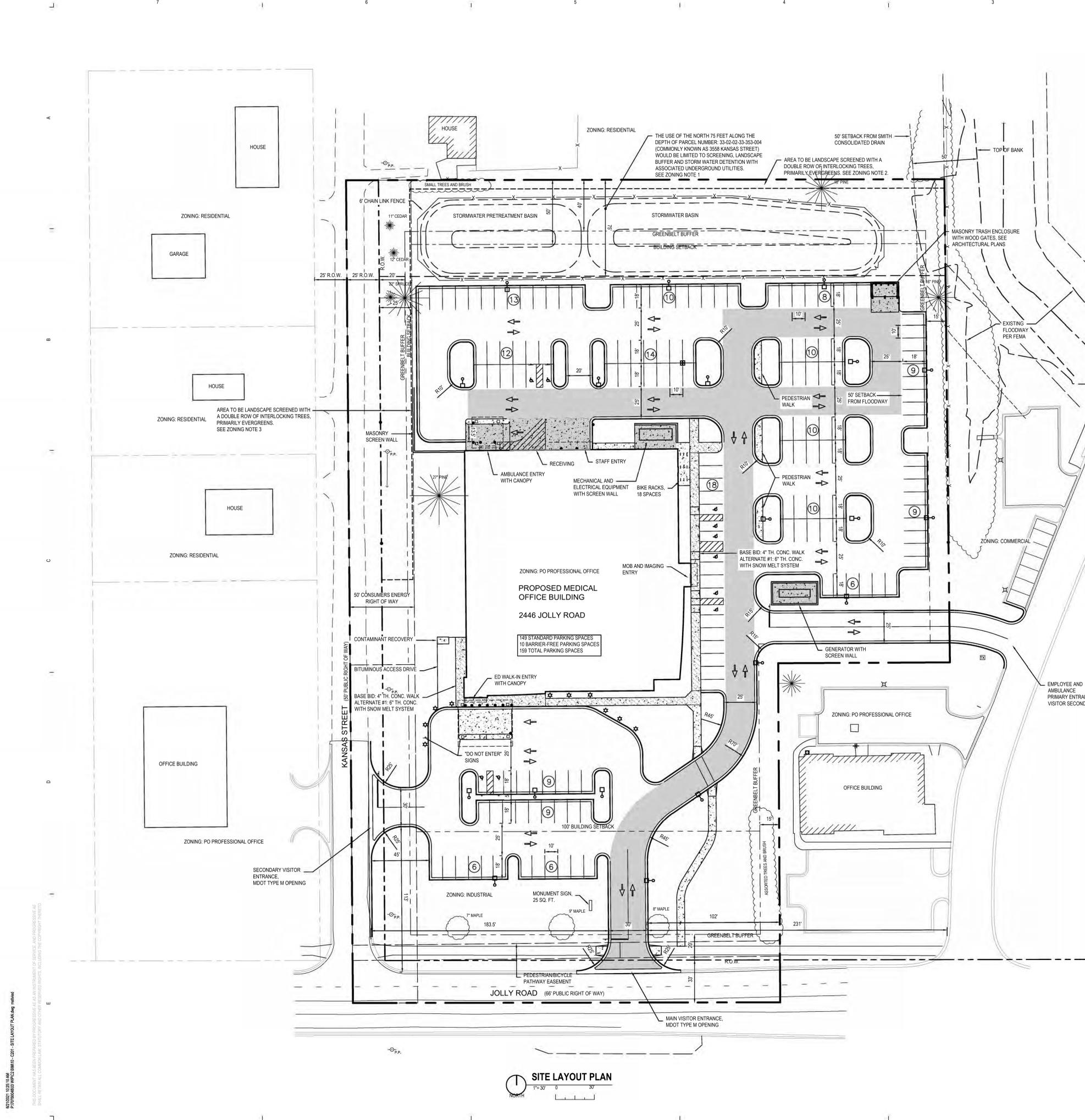
DEMOLITION LEGEND

-  BUILDING REMOVAL
 -  BITUMINOUS PAVEMENT REMOVAL
 -  CONCRETE REMOVAL
 -  TREE REMOVAL
 -  ABANDON UTILITY LINE
 -  REMOVE UTILITY LINE
- ALL ITEMS IN BOLD TO BE REMOVED UNLESS OTHERWISE NOTED.

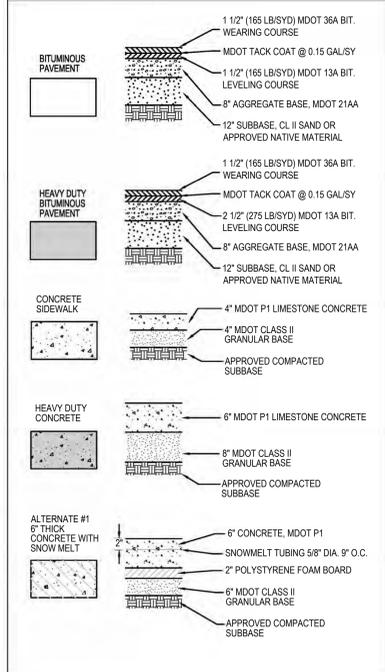
SITE CLEARING AND DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND BECOMING FAMILIAR WITH THE DEMOLITION AND CLEARING REQUIREMENTS.
2. NO REMOVAL, DEMOLITION, CLEARING OR TOPSOIL REMOVAL SHALL OCCUR ON SITE UNTIL THE SECC AND STORMWATER PERMITS HAVE BEEN ISSUED AND THE CONTRACTOR HAS VERIFIED AND STAKED THE LIMITS OF REMOVAL IN THE FIELD. NOTIFY SITE CONSULTANT OF THE START OF CONSTRUCTION AND DATE WHEN THE LIMITS LINE WILL BE ESTABLISHED FOR REVIEW AND APPROVAL.
3. ALL MATERIALS NOTED TO BE SALVAGED SHALL BE TURNED OVER TO THE OWNER OR REINSTALLED ON SITE AS NOTED.
4. NO BURNING OR BURYING OF CLEARED OR DEMOLITION MATERIAL SHALL BE ALLOWED ON SITE.
5. REMOVE ALL STRUCTURES, FOUNDATIONS, BITUMINOUS PAVEMENT, CONCRETE SIDEWALK STEPS AND OTHER EXISTING SITE FEATURES AS INDICATED ON THE DRAWINGS. ALSO REMOVE ALL DEBRIS FROM WITHIN CONSTRUCTION LIMITS ON SITE. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND, UNLESS OTHERWISE NOTED, DISPOSED OF IN A MANNER ACCEPTABLE TO LOCAL JURISDICTION HAVING AUTHORITY.
6. THE CONTRACTOR SHALL BE LICENSED BY THE STATE OF MICHIGAN FOR DEMOLITION REMOVAL AND HAULING OF MATERIALS.
7. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND FEES FOR THIS WORK.
8. EXISTING UTILITIES ARE LOCATED TO THE BEST OF OUR KNOWLEDGE. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING EXISTING UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN EXISTING UTILITY SERVICES AT ALL TIMES.
9. ALL EXCESS OR UNSUITABLE TOPSOIL OR SUBSOIL TO BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED OFFSITE.
10. PROTECT EXISTING TREES UNLESS OTHERWISE NOTED. NO PARKING OR STORAGE OF MATERIALS WITHIN TREE ROOT ZONE. PLACE TREE PROTECTION FENCE WHERE SHOWN ON PLAN.
11. TREE PROTECTION FENCE - ORANGE SAFETY FENCE AROUND TREES SUPPORTED BY STEEL T-BAR FENCE POSTS. ZIP THE FABRIC TO POSTS. INSTALL PRIOR TO ANY CONSTRUCTION ACTIVITY AND MAINTAIN DURING ENTIRE CONSTRUCTION PERIOD.
12. CONTRACTOR TO CALL 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES.
13. CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN. PATCH PAVEMENT IN-KIND IF REQUIRED.
14. SAWCUT FULL DEPTH ALL EDGES OF PAVEMENT TO BE REMOVED.
15. ALL GROUND AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED PER THE SITE LANDSCAPE PLAN UNLESS SHOWN OTHERWISE ON PLANS.

6/3/2021 4:28:47 PM
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 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE AS AN INSTRUMENT OF SERVICE AND PROGRESSIVE AE SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT RIGHTS.



PAVEMENT LEGEND



NOTE: A WETLAND DETERMINATION EVALUATION WAS PERFORMED BY BARR ENGINEERING ON JUNE 18, 2021. NO EVIDENCE OF WETLANDS WERE FOUND ON THIS SITE.

ZONING NOTES

ZONE DISTRICT: PROFESSIONAL OFFICE
ADJACENT ZONING: PROFESSIONAL OFFICE AND RESIDENTIAL
PARCEL SIZE: 5.99 ACRES GROSS, 5.40 ACRES NET (EXCLUDING RIGHTS OF WAY)

REQUIRED BUILDING SETBACKS:
 100 FEET FROM ROAD CENTERLINE
FRONT: 15 FEET
WEST SIDE: 25 FEET
REAR: 50 FEET
REQUIRED GREENSPACE BUFFER:
REAR: 40 FEET
EAST SIDE: 15 FEET
WEST SIDE: 20 FEET FROM R.O.W.
SOUTH SIDE: 20 FEET FROM R.O.W.

PARKING REQUIRED:
MEDICAL OFFICE: 5 SPACES PER 1,000 SQ. FT. GROSS FLOOR AREA
TOTAL REQUIRED: 152

PARKING PROVIDED:
 STANDARD (10X18): 149
 BARRIER FREE: 10
TOTAL SPACES: 159

BIKE PARKING REQUIRED: 16
BIKE PARKING PROVIDED: 18

IMPERVIOUS AREA (BUILDING + PAVEMENT): 152,791 SQ. FT.
GREENSPACE: 108,314 SQ. FT.
GREENSPACE REQUIRED: 25%
GREENSPACE PROVIDED: 41.5%
PRE-DEVELOPMENT IMPERVIOUS AREA (BUILDING + PAVEMENT): 52,390 SQ. FT.
PRE-DEVELOPMENT GREENSPACE: 208,715 SQ. FT.

THE PROPERTY WAS REZONED SUBJECT TO THE FOLLOWING CONDITIONS VOLUNTARILY OFFERED BY THE APPLICANT:

- THE USE OF THE NORTH 75 FEET ALONG THE DEPTH OF PARCEL NUMBER 33-02-02-33-353-004 (COMMONLY KNOWN AS 3558 KANSAS STREET) WOULD BE LIMITED TO SCREENING, LANDSCAPE BUFFER AND STORM WATER DETENTION WITH ASSOCIATED UNDERGROUND UTILITIES.
- THE NORTH PROPERTY LINE OF PARCEL NUMBER 33-02-02-33-353-004 (COMMONLY KNOWN AS 3558 KANSAS STREET) WOULD BE LANDSCAPED TO MATCH OR EXCEED THE BUFFER REQUIREMENT BETWEEN PROFESSIONAL OFFICE ZONING AND RESIDENTIAL ZONING AS OUTLINED IN THE CURRENT MERIDIAN CHARTER TOWNSHIP ZONING ORDINANCE SECTION 88-404 (b)(3). THIS WOULD REQUIRE A DOUBLE ROW OF INTERLOCKING TREES, PRIMARILY EVERGREENS, OR THE EQUIVALENT IN ADDITION TO GENERAL SCREENING STANDARDS.
- THE WEST PROPERTY LINE OF PARCEL NUMBERS 33-02-02-33-353-004 AND 33-02-02-33-353-005 (COMMONLY KNOWN AS 3532 AND 3558 KANSAS STREET) TO THE EXTENT THAT THE PROPERTIES ACROSS KANSAS STREET ARE ZONED RESIDENTIAL (RA) (TO THE SOUTHERN EDGE OF PARCEL NUMBER 33-02-02-33-352-004) WOULD BE LANDSCAPED TO EXCEED THE LANDSCAPE SCREENING MATERIAL BUFFER REQUIREMENTS AS OUTLINED IN THE CURRENT MERIDIAN CHARTER TOWNSHIP ZONING ORDINANCE SECTION 88-404 (b)(3). THIS WOULD REQUIRE A DOUBLE ROW OF INTERLOCKING TREES, PRIMARILY EVERGREENS, OR THE EQUIVALENT IN ADDITION TO GENERAL SCREENING STANDARDS.
- DRIVEWAYS WOULD BE LIMITED TO A PRIMARY DRIVE ACCESS ON JOLLY ROAD, A SECONDARY DRIVE TO WOODLAKE DRIVE ON THE EAST, AND A DRIVE ON KANSAS STREET ALIGNING WITH THE CURRENT CURB CUT ON KANSAS STREET FOR 2476 JOLLY ROAD. THIS CONDITION WOULD BE SUBJECT TO INGHAM COUNTY ROAD COMMISSION APPROVAL OF THE DRIVEWAYS AND LOCATION OF THE DRIVEWAYS.
- THE OWNER WILL PURSUE LEED CERTIFICATION FOR THE PROPOSED PROJECT.
- AS A CONDITION OF THE REZONING, THE DEVELOPER WILL PROVIDE FOR THE EXTENSION AND CONSTRUCTION OF A PUBLIC WATER MAIN ALONG KANSAS STREET, SUBJECT TO THE MERIDIAN TOWNSHIP DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND DESIGN. IN ADDITION, THE DEVELOPER WILL ESTABLISH AN ESCROW ACCOUNT TO COVER THE CONNECTION COSTS OF UP TO 14 RESIDENTIAL HOUSES ON KANSAS STREET TO BE SERVICED BY SUCH WATER MAIN EXTENSION IN AN AMOUNT NOT TO EXCEED \$1,000 PER RESIDENTIAL HOUSE TO BE USED ON OR BEFORE MAY 31, 2026. ANY SUCH FUNDS HELD IN ESCROW AFTER SUCH DATE SHALL BE RETURNED TO THE DEVELOPER. "RESIDENTIAL HOUSES" SHALL MEAN THE CURRENT OWNER(S) AND PARCEL NUMBER(S) IDENTIFIED IN THE ATTACHED EXHIBIT A.

GENERAL SITE LAYOUT NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE ACCORDING TO THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- CONTACT "MISS DIG" TOLL FREE AT 1-800-482-7171 THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS.
- NO DIMENSION MAY BE SCALED. REFER UNCLER ITEMS TO THE ENGINEER FOR INTERPRETATION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED AS B-B (BACK TO BACK) OR E-E (EDGE OF METAL TO EDGE OF METAL).
- CONTRACTOR TO PAINT STRIPE ALL PARKING SPACES SHOWN. PAINT COLOR TO BE WHITE, BARRIER-FREE SPACES TO BE BLUE.
- UPON REQUEST, ELECTRONIC INFORMATION WILL BE PROVIDED FOR SITE LAYOUT PURPOSES. CONTRACTOR SHALL REQUEST ALL INFORMATION IN WRITING THROUGH PROGRESSIVE AE. LAYOUT OF ALL NEW CONSTRUCTION SHALL BE DONE BY A LICENSED SURVEYOR.
- ALL CONCRETE JOINTS SHALL BE TOOLED PER SPECIFICATIONS.
- CONTRACTOR MUST RESTORE AND REPAIR ANY EXISTING CONDITIONS DISTURBED BY CONSTRUCTION, INCLUDING BURIED UTILITIES, LIGHTING, LANDSCAPING, SPRINKLING, ETC. TO CONDITION EQUAL TO OR BETTER THAN BEFORE CONSTRUCTION BEGAN.
- ALL PAVEMENT, CURB & GUTTER, SIDEWALK AND UTILITIES WITHIN PUBLIC RIGHT OF WAY SHALL MEET INGHAM COUNTY ROAD COMMISSION STANDARDS.

SITE LAYOUT PLAN
 1" = 30'
 NORTH

6/21/2021 10:25:10 AM
 PROGRESSIVE AE LAYOUT
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE AS AN INSTRUMENT OF SERVICE AND PROGRESSIVE AE SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

progressive ae

OKEMOS MEDICAL OFFICE BUILDING

OKEMOS, MICHIGAN

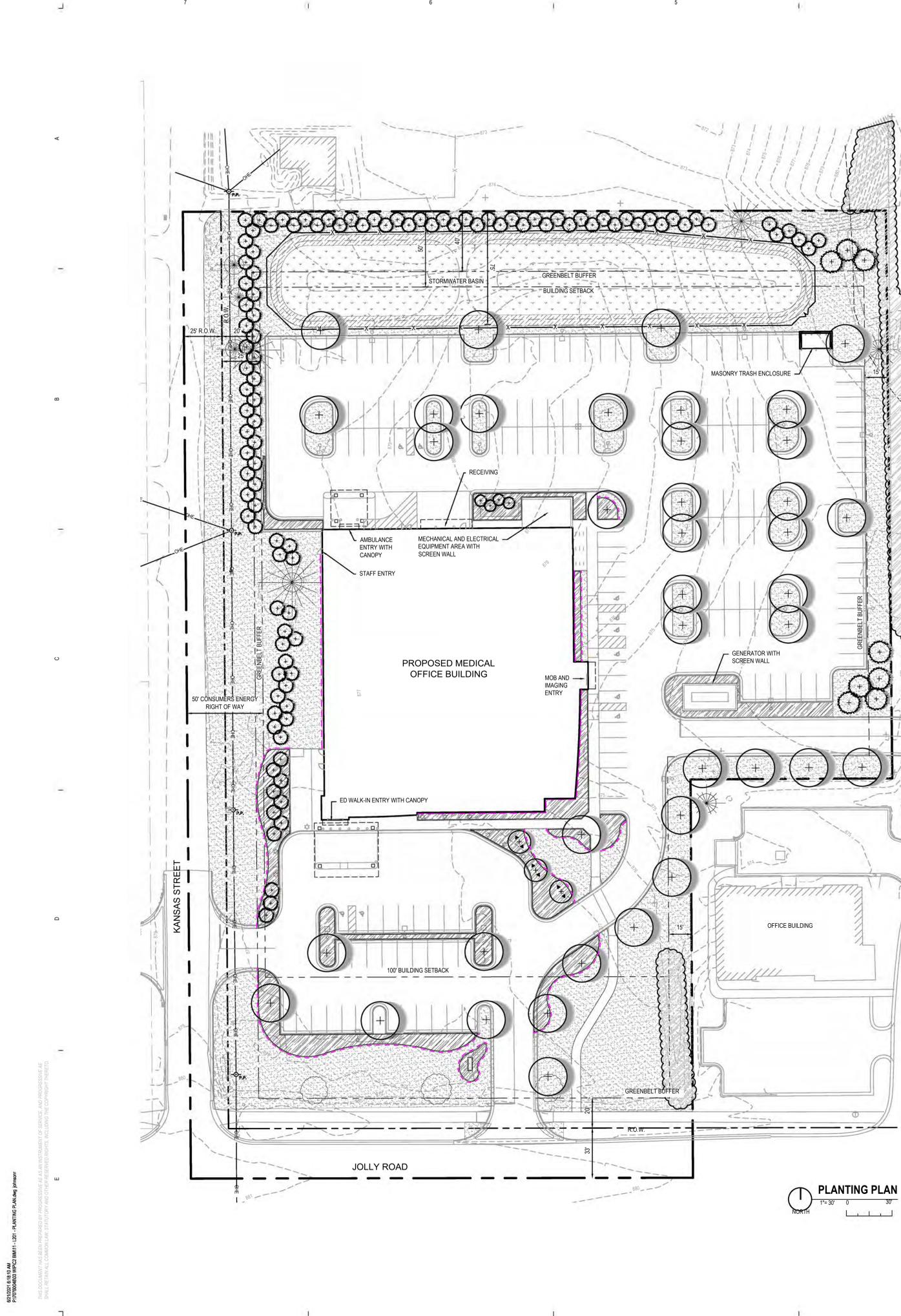
ISSUANCE
 SPECIAL LAND USE PERMIT
 6/03/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	6/18/2021	REVISED

FILE NUMBER: 70760048
 PROJECT MANAGER: CJC
 PROFESSIONAL: CCS
 DRAWN BY: DCM
 CHECKED BY: CCS

SITE LAYOUT PLAN C201

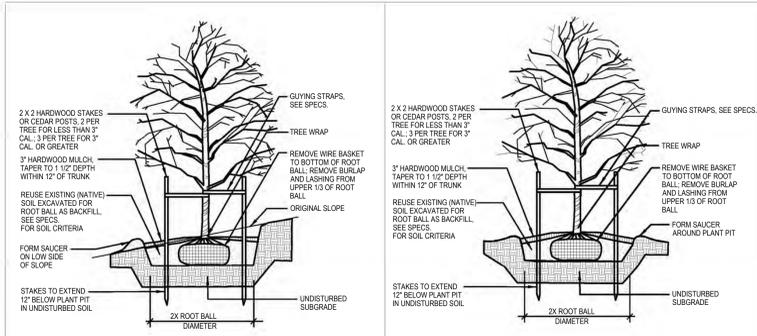


PLANTING PLAN
1" = 30'

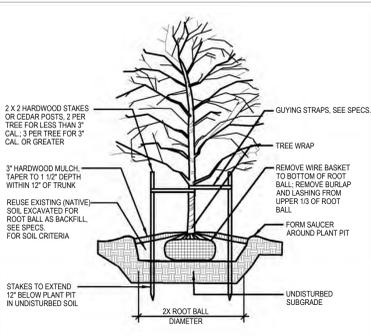
PLANT MATERIAL LEGEND

- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING WOODED AREA TO REMAIN
- SMALL CANOPY SHADE TREE (25' DIA @ MATURITY)
2.5" CALIPER, 10' - 12' HT.
- EVERGREEN TREE
10' - 12' HT. MIN., HEIGHT TO SPREAD RATIO, NOT LESS THAN 5:3
- TREE UPLIGHT (2 PER TREE)
- PLANTING AREA:
SHRUBS (15% OF TOTAL AREA) - #5 CONT., 36" O.C. SPACING
PERENNIALS (35% OF TOTAL AREA) - SIZE #1 CONT., 18" O.C. SPACING
GROUND COVERS (50% OF TOTAL AREA) - SPA CONT., 12" O.C. SPACING
- LAWN SEED MIX - TGM (MED-HEAVY) MIX BY RHINO SEED
SEED RATE: 5.7 LBS. PER 1,000 SF
- HIGHWAY ROADSIDE MIX BY RHINO SEED
SEED RATE: 5.7 LBS. PER 1,000 SF
- DETENTION AREA - ECONOMY PRAIRIE MIX BY CARDNO
SEED RATE: 37.70 LBS. PER ACRE
- DETENTION AREA - STORM WATER MIX BY CARDNO
SEED RATE: 32.97 LBS. PER ACRE
- STONE MAINTENANCE STRIP W/ EDGE RESTRAINT, 1' WIDE, 4" DEPTH,
1 1/2" - 2" WASHED NATIVE STONE, SEE SPECS. 32 9300 PLANTS
- LANDSCAPE EDGE RESTRAINT, SEE SPECS. 32 9300 PLANTS

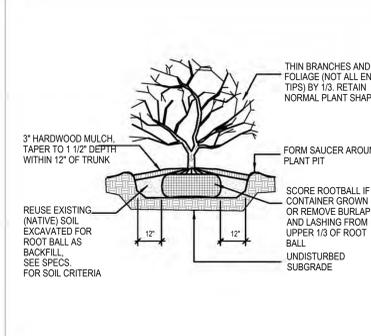
- GENERAL LANDSCAPE NOTES**
- CONTRACTOR RESPONSIBLE FOR UNDERSTANDING PROJECT CONDITIONS AND VERIFYING PLANT QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY PLAN DISCREPANCIES.
 - PLANT LOCATIONS TO BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND UTILITIES. CONTACT THE APPROPRIATE UTILITY COMPANY FOR FIELD STAKING ALL LINES.
 - ALL AREAS DISTURBED BY CONSTRUCTION TO BE TOPSOILED AND SEEDED (VERIFY SEED RATES WITH MANUFACTURERS) UNLESS SHOWN OTHERWISE ON PLANS.
 - CONTRACTOR TO CONTACT MISS DIG AT PHONE NUMBER 811 AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION, TO CONFIRM LOCATION OF EXISTING UTILITIES.
 - CONTRACTOR TO COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR.
 - NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUB-GRADE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
 - SEE PLANTING DETAILS FOR MULCH DEPTHS.
 - SEE SPECIFICATIONS SECTION 32 9300 - PLANTS FOR EXISTING (NATIVE) TOPSOIL AND IMPORTED TOPSOIL CRITERIA. ONLY REUSE EXISTING TOPSOIL IF CRITERIA IS MET.
 - SEE SPECIFICATIONS SECTION 32 9300 FOR TOPSOIL DEPTHS AT VARIOUS LANDSCAPE AREAS.
 - CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUND COVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - NOTIFY LANDSCAPE ARCHITECT AND OWNER (3 DAYS MIN. NOTICE) TO INSPECT AND TAG PLANT MATERIAL IN THE NURSERY PRIOR TO JOBSITE DELIVERY AND INSTALLATION.



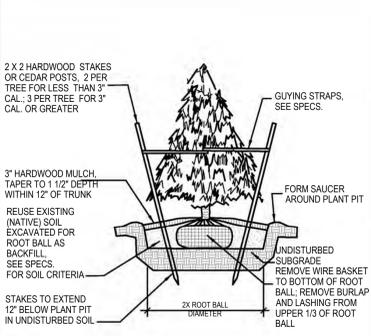
A2 DECIDUOUS TREE ON SLOPE PLANTING DETAIL
NOT TO SCALE



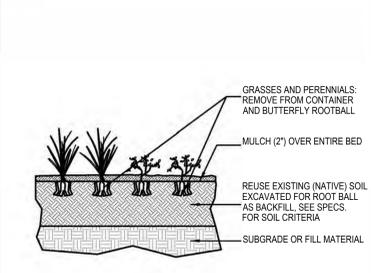
A1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



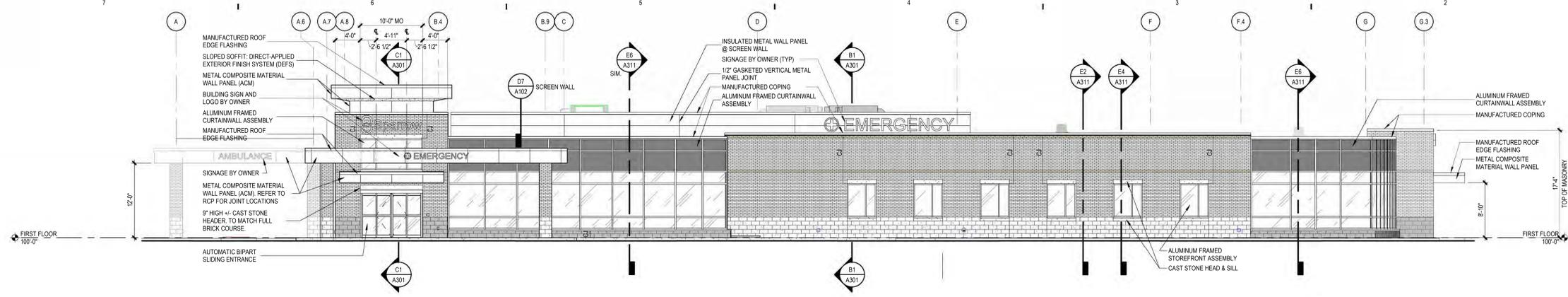
B2 SHRUB PLANTING DETAIL
NOT TO SCALE



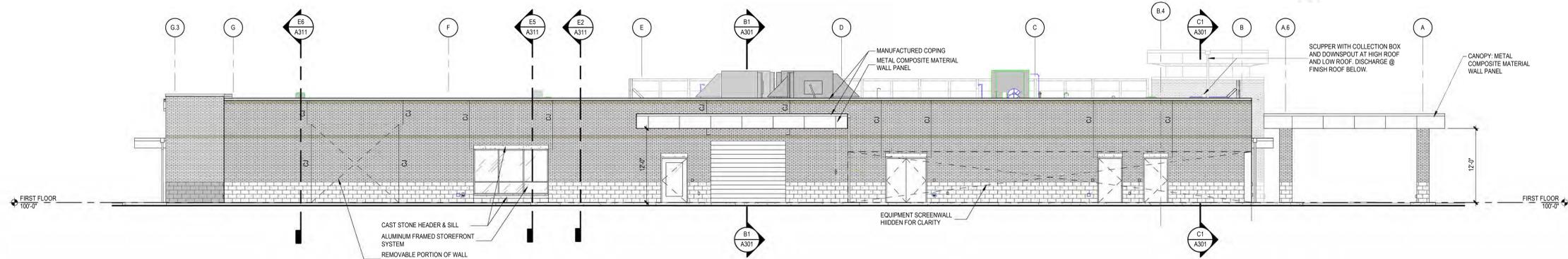
B1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



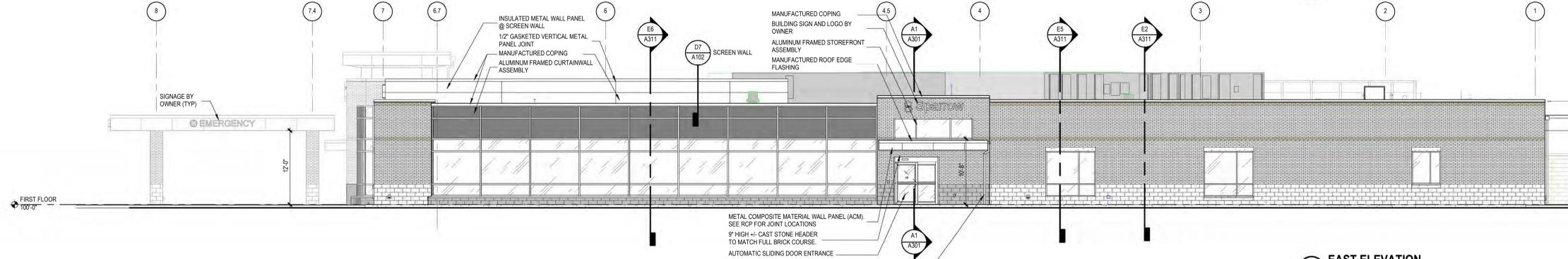
C1 PERENNIAL & GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



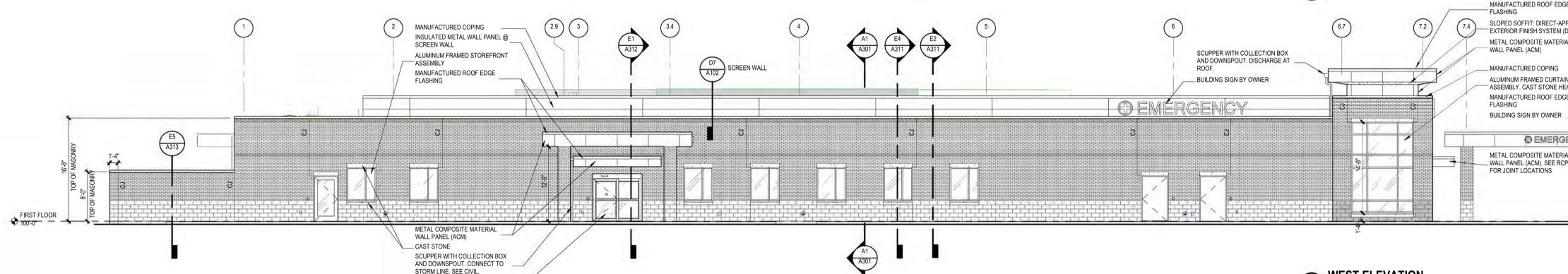
A2 SOUTH ELEVATION
1/8" = 1'-0"



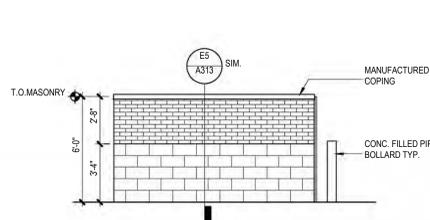
B2 NORTH ELEVATION
1/8" = 1'-0"



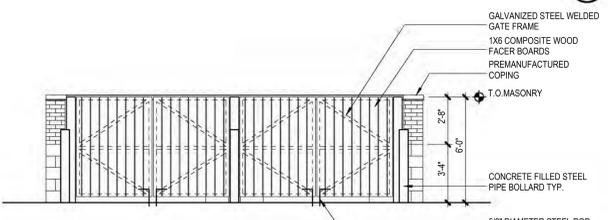
C2 EAST ELEVATION
1/8" = 1'-0"



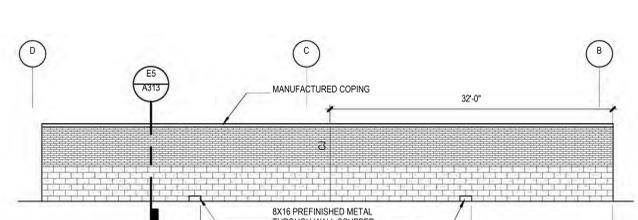
D2 WEST ELEVATION
1/8" = 1'-0"



E4 ELEVATION - TRASH/RECYCLE END WALL
1/4" = 1'-0"



E3 ELEVATION - TRASH/RECYCLE GATE
1/4" = 1'-0"



E1 NORTH ELEVATION @ EQUIPMENT SCREENWALL
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND	
	CONCRETE MASONRY UNIT - SPLIT FACE (CMU-1); PATTERN AS SHOWN
	CONCRETE MASONRY UNIT - GROUND FACE (CMU-2); OWNER FURNISHED CMU, CONTRACTOR INSTALLED
	FACE BRICK (BR-2) RUNNING BOND
	FACE BRICK (BR-1) RUNNING BOND
	METAL COMPOSITE MATERIAL WALL PANEL (ACM)
	1" INSULATED GLAZING (IG-1)
	1" INSULATED SPANDREL GLAZING (IG-2)
	CONTROL JOINT / MOVEMENT JOINT

4/13/2021 4:50:33 PM
 B:\300703045 - Sparrow Health Emergency Center and 1/20/2020/4/13/2021/4/13/2021
 THIS DOCUMENT HAS BEEN PREPARED BY PROGRESSIVE AE AS AN INSTRUMENT OF SERVICE, AND PROGRESSIVE AE SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

ISSUANCE
 BIDS & PERMIT REVISED
 800-468-9999 PERMIT
 04/12/2021
 REVISIONS
 NO. DATE DESCRIPTION

FILE NUMBER 70760048
 PROJECT MANAGER CJC
 PROFESSIONAL JC
 DRAWN BY DPN
 CHECKED BY

EXTERIOR ELEVATIONS
A201

SPARROW HEALTH SYSTEM
OKEMOS MEDICAL OFFICE BUILDING

progressive ae

18114 Mile Rd NE Grand Rapids, MI 49525 616.361.2864 www.progressiveae.com

SPARROW PROJECT NO. 20043

RESOLUTION TO APPROVE

**Special Use Permit #21071
Sparrow Health Systems
2446 Jolly Road, 3532 Kansas, 3558 Kansas**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at 5151 Marsh Road, Okemos, MI 48864 on the 26th day of July 2021, at 7:00 p.m., Local Time.

PRESENT: Chairperson Hendrickson, Commissioners McConnell, Premoe

Cordill, Richards, Blumer, Snyder, and Trezise

ABSENT: Shrewsbury

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

WHEREAS, Thomas Bres, on behalf of Sparrow Health Systems, as requested a special use permit (SUP #21071) to construct a 30,456 square foot medical office and standalone emergency room building at 2446 Jolly Road, 3532 Kansas, and 3558 Kansas; and

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

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #21071 at its meeting on July 12, 2021, and has reviewed the staff material forwarded under a cover memorandum dated July 22, 2021 and July 8, 2021; and

WHEREAS, the applicant proposed a series of six conditions along with the rezoning of the property to PO, Professional and Office, which are in the process of being implemented through the site plan review process; and

WHEREAS, the proposed building larger than 25,000 square feet will not be adverse or damaging to public health, safety, or welfare; and

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

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #21071 subject to the following conditions:

1. Approval is granted in accordance with the site plans prepared by Progressive AE dated as follows: Site Layout 6-18-21, Planting Plan 6-3-21.
2. The building elevations shall be modified to show the revised location of the ambulance

entrance, which is not permitted be located on the west elevation.

3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new building. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
4. Pedestrian access be provided up Kansas Road from Jolly Road and into the site, from Woodlake Drive into the site, and the vehicular access from Kansas Road shall be removed, all subject to the approval of the Ingham County Road Department.

ADOPTED: YEAS: Chairperson Hendrickson, Commissioners Cordill,

Tresize, McConnell, Snyder, and Blumer

NAYS: Commissioners Premoe and Richards

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 26th day of July, 2021.

Scott Hendrickson, Chair
Meridian Township Planning Commission

Commissioner McConnell mentioned in item 4A the friendly amendment was accepted by Commissioner Premoe, not Chairman Hendrickson and on item 7A previous to making the motion to adopt Rezoning #21030 Chairman Hendrickson handed off the gavel to Commissioner Richards to make the motion. Also that his name is spelled with two "L"s not one.

Commissioner Trezise accepted the friendly amendments.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

A. Brent Felton RE: SUP #21071

B. John Faichney RE: SUP #21071

C. Lynne Page RE: MUPUD #21-19024-2 & SUP #21-19051-2

D. Nancy Bennett RE: SUP #21071

6. PUBLIC HEARINGS

Special Use Permit #21071 (Sparrow), construct a building greater than 25,000 square feet in size on the north side of Jolly Road, east of Kansas Street.

Chairman Hendrickson opened the public hearing at 7:18 p.m.

Director of Community Planning & Development Timothy Schmitt outlined SUP #21071.

The Applicant Stacy Bakkegard explained Sparrow's position.

Public Comments:

Shereen Tabrizi 3917 Sheldrake Ave. spoke in opposition of SUP #21071.

John Faichney 3917 Sheldrake Ave. spoke in opposition of SUP #21071.

Piotr Lupa resident of 3575 Kansas St. spoke in support of SUP #21071.

Mariane Wolfe 2668 Coreopsis Dr. spoke in opposition of SUP #21071.

Planning Commission Discussion:

The Planning Commission discussed a number of topics with Thomas Bres, Senior Vice President of Sparrow, and Staci Bakkegard, Director of Facility Development for Sparrow. The topics included:

- Discharge protocols from the new facility
- Siren protocols for ambulances coming and leaving the new facility
- Potential for a CATA transit stop and the status of any conversations with CATA

- Explanation of types of cases that would be at the standalone emergency room/level of trauma center the facility would be
- Possibility of lighting limitations on the north and west portions of the property
- Height of proposed screenwalls and the potential for the inclusion of soundwalls
- Revisions needed to the elevations for the building
- Sparrow's plans for the property if the Special Use Permit for the size of the building was rejected
- How much parking will be on site v. how much parking is needed
- Information about Meridian Township ambulance service and how this facility will impact that service
- Potential for the removal of the Kansas Road access point.

A straw poll indicated the Planning Commission is split on approving the SUP as presented. Mr. Bres indicated that Sparrow would follow up on all of the questions and have a clinical expert from Staff at the next meeting, in order to answer some of the technical questions.

Chairman Hendrickson closed the public hearing at 8:41 p.m.

7. UNFINISHED BUSINESS

NONE

8. OTHER BUSINESS

NONE

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt stated the Rezoning for Martin Investment Properties has been approved. The Rezoning for Powell and Grand River is on hold per the applicant. Rezoning on Jo Don Dr. will go forward on the second meeting of July, rezoning at 1999 Saginaw will go on the second meeting of July, and the MUPUD updates will go forward on the second meeting of July as well.

B. Liaison reports.

- Commissioner Cordill Reported the Corridor Improvement Authority only meets every other month.

10. PROJECT UPDATES

A. New Applications

1. Rezoning 21060 – 2260 Jolly Oak: Request from Becky Beauchine Kulka to rezone property at 2260 Jolly Oak from PO, Professional and Office, to C-2, Commercial.

B. Site Plans Received

- A. Candice Carrasco RE: SUP #21071
- B. Joell Ackerman RE: SUP #21071
- C. Cecilia Heller RE: SUP #21071
- D. Rama Gupta RE: SUP #21071
- E. Thomas Bres RE: SUP #21071
- F. Dr. John Faichney RE: SUP #21071
- G. Jodi Bond RE: SUP #21071
- H. Kari Rennie RE: SUP #21071

6. PUBLIC HEARINGS

NONE

7. UNFINISHED BUSINESS

A. Special Use Permit #21071 (Sparrow), construct a building greater than 25,000 square feet in size on the north side of Jolly Road, east of Kansas Street.

Director Schmitt outlined the current status of SUP #21071.

The Planning Commission discussed a number of topics with Thomas Bres, Senior Vice President of Sparrow, Staci Bakkegard, Director of Facility Development for Sparrow, and Karen Kent Vangorder, Chief Medical and Quality Officer of Sparrow. The topics included:

- Ambulance siren protocol. Sirens are used in about 10-15% of all ambulance runs.
- If SPU#21071 is denied Sparrow has no back up plan at this time.
- Ambulances would typically not use Jolly Oak road, ambulances would come down Okemos road, turn onto Jolly road and then use Woodlake drive or the Jolly Rd. curb cut.
- The difference between this facility and a Redi-care and what types of patients would be cared for at this facility.
- The reason for the facility size is due to having both an emergency department and primary care family practice. 9-10 thousand square feet is for family practice.
- There would be no changes to Sparrow's other facilities after building this one.
- Access to the site through Kansas road is included so new patients could find an entrance easier.
- Sparrow plans to work with the adjacent property owner for directional signage.
- Sparrow calculated required parking per medical office parking ordinance and Staff's initial review was slightly more conservative with respect to the gross floor area.
- Photometric studies are showing that no light is being cast outside of the property.
- A certificate of need only applies to the CT scan, not to the emergency room facility as a whole.
- The screening wall is proposed to be 7'10" feet. Staff clarified that six feet is the maximum height for a screen wall in the Township. This wall would screen the parking and drive in the northwest corner of the site.
- Sparrow has reached out to CATA on getting a closer bus stop to the facility.
- Discussion of a potential sidewalk along Kansas Road occurred.

Commissioner Premoe moved to deny SUP #21701. Seconded by Commissioner Richards.

Commissioner Premoe accepted a friendly amendment to change the language in the 5th and 6th whereas lines making them more consistent with a motion to deny.

ROLL CALL VOTE: YEAS: Commissioners Premoe, Richards

NAYS: Commissioners Cordill, Trezise, McConnell, Snyder, Chairman Hendrickson, Commissioner Blumer

Motion failed: 2-6

Commissioner Blumer moved to approve SUP #21701. Seconded by Commissioner Trezise.

Commissioner McConnell offered the following amendment:

Pedestrian access be provided up Kansas Road from Jolly Road and into the site, from Woodlake Drive into the site, and the vehicular access from Kansas Road shall be removed, all subject to the approval of the Ingham County Road Department.

Commissioner Blumer accepted the friendly amendment.

The addition of a sound wall was discussed.

ROLL CALL VOTE: YEAS: Commissioners Cordill, Trezise, McConnell, Snyder, Chairman Hendrickson, Commissioner Blumer

NAYS: Commissioners Premoe, Richards

Motion carried: 6-2

8. OTHER BUSINESS - None

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported that Meridian Company rezoning to industrial is moving forward, the rezoning on Jo Don Dr. is moving forward. The board discussed the MUPUD amendment and recommended a joint meeting with planning commission.

B. Liaison reports.

Chairman Hendrickson:

- There will not be a planning commission on August 9th

Tim Schmitt

From: Frank Walsh
Sent: Friday, June 25, 2021 9:35 AM
To: Brent
Subject: RE: Rezoning of Kansas Rd.

Categories: Comms to PC

Dr. Felton,

Thank you for sharing your safety concerns. I note that you forwarded the same message to the Board. I will make sure you are privy to the date and time of the Planning Commission meeting so you can present your safety concerns.

Regards,

Frank

“Best Town in Michigan to Raise a Family” Newsweek Magazine 2021

“Best Small Town in Michigan to Live” Niche 2020

“Be Somebody that Makes Everybody Feel Like Somebody.”



A Prime Community

Frank L. Walsh
Township Manager
walsh@meridian.mi.us
W 517.853.4258 | F 517.853.4251
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Brent <feltonbr@gmail.com>
Sent: Friday, June 25, 2021 8:39 AM
To: Frank Walsh <walsh@meridian.mi.us>
Subject: Rezoning of Kansas Rd.

Dear Mr. Walsh,

Following the recent meeting addressing the rezoning of Kansas road to allow Sparrow Hospital to begin a new project development in Okemos, my understanding is that the rezoning motion was approved by the board despite the objections of numerous residents living adjacent to the affected area. I was very disappointed to hear the board's decision, and would like information on how the voices of the residents that are opposed to the incorporation of a 24/7 ER at this location may be heard by the planning committee. As an emergency physician who has worked in both Sparrow and McLaren emergency departments, I have a thorough understanding of the risks that are inherent when working in these environments.

I believe I share the sentiments of my fellow neighbors in stating that we are not opposed to attracting health care providers to our area. I believe that the investment in our community to attract primary care providers to our area benefits everyone in the surrounding community. As a result, I believe the residents directly affected by this development would not oppose the development of primary care provider/specialist clinic offices at

this location. However, the development of a dedicated 24/7 emergency department carries significantly greater risks to the safety for everyone involved. As a result, we are asking that our voices be heard by the planning committee in regards to our opposition to the incorporation of an emergency department at this location. The safety of our residents is something I think we can all agree upon.

Any information on how this process will progress from this point forward would be greatly appreciated.

Regards,

Brent Felton, DO
2470 Robins Way

Tim Schmitt

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Wednesday, July 7, 2021 9:36 AM
To: Planning Commision (DG)
Subject: Sparrow ER proposal

Categories: Comms to PC

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

Site Visitor Name: Brent Felton
Site Visitor Email: feltonbr@gmail.com

Good morning,

I was notified that the planning commission will be discussing the proposal for Sparrow Hospital to construct an outpatient services center at the corner of Jolly and Kansas roads. While I am not opposed to bringing primary care providers into the Okemos community, many residents (myself included) have serious safety concerns regarding the incorporation of a free-standing ER at this location that abuts private properties. Unfortunately, I was made aware of the meeting for next Monday only yesterday and I am out of town for work on that date. Is there a format to speak to the planning commission remotely during this meeting to express my concerns?

Thank you,

Brent Felton
2470 Robins Way

To the Meridian Township Planning Committee Board Members:

I am writing to you in opposition to the proposal to establish a freestanding emergency department (ED) at the corner of Jolly and Kansas roads. I am an emergency physician who has worked at both McLaren and Sparrow Hospitals but am no longer affiliated with either health care system as I now work in Huron County and commute from my home in Okemos. As a result, I represent an unbiased opinion toward either health care system. While I welcome Sparrow Hospital's desire to bring providers into the Okemos community (primary care providers/specialist clinics), the development of a freestanding emergency department as part of the proposal carries with it significant safety risks to the nearby residents who are universally opposed to this proposal.

The concept of freestanding emergency departments was intended to bring emergent health care to residents living in rural areas where it was deemed too costly to construct and operate fully functioning hospitals. States such as Texas and Colorado once championed the idea of freestanding EDs as an answer to the health care needs of residents living in rural areas of these states. The reality however is far from the original intent. 75% of freestanding EDs have been built within 6 miles of a hospital-based emergency department and almost exclusively in affluent areas with a goal of maximizing profits. Furthermore, an overwhelming percentage of visits to freestanding EDs when reviewed have been deemed appropriate for urgent care centers. The costs associated with freestanding EDs however are **10-22 times the cost of a similar visit to an urgent care or primary care provider's office** (United Health Group). In Colorado, health officials are offering to pay hospitals to shut down freestanding EDs due to the exorbitant costs associated with these facilities (Phil Galewitz in Kaiser Health News republished in the Denver Post on May 21, 2021).

With the slated opening of McLaren Hospital in 2022 just 4.7 miles from the proposed Sparrow site, Sparrow's intent is clear. Sparrow Hospital is attempting to profit from EMS/ambulance traffic from the surrounding communities that will utilize Jolly Road as a thoroughfare to McLaren Hospital. While I am not opposed to Sparrow or any health system attempting to expand and profit, the potential benefit of a proposed site at Jolly and Kansas roads does not offset the potential safety risks of patients who present to emergency departments for acute agitation/suicidal/homicidal thoughts or behavior. Patients presenting to emergency departments for behavioral issues are commonplace and only increasing in our strained mental health care system. These are patients that must be evaluated and medically cleared before psychiatric evaluation can be performed which can take days to facilitate. Many of these patients become frustrated with the process and attempt to flee from these facilities into the surrounding areas. For the residents living in these adjacent neighborhoods, the risks are simply too great.

In conclusion, I am not opposed to Sparrow Hospital proposing the construction of offices to house primary care providers/specialists at the proposed site. The

incorporation of a 24-hour emergency department however is a very different proposal that carries with it significant safety risks to the surrounding residents. I urge the planning committee to reject this aspect of the proposal and to listen to the voices of the residents who will be directly affected by this development.

I sincerely thank you all for your time and your tireless commitment to our community. If you have any questions, please do not hesitate to contact me by phone or email.

Brent Felton, DO, FACEP
2470 Robins Way
(517) 256-9792
feltonbr@gmail.com

Tim Schmitt

From: Frank Walsh
Sent: Sunday, July 11, 2021 10:14 PM
To: Tim Schmitt; Amber Clark
Cc: Derek Perry; Michelle Prinz
Subject: Fwd: Sparrow Health System Special Use Permit - Jolly and Kansas Roads

Sent from my iPhone

Begin forwarded message:

From: Candice Carrasco <candicecarrasco@gmail.com>
Date: July 11, 2021 at 9:15:20 PM EDT
To: meridian-mi@enotify.visioninternet.com, Board <Board@meridian.mi.us>
Subject: Sparrow Health System Special Use Permit - Jolly and Kansas Roads

Dear Meridian Township Planning Commission,

I am writing today to express my concern regarding the request from Sparrow Health System for a special use permit for land at Jolly and Kansas Roads which would be used to establish outpatient medical offices as well as a freestanding emergency department.

As a homeowner in The Meadows neighborhood, I feel the emergency department portion of this project would negatively impact quality of life to Meridian Township residents along Jolly Road, residents in my neighborhood and residents in other neighborhoods long Hulett Road who frequently travel the area for access to schools, workplaces and community businesses. I appreciate access to quality medical care in outpatient settings and have no concerns with the establishment of primary care/specialist medical offices as these types of offices serve non-emergency patients in crisis but it is the freestanding emergency room component of this project/request which is of specific concern.

My concerns with the freestanding emergency department stem from the realities that it will increase noise, traffic and create safety issues for residents who will be unnecessarily exposed to the realities of an emergency department. Further, our community is gaining access to emergency medical care within 5 miles with the opening of McLaren Hospital in 2022 and therefore this freestanding emergency department would not be filling a gap in services for township residents. The risks presented by a freestanding emergency department in very close proximity to residential areas is simply too great in my opinion and I urge the board to hear these concerns from area residents. I have appreciated living in a community committed to health, safety, diversity and pleasant/quiet neighborhoods. Please consider the negative impact to these community assets which the commission is charged with protecting in decision making processes and show your commitment to upholding our community values.

Thank you,

Candice Carrasco

2610 Coreopsis Drive

Tim Schmitt

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Monday, July 12, 2021 7:55 PM
To: Planning Commision (DG)
Subject: Food for thought , regarding sparrow stand alone ER

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

Site Visitor Name: Cecilia Heller
Site Visitor Email: Ceillpn28@gmail.com

Be wary of Sparrow's Spin Job regarding this.
I sent this to the Board Of Commissioner and I believe it went on deaf ear

Please read the comments in the FB post that was posted by WILX and know whom you are dealing with before you vote to have that ER built.

That ER is not necessary. What is necessary is keeping their urgent cares open past 7 or 8 pm . This will alleviate a lot of over crowding in the main ER.

I have spoken to several employees that I used to work with in this ER and they are dismayed that for years they have worked short handed and now this.

They closed St Lawrence campus because they had no staff.

These are red flags that need to be addressed . Besides Meridian Fire EMS are top notch and can handle any emergency necessary.

Thank you Ceil Heller

<https://www.facebook.com/139971542712997/posts/4167832569926854/?d=n>

Tim Schmitt

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Thursday, July 22, 2021 9:19 AM
To: Planning Commision (DG)
Subject: Special Use Permit #2107 (Sparrow Health System)

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

Site Visitor Name: JD Faichney, MD
Site Visitor Email: jdfaichney@hotmail.com

7/22/2021

The Planning Commission heard Sparrow Hospital (SUP#21071) on 7/12/2021. The public was represented by 4 members in opposition to this proposal as well as letters in opposition. Sparrow representative claimed counsel with community members which to date is false. Planning Commission members asked excellent questions, especially regarding traffic, safety and reasons for this development on residential property. The proposition that Sparrow Hospital is motivated to improve this residential environment was questioned in various ways. My wife, Shereen Tabrizi, Ph.D and I are becoming more concerned about the traffic issues on Jolly Rd. In our opinion, it is poor judgement to place an emergency room on residential property. Neighborhood opposition is unanimous minus 1.



Ingham County
Medical Care Facility
On Dobie Road

July 23, 2021

Re: Special Use Permit #21071

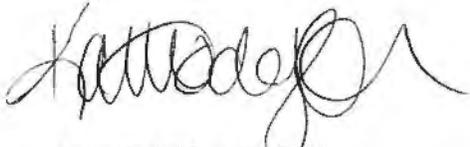
Dear Meridian Township Planning Commission Members:

It was brought to our attention that Sparrow Health System is planning on meeting a community need by building a freestanding emergency department in Okemos on Jolly Road. Ingham County Medical Care Facility (affectionally known as Dobie Road) is in support of this great addition!

Dobie Road is a 236-bed facility that provides long term care, short term rehab, outpatient therapy, and community wellness programming. We are home to over 175 residents in Okemos, and we continue to provide care to many across the Greater Lansing Area in our short-term rehab and outpatient therapy. Sparrow Health System is one of our primary hospitals to care for our residents and patients. As you know, Sparrow is a very busy hospital—we have even had some residents redirected to alternate health systems as a result despite Sparrow being their hospital of choice. Having a Sparrow emergency department here in Okemos provides a closer option that could ensure our residents get to utilize the hospital of their choosing and improve coordination of care. In addition, when working with the elderly population, timeliness to care is often critical. Having closer access to quality care could be life saving as it means medical needs getting addressed more promptly.

Finally, Dobie Road knows the value of staying closer to home. A local emergency department in Okemos will keep residents closer to their home, and there is no greater value especially when it means access to quality care.

Respectfully,



Kate Hodgkins, LLMSW
Director of Wellness and Post-Acute Network
Ingham County Medical Care Facility

Tim Schmitt

From: Jody Bond <jodybond31@gmail.com>
Sent: Friday, July 23, 2021 2:46 PM
To: Planning Commision (DG)
Subject: Support for Sparrow's proposed medical facility on Jolly Road and the Special Use Permit request #21071

To Whom it May Concern:

I want to express my support for Sparrow's proposed medical facility on Jolly Road and the **Special Use Permit request #21071**.

My family and I have lived in Meridian Township for over a decade and we love Meridian Township and have been pleased with the thoughtful development over the years to make Meridian Township a prime community. One thing that is missing is health care services, especially in the southern part of the township. Access to health care services is something that is important to everyone, and in times of an emergency, minutes matter.

During the Meridian Township Trustee meetings, I heard a number of positive comments about how our community would benefit from Sparrow's proposed plan, and I couldn't agree more. High quality health care provided in our community, access to more convenient services for the long-term care facilities in the township, and reduced travel times for Meridian Township Fire and EMS would be a benefit to all of Meridian Township's 43,000 residents.

I am really impressed with the conditions that Sparrow has offered to reduce the impact on the neighbors on Kansas Road, removing access points to eliminate traffic to this facility and providing township water connection is really remarkable and in my opinion underscores Sparrow's commitment and investment in our community and the neighborhood.

This facility and services would be an asset to Meridian Township and I respectfully ask the township planning commission to consider the benefit to our entire community and approve the special use permit.

Sincerely,

Jody L. Bond

[1502 Jolly Road](#)

[Okemos, MI 48864](#)

July 12, 2021

Dear Planning Commission,
Conserving Special Use Permit # 21071 (Sparrow Health System,
from Joell Ackerman 3521 Indiana Rd

- 1) Since the rezoning has already occurred I feel like this is just a formality. (Already a done deal)
- 2) E.R. is the most expensive way to consume health care. Why do they want to be in the most affluent area?
- 3) Improving patient outcome is the main reason cited for this project.
"7 ways to improve patient outcomes" is by taking care of the staff to include Nurses, Doctors & staffing appropriately to prevent burnout
 - study of nurse practitioners shows better care environments lead to decrease patient mortality.
 - Recent Employee reviews from Sparrow state
 - a) high turn over
 - b) poor perception of management
 - c) hectic/chaotic work environment → (which leads to safe issues)

Spoke with Alan Vierling - president/CEO? Sparrow at a meeting this year at Midwest power.

I asked him about staffing.

Alan's reply: 1) can't keep PCT's (patient care technicians)

2) Many nurses have left (probably due to safety issues & burnout)

3) Traveling nurses are expensive (my thoughts)

(I am wondering how much management & CEO's make???)

- A personal nurse friend told me for last 3 weeks in a row they did not have a PCT (patient care technician) (not sure if they had one this past week)

all the nurses are maxed out with their assignment... so often instead of getting someone to help her, she puts herself at risk doing more than she should & the patient at

- So how this would be adequately staffed is beyond me...
- People experiencing housing insecurity represent a disproportionate + growing share of E.R. visits
- most things can be taken care of by family practice doctors, Telemed, extended hours in urgent care facilities offering accommodations within 7 minute drive time from any location in meridian township

Yes if you have chest pain or anything else that can be life threatening - go to ER.

- The new hospital on campus is only 8 minutes away.

I am very opposed to the rezoning, a 24^{hr} ER & the destruction of the neighborhood.

Sincerely,
Joell DeBerman

Tim Schmitt

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Friday, June 18, 2021 4:10 PM
To: Planning Commision (DG)
Subject: Special use, Kansas Rd., 21020

Categories: Comms to PC

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

Site Visitor Name: John Faichney, MD
Site Visitor Email: jdfaichney@hotmail.com

I am part of the Kansas Rd Neighborhood with property at 3566 Kansas Rd. Martin/Sparrow originally proposed rezoning for professional office which morphed into a free standing, 24/7 emergency room. This activity is not compatible with residential zoning and should not have been approved by the Board. I urge you to reject the proposal which you will receive for review.

Sincerely, John Faichney, MD 6/18/2021

Tim Schmitt

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Friday, July 9, 2021 9:08 AM
To: Planning Commision (DG)
Subject: Kansas Rd, Sparrow Hospital

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

Site Visitor Name: JD Faichney, MD
Site Visitor Email: jdfaichney@hotmail.com

Sparrow Hospital proposal seriously hampers the ability for our daughter to enjoy our property at 3566 Kansas Rd., Okemos, Michigan. The quietude and safety of this property is undoubtedly at risk. Therefore, we request that Sparrow not destroy the present trees along the property line and add additional natural blocks as well as a protective fence to protect our privacy and person.

Sincerely, JD Faichney. 3566 Kansas, Sheldrake. 7/9/2021

Tim Schmitt

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Friday, July 9, 2021 9:33 AM
To: Planning Commision (DG)
Subject: Kansas Rd, Sparrow Hospital Proposal

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

Site Visitor Name: JD Faichney, MD
Site Visitor Email: jdfaichney@hotmail.com

Because the emergency room increases the public safety risk for this neighborhood, what plans are being made to mitigate this risk?

JD Faichney, MD, 3566 Kansas, Sheldrake, 7/9/2021

Tim Schmitt

From: Kari Rennie <KRennie@burchamhills.com>
Sent: Friday, July 23, 2021 12:02 PM
To: Planning Commision (DG)
Subject: Letter of Support - Special Use Permit #21071

Dear Meridian Township Planning Commission Members:

I write in support for Sparrow's rezoning request to construct a freestanding emergency department in Meridian Township.

Burcham Hills is a continuing care retirement community that offers a variety of services to meet the needs of almost 300 residents. Our community consists of independent living, assisted living, memory care, long-term skilled nursing, post-acute and short-term rehabilitation and outpatient therapy. When a resident requires low-acuity emergency services they are transported by ambulance to one of the busy emergency rooms at either local hospital. Our residents are often faced with long wait times, in a bustling atmosphere, that can be quite confusing to a resident depending on their health condition. A freestanding emergency department like the one Sparrow is proposing, is an ideal setting for our residents when trauma services are not necessary.

Burcham Hills has cared for people in this community for nearly 50 years and we are truly grateful for the dedicated partners who share our mission and vision for a healthy region. Sparrow is indeed one of those committed partners and we are happy to support their efforts to continue improving the access to care in our region.

Personally, I am very excited about Sparrow's proposal. I recently relocated to mid-Michigan and my family and I live in the southern part of Meridian Township. I believe this is a welcomed addition to Jolly Road and I am pleased that Sparrow is addressing the need.

I respectfully ask you to vote in favor of Sparrow's rezoning request.

Sincerely,

Kari Rennie

Kari Rennie
Executive Director
Burcham Hills
2700 Burcham Drive
East Lansing, Michigan 48823
direct: (517)827-1042 | cell: (313)655-4565 | fax: (517)351-1738
[Click here to Join the Burcham Hills Team!](#)



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Tim Schmitt

From: Frank Walsh
Sent: Friday, July 9, 2021 6:43 AM
To: Tim Schmitt; Ken Plaga; Derek Perry; Amber Clark
Subject: Fwd: Sparrow Health System - Special Use Permit opposition

FYI

Sent from my iPhone

Begin forwarded message:

From: Nancy Bennett <beckerbennett@hotmail.com>
Date: July 8, 2021 at 11:40:14 PM EDT
To: Board <Board@meridian.mi.us>
Subject: Sparrow Health System - Special Use Permit opposition

Dear Meridian Township Board,

I am writing to express my intense opposition to the Sparrow Health System request for a Special Use Permit for a medical office building with an emergency clinic on Jolly Road and Kansas Street.

I have lived in Meridian Township since 1996 and have always enjoyed being a part of this community. Since 2006, my family has lived in The Meadows subdivision directly adjacent to the land the Sparrow Health System has identified for their building/clinic. As we have watched this area and the surrounding neighborhoods along Hulett Road blossom and grow with families and children, we have been very content living here. Throughout these years, I have appreciated Meridian Township's declaration – from the township website –

"We have plenty of reasons why you will find that we are A Prime Community. A destination for raising families, Meridian Township's vision is to achieve and maintain a sustainable and welcoming community with the highest quality of life for our residents. This encompasses protecting our natural environment and our health and safety, and enhancing our prosperity, cultural heritage, diversity and recreational opportunities. We offer an array of quiet neighborhoods and an abundance of natural beauty with four seasons of outdoor activities."

I urge the township to stay committed to and uphold its vision, and to recognize that the proposed Special Use Permit puts this vision in jeopardy. As a long-time resident of the township, this proposed new building will be a game-changer for my family and many other Meridian Township families who have settled in the quiet neighborhoods of this Prime Community with a sense of safety and satisfaction.

As a resident intensely familiar with the day-to-day operations of the area, it is clear that our health and safety will be compromised with the approval of this proposed project as we have unique traffic issues in the area. As you are aware, Jolly Road is a 45-mph throughway that was recently reduced to one lane going eastbound and already experiences congestion at certain times of day with the current traffic patterns. Add to that the presence of newly licensed and inexperienced teenage drivers driving to and from Okemos High School, who live in nearby neighborhoods and frequently travel this way. It will be no surprise when traffic crashes occur with the insertion of additional traffic in the area from those

traveling in crisis to a healthcare setting for emergency care. Knowingly jeopardizing the safety of our young people is of grave concern to me as a caring community member and parent of two teenagers. Further, the main entrance/exit to and from The Meadows subdivision onto Jolly Road has no light and is already frequently very difficult to get across. Again, this would become even more difficult and dangerous for all drivers trying to squeeze in a more congested area. Moreover, the intersection of Jolly and Okemos Roads is extremely busy, and traffic often backs up with current traffic patterns. Again, individuals and families drawn to the area in crisis and in need of emergency care will be in a rush to bring their family and friends to an emergency clinic, creating the potential for safety hazards that I don't even want to imagine. For these and many other reasons, the likelihood for an extreme amount of increased traffic is enough to concern me.

In addition to these health and safety concerns, I am also concerned about the noise from an emergency clinic which threatens our quiet neighborhoods. This is something the township declares to be of value in its vision statement. Ambulances, vehicles and an influx of people on property directly behind a line of houses in my subdivision is not what homeowners signed on for when purchasing homes in this community as that land has always been occupied by residential homes. There was no reason for residents to anticipate that would no longer be the case. This change would infuriate many homeowners and create havoc in our community. There are so many reasons to say no to this request and to maintain our safe, quiet community.

While I appreciate access to urgent medical care, I urge you to consider the reality that our community already has access to a new hospital and emergency center being built by McLaren only 4.3 miles from here. With our community having access to state-of-the-art emergency care within 5 miles already, it is my feeling that Sparrow is simply trying to put a footprint in this area to avoid fiscal loss to McLaren Hospital which was very properly built in an area away from neighborhoods and residential developments. To top that off, please remember that there are already at least four urgent care clinics in Meridian Township, as well as a plethora of health care offices and facilities to provide high quality medical care to township residents. Let's not allow our community to become a pawn in a financial power play between our area's two major medical systems.

Meridian Township should take this all into consideration and either select a land plot away from where its residents live for Sparrow to build on or should simply reject their request altogether. This is an easy solution, and it is the residents who make the community prosper, not the health care facilities. I urge the township board to stay committed and steadfast in upholding the vision of Meridian Township and to display its value for the health, safety and satisfaction of tax-paying residents who wish to live in a community committed to those values. Please take the time to demonstrate your commitment to us.

Thank you,
Nancy Bennett
3558 Hyacinth St., Okemos

Tim Schmitt

From: RG <guptaram.rg@gmail.com>
Sent: Monday, July 12, 2021 2:05 PM
To: Planning Commision (DG)
Subject: 7-12 Meeting Comments

Here are my notes against the free standing ER.

Increased traffic

Construction noise

Cited reasons aren't for the project aren't valid as laid out below.

-urgent care is readily available and telehealth visits can address everything else.

-emergency rooms are the most expensive way to consume healthcare, why is this facility going into the most affluent area?

-chest pain should always warrant an emergency room visit

-remember when the speed limit used to be 55 on Jolly road in this area? That changed after Adam Nevills was killed in a car accident. So now we want to invite potentially distressed rushed drivers to an area which is currently safe for residents, walkers, runners, bikers, and family's?

-if you can afford to leave the ED because the wait is too long, this is an issue which should have been treated via Telehealth , an urgent care, or primary care doc

-improving patient outcomes is a main reason cited for this project. An article published in health management . Org titled "7 ways to improve patient outcomes" is to improve the work culture by taking care of the staff which includes nurses, doctors, and staffing appropriately to prevent burnout.

It has become increasingly evident that the atmosphere and working conditions within a hospital can have a profound impact on patient outcomes.

For instance, a study of nurse practitioners' environments in the United States observed a strong correlation between better care environments (i.e., better staffing, investments in staff development, quality management, frontline manager supervisory ability, and good relations with physicians) and reduced patient mortality.⁷

This point is reinforced in a 2008 review of the international evidence concerning the correlation between nursing practice environments and patient outcomes. One of the evaluated studies noted significantly better outcomes among hospitals that were awarded Magnet status, an award given by the American Nurses Credentialing Center to hospitals that satisfy a set of criteria designed to measure the strength and quality of their nursing department. The authors attributed this difference in outcomes to organizational features through which nurses experienced greater autonomy, more control over their practice, and better relationships with physicians.⁸

This same review also considered a survey of 43,000 nurses in 700 hospitals in the United States, Canada, England, Scotland, and Germany. The surveyed nurses agreed that while their working relationships with physicians were largely positive, their hospitals generally didn't provide the support services that the nurses needed to get their jobs done, and fewer than half of the respondents felt that their hospital administrators listened and responded to their concerns. Authors Robyn B. Cheung, et al., concluded that their study's findings "provide convincing evidence of the crucial role that staffing ratios, and administrative and managerial support, play in the quality of patient care and patient outcomes."

-recent employee reviews from sparrow state high turnover, poor perception of management, hectic/ chaotic work environment, low pay compared to industry standard.

-emergency departments attract homeless people

<https://bmchealthservres.biomedcentral.com/articles/10.1186/s12913-021-06426-z>

“People experiencing housing insecurity represent a disproportionate and growing share of ED visits. ED utilization by homeless patients is three times the US norm [12] and has increased 80% over the last 10 years [13, 14]. Homeless patients are more likely to be “frequent users” (≥4 visits/yr) or “super users” (≥20 visits/yr) of the ED, and thus utilize more resources [15, 16].

Several risk factors for disproportionate ED use include lack of housing, substance abuse, decreased education, chronic illness, hunger, and exposure to violence [6, 12].

<https://www.healthline.com/health-news/medical-care-in-emergency-rooms#Whos-most-likely-to-visit-the-ER>

-from 1996-2010, emergency room visits increased by 44%.

Those in the “other” insurance category, including people without insurance, were the most likely to visit emergency rooms.

As health literacy or healthcare access during business hours are often barriers to care, emergency departments open 24/7 fill the gap and support that individual or family in need of medical evaluation and treatment,” he said.

“[Emergency departments] accept this role and responsibility, but also recognize that seamless connectivity to outpatient physician and services could be better coordinated and optimized. This is an area ripe for improvement, and should be a focus of attention.

-Insurance coverage is often suboptimal, and patients will often put off getting healthcare until they really need it, thinking they will save money that way by avoiding the copays associated with multiple doctor’s visits. When their condition gets worse, they wind up in the [emergency department]. This is why we need better insurance coverage and plans that incentivize outpatient care over [emergency department] care

-Another point to note- there are extended hours urgent care facilities offering accommodations for working adults within 7 minutes drive time in from any location in meridian township

Jon Brown cited in favor of this development stands to benefit financially. He mentions his employees often get cut- this is a work comp issue and they have prearranged agreements with providers/ clinics. If an injury is so severe it requires and ED visit, MIOSHA should probably conduct an audit.

Rama Gupta
3521 Indiana
517-894-5940

Tim Schmitt

From: Griffin, Jordan G <Jordan.Griffin@sparrow.org> on behalf of Bres, Thomas <Thomas.Bres@Sparrow.Org>
Sent: Thursday, July 15, 2021 9:10 AM
To: Planning Commision (DG)
Cc: Tim Schmitt; Shaski, John; Bakkegard, Staci
Subject: Sparrow Follow Up

Dear Meridian Township Planning Commission,

We did not anticipate some of the questions asked on Monday night, and want to be as informative as possible about this exciting project. We have great respect for the Township processes, understand the importance of your role and decisions, and the due diligence you must perform.

At the next meeting, we will bring additional Sparrow leaders including clinical leaders, to address the unanswered questions as well as any new questions.

In the meantime, we also want to offer each of you the opportunity to meet with us informally. We are happy to schedule a 30 minute video meetings (or in person) next week for any Commissioner who would like to meet with myself and key leaders on the project. We would be eager to hear more of your questions and feedback on any and all aspects of the project, and a separate meeting might give us more time for discussion.

If you are interested in a 30 minute meeting, please contact Jordan Griffin at jorden.griffin@sparrow.org and she will assist in scheduling.

Thank you for considering the Special Use Permit and we look forward to our next discussions.

Thomas A. Bres

Senior Vice President
Chief Administrative Officer and
Chief Information Officer
517-364-5007
thomas.bres@sparrow.org
Twitter: @SparrowTomBres



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High Caliber Karting

As previously stated before High Caliber Karting is a locally LDFA bred story as the operators of High Caliber utilized the Technology Innovation Center in East Lansing as an engineering student at MSU through the apprenticeship program. Through assistance at the TIC, High Caliber Karting funded the build out of the space at Meridian Mall, creation of the specific go “Karting” experience with the intention to create an innovative product like Combat Karting.

Township Board options

The Township Board may elect to adopt a resolution with the intent to create and provide for the operation of the Lansing Regional SmartZone. The resolution of intent is only a declaration that a public hearing will be held to discuss the LDFA SmartZone and set the designated boundary, it does not commit the Township to acceptance into the LDFA. The Township board will hold a public hearing with notification sent to property taxpayers and to the governing body of each taxing jurisdiction that would be subject to capture should the authority become established. 60 days after the public hearing the Township board may adopt by majority vote a resolution establishing the authority and designating the boundaries of the authority and its powers

Proposed Motion:

- **The Township Board may move to approve the Resolution of intent to create and provide for the operation of the Lansing Regional “SmartZone” LDFA and set the date for a public hearing on August 17, 2021.”**

Examples of TIF success: Ann Arbor Spark SmartZone LDFA
Grand Rapids SmartZone LDFA

Attachments:

Draft Lansing Regional SmartZone TIP
LDFA Adoption Process
Resolution of Intent

RESOLUTION OF INTENT

Lansing Regional SmartZone Local
Development Finance Authority

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually at the Meridian Municipal Building, in said Township on the 18th day of May 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Meridian Township Board of Trustees at their May 18th , 2021 meeting approved a motion to adopt a resolution of intent to create and establish the Lansing Regional SmartZone Local Development Finance Authority on Dawn Ave and Towner Road in Meridian Township and begin the public notice process; and

WHEREAS, the Tax Increment Financing Act 57 (Public Act 57 of 2018) requires the governing body, by resolution, to set a date for a public hearing, and designate the boundary of the proposed "SmartZone" development area; and

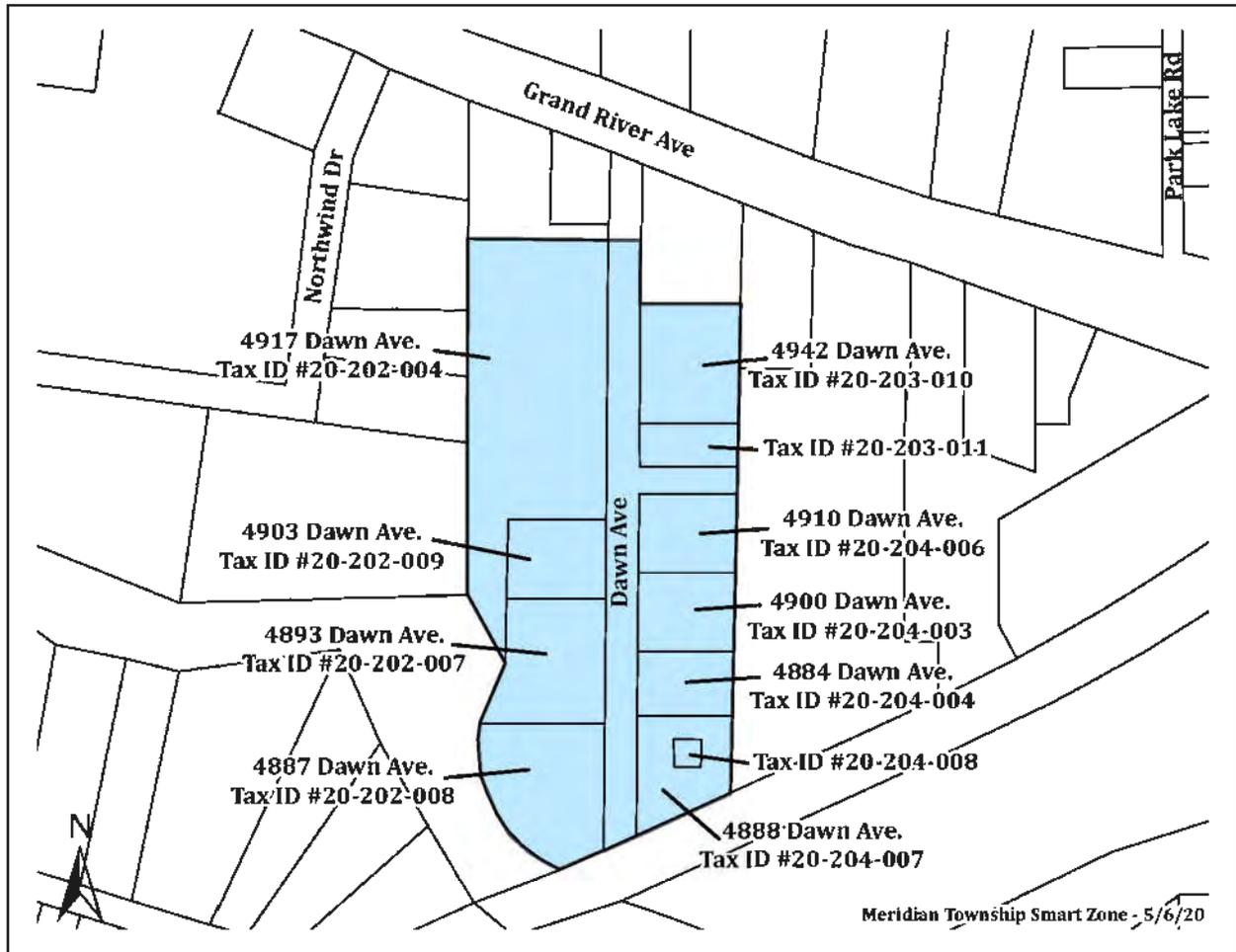
WHEREAS, the Township Board has determined the proposed development area as depicted on the attached maps (Exhibit A) and associated legal description (Exhibit B) meets the criteria set forth by MCL 57 of 2018 ; and

WHEREAS, for the purposes of complying with State Act 57 of 2018 the Township Board designates as the proposed development area the real property as depicted on the attached map (Exhibit A) and associated legal descriptions (Exhibit B) as the Local Development Finance Authority "SmartZone" in Meridian Township.

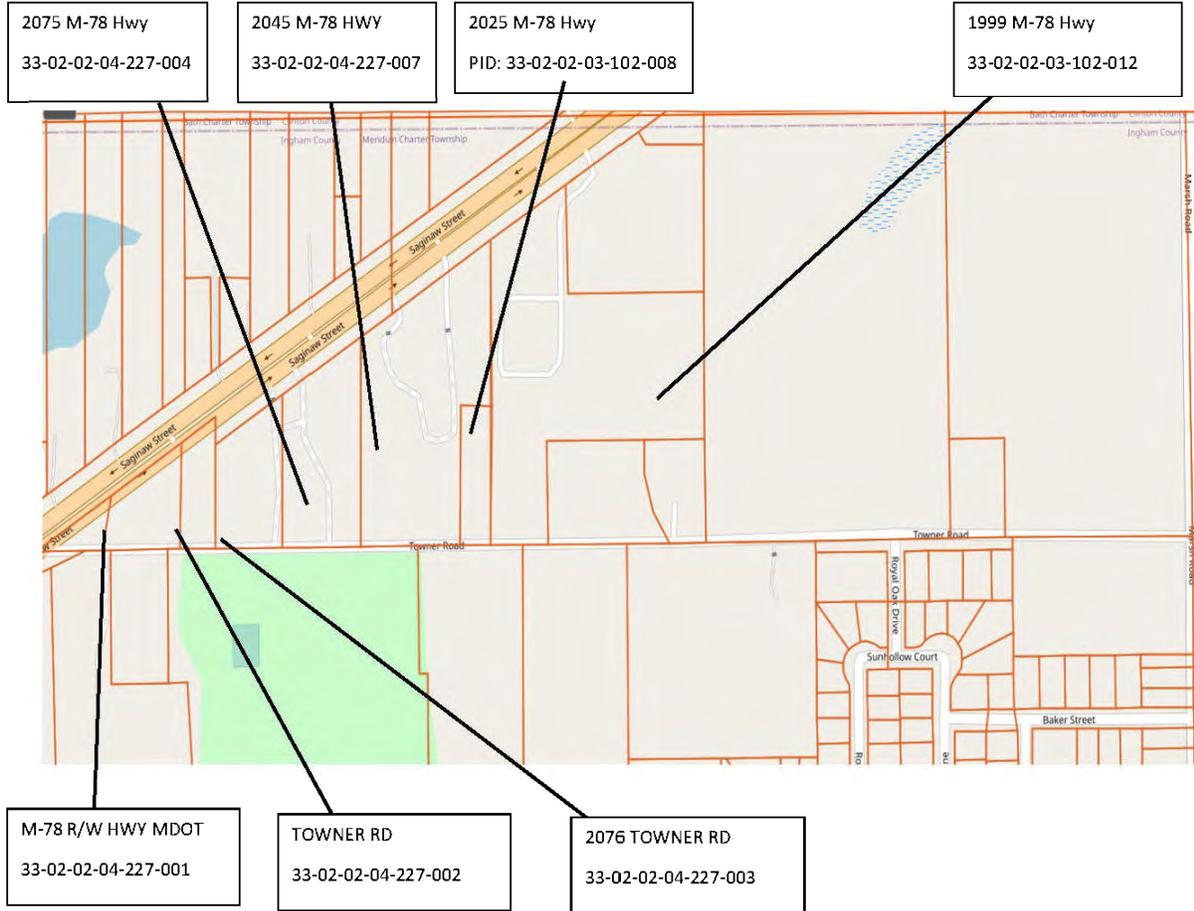
WHEREAS, a public hearing to discuss establishing a Local Development Finance Authority in Meridian Township and the associated parcels, must be held to meet the required noticing provisions/of State Act 57 of 2018; and

Meridian Township SmartZone Development Areas

Dawn Avenue Area



East Saginaw Highway (M-78) Area



Lansing Regional SmartZone

Tax Increment Financing and Development Plan

April 9, 2021 DRAFT





**PUBLIC SECTOR
CONSULTANTS**

Prepared by

Public Sector Consultants
www.publicsectorconsultants.com

Prepared for

Lansing Economic Area Partnership
<https://www.purelansing.com/>

Table of Contents

INTRODUCTION	4
PAST PERFORMANCE REPORT	5
Introduction	5
Technology-based Economic Development Performance	5
Financial Performance	9
PLAN FOR FUTURE PERFORMANCE	12
BUDGET	15
TAX INCREMENT AND FINANCING PLAN	17
Section I: Introduction	17
Section II: Lansing Regional SmartZone	17
Section III: Tax Increment Financing Plan—Lansing Regional SmartZone	18
Section IV: Development Plan	24
APPENDIX A: PARCELS AND LEGAL DESCRIPTIONS	28
City of Lansing	28
City of East Lansing	29
Meridian Township	38
APPENDIX B: MAPS	41
City of Lansing SmartZone Development Area	41
City of East Lansing SmartZone Development Area	42
Meridian Township SmartZone Development Areas	43
REFERENCES	45

Introduction

The Lansing Regional SmartZone (LRSZ) is a dynamic and collaborative partnership between the Cities of Lansing and East Lansing (COL and COEL), Michigan State University (MSU), the MSU Foundation, Ingham County, and the Michigan Economic Development Corporation (MEDC). Its mission is to foster the creation and attraction of technology-based businesses and jobs within the zone.

The LRSZ was officially launched in 2006 after jurisdictional authorities adopted resolutions that created a joint Local Development Financing Authority (LDFA) and an authority district. Subsequently, a Tax Increment Financing (TIF) and Development Plan was adopted for the LRSZ, allowing the capture of TIF revenue in downtown East Lansing and the area in and around the University Corporate Research Park in the City of Lansing. The TIF plan allowed the LRSZ to capture this revenue for a 15-year period beginning in 2008 and concluding in 2021. The LRSZ has used this TIF capture revenue to creatively achieve its mission and become a powerful tool for stimulating the growth of the technology economy across the region and the state. It leverages this revenue stream to provide valuable lab space, incubation, networking, mentoring, coaching, and other business development services to innovative technology-based businesses and entrepreneurs in the area. These supports drive the attraction, creation, and expansion of life sciences, advanced manufacturing, information technology (IT), and other businesses inside the LRSZ.

With the TIF plan's initial phase coming to an end, the LDFA is seeking to extend its TIF revenue capture for an additional five years and add several parcels in Meridian Township under the rules and regulations established in Public Act 57 of 2018.

The COEL and COL managed the LRSZ from its creation through 2014, but the Lansing Economic Area Partnership (LEAP) has managed the LRSZ since 2015 with ongoing oversight by the two cities and the LDFA board. Since its creation, the LRSZ has remained in compliance with the MEDC by providing timely and complete reports to the appropriate agency. These reports provide detailed information about the revenue captured, expenditures, and other required financial records.

This document is a comprehensive analysis of the LRSZ performance to date, along with an updated business plan for future performance. It also includes the amended TIF and Development Plan.

- **Past performance report:** Detailed review of the LRSZ's business support, job creation and retention, research and commercialization, and investment performance, as well as a breakdown of the use and outcomes of state funds and TIF revenue.
- **Business plan:** A comprehensive strategy for long-term growth and self-sufficiency during the extension period that includes an analysis of the LRSZ's overall contribution to the region and state's technology-based economy and a plan for future regional collaboration and performance.
- **Budget:** A breakdown of how the LRSZ plans to use projected TIF revenues over the next five years if an extension is granted.

Past Performance Report

Introduction

This past performance report provides a detailed look at the growth and evolution of the LRSZ’s impact over the last 15 years from an economic development and financial perspective.

Technology-based Economic Development Performance

The LRSZ’s technology-based economic development performance can be categorized in the following areas:

- Business development and job creation
- Research and commercialization
- Investment

Business Development and Job Creation

As the leading technology business support entity in the region, the LRSZ has progressed toward its mission by providing a wide range of supports and services. Since its creation, the LRSZ has assisted 642 businesses and supported the location or expansion of 84 businesses. They have also supported the creation or retention of 1,264 jobs, which have an average annual salary of \$42,986. Exhibit 1 provides detail on how this performance breaks down by type.

EXHIBIT 1. Business Development and Job Creation

Type	Businesses Assisted	Businesses Located or Expanded	Jobs Created or Retained	Average Salary of Jobs Created or Retained
Technology	598	84	1,264	\$42,986
Nontechnology	44	0	0	N/A
Total	642	84	1,264	\$42,986

Source: PSC compiled and analyzed LRSZ reporting data.

Since its creation, the LRSZ has almost exclusively targeted technology-related businesses to maximize its impact on this sector. These high-technology companies provide good jobs that can attract and retain talent in the area. These firms are in growing and innovative industries that have made significant high-tech job impacts in the region and the state. Industries supported include:

- Biosciences
- Cloud services
- E-accounting services
- E-commerce
- Engineering
- Engineering arts (medical devices)
- Genetics testing
- Healthcare technology
- Homeland security
- Media arts
- Software development
- Web-based learning

During the first five years of the LRSZ, TIF capture revenues were limited and declining. The lack of property taxable value growth was negatively impacted by the Great Recession. Despite these challenges, LRSZ served 83 companies, supported the retention of 189 jobs, and created an additional 167 jobs. Given the massive job losses occurring across the state at the time, these modest gains were important to the region’s burgeoning technology sector and helped establish a foundation for future growth. The LRSZ’s early efforts, combined with regional and national economic recovery, started providing the zone with additional capacity to expand its programs and services.

Since then, the LRSZ has increased its programming and supports with additional TIF capture. During the last five years alone, the LRSZ has supported the creation of 85 companies across many different high-technology fields. These efforts were successful during years of relatively steady growth, and LRSZ services were even more important when the devastating economic impacts of the coronavirus (COVID-19) pandemic struck. As shown in Exhibit 2, the LRSZ served 39 different companies during the first six months of the pandemic.

EXHIBIT 2. Companies Served by Industry Type (March–October 2020)

Type	Companies Served
Advanced Agriculture	2
Advanced Information Technology	18
Advanced Manufacturing	6
Advanced Materials	2
Mobility	1
Life Sciences	10
Total	39

Source: PSC compiled and analyzed LRSZ reporting data.

These efforts were critical for supporting business development and job creation during this period, and the LRSZ focused on serving those hardest hit by the pandemic and subsequent economic crisis. Of the companies served during the first half of 2020, regardless of type, 82 percent were located in economically disadvantaged areas and 42 percent were minority-, women-, or veteran-owned businesses.

Both in times of economic crisis and growth, the LRSZ’s programs and services have driven business development and job creation and retention in the zone and supported the growth of the burgeoning high-technology sector in the region and across the state.

Research and Commercialization

In addition to creating jobs, LRSZ partners, which include higher-education institutions, economic development organizations, and municipalities, have focused on driving innovation through research and commercialization efforts. Strengthening collaborative partnerships has been central to this approach. For example, LEAP, the City of East Lansing, and the MSU Foundation have focused on enhancing their partnerships and deepening their program integrations over the last five years. By working together, these LRSZ partners have increased their capacity to build the next generation of technology entrepreneurs

through programs like Red Cedar Ventures and Spartan Innovations. These efforts are tailored to support on-campus researchers and entrepreneurs develop and commercialize innovative technology-based products.

These partners have also supported the creation and growth of the Technology Innovation Center (TIC), which provides entrepreneurs and new companies with collaborative workspace, programmatic support, and other critical resources that can help them grow their technology-based startups and early-stage companies. The TIC has graduated dozens of businesses and received multiple awards (TIC 2013). The LRSZ has used TIF revenue to expand and operate the TIC, which has been the primary driver of research and commercialization projects supported by the LRSZ.¹

EXHIBIT 3. Research and Commercialization Projects at the TIC (2008–2020)

Projects	Completed	Ongoing	Total
Research	31	10	41
Commercialization	105	22	127

Source: PSC compiled and analyzed LRSZ reporting data.

The LRSZ has also leveraged the TIC network to develop and coordinate a tech communication hub where members could share their ideas and articulate their needs. This hub has improved understanding and utilization of the Business Accelerator Fund (BAF), which provides businesses in the LRSZ with resources to secure support from specialists that can help them commercialize and grow their business.

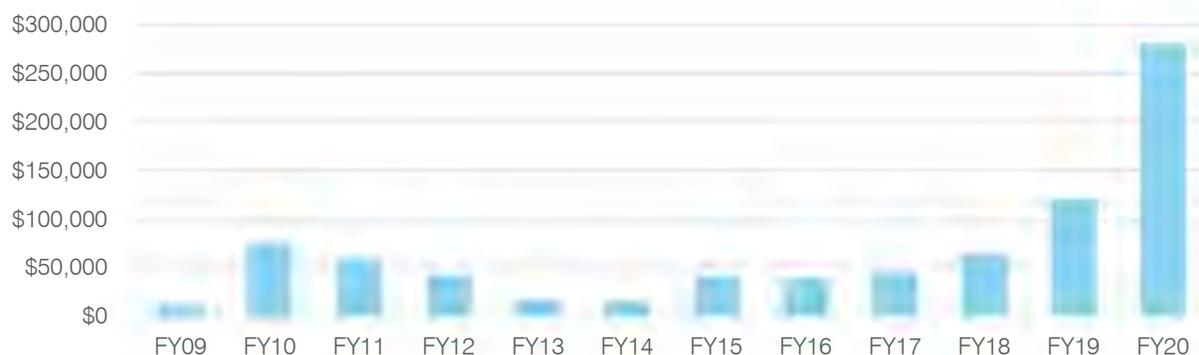
Through these partnerships and efficient stewardship of increasing TIF revenue, the LRSZ has expanded its capacity to support research and commercialization efforts in growing technology sectors across the region and the state.

Investment

TIF revenue capture, the primary funding source for the LRSZ, supports the LRSZ’s economic development, research, and commercialization efforts. As Exhibit 4 shows, TIF capture has increased significantly over the past five years. After many years of relatively limited property tax capture, the annual amount eclipsed \$100,000 in FY 2019. In FY 2020, revenue capture nearly tripled in one year, reaching \$280,000. These gains in assessed value have allowed the LRSZ to expand its services and support more technology companies and workers.

¹ While MSU Technologies, the university’s primary commercialization office, operates inside the borders of the LRSZ, their statistics were not included because they were not supported with LRSZ resources.

EXHIBIT 4. LRSZ Property Tax Capture, Fiscal Years 2008–2020



Source: City of East Lansing, Consolidated Annual Financial Reports, fiscal years 2009–2020

In addition to the TIF capture, the LRSZ has generated significant public and private investment within the zone through state and federal grants, angel and venture capital, loans, and revenue produced by new companies. As shown in Exhibit 5, more than \$53 million, including \$837,000 invested by owners of companies assisted by the LRSZ, has been invested. These funds have supported the growth of new companies and products, which in turn improve the local economy and provide funding for schools and other critical public services. As Exhibit 5 also shows, the LRSZ was able to generate over \$10.5 million in investment during the first six months of the COVID-19 pandemic, an important period when companies served by the LRSZ needed extra support.

EXHIBIT 5. Investment in the LRSZ by Type (2008–2020)

Investment Type	January 2008– March 2020	March 2020– October 2020	Total
Small Business Innovation Research (SBIR), Small Business Technology Transfer, and Other Federal Funding	\$11,600,760	\$525,000	\$12,125,760
MEDC Investments (grants, SBIR matches, etc.)	\$4,582,024	\$244,000	\$4,826,024
Venture Capital	\$8,595,000	\$3,615,000	\$12,210,000
Angel Funds	\$3,746,000	\$3,170,000	\$6,916,000
Bank Loan	\$2,035,000	\$10,000	\$2,045,000
Owner Investment	\$718,000	\$119,000	\$837,000
Other Total	\$8,085,180	\$113,000	\$8,198,180
New Sales	\$3,744,404	\$2,722,000	\$6,466,404
Total	\$43,106,368	\$10,518,000	\$53,624,368

Source: PSC compiled and analyzed LRSZ reporting data.

The strategic investment of TIF capture to support high-technology entrepreneurs and businesses has resulted in additional public and private investments in the sector, which have collectively strengthened the region’s overall economic development.

Financial Performance

The LRSZ’s economic development impacts were made possible through successful financial resource management. To explain the uses and outcomes of state funds and TIF capture, this section provides a detailed look at the revenues received, expenses paid by type, fund balances, and other obligations. LRSZ financial data for the LRSZ has been compiled from its inception through FY 2020.

LRSZ Financial Management and Data Gathering

Financial data was gathered from the COEL and LEAP. From FY 2007 to FY 2014, finances were managed by the COEL with oversight by the LDFA board. The COEL managed the finances during this time for two reasons. First, East Lansing was the only participating jurisdiction where tax increment financing revenue was generated. Second, the COEL was also solely funding and managing the TIC, the LRSZ’s primary initiative at the time. When LEAP took over management of the TIC in fiscal year 2015, the responsibility for financial management fell under LEAP’s purview with continued oversight by the LDFA board. To address the shift in financial reporting and the corresponding differences in reporting detail, the summary financial data has been split into two periods—2009 to 2014 and 2015 to 2019.

Fiscal Years 2009–2014

Exhibit 6 provides a summary of financial performance for fiscal years 2009 through 2014. Income during these years came primarily from property tax capture, state grants supporting TIC operations, and miscellaneous contributions. State grants were from the MEDC and supported TIC operations, while miscellaneous contributions included funding to support ancillary activities such as The Hatch, the student incubator. Expenses during this time primarily included professional staffing and operational expenses related to managing the TIC. The relatively low property tax capture required additional support from the City of East Lansing’s Downtown Development Authority (ELDDA) to support costs of the TIC, particularly buildout and lease expenses. The ELDDA spent \$415,000 for TIC construction, fully financed through ELDDA debt. These costs are not reflected in Exhibit 6 as they were solely ELDDA expenses and not an obligation of the LRSZ.

EXHIBIT 6. LRSZ Financial Performance, Fiscal Years 2009–2014

	FY09	FY10	FY11	FY12	FY13	FY14
Revenue						
Property Tax Capture	\$11,243	\$75,032	\$58,863	\$42,766	\$17,896	\$14,834
State Grants				\$48,011	\$70,000	\$70,000
Other	\$15	\$189	\$602	\$327	\$396	\$158
Miscellaneous	\$8,855	\$52,229	\$118,179	\$26,392	\$31,519	\$23,231
Total Revenue	\$20,113	\$127,450	\$177,644	\$117,496	\$119,811	\$108,223

	FY09	FY10	FY11	FY12	FY13	FY14
Expenses	\$20,045	\$118,577	\$90,554	\$140,818	\$130,144	\$116,909
Net Income	\$68	\$8,873	\$87,090	(\$23,322)	(\$10,333)	(\$8,686)
Fund Balance	\$68	\$8,941	\$96,031	\$72,709	\$62,376	\$53,690

Source: PSC compiled and analyzed LRSZ reporting data.

Fiscal Years 2015–2020

Exhibit 7 provides financial performance data from fiscal years 2015 to 2020. FY 2015 and 2016 include a greater level of financial activity compared to the preceding and subsequent years. This is the result of the transfer of the TIC management from the COEL to LEAP and the need to reflect this transfer on the LRSZ financial statements. This transfer of assets resulted in a much higher fund balance due to the capital contribution of the TIC and the associated rental income. Since the TIC’s physical assets were previously supported by the ELDDA, they were not reflected on prior years’ LRSZ financial data. There was a subsequent and corresponding decline in financial activity in 2017 when the TIC transitioned again from LEAP to the University Corporate Research Park (UCRP).

In fiscal year 2015 a substantial MEDC grant was awarded to cover the remaining debt service of \$644,000 (principal and interest) for the original TIC buildout. The debt itself was not on the LRSZ balance sheet, but relieved a significant financial obligation, allowing the ELDDA to direct resources to support LRSZ operations. Since 2017, income has been limited primarily to property tax capture, with that funding growing significantly due to the development of several large projects within the COEL portion of the tax capture district. Property tax capture through FY 2020 remains solely from the COEL since no growth in taxable value has occurred within the COL’s portion of the capture district.

Expenses from 2015 to 2020 were primarily focused on TIC operations and critical business support and development activities for companies within the LRSZ.

EXHIBIT 7. LRSZ Financial Performance, Fiscal Years 2015–2020

	FY15	FY16	FY17	FY18	FY19	FY20
Operating Revenues						
<i>Charges for Services:</i>						
Rental	\$305,379	\$346,026				
Other Tenant Fees	\$21,365	\$23,842				
Other	\$12	\$12	\$120			
Property Tax Capture		\$34,521	\$40,584	\$57,568	\$109,025	\$251,910
Total Operating Revenues	\$326,756	\$404,401	\$40,704	\$57,568	\$109,025	\$251,910
Operating Expenses						
Facilities	\$341,745	\$389,755				
Business Incubator	\$39,890	\$57,072	\$63,090	\$22,000	\$19,608	\$81,738
Contractual Services	\$28,600	\$29,991	\$11,010	\$8,820	\$9,124	\$13,968
Operations	\$9,771	\$7,671	\$31			

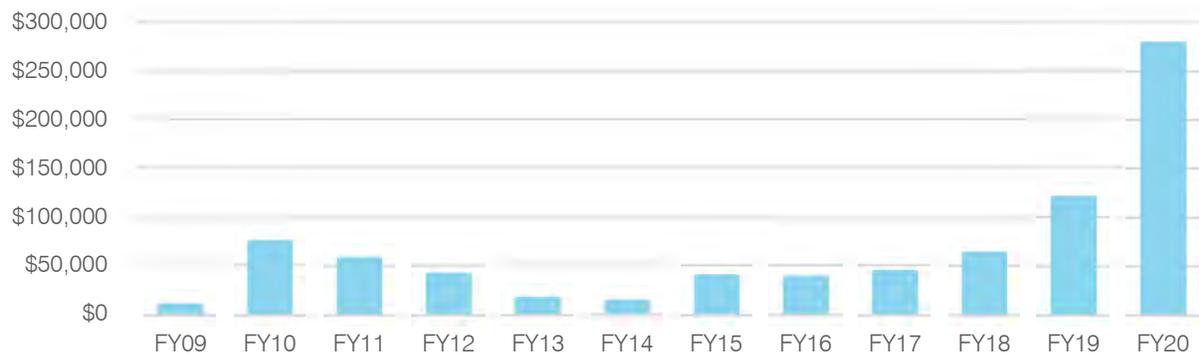
	FY15	FY16	FY17	FY18	FY19	FY20
Insurance	\$1,101	\$1,043	\$2,327	\$2,443	\$2,418	\$2,420
Depreciation	\$41,225	\$41,311				
Total Operating Expenses	\$462,332	\$526,843	\$76,458	\$33,263	\$31,150	\$98,127
Operating Gain or (Loss)	(\$135,576)	(\$122,442)	(\$35,754)	\$24,305	\$77,875	\$153,784
Nonoperating Revenues (Expenses)						
Grant Revenue	\$831,500	\$53,000				
Grant Expenses	(\$749,500)					
Sponsorships	\$74,500	\$20,000				
Contributions (Transfer of Operations)	\$53,373		(\$1,033,285)			
Property Tax Capture	\$42,404					
Total Nonoperating Revenues (Expenses)	\$252,277	\$73,000	(\$1,033,285)	\$0	\$0	\$0
Income or (Loss) Before Capital Contributions	\$116,701	(\$49,442)	(\$1,069,039)	\$24,305	\$77,875	\$153,784
Capital Contributions (Transfer of Operations)	\$1,110,845	\$4,976				
Change in Net Position	\$1,227,546	(\$44,466)	(\$1,069,039)	\$24,305	\$77,875	\$153,784
Fund Balance, Beginning of Year	\$0	\$1,227,546	\$1,183,080	\$114,041	\$138,346	\$216,221
Fund Balance, End of Year	\$1,227,546	\$1,183,080	\$114,041	\$138,346	\$216,221	\$370,005

Source: PSC compiled and analyzed LRSZ financial data.

Property Tax Capture

When the LRSZ was created, the LDFA and the Cities of Lansing and East Lansing expected TIF capture to serve as the primary funding resource for the LRSZ. The original LDFA TIF plan projected that the LRSZ would benefit from development within the two approved tax capture districts, one in the COEL and the other in the COL. However, development did not materialize as projected and TIF revenue was limited until recently. Exhibit 8 is a summary of the TIF revenue over the first 12 years of the LRSZ's operation.

EXHIBIT 8. LRSZ Property Tax Capture, Fiscal Years 2009–2020



Source: City of East Lansing, Consolidated Annual Financial Reports, fiscal years 2009–2020

Property tax capture was minimal until FY 2019, when it finally surpassed \$100,000. FY 2020’s revenue was nearly \$280,000, a more than fourfold increase from just two years earlier. The realization of this revenue in recent years is a significant turning point for the LRSZ. Annual revenue is now at a level that allows for greater entrepreneur and business support activities, and a five-year extension would allow the LRSZ to build on existing momentum and expand its reach.

Plan for Future Performance

The LRSZ is currently located in downtown East Lansing and in and around the University Corporate Research Park in the City of Lansing. As part of the application for a five-year TIF capture extension, the LRSZ is seeking to add several parcels in Meridian Township, which includes the VanCamp Incubator + Research Labs and parcels along the M-78 corridor. By leveraging these additional assets and building on the significant progress made during the last five years, the LRSZ can unlock additional growth and establish a sustainable path to long-term self-sufficiency.

To do this, the LRSZ’s business plan will focus its efforts on three key strategies over the next five years:

- **Driving growth in target parcels:** This plan identifies and describes the strategy for leveraging the value and utility of key parcels within the LRSZ where there is room for additional growth.
- **Fostering increased collaboration:** Building on previous collaborative efforts, this plan articulates a vision for deeper collaboration between the cities, local and regional economic development organizations, and higher education institutions and describes how these efforts will drive improved outcomes.
- **Ensuring sustainability and self-sufficiency:** With only an additional five years of TIF revenue capture available through this extension, this plan also provides a roadmap for how the LRSZ will develop a long-term and sustainable path for continued support for the region’s businesses, entrepreneurial ecosystem, and technology-based industries in service of future economic and community development gains.

By focusing on these three core components, the LRSZ will maximize the impact of an additional five years of TIF capture and position itself well to provide continued support for the region’s economic and high-tech industry growth moving forward.

Driving Growth in Target Parcels

Each of the three municipalities have plans for additional growth within their respective development areas.

- **City of Lansing—University Corporate Research Park:** The new \$500 million state-of-the-art McLaren hospital is currently under construction within the UCRP. While the hospital is not taxable, the investment by McLaren, partnership with MSU, and LEAP’s focus on MedTech development are all expected to drive ancillary medical industry growth. The LRSZ is likely to see increased taxable value as nearby parcels are developed, particularly within the UCRP.
- **City of East Lansing—Downtown Development Authority:** The ELDDA district has seen significant redevelopment in the past five years through projects including the Park District, Center City, and the Hub. While a number of these projects have utilized brownfield TIF and the LRSZ, there is the potential for additional development that would result in additional TIF revenue for the LDFA. The most immediate prospect is Michigan State University Federal Credit Union’s proposed seven-story retail and office building. Adjacent to this property are several targeted parcels along Evergreen Avenue that are currently under purchase option for a proposed eight-story office complex. Further development in the Cedar Village area east of Bogue Street offers potential as well.
- **Dawn Avenue and M-78 Corridor (Meridian Township):** The Dawn Avenue area includes the VanCamp Incubator + Research Labs and offers possible nearby redevelopment of underutilized parcels. The M-78 corridor includes a number of vacant lots with high redevelopment potential for commercial or industrial uses. These two areas are unique within the LRSZ, as most parcels are zoned as industrial and can allow certain types of development that are not allowable in commercially zoned districts.

Fostering Increased Collaboration

Another core component of the LRSZ’s business plan moving forward is to increase municipal and higher-education collaboration through a new interlocal agreement and enhanced program coordination.

Interlocal Agreement

If an extension is approved, then the participating municipalities (COL, COEL, and Meridian Township) plan to execute an interlocal agreement that would allow for increased resource sharing and deeper collaboration. Currently, TIF capture is only allowed to be used in the municipality where the revenue is generated. This policy ensures that tax revenues are used locally. While this has been beneficial over the last 15 years, it also creates a barrier to greater collaboration, which is necessary given that the LRSZ is a network of partners working to support the high-technology industry from a regional perspective. To balance the LRSZ’s intention to ensure most of the revenue is used locally, but also provide greater room for collaboration, a new local agreement will be signed by all municipalities that allows 10 percent of all TIF capture to enter a rising tide fund.² This new approach would keep 90 percent of TIF capture in the

² A fund that can be used for business support services and programming in any of the participating jurisdictions

community where it accrued, but it would also expand the reach and scope of services that can be provided throughout the region. This strategy is also seen as a first step to providing supports across the area, regardless of whether a business or entrepreneur is located within the boundaries of the zone.

Enhanced Program Coordination

The LRSZ has made tremendous strides in developing impactful relationships amongst its partners, particularly between the COEL, LEAP, and the MSU Foundation. If granted an extension, the LRSZ would build on these previous successes. For example, partners could expand their collaboration with MSU Foundation programs, such as Spartan Innovations and Red Cedar Ventures, which are a core part of the university's technology commercialization efforts. Over the last two years, many entrepreneurs have worked with Red Cedar Ventures and Spartan Innovations to secure early-stage capital investment and federal grants. With this funding secured, many of these entrepreneurs then need space and other key services to get their products to market and grow their business. At this point in the commercialization process, LEAP has begun to play a role providing site selection, technical assistance, and other supports.

These efforts would also be targeted in a way that encourages these emerging technology companies to stay in the region. With additional years of TIF revenue captures, the LRSZ would work to further integrate programming and services with the goal of providing a wider range of supports to companies as they grow. This would include attraction grants, which could amount up to \$50,000 per award. They would be given to new high-technology businesses that locate inside the zone once they reach the site selection stage. This would allow companies that have been built through the dedicated and impactful supports provided by LRSZ partners, such as LEAP and the wide range of entrepreneurial services offered through the MSU Foundation, to locate within the zone boundaries once they are ready to take the next step. These relatively small grants could make a major difference for these new companies and result in more capital investment and job creation. Also, as these businesses grow, so does the annual TIF capture, which, in turn, allows the LRSZ to support more businesses. This cycle will allow the region's high-technology sector to grow long into the future.

Ensuring Sustainability and Self-sufficiency

The third critical component of the LRSZ's business plan is the establishment of plans and programs to ensure that the zone is on a path to self-sufficiency and long-term success. To do this, the LRSZ will leverage LEAP's administrative capacity to execute the previously described business plan and effectively manage financial resources.

Administrative Capacity

Since 2015, LEAP has served as the leader of the LRSZ, and it would continue to do so if granted an additional five years of TIF capture. LEAP is the economic development organization serving the tri-county region, which includes Clinton, Eaton, and Ingham Counties. LEAP provides extensive support to entrepreneurs and works diligently to attract and retain businesses and talent within the Lansing area. These services are well aligned with the mission of the LRSZ, which is a major reason that the zone has been able to expand its reach and deepen its impact in the last five years.

From an organizational capacity standpoint, LEAP has sufficient administrative capacity to build on recent progress and implement the proposed business plan. This public-private partnership is staffed by over a dozen economic development experts who have demonstrated the organization's capacity to deliver high-quality services and manage the zone's financial performance over the last five years. If granted a

five-year extension, LEAP will play a leading role as the LRSZ transitions into a self-sufficient and sustainable operation.

Staff capacity at LEAP is further supplemented by economic development staff at the COEL and Meridian Township. In addition, the partnerships with MSU's Technology Innovation Center and the MSU Foundation provide additional capacity.

Transition to Self-sufficiency

If granted an extension, the LRSZ will explore multiple funding streams and leverage its fund balance to establish a long-term sustainability strategy.

- **Fundraising and grants:** While the majority of existing funds were generated through tax capture, the LRSZ is interested in pursuing business sponsorships, philanthropic donations, and other public grant funds to support its future efforts. The LRSZ can leverage its connections with corporate and philanthropic partners to provide additional resources to support its incubation and high-technology business support services, aligning partners' investment priorities with the needs of the LRSZ. Where appropriate, the LRSZ will also apply for state and federal grants to increase its capacity to foster business development and economic growth in the region. Efforts at fundraising will be closely coordinated with LEAP and the respective municipal partners to ensure alignment with their organizational priorities.
- **Incubator revenue:** To date, the LRSZ has not generated net income from its incubator services, but this could change in the next five years if granted an extension. The LRSZ will explore various funding and investment models that could generate revenue to supplement TIF capture, private and philanthropic donations, and public-sector grants.
- **Additional TIF capture:** The LRSZ will also consider additional opportunities to continue its tax revenue capture through potential opportunities for extensions and additions of parcels. This option would provide a stable base of revenue.

The exploration and pursuit of these opportunities offers the potential to diversify the funding sources for the LRSZ and inform the development of a more comprehensive plan for self-sufficiency if the LRSZ is granted an extension. The strategies proposed are consistent with research on the most common revenue sources for incubators and accelerators (GALI 2016). They also reflect the challenges in identifying and securing stable, long-term revenue sources.

Budget

Exhibit 9 provides detail on the LRSZ's projected budgets for the extension period. Revenue will primarily be from property tax capture with some expected revenue from sponsorships and other fundraising. In terms of expenses, funding will be focused on business incubator support and contractual services. There are currently no outstanding or projected obligations budgeted. The fund balance currently being carried by the LRSZ will be fully expended during the five proposed extension years.

EXHIBIT 9. Proposed Budget, Fiscal Years 2023–2027

	Proposed Extension Years				
	FY23	FY24	FY25	FY26	FY27
Operating Revenues					
Use of Fund Balance	\$76,000	\$76,000	\$76,000	\$76,000	\$76,000
Property Tax Capture	\$482,754	\$491,590	\$500,554	\$509,649	\$518,877
Sponsorships and Fundraising	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total Operating Revenues	\$568,754	\$577,590	\$586,554	\$595,649	\$604,877
Operating Expenses					
Accelerator and Incubator Services	\$398,128	\$404,313	\$410,588	\$416,954	\$423,414
Attraction, Retention, and Marketing	\$113,751	\$115,518	\$117,311	\$119,130	\$120,975
LRSZ/LDFA Administration	\$56,875	\$57,759	\$58,655	\$59,565	\$60,488
Total Operating Expenses	\$568,754	\$577,590	\$586,554	\$595,649	\$604,877
Fund Balance	\$304,000	\$228,000	\$152,000	\$76,000	\$0

Source: PSC calculations

Tax Increment and Financing Plan

Section I: Introduction

The State of Michigan, through Public Act (PA) 248 of 2000, amended the Local Development Financing Act (PA 281 of 1986) to broaden the use of tax increment financing techniques authorized under state law for the development of businesses engaged in “high technology activities.” PA 281 was later recodified into the Recodified Tax Increment Financing Act (PA 57 of 2018). When using the phrase “the Act,” this report is specifically referring to the recodified PA 57 of 2018.

The amended Act allows for:

- The creation of a Local Development Finance Authority
- Designation of an Authority District as the area or areas within which the authority exercises its powers
- The use of property tax capture from eligible property to finance development of public facilities to support the development of eligible property for a period of 15 years
- An additional five years of property tax capture if the LDFA agrees to additional reporting requirements and includes regional collaboration

The Act specifies that a tax increment financing plan shall be created that provides for the use of tax increment revenues to finance public facilities for the following:

- Eligible property in the “Authority District” whose captured assessed value produces the tax increment revenues
- Property located in a “Certified Technology Park” (SmartZone)
- For areas within a SmartZone, tax increment revenue is captured from all properties and includes both local taxes and 50 percent of school taxes. School taxes can only be captured for a maximum of 15 years.

Section II: Lansing Regional SmartZone

On October 16, 2000, the Cities of Lansing and East Lansing (the “Cities”) in collaboration with local partners, submitted an application to the Michigan Economic Development Corporation (the “MEDC”) to establish the Lansing Regional SmartZone (the “LRSZ”). The local partners being the Lansing Regional Chamber of Commerce, the County of Ingham, Michigan State University, Lansing Community College, the Michigan State University Foundation, and the University Corporate Research Park.

On April 11, 2001, the MEDC announced its intent to designate the LRSZ subject to a development agreement between MEDC, Lansing, East Lansing, and a joint Local Development Finance Authority (the “LDFA”).

On May 2, 2005, and May 3, 2005, Lansing and East Lansing, respectively adopted a resolution creating a joint LDFA and Authority District. As a multiple-jurisdictional LDFA, approval by the County of Ingham of its creation was required. The resolution was approved on April 26, 2005. In 2021, the Cities and Meridian Township adopted new resolutions that expanded the district to include Meridian Township.

Also in accordance with Act 281 of 1986, as amended, the Cities and Township entered into an agreement governing the composition and appointment of members of the governing body of the LDFA (the “LDFA Board”). The area established as the authority district includes portions of downtown Lansing and East Lansing, land in and near the University Corporate Research Park, and multiple parcels along Dawn Avenue in Meridian Township.

On November 30, 2005, the Cities, LDFA, and MEDC entered into the Lansing Regional SmartZone Agreement designating the authority district as a Certified Technology Park and established the terms and conditions of this designation.

The LDFA Board has determined that the LRSZ plays an important role in supporting the development of high-tech businesses in the region and should continue to do so for the foreseeable future. In support of the LRSZ’s ongoing efforts, the LDFA Board has crafted this updated tax increment financing plan.

Section III: Tax Increment Financing Plan—Lansing Regional SmartZone

On December 5, 2006, the East Lansing City Council approved the Tax Increment Financing and Development Plan for the Lansing Regional SmartZone. On December 11, 2006, the Lansing City Council also approved the plan. The LDFA Board has determined that to achieve the purposes of the Act, an amended tax increment financing plan should be created for an additional five years and submitted to the Cities and Meridian Township for their approval.

A. Statement

The LRSZ is geographically located in downtown East Lansing and in and around the University Corporate Research Park in the City of Lansing. The LRSZ now also includes a portion of Meridian Township along Dawn Avenue and parcels along the M-78 corridor.

The Lansing Regional SmartZone’s mission is to foster the creation and attraction of technology-based businesses and jobs within the Lansing Regional SmartZone. The SmartZone partners are doing this by encouraging technology-based entrepreneurial activities, providing value to technology-based businesses and stakeholders, and focusing on wealth generation, including jobs, income, and investment.

To achieve the LRSZ’s mission, the Cities of Lansing and East Lansing, as well as Meridian Township, along with their SmartZone Partners are creating an innovative approach to the commercialization process. The SmartZone provides physical amenities such as incubator and wet lab space along with business accelerator services throughout the life cycle of technology-based businesses. The SmartZone will continue to leverage private investment and generate new jobs and income.

B. Estimate of the Captured Assessed Value

Table 1 sets forth estimates of captured assessed value and tax revenues for each year of the plan. Insofar as the LDFA Board views the improvements and activities described in the Development Plan as a major contributing factor to renewed growth in the SmartZone property values, the assumptions embodied in the projections are considered appropriate.

TABLE 1. Estimates of Taxable Value and Captured Assessed Values, 2022–2026

Tax Year	City of Lansing		City of East Lansing		Meridian Township		Totals	
	Taxable Value	Captured Value	Taxable Value	Captured Value	Taxable Value	Captured Value	Taxable Value	Captured Value
Base Value*	\$11,404,458		\$46,458,837		\$4,425,355			
2020 Actual	\$3,841,869	\$0	\$78,317,081	\$31,858,244	N/A	N/A	\$82,158,950	\$31,858,244
2021 Projection	\$3,880,288	\$0	\$78,727,159	\$32,268,322	N/A	N/A	\$82,607,447	\$32,268,322
2022 Estimate	\$3,919,091	\$0	\$79,514,431	\$33,055,594	\$4,469,609	\$44,254	\$87,903,130	\$33,099,848
2023 Estimate	\$3,958,281	\$0	\$80,309,575	\$33,850,738	\$4,559,000	\$133,645	\$88,826,856	\$33,984,383
2024 Estimate	\$3,997,864	\$0	\$81,112,671	\$34,653,834	\$4,650,179	\$224,824	\$89,760,714	\$34,878,658
2025 Estimate	\$4,037,843	\$0	\$81,923,797	\$35,464,960	\$4,743,182	\$317,827	\$90,704,822	\$35,782,787
2026 Estimate	\$4,078,221	\$0	\$82,743,035	\$36,284,198	\$4,838,046	\$412,691	\$91,659,302	\$36,696,889

* Base value for Lansing and East Lansing was established in 2007, Meridian Township base value presumed to be established in 2021.

C. Estimated Tax Increment Revenues

Based on the taxable value and captured value estimates in Table 1, tax revenue estimates for the LDFA were calculated using 2020 tax rates. Estimates are subject to change based on actual captured values and future changes in millage rates. Table 2 provides revenue for each jurisdiction’s respective parcels included within the plan and the overall total.

TABLE 2. Estimates of Tax Increment Revenues, 2022–2026

Tax Year	City of Lansing	City East of Lansing	Meridian Township	Totals
2022 Estimate	\$0	\$480,760	\$1,994	\$482,754
2023 Estimate	\$0	\$485,568	\$6,022	\$491,590
2024 Estimate	\$0	\$490,423	\$10,131	\$500,554
2025 Estimate	\$0	\$495,328	\$14,322	\$509,649
2026 Estimate	\$0	\$500,281	\$18,596	\$518,877
Totals	\$0	\$2,452,359	\$51,065	\$2,503,424
Millage Rates	56.1070	15.6192	45.0612	

Note: Columns may not total due to rounding.

D. Explanation of Tax Increment Procedure

LDFA tax increment financing is a mechanism whereby a development area is established within an Authority District. Tax increment revenues generated from property within the District are allocated to the Authority to finance development plans directly or to retire debt or other obligations incurred by the Authority to carry out its plans. Tax increment revenues are amounts determined by the application of local property tax millages levied by taxing units within the development area on captured assessed value within the development area. Captured assessed value is calculated as the difference between the yearly assessed value of property within the development area, and the initial assessed value of that property which is the assessed value of the property at the time of the establishment of the tax increment financing plan.

Tax increment financing authorizes the use of tax revenues derived from an increase in the assessed value of a specific development area to finance public improvements within that area. Some details of this process are presented here:

- The Authority must prepare a development plan and tax increment financing plan for a specific development area within the district. The development plan describes the location, character, and extent of the proposed development, and the tax increment financing plan outlines in detail how tax increments are to be spent and over what period of time they are to be spent.
- Upon adoption of a development plan and a tax increment financing plan by the Cities and Meridian Township, the assessed valuation of real and personal property at the last equalized tax roll is calculated. This is known as the Initial Assessed Value of the Development Area. Each of the taxing jurisdictions will continue to receive 90 percent of their respective share of taxes collected on the initial assessed value of property in the development area as long as the Tax Increment Financing Plan is in effect. The remaining 10 percent will be pooled and spent across the entire LRSZ as determined by approval of the LDFA Board.
- Development outlined in the Plan may be financed by the LDFA through a variety of funding mechanisms. For example, tax increment bonds may be sold to raise capital, tax increment revenue

may fund lease payments or other obligations, or annual tax increment revenues may be spent directly on public improvements in the development area as they are received. However, this plan does not anticipate any issuance of bonded indebtedness.

- New taxes, or tax increments, are derived from assessed value increases due to new development. The difference between the initial assessed value of real and personal property in the development area and the current assessed value is the captured assessed value. Tax increment revenues based on the captured assessed value may be used for development plans and related activities. In all cases, tax increment revenues are spent in accordance with the Tax Increment Financing Plan.
- The Plan includes personal property tax capture for the City of Lansing. The City of East Lansing and Meridian Township are excluding all personal property from capture. In addition, the City of Lansing and Meridian Township propose to capture all eligible taxes, while the City of East Lansing proposed to only capture the 50 percent of eligible school taxes due to the presence of other capture districts within the LRSZ.

As indicated above, taxing jurisdictions continue to collect property tax revenues based on the initial assessed value of property in the development area while the tax increment financing plan is in effect. The jurisdictions are asked to forego that portion of the revenues resulting from the captured assessed value generated in the area for the duration of the financing period.

When the development program described in the development plan has been completed in accordance with the tax increment financing plan, taxing units resume collecting property tax revenues based on the full value of property in the development area.

E. Amount of Indebtedness

The Authority on behalf of the City of Lansing, City of East Lansing, and Meridian Township will not incur any debt obligations during the duration of the plan.

F. Sources and Uses of Revenues

The sources and uses of funds for the plan are detailed in Table 3. Funding will be utilized for LRSZ administration; attraction, retention, and marketing efforts; and accelerator and incubator services.

TABLE 3. Sources and Uses of Funds

	Lansing Tax Increment Financing Revenue	East Lansing Tax Increment Financing Revenue	Meridian Township Increment Financing Revenue	Total
LRSZ/LDFA Admin. (10%)	\$0	\$245,236	\$5,107	\$250,342
Attraction, Retention, and Marketing (10%)	\$0	\$490,472	\$10,213	\$500,685
Accelerator and Incubator Services (80%)	\$0	\$1,716,651	\$35,746	\$1,752,397
Total	\$0	\$2,452,359	\$51,065	\$2,503,424

Note: Columns may not total due to rounding.

Tax increment revenues based on the annual captured assessed value will be fully utilized as necessary to fund activities detailed in Table 3. Excess funds not used for the foregoing purposes may be used for other purposes determined by resolution of the LDFA Board to further the development program as described in the Development Plan; excess funds not so used shall revert proportionately to the respective taxing bodies.

G. Costs of the Plan from Tax Increment Revenue

The total cost of the plan derived from tax increment revenue is estimated to be \$3,582,082. The amounts by category of expenditure are detailed in Table 3.

H. Duration of the Development Plan and Tax Increment Financing Plan

The development and tax increment financing plan is an extension of the original plan approved by the City of East Lansing on December 5, 2006, and the City of Lansing on December 11, 2006. The original plan was 15 years and expires December 31, 2021. This plan shall be for a period of five years starting on January 1, 2022, and ending on December 31, 2026.

I. Estimate of the Impact of Tax Increment Financing on Taxing Jurisdiction Revenue

Table 4 details the total amount of estimated tax capture for the duration of the plan extension. These figures were calculated for the applicable taxing jurisdiction within the City of East Lansing, City of Lansing, and Meridian Township. The table includes all the ad valorem millages in each taxing jurisdiction, excluding debt millages, which are not capturable. Categories classified as not applicable (N/A) are due to the respective jurisdictions not having that millage or option to not capture that millage.

TABLE 4. Tax Revenue Impact by Taxing Jurisdiction

Total Revenue	City of Lansing	City of East Lansing	Meridian Township
City and Township Tax Revenue			
Operating	\$0	N/A	\$4,712
Solid Waste	N/A	N/A	N/A
Library	N/A	N/A	N/A
Community Services	N/A	N/A	\$168
CATA Redi-Ride	N/A	N/A	\$224
Parks/Recreation	N/A	N/A	\$748
Police and Fire Protection	N/A	N/A	\$1,674
Debt (Fire Station)	N/A	N/A	\$227
Pathways	N/A	N/A	\$375
Land Preservation	N/A	N/A	\$113
Fire Protection	N/A	N/A	\$718
Police Protection	N/A	N/A	\$682

Total Revenue	City of Lansing	City of East Lansing	Meridian Township
County Tax Revenue			
Operating	\$0	N/A	\$7,700
Potter Park Zoo	\$0	N/A	\$464
Public Transit	\$0	N/A	\$679
Animal Control	\$0	N/A	\$272
Juvenile Justice	\$0	N/A	\$679
Elder Care	\$0	N/A	\$340
Health Services	\$0	N/A	\$713
Parks/Trails	\$0	N/A	\$566
Farmland Preservation	\$0	N/A	\$158
911 System	\$0	N/A	\$963
Jail/Justice	\$0	N/A	\$962
Other Jurisdictions Tax Revenue			
Capital Region Airport Authority	\$0	N/A	\$792
Capital Area District Library	\$0	N/A	\$1,764
Capital Area Transportation Authority	\$0	N/A	\$3,397
Lansing Community College	\$0	N/A	\$4,281
School Tax Revenue*			
State Education Tax	\$0	\$471,028	\$3,400
Intermediate School District	\$0	\$489,743	\$3,535
Local Schools			
Operating	\$0	\$1,413,083	\$10,199
Building and Site	\$0	\$78,505	\$559
Total Revenue	\$0	\$2,452,359	\$51,065

Note: Columns may not total due to rounding.

J. Legal Descriptions

Appendix A gives the legal description of the eligible property to which the tax increment financing plan applies or shall apply upon qualification as eligible property.

K. Jobs Created

The estimate of the number of jobs to be created because of implementation of the tax increment financing plan is 425.

L. Certified Technology Park (SmartZone) Boundaries

The boundaries of a certified technology park and identification of the real property within the certified technology park to be included in the tax increment financing plan for purposes of determining tax increment revenues are given in Appendix A (legal definitions of parcels) and Appendix B (maps of Lansing Regional SmartZone). The TIF plan will capture property taxes from real and personal property within:

1. An area bordered by Collins Road to the east, Dunkel Road to the south, I-496 to the west, and the City of Lansing boundary to the north and northeast.
2. An area as defined by the East Lansing Downtown Development Authority District per Ordinance 1106, with the exception of properties north of Grand River Avenue and east of Collingwood Drive. The East Lansing portion will exclude personal property taxes.
3. An area along Dawn Avenue that includes all parcels that front on Dawn Avenue and a second area along the south side of East Saginaw Street (M-78) that front East Saginaw Street and Towner Road. The Meridian Township portion will exclude personal property taxes.

Section IV: Development Plan

Development Projects

The LRSZ includes technology-based business development within each of the three areas of the SmartZone—Lansing, East Lansing, and Meridian Township. A key component to each of these three efforts is the significant role of Michigan State University, particularly leveraging the tools of the MSU Foundation and the MSU Innovation Center.

City of Lansing

The Lansing component has been historically centered around the University Corporate Research Park and MBI International, the LRSZ's original wet lab incubator. The \$600 million McLaren Greater Lansing Hospital will drive future development activities in this area that may include a multi-tenant medical services building occupied by a variety of for-profit, patient-facing specialty practice groups. Additionally, there are 18 acres of land directly adjacent to the new hospital that are currently owned by the MSU Foundation, providing the potential for MedTech startup companies and established life sciences companies that collaborate with MSU and McLaren.

City of East Lansing

The East Lansing SmartZone component will continue to be centered around the MSU Innovation Center, which is comprised of MSU's broad portfolio of innovation efforts. The MSU Innovation Center combines innovation, technology transfer, startup support, and a portfolio of dedicated business and community partnerships to bring cutting-edge ideas to the marketplace. The MSU Innovation Center includes the Technology Innovation Center (TIC), which offers 7,500 sq. ft. of shared office and coworking space for technology startups. Co-located with the TIC is the student-based incubator, the Hatch. Other groups within the MSU Innovation Center include MSU Technologies, which focuses on technology transfer through licensing intellectual property, as well as Business-CONNECT, which links companies with university resources to foster innovation. The MSU Foundation is also located within the MSU Innovation Center and includes its subsidiary organizations: Spartan Innovations, creating new businesses from

university research; Red Cedar Ventures, an early-stage venture investment fund; the Michigan Rise Pre-Seed III Fund, a statewide early-stage venture fund and the foundation's real estate arm; and UCRP, which owns and manages strategic assets that complement the university's commercialization efforts.

The TIC will continue to provide incubator space and business support services. Business support services will be contracted through existing service providers, including LRSZ partners MSU Foundation, LEAP, and the MSU Innovation Center. Business support services will include a renewed focus on retaining businesses developed in the TIC within the region to maximize local job creation and economic impact. Retention support will be provided in the form of soft-landing space. This will be affordable business space outside of the TIC but within the LRSZ boundaries to help businesses make the transition from incubation to self-sufficiency in the marketplace. In addition, enhanced business attraction activities will be developed and implemented to complement retention activities.

Meridian Township

As the newest component of the LRSZ, the Meridian Township focus is on the VanCamp Incubator + Research Labs. Formerly owned by a private entity, this 22,000 sq. ft. multitenant facility was acquired by the MSU Foundation and repurposed in 2019 as an incubator and wet lab facility. This incubator offers critical space that can support bio-science growth and development. The LRSZ will provide support to ongoing commercialization activities within the incubator.

The Meridian Township portion of the LRSZ will also include some light industrial properties along the M-78 corridor. These are properties that could support high-tech manufacturing and offer some redevelopment potential.

A. Property Description

See Appendix A for a list of the Lansing, East Lansing, and Meridian Township properties to which LRSZ's Plan applies in relation to the boundaries of the authority district and a legal description of each property.

B. Boundaries of Property Included

The Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as all real and personal property within an area bounded by Collins Road to the east, Dunkel Road to the south, I-496 to the west, and the City of Lansing boundary to the north and northeast.

The East Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as the area defined by the East Lansing Downtown Development Authority District per Ordinance 1106, with the exception of properties north of Grand River Avenue and east of Collingwood Drive.

The Meridian Township portion of the boundaries of the property to which the Development Plan applies can more generally be described as all the properties that front Dawn Avenue and parcels along the south side of East Saginaw Street (M-78) that front M-78 and Towner Road.

See Appendix B for a map of the development areas within the Cities and Meridian Township.

C. Description of Land Uses and Property Characteristics

City of Lansing: The Lansing portion in the development area primarily consists of the University Corporate Research Park, zoned for office and related commercial uses. This area is in proximity to the

Dunkel Road exit of US 127 and is accessed primarily via Collins Road and Forest Road. Land uses are predominantly low-density office, with the exception of the under-construction McLaren hospital.

City of East Lansing: East Lansing's portion of the development area consists of the core downtown area along Grand River Avenue, zoned for mixed-use commercial and residential. The other development area, commonly known as Cedar Village, is also zoned for mixed-use commercial and residential. These areas are primarily accessed by Grand River Avenue, Abbot Road, and Hagadorn Road. Land uses include a mix of low- and high-density residential and commercial uses. Commercial uses include both office and retail.

Meridian Township: The Meridian Township portion of the development area consists of the parcels along Dawn Avenue and some parcels along the M-78 corridor. Both areas are zoned for industrial uses. Dawn Avenue is accessed via Grand River Avenue, and M-78 serves as the primary access route for the parcels that adjoin it. Land uses in both areas include light industrial with adjoining office space.

D. Public Facilities to be Acquired

While no public facilities are expected to be acquired, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including the building, acquiring, and/or equipping of one or more business incubators within the Lansing Regional SmartZone as allowed by Public Act 57 of 2018 as amended.

E. Public Facilities Estimated Costs

While no public facilities are expected to be acquired or leased by the LRSZ, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project and for additional projects, including constructing additional public facilities as allowed by Public Act 57 of 2018 as amended.

F. Construction Schedule

The ongoing construction of McLaren hospital within the Lansing development area is scheduled to be completed in 2022. Several proposed projects in downtown East Lansing, including the Michigan State University Federal Credit Union office building and redevelopment of the Evergreen Avenue parcels, are projected for 2022 to 2024. There are no estimated timelines for construction projects within the Meridian Township development area.

G. Property Transactions

While no property is expected to be leased or purchased by the LRSZ, SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including the buying, selling, donating, exchanging, or leasing of property to or from the Cities of Lansing or East Lansing.

H. Zoning and Infrastructure Changes

The LRSZ is not requesting any zoning changes or planning to effectuate any infrastructure changes as part of this plan.

I. Public Facility Costs

The LRSZ has no planned public facility costs.

J. Public Facility Lease Entities

The LRSZ does not plan to own or lease any public facilities. However, the LRSZ does plan to support the operations and business support services of several incubators/accelerators operated by the MSU Foundation:

- East Lansing Technology Innovation Center
- VanCamp Incubator + Research Labs
- Michigan Biotechnology Institute

Spaces in these incubators will be leased to a wide range of high-tech businesses. The LRSZ will offer services to incubate, accelerate, and improve entrepreneurship, and leverage and link technology innovators and Michigan State University to the private sector to create the conditions for greater productivity, innovation, and job creation. The LRSZ does this by providing entrepreneurs with small- and medium-size spaces, including wet lab and other research amenities. Startup and existing small businesses will continue to have access to business support services to optimize opportunities for success.

K. Procedures for Leasing, Purchasing, or Conveying Public Facilities

The LRSZ is not planning to own, lease, purchase, or convey the use of any public facilities. However, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including constructing additional public facilities and/or a business incubator as allowed by Public Act 57 of 2018 as amended.

L. Estimate of Displaced Persons

There are no persons residing within the development area that will be displaced or have their properties acquired by the LRSZ.

M. Displaced Persons Relocation Plan

There is no planned relocation of residents.

N. Displaced Persons Relocation Costs

There are no expected costs to relocate residents.

O. Compliance with Act 227 of 1972

There is no planned relocation of residents.

Appendix A: Parcels and Legal Descriptions

City of Lansing

Tax ID Number	Legal Description
33-01-01-36-351-002	COM 37.62 FT W OF NE COR OF W 1/2 OF SW 1/4, TH S 89DEG 46MIN 59SCD W 445.10 FT, S 04DEG 39MIN 20SCD W 42.22 FT, S 40DEG 45MIN 47SCD E 210.65 FT, S 86DEG 09MIN 45SCD E 185.37 FT, N 47DEG 24MIN 45SCD E 174.71 FT, N 01DEG 31MIN 45SCD W 95.5 FT TO BEG; SEC
33-01-01-36-102-032	COM 1307.16 FT E & 825.06 FT N OF W 1/4 COR, TH W 969.42 FT TO E LINE HWY US-127, N 10DEG 12MIN 40SCD W 167.3 FT, N 00DEG 23MIN 21SCD E 493.42 FT ALONG SAID R/W, E 994.22 FT, S 657.81 FT TO BEG; SEC 36 T4N R2W
33-01-01-36-102-063	COM 1307.16 FT E & N 00DEG 07MIN 51 SCD W 371.75 FT FROM W 1/4 COR SEC 36, TH N 89DEG 26MIN 28SCD W 90.6 FT, N 00DEG 07MIN 51SCD W 40.99 FT, N 89DEG 26MIN 28SCD W 173.74 FT, S 53DEG 54MIN 26SCD W 328.97 FT TO E LINE US-127 R/W, TH N 43DEG 58MIN 12SCD W 4
33-01-01-36-102-092	COM INTN E-W LINE SEC 36 & E LINE US-127 R/W, TH ALONG R/W N 04DEG 59MIN 51SCD W 157.35 FT AND N 43DEG 58MIN 12SCD W 83.41 FT, N 53DEG 54MIN 26SCD E 328.97 FT, S 89DEG 26MIN 28SCD E 173.74 FT, S 00DEG 07MIN 15SCD E 40.99 FT, S 89DEG 26MIN 28SCD E 90.6 FT
33-01-01-36-102-002	NW 1/4 OF NW 1/4 E OF I-496 R/W SEC 36 T4N R2W
33-01-01-25-151-011	COM 660 FT E OF W 1/4 POST, TH N 165 FT, W 115.5 FT, S 165 FT, E 115.5 FT TO BEG; SEC 25 T4N R2W
33-01-01-25-151-002	PARTS SEC 25 & 26 COM W 1/4 POST SEC 25, TH W 345.49 FT TO E LINE US-127 R/W, N 500 FT, E 345.07 FT TO E LINE SEC 26, CONTINUING E 544.5 FT, S 29DEG 19MIN 06SCD W 314.9 FT TO BLDG COR, ALONG BLDG WALL 3 COURSES: S 14DEG 30MIN 41SCD W 76.04 FT, N 75DEG 29
33-01-01-25-151-023	PARTS NE 1/4 SEC 26 LYING E OF US-127 R/W EXC S 500 FT, ALSO PARTS NW 1/4 OF SW 1/4 SEC 25 LYING N OF N'LY LINE RELOCATED FOREST RD, ALSO SW1/4 OF NW 1/4 SEC 25 EXC PARTS LYING W'LY OF A LINE COM 544.5 FT E OF W 1/4 COR SEC 25, TH N 59.56 FT, N 75DEG 29
33-01-01-25-301-401	PARTS SE 1/4 SEC 26 & SW 1/4 SEC 25 LYING: E OF I-496 R/W, S'LY & W'LY OF C/L'S RELOCATED FOREST & COLLINS RDS; EXC ALLIANCE DR & TECHNOLOGY BLVD R/W'S, ALSO EXC LEASED LANDS; SEC 25 T4N R2W
33-01-01-25-301-022	COM 513.6 FT E OF W 1/4 COR, TH S 195.46 FT, SE'LY 162.45 FT ALONG 387 FT RADIUS CURVE TO LT CHORD BEARING S 11DEG 48MIN 51SCD E 161.26 FT, S 23DEG 50MIN 22SCD E 139.84 FT, SE'LY 214.41 FT ALONG 433 FT RADIUS CURVE TO RT CHORD BEARING S 9DEG 39MIN 13SCD
33-01-01-25-301-080	COM AT POINT ON W 1/8 LINE OF SEC 25 813.2 FT N OF S SEC LINE, TH W 213.78 FT, N 67DEG 49MIN 57SCD W 138.58 FT, N 44DEG 36MIN 34SCD W 350.85 FT TO S'LY LINE TECHNOLOGY BLVD, NE'LY 162.5 FT ALONG 367 FT RAD CURVE TO RT CHORD BEARING N 45DEG 38MIN 40SCD E 1
33-01-01-25-301-090	COM AT A POINT ON W 1/8 LINE OF SEC 25 127.87 FT N OF S SEC LINE, TH N 685.33 FT, W 213.78 FT, N 67DEG 49MIN 57SCD W 134.62 FT, S 157.77 FT, S 38DEG 11MIN 31SCD W 166.1 FT TO E'LY LINE TECHNOLOGY BLVD, S'LY ALONG R/W S 52DEG 03MIN 30SCD E 99.57 FT AND 43

Tax ID Number	Legal Description
33-01-01-25-301-801	BUILDING ON LEASED LAND COM AT POINT ON W 1/8 LINE OF SEC 25 813.2 FT N OF S SEC LINE, TH W 213.78 FT, N 67DEG 49MIN 57SCD W 138.58 FT, N 44DEG 36MIN 34SCD W 350.85 FT TO S'LY LINE TECHNOLOGY BLVD, NE'LY 162.5 FT ALONG 367 FT RAD CURVE TO RT CHORD BEARING N 45DEG 38MIN 40SCD E 161.18 FT, NE'LY 163.84 FT ALONG 292 FT RAD CURVE TO RT CHORD BEARING N 74DEG 18MIN 58SCD E 161.7 FT, E 237.72 FT, SE'LY 78.54 FT ALONG 50 FT RAD CURVE TO RT CHORD BEARING S 44DEG 36MIN 34SCD E 70.71 FT TO W LINE COLLINS RD, E 33 FT TO SAID 1/8 LINE, S 407.74 FT TO BEG; SEC 25 T4N R2W PARCEL CODE OF LAND: 33-01-01-25-301-080
33-01-01-25-301-802	BUILDING ON LEASED LAND COM AT A POINT ON W 1/8 LINE OF SEC 25 127.87 FT N OF S SEC LINE, TH N 685.33 FT, W 213.78 FT, N 67DEG 49MIN 57SCD W 134.62 FT, S 157.77 FT, S 38DEG 11MIN 31SCD W 166.1 FT TO E'LY LINE TECHNOLOGY BLVD, S'LY ALONG R/W S 52DEG 03MIN 30SCD E 99.57 FT AND 434.72 FT ALONG 383 FT RADIUS CURVE TO RT CHORD BEARING S 19DEG 33MIN 37SCD E 411.78 FT TO POINT DUE W OF BEG, E 221.14 FT TO BEG; SEC 25 T4N R2W PARCEL CODE OF LAND: 33-01-01-25-301-090

Note: These parcels reflect the original parcels at the time of adoption of the original LRSZ Tax Increment Financing and Development Plan. Any subsequent combinations or splits reflected in the addition of new parcels are not included herein but should be incorporated into calculations of taxable values, as necessary. Personal parcels within these real parcels should also be included.

City of East Lansing

Tax ID Number	Legal Description
33-20-01-13-226-001	THAT PART OF LOTS 17, 18, & 19 LYING N OF A LINE DRAWN DUE W FROM A PT 28 1/2 FT S OF NE COR OF LOT 17. OAKWOOD
33-20-01-13-227-004	E'LY 50 FT IN WIDTH OF LOT 2 & LOT 3 ENTIRE OAKWOOD
33-20-01-13-227-005	W 40 1/2 FT OF LOT 4 OAKWOOD, ALSO THE S 1/2 OF VACATED ALLEY.
33-20-01-13-227-006	LOT 5 ENTIRE & E 25 1/2 FT OF LOT 4 OAKWOOD, ALSO THE S1/2 OF VACATED ALLEY.
33-20-01-13-227-011	PART OF LOT 14-COM AT SE COR OF LOT 14-W'LY ALONG N LINE OF GD RIVER AVE 23 1/2 FT -N'LY AT RT ANGLES TO GD RIVER AVE 90 FT E'LY PLL TO GD RIVER AVE TO EVERGREEN AVE-S'LY ALONG EVERGREEN AVE. TO BEG OAKWOOD
33-20-01-13-227-012	PART OF LOT 14-COM. 23 1/2 FT. NW OF SE COR. OF LOT 14-NE AT RT ANG TO GD RIVER AVE 90 FT-NW PLL. TO GD. RIVER AVE. 21 1/2 FT- SW AT RT ANG TO GD RIVER AVE 90 FT SE ALONG N. LINE OF GR.RIVER AVE. 21 1/2 FT. TO BEG OAKWOOD
33-20-01-13-227-013	PART OF LOT 14-COM. 45 FT. NW OF SE COR OF LOT 14-NE AT RT ANG TO GD RIVER AVE 90 FT. NW PLL. TO GD. RIVER AVE. 21 1/2 FT - SW AT RT ANG TO GD RIVER AVE 90 FT SE ALONG N. LINE OF GD. RIVER AVE. 21 1/2 FT. TO BEG. OAKWOOD
33-20-01-13-227-016	PART OF LOT 13-COM. 109 1/2 FT NW OF SE COR OF LOT 14 -NE AT RT ANG TO SAID GRAND RIVER AVE. 90 FT-NW PLL TO GD RIVER AVE 22 1/2 FT-SW AT RT ANG TO SAID GRAND RIVER AVE 90 FT SE ALONG N.LINE OF GD RIVER AVE. TO BEG. OAKWOOD

Tax ID Number	Legal Description
33-20-01-13-227-017	COM AT THE SE COR OF LOT 14 OAKWOOD PART OF THE NE 1/4 OF SEC 13 CITY OF EAST LANSING TH W'LY PLL WITH GRAND RIVER AVE 66.5 FT TO POB TH CONT W'LY PLL WITH GRAND RIVER AVE 43 FT TH N'LY PLL WITH E LOT LN OF LOT 13 OAKWOOD 90 FT TH W'LY PLL WITH GRAND RIVER AVE 22.5FT TH N'LY PLL WITH W LOT LN OF LOT 13 OAKWOOD 75 FT TH E'LY PLL WITH GRAND RIVER AVE 63.822 FT TH S'LY ALONG THE W'LY LN OF EVERGREEN AVE TO A PT 92.75 FT N OF THE SE COR OF LOT 14 OAKWOOD TH W'LY PLL TO GRAND RIVER AVE 58.5 FT M OR L TH S'LY PLL WITH W'LY LOT LN OF LOT 14 OAKWOOD 90 FT TO POB
33-20-01-13-227-019	BEGINNING AT THE SW CORNER OF THE PLAT OF OAKWOOD AS RECORDED IN LIBER 2 OF PLATS, PAGE 33 INGHAM COUNTY RECORDS ALSO BEING THE SE CORNER OF COLLEGE HEIGHTS SUBDIVISION AS RECORDED IN LIBER 3 OF PLATS, PAGE 13, INGHAM COUNTY RECORDS, THENCE N70 ^ 00'00W ALONG THE S LINE OF COLLEGE HEIGHTS SUBDIVISION 158.00' TO THE SW CORNER OF LOT 1 OF SAID COLLEGE HEIGHTS SUBDIVISION; THENCE N12 ^ 11'00'E ALONG THE E LINE OF SAID LOT 1 90.00'; THENCE S82 ^ 30'53'E 130.59' TO THE E LINE OF SAID COLLEGE HEIGHTS SUBDIVISION
33-20-01-13-228-007	LOT 32 OAKWOOD
33-20-01-13-228-008	LOT 30 OAKWOOD
33-20-01-13-228-014	COM AT THE NW COR OF LOT 28 OF OAKWOOD SUBD TH E 100 FT TH S 45 FT TH W TO EVERGREEN AVE TH N'LY ALONG SAID AVE TO PLACE OF BEG SEC 13 T4NR2W
33-20-01-13-228-015	LOTS 26 AND 28 OAKWOOD SUB EXC COM AT NW COR OF LOT 28 TH E 100' TH S45' TH W TO EVERGREEN AVE, TH N'LY ALG SAID AVE TO POB SEC 13 T4N, R1W.
33-20-01-13-229-010	LOTS 27 & 29 OAKWOOD
33-20-01-13-230-001	N 44 FT OF LOT 23 & S 16 FT OF LOT 24 OAKWOOD
33-20-01-13-230-004	LOTS 21 AND 22, ALSO S 22' OF LOT 23 OAKWOOD
33-20-02-18-136-001	N.68 FT OF LOTS 1 & 2 & N 68 FT OF W . 6.7 FT OF LOT 3 RESUB OF LOTS 6 TO 29 IN- CLUSIVE OF ANGELL'S SUB OF LOT 80 AND PORTION OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-002	S 22 FT OF LOTS 1&2 & W 11.7 FT OF S 22 FT OF LOT 3 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-003	LOT 3 EXC N 68 FT OF W 6.7 FT & EXC S 22 FT OF W 11.7 FT RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELLS SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-004	LOTS 4 & 5 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-005	LOT 6 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-006	LOT 7 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-007	N 1/2 OF LOTS 8 & 9 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-008	S 1/2 OF LOTS 8 & 9 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE

Tax ID Number	Legal Description
33-20-02-18-136-010	BEG AT A PT 45 FT S OF NE COR OF LOT 5 W 105.9 FT S 45 FT E 105.9 FT N 45 FT TO BEG ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-011	BEG AT SE COR OF LOT 5, N 107.2 FT W 105.9 FT S 68.5 FT TO ALBERT AVE SE'LY 114 FT TO BEG ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-017	LOT 3 N 45 FT OF LOTS 4 AND 5, ALSO BEG 114 FT NW OF SE COR OF LOT 5, TH NW'LY 55 FT, TH N 94.9 FT TH E TO PT DIRECTLY N OF POB, TH S 113.5 FT TO POB, ANGELL'S SUB. OF LOT 80 AND PORTIONS OF LOT 78 AND 79 COLLEGE GROVE
33-20-02-18-136-018	N 38 FT OF LOT 1 AND N 38 FT OF W 20.5 OF LOT 2 ALSO E 59 FT OF LOT 2 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-137-002	W 1/2 OF LOT 30 & 32 COLLEGE GROVE
33-20-02-18-137-003	W 1/2 OF E 1/2 OF LOTS 30 & 32 COLLEGE GROVE
33-20-02-18-137-004	E 1/2 OF E 1/2 OF LOTS 30 & 32 COLLEGE GROVE
33-20-02-18-138-001	LOT 41 COLLEGE GROVE
33-20-02-18-138-002	LOT 39 COLLEGE GROVE
33-20-02-18-138-004	E 1/2 OF LOTS 31 & 33 COLLEGE GROVE
33-20-02-18-138-005	W 1/2 OF LOTS 31 & 33 COLLEGE GROVE
33-20-02-18-139-001	N 39 FT OF W 110.5 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-002	N 11 FT OF LOT 50 & S 27 FT OF W 110.5 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-003	E 38 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-004	LOT 50 EXC N 11 FT & S 16 1/2 FT COLLEGE GROVE
33-20-02-18-139-005	N 1/2 OF LOT 48 & S 16 1/2 FT OF LOT 50 COLLEGE GROVE
33-20-02-18-139-006	N 1/4 OF LOT 46 & S 1/2 OF LOT 48 COLLEGE GROVE
33-20-02-18-139-008	LOT 44 COLLEGE GROVE
33-20-02-18-139-013	LOT 42 EXC THE N 17' COLLEGE GROVE ALSO THE W 1/2 OF VACATED ALLEY, ALSO BEG AT THE SW COR OF SAID LOT 42 TH S 9.91', TH S40°54'30"W 19.64' ALONG THE E'LY LINE OF M.A.C. AVE TH E'LY 169.61' TO THE C.L. EXTENDED OF THE ALLEY LYING EAST OF LOT 42
33-20-02-18-152-001	LOT 17 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-002	LOT 18 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-003	LOT 19 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-004	LOT 20 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-005	LOT 21 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-006	LOT 22 AND 23 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE

Tax ID Number	Legal Description
33-20-02-18-154-001	LOT 43 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-002	W 46 FT OF LOT 45 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-003	E 28.8 FT OF LOT 45 AND W 11.2 FT OF LOT 47 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-004	E 46.1 FT OF W 57.3 FT OF LOT 47 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-005	E 17.5 FT OF LOT 47 AND W 28.6 FT OF LOT 49 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-006	E 46.1 FT OF LOT 49 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-162-001	W 96 FT OF LOT 2 COLLEGE GROVE
33-20-02-18-162-003	LOT 14 EXC S 53 FT 3 IN COLLEGE GROVE
33-20-02-18-162-004	N 33 FT 3 IN OF S 53 FT 3 IN OF LOT 14 COLLEGE GROVE
33-20-02-18-162-005	S 20 FT OF E 30 FT OF LOT 12 & S 20 FT OF LOT 14 COLLEGE GROVE
33-20-02-18-163-001	LOT 1 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-002	LOT 3 & W 1/2 OF LOT 5 EXC S 3 FT THEREOF COLLEGE GROVE
33-20-02-18-163-003	E 1/2 OF LOT 5 EXC S 3 FT & W 1/2 OF LOT 7 EXC E 3 IN OF W 1/2 OF LOT 7 & EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-004	E 1/2 OF LOT 7 EXC S 3 FT & E 3 IN OF W 1/2 OF LOT 7 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-005	LOT 9 & W 22 FT OF LOT 11 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-006	W 25 1/2 FT OF E 60 1/2 FT LOT 11 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-007	W 15 1/2 FT OF E 35 FT OF LOT 11 COLLEGE GROVE
33-20-02-18-163-009	E 64 1/2 FT OF N 26 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-163-010	COM 3 FT N OF SE COR OF LOT 13-N TO NE COR OF LOT-W 73 1/2 FT-S 69 FT-E 40 FT-S 60 FT-E'LY TO BEG EX E 64 1/2 FT OF N 26 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-163-011	E 19.5 FT OF LOT 11 EXC S 3 FT ALSO W 3.3 FT LOT 13 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-013	E 5.7 FT OF W 9 FT & E'LY 16.57 FT OF W'LY 25.57 FT OF S'LY 63 FT OF LOT 13 EXC S 3 FT THEREOF COLLEGE GROVE
33-20-02-18-163-014	THE E'LY 23.43 FT OF THE W'LY 49 FT OF THE S 63 FT EXC S 3 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-164-101	UNIT NUMBER 1 EAST LANSING CITY CENTER CONDOMINIUMS, ALSO THE SURFACE AREA OF LOT 18 EXCEPT THE WEST 31.54 FT AND THE WEST 21.79 FT OF LOT 20, PLAT OF COLLEGE GROVE, CITY OF EAST LANSING, INGHAM COUNTY MICHIGAN, ACCORDING TO THE RECORDED PLAT AS RECORDED IN LIBER 3 OF PLATS, PAGE 4, INGHAM COUNTY RECORDS TOGETHER WITH THE VERTICAL AREA ABOVE THE SURFACE AREA UP TO A HEIGHT OF FOURTEEN AND ONE HALF (14 1/2) FEET TO THE UNDERSIDE SURFACE OF THE MUNICIPAL PARKING STRUCTURE WHICH IS LOCATED ABOVE THE SURFACE AREA REFERED TO ABOVE.

Tax ID Number	Legal Description
33-20-02-18-164-102	UNIT #2 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-103	UNIT #3 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-104	UNIT #4 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-105	UNIT #5 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-106	UNIT #6 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-107	UNIT #7 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-108	UNIT #8 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-109	UNIT #9 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-110	UNIT #10 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-111	UNIT #11 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-112	UNIT #12 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-113	UNIT #13 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-114	UNIT #14 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-115	UNIT #15 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-116	UNIT #16 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-117	UNIT #17 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-118	UNIT #18 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-119	UNIT #19 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-120	UNIT #20 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-121	UNIT #21 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-122	UNIT #22 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-123	UNIT #23 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-124	UNIT #24 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-125	UNIT #25 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-126	UNIT #26 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-127	UNIT #27 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-128	UNIT #28 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-131	UNIT #31 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-132	UNIT #32 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-133	UNIT #33 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-134	UNIT #34 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-135	UNIT #35 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-136	UNIT #36 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-137	UNIT #37 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-138	UNIT #38 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-139	UNIT #39 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-140	UNIT #40 EAST LANSING CITY CENTER CONDOMINIUMS

Tax ID Number	Legal Description
33-20-02-18-164-141	UNIT #41 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-142	UNITS 29 AND 30 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-201	SUITE 1- 7,041 SQ FT RETAIL SPACE IN CITY CENTER RAMP
33-20-02-18-164-202	SUITE 2- 9,546 SQ FT RETAIL SPACE IN CITY CENTER RAMP
33-20-02-18-165-002	E 18 FT OF LOT 15 COLLEGE GROVE
33-20-02-18-165-004	LOT 19 EXC E 48 1/2 FT COLLEGE GROVE
33-20-02-18-165-005	E 48 1/2 FT OF LOT 19 ENTIRE LOTS 21 & 23 COLLEGE GROVE
33-20-02-18-165-006	THE WLY 26 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-165-007	THE E'LY 24 FT OF THE W'LY 50 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-165-008	THE E'LY 32.5 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-166-003	W 31 FT OF LOT 39 AND E 8 FT OF LOT 37 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-004	LOT 39 EXC E 10 FT AND EXC W 31 FT ANGELL'S SUBD OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-005	E 10 FT OF LOT 39 AND ALL OF LOT 41 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-009	LOT 35, ALSO LOT 37 EXC E 8' ANGELL'S SUBD OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE.
33-20-02-18-166-100	SUITE A-5,000 SQ FT RETAIL SPACE IN ALBERT ST PARKING RAMP
33-20-02-18-166-101	SUITE B-CITY PORTION-3,900 SQ FT RETAIL SPACE IN ALBERT ST PARKING RAMP
33-20-02-18-167-003	LOT 14 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-004	LOT 13 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-009	LOTS 15 AND 16 ASSESSORS PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-010	LOT 9 THRU 12 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-168-001	LOT 1 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-168-008	PT OF LOTS 6 AND 8 AND ENTIRE LOT 7, ASSESSOR'S PLAT OF CHASE SUB, OF PT OF LOT 78 OF COLLEGE GROVE, CITY OF E LANS, ING CO, MI ACCORDING TO THE REC PLAT THEREOF, AS REC IN LIBER 12 OF PLATS, PG 2, ING CO REC, DESC AS: BEG AT THE SE COR OF LOT 6, TH N70 ^01'15W
33-20-02-18-168-009	BEG AT SE COR OF LOT 8, TH N70 ^01'15W 48.70' ALG THE N LN OF GRAND RIV AVE
33-20-02-18-168-010	LOT 2 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE EXC BEG AT SE COR OF LOT 2 ON GRAND RIVER AVE TH NW'LY 0.30' ON N LN OF GRAND RIVER AVE TH NE'LY 132.20' AND ALG AN EXTERIOR WALL LN OF AN EXISTING BLDG ON LOT 2 AND THE EXTENSION OF SD LN TO A POINT 0.37' NW'LY OF THE NE COR OF LOT 2; TH SE'LY 0.37' TO THE NE COR OF SD LOT 2, TH SW'LY 132.20' ON THE E LN OF LOT 2 TO POB.

Tax ID Number	Legal Description
33-20-02-18-168-011	THAT PART OF LOT 2 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 OF COLLEGE GROVE, CITY OF EAST LANSING, ING CO., MI DESC AS: BEG AT THE SE COR OF LOT 2 ON GRAND RIVER AVE, TH NW'LY 0.30' ON THE N LN OF GRAND RIVER AVE; TH NE'LY 132.20' AND ALG AN EXTERIOR WALL LN OF AN EXISTING BLDG ON LOT 2 AND THE EXTENSION OF SAID LN TO A POINT 0.37' NW'LY OF THE NE COR OF LOT 2; TH SE'LY 0.37' TO THE NE COR OF SD LOT 2; TH SW'LY 132.20' ON THE E LN OF LOT 2 TO THE POB. ALSO LOT 3 AND LOT 4 EXC THE E'LY 8.4' IN WIDTH THEREOF, ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE, CITY OF EAST LANSING, ING CO, MI.
33-20-02-18-168-012	LOT 4 EXC THE E'LY 8.4' IN WIDTH, ALSO LOT 5 ENTIRE, AND LOT 6 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE, EXC THAT PART OF LOT 6 DESC AS BEG AT SE COR OF LOT 6, TH N 70 ^ 01'15W 0.28'
33-20-02-18-169-001	LOT 42 & S 1 RD OF LOT 44 FIRST ADDITION TO FAIRVIEW
33-20-02-18-169-002	LOT 40 FIRST ADDITION TO FAIRVIEW
33-20-02-18-170-001	LOTS 1 & 2 FAIRVIEW
33-20-02-18-172-003	LOT 4 FAIRVIEW
33-20-02-18-172-004	LOT 5 FAIRVIEW
33-20-02-18-172-005	LOT 6 & 7 FAIRVIEW
33-20-02-18-172-007	N 50 FT OF LOT 3 FAIRVIEW
33-20-02-18-172-008	LOT 3 EXC N 50 FT FAIRVIEW
33-20-02-18-172-009	LOT 3 FAIRVIEW
33-20-02-18-405-006	N 65 FT OF E 22 FT OF LOT 28 ALSO N 65 FT OF LOT 29 FAIRVIEW
33-20-02-18-414-007	LOT 8 SUPERVISOR'S PLAT NO 5 OF MERIDIAN TOWNSHIP
33-20-02-18-414-018	LOT 4 COLLEGEDALE
33-20-02-18-415-008	LOT 60, 61 & 62 COLLEGEDALE
33-20-02-18-419-001	LOT 37 EXC N 18.37 FT & PART OF LOTS 38 & 39 BEG AT SW COR OF LOT 39-N ON W LINE OF LOT 39 114.3 FT-S 86 ^ 01' 25 E 102.51 FT-S 69 ^ 13' E 22 FT TO E'LY LINE OF LOT 38 AT PT 18.37 FT S OF NE COR THEREOF-S TO SE COR LOT 38-NW'LY TO BEG FAIRVIEW"
33-20-02-18-419-002	LOT 35 & 36 EXC N 12.70 FT OF LOT 35 MEASURED AT RIGHT ANGLES TO GRAND RIVER AVE EAST LANSING MI FAIRVIEW
33-20-02-18-419-801	BUILDING ON LEASED LAND LOT 37 EXC N 18.37 FT & PART OF LOTS 38 & 39 BEG AT SW COR OF LOT 39-N ON W LINE OF LOT 39 114.3 FT-S 86 ^ 01' 25 E 102.51 FT-S 69 ^ 13' E 22 FT TO E'LY LINE OF LOT 38 AT PT 18.37 FT S OF NE COR THEREOF-S TO SE COR LOT 38-NW'LY TO BEG FAIRVIEW. PARCEL NUMBER 33-02-18-419-001."
33-20-02-18-420-001	LOTS 1 & 3 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-004	S 50 FT OF LOT 7 (INCL THAT PT OF VACATED ALLEY ON THE S) ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-005	LOT 9 & N 41 FT OF LOT 11 (INCL THAT PT OF VACATED ALLEY TO THE N) ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-006	S 25 FT OF LOT 11 ENTIRE LOT 13 & N 1/2 OF LOT 15 ELMWOOD ADDITION TO FAIRVIEW

Tax ID Number	Legal Description
33-20-02-18-420-007	S 1/2 OF LOT 15 & N 49 1/2 FT OF LOT 17 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-008	LOT 19 & S 16 1/2 FT OF LOT 17 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-009	LOT 5 AND THE N 22 FT OF LOT 7 ELMWOOD ADDITION TO FAIRVIEW.
33-20-02-18-421-001	LOT 2 & N 33 FT OF LOT 4 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-002	S 2 RDS OF LOT 4 & LOT 6 ENTIRE ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-003	LOTS 8 & 10 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-004	LOT 12 ENTIRE & N 3 FT OF LOT 14 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-005	LOT 14 EXC N 3 FT & N 6 FT OF LOT 16 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-006	LOTS 16, 18 & 20 EXC N 6 FT OF LOT 16 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-422-003	LOTS 30 & 31 FAIRVIEW
33-20-02-18-422-004	LOT 32, ALSO LOTS 33 AND 34 EXC N 12.70 FT MEASURED AT RIGHT ANGLES TO GRAND RIVER AVE FAIRVIEW SUB.
33-20-02-18-423-001	LOT 1 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-002	LOT 2 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-003	LOT 3 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-004	LOT 4 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-005	LOT 5 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-006	LOT 6 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-007	LOT 7 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-008	LOT 8 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-009	LOTS 9-12 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-010	LOT 22 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-011	LOT 21 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-012	N 7 FT OF LOT 19 AND ALL OF LOT 20 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-013	LOT 19 EXC N 7 FT RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-014	LOT 18 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-015	LOT 17 RIVERDALE ADDITION TO FAIRVIEW
33-20-02-18-423-016	LOT 16 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-017	LOTS 13-15 AND N 15 FT OF W 145.5 FT OF E 183 FT OF OUTLOT A RIVERDALE ADD TO FAIRVIEW
33-20-02-18-424-001	LOTS 1, 2 AND 3 EXC S 15 FT OF EA LOT AND EXC N 18.37 FT OF EACH LOT ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-002	LOT 4 AND S 15 FT OF LOTS 1, 2 AND 3 ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-003	LOT 5 ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-004	LOT 6 EXC S .74 FT ASSESSOR'S PLAT OF CHERRY LAWN

Tax ID Number	Legal Description
33-20-02-18-424-005	S .74 FT OF LOT 6 AND ALL OF LOT 7 EXC BEG AT SE COR NW'LY ON LOT LINE 57.69 FT E 54.05 FT TO E LINE OF LOT 7 S 20.47 FT TO BEG ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-006	PART OF LOT 10 COM AT NW COR THEREOF-S 70 ^ 01' E ON N'LY LOT LINE 74.71 FT-S 89 ^ 12' W 69.85 FT TO E'LY LINE OF RIVER STREET-N 0 ^ 48' W 26.51 FT TO BEG EAST LAWN (THIS PARCEL OWNED WITH LAND ADJOINING IN CITY OF EAST LANSING) EAST LAWN
33-20-02-18-424-007	BEG 15 FT S OF NW COR OF LOT 11 OF EAST LAWN SUBD-N 60 FT-E 123.5 FT-S PLL WITH RIVER ST TO PT E OF BEG-W TO BEG EAST LAWN & PT OF ASSESSOR'S PLAT OF CHERRY LAWN (OCC AS ONE PARCEL) EAST LAWN
33-20-02-18-424-008	LOT 8, 9, 12, 13 & LOT 11 EXC N 15 FT EAST LAWN
33-20-02-18-424-009	W 31 FT OF LOT 4 EAST LAWN
33-20-02-18-424-010	LOT 3 & LOT 4 EXC W 31 FT EAST LAWN
33-20-02-18-424-011	LOT 5 & LOT 6 EXC S 54 FT EAST LAWN
33-20-02-18-424-012	N 11 FT OF LOT 7 & S 54 FT OF LOT 6 EAST LAWN
33-20-02-18-424-013	LOT 7 EXC N 11 FT EAST LAWN
33-20-02-18-425-001	LOT 21 ELMWOOD ADD TO FAIRVIEW AND W 145.5 FT OF OUTLOT A RIVERDALE ADD TO FAIRVIEW AND THAT PT OF SEC 18 LYING S OF ELMWOOD ADD TO FAIRVIEW N OF RED CEDAR RIVER E TO BOGUE ST AND W OF RIVERDALE ADD TO FAIRVIEW EXC WATERS EDGE DR (OWNED AND OCCUPIED AS ONE PARCEL) SEC 18 T4NR1W
33-20-02-18-425-002	LOT 1, 2 & 3 CANDY CARVER A REPLAT ON OUTLOT A" OF RIVERDALE ADD TO FAIRVIEW"
33-20-02-18-425-003	LOT 14 EAST LAWN
33-20-02-18-425-004	LOTS 15 & 16 EAST LAWN
33-20-02-18-426-001	LOTS 1 & 2 ALSO LOT 21 EAST LAWN
33-20-02-18-426-002	LOTS 17, 18, 19 & 20 EAST LAWN
33-20-02-18-426-003	LOT 75 SUPERVISORS PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-004	LOTS 76 & 77 SUPERVISORS PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-005	COM AT NW COR OF LOT 78 S'LY ALONG LOT LN TO CEDAR RIVER E'LY ALONG RIVER 57.5 FT N'LY TO A POINT IN A N LOT LN THAT IS 77.53 FT E'LY OF BEG W'LY BEG BEING PARTS OF LOTS 78 & 79 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-006	COM AT A POINT IN N LOT LN OF LOT 79 THAT IS 77.53 FT E'LY OF NW COR OF LOT 78 S'LY TO A POINT IN S LOT LN OF LOT 78 THAT IS 57.5 FT E'LY OF SW COR OF LOT 78 E'LY ALONG S LOT LN TO A POINT 33 FT E'LY OF SW COR OF LOT 80 N'LY TO N LOT LN OF LOT 81 AT A POINT 86 1/5 FT E'LY OF NW COR OF LOT 80 W'LY ALONG N LOT LN TO BEG BEING PART OF LOTS 78 79 80 & 81 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-007	W 1/2 OF FOLLOWING DESC PART OF LOTS 80 & 81 & 82 COM IN S'LY LN OF GRAND RIVER AVE AT A PT N 69 ^ 28' W 1003.2 FT FROM ITS INT WITH E LINE OF SEC 18 N 69 ^ 28' W 144.8 FT S 13 ^ 42' W 231 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 126 FT M/L N 19 ^ 16' E 221.7 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP

Tax ID Number	Legal Description
33-20-02-18-426-008	E 1/2 OF FOLLOWING DESC PART OF LOTS 80 81 & 82 COM IN S'LY LN OF GRAND RIVER AVE AT PT N 69 ^ 28' W 1003.2 FT FROM ITS INTERSECTION WITH E LN OF SEC 18 N 69 ^ 28' W 144.8 FT S 13 ^ 42' W 231 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 126 FT M/L N 19 ^ 16' E 221.7 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-009	LOT 83 ENTIRE & PARTS OF LOTS 81 82 & 84 COM ON S LN OF GRAND RIVER AVE AT PT N 69 ^ 28' W 852.6 FT FROM ITS INT WITH E LN OF SEC 18 N 69 ^ 28' W 150.6 FT S 19 ^ 16' W 221.7 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 162 FT M/L N 16 ^ 19' E 222.3 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-010	COM AT INT OF C/L OF M 43 & E LN OF SEC 18 N 69 ^ 28' W ON CENTER OF HWY 705.6 FT TO POB S 16 ^ 19' W 279.8 FT TO RED CEDAR RIVER NW'LY ON RIVER 138.8 FT N 16 ^ 19' E 255.8 FT TO C/L OF HWY S 69 ^ 28' E 135 FT TO POB SEC 18 T4NR1W PART OF SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-012	COM IN THE CENTER OF GRAND RIVER AVE AT PT 428.9 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S 6 ^ 45' W 289.0 FT TO N BANK OF RED CEDAR RIVER W ON N BANK OF RIVER 86.3 FT N 15 ^ 15' E 116.5 FT N 6 ^ 07' E 170 FT TO CENTER OF GRAND RIVER AVE SE'LY 70 FT TO BEG BEING PART OF LOTS 89, 90 & 91 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP EXC LAND TAKEN FOR US16 HWY
33-20-02-18-426-013	COM AT PT IN CENTER OF GRAND RIVER AVE 247.5 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S PLL WITH E SEC LN 290.3 FT TO N BANK OF RED CEDAR RIVER W'LY ALONG N BANK OF RIVER 213.7 FT N 6 ^ 45' E 289 FT TO CENTER OF GRAND RIVER AVE SE'LY 181.4 FT TO BEG EXC HY RIGHTS BEING PARTS OF LOTS 90 & 91 & ALL OF LOTS 92 & 93 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-014	LOTS 94 & 95 EXC E 53.5 FT OF LOT 95 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP

Note: These parcels reflect the original parcels at the time of adoption of the original LRSZ Tax Increment Financing and Development Plan. Any subsequent combinations or splits reflected in the addition of new parcels are not included herein but should be incorporated into calculations of taxable values, as necessary.

Meridian Township

Tax ID Number	Legal Description
33-02-02-03-102-008	M3-6-2 & M3-6-3 M4-19-3 M4-19-5-1 BEG @ A PT ON W LN SEC 3 @ A PT S 01 DEG 06'27"W 518.47 FT FROM NW COR SEC 3 -S 59 DEG 40'W ALG S'LY R/W LN M-78 281.3 FT -S 01 DEG 06'27"W 626.42 FT TO C/L TOWNER RD -S 88 DEG 37'E ON C/L 240 FT TO THE W LN OF SEC 3 -CON'T ALG C/L S 88 DEG 29'54"E 106.66 FT -N 01 DEG 06' 27"E 408.40 FT -S 88 DEG 29'54"E 106.66 FT -N 01 DEG 06'27"E 497.77 FT TO S'LY R/W LN M-78 -S 59 DEG 40'W ALG R/W 250 FT TO POB SEC 3 & 4 T4NR1W 6.96 AC M/L

Tax ID Number	Legal Description
33-02-02-03-102-012	(M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 213.32 FT TO POB - N01D03'17"W 986.13 FT TO EASTBOUND C/L OF HWY M-78 - N57D29'13"E ALNG SD C/L 306.26 FT - S01D03'17"E 403.28 FT - N89D25'21"E 472.12 FT TO W LN OF E 50 A OF N 1/2 OF NW 1/4 - S00D48'16"E ALNG SD W LN 444.83 FT - S89D25'21"W 550 FT - S00D48'16"E 300 FT TO S LN OF N 1/2 OF NW 1/4 - S89D25'14"W ALNG SD S LN 180.12 FT TO POB (10.66 A) (SPLIT/COMBINED ON 01/18/2019 FROM 33-02-02-03-102-006)
33-02-02-04-227-001	M 4-19-2 BEG AT INTER OF CEN LINE OF TOWNER RD & CEN LINE OF E BOUND RDWY OF M-78 STATE HWY N 59 DEG 40' E ALONG SAID E BOUND RDWY CEN LINE 300 FT S 20 DEG 49' 40" W 165.83 FT TO CEN LINE OF TOWNER RD -W ALONG SAID CEN LINE TO BEG., ON NE FRL 1/4 OF FRL SEC 4, T4N R1W.
33-02-02-04-227-002	M4-19-6 COM. IN CEN. OF TOWNER RD. 180 FT E OF E 1/8 LINE OF SEC. 4 FOR A PT. OF BEG, TH. N 20 DEG 49'40"E 165.83 FT TO THE S'LY R/W LN OF M-78 HWY -N 59 DEG 40'E 291.29 FT ALNG SD R/W LINE OF M-78 HWY -S 1 DEG 23'W 310.80 FT TO CEN LINE OF TOWNER RD -W'LY ALNG CEN LN OF SD ROAD 270 FT M/L TO PT OB BEG SEC 4 T4NR1W 1.38 AC M/L
33-02-02-04-227-003	M 4-19-1 COM IN CENTER OF TOWNER ROAD AT PT 503 FT E OF ITS INT WITH E'LY LINE OF M-78 HY-E 126 FT-N 388.67 FT TO S'LY LINE OF M-78 HY SW'LY ALONG HY 148.12 FT- S 310.8 FT TO BEG ON NE FRL 1/4 OF SEC 4, T4N R1W.
33-02-02-04-227-004	M4-19-4 PT OF E 1/2 OF NE 1/4 LYING S OF M-78 HWY BEG AT PT LYING 524.6 FT W OF INT OF CEN LI OF TOWNER RD & E SEC LI OF SEC 4 W 233 FT N 1 DEG 23' E APPROX 300 FT TO S'LY LI OF M-78 HWY N 59 DEG 40' E ALG S'LY LI OF M-78 HWY APPROX 276.8 FT S TO PT OF BEG SEC 4 T4N R1W 2 A M/L.
33-02-02-04-227-007	M4-19-5 COM AT NE COR OF SEC. 4 - S 01 DEG 06' 27" W ALONG E LINE OF SEC. 4, 518.47 FT TO PT ON S'LY R/W LINE OF HWY M-78 - S 59 DEG 40' 00" W ALONG S'LY R/W OF HWY M-78, 281.30 FT TO PT. OF BEG - S 59 DEG 40' 00" W ALONG SAID R/W, 333.57 FT - S 01 DEG 06' 27" W 451.06 FT TO PT ON CEN LINE OF TOWNER RD - S 88 DEG 37' 00" E ALONG CEN LINE OF TOWNER RD 284.6 FT - N 01 DEG 06' 27" E PLL TO E LINE OF SEC 4, 626.42 FT TO PT OF BEG, SEC. 4, T4N R1W
33-02-02-20-202-004	MP 651-656 631-1 TO 633-1-1 LOTS 21-26 INCL. & ALSO COM. 30 FT. N OF NW COR. OF LOT 26, TH W 82.5 FT, TH. S 420 FT. TH. E 82.5 FT, TH. N TO BEG. & ALSO THE W 183.5 FT. OF NORMANDY ST. (NOW VACATED) & ALSO COM. 25 FT. N OF NW COR. OF LOT 21, W 82.5 FT. S TO RED CEDAR RIVER, SE'LY ALONG RIVER TO SW COR. OF LOT 18, N 364 FT. TO BEG. ALSO S 30 FT. OF LOTS 1, 2 & 3 CEDAR RIVER HOMES.
33-02-02-20-202-007	MP 648 LOT 18 & N 112 FT OF LOT 17 CEDAR RIVER HOMES.
33-02-02-20-202-008	MP 647 LOT 17 EXC N 112 FEET CEDAR RIVER HOMES.
33-02-02-20-202-009	MP 649 & 650 LOTS 19 & 20 CEDAR RIVER HOMES
33-02-02-20-203-010	LOT 7 EXC N 22 FT & LOTS 8 & 9 ENTIRE. CEDAR RIVER HOMES SEC 20 T4NR1W

Tax ID Number	Legal Description
33-02-02-20-203-011	LOT 10 CEDAR RIVER HOMES. ALSO THE N 25 OF THE E 183.5 FT OF VACATED NORMANDY ST. R.O.W. SEC 20 T4NR1W.
33-02-02-20-204-003	MP 643 MP 644 LOTS 13 & 14 CEDAR RIVER HOMES
33-02-02-20-204-004	MP 645 LOT 15 CEDAR RIVER HOMES.
33-02-02-20-204-006	MP 641 & 642 LOTS 11 AND 12 CEDAR RIVER HOMES. ALSO THE SOUTH 25' OF THE E 183.5 FT OF VACATED NORMANDY ST. R.O.W.
33-02-02-20-204-007	(MP 646) LOT 16 CEDAR RIVER HOMES EXC COM AT NW COR OF SD LOT 16 - S00D 22'13"W 84.82 FT ALNG W LOT LN & E LN OF DAWN AVE - S89D 37'47"E 78.61 FT TO POB - N00D 22'13"E 20 FT - S89D 37'47"E 50 FT - S00D 22'13"W 50 FT - N89D 37'47"W 50 FT - N00D 22'13"E 30 FT TO POB SUBJ TO 12 T WIDE ESMT FOR INGRESS & EGRESS 31678 SQ FT (SPLIT/COMBINED ON 01/17/2018 FROM 33-02-02-20-204-005) (SPLIT ON 11/02/2020 WITH 33-02-02-20-204-008 INTO 33-02-02-20-204-009)
33-02-02-20-204-008	(MP 646) PART OF LOT 16 CEDAR RIVER HOMES DESC AS COM AT NW COR OF SD LOT 16 - S00D 22'13"W 84.82 FT ALNG W LOT LN & E LN OF DAWN AVE - S89D 37'47"E 78.61 FT TO POB - N00D 22'13"E 20 FT - S89D 37'47"E 50 FT - S00D 22'13"W 50 FT - N89D 37'47"W 50 FT - N00D 22'13"E 30 FT TO POB TOGETHER WITH 12 FT WIDE ESMT FOR INGRESS & EGRESS 2478 SQ FT (SPLIT/COMBINED ON 01/17/2018 FROM 33-02-02-20-204-005) (SPLIT ON 11/02/2020 WITH 33-02-02-20-204-007 INTO 33-02-02-20-204-009)
33-02-02-20-204-009	LOT 16 CEDAR RIVER HOMES (SPLIT/COMBINED ON 11/02/2020 FROM 33-02-02-20-204-007, 33-02-02-20-204-008)

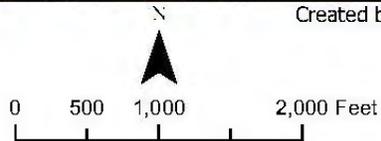
Appendix B: Maps

City of Lansing SmartZone Development Area

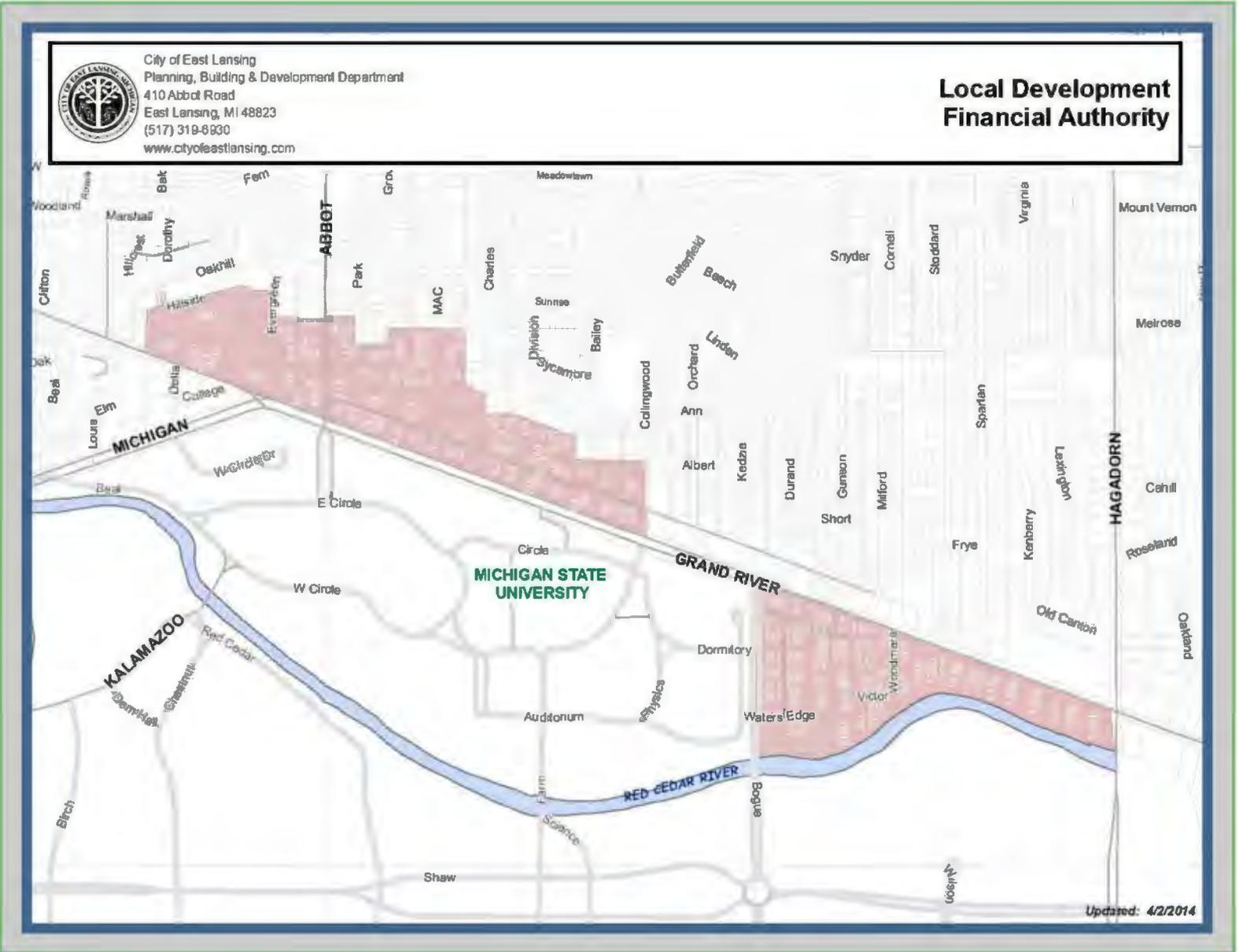


Smart Zone Parcels

Created by: S. Quon 2-5-21 City of Lansing IT



City of East Lansing SmartZone Development Area



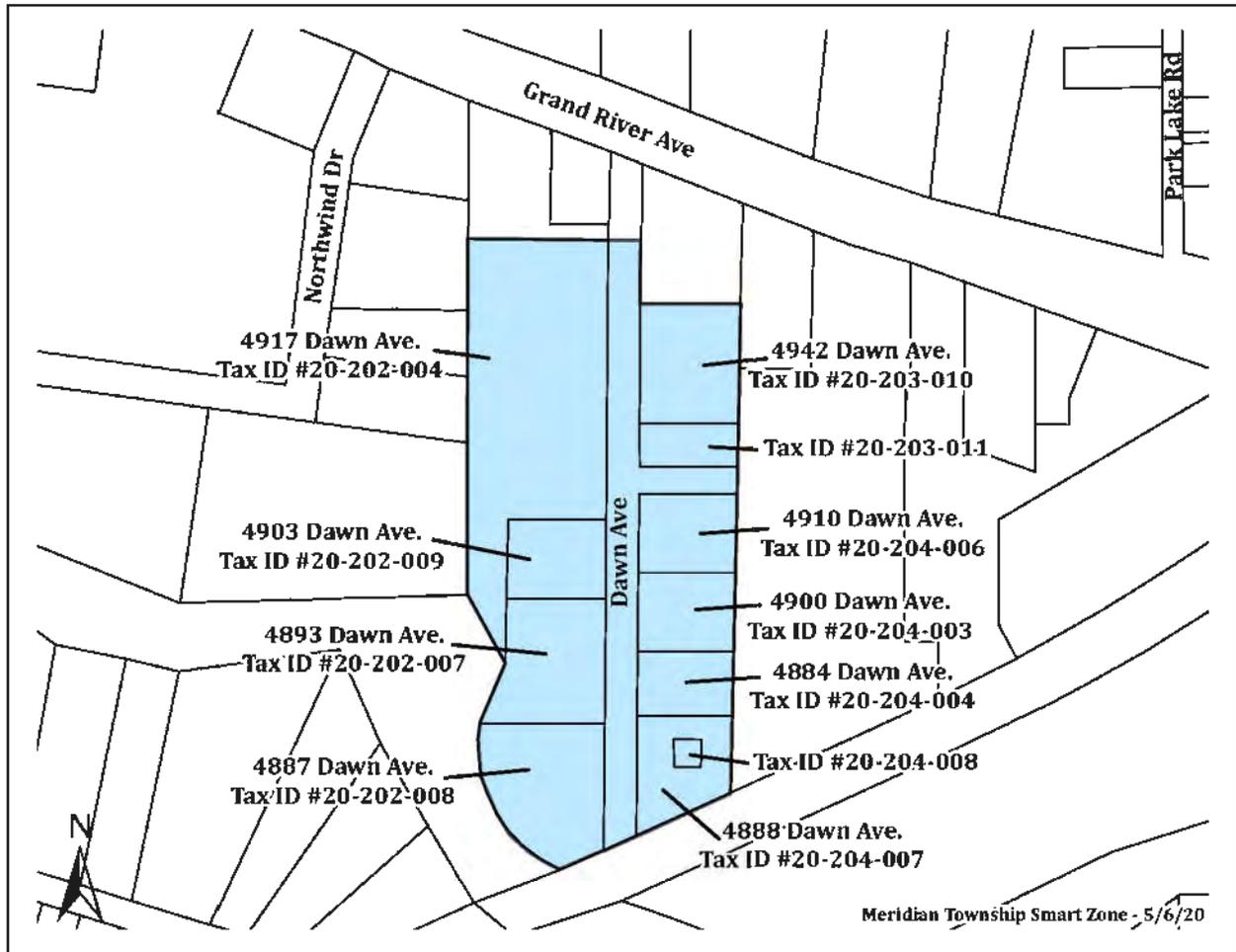
City of East Lansing
 Planning, Building & Development Department
 410 Abbot Road
 East Lansing, MI 48823
 (517) 319-6930
 www.cityofeastlansing.com

**Local Development
 Financial Authority**

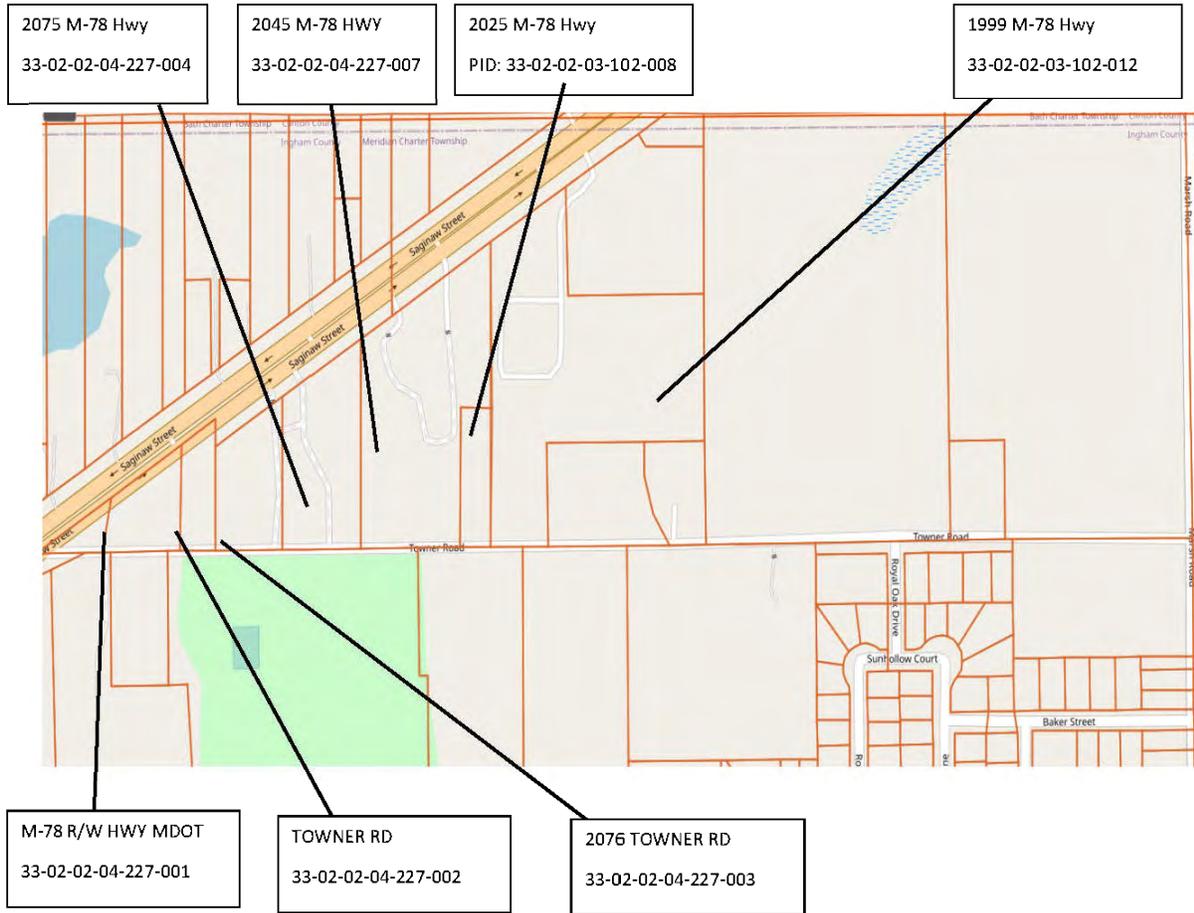
Updated: 4/2/2014

Meridian Township SmartZone Development Areas

Dawn Avenue Area



East Saginaw Highway (M-78) Area



References

East Lansing Technology Innovation Center (TIC). 2013. *2008–2013 Overview and Dashboard*. East Lansing: East Lansing Technology Innovation Center.

Global Accelerator Learning Initiative (GALI). 2016. “The Accelerator Landscape.” *GALI*. Accessed March 5, 2021. <https://www.galidata.org/accelerators/>



**PUBLIC SECTOR
CONSULTANTS**

230 N. Washington Square
Suite 300
Lansing, MI 48933



To: Township Board Members

**From: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering**

Date: July 29, 2021

Re: Daniels Drain Assessment

The Daniels Drain is a Chapter 20 drain that is located on Grand River Avenue between Central Park Drive/Dobie Road and Cornell Road. The storm water system, including the retention pond, primarily serves all or some of the following neighborhoods: Chief Okemos, Navajo Ridge, Forest Hills, East and West Ponds, Cornell Woods North, Whispering Oaks and Cornell Woods. A service area map is attached for your review.

In 2015, the Board of Directors of the Ponds Cooperative Homes, Inc. (PCH or The Ponds) formally requested that Meridian Township submit a petition under Chapter 20 of the Michigan Drain Code of 1956 to make needed improvements to the drain and retention pond. The primary purpose of the request was to reduce the frequency of flooding, remove sediments from the pond, improve overall water quality and repair/replace broken pipes and appurtenances in the system. Included with the memorandum is a presentation from Eng. Engineering and Surveying that was presented in 2016 by the Ingham County Drain Commissioner (ICDC) that provides additional supporting justification material. Following several meetings and associated public hearings, the petition was filed with the Ingham County Drain Commissioner in the spring of 2016 to proceed with design and engineering.

Since the filing of the petition in 2016, the Drain Commissioner has been developing plans to implement the necessary improvements to the Daniels Drain. As a Chapter 20 Drain, it is maintained by the Ingham County Drain Commissioner, but is fully funded by direct assessments on three public entities including Meridian Township, the Ingham County Road Department (ICRD) and the Michigan Department of Transportation (MDOT).

Bids were opened and approved this month resulting in our share of the Daniels Drain improvement costs at \$5,536,644 (82.76%). The remaining costs of the \$6,796,838.94 project will be assessed to the ICRD and MDOT. The initial revenue for the project will be provided by a 20-year bond sold publically in the next 30-45 days by the ICDC.

As the Board is aware, the Township did reserve the right to pass along the assessments to the benefiting property owners when the petition was filed in 2016. If the Township Board elects to not special assess the costs to the benefiting parcels (property owners), the annual operating budget would incur an average of ~\$350,000 of additional expense to the Township General Fund for the next 20 years. For reference, our annual drain expense averages \$500-600,000 per year to



13. C.

the General Fund and includes a number of at-large drain assessments, annual maintenance assessments and petition assessments.

As we did in 2016, we have prepared a mock assessment roll using the parcel and benefit methodology information from 2016 to develop an estimated cost for each property to aid in your deliberations. The first blue column is the assessment if 100% of the Township cost was passed along to the individual property owners. The second blue column indicates a 50% cost share plan. Both of the yellow columns immediately following the blue columns indicate a rough annual payment over twenty years (does not include interest calculations).

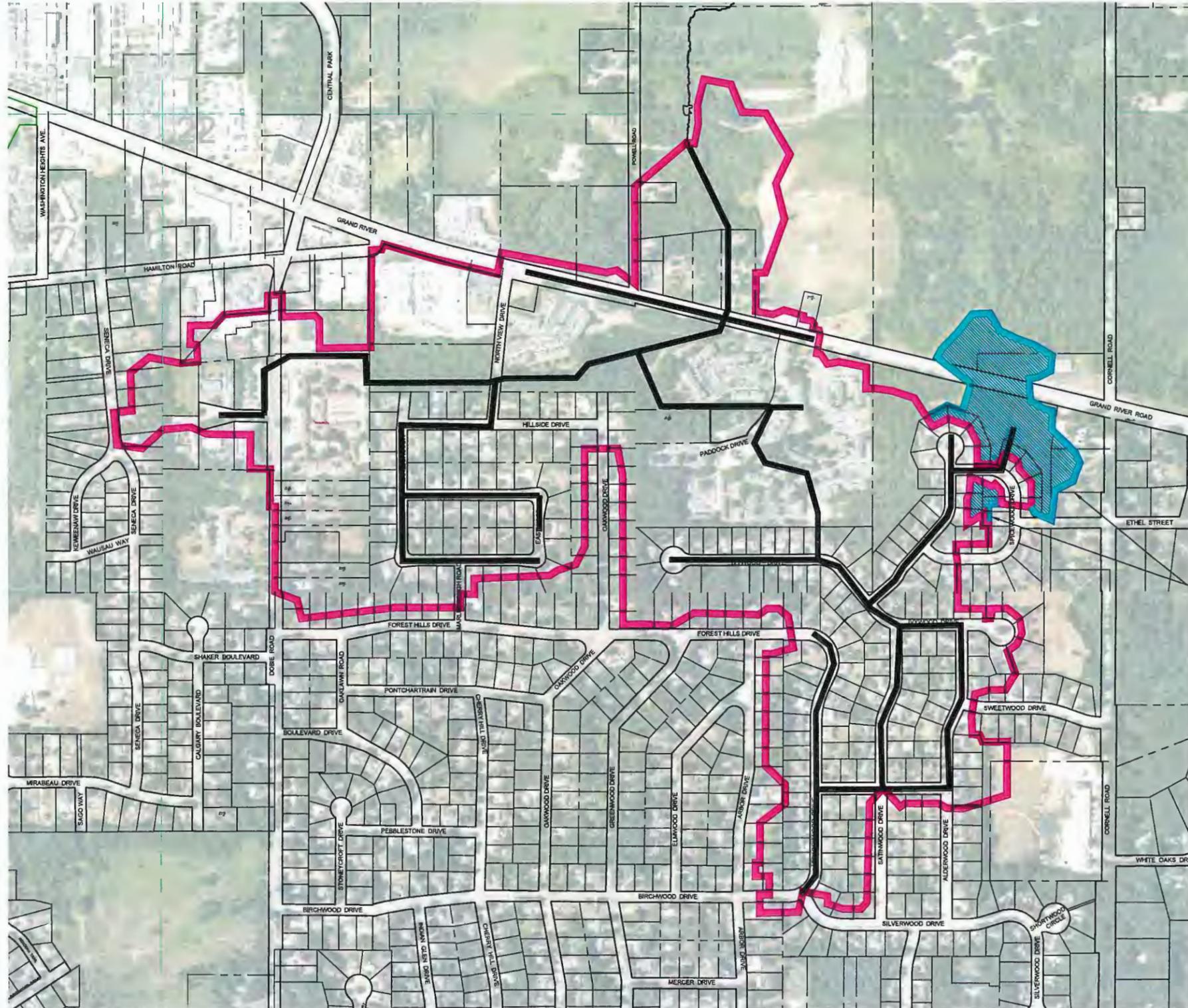
Please note that this is a very unrefined estimate and will be subject to significant fine-tuning based on further development of the benefits derived methodology and incorporation into a finalized special assessment roll similar to how we assess for water and sewer utility projects. To aid in the development of the individual assessment roll, we plan to use a third party engineering firm that specializes in storm water/drain projects.

Once the Township Board has provided direction on how to develop the assessment roll funding allocation, we plan to hold a public information meeting for the residents in the Daniels Drain project area in conjunction with the Ingham County Drain Commissioner and his consultants. The purpose of the meeting will be to provide an update, discuss costs, assessments and schedule.

The project has an aggressive timeline (September start with June 2022 completion) and we will need to work expeditiously to hold the public information meeting, prepare the assessment roll and conduct the necessary public hearings.



PATRICK E. LINDEMANN
 INGHAM COUNTY DRAIN COMMISSIONER
DANIELS DRAIN SERVICE AREA
 PART OF SECTIONS 10, 11, 14 & 15, MERIDIAN TOWNSHIP,
 T3N, R2W, & CITY OF LANSING, INGHAM COUNTY, MICHIGAN



LEGEND

- EXISTING SERVICE AREA
208.64 ACRES
- PROPOSED NEW SERVICE AREA
10.50 ACRES
- ROUTE & COURSE

PROPOSED NEW SERVICE AREA



SCALE: 1" = 300'

**DISTRICT BOUNDARY AND ROUTE &
 COURSE EXHIBIT**

NO.	REVISIONS	DATE	DESIGNED BY	CHECKED BY	APPROVED BY



PATRICK E. LINDEMANN
 INGHAM COUNTY DRAIN COMMISSIONER
 DANIELS DRAIN SERVICE AREA

PROJECT NO.
2000899

SHEET NO.

Daniels Drain

Chapter 20 Drainage Board Mtg.

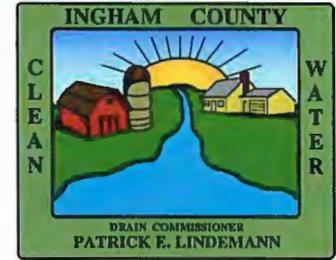


March 2, 2016

**Presentation Regarding Sufficiency of the
Petition, Practicability of Proposed Drain
and Public Corporation to be Assessed**

Daniels Drain

Chapter 20 Drainage Board Mtg.



PURPOSE OF PRESENTATION:

- Review recent history leading up to the Petition
- Discuss sufficiency of the Petition
- Discuss Necessity for Drain Maintenance & Improvements
- Review Public Corporations to be Assessed

PETITION FOR CLEANING OUT, RELOCATING, WIDENING, DEEPENING, STRAIGHTENING, TILING, EXTENDING, ADDING BRANCHES, RELOCATING ALONG A HIGHWAY AND/OR INSTALLING DEVICES TO PURIFY THE FLOW OF THE DANIELS DRAIN PURSUANT TO CHAPTER 20 OF ACT 40 OF THE PUBLIC ACTS OF 1956, AS AMENDED
DANIELS DRAIN

TO THE INGHAM COUNTY DRAIN COMMISSIONER:

The undersigned public corporation in the State of Michigan, namely the Charter Township of Meridian, hereby petitions for the construction, furnishing and equipping of maintenance and improvements to the Daniels Drain, consisting generally of cleaning out, relocating, widening, deepening, straightening, tiling, extending, or relocating along a highway, or required structures or mechanical devices that will properly purify or improve the flow of the Daniels Drain or pumping equipment necessary to assist or relieve the flow of the Daniels Drain, together with all the necessary interests in land, appurtenances and attachments thereto, wholly located and established in the Charter Township of Meridian in the County of Ingham, State of Michigan.

The construction, furnishing and equipping of maintenance and improvements to the Daniels Drain, consisting generally of cleaning out, relocating, widening, deepening, straightening, tiling, extending, or relocating along a highway, or required structures or mechanical devices that will properly purify or improve the flow of the Daniels Drain or pumping equipment necessary to assist or relieve the flow of the Daniels Drain, together with all the necessary interests in land, appurtenances and attachments thereto is necessary for the public health, and is required at this time due to pollution, siltation, and other impairment of the Daniels Drain resulting in pollution and impairment of the waters of the State and damage and impairment to the natural resources in or near the Daniels Drain District.

This petition has been authorized by this petitioner's governing body, as evidenced by the attached resolution.

This petition is filed pursuant to the provisions of Chapter 20 of Act No. 40 of the Public Acts of 1956, as amended.

It is understood that the cost of said project is to be wholly assessed against public corporations, including this petitioner. The Charter Township of Meridian may levy a special assessment, charge or fee for all or a portion of the cost of this project against benefitting properties under MCL 280.490 and conducted a hearing on January 26, 2016, as prescribed in MCL 280.489a for this purpose.

A certified copy of the Resolution of the governing body of the Charter Township of Meridian authorizing the execution of the Petition is hereby attached.

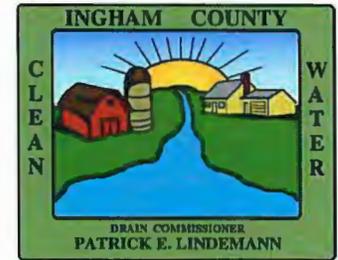
CHARTER TOWNSHIP OF MERIDIAN


Brett Dreyfus, CMMC, Clerk
Meridian Charter Township

2-3-16
Date

Daniels Drain

Chapter 20 Drainage Board Mtg.



RECENT WORK PERFORMED TO DATE:

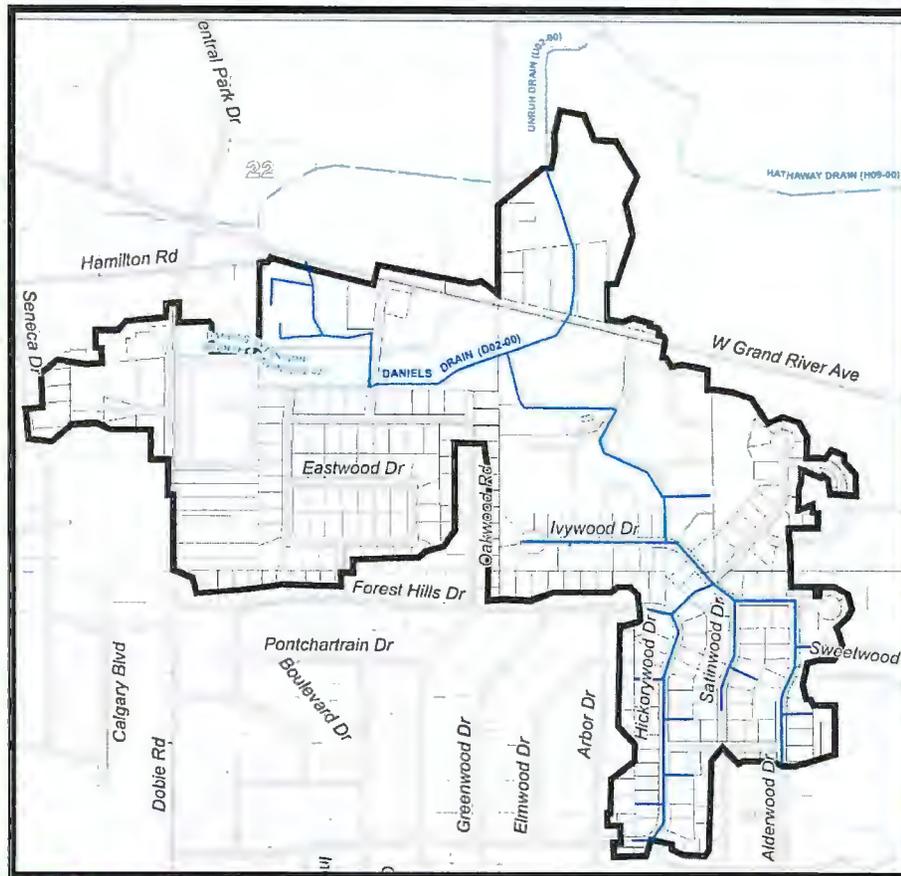
- July, 2013: Ingham County Drain Commissioner (ICDC) first approached by The Ponds Cooperative Homes, Inc. (PCH) regarding issues with pond and Daniels Drain maintenance
- October, 2013: Eng., Inc. performs survey to review current size of pond and approximate cost to clean out pond. Provided to PCH and Meridian Township Engineering Department
- June, 2014: ICDC and Eng., Inc. meeting with PCH to discuss possible maintenance, survey findings and Daniels Drain
- October 7, 2014: ICDC and Eng., Inc. meet with PCH Board and Meridian Twp. representative to discuss process for moving forward
- December 18, 2014: Mtg. w/ ICDC & Meridian Twp. to discuss Daniels Drain and updating Service Area Boundary
- January, 2015 to March, 2015: Eng., Inc. performed analysis of new Service Area Boundary under Section 197 of Michigan Drain Code
- April, 2015 to January, 2016: PCH and Meridian Twp. – various discussions, correspondence and meetings regarding petition for the Daniels Drain. Meridian Twp. performed water quality tests on Walden Pond.
- February 2, 2016: Petition by Meridian Township Board

Daniels Drain

Chapter 20 Drainage Board Mtg.



DISCUSSION OF EXISTING SERVICE AREA & STORM SEWER:



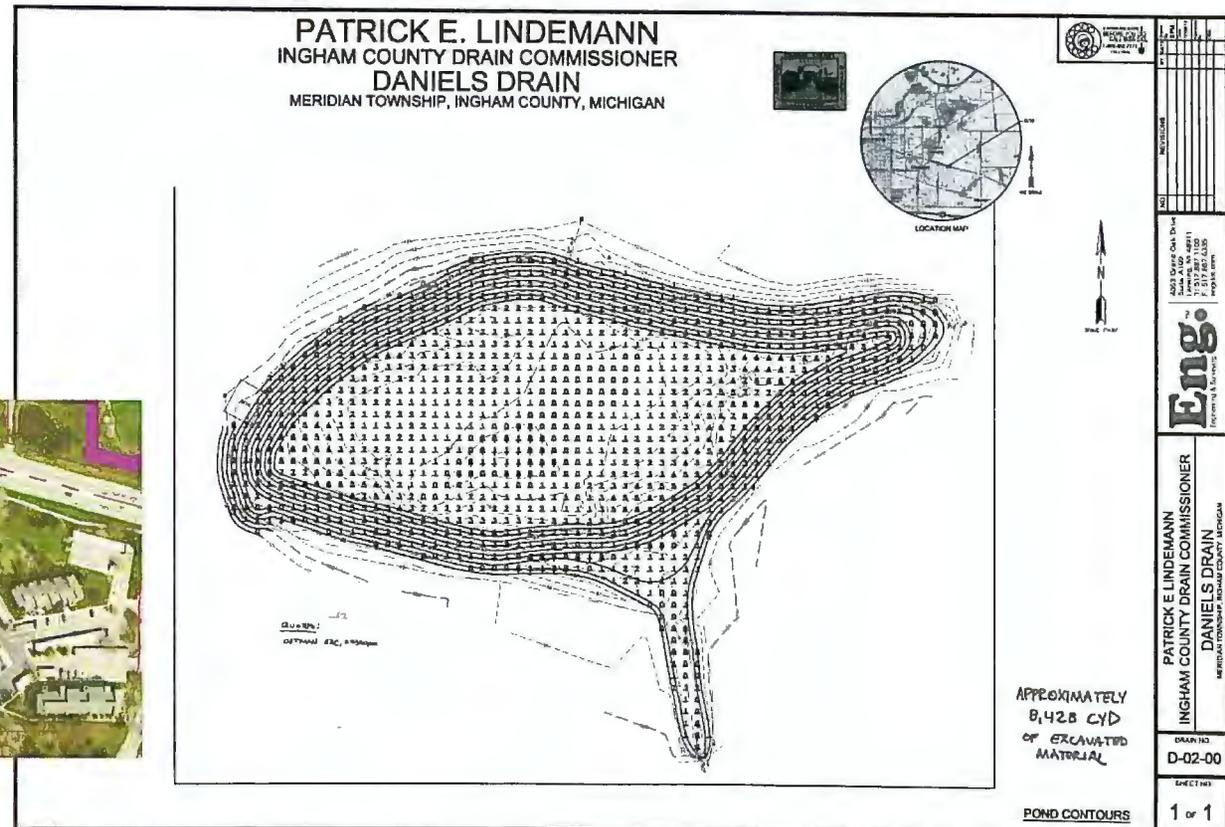
Daniels Drain

Chapter 20 Drainage Board Mtg.



SURVEY OF EXISTING POND (November, 2013):

- Walden Pond
- Filled in 1 to 5 feet
- 2.57 acres
- 8,500 CYD material to original depth



Daniels Drain

Chapter 20 Drainage Board Mtg.



DRAINAGE ISSUES:

- Drain has sink holes, collapsed pipes
- Flooding of nearby PCH property, damaged walkways and trees



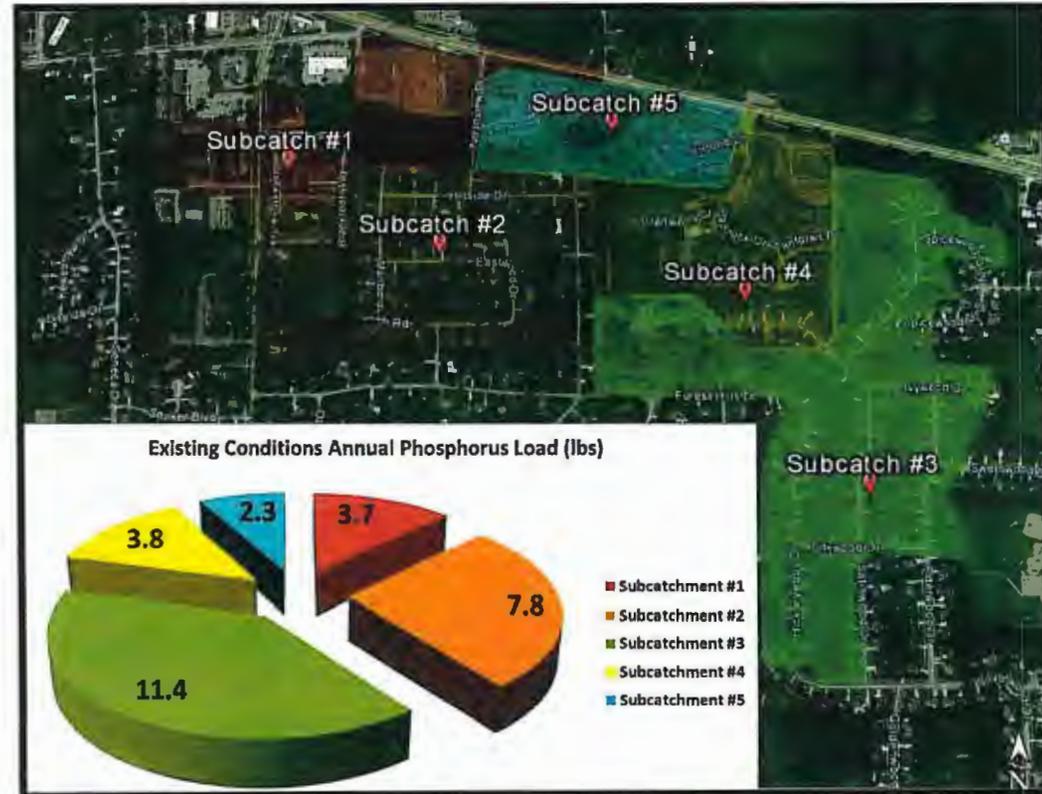
Daniels Drain

Chapter 20 Drainage Board Mtg.



DRAINAGE ISSUES:

- Phosphorous and salt pollution from watershed area into Walden Pond



Daniels Drain

Chapter 20 Drainage Board Mtg.



DRAINAGE ISSUES:

- Phosphorous and salt pollution from watershed area into Walden Pond

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
 DRINKING WATER LABORATORY
 US EPA Region V Drinking Water Cont. No. M10003
 P.O. Box 30270
 Lansing, MI 48909
 TEL: (517) 333-8164
 FAX: (517) 335-8962

Sample Number
LF82759

Official Laboratory Report

Report To: YOUNG ISHRAID
 5131 MARSH RD
 CHEEBOSS MI 48864

System Name/Owner: WALDEN POND COMDOS
 Collection Address: WALDEN POND COMDOS
 Collected By: YOUNG ISHRAID
 Town/Ship/Village/Section: MERIDIAN/23
 County: Ingham
 Sample Point: POND W/ EDC 2
 Water System: Other

WSNM Pool ID: Scum: Other
 Site Code: Site Code
 Collector: Other
 Date Collected: 05/07/2015 13:43
 Date Received: 05/07/2015 18:08
 Purpose: Other

Analyte Name	Result (mg/L)	Date Tested	RL (mg/L)	MCL/MAL (mg/L)	Method	CAS #
Chloride	448	05/02/2015	4		BM 4000-CI E	7647-14-8
Fluoride as CaCl ₂	0.10	05/09/2015	0.1	4.0	BM 4500-FI C	10084-48-8
Hardness as CaCO ₃	305	05/09/2015	20		BM 2340 C	HARD-00-C
Iron (as elemental)	0.2	05/09/2015	0.1		BM 3000-FeD	7439-89-8
Nitrate as N	Not Detected	05/08/2015	0.4	10	10-107-04-2-S	14797-85-8
Nitrite as N	Not Detected	05/08/2015	0.05	1	10-107-04-2-S	14797-85-0
Sulfate (as sulfate)	284	05/08/2015	5		BM 3000-NaB	7440-23-8
Sulfite	28	05/08/2015	10		BM 4300-SGHE	14808-79-8

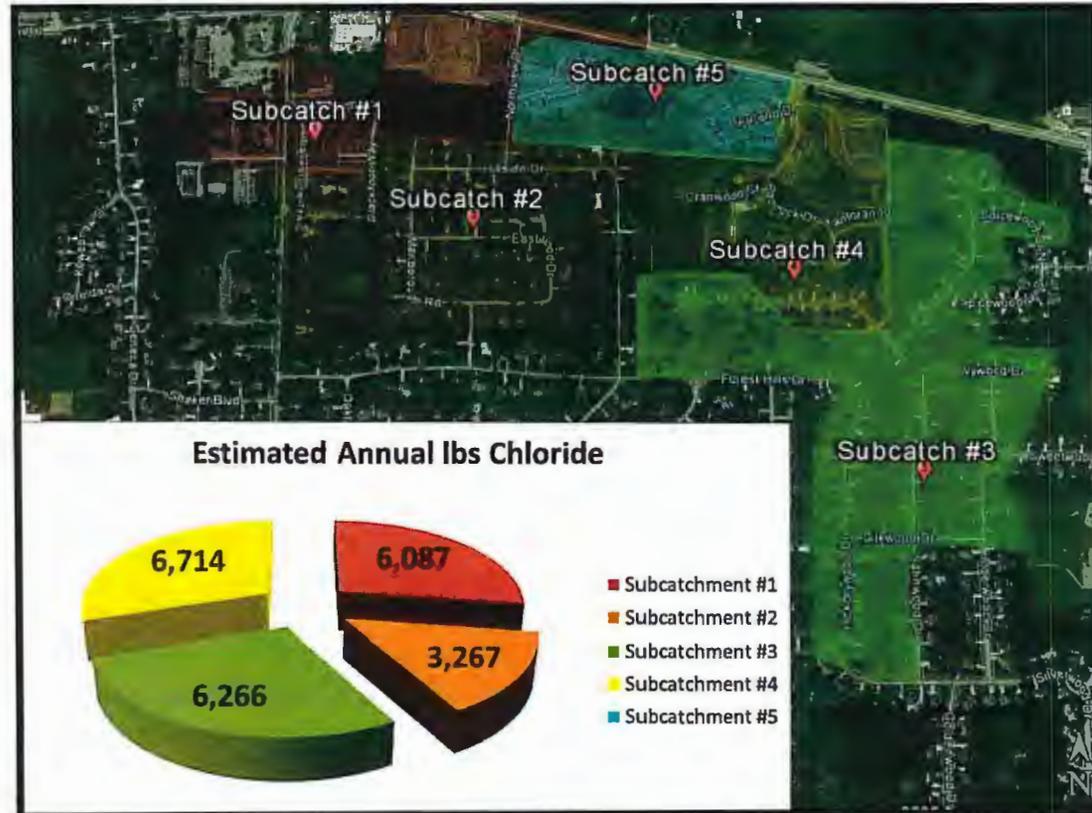
The analyses performed by the MDEQ Drinking Water Laboratory were conducted using methods approved by the U.S. Environmental Protection Agency in accordance with the Safe Drinking Water Act, 41 CFR 141.153, and other regulatory agencies as appropriate.

Your local health department has provided information about the quality of drinking water in your area. If you have concerns about the health risks related to the test results of your sample, please contact the Environmental Health Section through the address and telephone number listed below:

Ingham County Health Dept
 6302 South Center Street
 Lansing, MI 48911
 517 387-6312

Client: Cliented Analytical Service Request Number: 1914
 MCL: Michigan Certified Lead: 1914
 RL: Reporting Lead: 1914

1914
 1914
 1914

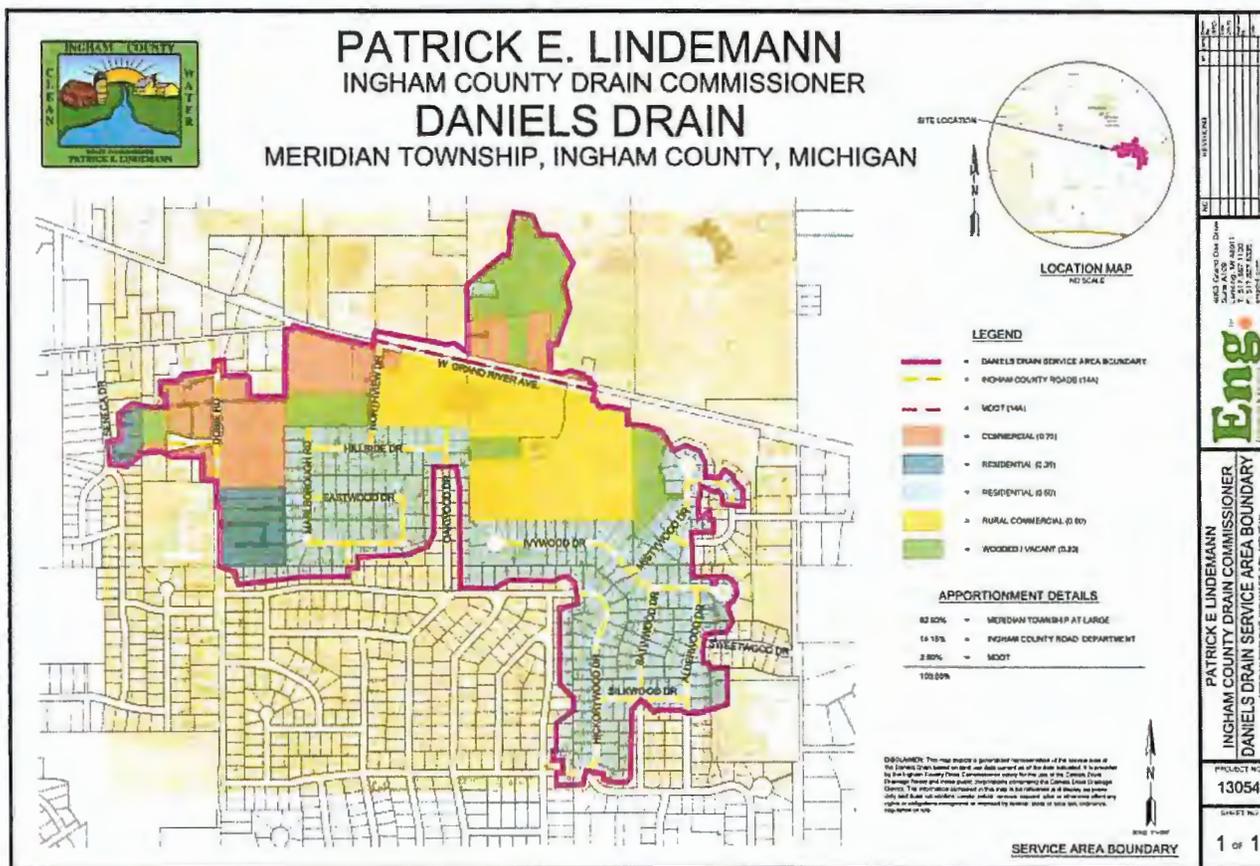


Daniels Drain

Chapter 20 Drainage Board Mtg.



SERVICE AREA BOUNDARY (updated March, 2015):



6841 Grand Oak Drive
 East Lansing, MI 48824
 Phone: 517.487.1100
 Fax: 517.487.1101
 Email: info@enginc.com
 Website: www.enginc.com

Patrick E. Lindemann, PE
 Richard J. Conzel, PE
 Brian J. Conzel, PE

April 8, 2015

Daniels Drain Chapter 20 Board
 707 B #4 Street
 Meridian, MI 48854

RE: Daniels Drain - DP&T Municipal Appropriations Using Current Section 14A Calculations for Road Authority and Current Assessee / Runoff Calculations for Properties in the Service Area
 Project No. 13054 (2)

Dear Board Members:

Eng, Inc. has reviewed the areas served within the Daniels Drain Drainage District and based upon the current land use for all municipalities involved, our recommendations for the apportionment percentages are as follows:

Meridian Township At Large	82.93%
Ingham County Road Department	14.18%
Michigan Department of Transportation	2.89%

Please see the attached assessment summary, 14(A) worksheets and exhibit that were used when determining these percentages. If you should have any questions please contact our office at (517) 487-1100.

Sincerely,
 Eng, Inc.

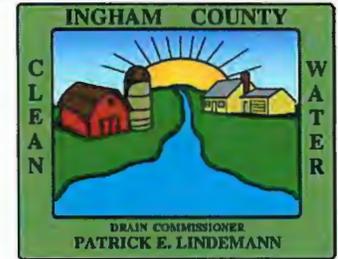
 Brian J. Conzel, PE
 Vice President

Attachments (2): Daniels Drain - Assessment Summary
 14(A) Calculations for Apportionment
 Daniels Drain - Service Area Boundary Exhibit

Meridian Township At-Large	82.93%
Ingham County Road Department	14.18%
Michigan Department of Transportation	2.89%

Daniels Drain

Chapter 20 Drainage Board Mtg.



**SPECIAL ASSESSMENT ROLL NO. 1
FOR THE
DANIELS DRAIN MAINTENANCE AND IMPROVEMENT PROJECT
(An Intracounty Drain Project in the County of Ingham, Michigan)**

Project: To defray part of the costs of the Daniels Drain Maintenance and Improvement Project
 Total Estimated Cost: \$6,690,000
 Supplemental Benefit to the State of Michigan: \$106,838.94
 Total Amount to be Assessed: \$6,796,838.94

Public Corporations	Percentage of Apportionment	Total Assessment	Amount of Prepaid Assessments Payment Due 1-Sept.-21	Amount of Assessment to be Financed by Bond Issues	Percentage of Bond Issues
Charter Township of Meridian	82.76%	\$5,536,644	\$0	\$5,536,644	85.66%
County of Ingham, on account of drainage to county highways	13.85%	\$926,565	\$0	\$926,565	14.34%
State of Michigan, on account of drainage to state highways	<u>3.39%</u>	<u>\$226,791</u>	\$226,791	\$0	
	100.00%	\$6,690,000.00		\$0	
Supplemental Benefit to the State of Michigan, for MDOT improvements	Supplemental	\$106,838.94	\$106,838.94	\$0	
				\$6,463,209.00	100.00%

The amounts assessed against the Charter Township of Meridian and the County of Ingham which are not prepaid shall be payable in installments as follows:

See attached.

Interest on unpaid installments to begin on September 1, 2021, and shall be payable on May 1, 2022, and annually thereafter at a rate that will provide amounts sufficient to pay the interest when due on all series of the Daniels Drain Drainage District's Drain Bonds to be issued by the Drainage District.

The foregoing special assessment roll was approved by the Drainage Board for the Daniels Drain Maintenance and Improvement Project on July 28, 2021.

Chairperson, Drainage Board

I hereby certify that the foregoing special assessment roll was prepared in accordance with the directions of the Drainage Board for the Daniels Drain Maintenance and Improvement Project and the statutory provisions applicable thereto.

Chairperson, Drainage Board



555 Briarwood Circle
 Suite 333
 Ann Arbor, MI 48108

734-994-9700
 734-994-9710 f
 www.pfm.com

**DANIELS DRAIN DRAINAGE DISTRICT
 COUNTY OF INGHAM, STATE OF MICHIGAN
 2021 DRAIN BONDS
 CHARTER TOWNSHIP OF MERIDIAN SHARE**

Total Drain	\$5,536,644.00
Total Supplemental	0.00
Less Prepaid	0.00
Balance	<u>\$5,536,644.00</u>

<u>Year</u>	<u>Installment Due May-1</u>
2022	\$271,644.00
2023	275,000.00
2024	275,000.00
2025	275,000.00
2026	275,000.00
2027	275,000.00
2028	275,000.00
2029	275,000.00
2030	275,000.00
2031	275,000.00
2032	275,000.00
2033	275,000.00
2034	280,000.00
2035	280,000.00
2036	280,000.00
2037	280,000.00
2038	280,000.00
2039	280,000.00
2040	280,000.00
2041	280,000.00
	<u>\$5,536,644.00</u>

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

M26-00.....MEIJERS DRAIN	YEAR 1 OF 1	FUND: 801	\$	13.68
N12-00.....NILSON DRAIN	YEAR 1 OF 1	FUND: 801	\$	124.11
C02-00.....OKEMOS PRESERVE DRAIN	YEAR 1 OF 1	FUND: 801	\$	366.67
P14-00.....PRIMEAU DRAIN	YEAR 1 OF 2	FUND: 801	\$	113.17
P23-00.....PIKE STREET DRAIN	YEAR 1 OF 1	FUND: 801	\$	24.22
P24-02.....OAK GROVE DRAIN	YEAR 2 OF 2	FUND: 801	\$	125.15
P24-03.....CRESTWOOD DRAIN	YEAR 1 OF 1	FUND: 801	\$	73.52
P24-04.....PINE LAKE N. BRANCH	YEAR 1 OF 1	FUND: 801	\$	113.95
P24-07.....PINE LAKE OUTLET, BAYDNNE	YEAR 1 OF 1	FUND: 801	\$	229.80
P24-11.....PINE LAKE, NORTHPORT	YEAR 1 OF 1	FUND: 801	\$	158.20
P24-12.....PINE LAKE, WILDFLOWER	YEAR 1 OF 1	FUND: 801	\$	86.05
P26-00.....PONDEROSA DRAIN	YEAR 1 OF 1	FUND: 801	\$	62.87
P39-00.....POVEY DRAIN	YEAR 2 OF 2	FUND: 801	\$	105.28
P44-00.....PINE RIDGE DRAIN	YEAR 1 OF 1	FUND: 801	\$	47.41
R07-07.....BONE DRAIN	YEAR 1 OF 1	FUND: 801	\$	385.64
R07-08.....CARRIAGE HILLS ESTATES	YEAR 1 OF 1	FUND: 801	\$	52.15
R07-12.....HGD RN RD BR OF R/C #4	YEAR 1 OF 1	FUND: 801	\$	78.38
R07-14.....REMY CH#5 WHITE HILS	YEAR 1 OF 1	FUND: 801	\$	294.31
R15-00.....RIVERWOOD DRAIN AND BRS.	YEAR 1 OF 1	FUND: 801	\$	151.56
R32-00.....RED CEDAR MANOR DRAIN	YEAR 1 OF 1	FUND: 801	\$	7.18
R33-00.....RED CEDAR, BRAEMOOR	YEAR 1 OF 1	FUND: 801	\$	41.36
S02-00.....SANCTUARY DRAIN	YEAR 1 OF 1	FUND: 801	\$	284.55
S16-00.....SLOAN CREEK DRAIN	YEAR 1 OF 1	FUND: 801	\$	32.30
S36-00.....SPRING PEEPER DRAIN	YEAR 1 OF 1	FUND: 801	\$	61.84
S38-00.....SIERRA RIDGE DRAIN	YEAR 1 OF 1	FUND: 801	\$	11.53
S55-00.....SHOALS DRAIN	YEAR 1 OF 1	FUND: 801	\$	131.93
S60-00.....SHAKER HEIGHTS DRAIN	YEAR 1 OF 1	FUND: 801	\$	103.61
S61-00.....SKYLINE DRAIN	YEAR 1 OF 1	FUND: 801	\$	88.86
S67-00.....SHOALS NO. 6 RED CEDAR BR	YEAR 1 OF 1	FUND: 801	\$	28.99
T05-00.....TOWAR GARDENS	YEAR 2 OF 2	FUND: 801	\$	76,137.98
T05-01.....TOWAR SNELL	YEAR 1 OF 3	FUND: 801	\$	450.73
T18-00.....SANDERS-TACOMA HILLS DRAI	YEAR 1 OF 1	FUND: 801	\$	113.89
T22-00.....TRAILS AT LK LANSING	YEAR 1 OF 1	FUND: 801	\$	71.91
T26-00.....TIMBER MEADOWS SOUTH	YEAR 1 OF 1	FUND: 801	\$	31.71
W18-00.....WILKSHIRE DRAIN	YEAR 1 OF 1	FUND: 801	\$	17.64
W65-00.....WHITEHILLS WOODS DRAIN	YEAR 1 OF 1	FUND: 801	\$	12.18
W67-00.....WELLINGTON ESTATES DRAIN	YEAR 1 OF 1	FUND: 801	\$	16.54
Meridian Township Total			\$	87,717.70
Maintenance Total			\$	87,717.70
B36-53.....BRIARWOOD DRAIN PETITION	YEAR 15 OF 20	FUND: 864	\$	13,958.66
E13-57.....EMBER OAKS DRAIN PETITION	YEAR 8 OF 20	FUND: 986	\$	3,011.68
K11-59.....KINAWA VIEW PETITION	YEAR 9 OF 20	FUND: 981	\$	15,028.00
N03-59.....NEMOKA DRAIN PETITION PRO	YEAR 1 OF 20	FUND: 880	\$	182,392.64
S45-65.....SMITH CONSOLIDATED DRAIN	YEAR 5 OF 20	FUND: 978	\$	8,485.05
T05-52.....TOWAR SNELL PETITION	YEAR 15 OF 20	FUND: 976	\$	30,401.25
T05-53.....TOWAR GARDENS PETITION	YEAR 15 OF 20	FUND: 977	\$	224,971.32
Petition Total			\$	478,248.60
			\$	565,966.30

Project Name: DANIELS CH. 20 ROLL

Property Benefit Percent if: MRD 0%

Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)
33-02-02-22-453-002	1705 CHIEF OKEMOS LLC	0.6986	0.90	0.6287	0.49925821
33-02-02-22-451-003	1710 CHIEF OKEMOS LLC	1.1376	0.90	1.0238	0.81299190
33-02-02-22-451-002	1720 ASSOCIATES	1.1094	0.90	0.9985	0.79283862
33-02-02-22-452-011	1741 CHIEF OKEMOS CIRCLE	0.3662	0.90	0.3296	0.26170678
33-02-02-23-379-017	ABDULLAH ASHRAF &	0.3249	0.40	0.1300	0.10319623
33-02-02-22-427-006	ADLER ARI BEN	0.4639	0.40	0.1856	0.14734605
33-02-02-26-130-001	ALBRITTON MARSHA E &	0.2473	0.40	0.0989	0.07854856
33-02-02-26-107-014	ALLEN RICHARD J & SARAH I	0.3165	0.40	0.1266	0.10052818
33-02-02-26-107-001	ALZUBAYDI JOHN & DOROTI	0.4073	0.40	0.1629	0.12936850
33-02-02-22-476-009	ANDERSON KRISTIN K	0.3467	0.40	0.1387	0.11012045
33-02-02-22-476-010	ANDREWS VINCENT P &	0.3432	0.40	0.1373	0.10900876
33-02-02-26-105-004	ARMSTRONG WARREN B	0.2163	0.40	0.0865	0.06870220
33-02-02-26-105-013	ARMSTRONG WARREN B	0.1073	0.40	0.0429	0.03408112
33-02-02-26-107-005	ASMARE ELSABETH	0.3322	0.40	0.1329	0.10551489
33-02-02-26-128-010	BAEK SEUNGKIK & JIYOUNG	0.2856	0.40	0.1142	0.09071358
33-02-02-26-107-012	BAINBRIDGE KENT L & SAND	0.3332	0.40	0.1333	0.10583251
33-02-02-22-477-029	BAKKERARKEMA F W & PAU	0.2105	0.40	0.0842	0.06685998
33-02-02-26-128-013	BARONDESS DAVID A & MAI	0.3257	0.40	0.1303	0.10345033
33-02-02-22-478-005	BEADERSTADT RICHARD E &	0.1669	0.40	0.0668	0.05301154
33-02-02-26-154-008	BEAL MATTHEW W	0.2870	0.40	0.1148	0.09115826
33-02-02-23-301-003	BECKETT JR FREDERICK W	0.4519	0.40	0.1808	0.14353455
33-02-02-22-428-003	BEECH TIMOTHY L & BARBA	0.3957	0.40	0.1583	0.12568405
33-02-02-23-353-025	BEERS KIMVAN T	0.7056	0.40	0.2822	0.22411591
33-02-02-26-106-009	BEHNKE DONALD R & SHERI	0.3051	0.40	0.1220	0.09690726
33-02-02-26-107-011	BENEDICT JOHN C & NICOLE	0.3178	0.40	0.1271	0.10094109
33-02-02-26-106-008	BENNETT III MILFORD & KAF	0.2703	0.40	0.1081	0.08585393
33-02-02-26-105-012	BENNETT TRUST HUGH F & C	0.3816	0.40	0.1526	0.12120554
33-02-02-27-202-010	BERNABEI JOSEPH D	0.1896	0.40	0.0758	0.06022162
33-02-02-22-477-007	BINDER TECLA E &	0.4140	0.40	0.1656	0.13149658
33-02-02-23-378-001	BISWAS SUBIR K & KOVUMA	0.4096	0.40	0.1638	0.13009903
33-02-02-26-154-012	BLANCHARD GERALD W & S	0.2235	0.40	0.0894	0.07098910
33-02-02-23-378-004	BOMMARITO MICHAEL J &	0.0000	0.40	0.0000	0.00000000
33-02-02-22-476-011	BOUTNI LAURA C	0.3484	0.40	0.1394	0.11066041
33-02-02-26-128-014	BREHM WILLIAM L & AMY L'	0.2928	0.40	0.1171	0.09300048
33-02-02-22-477-027	BRONSON ALLAN G & JANET	0.2323	0.40	0.0929	0.07378419
33-02-02-26-129-001	BROOKS ROGER I & LANETTI	0.1238	0.40	0.0495	0.03932192
33-02-02-22-456-010	BROWN LAUREN M & TRHIL	0.5943	0.40	0.2377	0.18876429
33-02-02-22-477-030	BRYDE TRUST EVELYN S	0.2103	0.40	0.0841	0.06679645
33-02-02-23-301-007	BUEHLER FRIEDRICH A	2.0684	0.90	1.8616	1.47819308
33-02-02-23-379-013	BURAK KRISTOPHER M & NC	0.2487	0.40	0.0995	0.07899324
33-02-02-23-380-010	BURGESS GARY J & CHRISTI	0.2498	0.40	0.0999	0.07934262
33-02-02-26-130-005	BURZYCH MARK J & KIMBER	0.3750	0.40	0.1500	0.11910922
33-02-02-26-128-016	CAMERON LORRAINE L & LA	0.3779	0.40	0.1512	0.12003033
33-02-02-23-353-010	CAMPBELL BRUCE B & SULIN	0.4990	0.40	0.1996	0.15849467
33-02-02-22-404-003	CAPITAL AREA SCHOOL EMP	0.0003	0.90	0.0003	0.00021440
33-02-02-23-380-003	CARR GARY & SUSAN M	0.1957	0.40	0.0783	0.06215913
33-02-02-22-428-001	CAWOOD BUILDING CO	0.5092	0.90	0.4583	0.36390249
33-02-02-22-478-002	CHALLA ANU R	0.3554	0.40	0.1422	0.11288378
33-02-02-23-380-002	CHASE STEVEN & JOY	0.1964	0.40	0.0786	0.06238147
33-02-02-23-353-004	CHEN JIN &	0.2674	0.40	0.1070	0.08493282

100% Annual /20 yr	50% Annual/20 yr
\$5,536,644	\$2,768,322
27,642.15	1,382.11
45,012.47	2,250.62
43,896.65	2,194.83
14,489.77	724.49
5,713.61	285.68
8,158.03	407.90
4,348.95	217.45
5,565.89	278.29
7,162.67	358.13
6,096.98	304.85
6,035.43	301.77
3,803.80	190.19
1,886.95	94.35
5,841.98	292.10
5,022.49	251.12
5,859.57	292.98
3,701.80	185.09
5,727.68	286.38
2,935.06	146.75
5,047.11	252.36
7,947.00	397.35
6,958.68	347.93
12,408.50	620.43
5,365.41	268.27
5,588.75	279.44
4,753.43	237.67
6,710.72	335.54
3,334.26	166.71
7,280.50	364.02
7,203.12	360.16
3,930.41	196.52
-	-
6,126.87	306.34
5,149.11	257.46
4,085.17	204.26
2,177.11	108.86
10,451.21	522.56
3,698.28	184.91
81,842.29	4,092.11
4,373.57	218.68
4,392.92	219.65
6,594.65	329.73
6,645.65	332.28
8,775.29	438.76
11.87	0.59
3,441.53	172.08
20,147.99	1,007.40
6,249.97	312.50
3,453.84	172.69
4,702.43	235.12

Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)
33-02-02-26-106-006	CHEN LIANGBIAO &	0.3222	0.40	0.1289	0.10233864
33-02-02-26-107-010	CHEN MICHAEL & LAN	0.3157	0.40	0.1263	0.10027408
33-02-02-22-476-014	CHEN SHU I	0.3589	0.40	0.1436	0.11399547
33-02-02-22-453-001	CHIEF OKEMOS APARTMENT	0.2987	0.90	0.2688	0.21346755
33-02-02-23-380-008	CHOI JONGEUN	0.2282	0.40	0.0913	0.07248193
33-02-02-22-451-001	CHOPP DENNIS J	1.3738	0.90	1.2364	0.98179349
33-02-02-23-353-024	CHOWDHURY JAHANGIR & T	0.5490	0.40	0.2196	0.17437590
33-02-02-26-106-014	CHURCH RICHARD L & JANE	0.2648	0.40	0.1059	0.08410699
33-02-02-26-127-011	CICHY TRUST SHELLEY G	0.3970	0.40	0.1588	0.12609696
33-02-02-22-477-020	CIMMERER MARK & AMY	0.4267	0.40	0.1707	0.13553041
33-02-02-22-477-021	CLAUSEN MARY L	0.2279	0.40	0.0912	0.07238664
33-02-02-26-154-010	CLIMES GARY & THERESA	0.1325	0.40	0.0530	0.04208526
33-02-02-27-202-009	COLE GRACE L	0.1843	0.40	0.0737	0.05853821
33-02-02-26-129-002	COLEMAN LANCE C & KRISTI	0.1171	0.40	0.0468	0.03719384
33-02-02-27-226-001	CONVERY SUSAN P	0.0169	0.40	0.0068	0.00536786
33-02-02-26-101-002	CORDILL TODD Y & HOLLY J	0.4187	0.40	0.1675	0.13298942
33-02-02-22-379-010	CORKIN HELEN S &	0.3029	0.40	0.1212	0.09620849
33-02-02-23-353-023	CORNELL WOODS ASSOCIAT	0.0329	0.40	0.0132	0.01044985
33-02-02-26-130-006	CORNELL WOODS ASSOCIAT	0.0298	0.40	0.0119	0.00946521
33-02-02-22-405-001	COUNTY OF INGHAM	0.0002	0.00	0.0000	0.00000000
33-02-02-22-477-012	CRICHTON CHRISTIE L	0.3449	0.40	0.1380	0.10954872
33-02-02-23-301-010	CROSSROADS INVESTMENT	1.3512	0.90	1.2161	0.96564228
33-02-02-23-301-011	CROSSROADS INVESTMENT	1.5124	0.90	1.3612	1.08084472
33-02-02-23-379-009	DAHNIKE KARA M	0.1969	0.40	0.0788	0.06254028
33-02-02-26-105-011	DALIMONTE KIM	0.3680	0.40	0.1472	0.11688585
33-02-02-23-352-001	DAVENPORT BEVERLY	0.8963	0.40	0.3585	0.28468692
33-02-02-26-101-003	DAVIDSON CARLA C &	0.3728	0.40	0.1491	0.11841045
33-02-02-23-379-010	DAVIS ANITA V	0.3740	0.40	0.1496	0.11879160
33-02-02-22-456-012	DAVIS KRISTIN M &	0.3506	0.40	0.1402	0.11135918
33-02-02-26-154-011	DE LOYE COREY ALLEN	0.2138	0.40	0.0855	0.06790814
33-02-02-23-379-008	DEGAN SHANNON T & KRIST	0.1470	0.40	0.0588	0.04669081
33-02-02-26-107-007	DEPPONG GREGORY J & TAM	0.3221	0.40	0.1288	0.10230688
33-02-02-22-476-002	DUNCAN KATHLEEN H	0.3467	0.40	0.1387	0.11012045
33-02-02-22-477-006	EARLEY ROBERT D & JEAN E	0.4140	0.40	0.1656	0.13149658
33-02-02-22-426-005	EDWARD W SPARROW HOSI	0.0097	0.00	0.0000	0.00000000
33-02-02-26-101-008	ELAHMAD SAMIR S & HIKM/	0.2967	0.40	0.1187	0.09423922
33-02-02-26-105-003	ELIAS MARY L	0.2114	0.40	0.0846	0.06714584
33-02-02-23-379-006	ENGAN KAREN E	0.2162	0.40	0.0865	0.06867044
33-02-02-26-127-001	ESCHELBACH MICHELLE	0.4009	0.40	0.1604	0.12733570
33-02-02-22-455-004	FAGAN PATSY J	0.9854	0.40	0.3942	0.31298727
33-02-02-23-353-022	FAROOQ UMAR	0.2482	0.40	0.0993	0.07883442
33-02-02-23-379-018	FARRIS RICHARD C & MARY	0.4341	0.40	0.1736	0.13788083
33-02-02-26-106-003	FERRY JR JOHN D & RUTH	0.3886	0.40	0.1554	0.12342892
33-02-02-26-107-009	FISHEL ROBERT C & RHOND/	0.3131	0.40	0.1252	0.09944826
33-02-02-22-477-026	FITCH CHARLES W & JANE A	0.3506	0.40	0.1402	0.11135918
33-02-02-26-128-003	FLANDERS RONALD D & SAR	0.3641	0.40	0.1456	0.11564711
33-02-02-22-476-005	FLEMING II RAYMOND J & G	0.3467	0.40	0.1387	0.11012045
33-02-02-26-127-009	FLOYD TIMOTHY J & MARY J	0.1276	0.40	0.0510	0.04052890
33-02-02-26-107-018	FOLLAND ROGER A & BARBA	0.3162	0.40	0.1265	0.10043290
33-02-02-26-106-007	FRAAS THOMAS E & TRICIA /	0.2740	0.40	0.1096	0.08702914
33-02-02-26-128-001	FURSETH KRISTEN M	0.3385	0.40	0.1354	0.10751592
33-02-02-23-353-015	GARCIA GIOVA J & ERIKA M	0.2787	0.40	0.1115	0.08852197

\$5,536,644		\$2,768,322	
5,666.13	283.31	2,833.06	141.65
5,551.82	277.59	2,775.91	138.80
6,311.52	315.58	3,155.76	157.79
11,818.94	590.95	5,909.47	295.47
4,013.07	200.65	2,006.53	100.33
54,358.41	2,717.92	27,179.21	1,358.96
9,654.57	482.73	4,827.29	241.36
4,656.70	232.84	2,328.35	116.42
6,981.54	349.08	3,490.77	174.54
7,503.84	375.19	3,751.92	187.60
4,007.79	200.39	2,003.90	100.19
2,330.11	116.51	1,165.06	58.25
3,241.05	162.05	1,620.53	81.03
2,059.29	102.96	1,029.65	51.48
297.20	14.86	148.60	7.43
7,363.15	368.16	3,681.58	184.08
5,326.72	266.34	2,663.36	133.17
578.57	28.93	289.29	14.46
524.06	26.20	262.03	13.10
-	-	-	-
6,065.32	303.27	3,032.66	151.63
53,464.18	2,673.21	26,732.09	1,336.60
59,842.52	2,992.13	29,921.26	1,496.06
3,462.63	173.13	1,731.32	86.57
6,471.55	323.58	3,235.78	161.79
15,762.10	788.11	7,881.05	394.05
6,555.96	327.80	3,277.98	163.90
6,577.07	328.85	3,288.53	164.43
6,165.56	308.28	3,082.78	154.14
3,759.83	187.99	1,879.92	94.00
2,585.10	129.26	1,292.55	64.63
5,664.37	283.22	2,832.18	141.61
6,096.98	304.85	3,048.49	152.42
7,280.50	364.02	3,640.25	182.01
-	-	-	-
5,217.69	260.88	2,608.84	130.44
3,717.63	185.88	1,858.81	92.94
3,802.04	190.10	1,901.02	95.05
7,050.12	352.51	3,525.06	176.25
17,328.99	866.45	8,664.50	433.22
4,364.78	218.24	2,182.39	109.12
7,633.97	381.70	3,816.99	190.85
6,833.82	341.69	3,416.91	170.85
5,506.10	275.30	2,753.05	137.65
6,165.56	308.28	3,082.78	154.14
6,402.97	320.15	3,201.48	160.07
6,096.98	304.85	3,048.49	152.42
2,243.94	112.20	1,121.97	56.10
5,560.61	278.03	2,780.31	139.02
4,818.49	240.92	2,409.25	120.46
5,952.77	297.64	2,976.39	148.82
4,901.15	245.06	2,450.57	122.53

Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)
33-02-02-26-128-009	GEBARA RANI & MARY	0.2784	0.40	0.1114	0.08842669
33-02-02-22-476-006	GESKE JOHN G & BARBARA E	0.3449	0.40	0.1380	0.10954872
33-02-02-23-380-007	GEVA PINHAS & DALIA	0.2020	0.40	0.0808	0.06416017
33-02-02-22-478-006	GILBERT KARL &	0.1464	0.40	0.0586	0.04650024
33-02-02-22-428-004	GLEASON CRYSTAL MARIE	0.3793	0.40	0.1517	0.12047501
33-02-02-22-427-009	GOFF FAMILY REAL ESTATE I	6.4756	0.90	5.8280	4.62782203
33-02-02-23-301-004	GOLF STORE HOME LLC	0.6066	0.90	0.5459	0.43350992
33-02-02-23-378-002	GOOD SHAWN DOUGLAS &	0.3773	0.40	0.1509	0.11983976
33-02-02-26-106-013	GORDON BRIAN P & LOUISE	0.3000	0.40	0.1200	0.09528738
33-02-02-26-128-011	GOULD P BRIAN	0.3322	0.40	0.1329	0.10551489
33-02-02-22-477-009	GROSSMAN GLENN R	0.3889	0.40	0.1556	0.12352420
33-02-02-27-202-001	GUINS FAMILY TRUST	0.1884	0.40	0.0754	0.05984047
33-02-02-26-128-007	HALL THOMAS R	0.3397	0.40	0.1359	0.10789707
33-02-02-26-106-001	HAMILTON WILLIAM D & JA	0.2633	0.40	0.1053	0.08363055
33-02-02-26-154-013	HARKEMA JACK R & LAURIE	0.2325	0.40	0.0930	0.07384772
33-02-02-22-456-011	HARPER GARY L AND LAI W	0.4408	0.40	0.1763	0.14000892
33-02-02-26-106-012	HARTWICK EDWARD F &	0.2684	0.40	0.1074	0.08525044
33-02-02-22-476-007	HAWLEY FREDERICK J & SAR	0.3583	0.40	0.1433	0.11380489
33-02-02-22-477-018	HAYES TIMOTHY J	0.4137	0.40	0.1655	0.13140129
33-02-02-26-128-018	HAYWARD KENNETH L & NA	0.3286	0.40	0.1314	0.10437144
33-02-02-23-352-005	HDI BUILDERS INC	0.0143	0.40	0.0057	0.00454203
33-02-02-23-352-006	HDI BUILDERS INC	0.0143	0.40	0.0057	0.00454203
33-02-02-23-352-007	HDI BUILDERS INC	0.0143	0.40	0.0057	0.00454203
33-02-02-23-352-008	HDI BUILDERS INC	0.0143	0.40	0.0057	0.00454203
33-02-02-23-351-006	HDI TREETOPS	1.8168	0.90	1.6351	1.29838580
33-02-02-26-155-001	HEBERT KARA K &	0.1061	0.40	0.0424	0.03369997
33-02-02-26-154-004	HEIM NATHANIEL &	0.3172	0.40	0.1269	0.10075052
33-02-02-22-379-009	HENKEL LOUIS G	0.7894	0.40	0.3158	0.25073285
33-02-02-26-127-014	HEPWORTH CHRISTOPHER C	0.2931	0.40	0.1172	0.09309577
33-02-02-22-477-024	HETTIGER PATRICIA	0.1837	0.40	0.0735	0.05834764
33-02-02-26-128-005	HICKS SCOTT A & JUNE L	0.3413	0.40	0.1365	0.10840527
33-02-02-22-455-005	HILLIKER KEVIN T & LAUREL	1.0034	0.40	0.4014	0.31870451
33-02-02-22-477-001	HOWARD DAN & CHRISTINE	0.4140	0.40	0.1656	0.13149658
33-02-02-23-353-009	HU HUYI	0.6700	0.40	0.2680	0.21280847
33-02-02-22-478-011	HUGHES PATRICIA D	0.1589	0.40	0.0636	0.05047055
33-02-02-27-202-008	HUNTER TERESA	0.1809	0.40	0.0724	0.05745829
33-02-02-23-379-012	HUTNIK GARY P & JULIA K	0.3777	0.40	0.1511	0.11996681
33-02-02-26-154-002	IACOBONI DANIELA &	0.2897	0.40	0.1159	0.09201584
33-02-02-26-107-002	JAAKSI DOUGLAS G & JANE C	0.4813	0.40	0.1925	0.15287271
33-02-02-26-127-003	JACOBS MELANIE B	0.3164	0.40	0.1266	0.10049642
33-02-02-23-353-011	JAMIESON KRISTINA	0.4571	0.40	0.1828	0.14518620
33-02-02-23-353-017	JEONG SANGHYUP	0.2796	0.40	0.1118	0.08880784
33-02-02-22-428-005	JIANG DANIEL &	0.3466	0.40	0.1386	0.11008868
33-02-02-22-477-033	JOHNSON BRANT	0.0458	0.40	0.0183	0.01454721
33-02-02-22-478-004	JOHNSON ZACHARY Q & KA	0.2176	0.40	0.0870	0.06911511
33-02-02-23-352-002	KABEER AHMAD & SAJEDA	0.0143	0.40	0.0057	0.00454203
33-02-02-26-128-017	KACZMAREK MARK W & MA	0.3153	0.40	0.1261	0.10014703
33-02-02-26-107-023	KAVASSERI KRISHNAMOORT	0.3463	0.40	0.1385	0.10999340
33-02-02-26-154-009	KAZMIERSKI PHILIP & JO ELL	0.2145	0.40	0.0858	0.06813047
33-02-02-22-478-009	KEITH DANNY C & JENNIFER	0.1541	0.40	0.0616	0.04894595
33-02-02-26-127-005	KERNS EDWARD M & LYND	0.1756	0.40	0.0702	0.05577488
33-02-02-23-379-004	KING MICHAEL J & KIMBERL	0.1219	0.40	0.0488	0.03871844

\$5,536,644		\$2,768,322	
4,895.87	244.79	2,447.94	122.40
6,065.32	303.27	3,032.66	151.63
3,552.32	177.62	1,776.16	88.81
2,574.55	128.73	1,287.28	64.36
6,670.27	333.51	3,335.14	166.76
256,226.03	12,811.30	128,113.02	6,405.65
24,001.90	1,200.10	12,000.95	600.05
6,635.10	331.76	3,317.55	165.88
5,275.72	263.79	2,637.86	131.89
5,841.98	292.10	2,920.99	146.05
6,839.10	341.95	3,419.55	170.98
3,313.15	165.66	1,656.58	82.83
5,973.88	298.69	2,986.94	149.35
4,630.33	231.52	2,315.16	115.76
4,088.69	204.43	2,044.34	102.22
7,751.80	387.59	3,875.90	193.79
4,720.01	236.00	2,360.01	118.00
6,300.97	315.05	3,150.49	157.52
7,275.22	363.76	3,637.61	181.88
5,778.68	288.93	2,889.34	144.47
251.48	12.57	125.74	6.29
251.48	12.57	125.74	6.29
251.48	12.57	125.74	6.29
251.48	12.57	125.74	6.29
71,887.00	3,594.35	35,943.50	1,797.17
1,865.85	93.29	932.92	46.65
5,578.20	278.91	2,789.10	139.45
13,882.19	694.11	6,941.09	347.05
5,154.38	257.72	2,577.19	128.86
3,230.50	161.53	1,615.25	80.76
6,002.01	300.10	3,001.01	150.05
17,645.53	882.28	8,822.77	441.14
7,280.50	364.02	3,640.25	182.01
11,782.45	589.12	5,891.22	294.56
2,794.37	139.72	1,397.19	69.86
3,181.26	159.06	1,590.63	79.53
6,642.14	332.11	3,321.07	166.05
5,094.59	254.73	2,547.29	127.36
8,464.02	423.20	4,232.01	211.60
5,564.13	278.21	2,782.06	139.10
8,038.44	401.92	4,019.22	200.96
4,916.97	245.85	2,458.49	122.92
6,095.22	304.76	3,047.61	152.38
805.43	40.27	402.71	20.14
3,826.66	191.33	1,913.33	95.67
251.48	12.57	125.74	6.29
5,544.78	277.24	2,772.39	138.62
6,089.94	304.50	3,044.97	152.25
3,772.14	188.61	1,886.07	94.30
2,709.96	135.50	1,354.98	67.75
3,088.06	154.40	1,544.03	77.20
2,143.70	107.19	1,071.85	53.59

Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)
33-02-02-26-130-003	KOHLER JOHN O & SUZANNI	0.3362	0.40	0.1345	0.10678539
33-02-02-23-353-016	KORKMAZ SINEM	0.2791	0.40	0.1116	0.08864902
33-02-02-22-456-004	LAETZ RANDALL P	0.3380	0.40	0.1352	0.10735711
33-02-02-23-352-004	LAING ALAN R	0.0143	0.40	0.0057	0.00454203
33-02-02-22-478-008	LAMMERS DONALD & GIOV	0.1563	0.40	0.0625	0.04964472
33-02-02-23-379-014	LAPHAM KIRK A & KIMBERL	0.3081	0.40	0.1232	0.09786014
33-02-02-26-154-007	LATHAM KEITH E & LISA B	0.3844	0.40	0.1538	0.12209489
33-02-02-22-456-003	LAVIRE RANDALL & KAREN	0.4057	0.40	0.1623	0.12886030
33-02-02-26-105-001	LAWLER CHARLES A & KARE	0.0703	0.40	0.0281	0.02232901
33-02-02-26-107-004	LEE LIK CHUAN &	0.3342	0.40	0.1337	0.10615014
33-02-02-23-353-006	LEE SUNG KI & HYUN JIN	0.2690	0.40	0.1076	0.08544101
33-02-02-22-455-006	LEONE JOHN	1.0007	0.40	0.4003	0.31784693
33-02-02-22-427-003	LEPESCHKIN LUDMILLA F	0.3743	0.40	0.1497	0.11888688
33-02-02-23-353-002	LI HAIRONG &	0.3336	0.40	0.1334	0.10595956
33-02-02-23-353-013	LI XIAOPING & HONG YANG	0.2509	0.40	0.1004	0.07969201
33-02-02-27-202-006	LIPPERT MATTHEW L & SON	0.2256	0.40	0.0902	0.07165611
33-02-02-23-380-001	LIU HUI &	0.3478	0.40	0.1391	0.11046983
33-02-02-26-132-002	LIU TAOSHENG &	0.0599	0.40	0.0240	0.01902571
33-02-02-23-353-021	LIU XIANGYANG ALEXANDEF	0.2814	0.40	0.1126	0.08937956
33-02-02-26-131-002	LLANO GONZALO G & CHER'	0.0000	0.40	0.0000	0.00000000
33-02-02-26-130-007	LOTHAMER JESSE I & AMY N	0.0372	0.40	0.0149	0.01181563
33-02-02-22-456-007	LOWE CURT & ANNA	0.3403	0.40	0.1361	0.10808765
33-02-02-22-427-008	LTG NORTHVIEW LLC	1.1955	0.90	1.0760	0.85437044
33-02-02-26-129-003	LU DENGSHENG &	0.1409	0.40	0.0564	0.04475330
33-02-02-22-477-025	LUTER FRANK A & RUTH A	0.2732	0.40	0.1093	0.08677504
33-02-02-23-379-003	MA HUIBO HEIDI &	0.1124	0.40	0.0450	0.03570100
33-02-02-23-353-007	MAALI MANOUC &	0.2698	0.40	0.1079	0.08569511
33-02-02-22-405-002	MALY RAYMOND J & CAROL	0.0000	0.90	0.0000	0.00000000
33-02-02-22-456-005	MANTURUK EDWARD P	0.3380	0.40	0.1352	0.10735711
33-02-02-26-101-005	MARINEZ DYLAN R & ANNE	0.3042	0.40	0.1217	0.09662140
33-02-02-22-477-002	MARLETT MARK E & LESLIE	0.4160	0.40	0.1664	0.13213183
33-02-02-26-127-010	MARR BRET R & JENNA W	0.1109	0.40	0.0444	0.03522457
33-02-02-26-105-005	MARSHALL KRISTINA M	0.2212	0.40	0.0885	0.07025856
33-02-02-23-379-002	MASSA GERALD R & MARILY	0.1275	0.40	0.0510	0.04049714
33-02-02-26-127-008	MASTEN SUSAN &	0.1240	0.40	0.0496	0.03938545
33-02-02-23-379-011	MC ALVEY DAVID G & LISA J	0.3817	0.40	0.1527	0.12123731
33-02-02-23-353-008	MC ALVEY MICHAEL K & LIN	0.9026	0.40	0.3610	0.28668795
33-02-02-22-428-007	MC CARTHY KRISTY K	0.4155	0.40	0.1662	0.13197302
33-02-02-23-380-006	MC CARTHY SAMUEL	0.0482	0.40	0.0193	0.01530951
33-02-02-22-477-008	MC DANIEL CARL D	0.4781	0.40	0.1912	0.15185632
33-02-02-22-477-016	MC DOUGALL GEORGE & CA	0.4840	0.40	0.1936	0.15373030
33-02-02-26-127-006	MENG MING	0.1131	0.40	0.0452	0.03592334
33-02-02-27-202-011	MENG STANLEY	0.1992	0.40	0.0797	0.06327082
33-02-02-22-427-010	MERIDIAN CHARTER TOWNSE	4.0794	0.00	0.0000	0.00000000
33-02-02-23-351-002	MERIDIAN MEADOWS LLC	21.1457	0.90	19.0311	15.11188713
33-02-02-23-353-012	MEYER JONATHAN S & CHEF	0.3748	0.40	0.1499	0.11904570
33-02-02-22-405-006	MICHIGAN BELL TELEPHONE	1.3884	0.90	1.2496	0.99222745
33-02-02-22-455-010	MICHIGAN TREE APARTMEN	8.4567	0.90	7.6110	6.04362570
33-02-02-22-455-011	MISTRY KEKI & PHYLLIS	1.1661	0.40	0.4664	0.37038203
33-02-02-22-455-012	MISTRY KEKI & PHYLLIS	1.3356	0.40	0.5342	0.42421940
33-02-02-22-428-006	MOFFETT THOMAS	0.3448	0.40	0.1379	0.10951696
33-02-02-22-477-015	MONROE VICKI LYNN	0.3467	0.40	0.1387	0.11012045

\$5,536,644		\$2,768,322	
5,912.33	295.62	2,956.16	147.81
4,908.18	245.41	2,454.09	122.70
5,943.98	297.20	2,971.99	148.60
251.48	12.57	125.74	6.29
2,748.65	137.43	1,374.33	68.72
5,418.17	270.91	2,709.08	135.45
6,759.96	338.00	3,379.98	169.00
7,134.54	356.73	3,567.27	178.36
1,236.28	61.81	618.14	30.91
5,877.16	293.86	2,938.58	146.93
4,730.56	236.53	2,365.28	118.26
17,598.05	879.90	8,799.03	439.95
6,582.34	329.12	3,291.17	164.56
5,866.60	293.33	2,933.30	146.67
4,412.26	220.61	2,206.13	110.31
3,967.34	198.37	1,983.67	99.18
6,116.32	305.82	3,058.16	152.91
1,053.39	52.67	526.69	26.33
4,948.63	247.43	2,474.31	123.72
-	-	-	-
654.19	32.71	327.09	16.35
5,984.43	299.22	2,992.21	149.61
47,303.45	2,365.17	23,651.72	1,182.59
2,477.83	123.89	1,238.92	61.95
4,804.42	240.22	2,402.21	120.11
1,976.64	98.83	988.32	49.42
4,744.63	237.23	2,372.32	118.62
-	-	-	-
5,943.98	297.20	2,971.99	148.60
5,349.58	267.48	2,674.79	133.74
7,315.67	365.78	3,657.83	182.89
1,950.26	97.51	975.13	48.76
3,889.97	194.50	1,944.98	97.25
2,242.18	112.11	1,121.09	56.05
2,180.63	109.03	1,090.32	54.52
6,712.48	335.62	3,356.24	167.81
15,872.89	793.64	7,936.45	396.82
7,306.88	365.34	3,653.44	182.67
847.63	42.38	423.82	21.19
8,407.74	420.39	4,203.87	210.19
8,511.50	425.57	4,255.75	212.79
1,988.95	99.45	994.47	49.72
3,503.08	175.15	1,751.54	87.58
-	-	-	-
836,691.39	41,834.57	418,345.70	20,917.28
6,591.14	329.56	3,295.57	164.78
54,936.10	2,746.81	27,468.05	1,373.40
334,614.04	16,730.70	167,307.02	8,365.35
20,506.73	1,025.34	10,253.37	512.67
23,487.52	1,174.38	11,743.76	587.19
6,063.56	303.18	3,031.78	151.59
6,096.98	304.85	3,048.49	152.42

Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)
33-02-02-22-477-005	MORSE JEFFERY E	0.4140	0.40	0.1656	0.13149658
33-02-02-26-106-004	MOTSCHENBACHER GARTH	0.4281	0.40	0.1712	0.13597509
33-02-02-26-105-006	MOTT FAMILY REVOCABLE T	0.2263	0.40	0.0905	0.07187844
33-02-02-26-101-004	MURLEY DAVID &	0.3103	0.40	0.1241	0.09855891
33-02-02-23-353-019	NGUYEN PHU H	0.2805	0.40	0.1122	0.08909370
33-02-02-26-106-016	NIOWAVE PROPERTIES LLC	0.3176	0.40	0.1270	0.10087757
33-02-02-26-105-010	NJONKOU AGATHE E & ACH	0.1704	0.40	0.0682	0.05412323
33-02-02-22-476-001	NOVOTNY MILDRED	0.3450	0.40	0.1380	0.10958048
33-02-02-26-107-016	NOWICKI THOMAS P & KATI	0.3256	0.40	0.1302	0.10341857
33-02-02-23-380-009	NUGENT CHRISTOPHER & L	0.1227	0.40	0.0491	0.03897254
33-02-02-26-107-025	NYQUIST SUSAN H	0.3239	0.40	0.1296	0.10287860
33-02-02-22-477-004	OBERG KEITH	0.4160	0.40	0.1664	0.13213183
33-02-02-22-477-022	O'FARRELL PAMELA A	0.1672	0.40	0.0669	0.05310683
33-02-02-26-126-002	OKEMOS PUBLIC SCHOOLS	0.4283	0.00	0.0000	0.00000000
33-02-02-26-126-004	OKEMOS PUBLIC SCHOOLS	0.5460	0.00	0.0000	0.00000000
33-02-02-26-101-001	OSBORN MICHAEL S & MAR	0.4070	0.40	0.1628	0.12927321
33-02-02-26-106-011	OWCZARZAK RICK M	0.2691	0.40	0.1076	0.08547278
33-02-02-26-106-015	PAVLICK MICHAEL J & KARI	0.3035	0.40	0.1214	0.09639906
33-02-02-26-127-007	PAWAR MILIND S &	0.0816	0.40	0.0326	0.02591817
33-02-02-22-427-004	PAYNE DENNIS & JANICE (TR	0.3449	0.40	0.1380	0.10954872
33-02-02-26-105-009	PEMBLE MICHAEL & LYNETT	0.0000	0.40	0.0000	0.00000000
33-02-02-23-301-002	PERNA GAETANO	11.0402	0.90	9.9362	7.88993773
33-02-02-23-301-008	PERNA GAETANO	0.1061	0.90	0.0955	0.07582493
33-02-02-26-107-017	PERRY SAMUEL	0.3414	0.40	0.1366	0.10843703
33-02-02-26-107-019	PERSICO JEFFREY E & JULIE F	0.3186	0.40	0.1274	0.10119519
33-02-02-22-478-007	PETERS SUSAN J	0.1496	0.40	0.0598	0.04751664
33-02-02-22-477-010	PETERSON JOHN R & DENISE	0.3467	0.40	0.1387	0.11012045
33-02-02-23-378-003	PETERSON ROBERT H & GAI	0.3555	0.40	0.1422	0.11291554
33-02-02-26-107-008	PLAEHN SCOTT A & THERESI	0.2960	0.40	0.1184	0.09401688
33-02-02-22-476-013	POSSANZA JEFFREY & ROSE	0.3449	0.40	0.1380	0.10954872
33-02-02-27-227-002	PRINCE JEFFREY L & SARA L	0.1320	0.40	0.0528	0.04192645
33-02-02-26-130-004	PRYGOSKI PHILIP J & MARY	0.3747	0.40	0.1499	0.11901393
33-02-02-26-107-022	PUNCH JERRY L & SUSAN M	0.3061	0.40	0.1224	0.09722489
33-02-02-27-202-004	PYLE RALPH E &	0.2643	0.40	0.1057	0.08394818
33-02-02-23-353-026	QI JIAGUO &	0.4472	0.40	0.1789	0.14204172
33-02-02-22-379-007	RAO DINESH K & SHANTHER	0.4177	0.40	0.1671	0.13267179
33-02-02-26-107-006	RASMUSSEN JOHN & CAROL	0.3419	0.40	0.1368	0.10859585
33-02-02-22-405-003	RASSEL LINDA A & (TRUSTEE	0.0625	0.90	0.0563	0.04466596
33-02-02-26-101-007	REED LINDA M	0.2994	0.40	0.1198	0.09509680
33-02-02-22-477-014	RENWASSER LOUIS B &	0.3449	0.40	0.1380	0.10954872
33-02-02-22-456-008	RODRIQUEZ TONYA LYNN	0.3414	0.40	0.1366	0.10843703
33-02-02-26-154-014	RONEY MARVIN G & LAURE	0.2413	0.40	0.0965	0.07664281
33-02-02-26-128-004	RUPPERT DAVID & CHARLOT	0.3712	0.40	0.1485	0.11790225
33-02-02-22-477-031	SALEHI HABIB & JOAN	0.2091	0.40	0.0836	0.06641530
33-02-02-26-107-020	SAMMARTINO MARY LYNN	0.2995	0.40	0.1198	0.09512856
33-02-02-22-477-017	SANTONE ANTOINETTE M	0.6843	0.40	0.2737	0.21735051
33-02-02-23-353-018	SCARPONE NICHOLAS C & C	0.2800	0.40	0.1120	0.08893489
33-02-02-22-477-023	SCHENKER PENNY L	0.1759	0.40	0.0704	0.05587017
33-02-02-27-227-001	SCHULTZ BLAINE S & LAURA	0.1646	0.40	0.0658	0.05228101
33-02-02-22-478-003	SCOFES GEORGE STEPHEN	0.3530	0.40	0.1412	0.11212148
33-02-02-22-456-001	SEGGERSON TIMOTHY	0.4076	0.40	0.1630	0.12946378
33-02-02-27-202-007	SEIBOLD JACK & DIANNE	0.1999	0.40	0.0800	0.06349316

\$5,536,644		\$2,768,322	
7,280.50	364.02	3,640.25	182.01
7,528.46	376.42	3,764.23	188.21
3,979.65	198.98	1,989.83	99.49
5,456.86	272.84	2,728.43	136.42
4,932.80	246.64	2,466.40	123.32
5,585.23	279.26	2,792.62	139.63
2,996.61	149.83	1,498.31	74.92
6,067.08	303.35	3,033.54	151.68
5,725.92	286.30	2,862.96	143.15
2,157.77	107.89	1,078.89	53.94
5,696.02	284.80	2,848.01	142.40
7,315.67	365.78	3,657.83	182.89
2,940.34	147.02	1,470.17	73.51
-	-	-	-
-	-	-	-
7,157.40	357.87	3,578.70	178.93
4,732.32	236.62	2,366.16	118.31
5,337.27	266.86	2,668.64	133.43
1,435.00	71.75	717.50	35.87
6,065.32	303.27	3,032.66	151.63
-	-	-	-
436,837.76	21,841.89	218,418.88	10,920.94
4,198.16	209.91	2,099.08	104.95
6,003.77	300.19	3,001.89	150.09
5,602.82	280.14	2,801.41	140.07
2,630.83	131.54	1,315.41	65.77
6,096.98	304.85	3,048.49	152.42
6,251.73	312.59	3,125.87	156.29
5,205.38	260.27	2,602.69	130.13
6,065.32	303.27	3,032.66	151.63
2,321.32	116.07	1,160.66	58.03
6,589.38	329.47	3,294.69	164.73
5,383.00	269.15	2,691.50	134.57
4,647.91	232.40	2,323.96	116.20
7,864.34	393.22	3,932.17	196.61
7,345.56	367.28	3,672.78	183.64
6,012.57	300.63	3,006.28	150.31
2,473.00	123.65	1,236.50	61.82
5,265.17	263.26	2,632.59	131.63
6,065.32	303.27	3,032.66	151.63
6,003.77	300.19	3,001.89	150.09
4,243.44	212.17	2,121.72	106.09
6,527.83	326.39	3,263.91	163.20
3,677.18	183.86	1,838.59	91.93
5,266.93	263.35	2,633.46	131.67
12,033.92	601.70	6,016.96	300.85
4,924.01	246.20	2,462.00	123.10
3,093.33	154.67	1,546.67	77.33
2,894.61	144.73	1,447.31	72.37
6,207.77	310.39	3,103.88	155.19
7,167.95	358.40	3,583.97	179.20
3,515.39	175.77	1,757.69	87.88

Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)
33-02-02-22-456-006	SELOVER HOWARD B &	0.3392	0.40	0.1357	0.10773826
33-02-02-23-301-001	SEM JUAN	0.5775	0.40	0.2310	0.18342820
33-02-02-23-379-007	SERGEANT DARLENE K	0.1492	0.40	0.0597	0.04738959
33-02-02-22-456-002	SESNAK CHARLES R & JENN	0.3495	0.40	0.1398	0.11100979
33-02-02-22-427-005	SHAHEEN CAROL A	0.3467	0.40	0.1387	0.11012045
33-02-02-23-380-005	SHAPIRO ERIK M & KAREN C	0.0000	0.40	0.0000	0.00000000
33-02-02-22-455-009	SHAW BRADLEY T & ESTHER	1.0060	0.40	0.4024	0.31953034
33-02-02-26-128-015	SHERILL BRADLEY M & CAR	0.3084	0.40	0.1234	0.09795542
33-02-02-26-154-005	SHI WENJUN &	0.3102	0.40	0.1241	0.09852715
33-02-02-26-101-006	SHIM KYUNGSIK I &	0.3021	0.40	0.1208	0.09595439
33-02-02-26-127-012	SIMS RICHARD J & CAROLYN	0.3653	0.40	0.1461	0.11602826
33-02-02-26-105-008	SKUSA ERIC W & MARY M	0.1160	0.40	0.0464	0.03684445
33-02-02-26-105-002	SNEERINGER JEAN	0.1854	0.40	0.0742	0.05888760
33-02-02-22-404-009	SP INVESTMENTS LTD PTNR	0.2165	0.90	0.1949	0.15472288
33-02-02-22-404-010	SP INVESTMENTS LTD PTNR	1.0153	0.90	0.9138	0.72558955
33-02-02-22-404-011	SP INVESTMENTS LTD PTNR	0.9507	0.90	0.8556	0.67942282
33-02-02-26-107-013	SRKALOVIC GORDAN & VES	0.2735	0.40	0.1094	0.08687033
33-02-02-22-478-010	STEBBINS BONNIE J	0.1573	0.40	0.0629	0.04996235
33-02-02-26-106-005	STECOVICH RYAN P & BETH	0.3463	0.40	0.1385	0.10999340
33-02-02-22-477-032	STEFFEL ANDREW & SUSAN	0.1889	0.40	0.0756	0.05999928
33-02-02-22-477-013	STEVENS A DENISE	0.3467	0.40	0.1387	0.11012045
33-02-02-23-352-003	STOCK MICHAEL J	0.0143	0.40	0.0057	0.00454203
33-02-02-22-476-008	STORY DONN L & QUENDA	0.3393	0.40	0.1357	0.10777002
33-02-02-22-476-012	STOW GARY W & BRENDA L	0.3449	0.40	0.1380	0.10954872
33-02-02-26-107-021	SUTHERLAND BRUCE A & TE	0.2982	0.40	0.1193	0.09471565
33-02-02-22-456-013	SWITZER DAVID A & JEANET	0.3484	0.40	0.1394	0.11066041
33-02-02-22-426-006	T S & P LLC	0.8411	0.90	0.7570	0.60109659
33-02-02-22-426-007	T S & P LLC	0.7388	0.90	0.6649	0.52798736
33-02-02-26-154-001	TANAY DAVID E & STACEY M	0.3379	0.40	0.1352	0.10732535
33-02-02-26-106-010	TANIMOTO HIROSHI & KINU	0.3047	0.40	0.1219	0.09678021
33-02-02-22-477-011	TELFER MARY K	0.3449	0.40	0.1380	0.10954872
33-02-02-22-478-001	TERRY KENNETH &	0.3921	0.40	0.1568	0.12454060
33-02-02-22-428-002	THE PONDS COOPERATIVE F	9.1549	0.90	8.2394	6.54259805
33-02-02-23-351-005	THE PONDS COOPERATIVE F	9.2326	0.90	8.3093	6.59812676
33-02-02-27-202-002	THOMAS BERNARD D & EILE	0.0629	0.40	0.0252	0.01997859
33-02-02-23-353-005	THOMAS ROBERT M & CARC	0.2682	0.40	0.1073	0.08518691
33-02-02-26-154-006	THOMPSON MARYAM A & E	0.3101	0.40	0.1240	0.09849539
33-02-02-22-477-003	THRUSH JOHN J & DIANA	0.4140	0.40	0.1656	0.13149658
33-02-02-26-131-001	TONS SUSAN P	0.0001	0.40	0.0000	0.00003176
33-02-02-27-202-003	TROTTER LARRY C & MARIA	0.2807	0.40	0.1123	0.08915722
33-02-02-23-353-003	VAIL LUCY & ROGER	0.2657	0.40	0.1063	0.08439285
33-02-02-23-353-020	VANSTEEL ERIC C & LAUREN	0.2809	0.40	0.1124	0.08922075
33-02-02-22-456-009	VEITH JOHN P & KATHLEEN	0.3370	0.40	0.1348	0.10703949
33-02-02-23-379-015	VIJ PANKAJ &	0.3100	0.40	0.1240	0.09846362
33-02-02-23-379-001	VIVENTI CAROL M & JAMES	0.0640	0.40	0.0256	0.02032797
33-02-02-26-107-015	VOLKER MARTIN A &	0.3246	0.40	0.1298	0.10310094
33-02-02-26-107-003	WAGAW WALELIGN G &	0.3852	0.40	0.1541	0.12234899
33-02-02-26-105-014	WAGER SCOTT & JUDITH	0.3303	0.40	0.1321	0.10491140
33-02-02-26-128-002	WAGNER JAMES G & MIZUE	0.3311	0.40	0.1324	0.10516550
33-02-02-26-128-008	WAHI SUNIL K	0.3233	0.40	0.1293	0.10268803
33-02-02-23-353-014	WAKEMAN JONATHAN E &	0.2807	0.40	0.1123	0.08915722
33-02-02-22-477-019	WALDMAN EVELYN	0.3743	0.40	0.1497	0.11888688

\$5,536,644		\$2,768,322	
5,965.08	298.25	2,982.54	149.13
10,155.77	507.79	5,077.88	253.89
2,623.79	131.19	1,311.90	65.59
6,146.22	307.31	3,073.11	153.66
6,096.98	304.85	3,048.49	152.42
-	-	-	-
17,691.26	884.56	8,845.63	442.28
5,423.44	271.17	2,711.72	135.59
5,455.10	272.75	2,727.55	136.38
5,312.65	265.63	2,656.33	132.82
6,424.07	321.20	3,212.04	160.60
2,039.95	102.00	1,019.97	51.00
3,260.40	163.02	1,630.20	81.51
8,566.45	428.32	4,283.23	214.16
40,173.31	2,008.67	20,086.66	1,004.33
37,617.22	1,880.86	18,808.61	940.43
4,809.70	240.49	2,404.85	120.24
2,766.24	138.31	1,383.12	69.16
6,089.94	304.50	3,044.97	152.25
3,321.95	166.10	1,660.97	83.05
6,096.98	304.85	3,048.49	152.42
251.48	12.57	125.74	6.29
5,966.84	298.34	2,983.42	149.17
6,065.32	303.27	3,032.66	151.63
5,244.07	262.20	2,622.03	131.10
6,126.87	306.34	3,063.44	153.17
33,280.58	1,664.03	16,640.29	832.01
29,232.78	1,461.64	14,616.39	730.82
5,942.22	297.11	2,971.11	148.56
5,358.38	267.92	2,679.19	133.96
6,065.32	303.27	3,032.66	151.63
6,895.37	344.77	3,447.68	172.38
362,240.36	18,112.02	181,120.18	9,056.01
365,314.79	18,265.74	182,657.39	9,132.87
1,106.14	55.31	553.07	27.65
4,716.50	235.82	2,358.25	117.91
5,453.34	272.67	2,726.67	136.33
7,280.50	364.02	3,640.25	182.01
1.76	0.09	0.88	0.04
4,936.32	246.82	2,468.16	123.41
4,672.53	233.63	2,336.27	116.81
4,939.84	246.99	2,469.92	123.50
5,926.40	296.32	2,963.20	148.16
5,451.58	272.58	2,725.79	136.29
1,125.49	56.27	562.74	28.14
5,708.33	285.42	2,854.17	142.71
6,774.03	338.70	3,387.01	169.35
5,808.57	290.43	2,904.29	145.21
5,822.64	291.13	2,911.32	145.57
5,685.47	284.27	2,842.74	142.14
4,936.32	246.82	2,468.16	123.41
6,582.34	329.12	3,291.17	164.56

Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)
33-02-02-26-130-002	WALLACE JACK & JANELLE	0.3464	0.40	0.1386	0.11002516
33-02-02-23-353-001	WALLACE JACK E & HIEU L	0.2898	0.40	0.1159	0.09204761
33-02-02-26-128-006	WARD TIMOTHY R &	0.3380	0.40	0.1352	0.10735711
33-02-02-22-477-028	WATRALL ETHAN C &	0.2107	0.40	0.0843	0.06692350
33-02-02-22-379-006	WEAVER FAMILY TRUST	0.1394	0.40	0.0558	0.04427687
33-02-02-22-379-008	WEISS CHRISTOPHER R & TH	0.4122	0.40	0.1649	0.13092486
33-02-02-22-476-003	WELCH CLAUDE &	0.3432	0.40	0.1373	0.10900876
33-02-02-26-127-013	WENG JOHN JUYANG & MIN	0.3546	0.40	0.1418	0.11262968
33-02-02-22-379-011	WESTRATE III ROBERT B &	0.0078	0.40	0.0031	0.00247747
33-02-02-23-379-005	WHISPERING OAKS ASSOCIA	4.4561	0.40	1.7824	1.41536693
33-02-02-26-127-004	WHITE DAVID E & GAIL F	0.3157	0.40	0.1263	0.10027408
33-02-02-26-154-003	WHITE JOHN & LEONE	0.2393	0.40	0.0957	0.07600756
33-02-02-26-153-001	WILLIAMS JAMES & LYNDA	0.1578	0.40	0.0631	0.05012116
33-02-02-26-105-007	WILLIAMS ROBERT A & BETT	0.2401	0.40	0.0960	0.07626166
33-02-02-27-202-005	WITTEN THOMAS J & DELPH	0.2478	0.40	0.0991	0.07870737
33-02-02-22-476-004	WOLFE ADAM & MARISSA	0.3467	0.40	0.1387	0.11012045
33-02-02-26-128-012	WU FELICIA & (TRUSTEES)	0.3256	0.40	0.1302	0.10341857
33-02-02-22-455-008	YONKE LOUIS L & JEAN MUL	1.0008	0.40	0.4003	0.31787869
33-02-02-26-106-002	ZAMBIASI ROBERT J & JENNI	0.4101	0.40	0.1640	0.13025784
33-02-02-26-127-002	ZAVADIL MICHAEL F & CYNT	0.3172	0.40	0.1269	0.10075052
33-02-02-26-132-001	ZHENG YONG HUI &	0.1899	0.40	0.0760	0.06031691
33-02-02-23-379-016	ZHOU ZHENGFANG &	0.3081	0.40	0.1232	0.0979
		185.6670		114.6763	91.0600

Ingham County:	5.00
Michigan Department of Trans	3.94
Meridian Township:	0.00
Total At-large:	8.94
Total:	100.00

\$5,536,644		\$2,768,322	
6,091.70	304.59	3,045.85	152.29
5,096.35	254.82	2,548.17	127.41
5,943.98	297.20	2,971.99	148.60
3,705.32	185.27	1,852.66	92.63
2,451.45	122.57	1,225.73	61.29
7,248.84	362.44	3,624.42	181.22
6,035.43	301.77	3,017.71	150.89
6,235.90	311.80	3,117.95	155.90
137.17	6.86	68.58	3.43
78,363.83	3,918.19	39,181.91	1,959.10
5,551.82	277.59	2,775.91	138.80
4,208.27	210.41	2,104.13	105.21
2,775.03	138.75	1,387.52	69.38
4,222.34	211.12	2,111.17	105.56
4,357.75	217.89	2,178.87	108.94
6,096.98	304.85	3,048.49	152.42
5,725.92	286.30	2,862.96	143.15
17,599.81	879.99	8,799.91	440.00
7,211.91	360.60	3,605.96	180.30
5,578.20	278.91	2,789.10	139.45
3,339.53	166.98	1,669.77	83.49
5,418.17	270.91	2,709.08	135.45