



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
October 23, 2023 6:30 PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. September 11, 2023
  - B. September 25, 2023
6. COMMUNICATIONS
  - A. Email from Christine Goodrick Beavers Re. REZ #23030
  - B. Email from Dr. Greg Gavrillides Re. REZ #23030
  - C. Email from Jesse and Sarah Green Re. REZ #23030
  - D. Email from Ray and Pat Hammerschmidt Re. REZ #23030
  - E. Email from Stephen Boyd Re. REZ #23030
  - F. Email from Brian Pillar and Erica Phillipich Re. REZ #23030
  - G. Email from Betty Caldwell Re. REZ #23030
  - H. Email from Betty Caldwell Re. REZ #23030
  - I. Email from Betsy Montgomery Re. REZ #23030
  - J. Email from Jeff Nicholson Re. REZ #23030
  - K. Email from Linn Hildebrandt Re: Master Plan Update
  - L. Email from Melissa Straus Re: Master Plan Update
  - M. Email from Michael Grasseschi Re: Master Plan Update
  - N. Letter from Rachele VanDeventer Re: Master Plan Update
7. PUBLIC HEARINGS
  - A. ZA #2023-06 – CV: Conservancy District
8. UNFINISHED BUSINESS
  - A. REZ #23030 – Park Lake Road
9. OTHER BUSINESS
  - A. 2024 Planning Commission Schedule
10. MASTER PLAN UPDATE
11. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. Liaison reports.

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Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development  
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



**AGENDA page 2**  
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12. PROJECT UPDATES
  - A. Project Report
13. PUBLIC REMARKS
14. COMMISSIONER COMMENTS
15. ADJOURNMENT

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Providing a safe and welcoming, sustainable, prime community.





**TENTATIVE PLANNING COMMISSION AGENDA**  
**November 13, 2023**

1. PUBLIC HEARINGS
  - A. REZ #23034 – 4660 Marsh Road
  - B. SUP #23035 – Elevation 4 Floodplain
  - C. Master Plan Update
  
2. UNFINISHED BUSINESS
  - A. ZA #2023-06 – CV: Conservancy District
  
3. OTHER BUSINESS
  - A. None
  
4. MASTER PLAN
  - A. None

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Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

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CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION 2023  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
MONDAY, September 11th, 2023, 6:30 pm

PRESENT: Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Brooks Shrewsbury

ABSENT: Chair Blumer, Commissioner Snyder

STAFF: Senior Planner Brian Shorkey

1. CALL MEETING TO ORDER  
Vice-Chair Trezise called the September 11<sup>th</sup>, 2023 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.

2. ROLL CALL  
Vice-Chair Trezise called the roll of the Board. All board members present except for Chair Blumer and Commissioner Snyder.

3. PUBLIC REMARKS  
NONE

4. APPROVAL OF AGENDA  
**Commissioner McConnell moved to approve the September 11th, 2023 regular Planning Commission meeting agenda. Seconded by Commissioner Scales.**

**VOICE VOTE YEAS: Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Brooks Shrewsbury**

**NAYS: None**

**Motion carried: 7-0**

5. APPROVAL OF MINUTES  
**Commissioner McConnell moved to approve the minutes of the August 28th, 2023 regular Planning Commission meeting. Seconded by Commissioner Scales.**

**VOICE VOTE YEAS: Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Snyder, Brooks**

**NAYS: None**

**Motion carried: 7-0**

6. COMMUNICATIONS

NONE

7. PUBLIC HEARINGS

A. Ordinance #2023-05 – RRC Housing Amendments

Commissioner Shrewsbury pointed out a typo in Section 2 of the draft ordinance.

Vice-Chair Trezise asked Senior Planner Shorkey to discuss the deletion of the site plan public hearing. Senior Planner Shorkey explained that the site plan hearing was unnecessary since Michigan planning law says that site plans shall be approved if they meet all requirements and the hearing serves no useful purpose and gives people a false sense of input.

Commissioner Richards suggested adding language that confirms that only one rental license would be allowed per parcel. Commissioner Richards suggested that the Township Attorney review the ADU ordinance.

Commissioner Scales asked for a reference to the Manufactured Housing definition in the proposed ADU definition.

The Planning Commission discussed the ordinances generally and unanimously indicated approval. Senior Planner Shorkey confirmed that the next packet would include a resolution to recommend approval to the Township Board.

8. UNFINISHED BUSINESS

NONE

9. OTHER BUSINESS

NONE

10. MASTER PLAN UPDATE

NONE

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

NONE

B. Liaison Reports

None.

12. PROJECT UPDATES

A. Project Report

Senior Planner Shorkey presented the current project reports.

Commissioner Scales asked Senior Planner Shorkey to explain the current status of the specialty grocer location, to which Senior Planner Shorkey gave an update.

13. PUBLIC REMARKS

A. NONE

14. COMMISSIONER COMMENTS

Senior Planner Shorkey informed the Planning Commission that Staff would be bringing a draft text amendment of the CV – Conservancy District at a future meeting for discussion.

15. ADJOURNMENT

**Commissioner McConnell moved to adjourn the August 28<sup>th</sup>, 2023 regular Planning Commission meeting. Seconded by Commissioner Scales.**

**VOICE VOTE                    YEAS: Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Brooks Shrewsbury**

**NAYS: None**

**Motion carried: 7-0**

Meeting adjourned at 7:23pm.

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION 2023  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
MONDAY, September 25th, 2023, 6:30 pm

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

ABSENT: Commissioner McCurtis

STAFF: Community Development Director Schmitt, Senior Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Blumer called the September 25<sup>th</sup>, 2023 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.

2. ROLL CALL

Chair Blumer called the roll of the Board. All board members present except for Commissioner McCurtis.

3. PUBLIC REMARKS

Steve Day spoke in opposition to REZ #23030.  
Eric Furseth spoke in opposition to REZ #23030.  
Barbara Light spoke in opposition to REZ #23030.  
Josh Neal spoke in support of ADUs and higher density in the Township.  
Kelly Dean spoke in opposition to REZ #23030.

4. APPROVAL OF AGENDA

**Vice-Chair Trezise moved to approve the September 25th, 2023 regular Planning Commission meeting agenda. Seconded by Commissioner Scales.**

**VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Richards, Scales, Snyder, Brooks, Shrewsbury**

**NAYS: None**

**Motion carried: 8-0**

5. APPROVAL OF MINUTES

NONE. Commissioner Scales brought up the concern of a lack of minutes in recent meetings and asked Chair Blumer to look into the issue. Director Schmitt said that the Clerk's office had some staffing issues and the Community Development Department would be taking over the minutes as a short term measure.

6. COMMUNICATIONS

- A. Kathy Selden Re: REZ #23030
- B. Larry Taillefer Re: REZ #23030
- C. Kathryn Sharp-Simmers Re: REZ #23030
- D. Josephine Wolk Re: REZ #23030

## 7. PUBLIC HEARINGS

### A. REZ #23030 – Park Lake Road

Director Schmitt introduced and described the application. Commissioner Shrewsbury said that she had received a message and that the Township audio feed had no sound. Director Schmitt directed residents to the HOM TV online feed, which has audio.

Commissioner Richards described the state's notice requirements and said that the Township had followed the state's requirements. Chair Blumer said that the application seemed contrary to the Master Plan and said that the Park Lake Road corridor was single-family residential in nature.

Commissioner Brooks asked if the rezoning would require a change to the Master Plan. Director Schmitt said that it could go either way and said that the proposed conditions from the applicant are trying to meet the Master Plan's intent. Commissioner Brooks asked if there was a history of Special Use Permits in this scenario. Director Schmitt reiterated that this was a conditional rezoning and that a Special Use Permit would come later in the process. Commissioner Brooks asked where the USB is located in relation to the property. Director Schmitt said that it was several miles to the east.

Commissioner Richards asked Director Schmitt to describe the process for the public hearing. Commissioner Shrewsbury pointed out that the application came from the applicant and not from the Planning Commission.

Emily Englehart, representing the applicant, spoke about the application and gave a presentation. Vice-Chair Trezise asked for clarification in the traffic analysis' data. Ian Graham, engineer for the applicant, explained the traffic analysis and said that the conclusion was that a traffic study was not required. Vice-Chair said that the traffic analysis did not include the northern 13 acres of the property. Mr. Graham said that the conditions of the rezoning would apply to the northern 13 acres and that no development was proposed in that area. Director Schmitt confirmed that the rezoning conditions applied to the entire parcel. Vice-Chair suggested committing to not developing the northern 13 acres.

Chair Blumer asked Ms. Englehart why Redwood was interested in this property. Ms. Englehart said that Redwood had been interested in Meridian Township for a long time and felt that this would be a successful development. Chair Blumer said that mid-class is desirable but questioned if the application was consistent with the existing neighborhood specifically. Ms. Englehart said that multiple-family residential had to go somewhere and that what was being proposed was as compatible as possible.

Commissioner Scales said that he liked the proposal but had the same concern about the location; there was a need for this type of housing, but not here. Commissioner Scales said that there was a possibility of this development becoming student housing and that he did not believe that it would attract families with children because the nearby elementary school was closed. Commissioner Scales said that some existing homes had been converted to rental homes and that students and homeowners were not a good mix. Commissioner Scales asked if the proposed development has any entrances other than Park Lake Road. Ms. Englehart said no and that Park Lake Road was the only road the property fronted on. Commissioner Scales said that would result in more traffic onto only one road and that would be a problem for the neighborhood. Commissioner Scales said that the rezoning was not congruent with the Master Plan.

Commissioner Brooks asked how the rent compared to the rest of the Township. Ms. Englehart said that the rent was compared to other Redwood properties and that they could try to get that

information. Commissioner Brooks said that he didn't notice any sidewalks in the presentation. Ms. Englehart said that sidewalks were installed adjacent to the roads and that parking isn't allowed on the streets. Commissioner Brooks asked if fiber lines would be installed. Ms. Englehart said that developments offered cable and internet but didn't have information on providers. Commissioner Brooks asked why comparisons were made with Redwood properties and not local communities. Ms. Englehart said that Redwood already had those studies. Commissioner Brooks asked for similar comparisons with local Redwood communities. Ms. Englehart said that she would look into it.

Chair Blumer opened the floor to the public.

Shawn O'Brien, representing the land owner. Mr. O'Brien described his history with the property and said that a development under the current zoning could result in 142 units. Mr. O'Brien said that land owners had a right to sell their property and that the Redwood development worked because of the smaller footprint of the buildings, few units, and less mitigation. Mr. O'Brien suggested that the R2 Master Plan designation allowed the use based on density.

Vince Lione spoke in opposition to REZ #23030.

Ed Gillespie spoke in opposition to REZ #23030.

Betty Caldwell spoke in opposition to REZ #23030.

Rob Fortino spoke in opposition to REZ #23030.

Peter Glendenning spoke in opposition to REZ #23030.

Peter Hoffner spoke in opposition to REZ #23030.

Carla Clos introduced herself as the Deputy Drain Commissioner. Ms. Clos said that the ICDC would send more representatives to meetings in the future and that the ICDC would review any future site plan. Ms. Clos described the drainage situation around the subject property and encouraged the developers to come speak to the ICDC. Commissioner Snyder asked Ms. Clos if she was there as herself or on behalf of the ICDC. Ms. Clos said that she was representing the ICDC. Commissioner Shrewsbury said she was glad Ms. Clos was there and asked if she had a concern about the applications. Ms. Clos said that there were significant downstream drainage issues but that they had not seen a site plan. Commissioner Shrewsbury asked if a site plan could be approved without Drain Commission approval. Director Schmitt said that several different approvals were required, including the Drain Commission, before a site plan was approved.

Chair Blumer closed the public hearing.

Commissioner McConnell said that he was delighted to see the public that attended. Commissioner McConnell said that many of the environmental concerns would be valid for any development of any property and encouraged attendees to look at the deer management information on the Township's website. Commissioner McConnell said that the Township has an adopted Greenspace Plan and that the draft Master Plan proposes to update it. Commissioner McConnell said that he had researched the history of the site and that in the past it was in agricultural use and that the woods have not always been there. Commissioner McConnell said that he drove through the Safire duplex development and saw walkers. Commissioner McConnell said that the land owners have a right to build and that traffic problems need to be addressed whether or not the application is approved. Commissioner McConnell pointed out that the Township has just gone through a major upheaval and complimented the Staff.

Commissioner Richards said that shared the comment that it was a great development but questioned whether or not the request was consistent with the Master Plan. Commissioner Richards noted the site's difficulties, including a railroad setback, drains, and wetlands. Commissioner Richards said that he understood the logic of wanting return on investment, but he was having a hard time coming to the conclusion that the rezoning is consistent with the Master Plan. Commissioner

Richards said that was open to hearing more information. Commissioner Richards agreed that the traffic and environmental issues are important but the Planning Commission needs to focus on the Master Plan question.

Commissioner Scales said that he is not a fan of straw polls but asked for one so that the members of the public had an idea where the Planning Commission stood.

Chair Blumer said that he understood the public's concerns. Chair Blumer said that he does not have a problem with the development, but not in favor of the location. Chair Blumer said that he does not want to be responsible for the disruption of the neighborhood and if there is a straw poll, he votes no.

Commissioner Brooks asked about the rezoning process. Director Schmitt said that this is a map amendment and described the process. Commissioner Brooks asked if the Planning Commission's job was to make sure that the zoning aligns with the Master Plan. Director Schmitt said that the Zoning Ordinance implements the Master Plan. Commissioner Brooks said that he was aware of the flooding issues, but that there is a housing shortage in Meridian Township. Commissioner Brooks said that the proposal might keep residents in the community when they downsize and that it would be a mistake not to address the housing shortage.

Vice-Chair Trezise said that he was having difficulty. Vice-Chair Trezise said that the applicant's conditions don't restrict development of the northern 13 acres of the property. Vice-Chair Trezise said that it was a very attractive development, and it was needed in the community, but that he did not know where he stands.

Commissioner Shrewsbury said that she was still up in the air. Commissioner Shrewsbury said that she had no doubt about the development's quality but was concerned with the development of the specific property. Commissioner Shrewsbury said that the owner has a right to develop, and that she was open to additional conditions, but she would vote no as it is.

Chair Blumer called for a straw poll. Commissioner Snyder said that she was so conflicted that she felt that she could not contribute. Commissioner Richards said that there is a shortage of single-family housing, that he is concerned about the transient population, that he opposes the rezoning, and that he votes no. Commissioner Shrewsbury, Chair Blumer, Vice-Chair Blumer, and Commissioner Scales voted no on the straw poll. Commissioners Brooks and McConnell voted yes.

8. UNFINISHED BUSINESS  
Ordinance #2023-05 – RRC Ordinance

Senior Planner Shorkey reviewed the ordinance and said that the Planning Commission had indicated support for the ordinance at the public hearing.

**Commissioner McConnell moved to recommend approval to the Township Board for Zoning Amendment #2023-05, to amend the zoning ordinance as described in the attached resolution. Seconded by Commissioner Brooks.**

**VOICE VOTE            YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Richards, Scales, Snyder, Brooks, Shrewsbury**

**NAYS: None**

**Motion carried: 8-0**

9. OTHER BUSINESS  
Conservancy District Discussion

Senior Planner Shorkey summarized his memo and described the issues with floodplain developments that led to the draft ordinance update. Commissioner Snyder asked how cubic yards are measured. Senior Planner Shorkey said that is measured in cubic yards of material removed and was confirmed during the state's permitting process. Chair Blumer asked if anyone opposed the draft ordinance as discussed. Hearing no objection, Chair Blumer told Staff to proceed.

10. MASTER PLAN UPDATE  
NONE

11. REPORTS AND ANNOUNCEMENTS  
A. Township Board Update

Director Schmitt said that the Board approved the budget for next year. Discussion about HOMTV purchase and the new police chief. Director Schmitt said that the two marijuana applications were approved and that the Board would take up licensing rules within the next two meeting. Director Schmitt said it was time to consider reappointments and that he would be in touch with Commissioners.

B. Liaison Reports

Vice-Chair Trezise said that the ZBA heard a request for a wetland buffer setback variance and that the application was tabled for more information.

Commissioner Brooks said that the CIA had met and approved the TIF plan, which was not going to the Board for final approval. Commissioner Brooks said that a Drain Commission representative was at the meeting to discuss the Okemos Consolidate Drain.

Commissioner Brooks asked for an update for the MSU trail. Director Schmitt gave a brief update. Vice-Chair Trezise said that noticed the fence around the Haslett Village site.

12. PROJECT UPDATES  
A. Project Report

Director Schmitt pointed out the updated project report in the packet.

13. PUBLIC REMARKS  
A. NONE

14. COMMISSIONER COMMENTS

Commissioner McConnell said that he was happy to see Ms. Clos at the meeting and that he had toured the Montgomery Drain with the Drain Commissioner. Commissioner McConnell said it would be nice to have a presentation from the Drain Commissioner's office to show off the work they have done in the Township.

Chair Blumer agreed that it was beneficial to have Ms. Clos at the meeting and that he had the impression that the Drain Commission had serious issues with the rezoning.

Commissioner Snyder said that Ms. Clos' comments had her wondering if the current zoning was appropriate. Commissioner Snyder said that she had previously asked for a list of developable parcels. Director Schmitt said that was turned into a Master Plan goal and that we would ask GIS to work on it in the future.

Commissioner Brooks said that he was surprised by the number of people in attendance and that the Planning Commission should maintain a standard; if the Drain Commission or the applicant's attorney want extra time, they can ask to be on the agenda. Commissioner Shrewsbury said that past practice was to allow the applicant's attorney to speak and that the Drain Commission representative is sharing different information than residents making public comments. Commissioner Richards said that the applicant typically talks before the public hearing is opened and that was a good question to ask Ms. Clos who she represented. After more discussion about future public hearing processes, Commissioner Shrewsbury asked Staff to display Public Hearing conduct rules at future public hearings.

#### 15. ADJOURNMENT

**Chair Blumer asked if there was any opposition to adjourn the meeting. Hearing none, Chair Blumer closed the meeting.**

Meeting adjourned at 9:19 pm.

**From:** [Frank Walsh](#)  
**To:** [Tim Schmitt](#)  
**Cc:** [MTeam](#); [Samantha Diehl](#); [Brian Shorkey](#); [Keith Chapman](#)  
**Subject:** Fwd: Park Lake,Grand River Apartments  
**Date:** Monday, September 25, 2023 8:12:50 AM

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Tim,

Good morning, just to keep you in the loop.

Frank

Sent from my iPhone

Begin forwarded message:

**From:** Christine Goodrick Beavers <[cgbeav777@gmail.com](mailto:cgbeav777@gmail.com)>  
**Date:** September 25, 2023 at 7:44:50 AM EDT  
**To:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Subject:** Park Lake,Grand River Apartments

I am opposed to the building of anymore apartments in the Wardcliff neighborhood and Grand River corridor. We have already been impacted by Whole Food's and Costco traffic and by next year Trader Joes. The apartments behind Whole Foods are also using the neighborhood roads to access Hagadorn or Park Lake roads. Since the school leaders have no interest in providing a school for children living in the west side of the township students are standing on street corners waiting for bus, many times in the dark. You are probably unaware of the lack of sidewalks in the neighborhood which makes walking or waiting for a ride unsafe for everyone.

Please do not insult me with another traffic study. Like Fox news I know someone can be hired to produce a report favoring the client. Developers swoop in 'pay everyone in their path to support their building than gather up their money and leave. The neighborhood is left with an ugly building ,no trees and the police with more work. There are more apartments now than owner occupied homes and that is unacceptable. Because of duplexes and single family homes rented we have cars parked on streets from overcrowded conditions and visitors. The townships seems to lack the ability to clean up current rentals so why add more?

I know rentals bring in more money for your projects but the residents are faced with higher property taxes and water bills so we get little benefit from this income. We actually taxed ourselves with passage of bonds to pay for fire, police and roads. That should give you a clue to what the majority of residents really want from their community.

I am tired of Democrats trying to look like the good guys by building apartments and low income apartments at the same time building homes so expensive that first time home buyers and young families are priced out. Rentals do not put

people on the road to financial security. They are day to day and illness, job loss can send people into the streets. People have to put up with their neighbors using drugs, smoking marijuana, alcohol abuse, fighting and guns. How can anyone live with the stress of what or who is moving nextdoor? Since I have a duplex next door I am very aware how one bad tenant can take away your security and peace. You should be working with financial institutions, builders, to bring in affordable, smaller homes. I remember when a group of builders, Mayberry, MSHDA, and I believe MSU credit Union came together and built Avalon Square in an East Lansing neighborhood plagued by rentals. These homes are owner occupied with all levels of schools just down the street. It is a lovely area, only a handful of homes because of limited space, but very nice. Which is why you need to leave the zoning as single family than get out and find partners to build smaller but affordable homes. Be leaders. Walk the talk.

Wardcliff along with a few other neighborhoods are the most affordable in the township. Because they are not HOA's they do not impose monthly fees on owners. But this Board is going out of its way to make it less desirable for families by the increase in transient housing complexes, grocery stores and unsafe traffic patterns and speed. You know this is a horrible development for the area of Grand River that has already had multiple fatalities. It is time to stop and support one of the last areas of affordability in the township.

**From:** Milton L. Scales  
**To:** [dr.greg@comcast.net](mailto:dr.greg@comcast.net)  
**Cc:** [Tim Schmitt](#); [Brian Shorkey](#)  
**Subject:** Re: Input for Planning Commission  
**Date:** Monday, September 25, 2023 4:13:38 PM

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Dr. Greg,

By copy of this note I am forwarding your feedback to the township planning director, Tim Schmitt.

Thank you for your input. I will consider your information during our discussions and deliberations.

Sincerely,

Milton L. Scales, CEO/President  
M.L. Scales & Associates, LLC  
2025 Central Park Drive #1552  
Okemos, Michigan 48805-1552

Sent from my iPhone  
517 410-0231

On Sep 25, 2023, at 3:04 PM, Greg Gavrilides <[dr.greg@comcast.net](mailto:dr.greg@comcast.net)> wrote:

**Hi Milt – on Saturday I received a notice about the Planning Commission meeting tonight; I'm already committed to a meeting at MSU, unable to attend the Planning meeting.**

**Here is some input regarding the proposed driveways out to Park Lake Road just north of Grand River. As a resident living on the corners of Rockwood, Mansfield and Wardcliffe for the past 45 years, I am truly very knowledgeable regarding traffic patterns in this area. I can share without reservation that these proposed driveways are extremely problematic and ill-advised.**

**Costco has already increased the Park Lake Road traffic dramatically, with steady streams of traffic, complicated further by being only a 2-lane road so that school bus**

stoppings, daily mail truck delivery, and ongoing various package deliveries (UPS, fed ex, amazon) constantly back up traffic and create dangerous situations. Having two driveways, from new living units, emptying onto Park Lake Road, and especially so close to the intersection with Grand River, is a recipe for disaster.

This simply must not happen. Perhaps the Planning Commission should actually visit the proposed location and observe the situation – I'm confident it would be absolutely clear that these proposed driveways must be disallowed.

Thank you for your consideration of this input,

**Dr. Greg Gavrilides**  
**2705 Rockwood Drive**  
[Dr.greg@comcast.net](mailto:Dr.greg@comcast.net)  
**517-351-8547 office**

**From:** [Keith Chapman](#)  
**To:** [Tim Schmitt](#); [Brian Shorkey](#)  
**Subject:** FW: Re Rezoning #23030 (5010 Park Lake Road & Vacant Lot)  
**Date:** Monday, September 25, 2023 2:26:57 PM

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**From:** Jesse Green <jessegreen321@gmail.com>  
**Sent:** Monday, September 25, 2023 2:25 PM  
**To:** Keith Chapman <chapman@meridian.mi.us>  
**Subject:** Re Rezoning #23030 (5010 Park Lake Road & Vacant Lot)

Keith Chapman,

I am writing to you to urge you to deny the request for rezoning #23030 at 5010 Park Lake Rd.

As you know Park Lake road runs through our neighborhood, the Wardcliff neighborhood near the old Wardcliff elementary school.

Park Lake road has become more and more heavily trafficked over the past couple of decades. The Costco development and development near there has increased the use of Park Lake road.

The proposed rezoning and redevelopment by Redwood would add to not only the traffic on Park Lake road, it would also add to the traffic that cuts through the Wardcliff neighborhood and also the Marble School neighborhood in East Lansing.

We have a very close knit neighborhood full of children playing. We also have many people who walk, walk their dogs, ride their bikes, push strollers and otherwise travel through our neighborhood without vehicles. Our neighborhood does not have sidewalks. The current traffic through our neighborhood caused by development on Park Lake road has gone from concerning to dangerous.

I sit outside with three or four of my neighbors and their children while they are playing every day in the afternoon and evening. A car comes speeding over the limit down either Cahill road or Roseland at least once every 10 or 15 minutes. People run the stop sign at Cahill road or the one on Blue Haven two or three times per hour. Often these cars are traveling in excess of 40 miles per hour. These are people who do not live in our neighborhood and our only cutting through in order to avoid traffic on Grand River.

Increasing traffic on Park Lake road will only make this problem worse. And creating residential apartments in the rezoning area will result in even more people who want to cut through our neighborhood to avoid Grand River avenue.

To make matters worse this rezoning and redevelopment proposes to exit onto Park Lake road right across from the existing intersections of Rockwood and Greencliff. It has become very difficult to exit from those two quiet residential streets aren't to Park Lake because of the heavy speeding traffic on Park Lake. Locating two apartment exits across the street from those residential streets well make

this problem even worse and make exiting from our neighborhood even more dangerous.

We are also concerned about adding even more to the responsibilities of the Meridian Township police department. Our neighborhood already receives much less of a response from the Township police department than other neighborhoods. Neighbors all around our neighborhood have contacted the police regarding the speeding cars and the running of red lights. We have received very little response from the police. This redevelopment will make the problem worse and create even more of a burden for the police department.

Even though this apartment complex will have access to Park Lake road, it will inevitably increase the very heavy traffic on Grand River avenue. Traffic on Grand River avenue is a well-known problem. There has been far too much development in the past couple of decades for Grand River to handle the traffic. The same goes for traffic on Haslett road. The corner of Haslett and Park Lake road is a particularly deadly intersection. The recent traffic light there has helped the problem but that intersection is still very dangerous. This rezoning and development will also inevitably increase traffic through that intersection.

This rezoning will also create a property that would allow multi-story residential units. The current development proposal calls for single story units. But once this rezoning happens, if it does, there would be nothing to stop a multi-story development on that property. This kind of developer sleight of hand has happened before in Meridian township.

There are currently a couple of big ugly holes in Meridian Township surrounded by chain link fence that are the direct result of our not properly tying up all the loose ends of a proposed development before approving it.

Our local elementary school was closed down over the strenuous objection of people in this area. The rejection of the possibility of opening our school was the subject of a lot of controversy. People in this neighborhood have the strong impression that both the township and the school district don't value this area as much as other areas. We've been told as much.

Allowing our quiet little neighborhood to be surrounded by apartment rental units is endangering people using our streets, reducing our quality of life, affecting our property values, and draining limited township resources.

In our neighborhood the elephant in the room is always the old Wardcliff school property. All of us are very concerned about what could happen to this property in the future. The more rezoning for apartment complexes that occurs adjacent to our neighborhood, the more likely it is that such a development could be approved for the Wardcliff school property.

This rezoning and development is a bad idea for our neighborhood and for the township. It's location on a very busy road near a very busy intersection adjacent to a quiet walkable neighborhood with no sidewalks makes the idea very unsuitable for that property. There is no reason that these properties could not be developed as single family homes. There is a shortage of affordable housing in the Okemos School district. Our neighborhood is full of school-aged children whose families have moved

here so they can attend Okemos schools. Houses in this neighborhood do not stay on the market for any length of time. There's always a large demand. The township should consider waiting for a development opportunity that would create more single family homes.

Please consider denying this request for rezoning.

Thank you,

Jesse and Sarah Green  
5244 Blue Haven Dr  
East Lansing, MI. 48823

[jessegreen321@gmail.com](mailto:jessegreen321@gmail.com)

**From:** [Pat Hammerschmidt](#)  
**To:** [Planning Commission \(DG\)](#)  
**Subject:** Redwood USA Rezoning Application  
**Date:** Sunday, September 24, 2023 7:05:58 PM

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Dear Meridian Township Planning Commissioners,

We are writing about the rezoning request by Redwood USA, LLC of properties on Park Lake Road. Let us first say that we are not against development if it truly helps meet housing needs in the township. However this proposed rezoning has raised several questions for us especially since we live a block off Park Lake Rd in the vicinity of the proposed development.

1. The Redwood application indicates only the southern portion of the Property will be developed. However, considering that the land is mostly wooded and contains lakes, has an environmental impact study been carried out? if not, can one be required? We are concerned that development will make the deer population issues even worse than they already are for the neighborhoods in the area if their current habitat is disrupted.
2. Redwood's Trip Generation Study indicates increased traffic on Park Lake Rd. Traffic on Park Lake Road increased significantly when Costco opened, and the speed limit rarely seems to be observed. We are concerned about adding even more daily traffic on this two lane road.
3. How will the development affect the capacity of the Meridian Township fire and police departments; they already seem to be spread thin. Has the Township communicated with fire and police officials?
4. Can Redwood USA agree to use sustainable development practices in their Property in acknowledgement of climate change concerns: For example full electrification with no gas connection.

We are disappointed that we first learned about the proposed development from communications with neighbors rather than advanced information directly from the Township. Considering this is a large project with potential impact on a wide swath of the area we would have expected to hear directly from the Township.

Thank you for your attention to our comments and questions.

Ray and Pat Hammerschmidt  
5225 Blue Haven Dr.  
East Lansing, MI 48823

**From:** [Meridian Township, MI](#)  
**To:** [Tim Schmitt](#)  
**Subject:** Rezoning off Park Lake  
**Date:** Monday, September 25, 2023 1:48:40 PM

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

**Site Visitor Name:** Deb Keyworth  
**Site Visitor Email:** [Debsarmy@aol.com](mailto:Debsarmy@aol.com)

I live on Mansfield Dr and have for 30 years. I have become disabled so I get around on an electric scooter . I take my dogs on daily walks. The traffic here has increased to the point that I often feel unsafe. I do not agree with adding more houses, more cars , and more people to an already densely populated area. We get roaring cars that cut thru my street and that will only increase if this rezoning is allowed . I have my grandchildren here also . I pay a good amount of taxes to live in a safe and quiet neighborhood . That is changing and will only get worse with this new housing development you are planning . I strongly strongly oppose this measure . We have already lost our school and I'm sure that's next to be replaced with ugly apartments . You are ruining our once beautiful area . Please stop !

**From:** STEPHEN BOYD  
**To:** Planning Commision (DG)  
**Subject:** oppose Redwood Living request to rezone  
**Date:** Monday, September 25, 2023 10:00:48 AM

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This correspondence is to express opposition to the Redwood Living request to rezone two parcels totaling ~ 8.72 acres, located on the east side of Park Lake Rd. and north of Grand River Ave., from RA to RD. It is my understanding that: 1) the proposed area of development at this site would consist of well over 100 single story, multiple family units, and 2) access to the proposed development would be provided by two driveways out to Park Lake Road; one driveway would be between Rockwood and Mansfield Drives and another further south. My concerns are the resultant further increase in: 1) traffic on Park Lake Road, and 2) cut-through traffic from Hagadorn Road through the Wardcliff neighborhood which is comprised largely of single family residences particularly attractive to first time home owners with children and retirees. The Costco project has already substantially increased traffic in this area and especially on Park Lake Road. This increase in traffic has made it difficult for me to access Park Lake Road from my residence on Heather Circle, or to enjoy walking through the Wardcliff neighborhood. Please allow us to maintain our neighborhood in its present form and not pack more high density housing and development into this area. Sincerely,

Stephen Boyd  
2567 Heather Circle  
East Lansing, MI 48823

Stephen Boyd, Ph.D.  
University Distinguished Professor Emeritus  
Environmental Chemistry  
Michigan State University  
517 881 0579

**From:** [Brian Pillar](#)  
**To:** [Planning Commission \(DG\)](#); [Erica Phillipich](#)  
**Subject:** Meridian Residents Opposition to REZ #23030 – Park Lake Road  
**Date:** Sunday, September 24, 2023 1:36:10 PM

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Brian Pillar & Erica Phillipich  
2679 Cahill Dr.  
East Lansing, MI. 48823

Planning Commission  
Charter Township of Meridian  
5151 Marsh Rd.  
Okemos, MI. 48864

SUBJECT: Opposition to REZ #23030 – Park Lake Road

Dear Mr. Tim Schmitt and members and the Planning Commission

We are writing to express our opposition to the proposed rezoning of two parcels with Tax IDs #17-476-016 & #17-476-024.

We have been residents of Meridian Charter Township since 2007. We moved to Cahill drive from Whistler Drive in 2020.

This rezoning and eventual (proposed) development will have a negative impact on our community and will not add value to our township. Some of our specific reasons are identified below:

A. Traffic Patterns and Congestion on Park Lake Road at Grand River Avenue – This intersection sees congestion at busy times, especially during morning and evening commutes. The addition of a significant number of residents so close to this intersection will likely have an increasingly negative impact on the traffic at this intersection. While there may be ways to address this, they will certainly come at significant cost, especially if a redesign of the Park Lake Road/Grand River Avenue intersection is required. Additionally, if such a redesign requires expansion of the roadway, this would require movement or perhaps burying of the utilities, including the transmission and distribution power lines along Park Lake Road which has been proven in Meridian Township previously to come at very high costs.

B. Public Safety – During recent interactions with our MTPD Community Police Officer (Bryan LeRoy), it was shared that (at MTPD) **“we are extremely short staffed.”** [September 11, 2023]. This email came in response to sharing a recorded

video of a motorist failing to stop at an Okemos Schools bus stop (Blue Haven Drive and Cahill Drive) immediately after dropping of students.

[<https://video.nest.com/clip/d0e38662f0824280b5a3a8874f292cca.mp4> {1m 30s}]

If Meridian Township is considering adding a significant number of residents, it should ensure our public safety department can adequately serve the current population prior to seeking such an expansion in a concentrated area.

We encourage the Planning Commission to oppose this rezoning request as it would go against Meridian Township's vision to, "achieve and maintain a sustainable and welcoming community with the highest quality of life for our residents."

Thank you for your time and consideration.

Sincerely,

Brian Pillar & Erica Phillipich

**From:** [caldwell](#)  
**To:** [Planning Commission \(DG\)](#)  
**Subject:** Rezoning Request #23030  
**Date:** Monday, September 25, 2023 1:06:28 PM

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**Re: Rezoning #23030 (5010 Park Lake Road & Vacant Lot)**

We write regarding rezoning request Number 23030 submitted by Redwood Living to change two parcels of land east of Park Lake Road and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family – Maximum eight dwelling units per acre), with conditions.

**It is our hope that you will deny this request** on the grounds that such a change in zoning will diminish the quality of life of residents in the Wardcliff neighborhood. We have already had our neighborhood school taken from us which resulted in the decreased desirability of homes for purchase by young couples looking to raise children who can walk to school, or by retirees looking to live near campus in a quiet, walkable place close to community amenities.

Changing the zoning to allow for multiple-family housing will put an additional burden on the already heavily traveled, two-lane Park Lake Road. In 34 years of living on Heather Drive, traffic on Park Lake Road traffic has steadily increased and since the opening of Costco there has been a dramatic escalation. At morning and evening rush hours and prior to Michigan State University (MSU) sporting events, vehicles at the traffic light at Grand River Avenue & Park Lake Road routinely back up to Mansfield, Rockwood, and Greencliff Streets. Motorists struggle to get out of those streets. Southbound emergency vehicles struggle to pass these backups because the roadway is too narrow for vehicles to get out of the way. Cyclists and pedestrians gamble with their lives trying to cross the aforementioned side streets. There will be even more cyclists coming through this area upon completion of the highly touted “MSU to Lake Lansing Trail” which ends at the southeast corner of Park Lake Road & Grand River Avenue later this year. Putting the exits of this proposed housing development between Mansfield and Rockwood Drives would intensify the congestion and likely lead to an expensive reconstruction/widening of that stretch of roadway.

Development is already underway on the property along Park Lake Road directly west of the Costco store bounded by Merritt Road. If this development becomes the once-proposed Holiday Inn Express project about which we’ve heard nothing else about, the increase in traffic on Park Lake Road is about to get even worse as overnight guests and event attendees travel to Grand River Avenue to seek the easiest route to get to the MSU campus.

Most importantly, such a development would significantly increase the amount of cut-thru traffic in the Wardcliff neighborhood. We already have a dangerous amount of cut-thru traffic from motorists speeding from Hagadorn Road to get to Park Lake Road. I, Bets, am a Meridian Township Neighborhood Leader and have been working with residents on Cahill Drive for eight or nine months to get the Meridian Township Police Department (via Former Chief Plaga and Officer Brian LeRoy) to patrol the intersection of Cahill and Blue Haven Drives to stop speeders who are running the stop sign just 24-30 feet from children being dropped off and picked up by the Okemos Public School bus. Motorists are so bold as to run the stop sign while the bus is picking children up, while they wait in the street, and after they disembark and walk in the streets to their homes! These speeding cut-thru drivers are a serious threat to the safety of our residents.

Please do not approve this request for rezoning of this property. The character of our close-knit neighborhood is being ruined by the already problematic, unaddressed—by the Meridian Township Police Department—problem of speeding, cut-thru traffic in our neighborhood. We have always enjoyed being able to go for walks with our children, other neighbors, elderly parents, and pets; if we get any more traffic through the neighborhood someone is likely to be seriously injured or killed. Remember, we don't have sidewalks along most of our side streets!

We pay taxes just like all the other residents of the Township. We and other Wardcliff residents already feel we are being slighted by not receiving the services other Meridian Township neighborhoods easily and routinely treasure. We've had our school taken away from us and we take risks going for walks near our homes. Please don't decide to hoist an unnecessary development on us as well.

Sincerely,

Betty "Bets" Caldwell (Meridian Township Neighborhood Leader)  
Robert Caldwell  
34-year residents of 2718 Heather Drive  
[bob@msu.edu](mailto:bob@msu.edu) and [caldwell@msu.edu](mailto:caldwell@msu.edu)

**From:** [caldwell](#)  
**To:** [Planning Commission \(DG\)](#)  
**Subject:** UPDATE/CORRECTION to 9/25/2023 letter to Planning Commission from Caldwell  
**Date:** Wednesday, September 27, 2023 4:25:03 PM

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To: Members of the Meridian Township Planning Commission:

**UPDATE/CORRECTION TO LETTER to PLANNING COMMISSION FROM ROBERT AND BETTY CALDWELL**

In Paragraph 4 of my letter to you dated September 25, 2023, we mentioned a “once-proposed Holiday Inn Express” project. We learned late Monday afternoon from “Heather” at the office of the East Lansing Planning Commission that the plan for the Holiday Inn Express was no longer on the table; she, herself, was not even familiar with it. She said instead what they have now is a request for a “special use permit” from Mister Carwash for that property. [along Park Lake Road, west of Costco and Fiesta Charra]

Betty “Bets” Caldwell  
2718 Heather Drive  
[caldwell@msu.edu](mailto:caldwell@msu.edu)

**From:** [Betsy Montgomery](#)  
**To:** [Planning Commission \(DG\)](#)  
**Subject:** Rezoning #23030  
**Date:** Monday, September 25, 2023 5:02:03 PM

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I have reviewed the information provided by Redwood Living for its rezoning request on Park Lake Road. I like the idea of their development and see the need for this type of housing option in our township. I do not think that the proposed property is the right location for the market they envision for two reasons: the proximity to very active train tracks and the potential for unsafe traffic congestion so close to the busy intersection at Grand River.

That section of Park Lake Road and to the north as far as Burcham is a two-lane residential street that was not designed for the amount of increased traffic that has already occurred. With the expectation that the elementary school at the Wardcliff location will someday reopen, increased traffic poses a danger to children walking to school. When Costco opened, we in the neighborhood have noticed a significant increase in traffic on Park Lake and cut-through traffic in the neighborhood by folks wanting to avoid the congestion at the dangerous Grand River/Hagadorn intersection. And with that traffic has been increased speeding creating safety issues for bicyclers and pedestrians crossing Park Lake Road. Unfortunately, there is effectively no speed enforcement there. With the new businesses opening on Park Lake Road across from Costco, more "non-neighborhood" traffic can be expected. Adding two proposed access roads from this proposed multi-family development so close to Grand River will add to an already busy intersection. At a very minimum, I believe an independent traffic study must be required.

I also have a concern that once the rezoning is approved, Redwood Living may reach the conclusion that the property is not marketable to their proposed target population and shift their plan to student housing instead.

Thank you for taking the neighborhood's concerns into consideration when making this rezoning decision.

Betsy Montgomery  
5262 Blue Haven Drive  
East Lansing

**From:** [Keith Chapman](#)  
**To:** [Tim Schmitt](#); [Brian Shorkey](#)  
**Subject:** FW: Re: Rezoning #23030 (5010 Park Lake Road & Vacant Lot)  
**Date:** Monday, September 25, 2023 1:54:15 PM

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**From:** Jethro\_xd <jrnich@sbcglobal.net>  
**Sent:** Monday, September 25, 2023 1:52 PM  
**To:** Keith Chapman <chapman@meridian.mi.us>  
**Subject:** Re: Rezoning #23030 (5010 Park Lake Road & Vacant Lot)

Hello,

My name is Jeffrey Nicholson my residence is 5243 wardcliff Dr. I'm writing today to express my opposition to the rezoning #23030. My mother, Mary Lou Nicholson (passed on June 16th of this year) and myself (Executor of the trust) have been at this address since early 1960's. It is my opinion that this project will degrade living conditions in the Wardcliff area. Please put mine and my neighbors quality of life above money and profit. We have endured enough, whole foods Costco the new apartments behind whole foods closing wardcliff Elementary school all have caused my neighborhood to decline. Transit traffic is out of control, unsafe and unacceptable.

Thank you for your time and consideration regarding this matter,  
Jeff Nicholson  
5243 Wardcliff dr.

## Brian Shorkey

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**From:** Lynn Hildebrandt <lynn.hildebrandt6@gmail.com>  
**Sent:** Thursday, October 12, 2023 11:36 AM  
**To:** Deborah Guthrie; Brian Shorkey  
**Subject:** Letter for the Board Packet for 10/17/23 meeting and to the PC

Hello!

Please include this letter in the Board packet for the 10/17/23 meeting.

Thank you,  
Lynn

Dear Meridian Township Board of Trustees:

I'm writing regarding the Master Plan update. Having worked on one in the past, I fully understand how much time and effort have gone into the update on which you're currently working and thank you for your diligence.

When I meet people, from inside or outside the township, and talk about what draws them to Meridian Township it is almost exclusively the open areas and parks (though while enjoying them they also make use of our retailers). With that in mind, it is one of the best aspects of the township that I maintain must be preserved. The climate issues we've experienced of late demonstrate the need to maintain open areas and green space; I'm grateful that we, in the township, have had the foresight to preserve areas and given that the majority of the Board ran on the stated priority of preserving neighborhoods and protecting them from encroaching development, this must remain a stated priority in the Master Plan. It is understandable that the Parks Department is challenged in terms of staffing and manpower at the moment, an easy solution is to allow some areas, for instance Ted Black Woods, to leave the Parks Department's purview and become instead a preserve. This would allow you to live up to your pledge to preserve while not stressing the budget beyond its means.

Preserving open areas also supports the stated goal of promoting infill development along the main corridor of the township and reusing existing developed land. Perhaps developers could be incentivized, through a reduction in taxes for example, to think creatively about infill and redevelopment. The Urban Service Boundary is a great tool to use to push for redevelopment, rather than Green Space development and will enable Staff to use this tool when guiding the developers with whom they regularly meet. It would also be useful to Staff and the Board were there a population goal for the next decade that relied on what was sustainable given the township's resources.

The Land Preservation Board plays an important role in maintaining the best aspects of the township, is funded by already allocated tax monies, and I hope that the goal of moving them away from acquisitions will be abandoned. There are lands that would fit nicely into an acquisition plan, for example the land immediately north of Ted Black Woods on VanAtta, that should be considered for pursuit. The importance of large areas of land remaining green cannot be understated at this time. This area would also fit nicely into your goal of developing a Woodlands Ordinance. It would take this township to another level were you to step out and lead the way in creative thinking about mitigating the effects of climate change.

Respectfully submitted,  
Lynn Hildebrandt  
4890 Chipping Camden Ln  
Okemos MI 48864

Cc: Planning Commission

## **Brian Shorkey**

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**From:** Melissa Straus <mmstraus@comcast.net>  
**Sent:** Thursday, October 12, 2023 8:40 AM  
**To:** Brian Shorkey  
**Subject:** Master Plan feedback from resident

Dear Mr. Shorkey,

Here is a letter I sent to the Board of Trustees regarding the proposed Master Plan. I attached it here for your information.

Thank you!  
Melissa Straus - 4919 Van Atta Road

Dear Meridian Township Board of Trustees;

Meridian Township has touted itself as a green community that protects wetlands and fragile ecosystems in our township. That is why I live here.

Thus, in regard to the proposed master plan, I SUPPORT these 3 goals you stated:

**“Promote infill development along the main vehicular corridors in the Township, reusing existing developed land for new uses.”**

**“Focus growth onto previously developed sites to ensure efficient land use patterns within the Urban Service Boundary.”**

**“Investigate the possibility of developing a woodlands ordinance to protect woodlots.”**

However, it appears that some of your proposal will weaken these protections. Therefore I OPPOSE these two statements from the Master plan:

**“Aid in evaluating shift of the Land Preservation program’s focus away from acquisition.”**

Acquisition of wetlands and fragile ecosystems remains a priority for many of us landowners in

preserving the natural features in Meridian Township. I will support candidates who make good on their promises to us.

**“Review the wetland setback requirements,...”**

I fully support the wetland setback requirements to protect ALL of our properties from floods. The high school flooding is part of what happens when wetlands, nature's water flow regulators, are removed. Contractors may build and leave, but we have to live with the results of poor decisions for many years. Wetlands build resilience in our community in the face of a changing climate.

**“...which has created a two tiered system of land ownership in the Township.”**

I STRONGLY DISAGREE that grandfather clauses for properties before wetland ordinances are a reason to loosen wetland ordinances. We don't allow people to keep doing harmful practices once we know they are harmful. Floods create hardships for people unequally, based on their economical ability to absorb the extra costs of clean up and prevention. Loosening wetland protection will create more disparity in the township than keeping it will.

Thank you for your time.

Sincerely,

Melissa Straus, 4919 Van Atta Road

Melissa Straus, Secretary  
Third Circle  
[mmstraus@comcast.net](mailto:mmstraus@comcast.net)

## Brian Shorkey

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**From:** Michael Grasseschi <mgrasseschi@hotmail.com>  
**Sent:** Thursday, October 12, 2023 8:33 AM  
**To:** Board; Brian Shorkey  
**Subject:** Please include in board meeting packet and planning commission packet

Dear Meridian Township Board

I moved back to Meridian Township because of the natural feel of the eastern portion of the Township. In 2020, I voted and contributed to electing Township Board candidates because of their stated priorities of “protecting neighborhoods from encroaching development” and “creating a more environmentally sustainable community”. I expect that I will vote the same way with all future opportunities and will talk with other voters about these topics and how board members follow through with these promises.

I see a prime opportunity to live up to these expectations as I review the draft of the master plan.

There are positive aspects of the plan such as investigating the possibility of developing a woodlands ordinance to protect woodlots. I am happy to see this written in the plan and I am anticipating to be impressed if this the ordinance is achieved. I would, however, like to see the statement changed to be more ambitious than just “investigate the possibility” of it. That is how one would write a good-sounding intention into a soft target that likely achieves nothing in the end.

I also support the desire to focus development on the main vehicular corridors and reuse existing developed land for new uses.

One item I am against is to “Review the wetland setback requirements, which has created a two tiered system of land ownership in the Township”. This “two tiered system” is not difficult to understand or follow and is a reasonable method to allow existing properties to retain what they were doing before the requirement was passed, while improving the environmental impact for properties after that date. This is an opportunity for the board to stand up for the environment and is a reason why other public bodies have said that Meridian Township is an example of environmental sustainability and protecting the ecosystem. Chipping away at things like this will send a message to those public and governmental agencies that Meridian Township wants to just be like the rest in regard to the environmental impact, as opposed to a leader.

Another concern I have with the Master Plan draft is the desire to evaluate a “shift of the Land Preservation program’s focus away from acquisition.” I am surprised that this is even possible since the money that has been collected was specifically allocated by the voters to acquire land. It isn’t a small statement when voters choose to spend their own money on government programs; the voters spoke loud and clear with their dollars when they voted for this program. When I look at the budget, it appears that there is over \$7M combined to acquire and maintain land as part of the Land Preservation Program. I understand that the voted tax purpose changed over time to focus more on maintenance, but there are still millions of dollars dedicated for acquisition.

On a separate thought, I hear about discussions of allowing development on smaller parcels. It reminds me of a time when Meridian Township looked at this in the past and conducted an independent fire study that concluded against doing this. It makes me wonder what has changed since then to think that it will not be a problem now. I don’t know of a recent fire study that changed positions on this, but I admit I haven’t looked for a recent version of a Meridian Township fire study for this purpose.

Sincerely,

Michael Grasseschi

October 10, 2023

Dear Meridian Township Board of Trustees:

I write to you today on behalf of my family (husband Aaron Wekenman and two children) regarding the Meridian Township Master Plan. We recently moved into Okemos after many years in Laingsburg because of the natural beauty in the area, and around our new-to-us home. As residents of Laingsburg, we would often drive into Okemos for the Meridian Farmers Market and the parks, and we would shop and dine local while we were here. We always admired the beauty, especially along Van Atta Road, Meridian Road, and Newman Road, and began looking for opportunities to move to this location over other surrounding areas because of the beautiful natural setting.

We are aware that in 2020, residents elected trustees who clearly presented that a top priority of theirs would be, "protecting neighborhoods from encroaching development," and "creating a more environmentally sustainable community." Although we were not Meridian Township residents at the time of that vote, we agree with those priorities and support trustees who uphold the desires of the voters.

Regarding the proposed master plan, we would like to strongly voice support of the following goals:

- 1) "Promote infill development along the main vehicular corridors in the Township, reusing existing developed land for new uses."

Again, the main reason we live in Meridian Township and pay higher taxes than surrounding areas is because of the natural beauty. We support protecting the natural beauty from development. In addition, you will likely see in the coming months, infill development may become more of a statewide focus as Michigan works to find ways to attract and retain population because of the positive aspects infill development brings.

- 2) "Focus growth onto previously developed sites to ensure efficient land use patterns within the Urban Service Boundary."

We oppose the Urban Service Boundary expanding beyond its current Eastern borders. Many trustees were elected on promises to protect the Eastern third of the township and wetlands from development.

- 3) "Investigate the possibility of developing a woodlands ordinance to protect woodlots."

We support all ordinances that protect our natural ecosystems, knowing that the long-term sustainability will enhance the resilience of our community. In addition, climate change is impacting global temperatures. Many U.S. cities are looking into and/or

adopting specific climate plans, like Phoenix, AZ, which include tree and shade master plans. The climate plans being implemented are designed at increasing the environmental and economic wellbeing of its residents. To allow woodlands and woodlots to be developed, while knowing the current environmental impacts that would have on our community, could be reckless and detrimental.

In addition, my family strongly opposes the following:

- 1) "Aid in evaluating shift of the Land Preservation program's focus away from acquisition."

We have been made aware that tax money was allocated and procured from the tax base for us landowners in preserving the natural features in Meridian Township. This remains a priority.

We are aware that there are millions of dollars in the land acquisition fund and land management fund which were allocated specifically for this purpose by taxpayer vote. Thus, more land can be acquired, and staff hired to manage the land. All money spent from this fund should be used directly for this dedicated purpose.

- 2) "Review the wetland setback requirements, which has created a two-tiered system of land ownership in the Township."

We fully support the wetland setback requirements to protect all the properties from floods. We have heard about the flooding of thousands of homes and properties, which has become more commonplace with the current climate crisis. We disagree that grandfathered properties before 1991 create any more disparity than lead paint ordinances or any such changes for the good of all.

Sincerely,



Rachelle VanDeventer  
Meridian Township Resident  
4951 Van Atta Rd



**To: Planning Commission**

**From: Brian J. Shorkey, AICP  
Senior Planner**

**Date: October 23, 2023**

**Re: TA #2023-08 – Sec. 86-436 – Conservancy District Amendment**

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Planning and Engineering Staff have seen several applications for small projects in floodplains in recent years, such as decks and home additions. As the ordinance stands, all floodplain related projects require a Special Use Permit and a public hearing. In an effort to reduce the number of SUP applications and expedite the process for homeowners, Township Staff is proposing to amend Sec. 86-436 – Conservancy District, in the zoning ordinance.

This proposed amendment achieves two major objectives. First of all, it adds decks as uses permitted by right in floodway areas. This is in response to several past Special Use Permit applications where homeowners have had to have public hearings in order to build a deck. Second, it allows the Township Floodplain Administrator to administratively approve projects that incorporate fill less than or equal to ten cubic yards. This is consistent for the administrative approval for erosion around Lake Lansing. All other requirements for projects in a floodplain would remain.

### **Planning Commission Options**

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

#### **Attachment**

1. Draft redlined Conservancy District amendment

ORDINANCE NO. 2023-08

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF MERIDIAN TO UPDATE STANDARDS IN SECTION 86-436 – CONSERVANCY DISTRICT IN THE ZONING ORDINANCE TO ALLOW LIMITED ADMINISTRATIVE REVIEW

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (b) as follows:

(a) Definitions.

~~DEVELOPMENT. Any man made change to improved or unimproved real estate, including, but not limited to, buildings, or other structures, mining, dredging, filling, grading, paving, excavation or drilling operation.~~

~~FLOODPLAIN. The area of land adjoining a lake or watercourse within the Township subject to a 1 percent or greater chance of flooding in any given year, also known as the Special Flood Hazard Area. Riverine floodplains, those along rivers and drains, are composed of both the floodway and the floodway fringe.~~

~~FLOODWAY. The channel of the watercourse and those portions of the adjoining floodplains which carry and discharge the base flood, as determined by the Federal Emergency Management Agency and as indicated on the flood insurance rate map. The channel of a riverine watercourse and those portions of the floodplain which are reasonably required to carry and discharge the base flood. The boundary of the floodway is designated on the current Flood Insurance Rate Maps from FEMA.~~

~~PERSON. A firm, association, organization, partnership, trust, estate, company, corporation, joint venture, political subdivision, or body of individuals, as well as an individual.~~

**SUBSTANTIAL IMPROVEMENT.** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. Substantial improvement includes buildings that have incurred "substantial damage," regardless of the actual repair work performed. For substantial improvement, the term "start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building. The term "substantial improvement" does not include the following:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

1.2. Any project for improvement of a structure to comply with existing state or Township health, sanitary, or safety code specification which are solely necessary to ensure save living

~~conditions or any alteration of a structure listed on the National Register of Historic Places or the state register of historic places. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".~~

~~**WATERCOURSE.** Any natural or artificial watercourse, stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently and which has a definite channel, bed and banks and shall include any area adjacent thereto subject to inundation by reason of overflow or floodwater.~~

**Section 2.** Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (d) as follows:

(d) Conservancy district areas. The conservancy district shall be considered to overlay existing zoning districts and shall constitute additional terms over and above those imposed by the underlying zoning districts. The conservancy district within the jurisdiction of this section is hereby divided into three areas: groundwater recharge areas, floodway areas, and floodway fringe areas. The location and boundaries of the floodway and floodway fringe areas shall coincide with those locations and boundaries for floodways and floodway fringe areas as shown on the most recently approved Flood Insurance Rate Map (~~Map Number 26065C, Community Number 260093, Panels 0040D, 0043D, 0044D, 0075D, 0152D, 0153D, 0154D, 0156D, 0157D, 0158D, 0159D, 0161D, 0162D, 0170D, 0176D, 0178D, and 0190D dated August 16, 2011~~), and by the corresponding Flood Insurance Study, entitled ~~Ingham County, Michigan (all jurisdictions) and dated August 16, 2011~~, as published by the Federal Emergency Management Agency (FEMA).

**Section 3.** Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (e) as follows:

(e) General provisions of the ~~floodway and floodway fringe~~ floodplain areas of the conservancy district. The restrictions listed in this subsection constitute those general provisions which shall govern development, construction, improvement, and relocation within the ~~floodway and floodway fringe~~ floodplain areas of the conservancy district.

(1) All persons proposing development within the ~~floodway and floodway fringe~~ floodplain areas shall obtain approved permits from those government agencies having jurisdiction over floodplain development. No building permit or occupancy permit shall be issued until all such aforementioned permits have been obtained and have been reviewed by the Department of Community Planning and Development.

(2) Developers of new, substantially improved, or relocated structures within the ~~floodway and floodway fringe~~ floodplain areas shall submit to the Department of Community Planning and Development a written document indicating:

- a. The elevation of the lowest floor including basement(s) in the structure.
- b. The elevation to which a structure has been floodproofed, if floodproofing methods have been employed.

Details of specifications proposed and as-built drawings shall be kept on record and will be available for public inspection and for use in determining flood insurance risk premium rates.

- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) [UNCHANGED]
- (7) [UNCHANGED]
- (8) [UNCHANGED]
- (9) [UNCHANGED]
- (10) [UNCHANGED]
- (11) [UNCHANGED]
- (12) [UNCHANGED]
- (13) [UNCHANGED]

**Section 4.** Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (f) as follows:

(f) Permitted uses by right in the floodway area of the conservancy district. The following uses having a low flood damage potential and presenting no or minimal obstruction to flood flows shall be permitted within the floodway district to the extent that they are not prohibited by any other ordinance and provided they do not require structures, storage of materials or equipment, fill, or alteration of the preexisting grade. No use shall in any manner adversely affect or reduce the capacity of the channels or floodways of any tributary to the main stream, drainage ditch, or any other drainage facility or system. Approval from the state department of environmental quality is needed for construction activity taking place in the floodway.

- 1) [UNCHANGED]
- 2) [UNCHANGED]
- 3) [UNCHANGED]
- 4) [UNCHANGED]
- 5) [UNCHANGED]

6) Decks, provided the following conditions:

- a. Any deck with foundational elements located within the floodplain shall be structurally independent from the residential structure.
- a.b. Any deck with foundational elements located within the floodplain requires a floodplain (Part 31) permit from the Michigan Department of Environment, Great Lakes, and Energy. A copy of such permit shall be provided to Meridian Township.
- b.c. Any deck, or portion thereof, located within the floodplain may not be enclosed beneath, or within one foot above the Base Flood Elevation.

**Section 5.** Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (g) as follows:

(g) Uses permitted by special use permit in the floodway area of the conservancy district. Provided such uses shall not be adverse to the purpose of this section or damaging to the public health, safety, or welfare, or impose a financial burden upon the community, or shall in any manner adversely affect or reduce the capacity of the channels or floodways of any tributary to the main stream, drainage ditch, or any other drainage facility or system, the following uses may be permitted by issuance of

1 a special use permit in accordance with Article **II**, Division 4 of this chapter and any  
2 other requirements stipulated in this section:

3 (1) [UNCHANGED]

4 (2) [UNCHANGED]

5 (3) [UNCHANGED]

6 (4) [UNCHANGED]

7 (5) [UNCHANGED]

8 (6) Uses described in § **86-436(f)** which incorporate fill greater than ten cubic  
9 yards and are to be constructed above the preexisting grade.

10  
11 **Section 6.** Section 86-436, CV District: Conservancy District, is hereby amended at Subsection  
12 (k) as follows:

13  
14 (k) Permitted uses by right in the floodway fringe area of the conservancy district. The  
15 following uses having a low flood damage potential and presenting no or minimal  
16 obstruction to flood flows shall be permitted within the floodway fringe district to the  
17 extent that they are not prohibited by any other ordinance and provided they do not  
18 require structures, storage of materials or equipment, fill, or alteration of the  
19 preexisting grade. Approval from the state department of environmental quality is  
20 needed for construction activity taking place in the floodway fringe.

21 (1) [UNCHANGED]

22 (2) [UNCHANGED]

23 (3) [UNCHANGED]

24 (4) [UNCHANGED]

25 (5) [UNCHANGED]

26 (6) Decks, provided the following conditions:

27 a. Any deck with foundational elements located within the floodplain shall  
28 be structurally independent from the residential structure.

29 b. Any deck with foundational elements located within the floodplain  
30 requires a floodplain (Part 31) permit from the Michigan Department of  
31 Environment, Great Lakes, and Energy. A copy of such permit shall be  
32 provided to Meridian Township.

33 ~~a.c.~~ Any deck, or portion thereof, located within the floodplain may not be  
34 enclosed beneath, or within one foot above the Base Flood Elevation.

35  
36 **Section 7.** Section 86-436, CV District: Conservancy District, is hereby amended at Subsection  
37 (l) as follows:

38  
39 (l) Uses permitted by special use permit in the floodway fringe area of the conservancy  
40 district. Provided such uses shall not be adverse to the purpose of this section or  
41 damaging to the public health, safety, or welfare or impose a financial burden upon  
42 the community, the following uses may be permitted by issuance of a special use  
43 permit in accordance with Article **II**, Division 4 of this chapter and any other  
44 requirements stipulated in this section:

45 (1) [UNCHANGED]

46 (2) [UNCHANGED]

47 (3) [UNCHANGED]

48 (4) [UNCHANGED]

49 (5) [UNCHANGED]

50 (6) [UNCHANGED]

51 (7) [UNCHANGED]

(8) Uses described in § **86-436(k)** which incorporate fill greater than ten cubic yards and are to be constructed above the preexisting grade.

**Section 8.** Section 86-436, CV District: Conservancy District, is hereby amended to add Subsection (x) as follows:

(x) Uses permitted by Administrative Review. Uses described in § 86-436(f) or § 86-436(k) which incorporate fill less than or equal to ten cubic yards and are to be constructed above the preexisting grade shall be subject to administrative review and approval by the Township Floodplain Administrator. All other requirements of Section 86-436 shall apply.

**Section 9.** 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 10.** 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 11.** 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 12.** 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.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of **XXXXXXX**, 2023.

\_\_\_\_\_  
Patricia Herring Jackson, Township Supervisor

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



**To:** Planning Commission

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

**Date:** October 19, 2023

**Re:** **Rezoning #23030 - 5010 Pake Lake & vacant Park Lake - Rezone two parcels totaling approximately 8.72 acres located on the east side of Park Lake Road, and north of Grand River Avenue from RA, Single Family-Medium Density, to RD, Multiple Family - maximum eight dwelling units per acre, with conditions.**

---

Redwood Living has requested the rezoning of 8.72 acres consisting of one parcel and a portion of a second parcel located on the east side of Park Lake Road, and north of Grand River Avenue from RA, Single Family-Medium Density, to RD, Multiple Family - maximum eight dwelling units per acre, with conditions. The parcels proposed for rezoning include 5010 Park Lake Road (Tax ID #17-476-016) and a portion of a vacant lot (Tax ID #17-476-024). The Planning Commission held a public hearing on this matter at their September 25, 2023 meeting and heard a great deal of feedback from nearby residents.

The applicant has taken the feedback from the public hearing and added three new conditions of approval for this rezoning request. The recap, the initial conditions of approval were:

1. Limit the types of permitted uses to attached townhouse style units and typical accessory/related uses
2. Building height shall be no greater than 16 feet and one story.
3. Building length shall not exceed 196 feet in length.
4. Each unit's floor area minimum shall be 1,200 square feet.
5. All roads are to be private roads.
6. The conditional rezoning to RD - Multiple Family is conditioned on Redwood consummating its purchase of the property.

The applicant is now adding the following conditions:

7. The proposed development will not exceed 106 dwelling units.
8. No development with respect to buildings or roadways will be placed outside of the area described on Exhibit B of the conditional rezoning legal description. *(Staff Note: This means that the 14+ acres that runs north south between the Sapphire Lakes common area and Heather Circle will remain undeveloped)*
9. No clubhouses, pools, tennis or basketball courts, or gymnasiums are allowed to be constructed on the property.

Rezoning conditions run with the land and apply to the current owners and any future owners of the properties. These conditions will be on both the developed portion of the site and the undeveloped portion.

### **Staff Analysis**

The applicant is proposing to rezone the northern portion of a split zoned parcel, along with a separate parcel on Park Lake Road. The rezoning would be to RD, Multiple Family with a maximum of 8 dwelling units per acre, and the applicant has offered a number of other conditions, mostly notably, capping the development of the property at 106 dwelling units.

The 2017 Master Plan for the property calls for residential uses on the property, between 0.5 and 3.5 dwelling units per acre. From the Master Plan:

*R2: 0.5 – 3.5 DU/A. Providing suburban amenities in a medium density environment. The most prevalent residential category in the Township, these areas are characterized by planned aesthetic, proximity to retail and cultural centers, and personal vehicle-centric transportation. These areas are found throughout the western two-thirds of the Township.*

The applicant is proposing a density over the entire property that is consistent with the Master Plan designation. When looking at just the area they are proposing to develop, the density is slightly higher than the Master Plan designation.

The proposal would bring additional housing to the community and is located within the urban service boundary, which are important goals of the Master Plan. Specifically, the proposal appears to meet the following:

- Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
- Ensure that the Future Land Use Map has a range of residential densities that will result in a diversity of housing that meets the needs of various income levels and household types.
- Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services.
- Investigate opportunities to maximize the use of existing infrastructure through development and redevelopment within the urban services district.

Given that the applicant has proposed real limitations on the future development of the land, notably the density cap and building height cap, Staff believes this is a reasonable proposal for the site that is in line with the Master Plan and would **recommend approval**.

We note this is a borderline case, given the Master Plan designation on the site. But the proposal is less dense than potential development would be permitted by right on the southern portion of the site, will preserve a substantial amount of the site (approximately 40%), and is a reasonable request to correct a split zoning on the property.

### **Planning Commission Options**

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. Given that the straw poll of the Planning Commissioners was inconclusive at the last meeting, both a resolution recommending approval and one recommending denial of the request are attached to this memo.

Staff would offer the following motions for the Planning Commission to consider during their review of the proposed rezoning request. The Planning Commission should specifically cite their reasons for approval or denial in making either motion.

Motion to recommend adoption

**Move to adopt the resolution to recommend approval of Rezoning #23030 to rezone the Subject Property at 5010 Park Lake (Tax ID# 33-02-02-17-476-016) and the adjoining vacant parcel (Tax ID# 33-02-02-17-476-024) from RA, Single Family-Medium Density, to RD, Multiple Family - maximum eight dwelling units per acre, with the nine conditions offered by the applicant, for the following reasons:**

- **The proposed density is consistent with the Master Plan designation of the property under the conditions offer by the applicant.**
- **The proposed development is less dense than what could be built on the site under the current zoning.**
- **<insert Planning Commission reasons here>**

Motion to recommend denial

**Move to adopt the resolution to recommend denial of Rezoning #23030 to rezone the Subject Property at 5010 Park Lake (Tax ID# 33-02-02-17-476-016) and the adjoining vacant parcel (Tax ID# 33-02-02-17-476-024) from RA, Single Family-Medium Density, to RD, Multiple Family - maximum eight dwelling units per acre, with the nine conditions offered by the applicant, for the following reasons:**

- **The proposed development is not in keeping with the goals, objectives, and future land use for the property, as outlined in the 2017 Master Plan.**
- **<insert Planning Commission reasons here>**

**Attachments**

1. Amended Application Information
2. Draft Ordinance – Rezoning 20-030 – Park Lake rezoning
3. Resolution to recommend approval
4. Resolution to recommend denial
5. September 25, 2023 Planning Commission packet information

Tim Schmitt  
Director of Community Planning and Development  
5151 Marsh Road  
Okemos, MI 48864  
(517) 853-4506

October 16, 2023

RE: Application for Conditional Rezoning – Redwood USA, LLC  
Parcel: 33-02-02-17-476-024, Park Lake Road

Tim,

On behalf of Redwood USA, LLC, Colliers Engineering and Design (formerly Bergmann Associates) has prepared this letter as a response to the Public Hearing held by the Township Planning Commission on September 25, 2023. After listening to comments from the public and the Planning Commission, we are providing additional information and amending our previously submitted Conditional Rezoning Request to include **additional conditions of rezoning**.

Below we have provided responses in bold to the comments.

#### **Comments from Public and Planning Commission**

1. Concerns regarding traffic volume.
  - **Proposed traffic volumes were generated based on property Zoning, land use, ITE Trip Generations for specific uses, and actual trip generation data from several other Redwood Communities.**
  - **The current RA Zoning would potentially allow for 37 single family houses on the property as well as the current RD zoning would potentially allow for 105 multiple-family dwelling units. ITE Trip Generations indicated that this would yield 1,152 Average Daily Trips.**
  - **A proposed Redwood Community consisting of 106 dwelling units would yield 657 Average Daily Trips based on the statistical trip data for four (4) existing Redwood Communities within the state of Michigan. While traffic counts are not currently available for the local Lansing area Redwood neighborhoods, the other neighborhoods within the state of Michigan are representative of a typical Redwood neighborhood.**
  - **The 2017 Future Land Use Map shows this area to be R2-Residential with a design of between 0.5 and 3.5 units per acre. Assuming that the property is developed under the R2 Zoning at 3.5 units per acre and 25 buildable acres (87 single-family units), the traffic generated would be 949 average daily trips, still greater than the proposed Redwood development.**
2. Concerns regarding the traffic generation memorandum.
  - **The traffic generation memorandum analyzed existing Redwood neighborhoods during a typical weekday (Tuesday, Wednesday, Thursday) during the following AM, Mid-Day, and PM Peak Hour time frames: 7:00 AM – 9:00 AM, 11:00 AM – 1:00 PM, and**

- 4:00-6:00 PM. This is standard practice for traffic counts to analyze the most typical conditions.
- **Baseline traffic volumes were generated from the Institute of Transportation Engineers (ITE) Manuals.**
  - **Finally, due to small trip generation from the Redwood proposal a full traffic study is not warranted by MDOT standards (50 directional peak hour trips).**
3. Not consistent with the Master Plan.
- **The 2017 future land use map calls for this property to be R2-Residential (0.5 – 3.5 dwelling units per acre). The Master Plan update calls for this property to be Suburban Residential which corresponds to zones RA, RAA, and RAAA. These districts allow for a unit density ranging from 2.18 to 4.35 units per acre. The proposed Redwood development is planned for 106 units on the 36 acre parcel, 2.94 units per acre, fitting directly in line with the density goal in both Master Plans.**
  - **According to both the 2017 Master Plan and the Master Plan update, this property is directly adjacent to a future land use of Multiple Family Residential.**
  - **While Redwood does not age restrict, their average resident age lends itself to an empty nester which aligns with the Township’s Master Plan goal for providing a housing type for an aging population (page 57).**
4. Not harmonious to the existing character of the surrounding properties.
- **We have prepared an exhibit (Exhibit B) highlighting the surrounding zoning and existing uses to demonstrate how Redwood provides a smooth transition from the various zoning districts adjacent to the property.**
  - **The existing properties surrounding the site consist of commercial to the south, a railroad and three (3) story apartment to the east, office and single-family to the west, and single-family to the north. Redwood provides the best transition from the more intense commercial, office, and 3-story apartment community to the single-family.**
  - **An existing condominium development (Sapphire) is located approximately 650 feet east of the proposed Redwood property, on the west side of the railroad, which is has a very similar design, layout, and density when comparing to a Redwood neighborhood. The single-story building height of a Redwood unit either matches or is less than that of the character of the single-family to the west.**
  - **The existing single-family neighborhood, Wardcliff, consists of a density around 3-3.5 units per acre which is consistent with the proposed Redwood density of 2.94 units per acre.**
5. Prefer single-family development.
- **While this is a for rent product, historically, Redwood has found that Redwood residents typically reside within a 3-5 mile radius of the property. This opens up existing single-family houses for new homebuyers within the Township allowing for housing filtration to occur.**

- A portion of the existing RD zoning on the property allows for a multiple-family use and could be developed as such without a rezoning application.
  - We have prepared an exhibit (Exhibit C) illustrating what could be developed under the existing zoning districts. The exhibit shows how the existing zoning could result in a development that is less compatible with the adjacent properties when compared to the aesthetics of a Redwood community (single-story as opposed to multiple-story, driveways as opposed to large parking lots, etc.).
6. Concerns regarding wetlands, floodplain, and stormwater management.
- A wetland verification has been completed by the Township's wetland consultant and Redwood will follow all local and state permitting requirements. It is not anticipated that the proposed development will impact wetlands or floodplain areas.
  - The proposed development will improve the existing conditions of the site by treating and detaining stormwater to reduce the flow from the site by discharging at a controlled release rate less than existing conditions.
  - Should this rezoning application be approved, Redwood will meet with the County Drain Commissioner's Office while designing the site plan to ensure compliance with the County's standards. From our experience a site plan is not included, nor is stormwater design, at the rezoning stage.
  - After comments made by the Ingham County Drain Commissioner's (ICDC) Office, Redwood contacted the Drain office on September 26<sup>th</sup> to discuss if the County could utilize the northeast approximate 10 acres for stormwater management purposes benefitting residents of Meridian Township. In addition, the proposed development will follow all local and state design and permitting requirements.
  - Should the ICDC not find a use for this area, Redwood is open to working with the Township to create a means of preservation over the northern approximate 10-13 acres.
7. Concerns that a more dense development or additional units could be placed on the 13-acres of existing RD zoning.
- Redwood respectfully offers to amend their previously submitted Conditional Rezoning Request to include an additional condition and that this development will not exceed 106 dwelling units. See the amended request and Condition #7 below.
8. Concerns about student residents and becoming a "party" community.
- Redwood only offers a 2-bedroom unit at a higher price point which lends itself to a different demographic than that of a student.
  - Redwood requires anyone over the age of 18 to be a lease holder, as well as rental application verification through a thorough process including background, credit, income, and employment checks.
  - An additional condition has been added to our rezoning application that prohibits pools, tennis/basketball courts, gymnasiums, and clubhouses.

9. Would prefer a different location for Redwood.
- **Redwood has been actively pursuing developing a neighborhood within Meridian Township since 2012, however, there are no developable properties that are currently zoned appropriately that could support a Redwood neighborhood.**
  - **We have prepared an exhibit (Exhibit C) illustrating the lack of property available to be developed for multiple-family within the Township. These were prepared using the future land use map as well as the current zoning map.**

### **Conditions of Rezoning**

Redwood proposes to rezone an approximately 8.8 AC portion of the Property (see attachment) from RA, Single-Family Medium Density, to RD, Multiple-Family, subject to a conditional rezoning plan, specific conditions of development, and a recorded conditional zoning agreement. The conditional rezoning plan depicts, and will control, the location of buildings, drives, roads, sidewalks, and stormwater area. The specific conditions offered by Redwood provide substantial benefits and certainty for the Township and its residents. **Additional conditions have been added after listening to comments from the public and the planning commission, these are listed below in bold.** The conditions offered as a condition of the approval of rezoning are:

1. Limited Permitted Uses - The future use of the Property shall be limited to only residential "Group Housing" under the RD Zoning District, along with the typical ancillary, accessory and related uses and buildings such as leasing offices, maintenance garages, mail kiosks, and models. All other permitted uses and special uses in the RM Zoning District will be prohibited. The prohibited uses include the following: Two family dwellings, Tourist Homes, Lodging Houses, Boarding Homes; Places of Worship; Private Schools; Colleges and Universities; Convalescent and Nursing Homes or Hospices; Daycare and Nursery Schools; Detached One Family Planned Project; General Hospital; Group Daycare; Housing for the elderly or senior citizen housing; Commercial Recreation; Planned Unit Development; Private Clubs, Fraternal Organizations, Lodge Halls, Cultural Centers, Union Halls; Public Utility Buildings
2. Building height limitation - No building shall be allowed which is taller than 16 feet or larger than one story. The Township otherwise allows buildings to be 35 feet high and up to 2.5 stories in the RD zoning district.
3. Building length limitation - No building shall exceed 196 feet in length. The RD Zoning District does not limit the building length.
4. Floor area per unit minimum - Each unit will have at least 1,200 square feet of floor area. The RD Zoning District allows 500 square feet of floor area per unit for a 2 room unit.
5. Private Roads - All roads on the Property shall be private roads. This condition alleviates the potential for any additional taxpayer burden to maintain and repair the roads in the Project.
6. The conditional rezoning to RD, Multiple-Family is conditioned upon Redwood consummating its purchase of the Property.
7. ***The proposed development will not exceed 106 dwelling units.***

8. ***No development with respect to buildings or roadways will be placed outside of the area described on Exhibit B of the conditional rezoning legal description.***
9. ***No clubhouses, pools, tennis or basketball courts, or gymnasiums are allowed to be constructed on the Property.***

Electronic copies of the information listed above (along with this cover letter) will be e-mailed to you for your records. We look forward to presenting to the Planning Commission, Tim. In the meantime, should you have any questions about the enclosed material or if you require any additional information, feel free to contact me by phone at (517) 827-8681 or e-mail at [ian.graham@collierseng.com](mailto:ian.graham@collierseng.com) or Emily Engelhart at (248) 930-2123 / [eengelhart@byredwood.com](mailto:eengelhart@byredwood.com)

Sincerely,

A handwritten signature in blue ink that reads "Ian Graham". The signature is written in a cursive, flowing style.

Ian Graham, PE

Enclosures

cc:

Emily Engelhart, Redwood (via e-mail)

Exhibit A – Existing Zoning and Current Use Map

# Zoning Districts

- RAA/RAAA: Low Density SF
- RA: Medium Density SF
- RX: Duplex
- RD: Multifamily (8 units/ac)
- RC: Multifamily (14 units/ac)
- RCC: Multifamily (34 units/ac)
- C-2: Commercial
- PO: Professional and Office
- I: Industrial

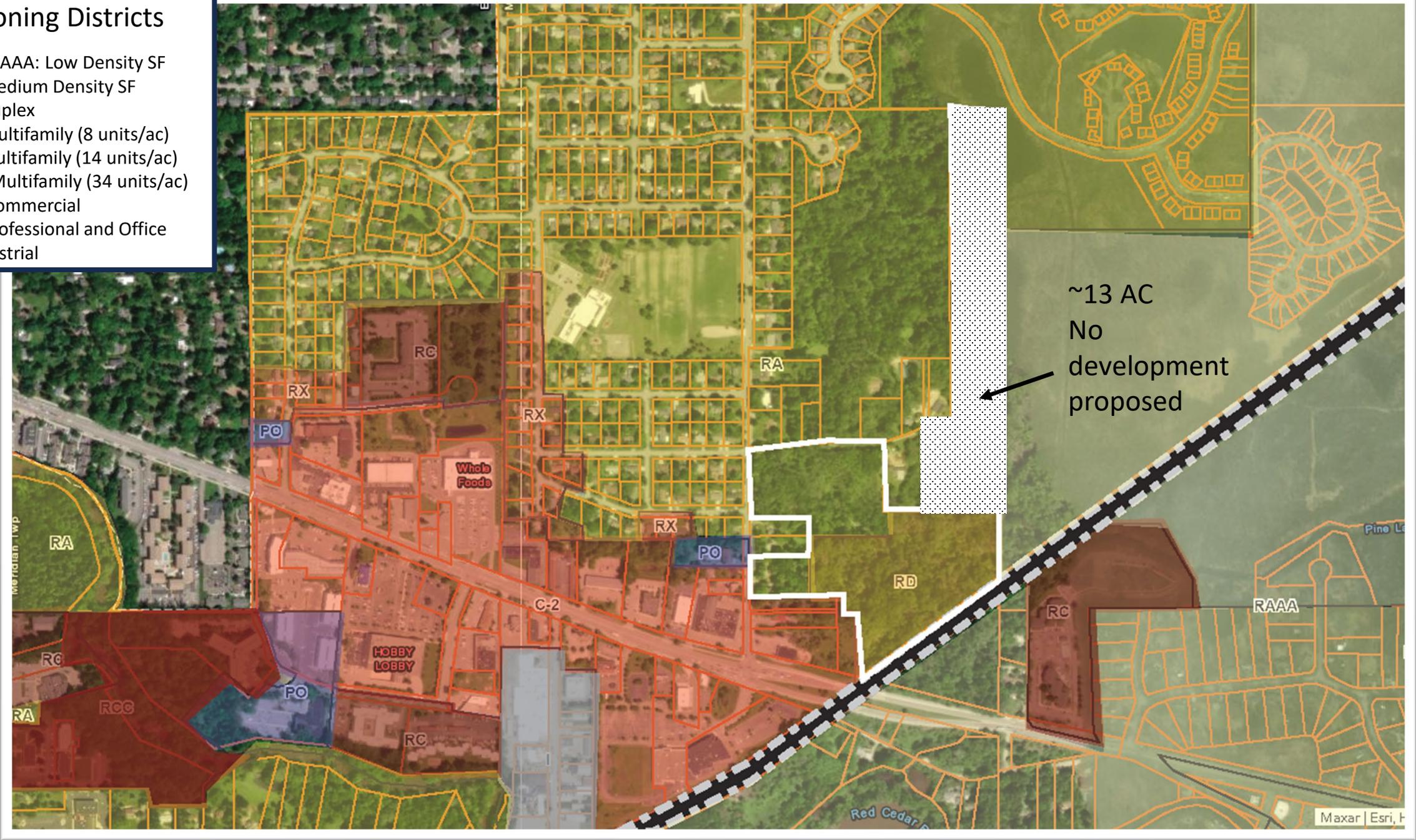
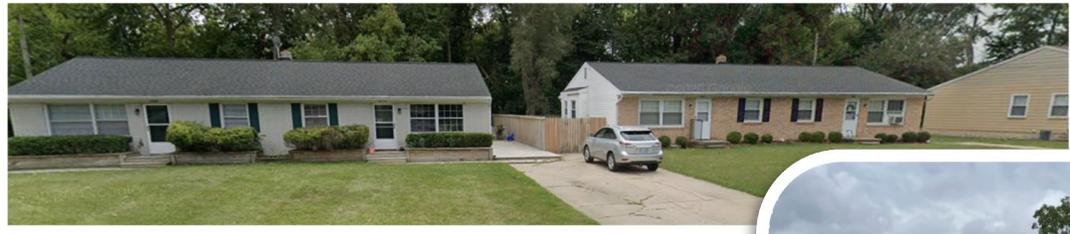


Exhibit B – Existing Neighboring Building Character

## North & West: RA/RX



## North & East: RA/RX



## South & West: PO/C-2



## Site & South : RA/RD/C-2

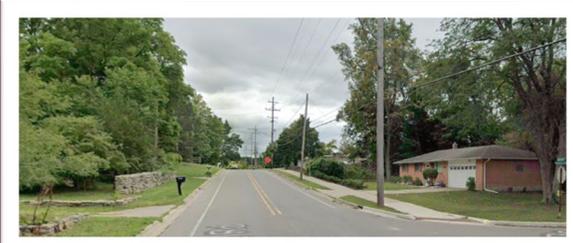
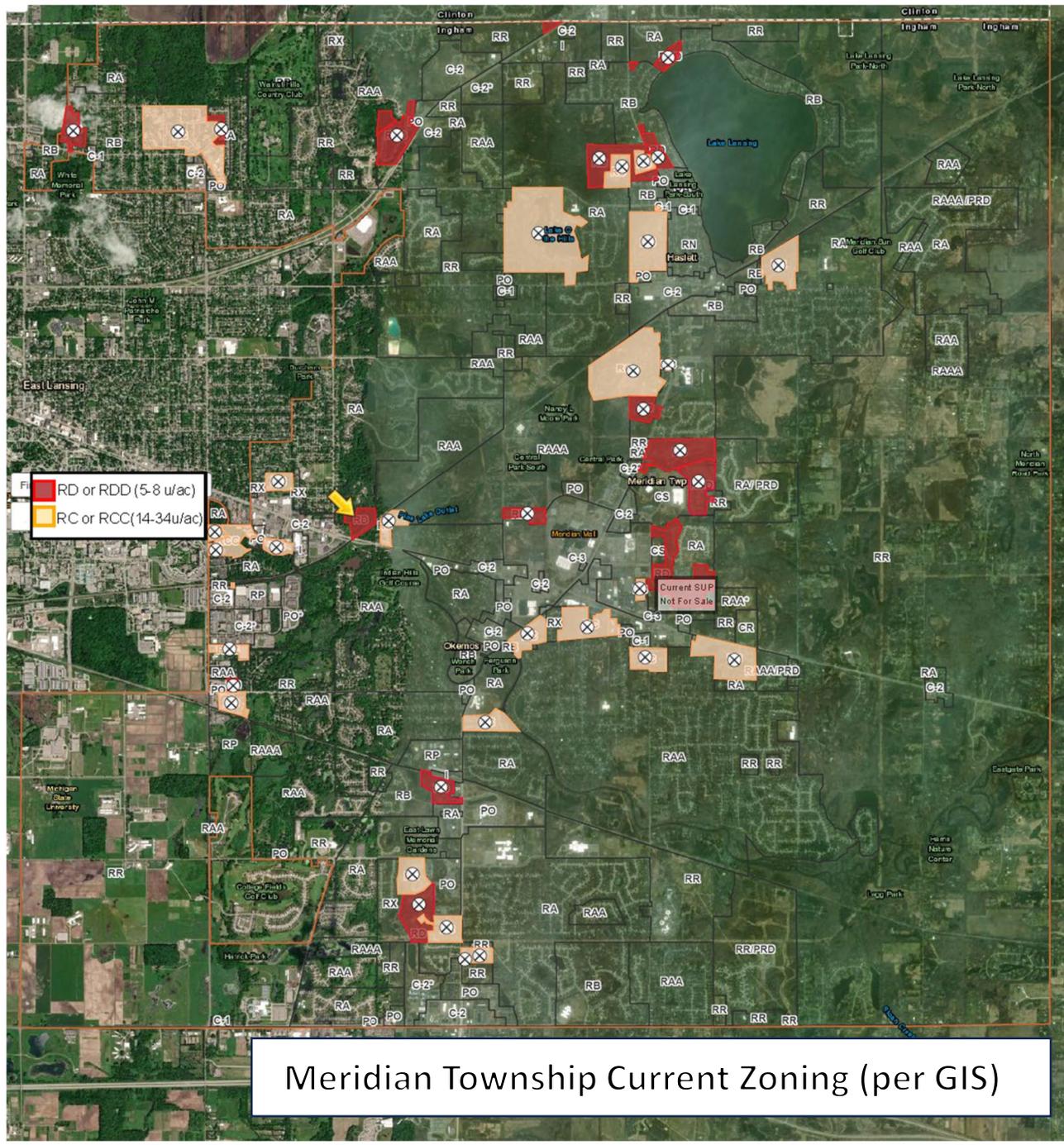


Exhibit C – Map of Existing Zoning Districts and Land Use



Meridian Township Current Zoning (per GIS)

- All properties currently zoned RD/RDD or RC/RCC are developed/encumbered by wetlands/or too small to develop
- According to the FLU map shown in the 2022 Master Plan, all land designated multiple family residential is already developed/encumbered by wetlands except for one property.

## 2023 Future Land Use

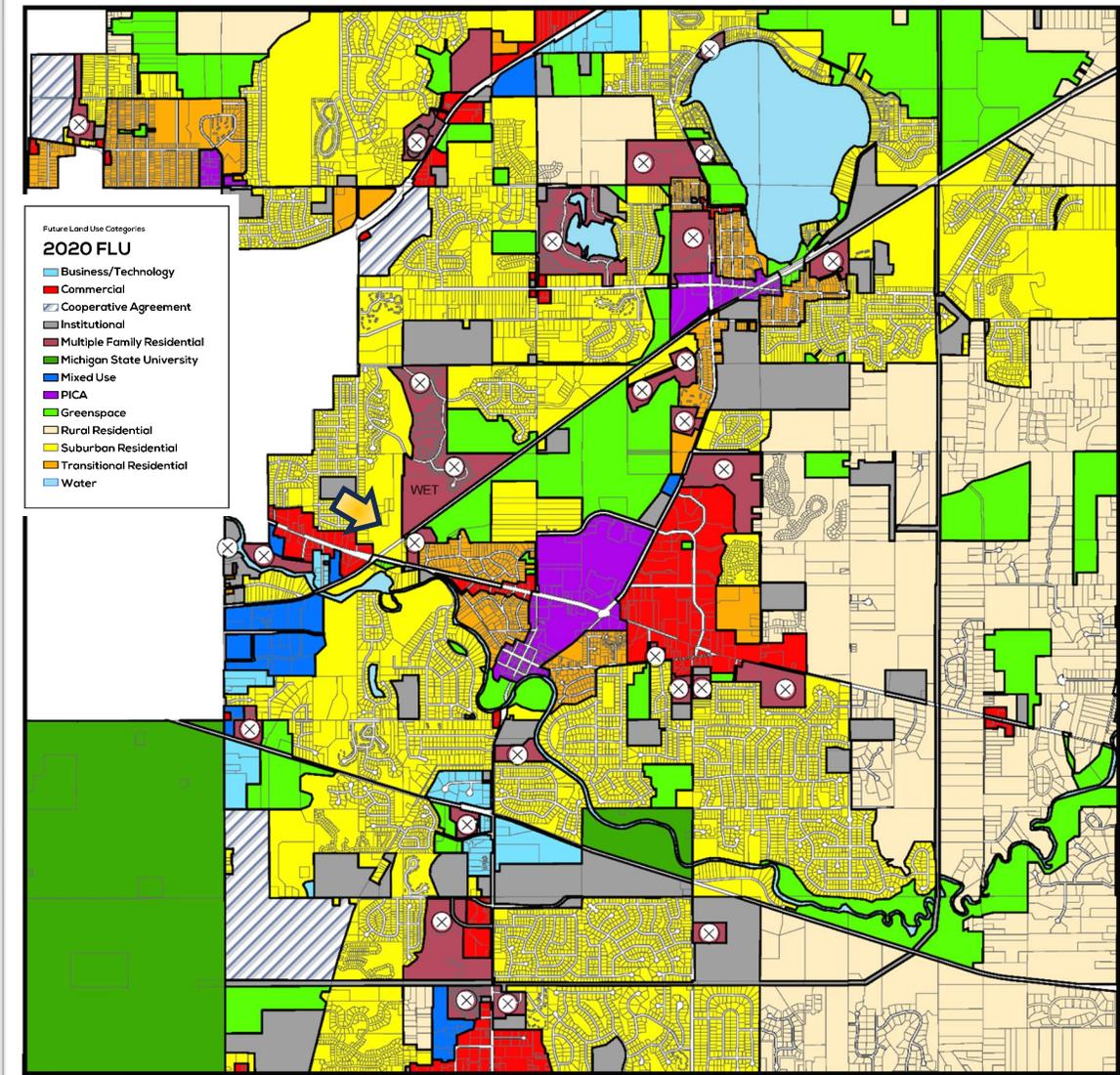
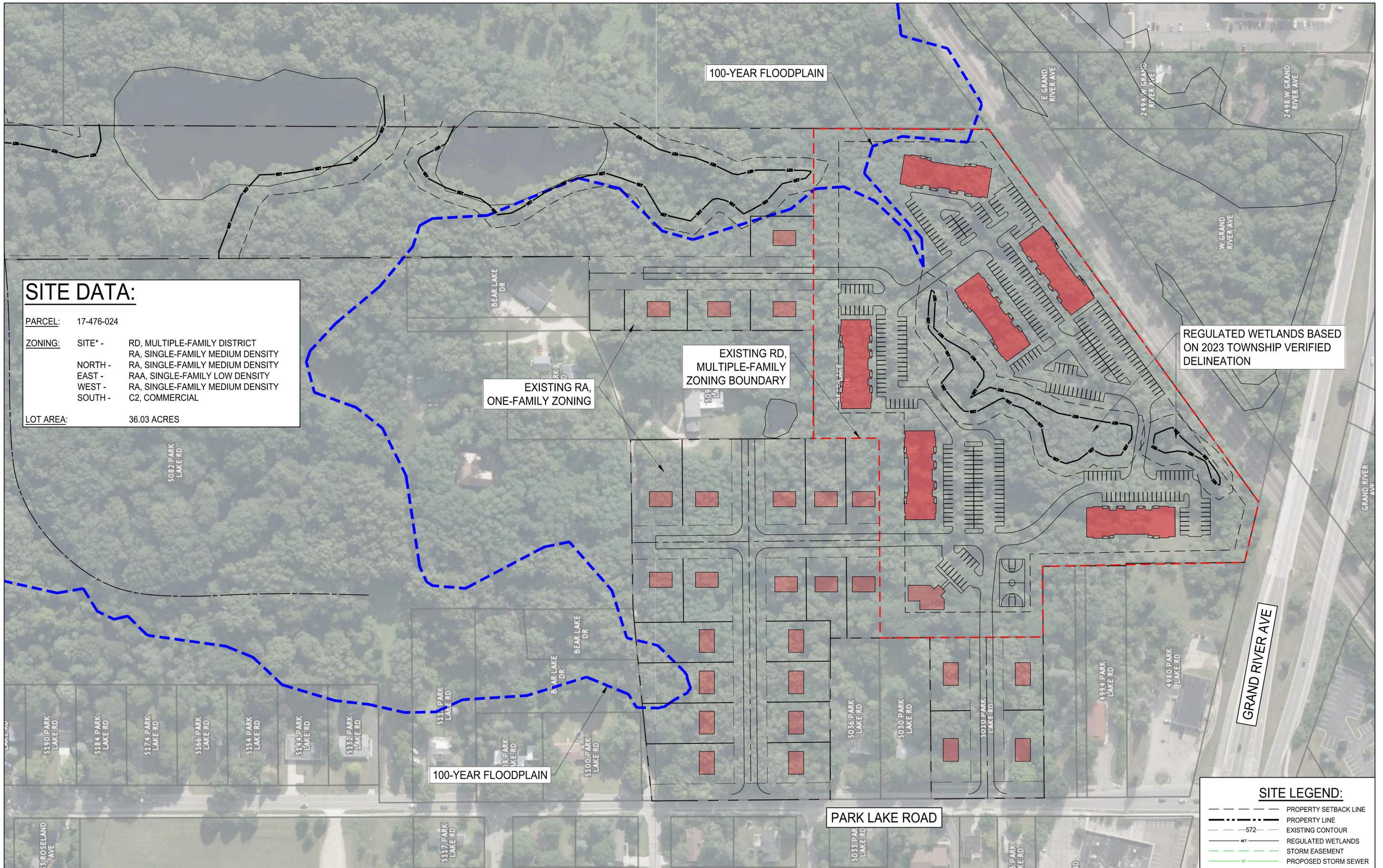


Exhibit D – Conceptual Site Plan Under Existing Zoning Districts



**SITE DATA:**

**PARCEL:** 17-476-024  
**ZONING:** SITE\* - RD, MULTIPLE-FAMILY DISTRICT  
 NORTH - RA, SINGLE-FAMILY MEDIUM DENSITY  
 EAST - RAA, SINGLE-FAMILY LOW DENSITY  
 WEST - RA, SINGLE-FAMILY MEDIUM DENSITY  
 SOUTH - C2, COMMERCIAL  
**LOT AREA:** 36.03 ACRES

EXISTING RA,  
ONE-FAMILY ZONING

EXISTING RD,  
MULTIPLE-FAMILY  
ZONING BOUNDARY

REGULATED WETLANDS BASED  
ON 2023 TOWNSHIP VERIFIED  
DELINEATION

**SITE LEGEND:**

- PROPERTY SETBACK LINE
- PROPERTY LINE
- EXISTING CONTOUR
- 572
- REGULATED WETLANDS
- STORM EASEMENT
- PROPOSED STORM SEWER

CONCEPTUAL SITE PLAN  
UNDER EXISTING ZONING DISTRICTS

10/10/2023



**ORDINANCE NO. \_\_\_\_\_**  
**ORDINANCE AMENDING THE ZONING DISTRICT MAP**  
**OF MERIDIAN TOWNSHIP**  
**PURSUANT TO REZONING #23030**

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 RA, Singel-Family, Medium Density District symbol and indication as shown on the Zoning District Map, for Parcel #33-02-02-17-476-016 and a portion of Parcel #33-02-02-17-476-024, land legally described as:

A PORTION OF A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 17 AND THE NORTHEAST ¼ OF SECTION 20, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N00°16'29"E, ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 179.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S53°42'56"W, ALONG SAID NORTHWESTERLY LINE 1007.48 FEET TO THE CENTERLINE OF EAST GRAND RIVER AVENUE (M~43); THENCE N77°03'29"W, ALONG SAID CENTERLINE 53.84 FEET TO THE EAST LINE OF THE WEST 450 FEET OF THE NORTHEAST ¼ OF SAID NORTHEAST ¼; THENCE N00°11'25"W, ALONG SAID EAST LINE 388.27 FEET TO THE SOUTH LINE OF SAID SECTION 17; THENCE N88°54'57"E, ALONG SAID SOUTH LINE 8.86 FEET; THENCE N00°08'03"W, 76.02 FEET; THENCE S89°34'27"W, 458.82 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SOUTHEAST ¼; THENCE N00°08'32"W, ALONG SAID WEST LINE 224.00 FEET; THENCE N89°34'27"E, 317.80 FEET; THENCE N00°08'32"W, PARALLEL WITH SAID WEST LINE 100.00 FEET; THENCE S89°34'27"W, 317.80 FEET TO SAID WEST LINE; THENCE N00°08'32"W, ALONG SAID WEST LINE 458.77 FEET; THENCE N85°40'28"E, 382.66 FEET; THENCE N88°51'56"E, 64.72 FEET; THENCE N87°44'47"E, 245.55 FEET; THENCE S00°03'01"W, 365.10 FEET; THENCE S89°41'13"E, 628.22 FEET TO THE EAST LINE OF SECTION 17; THENCE S00°16'29"W, ALONG SAID EAST LINE OF SECTION 17 A DISTANCE OF 330.91 FEET TO THE POINT OF BEGINNING; SAID PORTION OF PARCEL CONTAINING 22.41 ACRES MORE OR LESS; SAID PORTION OF PARCEL SUBJECT TO RIGHT-OF-WAY FOR ROAD PURPOSES ALONG EAST GRAND RIVER AVENUE AND PARK LAKE ROAD; SAID PORTION OF PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY

to that of RD, Multiple-Family Residential, up to 8 dwelling units per acre, with nine conditions offered by the applicant.

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.

\_\_\_\_\_  
Patricia Herring Jackson, Township Supervisor

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

**RESOLUTION TO RECOMMEND APPROVAL**

**Rezoning #23030  
Park Lake Rezoning**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23<sup>rd</sup> day of October, 2023, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Redwood Living has requested the rezoning of an approximately 8.72 acres of land on two properties, located at 5010 Park Lake Road and the vacant property to the rear, from RA, Single-Family, Medium Density Residential, to RD, Multiple Family Residential with a maximum of eight dwelling units per acre; and

WHEREAS, the applicant has proposed a series of nine conditions on the site, limiting development to a maximum of 106 dwelling units over the entire property and precluding development on the northeastern 14 acres of land; and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on September 25, 2023; and

WHEREAS, the proposed rezoning meets multiple goals of the Meridian Township 2017 Master Plan, including encouraging cluster development, providing a range of residential densities in the community, and focusing growth within the Urban Service Boundary; and

WHEREAS, the proposed rezoning conforms with the Meridian Township 2017 Master Plan's Future Land Use map in density; and

WHEREAS, the limitations and conditions of approval offered by the applicant would restrict development on the site to a reasonable density; and

WHEREAS, the conditions offered by the applicant will be recorded with the Ingham County Register of Deeds, binding the development of the land in perpetuity; and

WHEREAS, if the conditions offered by the applicant are not met, the zoning of the property will be reverted to its current state; and

WHEREAS, the property will still need to meet all ordinance requirements and requirements of the Ingham County Road Department and Drain Commissioner, prior to any construction occurring on the site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Rezoning

**Resolution to Recommend Approval  
Rezoning #23030 (Park Lake Rezoning)  
Page 2**

#23030 to rezone the subject property from RA, Single-Family, Medium Density Residential, to RD, Multiple-Family Residential with a maximum of 8 dwelling units, subject to a series of conditions offered by the applicant.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23<sup>rd</sup> day of October, 2023.

---

Mark Blumer  
Planning Commission Chair

**RESOLUTION TO RECOMMEND DENIAL**

**Rezoning #23030  
Park Lake Rezoning**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23<sup>rd</sup> day of October, 2023, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Redwood Living has requested the rezoning of an approximately 8.72 acres of land on two properties, located at 5010 Park Lake Road and the vacant property to the rear, from RA, Single-Family, Medium Density Residential, to RD, Multiple Family Residential with a maximum of eight dwelling units per acre; and

WHEREAS, the applicant has proposed a series of nine conditions on the site, limiting development to a maximum of 106 dwelling units over the entire property and precluding development on the northeastern 14 acres of land; and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on September 25, 2023; and

WHEREAS, the proposed development is not in conformance with the Future Land Use map in the 2017 Meridian Township Master Plan, which calls for residential uses of the site, up to 3.5 dwelling units per acre; and

WHEREAS, the current zoning of the site is consistent with the properties to the north of the site; and

WHEREAS, the applicant has not adequately demonstrated why the requested rezoning to Multiple Family is appropriate or why the current RA zoning is unreasonable; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial to the Township Board for Rezoning #23030 to rezone the subject property from RA, Single-Family, Medium Density Residential, to RD, Multiple-Family Residential with a maximum of 8 dwelling units, subject to a series of conditions offered by the applicant.

ADOPTED: YEAS:

NAYS:





**To:** Planning Commission

**From:** Keith Chapman, Assistant Planner

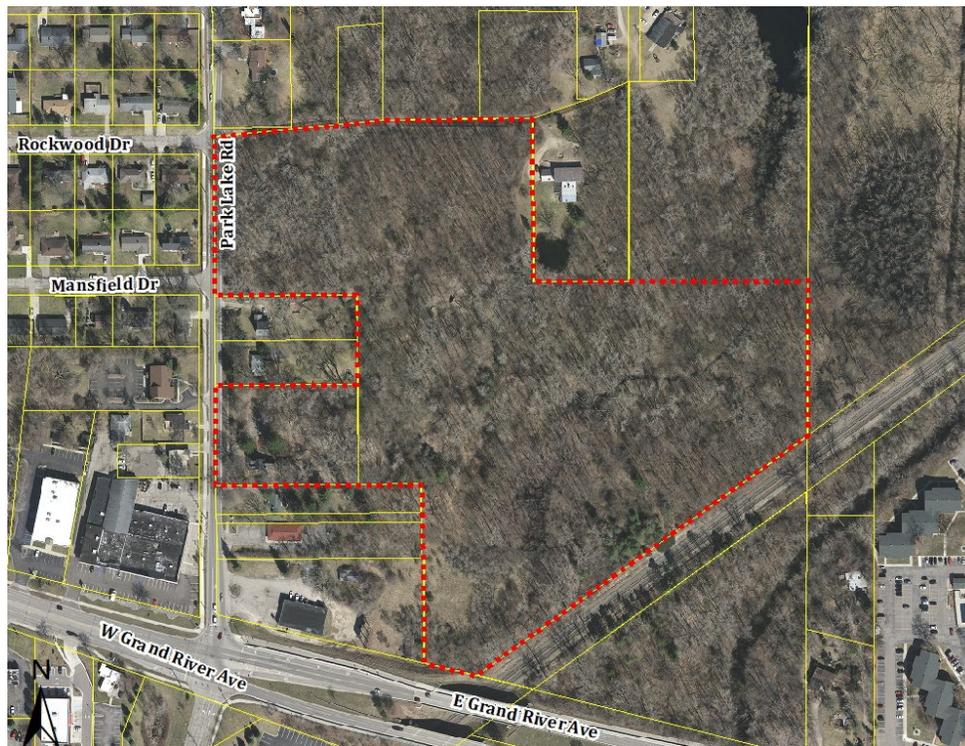
**Date:** September 18, 2023

**Re:** **Rezoning #23030 (5010 Pake Lake & V/L)**, rezone two parcels totaling approximately 8.72 acres located on the east side of Park Lake Road, and north of Grand River Avenue from RA, Single Family-Medium Density, to RD, Multiple Family – maximum eight dwelling units per acre, with conditions.

---

Redwood Living has requested the rezoning of 8.72 acres consisting of one parcel and a portion of a second parcel located on the east side of Park Lake Road, and north of Grand River Avenue from RA, Single Family-Medium Density, to RD, Multiple Family – maximum eight dwelling units per acre, with conditions. The parcels proposed for rezoning include 5010 Park Lake Road (Tax ID #17-476-016) and a portion of a vacant lot (Tax ID #17-476-024).

#### LOCATION MAP



Parcel #17-476-016 has approximately 224 feet of frontage on Park Lake Road. Parcel #17-476-024 has 458.77 feet of frontage on Park Lake Road. Both parcels are undeveloped.

**Conditions Offered**

The applicant has voluntarily offered the following four conditions on the requested rezoning:

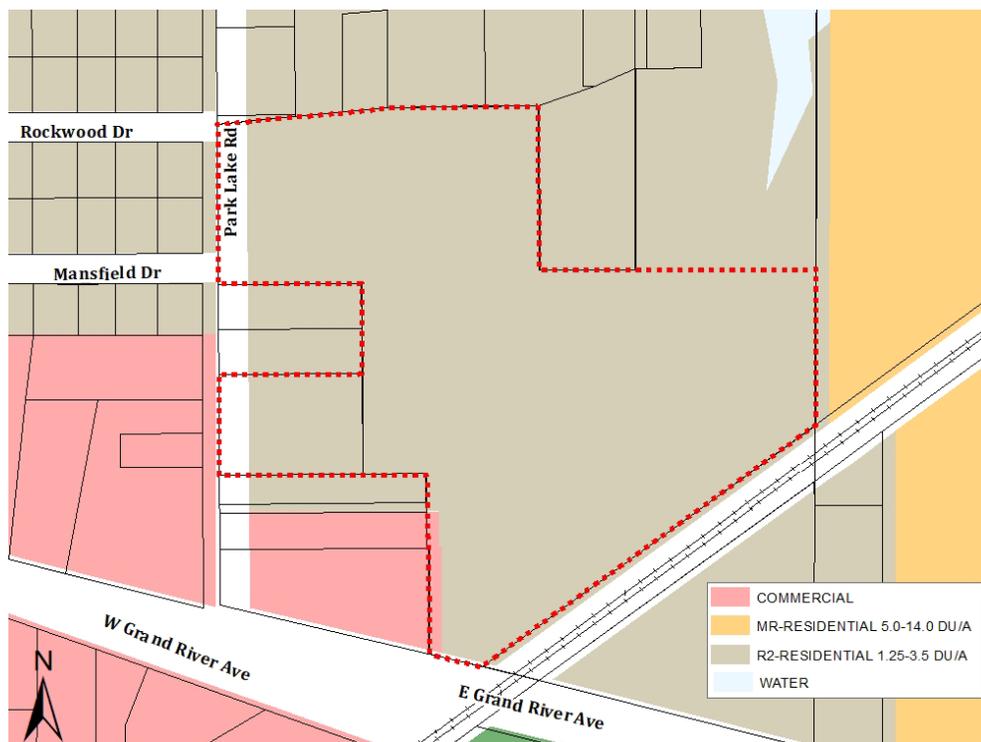
- Limit the types of permitted uses to attached townhouse style units and typical accessory/related uses
- Building height shall be no greater than 16 feet and One story.
- Building length shall not exceed 196 feet in length.
- Each units floor area minimum shall be 1,200 square feet.
- All roads are to be private roads.
- The conditional rezoning to RD – Multiple Family is conditioned on Redwood consummating its purchase of the property.

Rezoning conditions run with the land and apply to the current owners and any future owners of the properties. Township Board approval is needed to amend or remove rezoning conditions.

**Master Plan**

The Future Land Use Map from the 2017 Master Plan designates the land proposed for rezoning in the R3-Residential 1.25-3.5 dwelling units per acre (du/a) category. The proposed rezoning to RD (Multiple Family – eight du/a) is inconsistent with the Future Land Use Map designations. The proposed development is approximately 5 du/acre.

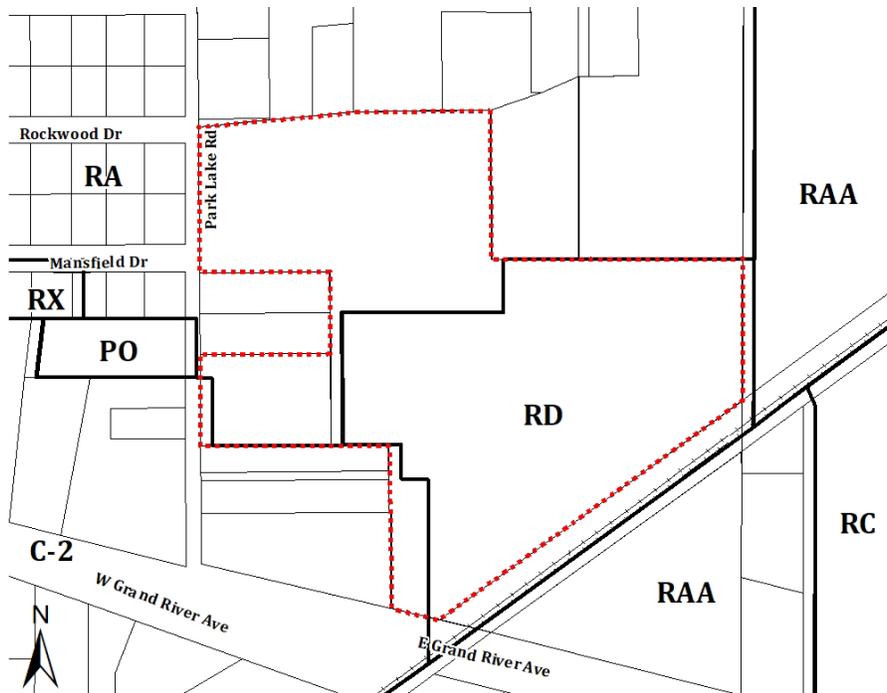
**2017 FUTURE LAND USE MAP**



**Zoning**

The parcels proposed for rezoning are currently zoned RA, Single Family-Medium Density. The eastern/southern two-thirds of Parcel #17-476-024 is zoned RD, Multiple Family-maximum, eight d/u, and is not proposed for rezoning. The current RA zoning district requires a minimum of 80 feet of lot frontage and 10,000 square feet of lot area. The requested RD zoning district requires a minimum of 100 feet of lot width and 11,000 square feet of lot area. With 682.77 feet of frontage on Park Lake Road, and a combined 36.03 acres of lot area, the parcels comprising the rezoning meet the minimum lot area and lot frontage requirements for both the current RA and requested RD zoning districts.

**ZONING MAP**



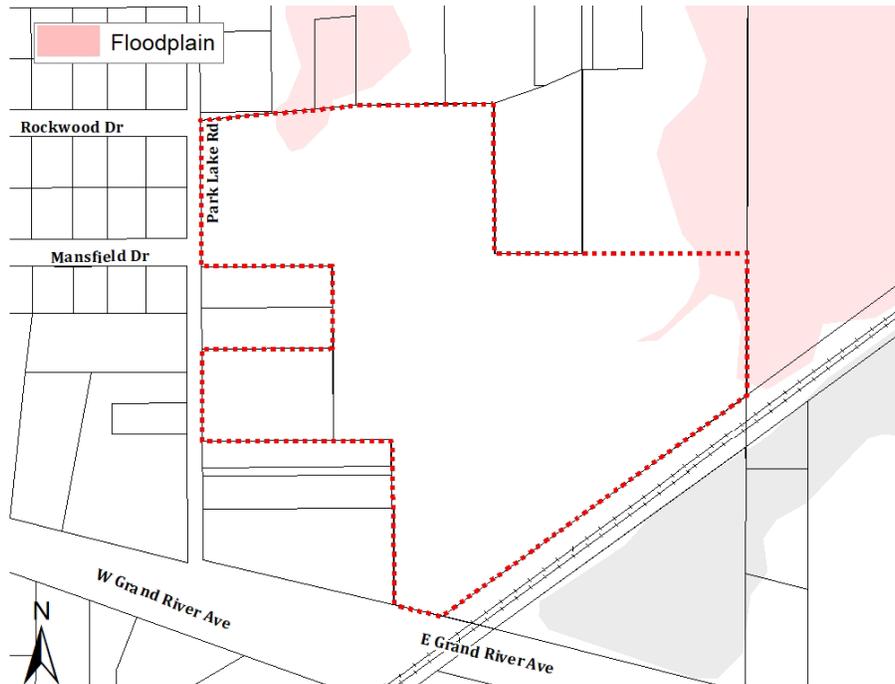
**Physical Features**

A natural features study will be required for submittal if development is proposed on the site. The natural features study will include information on items such as wetlands, significant stands of trees or individual trees greater than 12 inches d.b.h., floodplains, water features, vulnerable groundwater areas, slopes greater than 20%, ravines, wildlife habitats, vegetation, and endangered wildlife.

**Floodplain**

The Flood Insurance Rate Map (FIRM) for the Township indicates floodplain present on or near the site proposed for rezoning. The applicant will need to address any impacts if the rezoning is completed.

### FLOODPLAIN MAP

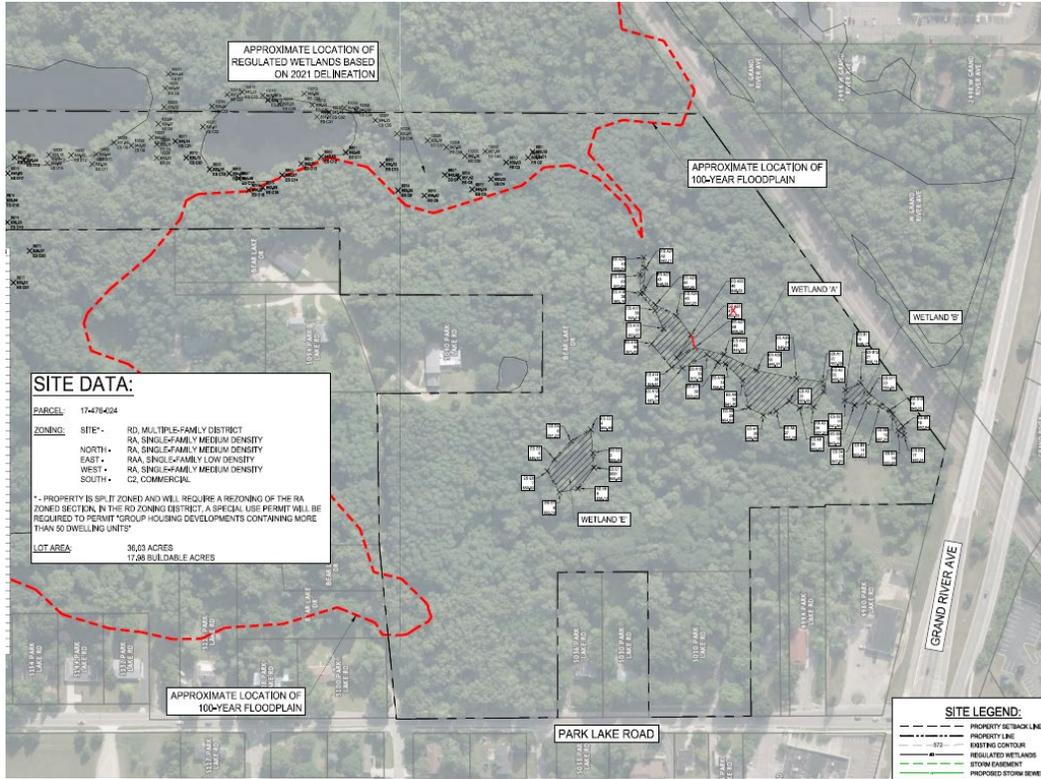


### Wetlands

Wetlands on the site were delineated by Marx Wetlands LLC in 2021. Wetlands are depicted in detail on an attached map provided by the applicant. A total of three wetlands are located on the site. Wetlands A and B are regulated by both the state of Michigan and the Township. The Third wetland, Wetland E on the attached map, is 0.19 acre in size and potentially subject to regulation by the Township. Section 22-156 of the Code of Ordinances requires the Township Board to determine whether a wetland greater than 0.25 acre in size but less than two acres in size is “essential to the preservation of the natural resources of the Township.” If the wetland is determined to be essential, the wetland is regulated and subject to the provisions of the Wetland Protection Ordinance. Regulated wetlands require a 20-foot setback from the delineated boundary if they are equal to or greater than one-quarter acre but less than two acres in size and a 40 foot setback if equal to or greater than two acres in size.

The applicant has indicated a wetland use permit request is likely to be submitted for future development of the property, which will require a public hearing and approval from the Township Board. The wetland use permit is required to run concurrently with the development review process.

WETLAND MAP



Streets & Traffic

The properties proposed for rezoning front on Park Lake Road. Park Lake Road is a two-lane road with curb and gutter. A center turn lane is added as it gets closer to the intersection with Grand River Avenue to the south of the site and a center turn lane is added north of the site at Greencliff Drive. Park Lake Road is classified as a Minor Arterial Street on the Street Setbacks and Service Drives Map in the zoning ordinance. Seven-foot-wide pedestrian pathways are installed along the west side of Park Lake Road. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Park Lake Drive just south of the subject site showed a total of 8,307 vehicles in a 24-hour period.

The applicant has submitted a rezoning traffic study prepared by CESO, Inc. comparing estimated traffic generation under the existing RA & RD zoning and the proposed RD zoning. The findings of the study note the rezoning and potential resulting development including a mix of multiple family and single-family dwellings will produce more trips than the proposed 106 units by the Applicant. The results are shown below:

**Rezoning #23030 (5010 Park Lake & V/L)  
 Planning Commission (September 25, 2023)  
 Page 6**

Scenario	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Existing RA Zoning	Single-Family Residential	210	37	Dwelling Units	404	8	22	30	25	14	39
Existing RD Zoning	Multifamily Low-Rise	220	105	Dwelling Units	748	13	42	55	42	24	66
<b>Maximum Trips for Existing Zoning</b>					<b>1,152</b>	<b>21</b>	<b>64</b>	<b>85</b>	<b>67</b>	<b>38</b>	<b>105</b>
Proposed Development	Redwood		106	Dwelling Units	657	7	28	35	31	15	46
<b>Potential Change in Trips</b>					<b>-495</b>	<b>-14</b>	<b>-36</b>	<b>-50</b>	<b>-36</b>	<b>-23</b>	<b>-59</b>

**Utilities**

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

**History**

A portion of the property was rezoned in 1971 (Rez #71100) from Industrial (I) & RA (Single Family, Medium Density) to RD for the development of single-family homes and apartments. Only the portion that is currently zoned RD was approved. In 1981, another request to rezone (REZ #80130) a portion of the existing RA in the current request was denied.

**Staff Analysis**

The applicant has requested the rezoning of approximately 31.63 acres from RA to RD with conditions. When evaluating a rezoning request, the Planning Commission needs to consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached). However, the Planning Commission should also take into account the proposed limitation on uses offered by the applicant.

*Allowed land uses*

Uses permitted in the RA zoning district include single family dwellings, public parks, playgrounds, playfields, and other public open space for recreational uses, golf courses, and customary agricultural operations. Uses allowed by special use permit in RA zoning include the following:

- Golf driving ranges or mini-golf courses
- Club buildings for outdoor sports
- Commercial kennels
- Institutions for human care (hospitals, nursing homes)
- Religious institutions
- Public, private, or quasi-public and social institutions
- Camps
- Cemeteries
- Airports

**Rezoning #23030 (5010 Park Lake & V/L)**  
**Planning Commission (September 25, 2023)**  
**Page 7**

- Adult care centers and group adult care homes
- Private resorts and recreational camps
- Public buildings and public service installations

Two family dwellings (duplexes) are the only use allowed by right in the RD zoning district. Any mix of single, duplex, or multiple family dwellings with three or more units is allowed by special use permit.

*Development Options*

Under the current RA zoning development options include establishing a platted subdivision, a planned unit development (PUD), a planned residential development (PRD), or creating metes and bounds lots. Development options under the proposed RD zoning include constructing multiple family buildings, duplexes, and single-family homes (only in conjunction with a multiple family development and limited to a maximum of 50% of the total number of multiple family units) or creating a PUD. The figures below are only estimates and do not factor in topography, soils, utilities, site layout, or other factors that may limit buildable area.

*Density Estimate – Proposed RD zoning*

While the RD zoning district allows a maximum of eight units per acre, to determine the maximum number of units on sites with wetlands or floodplain (wetlands but not floodplain are present on this site) a formula from the multiple family zoning ordinance (Section 86-376(f)(12)) is applied. The formula includes the multiplication of the land area outside of wetlands by the allowable density allowed in the zoning district by the percentage of the site covered by wetlands, expressed as a decimal, plus one. For estimation purposes the entire site acreage of 21.88 acres will be used, which includes the eastern portion of Parcel #17-476-024 already zoned RD. As stated above in the section on Wetlands, the regulatory status of Wetland E requires the Township Board to determine if it is essential. Assuming this happens, which historically has been the case, based on the wetland delineation there are a total of 0.76 acres of regulated wetlands out of the 21.88-acre site. Using the formula from above, density for the site would be calculated as follows:

Maximum number of units = 21.12 acres of non-wetland land x 8 dwelling units per acre allowed in the RD zoning district x 1.03 percent of the site covered by wetlands expressed as a decimal (plus one). The estimated maximum number of lots allowed in a future development would be 174.

*Density Estimate – Existing RA & RD zoning (metes and bounds)*

The subject site has two separate areas of frontage on Park Lake Road of 458.77' and 224'. The current RA zoning district requires minimums of 80 feet of lot frontage and 10,000 square feet of lot area. Without regard to potential irregular lot shapes or the Township's maximum 3:1 lot depth to width ratio, it is estimated that seven lots could be developed along Park Lake Road. The number of parcels is ultimately subject to the total number of splits allowed under the Land Division Act.

The existing RD zoning does not have any frontage along the road, making that portion currently undevelopable.

**Planning Commission Options**

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

**Attachments**

1. Rezoning application and attachments.
2. Rezoning criteria.

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

**REZONING APPLICATION**

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

**Part I**

A. Owner/Applicant Redwood Living (c/o Emily Engelhart)  
Address of applicant 7007 East Pleasant Valley Road, Independence, OH 44131  
Telephone: Work (248) 930-2123 Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email eengelhart@byredwood.com

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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person Bergmann (c/o Ian Graham, PE)  
Address 7050 West Saginaw Highway, Lansing, MI 48917  
Telephone: Work (517) 827-8681 Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email igraham@bergmannpc.com

C. Site address/location Park Lake Road  
Legal description (Attach additional sheets if necessary) See attached  
Parcel number 17-476-024 & 17-476-016 Site acreage 36.03

D. Current zoning RA Requested zoning RD

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

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

**Part II**

**REASONS FOR REZONING REQUEST**

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

A. Reasons why the present zoning is unreasonable: **See attached cover letter for all information on this page.**

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: \_\_\_\_\_  
\_\_\_\_\_
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_  
\_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: \_\_\_\_\_  
\_\_\_\_\_

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: \_\_\_\_\_  
\_\_\_\_\_
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 6) Requested rezoning results in logical and orderly development in the Township, explain: \_\_\_\_\_  
\_\_\_\_\_
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: \_\_\_\_\_  
\_\_\_\_\_

**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

Emily Engelhart Quail  
Signature of Applicant

08/21/2023  
Date

Emily Engelhart Quail  
Type/Print Name

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



Tim Schmitt  
Director of Community Planning and Development  
5151 Marsh Road  
Okemos, MI 48864  
(517) 853-4506

August 22, 2023

RE: Application for Conditional Rezoning – Redwood USA, LLC  
Parcel: 33-02-02-17-476-024, Park Lake Road

Tim,

On behalf of Redwood USA, LLC, this Application for Rezoning is submitted relating to the use and development of the real property located within the Township, which is known as Tax Parcel Number 33-02-02-17-476-024, consisting of approximately 36.03 acres on Park Lake Road north of Grand River Avenue (the "Property"), as more fully described in the Application and its attachments. The Property consists of an old parking lot with no structures. The Property is currently split-zoned with the southern area being RD, Multiple-Family and the northern area being RA, Single-Family Medium Density. Redwood proposes to conditionally rezone a portion of the RA, Single-Family Medium Density and the existing RD, Multiple-Family district to RD, Multiple-Family (with conditions) and maintain the RA zoning designation of the Property that is not to be developed. A legal description and exhibit of the area to be conditionally rezoned is included with the application package. Enclosed are the following documents in accordance with our understanding of the Township's requirements:

1. One (1) copy of the signed Application for Rezoning.
2. Owner authorization letter allowing Redwood to submit a rezoning application.
3. A trip generation report.
4. Legal description and exhibit of the property (Exhibit A)
5. Legal description and exhibit of the proposed area of conditional rezoning (Exhibit B)
6. Check made payable to Meridian in the amount of \$1,850 for the Application fee.

### **Residential Project**

Redwood proposes to develop the Property into single-story multiplex or townhouse homes, each with two bedrooms, two baths, and its own attached garage (the "Project"). The Project will utilize the high design and architectural standards typical of Redwood neighborhoods while keeping its own branding and unique identity. Redwood has successfully developed similar projects in nearby communities.

Redwood neighborhoods are not age-restricted and comply with all Fair Housing practices, however, they are designed to appeal to the empty-nester, active adult community, with attached garages, no stairs, and with compliant ADA accessibility features. Redwood prides itself on creating a community of peace, quiet, and comfort for its residents by (i) constructing a carefully planned neighborhood; (ii) limiting on-site amenities; (iii) closely managing its neighborhoods with onsite personnel; and, (iv) adhering to strict rental standards. Redwood strictly adheres to all Fair Housing-required rental practices.

With a maintenance-free lifestyle and single-story design, Redwood neighborhoods provide the Township an opportunity to allow its current residents to age in place while remaining invested in familiar businesses, health care providers, and friend and family networks.



### **Conditions of Rezoning**

Redwood proposes to rezone an approximately 8.8 AC portion of the Property (see attachment) from RA, Single-Family Medium Density, to RD, Multiple-Family, subject to a conditional rezoning plan, specific conditions of development, and a recorded conditional zoning agreement. The conditional rezoning plan depicts, and will control, the location of buildings, drives, roads, sidewalks, and stormwater area. The specific conditions offered by Redwood provide substantial benefits and certainty for the Township and its residents. The conditions offered as a condition of the approval of rezoning are:

1. Limited Permitted Uses - The future use of the Property shall be limited to only residential “Group Housing” under the RD Zoning District, along with the typical ancillary, accessory, and related uses and buildings such as leasing offices, maintenance garages, mail kiosks, and models. All other permitted uses and special uses in the RM Zoning District will be prohibited. The prohibited uses include the following: Two family dwellings, Tourist Homes, Lodging Houses, Boarding Homes; Places of Worship; Private Schools; Colleges and Universities; Convalescent and Nursing Homes or Hospices; Daycare and Nursery Schools; Detached One Family Planned Project; General Hospital; Group Daycare; Housing for the elderly or senior citizen housing; Commercial Recreation; Planned Unit Development; Private Clubs, Fraternal Organizations, Lodge Halls, Cultural Centers, Union Halls; Public Utility Buildings.
2. Building height limitation - No building shall be allowed which is taller than 16 feet or larger than one story. The Township otherwise allows buildings to be 35 feet high and up to 2.5 stories in the RD zoning district.
3. Building length limitation - No building shall exceed 196 feet in length. The RD Zoning District does not limit the building length.
4. Floor area per unit minimum - Each unit will have at least 1,200 square feet of floor area. The RD Zoning District allows 500 square feet of floor area per unit for a 2 room unit.
5. Private Roads – All roads on the Property shall be private roads. This condition alleviates the potential for any additional taxpayer burden to maintain and repair the roads in the Project.
6. The conditional rezoning to RD, Multiple-Family is conditioned upon Redwood consummating its purchase of the Property.

### **Rezoning Considerations**

In consideration of the factors considered by the Township during a rezoning request; Redwood offers the following commentary:

#### **Reasons why the present zoning is unreasonable:**

1. There is an error in the boundaries of the Zoning Map, specifically: **The property is currently split zoned and cannot be developed for this use unless a rezoning occurs.**
2. The conditions of the surrounding area have changed in the following aspects:
  - a. **The property is currently split zoned.**
3. The current zoning is inconsistent with the Township’s Master Plan, explain: **n/a**
4. The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: **n/a**



5. The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted and the zoning has exempted the following legitimate uses from the area: **n/a**
6. The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: **n/a**

Reasons why the requested rezoning is appropriate:

1. Requested rezoning is consistent with the Township’s Master Plan:
 

**From the Township’s Master Plan Goal 1.A.1: “Prevent inconsistent uses from encroaching into residential areas.”**

**The proposed rezoning will provide a desirable, attractive neighborhood, and eliminate the possibility of an inconsistent use by a single-entity owning the entirety of the Property.**

**From the Township’s Master Plan Goal 1.A.4: “Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.”**

**The proposed development will place all improvements within the southern portion of the Property near the commercial areas, public transit, and other services. The northern portion of the site will remain undeveloped for preservation of natural environment.**

**From the Township’s Master Plan Goal 1.B.1: “Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.”**

**The development will minimize intrusion of development and endeavor to place improvements upland of wetland areas to preserve natural environment.**

**From the Township’s Master Plan Goal 1.B.3: “Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.”**

**The proposed development includes interior sidewalks for walkability and passive recreation. Sidewalks will be provided throughout the neighborhood with connectivity to public right of way and to public transit available along Grand River Avenue.**

**From the Township’s Master Plan Goal 1.B.5: “In all subdivisions and residential developments, encourage layouts that maintain maximum green space and/or common open space.”**

**The proposed development will place improvements in the southern portion of the Property and preserve the natural environment in the northern portion of the Property.**
2. Requested rezoning is compatible with other existing and proposed uses surrounding the site:
 

**The Property is situated between commercial and single-family residential. The proposed rezoning allows for a smooth transition from higher intensity commercial use to a lower intensity single-family by providing a single-story residential product.**
3. Requested rezoning would not result in significant adverse impacts on the natural environment:
 

**Existing regulated wetlands along with the natural environment in the northeast portion of the Property would be preserved.**
4. Requested rezoning would not result in significant impact on traffic circulation, water and sewer systems, education, recreation or other public services:
 

**Trip generation from the site will be decreased when comparing the existing allowable zoning uses to the proposed Redwood development. Additionally, our data shows a traffic impact study is not warranted based on the peak hour trips. Water and sewer systems can service the site without any improvements to public infrastructure. As a Redwood community with uni, the property will not**



**receive homestead tax exemptions and will pay the full millage. Additionally, while Redwood rents to all qualified applicants the average age of our residents in Neighborhoods is 51 and thus typically creates a net-positive on existing educational facilities.**

5. Requested rezoning addresses a proven community need:  
**This proposed rezoning provides for missing middle-housing, the opportunity to age-in-place and provides housing filtration. This rezoning allows for people who would prefer to move out of the maintenance of a single-family home into the maintenance-free lifestyle of a Redwood Neighborhood. Therefore opening up more opportunities for families to move into a single-family home and allowing for more diverse housing options in the Township for renters-by-choice.**
6. Requested rezoning results in logical and orderly development in the Township:  
**This rezoning will allow for the development of parcel that is otherwise difficult to develop under other zoning districts with respect to private access drives, wetlands, topography, and floodplain.**
7. Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services:  
**The rezoning will remove the burden of public roads and sidewalks by providing private access drives and sidewalks. As noted previously, due to the Property's boundary, topography, and environmental features the development challenges will only allow for a successful development for limited uses.**

Electronic copies of the information listed above (along with this cover letter) will be e-mailed to you for your records. We look forward to presenting to the Planning Commission, Tim. In the meantime, should you have any questions about the enclosed material or if you require any additional information, feel free to contact me by phone at (517) 827-8681 or e-mail at [ian.graham@collierseng.com](mailto:ian.graham@collierseng.com) or Emily Engelhart at (248) 930-2123 / [eengelhart@byredwood.com](mailto:eengelhart@byredwood.com)

Sincerely,

Ian Graham, PE

Enclosures

cc:

Emily Engelhart, Redwood (via e-mail)

Exhibit "A"

Property

THE E 8 AC OF NE 1/4 OF SE 1/4 OF SEC 17 ALSO BEG @ SE COR SEC 17 -N 0 DEG 23'45" W ON E SEC LN 1319.43 FT TO E 1/8 COR OF SE 1/4 SEC 17 -N 89 DEG 56'02" W ON 1/8 LN 270 FT -S 0 DEG 23'45" E 360 FT -N 89 DEG 56'02" W 145 FT -S 0 DEG 23'45" E 446.9 FT -N 89 DEG 07'30" W 214 FT -N 0 DEG 49'42" W 365.10 FT TO C/L OF PRIVATE DR -S 89 DEG 15'48" W 432.54 FT ON C/L DRIVE -S 83 DEG 52'02" W ON C/L DR 261.86 FT TO C/L PARK LAKE RD -S 0 DEG 09'00" W ON C/L RD 360 FT M/L TO A PT 438.8 FT N OF S SEC LN -S 89 DEG 53'30" E 317 FT -S 423.8 FT -E 140.2 FT -S 60 FT TO S SEC LN -E ON S SEC LN 862 FT M/L TO POB EXC- G.T.W. RR R/W, ALSO A PART OF SEC 20 DESC AS THAT PART OF NE 1/4 OF NE 1/4 SEC 20 LYING N OF M-43 & W OF G.T.W. RR EXC- THE W 458 FT THEREOF PART SEC 17 & 20 T4NR1W 33.85 AC M/L

Tax Parcel No. 33-02-02-17-476-024  
Vacant Land, Park Lake Road



M17-41-2 BEG. AT PT 1003.2 FT W & 60 FT N OF SE COR SEC 17 - W PLL WITH S SEC LINE 317.8 FT TO NS 1/8 LINE - N ON 1/8 LINE 224 FT - E PLL WITH S SEC LINE 317.8 FT - S 224 FT TO BEG. ON SE 1/4 OF SEC 17, T4N R1W.

Tax Parcel No. 33-02-02-17-476-016  
Commonly known as 5010 Park Lake Road





To: Emily Engelhart  
Redwood

Re: Redwood – Meridian Township, MI  
Trip Generation Study

From: Steven J. Russo, PE  
Transportation Engineer

Date: August 15, 2023

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## INTRODUCTION

This memorandum presents an evaluation of traffic generation for the proposed Redwood residential development project in Meridian Township, Ingham County, Michigan. The project site is located near the northeast corner of the Grand River Avenue (M-43) & Park Lake Road intersection and is currently vacant. The proposed development plans include construction of 106 single-story residential units with site access provided via two driveways to Park Lake Road. The subject site is approximately 22 acres with 13.2 acres currently zoned Multiple-Family Low Density (RD) and 8.7 acres zoned One-Family Medium Density (RA).

The Township Zoning Ordinance describes the land uses permitted by-right under the existing RA and RD zoning classifications. In order to determine the maximum site trip generation potential under the existing and proposed zoning classifications, the principal uses permitted under each zoning classification must be matched to the land use categories described by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11<sup>th</sup> Edition*. Furthermore, the maximum allowable building density for each land use scenario must be determined, where trip generation data by site acreage is not available.

For the existing RD zoning, "Multifamily Housing Low-Rise" (Land Use #220) is most appropriate for potential development and allows a maximum density of eight units per acre, resulting in a maximum density of 105 units for this site. For the existing RA zoning, "Single-Family Detached Housing" (Land Use #210) is most appropriate for potential development and allows a maximum density of 4.3 units per acre, resulting in a maximum density of 37 units for this site.

The potential maximum number of peak hour and daily vehicle trips generated by this site under existing zoning were forecast based on the rates and equations published by ITE in *Trip Generation, 11<sup>th</sup> Edition*. ITE publishes average trip generation rates for a wide variety of land uses, as well as regression equations for some. For all of the residential land uses evaluated for this study, the regression equation was determined to be most appropriate based on ITE methodologies outlined in the ITE *Trip Generation Manual*.

A trip generation was also completed specific to the proposed Redwood development. The characteristics of a Redwood development are not explicitly reflected by the land use categories published by ITE. With attached rental homes and a majority of residents over the age of 55, this development will generate less trips than a typical multifamily development. Two separate trip generation studies have been performed for Redwood developments: one by CESO, Inc. in 2019, and one by Oxbow Engineering in 2010. The CESO study included four sites in Michigan, and the Oxbow study included three sites in Ohio, consistent with ITE recommended practice. Data from the two studies were combined to calculate a trip generation rate specific to Redwood developments. These results indicate that a Redwood development can be expected to generate 0.33 trips per unit during the AM peak hour and 0.43 trips per unit during the PM peak hour as summarized in Table 1.



**Table 1: Redwood Trip Generation Data**

Location	Dwelling Units	AM Peak Hour				PM Peak Hour			
		In	Out	Total	Rate	In	Out	Total	Rate
Brownstown Township, MI	115	9	32	41	0.36	34	20	54	0.47
Canton Township, MI	93	4	22	26	0.28	29	10	39	0.42
Commerce Township	98	7	24	31	0.32	24	14	38	0.39
Shelby Township, MI	140	8	38	46	0.33	35	21	56	0.40
Findley, OH	84	6	33	39	0.46	31	13	44	0.52
Akron, OH	95	4	19	23	0.24	22	10	32	0.34
Wooster, OH	158	11	43	54	0.34	50	25	75	0.47
<b>Total</b>	<b>783</b>	<b>49</b>	<b>211</b>	<b>260</b>	<b>0.33</b>	<b>225</b>	<b>113</b>	<b>338</b>	<b>0.43</b>
<b>Average Directional Distribution</b>		<b>19%</b>	<b>81%</b>			<b>67%</b>	<b>33%</b>		

Comparison with the most similar ITE land use categories indicates that the trip making characteristics of a Redwood development are between that of an attached senior housing development and low-rise multifamily uses. Based on this comparison, the trip generation data specific to Redwood was determined to be valid and most appropriate for use in this study as it represents conditions specific to the proposed development. The results of the trip generation comparison between existing zoning and the proposed Redwood development are summarized in Table 2.

**Table 2: Site Trip Generation Comparison**

Scenario	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Existing RA Zoning	Single-Family Residential	210	37	Dwelling Units	404	8	22	30	25	14	39
Existing RD Zoning	Multifamily Low-Rise	220	105	Dwelling Units	748	13	42	55	42	24	66
<b>Maximum Trips for Existing Zoning</b>					<b>1,152</b>	<b>21</b>	<b>64</b>	<b>85</b>	<b>67</b>	<b>38</b>	<b>105</b>
Proposed Development	Redwood		106	Dwelling Units	657	7	28	35	31	15	46
<b>Potential Change in Trips</b>					<b>-495</b>	<b>-14</b>	<b>-36</b>	<b>-50</b>	<b>-36</b>	<b>-23</b>	<b>-59</b>

The results of the trip generation comparison indicate that the proposed development would result in a decrease in daily and peak hour trips as compared to the uses permitted by right under the existing zoning classifications. Additionally, according to Township Ordinance and *Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities*, the forecast number of site-generated vehicle trips for the proposed Redwood development does not meet the thresholds to require traffic impact analysis or further study.

Any questions related to this memorandum, analyses, and results should be addressed to Bergmann.

**Attached:** Redwood Trip Generation Data



# TRIP GENERATION STUDY

*Prepared for:*  
Redwood USA, LLC.  
7510 East Pleasant Valley Road  
Independence, OH 44131

*Prepared by:*  
CESO, Inc.  
13060 Old US 27, Suite D  
Dewitt, MI 48820  
(517) 622-3000

May 2019

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## 1. Introduction

### 1.1. Purpose

The purpose of this report is to determine the trip generation data for a typical Redwood development. Currently, trip generation data must be obtained from the 10<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Four (4) sites were selected within the state of Michigan (see Figure 1). These sites were relatively similar in size and design. Trip generation data was obtained at the selected sites according to guidelines set forth in the ITE Trip Generation Manual.

The following sections of this report discuss the methodology in determining the trip generation data for a typical Redwood development.

### 1.2. Study Procedure

In order to determine the trip generation data for a typical Redwood development, the following steps were taken:

1. Four (4) similar Redwood developments were chosen within the state of Michigan to be included in this analysis.
2. Manual driveway counts were conducted by Gewalt Hamilton Associates, Inc. at each of the selected sites during a typical weekday (Tuesday, Wednesday, Thursday) during the following AM, Mid-Day, and PM Peak Hour time frames: 7:00 AM – 9:00 AM, 11:00 AM – 1:00 PM, and 4:00 – 6:00 PM.
3. Summarize the data to determine inbound and outbound trips at each access driveway for each study location.
4. Determine the average trip rate for each study location based on a weighted average trip rate.
5. Perform a regression analysis for each study location to determine the percent of variance in the number of trips associated with the variance in the size of the independent variable.
6. Summarize the trip rates for each site individually and summarize trip rates of all six (6) study locations together.

### 1.3. References

This report utilizes information provided by the following sources:

1. Trip Generation Manual. 10<sup>th</sup> ed. Washington, DC: Institute of Transportation Engineers, 2017.



## 2. Definition of Terms

The following is a summary of the terms that are used in the study. These terms are defined in order to explain the data analysis and results obtained from this study. These terms were taken from Chapter 3 of the 10<sup>th</sup> Edition of the ITE Trip Generation Manual.

### ***Average Trip Rate***

The average trip rate is the weighted average of the number of vehicle or person trips entering or exiting a development site per one unit of the independent variable (e.g., trip ends per occupied dwelling unit or employee) using a site's driveway(s). The weighted average rate is calculated by summing all trips or trip ends and all independent variable units where paired data are available, and then dividing the sum of the trip ends by the sum of the independent variable units. The weighted average rate is used rather than the average of the individual rates because of the variance within each data set or generating unit. Data sets with a large variance will over-influence the average rate if they are not weighted. The data plot includes a dashed line corresponding to the weighted average rate, extending between the lowest and highest independent variable values for data points.

### ***Average Trip Rate for the Peak Hour of the Adjacent Street Traffic***

The average trip rate for the peak hour of the adjacent street traffic is the one-hour weighted average vehicle trip generation rate at the site between 7 AM and 9 AM, 11 AM and 1 PM, and 4 PM and 6 PM, when the combination of its traffic and the traffic on the adjacent street is the highest. If the adjacent street traffic volumes are unknown, the average trip rate for the peak hour of the adjacent street represents the highest hourly vehicle trip ends generated by the site during the traditional commuting peak periods of 7 AM to 9 AM, 11 AM to 1 PM, and 4 PM to 6 PM.

### ***AM, Mid-Day, and PM Peak Hour Volume of Adjacent Street Traffic***

The AM, Mid-Day, and PM peak hour volume of adjacent street traffic is the highest hourly volume of traffic on the adjacent street during the AM, Mid-Day, and PM, respectively.

### ***Average Trip Rate for the Peak Hour of the Generator***

The average trip rate for the peak hour of the generator is the weighted average vehicle trip generation rate during the hour of highest volume of traffic entering and exiting the site during the AM, the Mid-Day, or the PM hours. It may or may not coincide in time or volume with the trip rate for the peak hour of the adjacent street traffic. The trip rate for the peak hour of the generator will be equal to or greater than the trip rate for the peak hour between 7 AM and 9 AM, 11 AM and 1 PM, or between 4 PM and 6 PM.

### ***Dwelling Unit***

A residential location such as a house, apartment, condominium, townhouse, mobile home, or manufactured home in which people may live. An occupied dwelling unit is a dwelling unit in which people currently live.

**Independent Variable**

An independent variable is a physical, measurable, or predictable unit describing the study site or generator that can be used to predict the value of the dependent variable (trip ends). Some examples of independent variables used in this book are GFA (gross floor area), employees, seats, and dwelling units.

**Trip or Trip End**

A trip or trip end is a single or one direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period.

**3. Data Collection**

**3.1. Site Characteristics**

Data was collected at four (4) similar sites within the state of Michigan. The following is a summary of each site in terms of dwelling units.

**Table 1  
Site Characteristics**

Redwood Location	Size	Unit
Brownstown Township, MI – Red Hawk Landing	115	Dwelling Units
Canton, MI – Enclave at Brownstown	93	Dwelling Units
Commerce Charter Township, MI – Four Seasons	98	Dwelling Units
Shelby Charter Township, MI – River Birch Bend	140	Dwelling Units

These study sites range in size from 93 dwelling units to 140 dwelling units.

**3.2. Summary of Count Data**

Manual counts were conducted at each of the above listed study locations during the following time periods:

- Weekday AM Peak Hour (7:00 AM – 9:00 AM)
- Weekday Mid-Day Peak Hour (11:00 AM – 1:00 PM)
- Weekday PM Peak Hour (4:00 PM – 6:00 PM)

These counts focused on collecting the inbound and outbound volumes at each driveway for each study location. Traffic Count Data Sheets for each of the four (4) study locations can be found in Appendix A through Appendix D.

Table 2 summarizes the inbound and outbound volumes for the following peak time periods.

- Weekday – AM Peak Hour of Adjacent Street Traffic
- Weekday – Mid-Day Peak Hour of Adjacent Street Traffic
- Weekday – PM Peak Hour of Adjacent Street Traffic

**Table 2  
Summary of Driveway Volumes (Inbound & Outbound)  
During Peak Hour Time Periods**

Location	Size	Unit	Total Generated Trips								
			Weekday AM Peak Hour			Weekday Mid-Day Peak Hour			Weekday PM Peak Hour		
			Trips			Trips			Trips		
			Tot	In	Out	Tot	In	Out	Tot	In	Out
Brownstown Township, MI	115	Dwelling Units	41	9	32	29	12	17	54	34	20
<i>Entering (%) / Exiting (%)</i>			100%	22%	78%	100%	41%	59%	100%	63%	37%
Canton, MI	93	Dwelling Units	26	4	22	26	8	18	39	29	10
<i>Entering (%) / Exiting (%)</i>			100%	15%	85%	100%	31%	69%	100%	74%	26%
Commerce Charter Township, MI	98	Dwelling Units	31	7	24	46	20	26	38	24	14
<i>Entering (%) / Exiting (%)</i>			100%	23%	77%	100%	43%	57%	100%	63%	37%
Shelby Charter Township, MI	140	Dwelling Units	46	8	38	49	25	24	56	35	21
<i>Entering (%) / Exiting (%)</i>			100%	17%	83%	100%	51%	49%	100%	63%	37%
<i>Total Average Rate</i>											

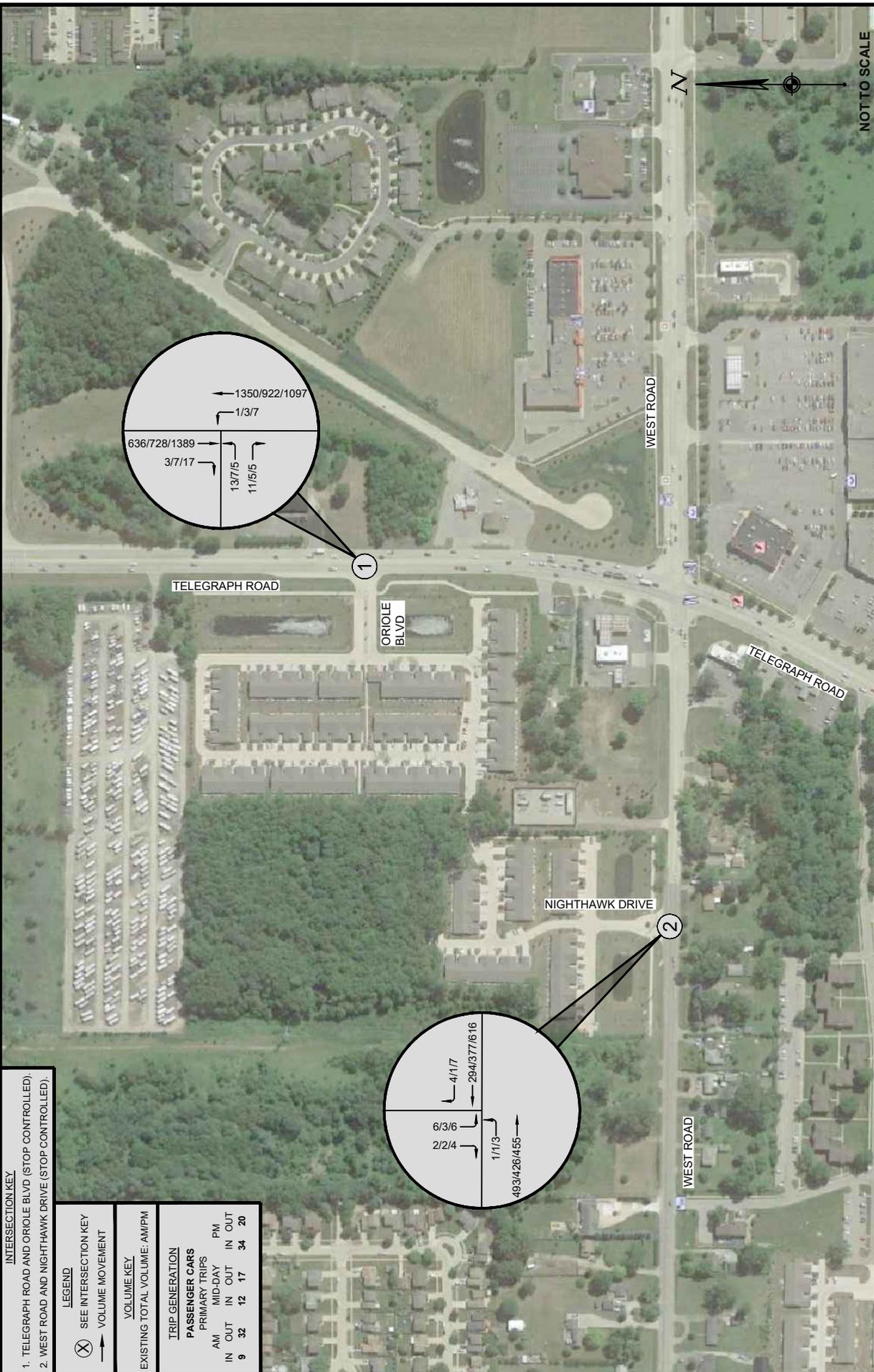
The Weekday AM, Mid-Day, and PM inbound and outbound traffic volumes for each of the four (4) locations are illustrated on Figures 2-5 of the report.

**INTERSECTION KEY**  
 1. TELEGRAPH ROAD AND ORIOLE BLVD (STOP CONTROLLED).  
 2. WEST ROAD AND NIGHTHAWK DRIVE (STOP CONTROLLED).

**LEGEND**  
 ⊗ SEE INTERSECTION KEY  
 → VOLUME MOVEMENT

**VOLUME KEY**  
 EXISTING TOTAL VOLUME: AM/PM

TRIP GENERATION		PASSENGER CARS		PRIMARY TRIPS		MID-DAY		PM	
IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
9	32	12	17	34	20				



NOT TO SCALE

**FIGURE 2**  
 DATE: 05/10/2019  
 JOB NO.: 756452-01  
 DESIGN: TMC  
 DRAWN: TMC  
 CHECKED: REM  
 PAGE 8

EXISTING WEEKDAY PEAK HOUR TRAFFIC VOLUMES (YEAR 2019) - TOTAL VOLUMES

REDWOOD TRIP GENERATION STUDY

BROWNSTOWN TOWNSHIP  
 WAYNE COUNTY, MICHIGAN

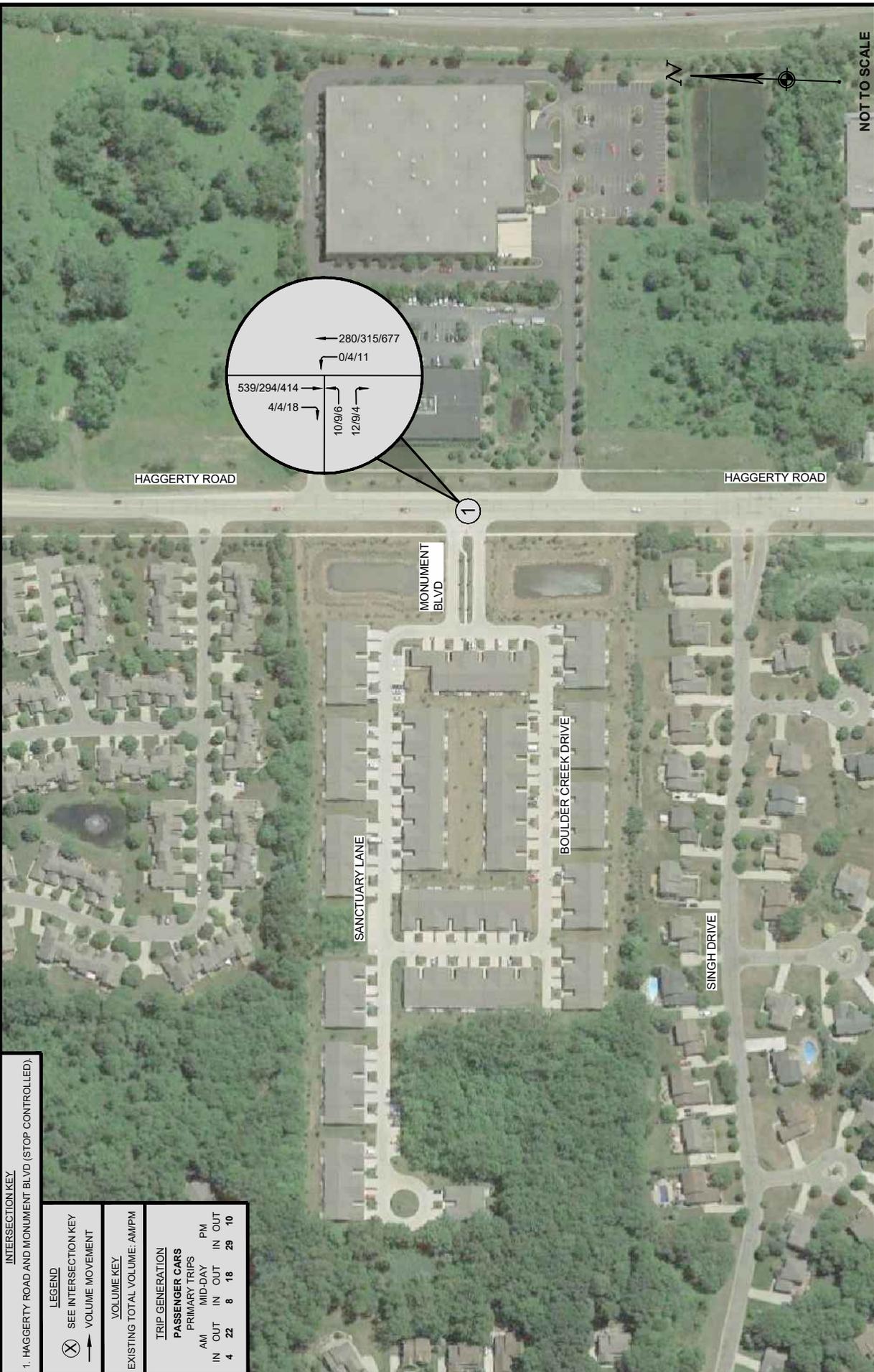


INTERSECTION KEY  
 1. HAGGERTY ROAD AND MONUMENT BLVD (STOP CONTROLLED).

LEGEND  
 (X) SEE INTERSECTION KEY  
 → VOLUME MOVEMENT

VOLUME KEY  
 EXISTING TOTAL VOLUME: AM/PM

TRIP GENERATION	
PASSENGER CARS	
PRIMARY TRIPS	
AM	PM
IN	OUT
4	22
8	18
29	10



NOT TO SCALE

FIGURE 3

DATE:	05/10/2019
JOB NO.:	756452-01
DESIGN:	TMC
DRAWN:	TMC
CHECKED:	REM
PAGE:	9

EXISTING WEEKDAY PEAK HOUR TRAFFIC VOLUMES (YEAR 2019) - TOTAL VOLUMES

REDWOOD TRIP GENERATION STUDY

WAYNE COUNTY, MICHIGAN

CANTON



- INTERSECTION KEY**
1. UNION LAKE ROAD AND GROVE STREET/GROVE ROAD (STOP CONTROLLED).
  2. GROVE STREET AND WENDY'S DRIVEWAY (STOP CONTROLLED).

**LEGEND**

	SEE INTERSECTION KEY
	VOLUME MOVEMENT
	BALANCED VOLUME

**VOLUME KEY**

EXISTING TOTAL VOLUME: AM/PM

TRIP GENERATION	
PASSENGER CARS	
PRIMARY TRIPS	
AM	PM
IN	OUT
7	24
20	26
24	14



NOT TO SCALE

**FIGURE 4**

DATE:	05/10/2019
JOB NO.:	756452-01
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CHECKED:	REM
PAGE:	10

EXISTING WEEKDAY PEAK HOUR TRAFFIC VOLUMES (YEAR 2019) - TOTAL VOLUMES

REDWOOD TRIP GENERATION STUDY

OAKLAND COUNTY, MICHIGAN

COMMERCE CHARTER TOWNSHIP



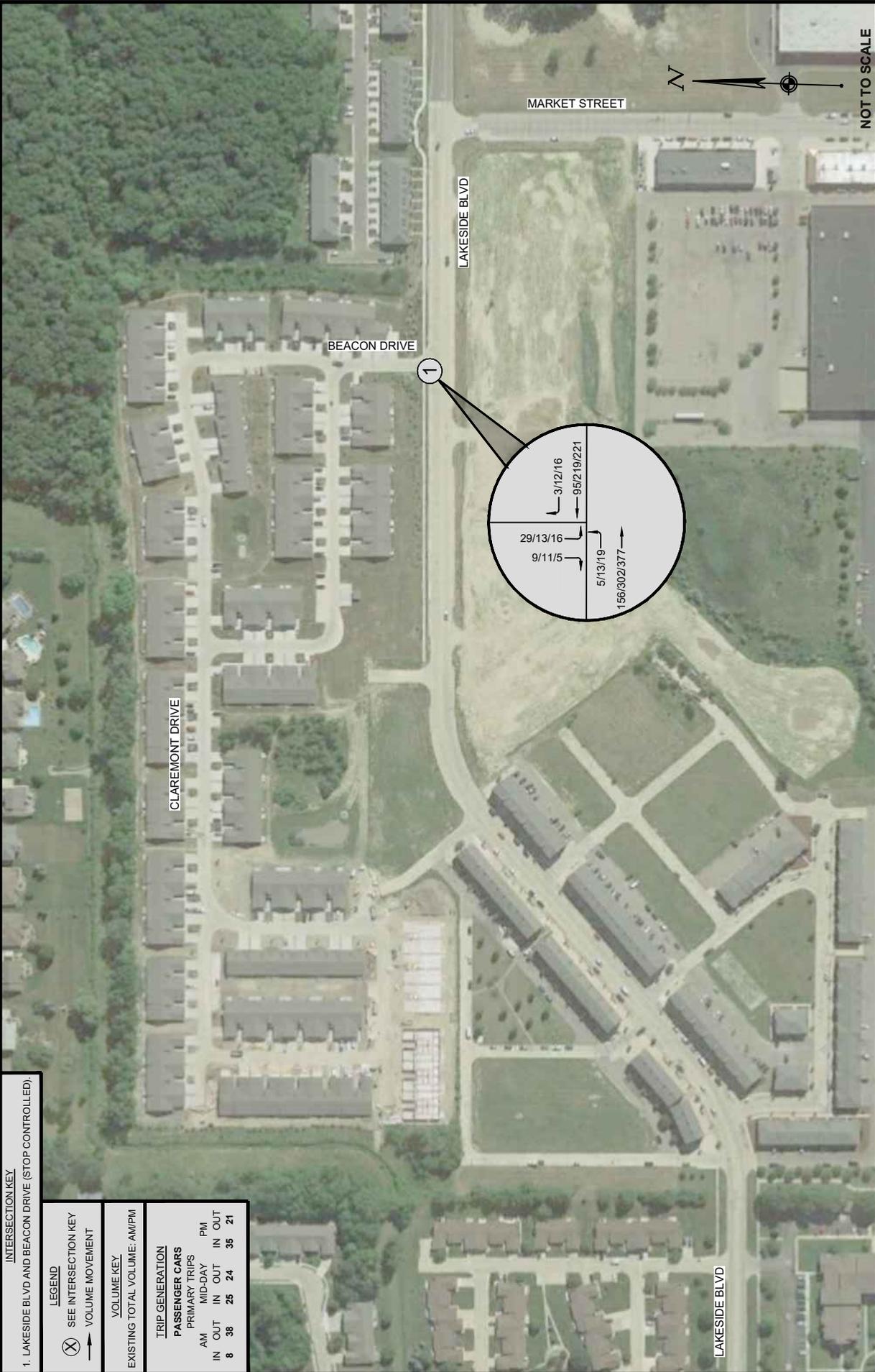
**INTERSECTION KEY**  
 1. LAKESIDE BLVD AND BEACON DRIVE (STOP CONTROLLED).

**LEGEND**  
 (X) SEE INTERSECTION KEY  
 → VOLUME MOVEMENT

**VOLUME KEY**  
 EXISTING TOTAL VOLUME: AM/PM

**TRIP GENERATION**

PASSENGER CARS		PRIMARY TRIPS		MID-DAY		PM	
IN	OUT	IN	OUT	IN	OUT	IN	OUT
8	38	25	24	35	21		



**FIGURE 5**  
 DATE: 05/10/2019  
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 DRAWN: TMC  
 CHECKED: REM  
 PAGE 11

**EXISTING WEEKDAY PEAK HOUR TRAFFIC VOLUMES (YEAR 2019) - TOTAL VOLUMES**

REDWOOD TRIP GENERATION STUDY

SHELBY CHARTER TOWNSHIP  
 MACOMB COUNTY, MICHIGAN



## 4. Data Analysis

### 4.1. Reported Statistics

Each of the four (4) study locations were analyzed to determine the weighted average trip rate and regression analysis. The following is a discussion of each of the above reported statistics and how they were obtained:

#### 4.1a. Average Trip Rate (Weighted)

The average trip generation rates shown in this study were calculated on the basis of a weighted average trip rate. As with the ITE Trip Generation Manual, 10<sup>th</sup> Edition, the weighted average trip rate was used rather than the average of the individual rates because of the variance found within each data set. Sites with a large variance from the mean would have over-influenced the average rate had they not been weighted. Table 3 summarizes the average trip rate for each study.

#### 4.1b. Regression Analysis

This analysis examined the independent variable and the number of trips in order to generate a regression curve, a regression equation, and a coefficient of determination ( $R^2$ ) for each time period. According to the information found in the ITE Trip Generation Manual, 10<sup>th</sup> Edition, “the coefficient of determination is defined as the percent of the variance in the number of trips associated with the variance in the size of the independent variable. If the  $R^2$  value is 0.75, then 75 percent of the variance in the number of trips is accounted for by the variance in the size of the independent variable.”

**Table 3**  
**Summary of Average Trip During Peak Hour Time Periods**

Location	Dwelling Units	Weekday AM Peak Hour of Adjacent Street Traffic	Weekday Mid-Day Peak Hour of Adjacent Street Traffic	Weekday PM Peak Hour of Adjacent Street Traffic
Brownstown Township, MI	115	0.36	0.25	0.47
Canton, MI	93	0.28	0.28	0.42
Commerce Charter Township, MI	98	0.32	0.47	0.39
Shelby Charter Township, MI	140	0.33	0.35	0.40
<b>Average Trip Rate</b>		<b>0.32</b>	<b>0.34</b>	<b>0.42</b>

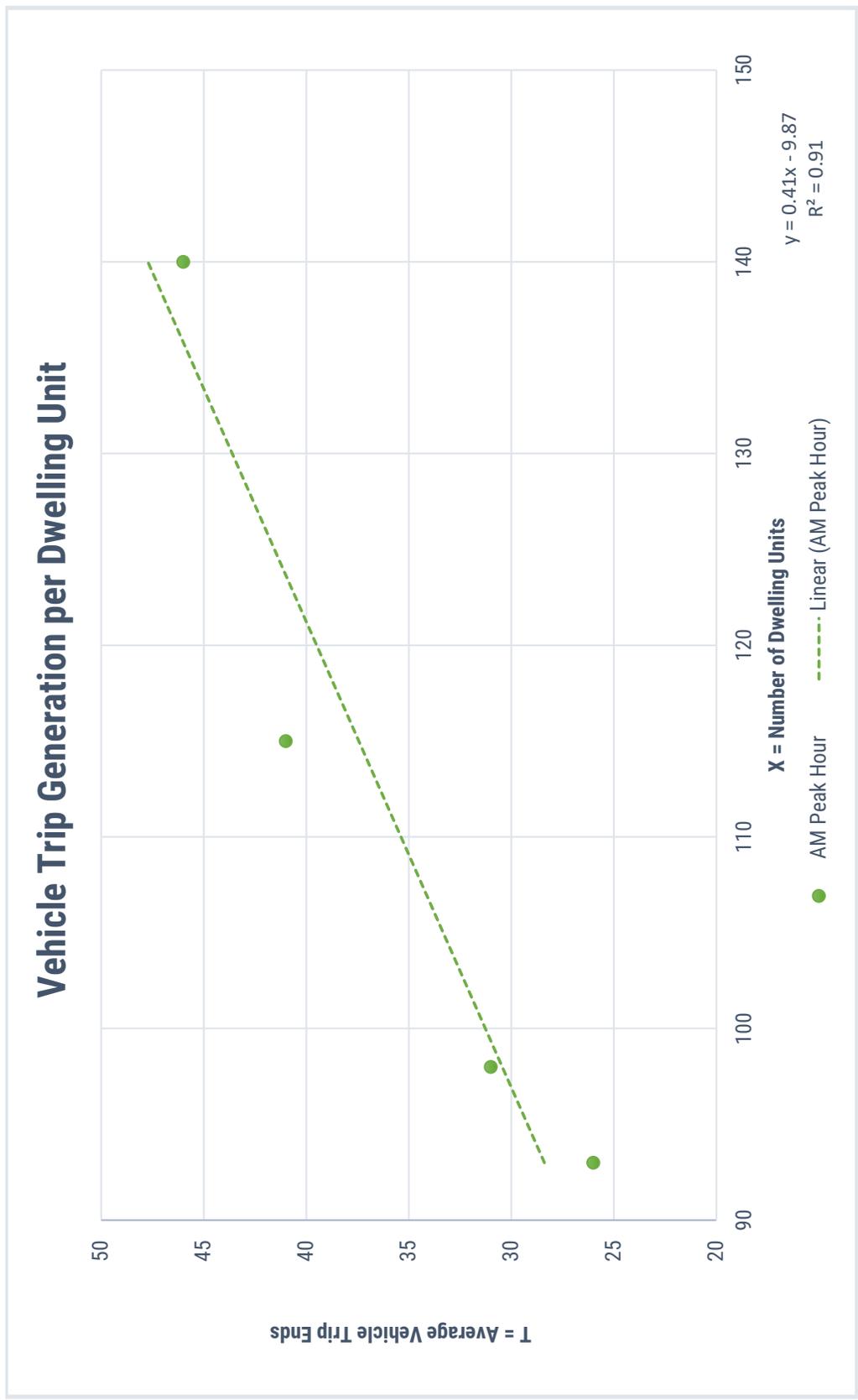
**Table 4**  
**Summary of Average Trip Rate (Weighted) During Peak Hour Time Periods**

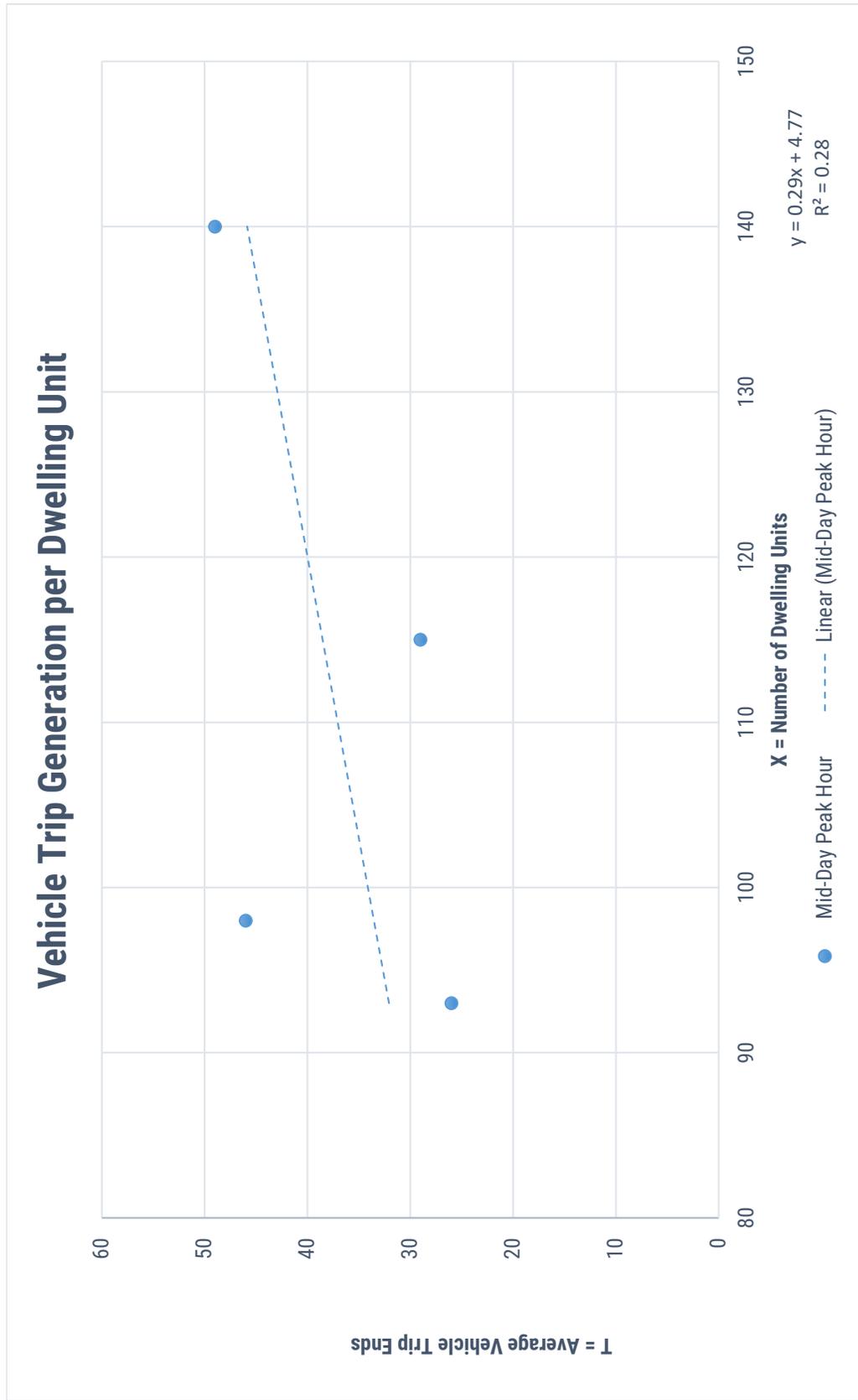
Location	Dwelling Units	Weekday AM Peak Hour of Adjacent Street Traffic	Weekday Mid-Day Peak Hour of Adjacent Street Traffic	Weekday PM Peak Hour of Adjacent Street Traffic
Brownstown Township, MI	115	41	29	54
Canton, MI	93	26	26	39
Commerce Charter Township, MI	98	31	46	38
Shelby Charter Township, MI	140	46	49	56
<b>Total Trips</b>		<b>144</b>	<b>150</b>	<b>187</b>
<b>Average Trip Rate</b>		<b>0.32</b>	<b>0.34</b>	<b>0.42</b>

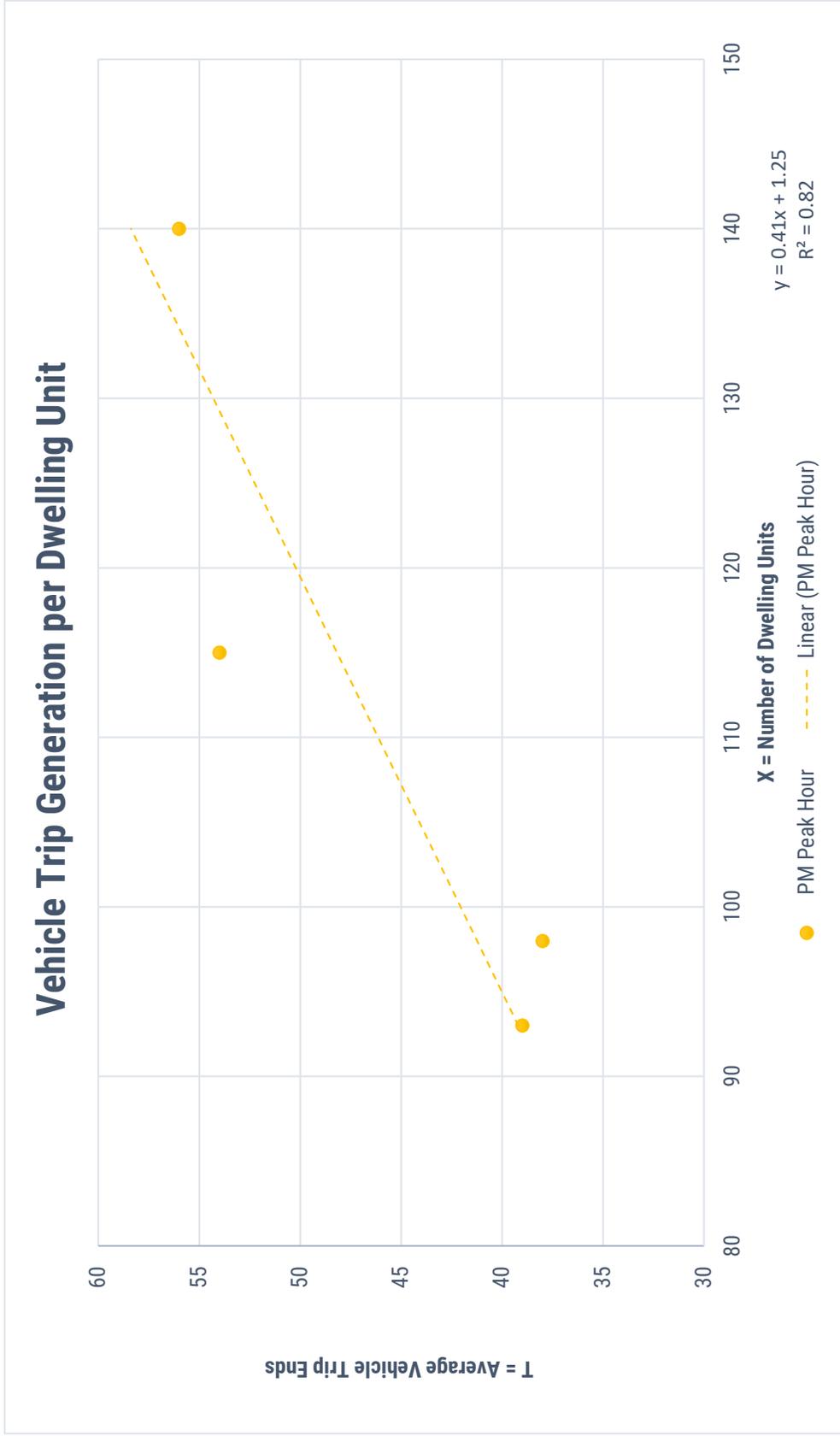
#### **4.2. Data Plots**

Each of the four (4) study locations were converted into data plots. Data plots provide a display of the variance within the data base. The data points represented on the plots are not trip generation rates; rather, they are the observed number of trips, plotted against the size of the independent variable (dwelling units). Data plots have been made for each of the four (4) study locations (illustrated on Figures 6-8) for the following time periods:

- Weekday – AM Peak Hour of Adjacent Street Traffic
- Weekday – Mid-Day Peak Hour of Adjacent Street Traffic
- Weekday – PM Peak Hour of Adjacent Street Traffic







**TRIP GENERATION RATES SUMMARY**

for

**THE TRAILS AT MONTVILLE**

	<i>A.M. PEAK</i>			<i>P.M. PEAK</i>		
	<i>Trip Rate</i>	<i>Enter</i>	<i>Exit</i>	<i>Trip Rate</i>	<i>Enter</i>	<i>Exit</i>
<i>Findley - Hunters Crossing 84 Units</i>	.46	15%	85%	.52	70%	30%
<i>Akron - Village of Northampton 95 Units</i>	.24	17%	83%	.34	69%	31%
<i>Wooster - Milltown Point 158 Units</i>	.34	20%	80%	.47	67%	33%

**Average AM Rate: 0.35      17% Enter  
83% Exit**

**Average PM Rate: 0.44      69% Enter  
31% Exit**

**HUNTERS CROSSING**  
**(Findley)**  
**February 2, 2010**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
<b>7:00 - 7:15</b>	2	6
<b>7:15 - 7:30</b>	3	6
<b>7:30 - 7:45</b>	1	9
<b>7:45 - 8:00</b>	0	12
<b>8:00 - 8:15</b>	1	4
<b>8:15 - 8:30</b>	1	3
<b>8:30 - 8:45</b>	1	5
<b>8:45 - 9:00</b>	2	2

**PEAK HOUR: 7:00 - 8:00**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
<b>4:00 - 4:15</b>	7	7
<b>4:15 - 4:30</b>	3	2
<b>4:30 - 4:45</b>	2	2
<b>4:45 - 5:00</b>	5	2
<b>5:00 - 5:15</b>	10	4
<b>5:15 - 5:30</b>	4	3
<b>5:30 - 5:45</b>	12	4
<b>5:45 - 6:00</b>	3	2

**PEAK HOUR: 4:45 - 5:45**

**FINDLEY: HUNTERS CROSSING**

	<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>
<i>A.M. PEAK</i> <i>7:00 - 8:00</i>	6	33	39
<i>P.M. PEAK</i> <i>4:45 - 5:45</i>	31	13	44

**TRIP GENERATION DETERMINATION:**

*A.M. Peak:*                       $\frac{39 \text{ Trip Ends}}{84 \text{ Units}} = 0.46 \text{ Trip Ends/Unit}$

$\frac{6 \text{ Enter}}{39 \text{ Total}} = 15\% \text{ Enter}$

$\frac{33 \text{ Exit}}{39 \text{ Total}} = 85\% \text{ Exit}$

*P.M. Peak:*                       $\frac{44 \text{ Trip Ends}}{84 \text{ Units}} = 0.52 \text{ Trip Ends/Unit}$

$\frac{31 \text{ Enter}}{44 \text{ Total}} = 70\% \text{ Enter}$

$\frac{13 \text{ Exit}}{44 \text{ Total}} = 30\% \text{ Exit}$

**VILLAGE OF NORTHAMPTON  
(Akron)  
February 3, 2010**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
<b>7:00 - 7:15</b>	1	5
<b>7:15 - 7:30</b>	0	6
<b>7:30 - 7:45</b>	0	3
<b>7:45 - 8:00</b>	1	5
<b>8:00 - 8:15</b>	3	5
<b>8:15 - 8:30</b>	1	3
<b>8:30 - 8:45</b>	0	3
<b>8:45 - 9:00</b>	0	4

**PEAK HOUR: 7:15 - 8:15**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
<b>4:00 - 4:15</b>	4	1
<b>4:15 - 4:30</b>	3	1
<b>4:30 - 4:45</b>	4	1
<b>4:45 - 5:00</b>	2	4
<b>5:00 - 5:15</b>	6	1
<b>5:15 - 5:30</b>	6	4
<b>5:30 - 5:45</b>	6	3
<b>5:45 - 6:00</b>	4	2

**PEAK HOUR: 5:00 - 6:00**

**AKRON: VILLAGE OF NORTHAMPTON**

	<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>
<i>A.M. PEAK</i> <i>7:15 - 8:15</i>	4	19	23
<i>P.M. PEAK</i> <i>5:00 - 6:00</i>	22	10	32

**TRIP GENERATION DETERMINATION:**

*A.M. Peak:*                       $\frac{23 \text{ Trip Ends}}{95 \text{ Units}} = 0.24 \text{ Trip Ends/Unit}$

$\frac{4 \text{ Enter}}{23 \text{ Total}} = 17\% \text{ Enter}$

$\frac{19 \text{ Exit}}{23 \text{ Total}} = 83\% \text{ Exit}$

*P.M. Peak:*                       $\frac{32 \text{ Trip Ends}}{95 \text{ Units}} = 0.34 \text{ Trip Ends/Unit}$

$\frac{22 \text{ Enter}}{32 \text{ Total}} = 69\% \text{ Enter}$

$\frac{10 \text{ Exit}}{32 \text{ Total}} = 31\% \text{ Exit}$

**MILLTOWN POINT  
(Wooster)  
February 4, 2010**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
7:00 - 7:15	3	9
7:15 - 7:30	0	11
7:30 - 7:45	0	12
7:45 - 8:00	5	13
8:00 - 8:15	2	8
8:15 - 8:30	4	10
8:30 - 8:45	1	5
8:45 - 9:00	2	1

**PEAK HOUR: 7:30 - 8:30**

<b>TIME</b>	<b>IN</b>	<b>OUT</b>
4:00 - 4:15	8	9
4:15 - 4:30	9	5
4:30 - 4:45	8	1
4:45 - 5:00	5	8
5:00 - 5:15	12	3
5:15 - 5:30	12	4
5:30 - 5:45	14	11
5:45 - 6:00	12	7

**PEAK HOUR: 5:00 - 6:00**

**WOOSTER: MILLTOWN POINT**

	<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>
<i>A.M. PEAK</i> <i>7:30 - 8:30</i>	11	43	54
<i>P.M. PEAK</i> <i>5:00 - 6:00</i>	50	25	75

**TRIP GENERATION DETERMINATION:**

*A.M. Peak:*                       $\frac{54 \text{ Trip Ends}}{158 \text{ Units}} = 0.34 \text{ Trip Ends/Unit}$

$\frac{11 \text{ Enter}}{54 \text{ Total}} = 20\% \text{ Enter}$

$\frac{43 \text{ Exit}}{54 \text{ Total}} = 80\% \text{ Exit}$

*P.M. Peak:*                       $\frac{75 \text{ Trip Ends}}{158 \text{ Units}} = 0.47 \text{ Trip Ends/Unit}$

$\frac{50 \text{ Enter}}{75 \text{ Total}} = 67\% \text{ Enter}$

$\frac{25 \text{ Exit}}{75 \text{ Total}} = 33\% \text{ Exit}$

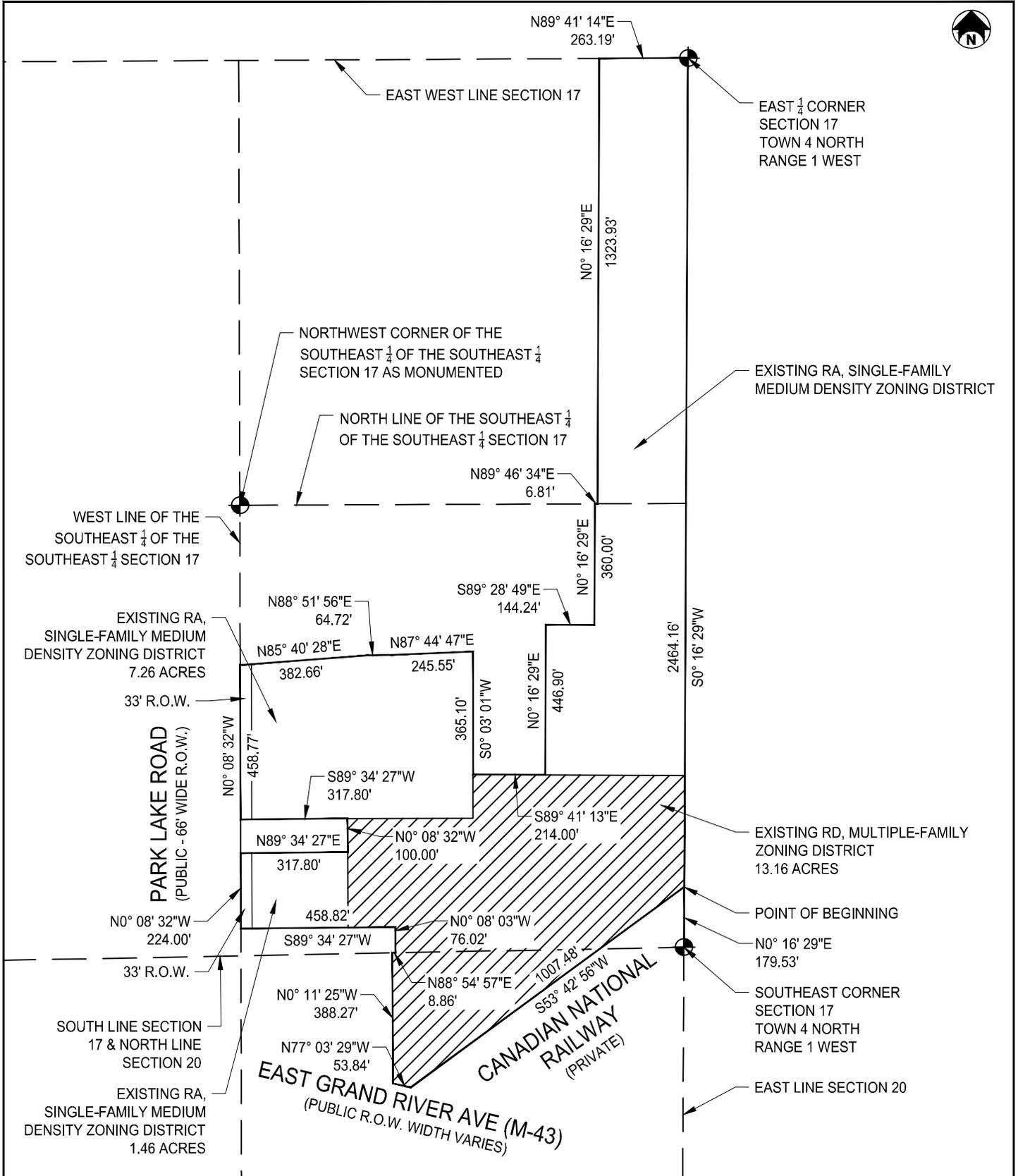


DRAWING TITLE:  
**EXHIBIT A - PROPOSED REDWOOD OVERALL LEGAL DESCRIPTION**

BY:  
I. GRAHAM, PE

DATE:  
8/15/2023

SCALE:  
1"=400'





DRAWING TITLE:

**EXHIBIT A - PROPOSED REDWOOD OVERALL LEGAL DESCRIPTION**

BY:

I. GRAHAM, PE

DATE:

8/15/2023

LEGAL DESCRIPTION OF PROPOSED REDWOOD PROPERTY

A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 17 AND THE NORTHEAST ¼ OF SECTION 20, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N00°16'29"E, ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 179.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S53°42'56"W, ALONG SAID NORTHWESTERLY LINE 1007.48 FEET TO THE CENTERLINE OF EAST GRAND RIVER AVENUE (M-43);

THENCE N77°03'29"W, ALONG SAID CENTERLINE 53.84 FEET TO THE EAST LINE OF THE WEST 450 FEET OF THE NORTHEAST ¼ OF SAID NORTHEAST ¼;

THENCE N00°11'25"W, ALONG SAID EAST LINE 388.27 FEET TO THE SOUTH LINE OF SAID SECTION 17;

THENCE N88°54'57"E, ALONG SAID SOUTH LINE 8.86 FEET;

THENCE N00°08'03"W, 76.02 FEET;

THENCE S89°34'27"W, 458.82 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N00°08'32"W, ALONG SAID WEST LINE 224.00 FEET;

THENCE N89°34'27"E, 317.80 FEET;

THENCE N00°08'32"W, PARALLEL WITH SAID WEST LINE 100.00 FEET;

THENCE S89°34'27"W, 317.80 FEET TO SAID WEST LINE;

THENCE N00°08'32"W, ALONG SAID WEST LINE 458.77 FEET;

THENCE N85°40'28"E, 382.66 FEET;

THENCE N88°51'56"E, 64.72 FEET;

THENCE N87°44'47"E, 245.55 FEET;

THENCE S00°03'01"W, 365.10 FEET;

THENCE S89°41'13"E, 214.00 FEET;

THENCE N00°16'29"E, PARALLEL WITH SAID EAST LINE OF SECTION 17 A DISTANCE OF 446.90 FEET;

THENCE S89°28'49"E, 144.24 FEET;

THENCE N00°16'29"E, PARALLEL WITH SAID EAST LINE 360.00 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N89°46'34"E, ALONG SAID NORTH LINE 6.81 FEET TO THE WEST LINE OF THE EAST 8 ACRES OF THE NORTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N00°16'29"E, ALONG SAID WEST LINE 1323.93 FEET TO THE EAST-WEST ¼ LINE OF SAID SECTION 17;

THENCE N89°41'14"E, ALONG SAID EAST-WEST ¼ LINE 263.19 FEET TO THE EAST ¼ CORNER OF SAID SECTION 17;

THENCE S00°16'29"W, ALONG SAID EAST LINE OF SECTION 17 A DISTANCE OF 2464.16 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 36.89 ACRES MORE OR LESS; SAID PARCEL SUBJECT TO RIGHT-OF-WAY FOR ROAD PURPOSES ALONG EAST GRAND RIVER AVENUE AND PARK LAKE ROAD; SAID PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY.

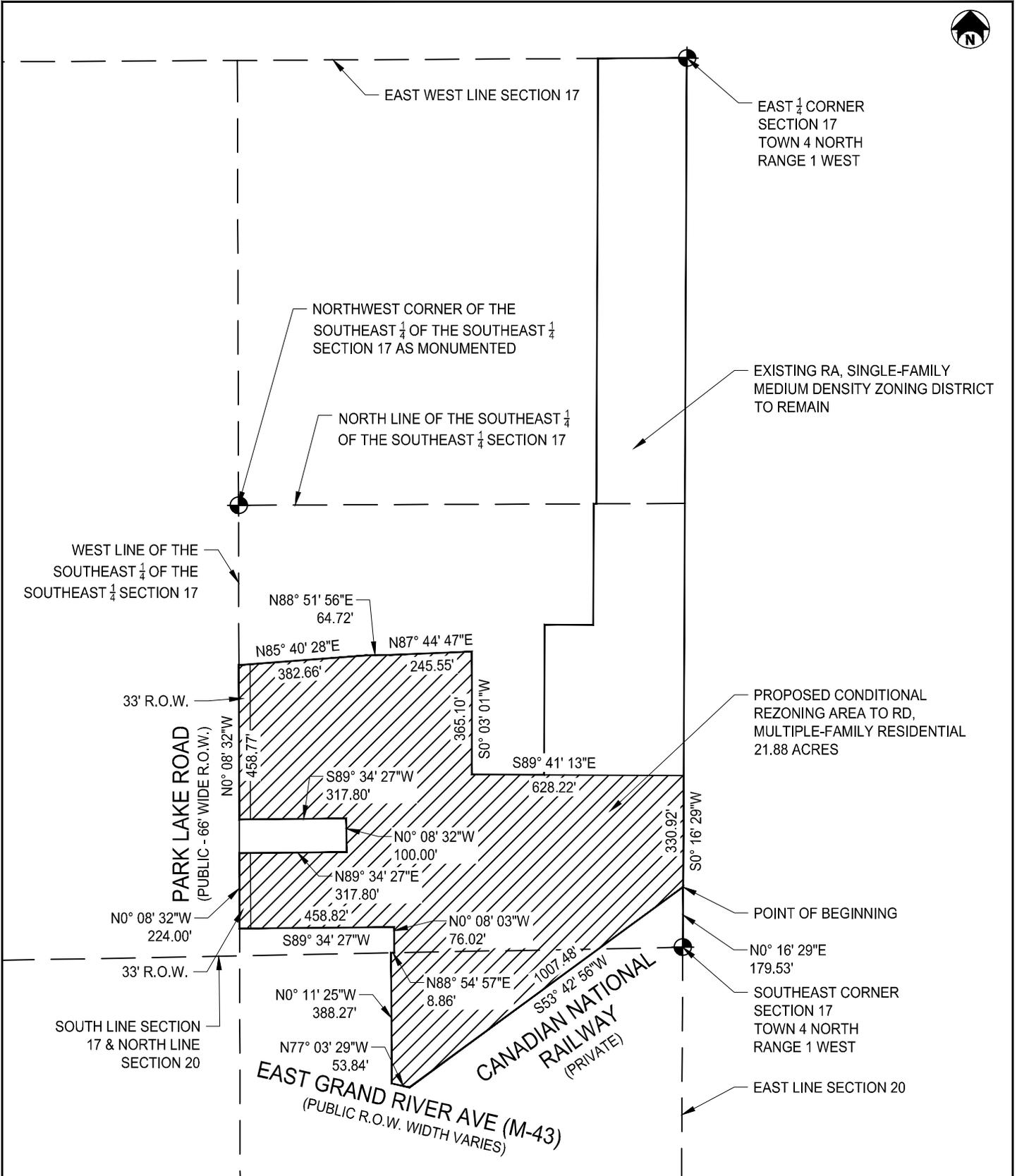


DRAWING TITLE:  
EXHIBIT B - CONDITIONAL REZONING EXHIBIT AND LEGAL DESCRIPTION

BY:  
I. GRAHAM, PE

DATE:  
8/15/2023

SCALE:  
1"=400'





DRAWING TITLE:

**EXHIBIT B - CONDITIONAL REZONING EXHIBIT AND LEGAL DESCRIPTION**

BY:

**I. GRAHAM, PE**

DATE:

**8/15/2023**

LEGAL DESCRIPTION OF CONDITIONAL REZONING AREA

A PORTION OF A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 17 AND THE NORTHEAST ¼ OF SECTION 20, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N00°16'29"E, ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 179.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S53°42'56"W, ALONG SAID NORTHWESTERLY LINE 1007.48 FEET TO THE CENTERLINE OF EAST GRAND RIVER AVENUE (M-43);

THENCE N77°03'29"W, ALONG SAID CENTERLINE 53.84 FEET TO THE EAST LINE OF THE WEST 450 FEET OF THE NORTHEAST ¼ OF SAID NORTHEAST ¼;

THENCE N00°11'25"W, ALONG SAID EAST LINE 388.27 FEET TO THE SOUTH LINE OF SAID SECTION 17;

THENCE N88°54'57"E, ALONG SAID SOUTH LINE 8.86 FEET;

THENCE N00°08'03"W, 76.02 FEET;

THENCE S89°34'27"W, 458.82 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N00°08'32"W, ALONG SAID WEST LINE 224.00 FEET;

THENCE N89°34'27"E, 317.80 FEET;

THENCE N00°08'32"W, PARALLEL WITH SAID WEST LINE 100.00 FEET;

THENCE S89°34'27"W, 317.80 FEET TO SAID WEST LINE;

THENCE N00°08'32"W, ALONG SAID WEST LINE 458.77 FEET;

THENCE N85°40'28"E, 382.66 FEET;

THENCE N88°51'56"E, 64.72 FEET;

THENCE N87°44'47"E, 245.55 FEET;

THENCE S00°03'01"W, 365.10 FEET;

THENCE S89°41'13"E, 628.22 FEET TO THE EAST LINE OF SECTION 17;

THENCE S00°16'29"W, ALONG SAID EAST LINE OF SECTION 17 A DISTANCE OF 330.91 FEET TO THE POINT OF BEGINNING;

SAID PORTION OF PARCEL CONTAINING 22.41 ACRES MORE OR LESS; SAID PORTION OF PARCEL SUBJECT TO RIGHT-OF-WAY FOR ROAD PURPOSES ALONG EAST GRAND RIVER AVENUE AND PARK LAKE ROAD; SAID PORTION OF PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY

**Part II**

**REASONS FOR REZONING REQUEST**

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: \_\_\_\_\_  
\_\_\_\_\_
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_  
\_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: \_\_\_\_\_  
\_\_\_\_\_

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: \_\_\_\_\_  
\_\_\_\_\_
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 6) Requested rezoning results in logical and orderly development in the Township, explain: \_\_\_\_\_  
\_\_\_\_\_
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: \_\_\_\_\_  
\_\_\_\_\_



**To: Planning Commission**  
**From: Brian Shorkey, AICP, Senior Planner**  
**Date: October 23, 2023**  
**Re: 2024 Meeting Schedule**

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Included in this memorandum is a list of proposed Planning Commission meeting dates for 2024. Typically, the Planning Commission meets on the second and fourth Monday of each month at 6:30 p.m. No special or work session meetings are planned but may be added by the Planning Commission during the year if warranted. One meeting is scheduled in the months of November and December to avoid conflicts with holiday activities.

If the Planning Commission wishes to discuss a meeting time earlier than 6:30 p.m. for the 2024 calendar year, that can be changed by amending the resolution approving the schedule. For reference, Township Board meetings start at 6PM and Zoning Board of Appeals start at 6:30PM.

#### PROPOSED 2024 MEETING CALENDAR

January	8 - regular meeting 22 - regular meeting
February	12 - regular meeting 26 - regular meeting
March	11 - regular meeting 25 - regular meeting
April	8 - regular meeting 22 - regular meeting
May	6 - regular meeting 20 - regular meeting
June	10 - regular meeting 24 - regular meeting
July	8 - regular meeting 22 - regular meeting
August	12 - regular meeting 26 - regular meeting

**2024 Meeting Schedule**  
**Planning Commission (October 23, 2023)**  
**Page 2**

September      9 - regular meeting  
                         23 - regular meeting

October            7 - regular meeting  
                         21 - regular meeting

November        11 - regular meeting

December        9 - regular meeting

A resolution is provided to adopt the above meeting schedule.

- **Motion to adopt the resolution approving the 2024 Planning Commission Meeting Schedule.**

**Attachment**

1. Resolution to approve 2024 Planning Commission Meeting Schedule.

## 2024 Planning Commission Meeting Schedule

### RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23th day of October, 2023 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Planning Commission desires to announce the time, date, and place of all 2024 regular meetings of the Commission, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Planning Commission will meet for regular meetings on certain Mondays, January through December in 2024 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4560.
2. The specific dates for meetings are as follows:

January	8 - regular meeting 22 - regular meeting
February	12 - regular meeting 26 - regular meeting
March	11 - regular meeting 25 - regular meeting
April	8 - regular meeting 22 - regular meeting
May	6 - regular meeting 20 - regular meeting
June	10 - regular meeting 24 - regular meeting
July	8 - regular meeting 22 - regular meeting
August	12 - regular meeting 26 - regular meeting

**2024 Meeting Schedule**  
**Planning Commission (October 23, 2023)**  
**Page 2**

September 9 - regular meeting  
23 - regular meeting

October 7 - regular meeting  
21 - regular meeting

November 11 - regular meeting

December 9 - regular meeting

3. Meetings will begin at approximately 6:30 p.m.
4. Special meetings of the Planning Commission may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Planning Commission pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS:

NAYS:

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 complete copy of a resolution adopted at a regular meeting of the Planning Commission held on the 23th day of October, 2023.

\_\_\_\_\_  
Mark Blumer  
Planning Commission Chairperson



**To: Members of Planning Commission**

**From: Brian Shorkey, AICP, Senior Planner**

**Date: October 23, 2023**

**Re: Project Report**

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The Planning Commission has asked Staff to compile a list of ongoing projects. As of October 2023, the following projects are under construction, under site plan review, or have been submitted as a new application:

**Under Construction**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Sanctuary III	North of Robins Way	March 15, 2022 (Plat)	7 SFR Homes	Under construction
2. Copper Creek 3 & 4	Haslett Road, east of Green Road	August 5, 2019	38 SFR	Awaiting building permits
3. American House	SW Corner of Haslett Road and Marsh Road	August 5, 2020	Mixed Use w/ 132 MFR	Under construction
4. Elevation Phase 3	North of Jolly Road, West of Jolly Oak	December 28, 2021	66 MFR	Almost built out
5. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Under construction
6. Commons Church	4720 Marsh Road	August 9, 2022	Expanded Parking Lot	Under construction
7. Specialty Grocer	2755 Grand River	April 22, 2022	Retail space	Under construction
8. Radmoor Montessori	2745 Mount Hope	April 11, 2022	Building addition	Awaiting building permits
9. Evergreen Vet Clinic	4737 Marsh Road	May 31, 2023	Building addition	Under construction
10. MSU to Lake Lansing Trail, Phase 1 (SUP)	West end of Red Cedar River	December 12, 2022	Township trail	Under construction

**Page 2**

11. MSU to Lake Lansing Trail, Phase 2 (SUP)	Park Lake Road to Okemos Road	May 8, 2023	Township trail	Under construction
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**Under Site Plan Review**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Village of Okemos	Downtown Okemos	October 6, 2022 (MUPUD)	206 MFR	Under Site Plan review Awaiting revisions
2. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Under Site Plan review Awaiting revisions
3. Silverleaf Phase 1	West Bennett Road	February 28, 2022 (SUP)	25 SFR	Site Plan Approved Waiting for Phase 2
4. Consumers CU	2763 Grand River	Dec. 14, 2021 (SUP)	Credit Union	Pre-con meeting scheduled
5. Grand Reserve (SUP)	Central Park Drive & Powell Road	Nov. 14, 2022 (SUP)	115-unit MFR and SFR development	Under Site Plan review
6. Elevation Phase 4	North of Jolly Road, West of Jolly Oak		MUPUD Amendment	Under Site Plan review
7. Schultz Vet Clinic	2806 Bennet Road	4/24/2023 (SUP)	Vet clinic expansion	Site Plan approved
8. Tidal Wave Auto Spa	4880 Okemos Road	3/13/2023 (SUP)	New auto wash	Under Site Plan Review
9. Knob Hill Apartments	2300 Knob Hill Drive	N/A	Reconstruction of two Apartment buildings	Under Site Plan Review

**New Applications**

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Herbana	2119A Haslett Road	SUP for Dispensary	Approved by Board
2. DVNK	1614 W. Grand River	SUP for Dispensary	Approved by Board
3. Elevation Phase 4	North of Jolly Road, West of Jolly Oak	Floodplain SUP	Public Hearing 11/13/2023
4. Tamara Noe	4660 Marsh Road	Rezoning	Public Hearing 11/13/2023