



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
January 13, 2020 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. December 16, 2019 Regular Meeting
5. COMMUNICATIONS
 - A. Carol Bidigare RE: Special Use Permit #19151
6. PUBLIC HEARINGS
 - A. Special Use Permit #19151 (Haslett Gallery, Inc.), establish commercial medical marihuana provisioning center at 2119 Haslett Road.
7. UNFINISHED BUSINESS
 - A. Mixed Use Planned Unit Development #19034 (Hudson Senior Living), construct a 146,743 square foot independent senior apartment building with 133 dwelling units at 1673 Haslett Road.
 - B. Special Use Permit #19181 (Hudson Senior Living), construct an independent senior apartment building over 25,000 square feet in size at 1673 Haslett Road.
 - C. Rezoning #19100 (Durow), rezone approximately 1.487 acres located at 1259 Grand River Avenue from RR (Rural Residential) and RRA (Single Family-Suburban Estates) to C-2 (Commercial).
8. OTHER BUSINESS
 - A. Election of Officers
 - B. March 9, 2020 Planning Commission meeting
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
10. PROJECT UPDATES
 - A. New Applications - None
 - B. Site Plans Received - None
 - C. Site Plans Approved - None
11. PUBLIC REMARKS
12. ADJOURNMENT

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
January 13, 2020 7PM

TENTATIVE PLANNING COMMISSION AGENDA
January 27, 2020

1. PUBLIC HEARINGS - None
2. UNFINISHED BUSINESS
 - A. Special Use Permit #19151 (Haslett Gallery, Inc.), establish commercial medical marihuana provisioning center at 2119 Haslett Road.
3. OTHER BUSINESS
 - A. Form based code initiative.

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**December 16, 2019
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Hendrickson, Trezise, Richards, Premoe, Shrewsbury
Clark and Cordill
ABSENT: None
STAFF: Director of Community Planning & Development Mark Kieselbach, Economic
Development Director Chris Buck, and Principal Planner Peter Menser**

1. Call meeting to order

Chair Lane called the regular meeting to order at 7:01 P.M.

2. Public Remarks - None

3. Approval of Agenda

Commissioner Richards moved to approve the agenda as written.
Seconded by Commissioner Premoe.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. December 9 2019 Regular Meeting

Commissioner Hendrickson moved to approve the minutes as written.
Seconded by Commissioner Cordill.
VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Lane noted the communication listed in the meeting packet for consideration.

6. Public Hearings

- A. Mixed Use Planned Unit Development #19034 (Hudson Senior Living), construct a 146,743 square foot independent senior apartment building with 133 dwelling units at 1673 Haslett Road.**
- B. Special Use Permit #19181 (Hudson Senior Living), construct an independent senior apartment building over 25,000 square feet in size at 1673 Haslett Road.**

Chair Lane opened the public hearing at 7:05 p.m.

Principal Planner Menser welcomed everyone and stated the Mixed Use Planned Unit Development #19034 and Special Use Permit #19181 proposals would be combined in the public hearing and staff overview.

The applicant, Jeff Buck, with Hudson Senior Living, 280 W. Maple Road, Suite 230, Birmingham, MI 48009 provided additional information about the proposed project. Mr. Buck expressed his excitement about the project and the vibrancy it would bring to the area. He said each apartment would have a full kitchen and noted other amenities which include: a full commercial kitchen with a dining room and an outside dining patio, a café and pub, salon, art studio, home health care office, fitness room, library, game room, a multipurpose room, chapel, two commercial laundry rooms, and numerous gathering spaces throughout the complex.

He also noted residents who do not drive or own a car will have access to additional transportation options including an on-site community van and public transportation.

Mr. Buck stated he would be available to answer any questions.

Public Comment: None

Planning Commission Discussion:

- The funding source for this project would not include a PILOT (payment in lieu of taxes).
- The applicant was asked a question about what other projects Hudson Senior Living has done and he responded with the following information: The proposed building would be modeled after a similar project done recently in St. Clair Shores, Michigan. He also noted another senior living project completed in Traverse City, Michigan of similar size.
- While reviewing the multiple family parking standards, the proposed project would require a total of 270 parking spaces and the applicant is seeking a 163 space waiver as part of the MUPUD approval. Planning Commission members expressed their concerns with the limited parking spaces and questioned if parking for employees, family members visiting and special events have been considered. In the future when the east side of the property is redeveloped they shared concern that there may not be enough parking.
- The applicant, Jeff Buck, was asked a question about the sign waiver and he noted it was to request larger signs than allowed in the ordinance to advertise community classes and space that is planned for the complex in the salon and art studio.
- A comment was made regarding another senior living complex that didn't have enough parking to accommodate extra parking spaces when needed.
- The Site Engineer, Greg Petru of Kebs, Inc. located at 2116 Haslett Road noted they are proposing to fill in the current detention basin and relocate it to the southeast corner of the property.
- Belief that the proposal would provide an opportunity for the local elderly population to continue to live locally and remain socially active in the community.
- The applicant stated that each wing of the building would have its own elevator.
- Planning Commission belief the project could provide the opportunity to enjoy bike paths and live in a walkable community as well as easy access to public transportation.

A straw poll indicated the Planning Commission would be in support of recommending approval of both Mixed Use Planned Unit Development #19034 and Special Use Permit #19181 at the January 13, 2020 meeting.

Chair Lane closed the public hearing at 7:50 p.m.

- C. Rezoning #19100 (Durow), rezone approximately 1.487 acres located at 1259 Grand River Avenue from RR (Rural Residential) and RRA (Single Family-Suburban Estates) to C-2 (Commercial).

Chair Lane opened the public hearing at 7:51 p.m.

Principal Planner Menser provided a brief overview of the proposed rezoning. He noted the split zoning was discovered when staff conducted research on the proposal but did not show up on the zoning maps.

The traffic assessment shows a mischaracterization of the current land use due to the lack of a land use category for comparison. The property is and has not been used as a shopping center and the numbers are inflated compared to the actual amount of traffic realistically generated.

Principal Planner Menser noted he would be available to answer questions.

The owner/applicant Gary Durow, 1259 West Grand River Avenue, Okemos, Michigan said he has owned the business on the property since 1955. He resides in the farm home that was built in 1928 and said the noise from traffic is deafening on Grand River Avenue where the 5 lane state highway has a speed limit of 50 miles per hour. He stated the Rural Residential zoning is wrong for his property and this is the reason his property has been for sale for 7 years and no one is interested in leasing the property unless it is rezoned.

Public Comment:

1. Chris Potterpin, 4534 Ethel Street, spoke in opposition to Rezoning #19100.
2. Pete Potterpin, 1250 Ethel Street, spoke in opposition to Rezoning #19100.
3. Tom Saad, 4554 Cornell Road, spoke in opposition to Rezoning #19100.
4. Amanda Hopper, 5485 Martinique, spoke in support of Rezoning #19100.

Planning Commission Discussion:

- This is a challenging site because it has been a commercial use for a long time.
- The eastern portion of Meridian Township was Rural Residential and is part of the Master Plan. The line for commercial uses is considered west of Cornell Road.
- Consideration that C-2 zoning may not be appropriate for the property. The property is on a major highway and maybe there could be a compromise for the property owner and less intrusive for surrounding neighbors.
- The property owner has significant limitations with the property as it is currently zoned.
- There is a school nearby and already a lot of traffic on the busy, narrow road as well as congestion during certain times of the day.

A straw poll indicated the Planning Commission would not be in support of approving Rezoning #19100.

Chair Lane closed the public hearing at 8:31 p.m.

7. Unfinished Business - None

8. Other Business - None

9. Reports and Announcements

A. Township Board updates.

Principal Planner Menser provided a summary of the December 10, 2019 Township Board meeting and provided a preview of what is on the agenda for the January 7, 2020 Township Board meeting.

10. Project Updates

- A. New Applications - None
- B. Site Plans Received - None
- C. Site Plans Approved - None

11. Public Remarks

1. Bill McConnell, 4376 Manitou, spoke in support for Mixed Use Planned Unit Development #19034 and Special Use Permit #19181 proposals but shared concerns regarding the walkability and safety for the senior residents when shopping at nearby businesses.

12. Adjournment

Commissioner Richards moved to adjourn the meeting.

Supported by Commissioner Hendrickson.

VOICE VOTE: Motion carried unanimously.

Chair Lane adjourned the regular meeting at 8:38 p.m.

Respectfully Submitted,
Debbie Budzynski, Recording Secretary

Peter Menser

From: Carol Bidigare <csbidigare@gmail.com>
Sent: Friday, January 03, 2020 7:45 PM
To: Planning Commision (DG)
Subject: Permit #19151 Cannabis Store

I do not want a Cannabis store located in the heart of Haslett. It is close to 4 schools & down the street from 2 day cares. Families are not looking to live by them.

When the township slid the approval of 6 dispensaries last year, none of the locations were where Haslett Gallery is trying to set up shop - send them to Saginaw!

Vote NO!

Carol Bidigare
6279 Hgh St
Haslett



To: Planning Commission

From: Peter Menser, Principal Planner
Mackenzie Dean, Assistant Planner

Date: January 10, 2020

Re: Special Use Permit #19151 (Haslett Gallery, Inc.), establish a commercial medical marihuana provisioning center in an existing shopping center located at 2119 Haslett Road.

Haslett Gallery, Inc. has applied for a special use permit (SUP) to establish a commercial medical marihuana provisioning center in an existing shopping center located at 2119 Haslett Road. As proposed the provisioning center would occupy a 1,510 tenant space that is currently vacant. The 1.93 acre project site is zoned C-1 (Commercial). The site is currently developed with a 16,729 square foot multi-tenant building identified as North Meridian Plaza, the first phase of which was built in 1990. Other tenants in the shopping center include Anytime Fitness, Encore Salon, Vivian Nails & Spa, ATA Martial Arts, and Custom Quilts & Sewing. The applicant is not proposing to make any changes to the existing shopping center to facilitate the proposed provisioning center.

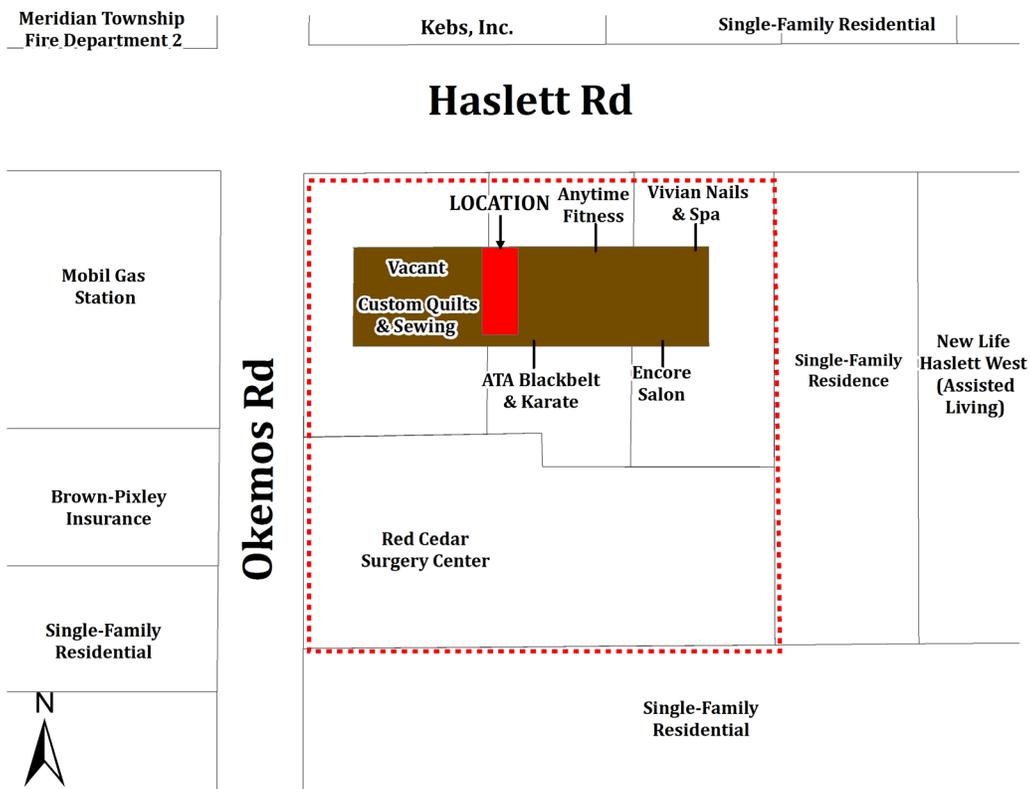
A provisioning center, also referred to a dispensary, is a facility where marihuana, or products derived from marihuana, is sold to registered medical marihuana patients or primary caregivers in accordance with the Michigan Medical Marihuana Act that was approved in 2008. A provisioning center license obtained from the State of Michigan, Department of Licensing and Regulatory Affairs (LARA), authorizes the holder to purchase or transfer marihuana only from growers and processors and to sell or transfer marihuana only to registered qualifying patients or registered primary caregivers. Under current State law consumption or use of marihuana or marihuana products at a provisioning center is prohibited. Provisioning centers are also prohibited from selling or allowing the consumption or use of alcohol or tobacco products on their premises, and from allowing a physician to conduct examinations and issue medical certifications for the purpose of obtaining a registry identification card.

Background

At its meeting on May 21, 2019 the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated areas in the Township. The non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities. The zoning ordinance established seven designated areas in the Township where commercial medical marihuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marihuana facilities can locate, as identified in the table on the following page.

<i>Facility type</i>	<i>Zoning District(s) allowed</i>	<i>Overlay Area(s) allowed</i>
Grower	I (Industrial)	1, 4, 6
Processor	I (Industrial)	1, 4, 6
Provisioning Center	I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park)	1, 2, 3, 4, 5, 6, 7
Safety Compliance Facility	I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park)	1, 2, 3, 5, 6, 7
Secure Transporter	I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park)	1, 2, 3, 5, 6, 7

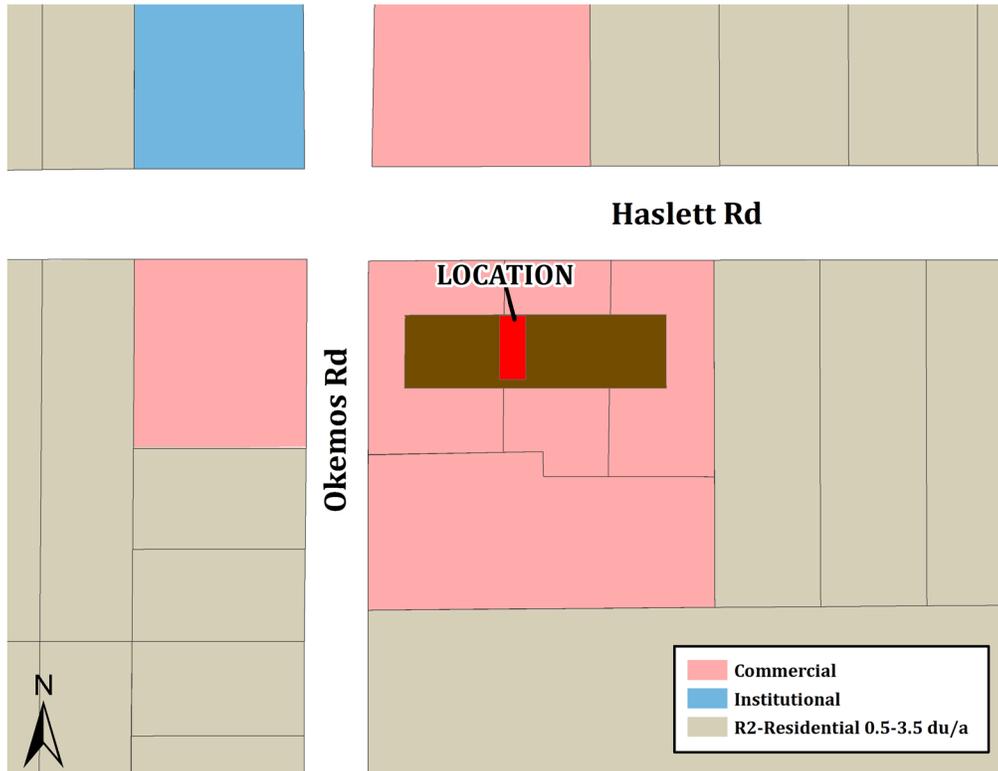
LOCATION MAP



Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject site in the Commercial category.

FUTURE LAND USE MAP

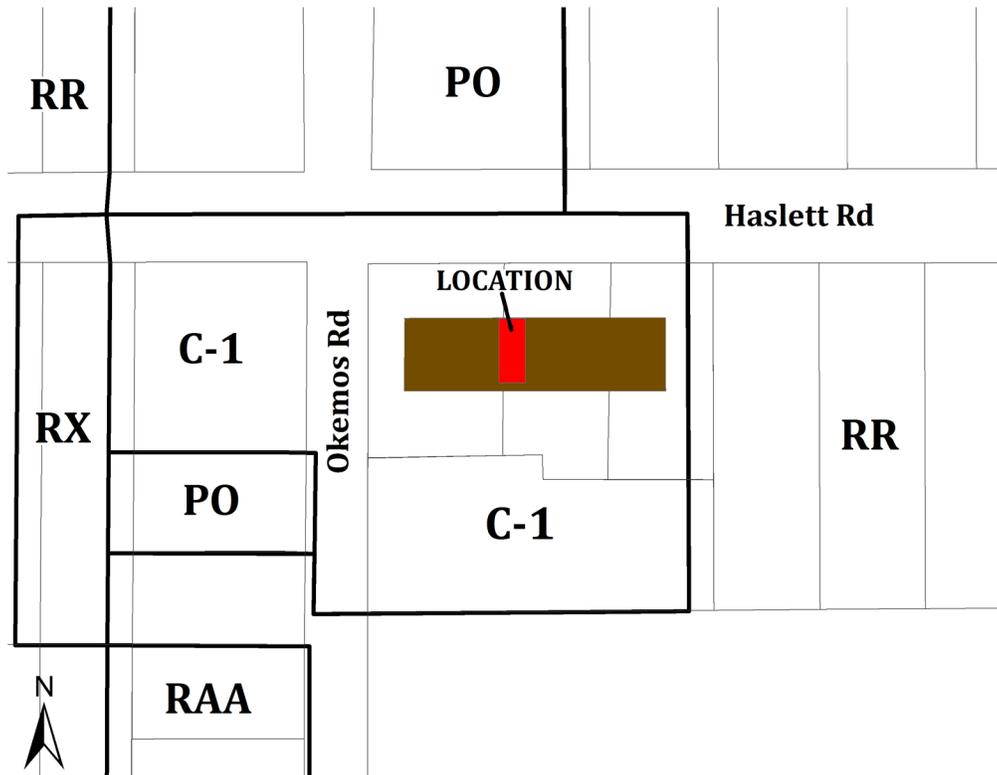


Zoning

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

The C-1 district requires a minimum of 50 feet of lot frontage and 4,000 square feet of lot area. The shopping center parcel property is 1.93 acres in size (83,804 square feet) and has 262 feet of frontage along Haslett Road and 209.5 feet of frontage along Okemos Road.

ZONING MAP



Physical Features

The site is currently developed with a 16,729 square foot multi-tenant shopping center identified as North Meridian Plaza. Two commercial buildings are located on the property, a 16,729 square foot multi-tenant commercial building constructed in phases beginning in 1990 and a freestanding 8,400 square foot commercial building with tenants Red Cedar Surgery and NovaCare Rehabilitation located to the south that was constructed in 2000.

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

Streets and Traffic

The approximate 1.92 acre site is located on the east side of Okemos Road, south of Haslett Road. Access to the site is provided from two driveways, one from Haslett Road and one from Okemos Road. A seven foot wide pathway is installed along both the Haslett Road and Okemos Road frontage. Both Okemos Road and Haslett Road are four-lane roads with curb and gutter that are classified as a Principal Arterial in the Street Setbacks and Service Drive map in Section 86-367 of the Code of Ordinances.

The most recent (2018) traffic count information from the Michigan Department of Transportation (MDOT) showed a total of 11,459 two-way vehicle trips in a 24 hour period on Okemos Road between Haslett Road and Raby Road. The most recent (2018) traffic count information from MDOT for Haslett Road showed a total of 17,471 two-way vehicle trips in a 24 hour period on Haslett Road, west of Okemos Road.

The applicant submitted a traffic generation comparison prepared by Traffic Engineering Associates, Inc. dated November 21, 2019 that provides information on traffic generated by the proposed project. The following table summarizes findings from the submitted trip generation analysis:

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Marijuana Dispensary, Land Use Code 882	1,510 sq. ft.	9	7	16	16	17	33	382

The zoning ordinance requires a traffic assessment for new special uses or an expansion or change of an existing special use where an increase in intensity would generate between 50 to 99 directional trips during a peak hour of traffic. A traffic impact study is required for new special uses which would generate over 100 directional trips during morning and afternoon peak hours of traffic, or over 750 trips on an average day. Based on the information in the trip generation analysis neither a traffic assessment nor traffic impact study is required for the project.

Parking

The Township Code of Ordinances requires two parking spaces for each dwelling unit and five (minimum) to 5.5 (maximum) parking spaces per 1,000 square feet of gross floor area for commercial centers and shopping malls having a gross floor area less than 25,000 square feet. The 16,729 square feet shopping requires a minimum of 83 parking spaces and a maximum of 92 parking spaces. The shopping center currently has a total of 87 parking spaces, a portion of which the applicant intends to utilize.

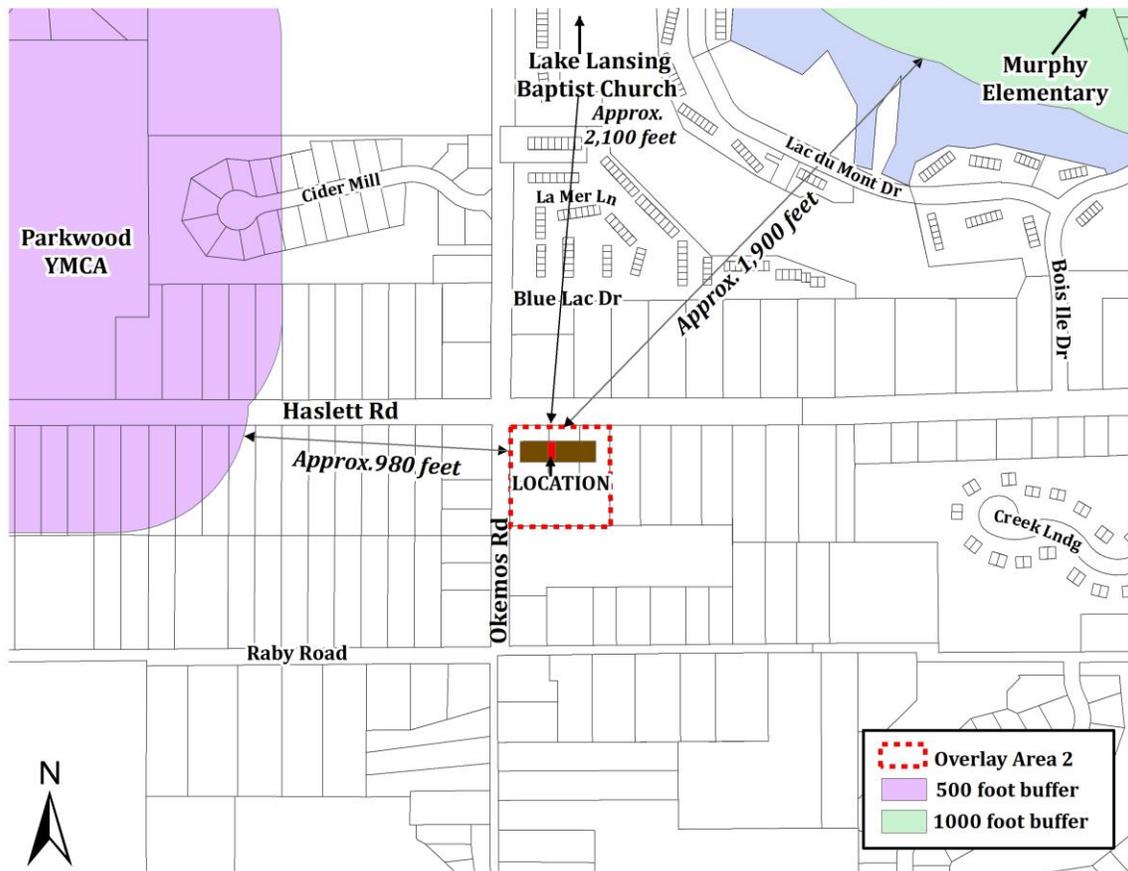
Staff Analysis

Haslett Gallery, Inc. has requested special use permit approval to occupy a currently vacant tenant space in the North Meridian Plaza shopping center at 2119 Haslett Road to operate a commercial medical marijuana provisioning center. For commercial medical marijuana facilities the Planning Commission makes a recommendation on the request and the Township Board makes the final decision. The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit.

Required Spacing

The non-zoning ordinance adopted by the Township Board requires commercial medical marihuana facilities to be located one-thousand (1,000) feet from any public or private K-12 school, five hundred (500) feet from any church, place of worship or other religious facility, and five hundred (500) feet from any library, preschool, or child care center. The minimum distance between uses is measured horizontally between the nearest property lines. The map on the following page shows the 500 and 1,000 foot buffers near the proposed provisioning center. The closest facility to the proposed provisioning center is Parkwood YMCA which is a gym and community center that also licensed for child care. Parkwood YMCA is located at 2306 Haslett Road which is approximately 1,600 feet away from the proposed provisioning center.

SETBACKS MAP



Commercial Medical Marihuana Facility Permit Application

Applicants for a commercial medical marihuana facility must go through various steps in order to establish a facility within Meridian Township, including securing local and state approval. The local process begins with the initial application for a Commercial Medical Marihuana Facility Permit. To be eligible for a permit the applicant was required to submit a non-refundable \$5,000 dollar application fee and address at least two of the following three requirements: (1) an official statement issued by the Department of Licensing and Regulatory Affairs (LARA) indicating that the applicant has completed state prequalification for a license, (2) proof that the applicant or owners of at least 75% of the applicant are current Township residents and were residents for at least twelve months prior to filing the application, (3) signing of a certification restricting the transfer of the permit for a period of not less than 30 months after issuance. The applications were reviewed internally by Township staff and the Township Attorney. Other important aspects of the permit application process included submittal of documents addressing the organizational structure of the applicant, passing background checks, submitting a security plan for the facility, addressing waste disposal, providing details on staffing, and submitting information on product vendors and transporters. Once the facility application is deemed complete, the applicant receives conditional approval from the Director of Community Planning and Development. In this initial application period the Township did received only applications for provisioning centers.

Lottery

If multiple applications are received for an overlay area a lottery is held to establish the order applicants can apply for a special use permit. If a conditionally approved applicant fails to submit a SUP application within the required 60 day period after the lottery then the applicant's conditional approval is revoked and the next applicant drawn in the lottery receives an opportunity to submit a SUP application. In the case of the current request, Haslett Gallery, Inc. was the only conditionally approved applicant in Overlay Area 2, so a lottery was not required.

State Review and Next Steps

SUP approval must be granted by the Township Board before an application can move forward to the final steps of approval for a Commercial Medical Marihuana Facility Permit. Before operations may begin at the facility the applicant must be granted a permit by the Director of Community Planning and Development and receive final approval from the State of Michigan by completing the License Qualification and Final Approval steps of the state application process. Only when the facility has been inspected and the Township has confirmed all applicable State approvals will a Commercial Medical Marihuana Facility Permit be issued and the facility allowed to open. The commercial medical marihuana facility permit is issued for a period of one year.

Special Use Permit #19151 (Haslett Gallery, Inc.)

Planning Commission (January 13, 2020)

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Renewal

After one year, the applicant must submit an application to renew the Commercial Medical Marihuana Facility Permit. A \$5,000 renewal fee is required at the time of application. Each year, any pending applications for renewal or amendment of valid, unexpired permits are reviewed and granted or denied before applications for new permits are considered. If a renewal is denied or licensure is not granted the permit shall be forfeited and the Director may accept new applicants in the next application period. If the applicant maintains a valid State license and remains in good standing with both the State and Township a renewal will be granted for another one year period.

Planning Commission Options

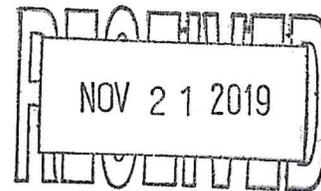
The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special use permit application and attachments.
2. Site plan prepared by LSG Engineers & Surveyors dated August 11, 2017 (revision date November 15, 2019) and received by the Township on November 21, 2019.
3. Trip Generation Comparison prepared by Traffic Engineering Associates, Inc. dated November 21, 2019 and received by the Township on November 21, 2019.
4. Medical Marihuana Overlay Area Map dated May 16, 2019.

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



SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant Haslett Gallery Inc.
 Address of Applicant 106 N. Fourth Ave. Ste. 302 Ann Arbor, MI 48104
 Telephone - Work 734.474.5881 Home _____ Fax _____ Email james@arborholdings.com
 Interest in property (circle one): Owner _____ Tenant _____ Option _____ Other _____
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2119A Haslett Rd. Haslett, MI 48840
 Legal description (please attach if necessary) Please see Attached Site Plan - Attachment A
 Current zoning C-1 Commercial
 Use for which permit is requested / project name Medical Marhuana Provisioning Center
 Corresponding ordinance number Charter Township Of Meridian, Code of Ordiances, Chapter 40
- C. Developer (if different than applicant) N/A
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name LSG Engineers & Surveyors, INC.
 Address 3135 Pine Tree Road, Suite D, Lansing MI 48911
 Telephone – Work 517.393.2902 Home _____ Fax 517.393.2608
- E. Acreage of all parcels in the project: Gross 1.92 Net 1.92
- F. Explain the project and development phases: This project encompasses doing a slight renovation on a current 1,510 sq ft suite located in the 16,617 sq ft building in order to open a licensed medical marihuana provisioning center.
- G. Total number of: The answers to G and H encompass the entire building and site
 Existing: structures 1 bedrooms 0 offices 7 parking spaces 87 carports 0 garages 0 Type text here
 Proposed: structures 0 bedrooms 0 offices 0 parking spaces 0 carports 0 garages 0
- H. Square footage: existing buildings 16,617 proposed buildings 0
 Usable Floor area: existing buildings 16,617 proposed buildings N/A
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: Please see Attached Employment chart - Attachment B
- J. Existing Recreation: Type N/A Acreage 0
 Proposed Recreation: Type N/A Acreage 0
 Existing Open Space: Type Green Area Acreage .36
 Proposed Open Space: Type N/A Acreage 0

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

Part II

SUP REQUEST STANDARDS

PLEASE see Attachment G

PLEASE see Attachment G Township Code of Ordinances, Section 86-126

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

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

Part III

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

[X] Yes [] No (Please check one)

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

Signature of Applicant [Handwritten Signature]

Date 11/21/19

Type/Print Name James Daly

Fee: \$500.00

Received by/Date: [Handwritten Signature] 11/21/19

Attachment B – Employment and Hours of Operation

Employment

Due to our currently operating provisioning center, HG has a comprehensive understanding of staffing needs at this location. The table below shows average daily staffing along with total staff anticipated. HG will not be working in shifts, however staffing needs will be different depending on the time of day. Finally, HG anticipates hiring full, rather than part, time employees for all positions.

Position	FTE's			Avg. Total Staff
	Avg. Daily Staffing	Morning/Afternoon Shift	Afternoon/Evening Shift	
C-Level Executives	1	0-1	0-1	2
Managers	2	1	1-2	4
Consultants	4	2	4	8
Receptionists	1.5	1	2	2
Total	8.5	5	9	16

Hours of Operation

HG will operate from 8 am to 5 pm weekdays, and limited hours on weekends.

Day of Week	Hours of Operation
Monday	9:00 am to 8:00 pm
Tuesday	9:00 am to 8:00 pm
Wednesday	9:00 am to 8:00 pm
Thursday	9:00 am to 8:00 pm
Friday	9:00 am to 8:00 pm
Saturday	9:00 am to 8:00 pm
Sunday	9:00 am to 8:00 pm

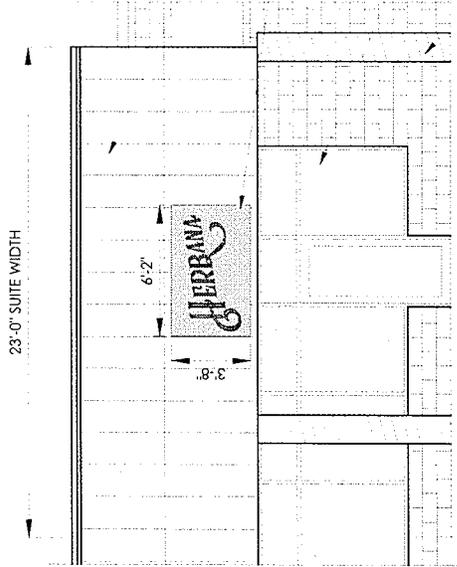
Haslett Gallery, Inc.

2119 Haslett Road., Suite 'A' - Signage



4740 Marsh Road
 Okemos, Michigan 48864
 Phone: (517) 349-0902
 Cell: (588) 243-5945

www.ipgarch.com
 Copyright 2019 the peabody group

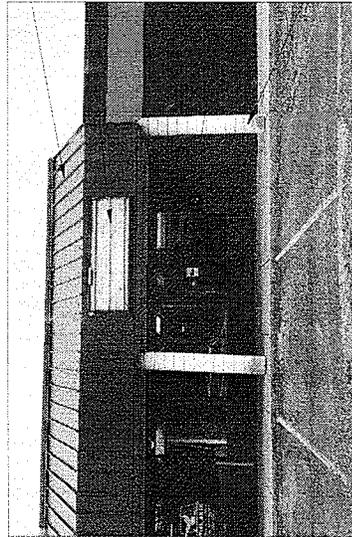


Building Elevation

- EXISTING METAL FACADE TO REMAIN.
- ILLUMINATED SIGN TO REPLACE EXISTING AT BUILDING FACADE. SIGN NOT TO EXCEED 23.50 FT.
- NEW INSERT WITHIN EXISTING STREET STREET POLE SIGN.
- EXISTING STOREFRONT TO REMAIN.
- EXISTING COLUMNS TO REMAIN.
- EXISTING METAL FACADE TO REMAIN.
- ILLUMINATED SIGN TO REPLACE EXISTING.
- EXISTING STOREFRONT TO REMAIN.
- EXISTING COLUMNS TO REMAIN.



Street Pole Sign



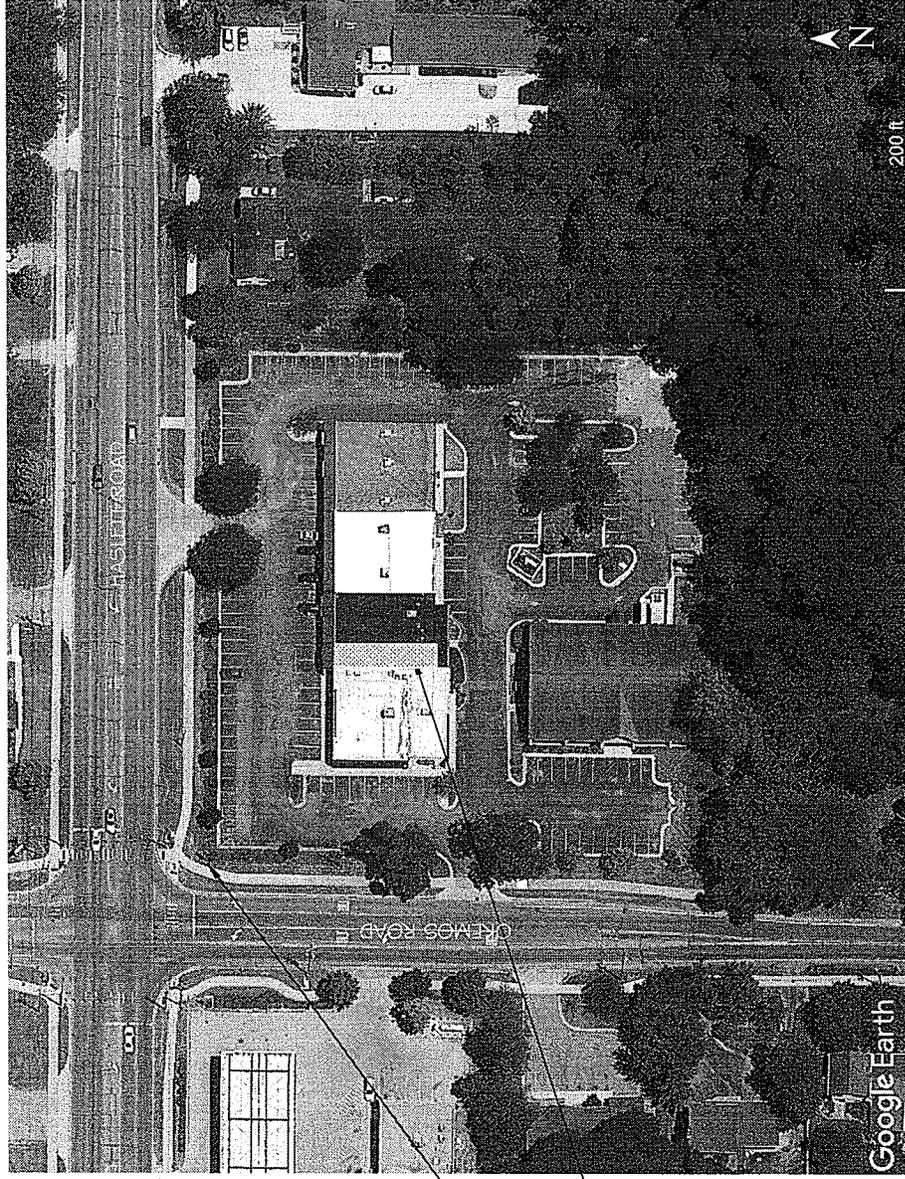
Partial Building Facade

Haslett Gallery, Inc.
2119 Haslett Road., Suite 'A'



4740 Marsh Road
Okemos, Michigan 48864
Phone: (517) 349-0902
Cell: (586) 243-5945

www.tgarch.com
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LOCATION OF EXISTING POLE SIGN

LOCATION OF LEASE SPACE WITHIN EXISTING
RETAIL CENTER.

SITE OVERVIEW

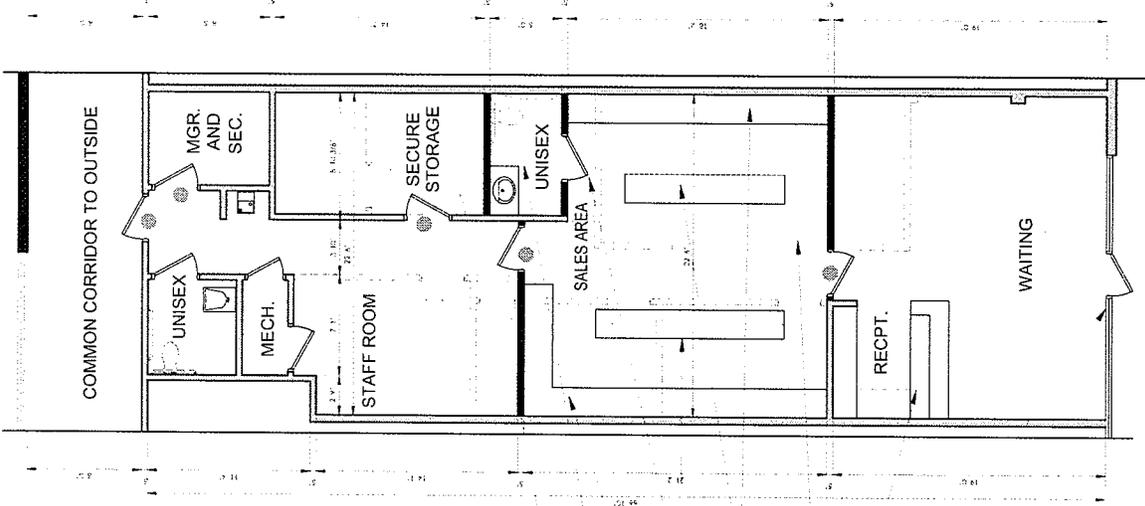
Haslett Gallery, Inc.

2119 Haslett Road., Suite 'A'



4740 Marsh Road
 Okemos, Michigan 48864
 Phone: (517) 349-0902
 Cell: (686) 243-5945

www.lpgarch.com
 Copyright 2019 the peabody group



RESTRICTED ACCESS AREAS
 HEATED ACCESS AREAS
 PATENT ACCESS AREAS

INDUSTRIAL NEW 22 GA. WEL. BUILDING
 WITH DRINKING WATER AT ALL LEV. FIRE
 LOCATIONS. 1MP.

ASBESTOS LEAD RESTRICTIONS,
 KIDNAPING REQUIRED PERMIT TO
 LOCATE.

LEW CAPABILITY FOR DISPLAY AND
 TRANSACTION PURPOSES.

LEW SOUND LOUVER DOOR SET IN
 D.V. DOOR FRAME, WATER
 EIGHTH.

LEW CAPABILITY FOR DISPLAY AND
 TRANSACTION PURPOSES.

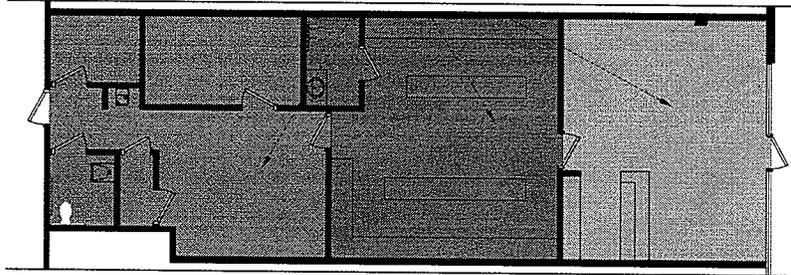
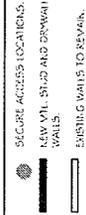
DRINKING WATER SERVICE WALLS
 AND OTHER ITEMS TO BE
 REMOVED OR MODIFIED.

EXISTING RECEPTION COUNTER TO
 REMAIN, YOUNG AS DEMICED,
 EXPOSED EXISTING GLASS FOR
 OPACITY FINISH.



FLOOR PLAN

SCALE: 1/8" = 1'-0"



GENERAL PROJECT DATA
 BUILDING DESCRIPTION: ASSISTING CLASS OFFICE BUILDING, COMMERCIAL
 BUILDING TO BE RECYCLED TO AUTOMATIC FIRE SUPPRESSION SYSTEM
 ZONING: C-2
 OCCUPANCY TYPE: S-R
 OCCUPANCY TYPE: V (APPLICABLE)
 BUILDING AREA:
 PROVISIONING CENTER (NET GROUP V)
 TOTAL FLOOR SPACE AREA: INSIDE FINISH WALLS PER CODE: 1,510 SQ. FT.
 TOTAL NET BUILDABLE: 1,510 X 50% = 1,359 SQ. FT.
 BUILDING HEIGHT: ONE STORY AND 16'-0" +/-
 OCCUPANT LOAD: 65/100 = 1.5 PERSONS/100
 OTHER AREAS: 359 / 300 = 1.2 PERSONS/100
 TOTAL OCCUPANT LOAD = 16 PERSONS

Traffic Engineering Associates, Inc.

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

PO Box 100
Saranac, Michigan 48881

Mr. James Daly
Haslett Gallery INC
106 N 4th Ave Suite 302
Ann Arbor, MI 48104

November 21, 2019

Dear Mr. Daly:

Traffic Engineering Associates, Inc. (TEA) conducted a trip generation comparison for the proposed Marijuana Dispensary which will be located at 2119 Haslett Road, Unit A, Meridian Charter Township, Ingham County, Michigan.

PROJECT DESCRIPTION

The proposed Marijuana Dispensary will be using an existing 1,510 square foot building that was previously occupied by a State Farm Insurance agent.

TRAFFIC ANALYSIS

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). The ITE trip generation rates for Marijuana Dispensary (Land Use Code 882) were selected as representing the proposed 1,510 square foot building. The ITE description of Marijuana Dispensary is as follows:

A marijuana dispensary is a standalone facility where cannabis is sold to patients or consumers in a legal manner.

It is projected that the proposed land use would generate 16 vehicle trips during the AM peak hour, 33 vehicle trips during the PM peak hour, and a weekday (24-hour) total of 382 vehicle trips.

Proposed Vehicle Trips

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Marijuana Dispensary, Land Use Code 882	1,510 Sq. ft.	9	7	16	16	17	33	382



FINDINGS

In accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, if a proposed site is expected to generate at least 100 directional trips during the peak hour or at least 750 trips during an average day, a traffic impact statement is required. If the traffic generated by the site is expected to be between 50 and 99 directional trips during a peak hour, a traffic impact assessment shall be required.

Using the "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities" guideline, neither a traffic assessment nor a traffic impact statement would be required for this development based on projected volumes.

If you have any questions, please write or call.

Sincerely,



Heather L. Zull, PE



Attachment F – Natural Features Assessment

7a. There will be no changes to the natural features on the parcel. Due to this circumstance this question is not applicable to this application. Natural features are also included on the site plan

7b. There will be no changes to the natural features on the parcel and therefore there will be no impacts on the natural features.

7c. There will be no changes to the natural features on the parcel and no mitigation will need to take place to shield the natural features

Attachment G – SUP Request Standards

1. A provisioning center at the proposed location aligns with the intent and purposes of Meridian Township Code of Ordinances Chapter 86. Among the Chapter 86 listed and applicable purposes to this project are fostering "harmonious relationships among land uses" , and promote stability of the townships commercial areas; this project does both. The project is a consumer facing business which anticipates interactions with customers can take around 10 minutes, similar to those interaction times that are taking place at other nearby businesses including salons, professional services, and targeted retail establishments. This project is the exact same type of land use as the current retailers in this area and its addition will promote stability in the area by adding an anchor type consumer serving business to the corner mall. Finally, the planning commission and township board have endorsed the location by including this parcel as part of the medical marihuana overlay district.
2. The project is consistent with the Meridian Master Plan. The project is in a commercially zoned parcel of a Mixed-Use Core Area with multiple types of available transportation. It promotes pedestrian use a it is situated on the Haslett Road bike lane (road diets) portion with an existing pedestrian pathway. There is also public transit located on the adjacent roadway. This project, along with the surrounding businesses, is accessible by foot and vehicular traffic, which will help create a small community of consumer facing businesses for the nearby residents of the municipality.
3. This will have no change on the existing or intended character of the general vicinity because the project contains minimal changes to the parcel's currently constructed building. It is appropriate to conclude that the area's essential character will remain unchanged.
4. The project will compliment existing neighboring uses. The project includes a small consumer facing business consistent with those types of organizations in the immediate vicinity. The project also includes a robust surveillance system addressing the interior and exterior of the project. The addition of exterior surveillance cameras results in additional security for surrounding organizations and a potential resource for local authorities. Finally, the project also includes odor mitigation elements to make sure there is no potential nuisance to the surrounding neighbors. *See Legalizing Marijuana Could Give Michigan Home Values A Boost, available at <https://www.forbes.com/sites/aiyyale/2018/12/06/legalizing-marijuana-could-give-michigan-home-values-a-boost/#17ac9d5140e4> and Contact High: The External Effects of Retail Marijuna Establishments on House Prices, available at: https://papers.ssrn.com/sol3/papers.cfm?abstract_id=2885017*
5. This project will likely increase the economic welfare of the surrounding properties and community. They type of project contemplated for this parcel has been shown to

increase property prices of neighboring and closely situated parcels. Additionally, the existence of a type of business that has never been in the current property will increase adjacent business opportunities for new customers that would not ordinarily visit the area.

6. The public facilities adequately serve the current buildings on the parcel as there is little to no change in the intensity of the use. There is little to no-change in the building presented in the project and therefore the building will continue to be adequately served by the public facilities.
7. The public sanitation facilities adequately serve the current buildings on the parcel. There is little to no-change in the parcel presented in the project and therefore the parcel will continue to be adequately served by the public sanitation facilities.
8. This project will not affect the general welfare of those individuals and entities close to, or adjacent, to the proposed facility. There is currently no, and due to the lack of changes there will not be, any uses, activities, processes, materials, and equipment or conditions of the operation. Specifically, there will be no packaging on site, this activity is the number 1 cause of odor and by not doing such on site, we can anticipate no odor. However, the organization will continue to put other odor mitigating procedures in place, including placing carbon air filters and maintaining negative air pressure in the facility.
9. This project will have limited to zero impact on the surrounding areas due to the minimal changes to the premises as espoused in this application.

LEGAL DESCRIPTION:

PARCEL A (TAX ID 33-02-02-09-427-026)
 LOT 42 AND LOT 43, EXCEPT THE SOUTH 156 FEET,
 PLEASANT ACRES, AS RECORDED IN LIBER 13 OF PLATS,
 PAGE 50, INGHAM COUNTY RECORDS

PARCEL B (TAX ID 33-02-02-09-427-027)
 LOT 44 EXCEPT THE EAST 45 FEET OF THE SOUTH 156',
 AND EXCEPT THE EAST 70 FEET OF THE SOUTH 129.5 FEET,
 PLEASANT ACRES, AS RECORDED IN LIBER 13 OF PLATS,
 PAGE 50, INGHAM COUNTY RECORDS

PARCEL C (TAX ID 33-02-02-09-427-028)
 LOT 45, EXCEPT THE SOUTH 129.5 FEET, PLEASANT ACRES,
 AS RECORDED IN LIBER 13 OF PLATS, PAGE 50, INGHAM
 COUNTY RECORDS

GENERAL NOTES:

- 1) A current Title Commitment and Schedule B Section II Supportive Documentation has not been furnished. The effect of easements upon this parcel, other than indicated, are unknown.
- 2) Base drawing information obtained from LSG Project No. 00.1236, dated January 22, 2003.
- 3) The location of certain improvements, including sidewalks adjacent to the street, and other general observations are the result of Google Earth aerial imagery and field observations.
- 4) Per internet search, there are no public or private K-12 schools within 1,000 feet or any known churches, places of worship or other religious facilities, libraries, preschools, or licensed childcare centers within 500 feet of the subject property.

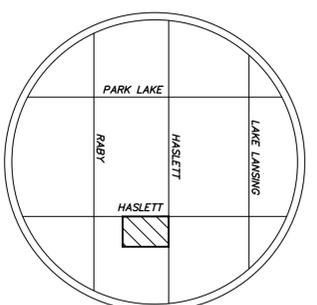
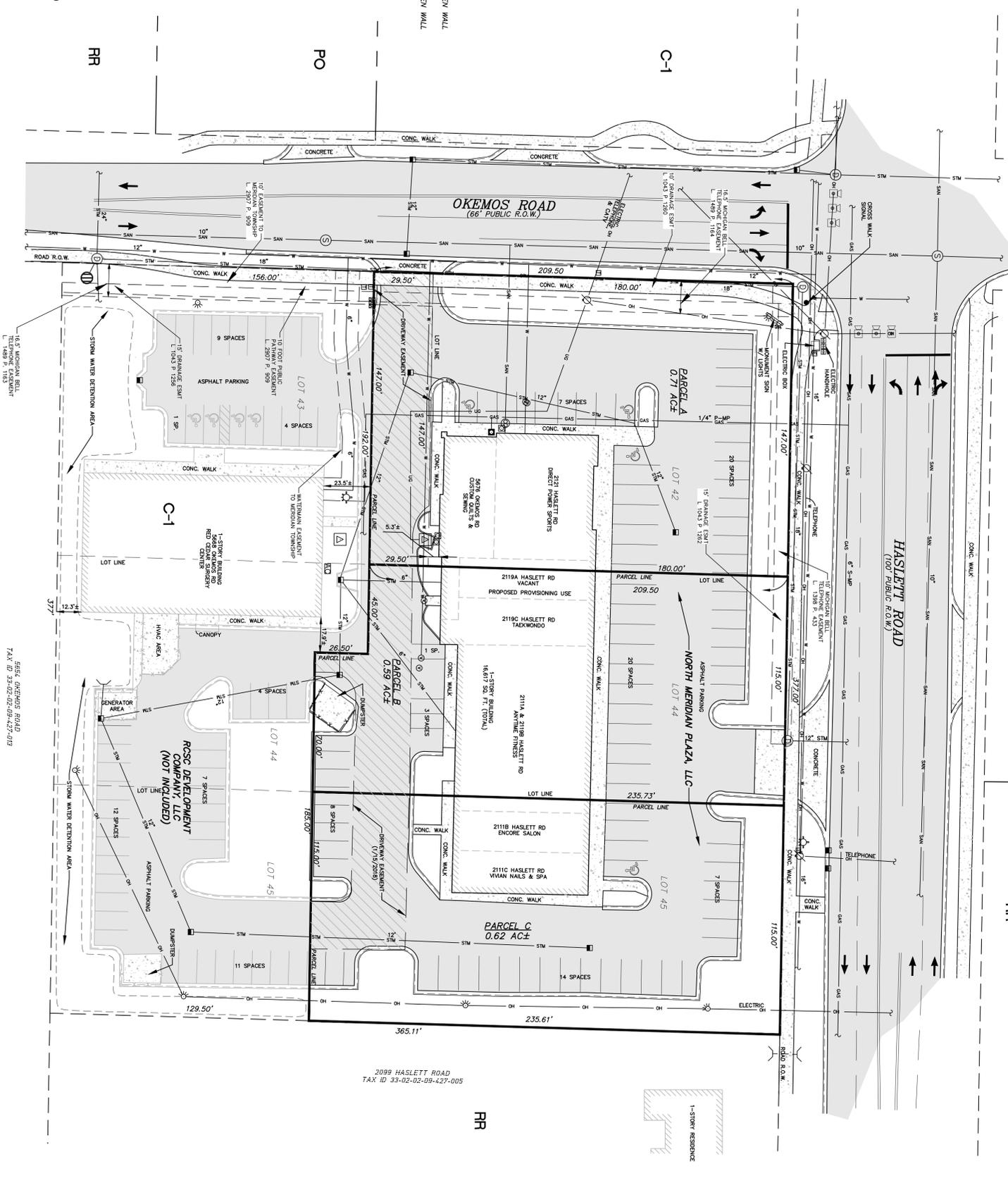
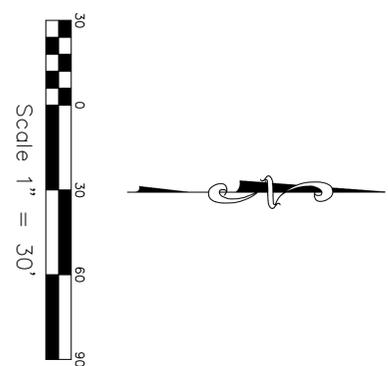
SITE DATA

TOTAL SITE AREA: 1.92 AC / 83,804 SQ. FT.

PARKING PROVIDED:
 REGULAR SPACES: 83 SPACES
 ADA SPACES: 4 SPACES
 TOTAL PROVIDED: 87 SPACES

SETBACKS:
 FRONT: 100'
 REAR: 50' WHERE ADJACENT TO RESIDENTIAL
 35' ADJACENT TO RESIDENTIAL W/ SCREEN WALL
 SIDE: 50' WHERE ADJACENT TO RESIDENTIAL
 35' ADJACENT TO RESIDENTIAL W/ SCREEN WALL

OPEN SPACE:
 IMPERVIOUS AREA: 67,954 SQ. FT. / 1.56 ACRES
 ZONING CLASSIFICATION: C-1



SITE LOCATION MAP
 NOT TO SCALE

LEGEND:

- ① - STORM MANHOLE
- ② - AT-RISK
- ③ - STORM MANHOLE
- ④ - SANITARY CLEANOUT
- ⑤ - SANITARY LINE
- ⑥ - PERMITS MANHOLE
- ⑦ - UTILITY POLE
- ⑧ - GUY WIRE
- ⑨ - OVERHEAD UTILITY LINE
- ⑩ - UNDERGROUND UTILITY LINE
- ⑪ - TRANSFORMER
- ⑫ - AC-UNIT
- ⑬ - TELEPHONE MANHOLE
- ⑭ - ROOF DRAIN
- ⑮ - TELEPHONE FEEDSTAL
- ⑯ - ELECTRIC FEEDSTAL
- ⑰ - ELECTRIC METER
- ⑱ - LIGHT POLE
- ⑲ - SIGN
- ⑳ - NONMOUNT SIGN
- ㉑ - WATER MANHOLE
- ㉒ - WELL
- ㉓ - WATER VALVE
- ㉔ - FIRE HYDRANT
- ㉕ - MONITORING WELL
- ㉖ - GAS VALVE
- ㉗ - GAS LINE
- ㉘ - FENCE LINE
- ㉙ - HORIZONTAL TREE
- ㉚ - CONTOUR TREE
- ㉛ - CMB AND OTHER
- ㉜ - TREE LINE
- ㉝ - SET IRON & CAP PIPES
- ㉞ - FOUND IRON AS NOTED
- ㉟ - SECTION CORNER
- ⊕ - DISTANCE NOT TO SCALE
- ⊖ - VARIATION
- ⊗ - POST INDICATOR WALK
- ⊘ - WALL HYDRANT
- ⊙ - WALL BOX
- ⊚ - SATELLITE DISH
- ⊛ - ASPHALT
- ⊜ - CONCRETE
- ⊝ - RECORDED
- ⊞ - UNRECORDED
- ⊟ - MESSAGED

MISS DIG
 Know what's below.
 Call before you dig.

FILE	SUP.DWG
FIELD WORK	N/A
DRAWN BY	WSE
CHECKED BY	DKR
DATE OF PARCEL SURVEY	8/11/2017
SCALE	1"=30'
HOB.	N/A
VERT.	N/A
PROJECT NO.	2003
SHEET NO.	1 OF 1

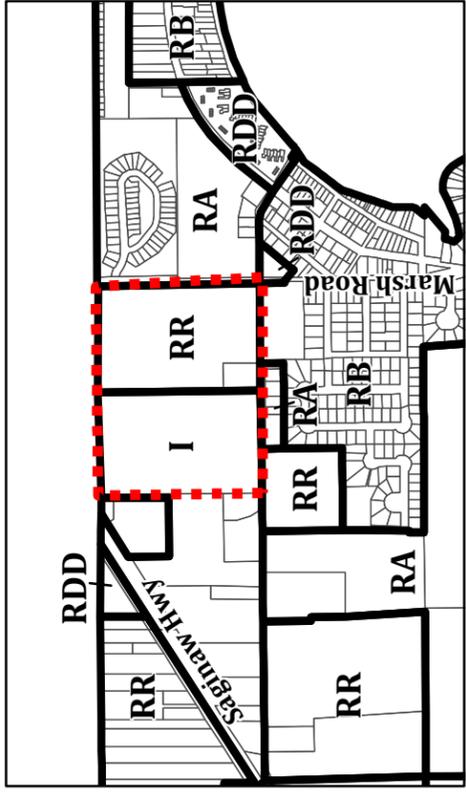
SUP SITE PLAN
 OF
MERIDIAN PLAZA
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MI

PREPARED FOR:
HASLETT GALLERY, INC.
 106 N 4TH AVENUE
 ANN ARBOR, MICHIGAN 48104

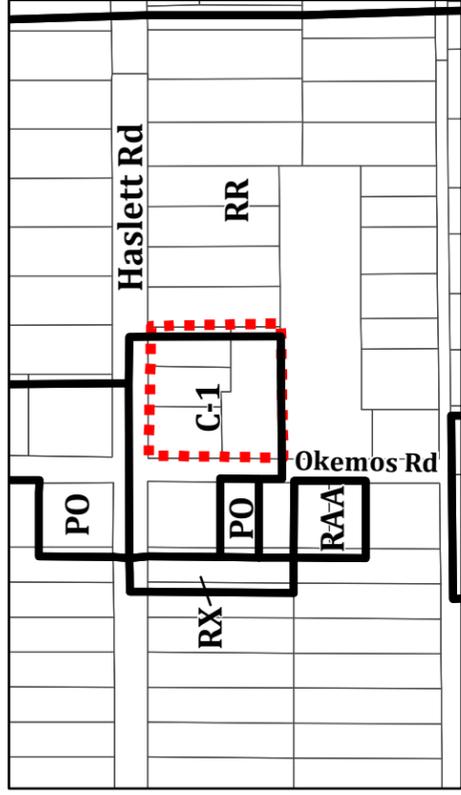
3155 PINE TREE ROAD
 SUITE D
 LANSING, MI 48911
 PH: (313) 393-2808
 FAX: (313) 393-2808
 www.lsg-68.com

DATE	DESCRIPTION
11/15/2019	SITE DATA
11/13/2019	SUP SITE PLAN
7/29/2019	ADDED SIDEWALKS AT HASLETT & OKEMOS ROADS, PARKING LOT LIGHT POLES AND GENERAL REVISIONS
7/22/2019	FIELD UPDATE
1/18/2018	ADDED DRIVEWAY EASEMENT
1/3/2018	REVISED PARCEL LINES
	DESCRIPTION

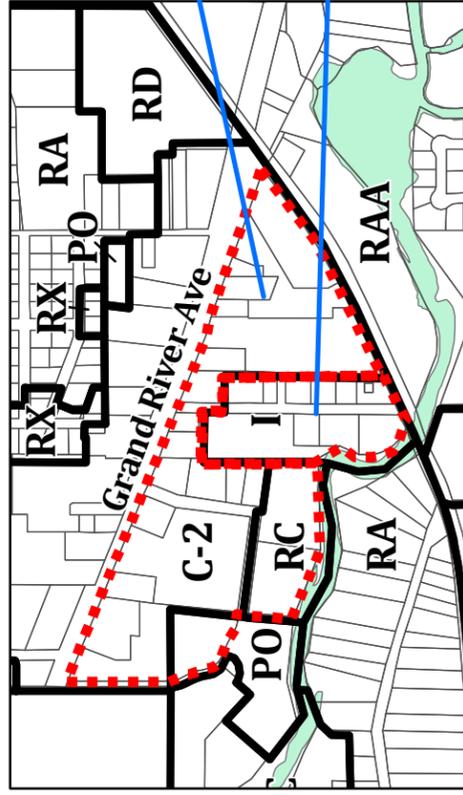
LSG
 Engineers & Surveyors



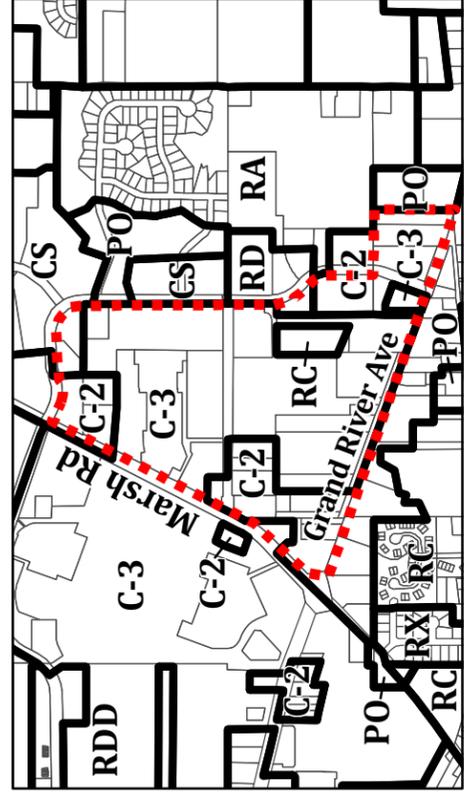
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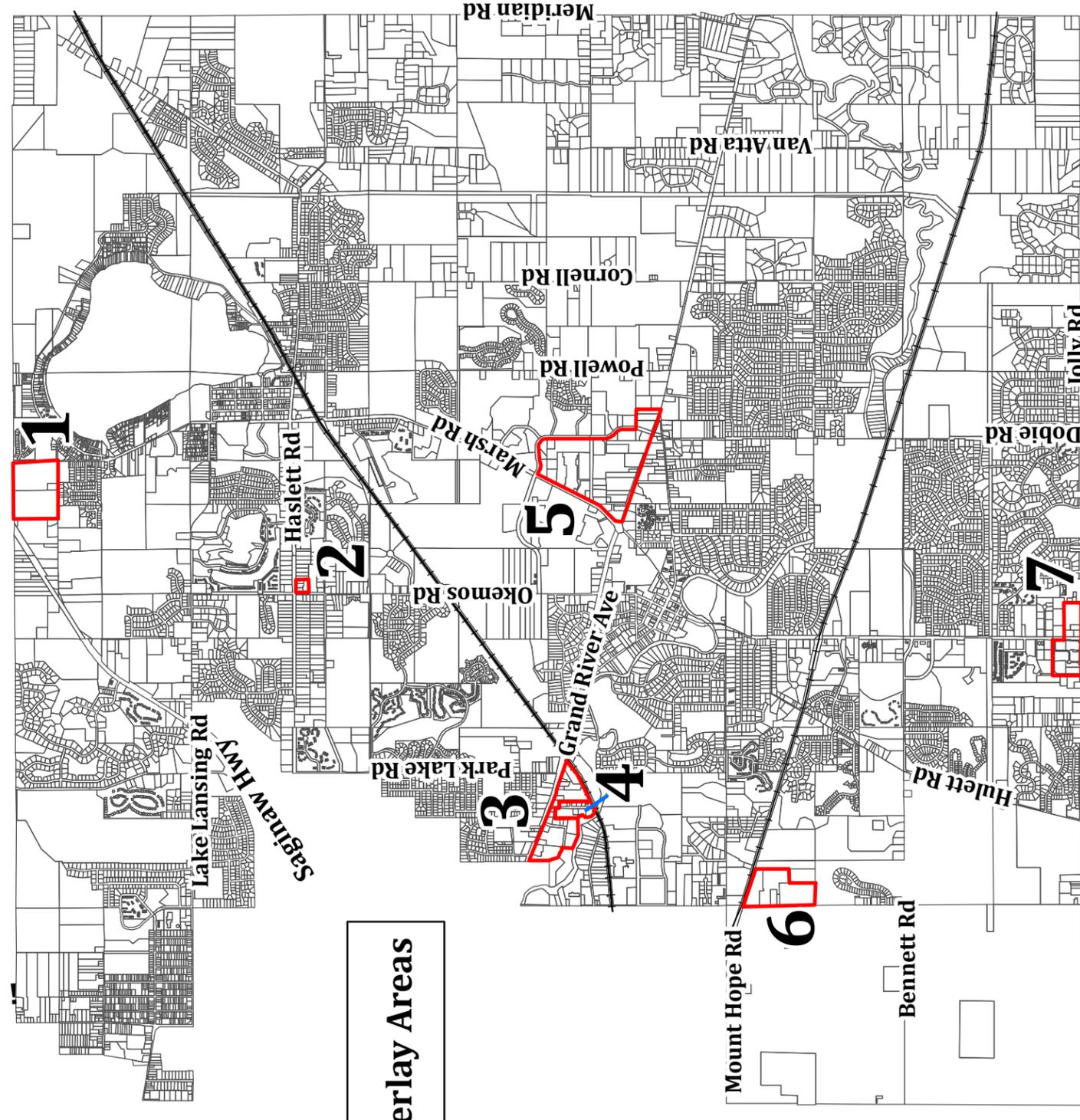
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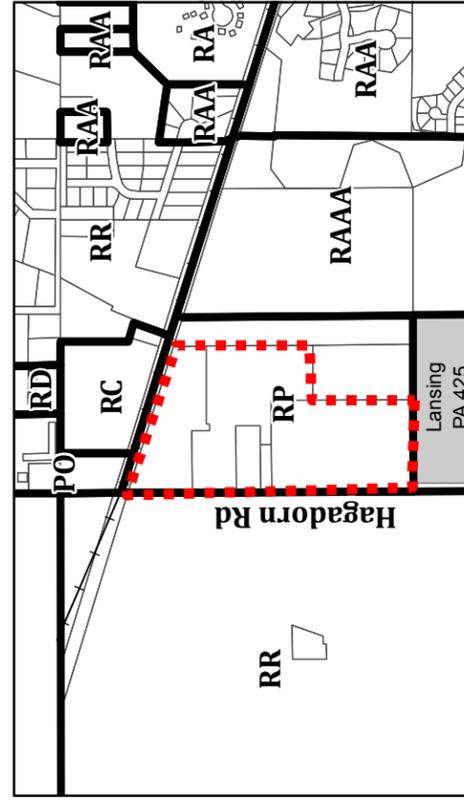
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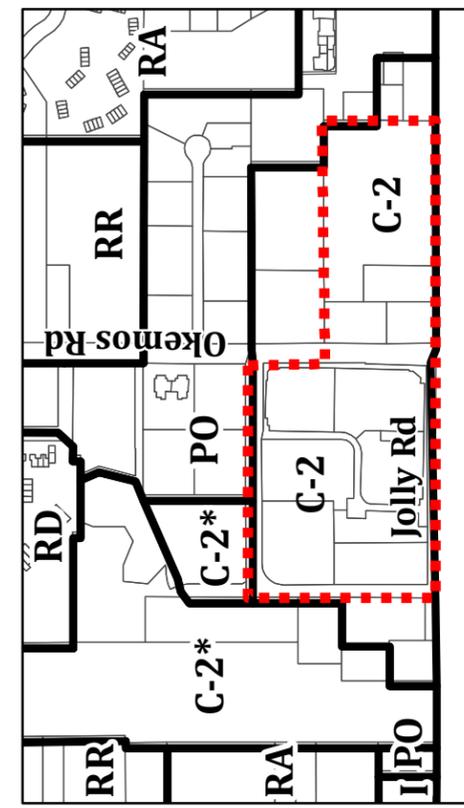
4



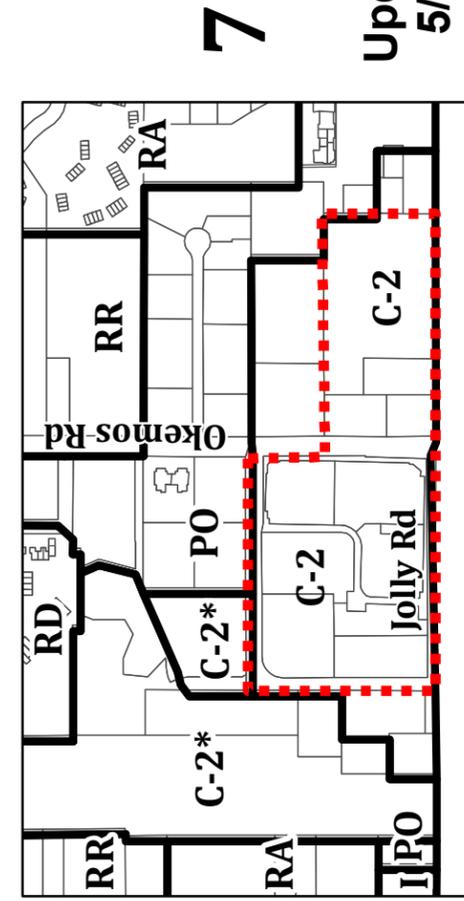
 Proposed Overlay Areas



5



6



7

Updated:
5/16/19



To: Planning Commission

From: Peter Menser, Principal Planner

Date: January 8, 2020

**Re: Mixed Use Planned Unit Development #19034 (Hudson Senior Living),
construct Pine Village senior apartment building at 1673 Haslett Road.**

The Planning Commission held the public hearing on MUPUD #19034 at its meeting on December 16, 2019. Since the public hearing the applicant has submitted a revised site plan that adds 24 bicycle parking spaces (12 racks), four parking spaces, identifies locations for 23 possible future parking spaces, and adds the extension of a branch of the Township's Inter-Urban pathway along the west side of the property. A revised sign plan was also submitted. Details on the revisions are provided below.

Bicycle Parking

12 bicycle parking spaces (six bicycle racks) were originally provided in different areas on the property. Since the public hearing the applicant has added 16 bicycle parking spaces (eight racks) to the site, for a total of 28 bicycle parking spaces (14 racks). The total number of required bicycle parking spaces has now been met and therefore removed as a waiver request.

Motor Vehicle Parking

The site plan has been revised to add four motor vehicle parking spaces to the project for a total of 105 proposed parking spaces. With the allowed bicycle parking reduction of 14 spaces, a total of 256 parking spaces are required for the project. Locations for 23 additional possible future parking spaces are identified on the plan but are not proposed for construction at this time and will not be counted towards total provided.

Interurban Pathway

The Interurban Pathway will encroach into the portion of the property located in the floodplain of the Pine Lake Drain. A special use permit (SUP) from the Planning Commission will be required for any grading or fill in the floodplain to facilitate the construction of the pathway. The SUP can be addressed after final consideration of the MUPUD by the Township Board and once a final design of the pathway is completed.

Freestanding Sign

The applicant had originally proposed a 65 square foot, five-foot tall monument sign for the project. For structures over 25,000 square feet but less than 150,000 square feet in size, freestanding signs five feet or less in height can be up to 38 square feet in size. The applicant has submitted a revised sign plan showing a 37.5 freestanding sign that now meets the ordinance, so the previously requested waiver for the sign has been removed.

Updated waiver request

The MUPUD ordinance generally waives the standard requirements for lot size, setbacks, type and size of dwelling unit, lot frontage, number of required parking spaces, and impervious surface coverage, provided the purpose and intent of the ordinance are incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waiver for the Pine Village project.

Parking

256 parking spaces are required for the project based on the number of residential units and salon in the building and the allowed reduction granted for bicycle parking. 105 parking spaces are proposed by the applicant. A waiver of 151 parking spaces is requested by the applicant.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. The Planning Commission is required to make a recommendation on the MUPUD within 60 days of the date of the public hearing, which was held on December 16, 2019. A resolution to recommend approval of the MUPUD to the Township Board is provided.

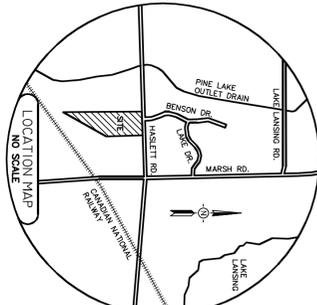
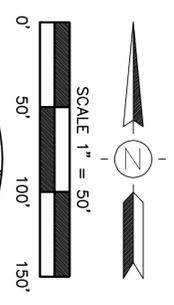
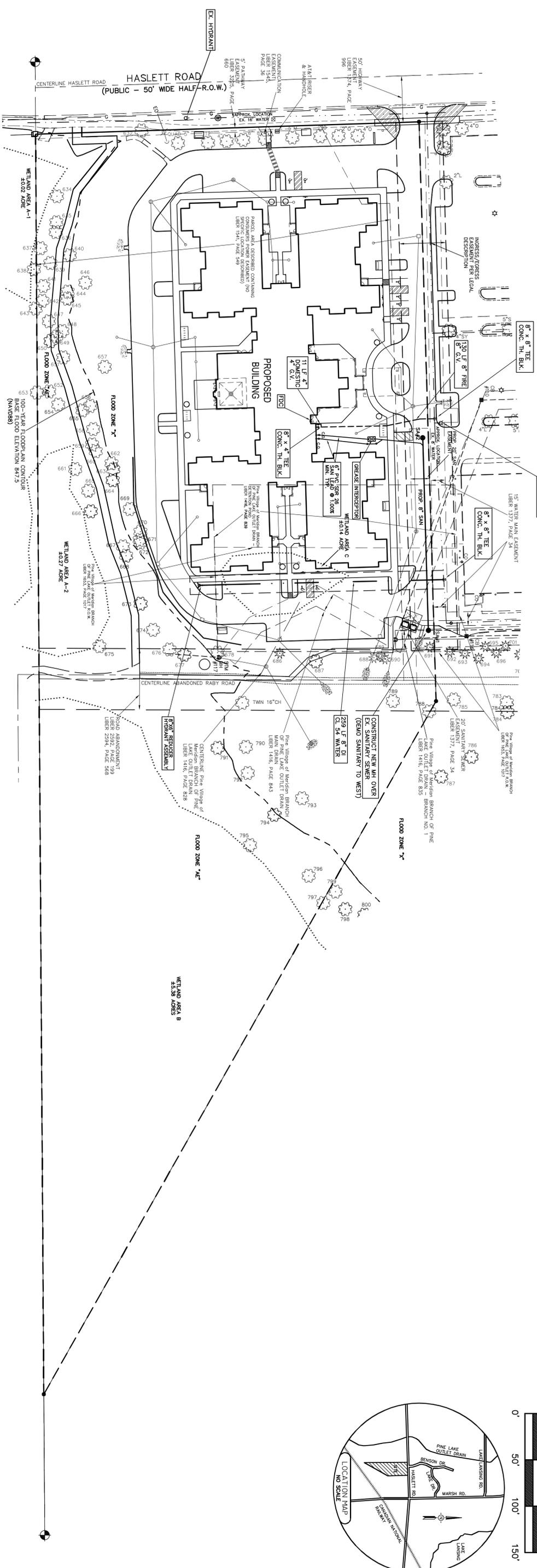
- **Motion to adopt the resolution recommending approval of Mixed Use Planned Unit Development #19034 to construct a senior apartment building with 133 dwelling units at 1673 Haslett Road with conditions.**

Attachments

1. Revised site plan prepared by Kebs, Inc. dated October 7, 2019 (revision date January 6, 2020) and received by the Township on January 6, 2020.
2. Revised sign plan prepared by Shelter Design Studio LLC dated January 8, 2020 and received by the Township on January 8, 2020.
3. Resolution to recommend approval.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2019\MUPUD 19034 (Hudson Senior Living)\MUPUD 19034.pc2.docx

MUPUD PLAN FOR:
Pine Village of Meridian
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SERVICES.

EX. LEGEND

- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = SANITARY SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND WIRE
- = OVERHEAD WIRE
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE

EX. SANITARY SEWER

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = GUY WIRE
- = CATCH BASIN
- = TRANSFORMER
- = HANDHOLE
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SIGN
- = POST
- = AIR CONDITIONING UNIT
- = LIGHT POSTS (43" TALL, 8" DIAMETER)

EX. STORM SEWER

- = CATCH BASIN #100
- = CATCH BASIN #101
- = STORM MANHOLE #102
- = CATCH BASIN #103
- = CATCH BASIN #104
- = CATCH BASIN #105
- = CATCH BASIN #106
- = CATCH BASIN #107
- = CATCH BASIN #108
- = CATCH BASIN #109
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- = CATCH BASIN #114
- = CATCH BASIN #115
- = CATCH BASIN #116
- = CATCH BASIN #117
- = CATCH BASIN #118
- = CATCH BASIN #119
- = CATCH BASIN #120

EX. SANITARY SEWER

- SANITARY MANHOLE #200
- SANITARY MANHOLE #201
- SANITARY MANHOLE #202
- SANITARY MANHOLE #203
- SANITARY MANHOLE #204
- SANITARY MANHOLE #205
- SANITARY MANHOLE #206
- SANITARY MANHOLE #207
- SANITARY MANHOLE #208
- SANITARY MANHOLE #209
- SANITARY MANHOLE #210
- SANITARY MANHOLE #211

EX. STORM SEWER

- CATCH BASIN #114
- CATCH BASIN #115
- CATCH BASIN #116
- CATCH BASIN #117
- CATCH BASIN #118
- CATCH BASIN #119
- CATCH BASIN #120

BENCHMARKS:

BENCHMARK #1 ELEV. = 862.07
 CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170± EAST AND 90± NORTH OF NORTHWEST CORNER OF #1655 HASLETT ROAD.

BENCHMARK #4 ELEV. = 863.05
 SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18± EAST AND 80± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.

LEGEND

- = EXT. CONTOURS
- = EXT. WATER MAIN
- = EXT. SANITARY SEWER
- = EXT. STORM SEWER
- = EXT. ELEVATIONS
- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER
- = PROPOSED STORM SEWER
- = MANHOLE (NEW)
- = MANHOLE (EX)
- = UTILITY EASEMENT
- = CENTER LINE OF ROAD
- = ROAD RIGHT OF WAY
- = PROPERTY LINE
- = FIRE HYDRANT
- = WATER VALVE
- = THIRST BLOCK
- = PROPOSED TOP OF CURB ELEV.

EX. LEGEND

- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = SANITARY SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND WIRE
- = OVERHEAD WIRE
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE

EX. SANITARY SEWER

- SANITARY MANHOLE #200
- SANITARY MANHOLE #201
- SANITARY MANHOLE #202
- SANITARY MANHOLE #203
- SANITARY MANHOLE #204
- SANITARY MANHOLE #205
- SANITARY MANHOLE #206
- SANITARY MANHOLE #207
- SANITARY MANHOLE #208
- SANITARY MANHOLE #209
- SANITARY MANHOLE #210
- SANITARY MANHOLE #211

EX. STORM SEWER

- CATCH BASIN #100
- CATCH BASIN #101
- STORM MANHOLE #102
- CATCH BASIN #103
- CATCH BASIN #104
- CATCH BASIN #105
- CATCH BASIN #106
- CATCH BASIN #107
- CATCH BASIN #108
- CATCH BASIN #109
- CATCH BASIN #110
- CATCH BASIN #111
- CATCH BASIN #112
- CATCH BASIN #113
- CATCH BASIN #114
- CATCH BASIN #115
- CATCH BASIN #116
- CATCH BASIN #117
- CATCH BASIN #118
- CATCH BASIN #119
- CATCH BASIN #120

EX. SANITARY SEWER

- SANITARY MANHOLE #200
- SANITARY MANHOLE #201
- SANITARY MANHOLE #202
- SANITARY MANHOLE #203
- SANITARY MANHOLE #204
- SANITARY MANHOLE #205
- SANITARY MANHOLE #206
- SANITARY MANHOLE #207
- SANITARY MANHOLE #208
- SANITARY MANHOLE #209
- SANITARY MANHOLE #210
- SANITARY MANHOLE #211

EX. STORM SEWER

- CATCH BASIN #114
- CATCH BASIN #115
- CATCH BASIN #116
- CATCH BASIN #117
- CATCH BASIN #118
- CATCH BASIN #119
- CATCH BASIN #120

BENCHMARKS:

BENCHMARK #1 ELEV. = 862.07
 CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170± EAST AND 90± NORTH OF NORTHWEST CORNER OF #1655 HASLETT ROAD.

BENCHMARK #4 ELEV. = 863.05
 SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18± EAST AND 80± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.

LEGEND

- = EXT. CONTOURS
- = EXT. WATER MAIN
- = EXT. SANITARY SEWER
- = EXT. STORM SEWER
- = EXT. ELEVATIONS
- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER
- = PROPOSED STORM SEWER
- = MANHOLE (NEW)
- = MANHOLE (EX)
- = UTILITY EASEMENT
- = CENTER LINE OF ROAD
- = ROAD RIGHT OF WAY
- = PROPERTY LINE
- = FIRE HYDRANT
- = WATER VALVE
- = THIRST BLOCK
- = PROPOSED TOP OF CURB ELEV.

EX. LEGEND

- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = SANITARY SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND WIRE
- = OVERHEAD WIRE
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE

EX. SANITARY SEWER

- SANITARY MANHOLE #200
- SANITARY MANHOLE #201
- SANITARY MANHOLE #202
- SANITARY MANHOLE #203
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- SANITARY MANHOLE #205
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- SANITARY MANHOLE #207
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EX. STORM SEWER

- CATCH BASIN #100
- CATCH BASIN #101
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- CATCH BASIN #106
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- CATCH BASIN #117
- CATCH BASIN #118
- CATCH BASIN #119
- CATCH BASIN #120

REVISIONS	11-19-18 KMPUD	1-6-20 MUPUD
REVISIONS	12-8-18 MUPUD	12-11-19 KMPUD
REVISIONS	12-11-19 KMPUD	1-6-20 MUPUD
REVISIONS	1-6-20 MUPUD	1-6-20 MUPUD

Pine Village of Meridian

SCALE: 1" = 50'

DATE: 10-7-19

AUTHORIZED BY: HUDSON SENIOR LIVING, LLC

DESIGNER: KEBS, INC.

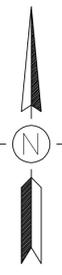
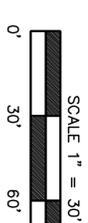
PROJECT MGR: BRYAN LAND SURVEYS

SHEET: 2 OF 7

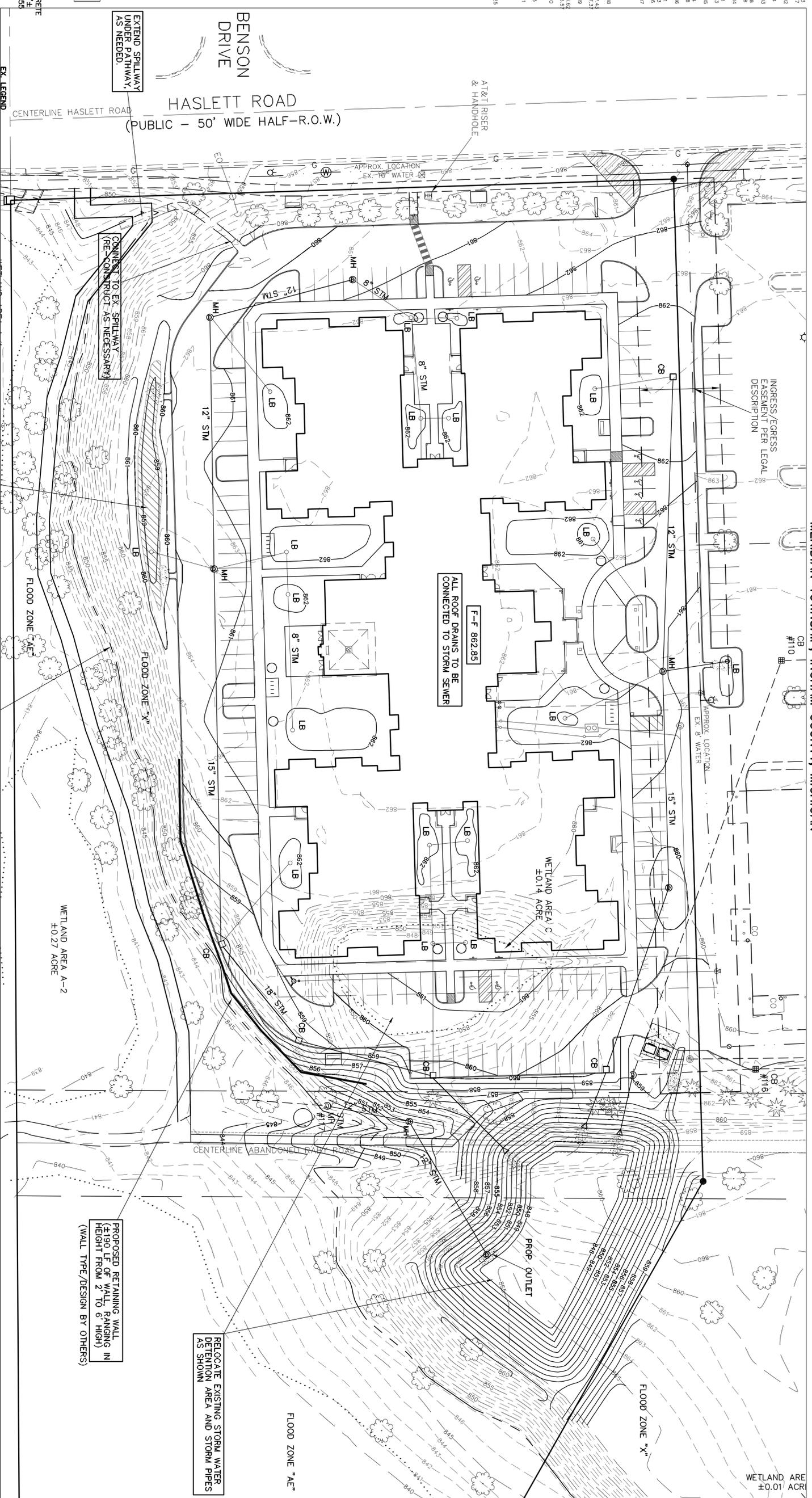
JOB #: 95818

APPROVED BY: [Signature]

MUPUD PLAN FOR:
Pine Village of Meridian
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



WETLAND ARE
 ±0.01 ACRES



EXISTING STORM SEWERS
 CATCH BASIN #100
 SANITARY MANHOLE #200
 CATCH BASIN #101
 SANITARY MANHOLE #201
 CATCH BASIN #102
 SANITARY MANHOLE #202
 CATCH BASIN #103
 SANITARY MANHOLE #203
 CATCH BASIN #104
 SANITARY MANHOLE #204
 CATCH BASIN #105
 SANITARY MANHOLE #205
 CATCH BASIN #106
 SANITARY MANHOLE #206
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 SANITARY MANHOLE #210
 CATCH BASIN #111
 SANITARY MANHOLE #211
 CATCH BASIN #112
 SANITARY MANHOLE #212
 CATCH BASIN #113
 SANITARY MANHOLE #213
 CATCH BASIN #114
 SANITARY MANHOLE #214
 CATCH BASIN #115
 SANITARY MANHOLE #215
 CATCH BASIN #116
 SANITARY MANHOLE #216
 CATCH BASIN #117
 SANITARY MANHOLE #217
 CATCH BASIN #118
 SANITARY MANHOLE #218
 CATCH BASIN #119
 SANITARY MANHOLE #219
 CATCH BASIN #120
 SANITARY MANHOLE #220

EXISTING SANITARY SEWERS
 SANITARY MANHOLE #200
 SANITARY MANHOLE #201
 SANITARY MANHOLE #202
 SANITARY MANHOLE #203
 SANITARY MANHOLE #204
 SANITARY MANHOLE #205
 SANITARY MANHOLE #206
 SANITARY MANHOLE #207
 SANITARY MANHOLE #208
 SANITARY MANHOLE #209
 SANITARY MANHOLE #210
 SANITARY MANHOLE #211
 SANITARY MANHOLE #212
 SANITARY MANHOLE #213
 SANITARY MANHOLE #214
 SANITARY MANHOLE #215
 SANITARY MANHOLE #216
 SANITARY MANHOLE #217
 SANITARY MANHOLE #218
 SANITARY MANHOLE #219
 SANITARY MANHOLE #220

NOTE: WATER SHALL HAVE 1\"/>

BENCHMARKS:
 BENCHMARK #1 ELEV. = 862.07
 CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170± EAST AND 90± NORTH OF NORTHWEST CORNER OF #1655 HASLETT ROAD.
 BENCHMARK #4 ELEV. = 863.05
 SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRANSVERSE CITY", 18± EAST AND 80± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.

LEGEND
 --- EXT. CONTOURS
 --- EXT. WATER MAIN
 --- EXT. SANITARY SEWER
 --- EXT. STORM SEWER
 --- EXT. ELEVATIONS
 --- PROPOSED WATER MAIN
 --- PROPOSED SANITARY SEWER
 --- PROPOSED STORM SEWER
 --- MANHOLE (NEW)
 --- MANHOLE (EX)
 --- UTILITY EASEMENT
 --- CENTER LINE OF ROAD
 --- ROAD RIGHT OF WAY
 --- PROPERTY LINE
 --- FIRE HYDRANT
 --- WATER VALVE
 --- HANDS BLOCK
 --- PROPOSED TOP OF CURB ELEV.

EX. LEGEND
 --- MEASURED DISTANCE
 --- RECORD DISTANCE
 --- SET 1/2" BAR WITH CAP
 --- FOUND IRON AS NOTED
 --- DISTANCE NOT TO SCALE
 --- ASPHALT
 --- CONCRETE
 --- GRAVEL
 --- EXISTING SPOT ELEVATION
 --- EXISTING CONTOUR ELEVATION
 --- EXISTING CONTOUR
 --- STORM SEWER
 --- WATER LINE
 --- GAS LINE
 --- UNDERGROUND TELEPHONE
 --- UNDERGROUND ELECTRIC
 --- EDGE OF WOODS
 --- DEODOROUS TREE
 --- CONIFEROUS TREE

BIO-RETENTION AREA
 100-YEAR FLOODPLAIN CONTOUR
 BASE FLOOD ELEVATION 847.5
 (NAVD88)

RELOCATE EXISTING STORM WATER DETENTION AREA AND STORM PIPES AS SHOWN

PROPOSED RETAINING WALL (4'± TO 6'± HIGH) (WALL TYPE/DESIGN BY OTHERS)

WETLAND AREA A-2 ±0.27 ACRE

WETLAND AREA C ±0.14 ACRE

FLOOD ZONE "X"

FLOOD ZONE "AE"

RELOCATE EXISTING STORM WATER DETENTION AREA AND STORM PIPES AS SHOWN

REVISIONS	DATE	BY	REASON
1-11-19	11-19-19	KMP/D	ISSUED FOR PERMITS
2-12-19	12-9-19	AMR/PJ	REVISED FOR PERMITS
3-1-20	1-20-20	KMP/D	REVISED FOR PERMITS

DESIGNED BY:	PROJECT MGR:	CHECKED BY:	DATE:
APPROVED BY:	DATE:	SCALE:	SHEET:
Pine Village of Meridian		SCALE: 1" = 30'	SHEET 3 OF 7
Hudson Senior Living, LLC		DATE: 10-7-19	JOB # 95818

DESIGNED BY:	PROJECT MGR:	CHECKED BY:	DATE:
APPROVED BY:	DATE:	SCALE:	SHEET:
Pine Village of Meridian		SCALE: 1" = 30'	SHEET 3 OF 7
Hudson Senior Living, LLC		DATE: 10-7-19	JOB # 95818

DESIGNED BY:	PROJECT MGR:	CHECKED BY:	DATE:
APPROVED BY:	DATE:	SCALE:	SHEET:
Pine Village of Meridian		SCALE: 1" = 30'	SHEET 3 OF 7
Hudson Senior Living, LLC		DATE: 10-7-19	JOB # 95818

DESIGNED BY:	PROJECT MGR:	CHECKED BY:	DATE:
APPROVED BY:	DATE:	SCALE:	SHEET:
Pine Village of Meridian		SCALE: 1" = 30'	SHEET 3 OF 7
Hudson Senior Living, LLC		DATE: 10-7-19	JOB # 95818

DESIGNED BY:	PROJECT MGR:	CHECKED BY:	DATE:
APPROVED BY:	DATE:	SCALE:	SHEET:
Pine Village of Meridian		SCALE: 1" = 30'	SHEET 3 OF 7
Hudson Senior Living, LLC		DATE: 10-7-19	JOB # 95818

DESIGNED BY:	PROJECT MGR:	CHECKED BY:	DATE:
APPROVED BY:	DATE:	SCALE:	SHEET:
Pine Village of Meridian		SCALE: 1" = 30'	SHEET 3 OF 7
Hudson Senior Living, LLC		DATE: 10-7-19	JOB # 95818

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APPROVED BY:	DATE:	SCALE:	SHEET:
Pine Village of Meridian		SCALE: 1" = 30'	SHEET 3 OF 7
Hudson Senior Living, LLC		DATE: 10-7-19	JOB # 95818

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Pine Village of Meridian		SCALE: 1" = 30'	SHEET 3 OF 7
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Pine Village of Meridian		SCALE: 1" = 30'	SHEET 3 OF 7
Hudson Senior Living, LLC		DATE: 10-7-19	JOB # 95818

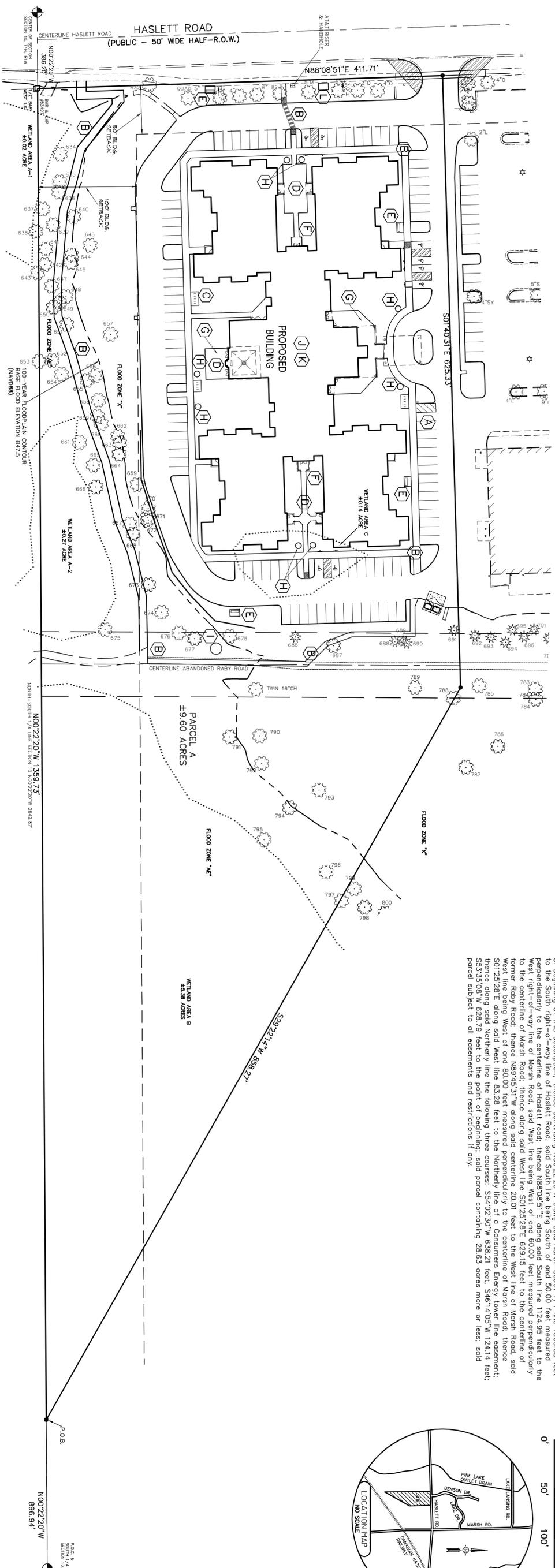
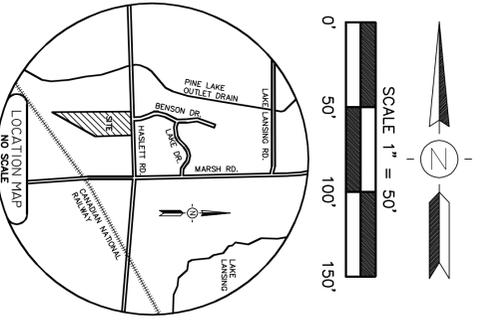
DESIGNED BY:	PROJECT MGR:	CHECKED BY:	DATE:
APPROVED BY:	DATE:	SCALE:	SHEET:
Pine Village of Meridian		SCALE: 1" = 30'	SHEET 3 OF 7
Hudson Senior Living, LLC		DATE: 10-7-19	JOB # 95818

MUPUD PLAN FOR: Pine Village of Meridian

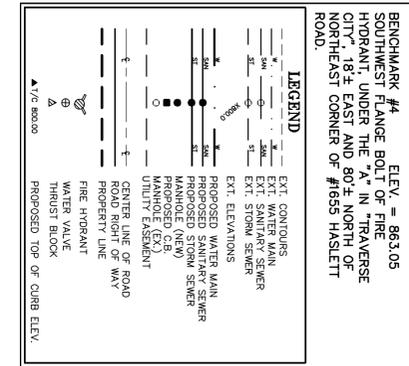
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

LEGAL DESCRIPTION:

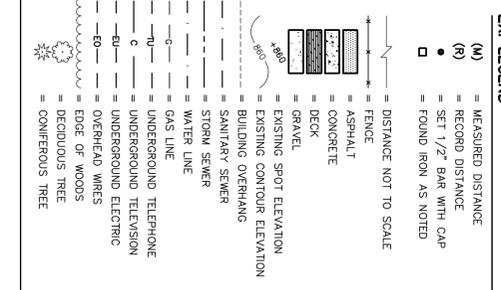
AS SUBDIVIDED:
(The following legal description describes the same parcel of land as the provided description.)
A parcel of land in the Southeast 1/4 of Section 10, 14N, 11W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10, thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 1509.58 feet to the South right-of-way line of Hoslett Road; said South line being South of and 50.00 feet measured perpendicular to the centerline of Hoslett Road; thence N88°08'51"E along said South line 1124.95 feet to the West right-of-way line of Marsh Road; said West line being West of and 60.00 feet measured perpendicular to the centerline of Marsh Road; thence along said West line S01°25'28"E 629.15 feet to the centerline of former Raby Road; thence N89°45'31"W along said centerline 20.01 feet to the West line of Marsh Road; said West line being West of and 80.00 feet measured perpendicular to the centerline of Marsh Road; thence S01°25'28"E along said West line 83.28 feet to the Northern line of a Consumers Energy tower line easement; thence along said Northern line the following three courses S54°02'30"W 638.21 feet, S46°14'05"W 1241.4 feet; S53°35'08"W 628.79 feet to the point of beginning; said parcel containing 28.65 acres more or less; said parcel subject to all easements and restrictions if any.



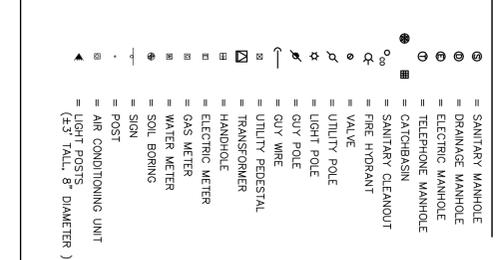
BENCHMARKS:
BENCHMARK #1 ELEV. = 862.07
CHISELED "X" IN NORTH SIDE OF CONCRETE
LIGHT POLE BASE, 170± EAST AND 90±
NORTH OF NORTHWEST CORNER OF #1655
HASELTT ROAD.
BENCHMARK #4 ELEV. = 863.05
SOUTHWEST FLANGE BOLT OF FIRE
HYDRANT, UNDER THE "A" IN "TRAVERSE
CITY", 18± EAST AND 80± NORTH OF
NORTH-EAST CORNER OF #1655 HASELTT
ROAD.



NOTE: WATER SHALL HAVE TO HORIZONTAL
SEPARATION & 18" VERTICAL SEPARATION FROM
ALL SERVICES.



EX. SANITARY SEWER (MANHOLE #S)
SANITARY MANHOLE #200
SANITARY MANHOLE #201
SANITARY MANHOLE #202
SANITARY MANHOLE #203
SANITARY MANHOLE #204
SANITARY MANHOLE #205
SANITARY MANHOLE #206
SANITARY MANHOLE #207
SANITARY MANHOLE #208
SANITARY MANHOLE #209
SANITARY MANHOLE #210
SANITARY MANHOLE #211



EX. STORM SEWER (MANHOLE #S)
CATCH BASIN #100
CATCH BASIN #101
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CATCH BASIN #103
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CATCH BASIN #121
CATCH BASIN #122



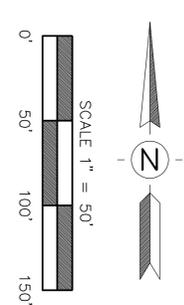
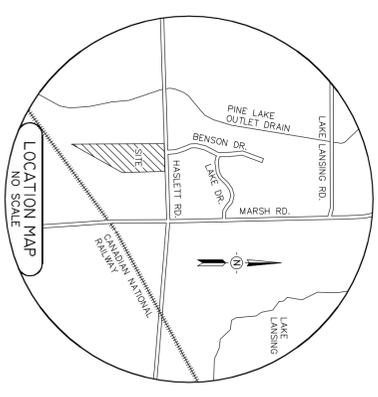
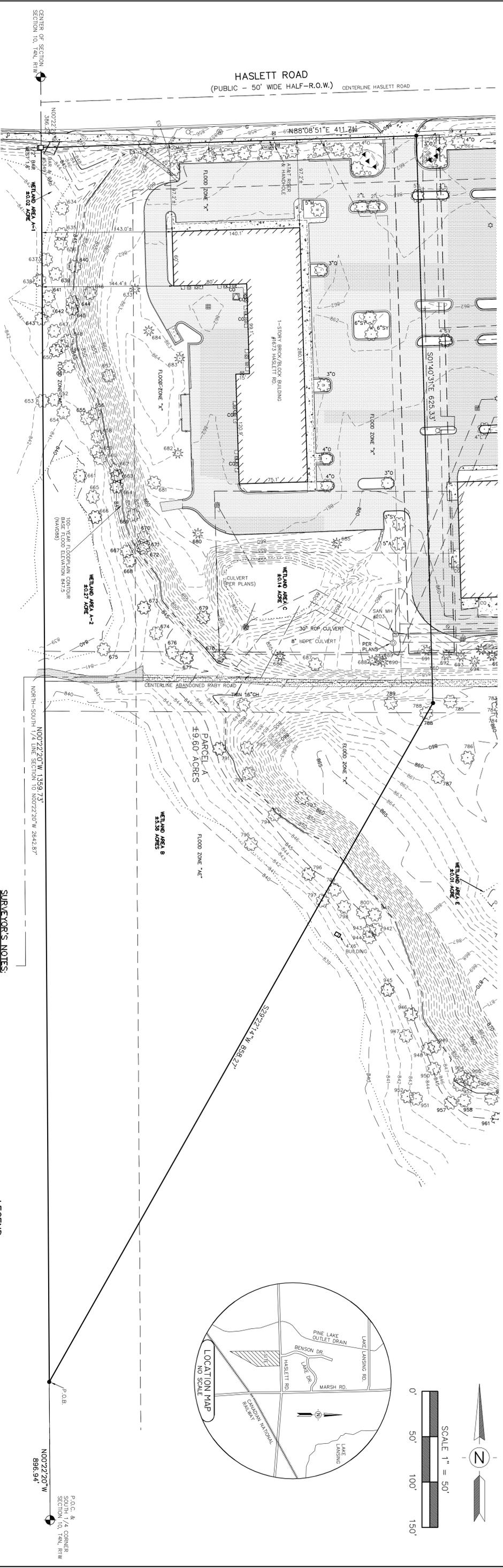
PROPOSED AMENITIES:

- A ELECTRIC CAR CHARGING STATION
- B FOOT & BICYCLE PATHWAYS AND SIDEWALKS THAT CONNECT INTO PATH SYSTEM
- C COVERED BICYCLE STORAGE ON SITE
- D OUTDOOR GATHERING SPACES & OUTDOOR EATING SPACES
- E BENCHES OR OUTDOOR SEATING
- F PRIVATE COURTYARDS
- G PORCHES ON ANY STRUCTURE
- H SIDEWALK PLANTERS-POTS
- I PUBLIC ART
- J BUILDING RECYCLING PROGRAM
- K ENERGY STAR APPLIANCES
- L CATA BUS STOP PAD

<p>REVISIONS:</p> <p>11-19-18 MUPUD 12-8-18 MUPUD 12-11-18 MUPUD 1-6-20 MUPUD</p>		<p>DESIGNER: KES, INC. PROJECT MGR: BRYAN LAND SURVEYS DATE: 10-7-19 SHEET 6 OF 7</p>	
<p>SCALE: 1" = 50'</p>		<p>APPROVED BY: [Signature]</p>	
<p>216 HASELTT ROAD, HASELTT, MI 48840 PH. 517-339-0144 FAX. 517-339-8047</p>		<p>APPROVED BY: [Signature]</p>	
<p>DESIGNER: KES, INC. PROJECT MGR: BRYAN LAND SURVEYS DATE: 10-7-19 SHEET 6 OF 7</p>		<p>APPROVED BY: [Signature]</p>	
<p>216 HASELTT ROAD, HASELTT, MI 48840 PH. 517-339-0144 FAX. 517-339-8047</p>		<p>APPROVED BY: [Signature]</p>	
<p>DESIGNER: KES, INC. PROJECT MGR: BRYAN LAND SURVEYS DATE: 10-7-19 SHEET 6 OF 7</p>		<p>APPROVED BY: [Signature]</p>	
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<p>216 HASELTT ROAD, HASELTT, MI 48840 PH. 517-339-0144 FAX. 517-339-8047</p>		<p>APPROVED BY: [Signature]</p>	
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<p>216 HASELTT ROAD, HASELTT, MI 48840 PH. 517-339-0144 FAX. 517-339-8047</p>		<p>APPROVED BY: [Signature]</p>	
<p>DESIGNER: KES, INC. PROJECT MGR: BRYAN LAND SURVEYS DATE: 10-7-19 SHEET 6 OF 7</p>		<p>APPROVED BY: [Signature]</p>	
<p>216 HASELTT ROAD, HASELTT, MI 48840 PH. 517-339-0144 FAX. 517-339-8047</p>		<p>APPROVED BY: [Signature]</p>	
<p>DESIGNER: KES, INC. PROJECT MGR: BRYAN LAND SURVEYS DATE: 10-7-19 SHEET 6 OF 7</p>		<p>APPROVED BY: [Signature]</p>	
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<p>DESIGNER: KES, INC. PROJECT MGR: BRYAN LAND SURVEYS DATE: 10-7-19 SHEET 6 OF 7</p>		<p>APPROVED BY: [Signature]</p>	
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EXISTING PLAN

1655 & 1673 HASLETT ROAD & 1659 RABY ROAD, HASLETT, MI 48840



LEGAL DESCRIPTION:

(As provided by Transation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 284081LANS, Revision No. 1, dated August 22, 2019)

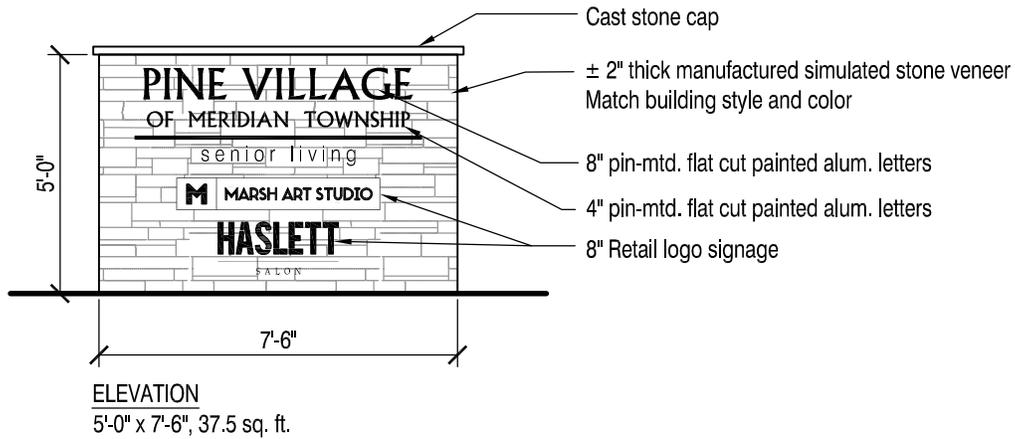
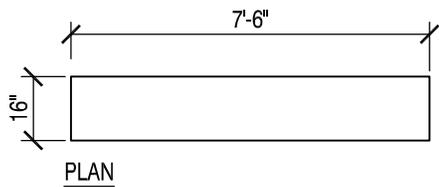
- PARCEL A:**
- A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10, thence North 00 degrees 22 minutes 20 seconds East along the centerline of Haslett Road, a distance of 886.94 feet to the point of beginning of this description, thence continuing North 00 degrees 22 minutes 20 seconds West along said North-South 1/4 line 1359.73 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularity to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 386.71 feet to the point of beginning; thence North 88 degrees 08 minutes 51 seconds East continuing along said South line 2000.00 feet; thence South 01 degrees 40 minutes 31 seconds East 570.00 feet; thence South 88 degrees 08 minutes 51 seconds West 301.00 feet; thence North 00 degrees 22 minutes 20 seconds West 570.00 feet to the point of beginning.
- Together with and subject to on Ingress/Egress Easement described as: A tract of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10, thence North 00 degrees 22 minutes 20 seconds West along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularity to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 386.71 feet to the point of beginning; thence North 88 degrees 08 minutes 51 seconds East continuing along said South line 2000.00 feet; thence South 01 degrees 40 minutes 31 seconds East 570.00 feet; thence South 88 degrees 08 minutes 51 seconds West 301.00 feet; thence North 00 degrees 22 minutes 20 seconds West 570.00 feet to the point of beginning.
- SCHEDULE B, SECTION II, EXCEPTIONS:**
- (As provided by Transation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 284081LANS, Revision No. 1, dated August 22, 2019)
- Item 11: Easement for Nemoka Drain purposes vested in Ingham County Drain Commissioner by instrument recorded in Liber 70 of Miscellaneous Records, Page 472, may cross parcel, is not plottable, therefore not shown hereon. Portions of instrument recorded in Liber 70 of Miscellaneous Records, Page 472 are hereon.
- Item 12: Easement for Nemoka Drain purposes vested in Ingham County Drain Commissioner by instrument recorded in Liber 70 of Miscellaneous Records, Page 484, may cross parcel, is not plottable, therefore not shown hereon. Instrument recorded in Liber 70 of Miscellaneous Records, Page 484 allows for enlargement and repair of existing drain with no specific easement location or route and course affected.
- Item 13: Easement granted to Consumers Energy Company recorded in Liber 948, Page 670, does not cross parcel, therefore not shown hereon.
- Item 14: Easement for Road purposes vested in Ingham County Road Commissioner by instrument recorded in Liber 1374, Page 996, abuts parcel, is plottable and shown hereon.
- Item 15: Easement for water main and sanitary sewer purposes vested in Charter Township of Meridian, a Municipal Corporation by instrument recorded in Liber 1377, Page 34, crosses parcel, is plottable and shown hereon.
- Item 16: Area affected by terms, conditions and provisions which are recited in Agreement recorded in Liber 1416, Page 828, crosses parcel, is plottable and shown hereon.
- Item 17: Easement for Haslett Village Square Branch of Pine Lake Outlet Drain purposes vested in Ingham County Drain Commissioner by instrument recorded in Liber 1416, Page 835, crosses parcel, is plottable and shown hereon.
- Item 18: Easement for Haslett Village Square Branch of Pine Lake Outlet Drain purposes vested in Ingham County Drain Commissioner by instrument recorded in Liber 1416, Page 839, now held by Long Development, Inc., crosses parcel, is plottable and shown hereon.
- Item 19: Easement for Haslett Village Square Branch of Pine Lake Outlet Drain purposes recorded in Liber 1416, Page 843, crosses parcel, is plottable and shown hereon.
- Item 20: Easement granted to Consumers Energy Company recorded in Liber 1541, Page 549, crosses parcel, is blanketed over a portion of the parcel, but no specific location of easement is described; area affected is plottable and shown hereon.
- Item 21: Easement granted to Consumers Energy Company recorded in Declaration of Reciprocal Covenants, Restrictions and Easements recorded in Liber 1542, Page 206, crosses parcel; no specific location is document, therefore not plottable, therefore not shown hereon.
- Item 22: Area affected by terms, conditions and provisions which are recited in Declaration of Reciprocal Covenants, Restrictions and Easements recorded in Liber 1542, Page 206, crosses parcel; no specific location is document, therefore not plottable, therefore not shown hereon.
- Item 23: Easement granted to Consumers Energy Company recorded in Liber 1541, Page 549, crosses parcel, is blanketed over a portion of the parcel, but no specific location of easement is described; area affected is plottable and shown hereon.
- Item 24: Area affected by terms, conditions and provisions which are recited in Declaration of Reciprocal Covenants, Restrictions and Easements recorded in Liber 1542, Page 206, crosses parcel; no specific location is document, therefore not plottable, therefore not shown hereon.
- Item 25: Easement granted to Michigan Bell Telephone Company recorded in Liber 1545, Page 36, crosses parcel, is plottable and shown hereon.
- Item 26: Area affected by terms, conditions and provisions which are recited in the Drainage Easement recorded in Liber 1653, Page 1017, crosses parcel, is plottable and shown hereon.
- Item 27: Easements for utilities with abandoned Raby Street which are recited in Liber 2594, Page 568, crosses parcel, are plottable and shown hereon.

SURVEYOR'S NOTES:

- This plan was made of the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in September 2019.
 - All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing CORS.
 - All dimensions are in feet and decimals thereof.
 - No building the dimensions are to be used for establishing the property lines.
 - There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
 - Parcel abuts public Haslett Road and has vehicular access to said roadway via the ingress/egress easement described in the parcel legal description; ticket was submitted.
 - Utilities are shown based on above-ground field evidence only. No MISS DIG ticket was submitted.
- ALTANSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:**
- Item 1: Shown on the survey map.
- Item 2: Addresses of the surveyed property per the titework provided: 1655 Haslett Road, 1673 Haslett Road, & 1659 Raby Road, Haslett, MI 48840.
- Item 3: By scaled map location and graphic plotting only, this property lies partly within Flood Zone "X1" areas outside the 1% annual chance floodplain, and partly within Flood Zone "AE" areas within the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map No. 260093 0156 D, dated August 16, 2011. The base flood elevation as determined from said mapping is 847.5 feet (NAVD88 datum), and said contour is shown graphically on the survey drawing.
- Item 4: 9.60 Acres (418,211 square feet)
- Item 7a: Shown on the survey map.
- Item 8: Shown on the survey map.

LEGEND

(M)	= MEASURED DISTANCE	(S)	= SANITARY MANHOLE
(R)	= RECORD DISTANCE	(D)	= DRAINAGE MANHOLE
○	= SET 1/2" BAR WITH CAP	(E)	= ELECTRIC MANHOLE
●	= FOUND IRON AS NOTED	(T)	= TELEPHONE MANHOLE
○	= DEED LINE	⊙	= CATCHBASIN
—	= DISTANCE NOT TO SCALE	⊙	= SANITARY CLEANOUT
—	= FENCE	⊙	= FIRE HYDRANT
—	= ASPHALT	⊙	= VALVE
—	= CONCRETE	⊙	= UTILITY POLE
—	= DECK	⊙	= LIGHT POLE
—	= GRAVEL	⊙	= GUY POLE
—	= EXISTING SPOT ELEVATION	⊙	= GUY WIRE
—	= EXISTING CONTOUR ELEVATION	⊙	= UTILITY PEDestal
—	= BUILDING OVERHANG	⊙	= TRANSFORMER
—	= SANITARY SEWER	⊙	= HANDHOLE
—	= STORM SEWER	⊙	= ELECTRIC METER
—	= WATER LINE	⊙	= GAS METER
—	= GAS LINE	⊙	= WATER METER
—	= UNDERGROUND TELEPHONE	⊙	= SIGN
—	= UNDERGROUND TELEVISION	⊙	= POST
—	= UNDERGROUND ELECTRIC	⊙	= AIR CONDITIONING UNIT
—	= OVERHEAD WIRES	⊙	= LIGHT POSTS
—	= EDGE OF WOODS	⊙	(±3" TALL, 8" DIAMETER)
—	= DECIDUOUS TREE		
—	= CONIFEROUS TREE		



104 W. Fourth St., Suite 303
Royal Oak, Michigan 48067
T: 248.629.7153 F: 248.629.7154
www.SHELTERSTUDIOLLC.com

Project
Pine Village of Meridian Twp
Monument Sign

Drawing No.: **Sign1**

Drawing Title
Plan & Elevation 1/4" = 1'-0"

Issued For	Date
MUPUD Submittal	11.12.2019
REV. MUPUD Submittal	12.12.2019
REV. MUPUD Submittal	01.08.2020

RESOLUTION TO RECOMMEND APPROVAL

**Mixed Use Planned Unit Development #19034
(Hudson Senior Living)**

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 13th day of January, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Hudson Senior Living has submitted a request to establish a mixed use planned unit development (MUPUD) identified as Pine Village on 9.6 acres located at 1673 Haslett Road; and

WHEREAS, the proposed mixed use planned unit development includes the demolition of the existing 23,415 square foot multi-tenant shopping center building and construction of a 146,734 square foot senior apartment building with a total of 133 dwelling units and 9,558 square feet of non-residential space; and

WHEREAS, a total of 146,734 square feet is proposed in the project, consisting of 9,558 square feet of non-residential space and 137,176 square feet of residential space; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on December 16, 2019, and has reviewed staff material forwarded under cover memorandums dated December 11, 2019 and January 8, 2020; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for a mixed use planned unit development; and

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

WHEREAS, the requested waiver for the number of motor vehicle parking spaces is appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and

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

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

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

**Resolution to Recommend Approval
MUPUD #19034 (Hudson Senior Living)
Page 2**

WHEREAS, the proposed mixed use planned unit development is consistent with Objective A of Goal 3 of the 2017 Master Plan to upgrade commercial areas by improving and enhancing the Haslett Road commercial area while maintaining its traditional character.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #19034, subject to the following conditions.

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated October 7, 2019 (revision date January 6, 2020) and received by the Township on January 6, 2020.
2. Approval is in accordance with the floor plans and building elevations prepared by Shelter Design Studio LLC dated December 12, 2019 and received by the Township on December 12, 2019.
3. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #19181.
4. The waiver requested for the number of parking spaces is recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated October 7, 2019 (revision date January 6, 2020) and received by the Township on January 6, 2020.
5. The amenities proposed for the project are approved in accordance with the Amenities Plan prepared by Kebs, Inc. dated October 7, 2019 (revision date January 6, 2020) and received by the Township on January 6, 2020.
6. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
7. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
8. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
9. A demolition permit is required to demolish the existing commercial building.
10. All utility service distribution lines shall be installed underground.
11. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #19034 and Special Use Permit #19181.
12. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.

**Resolution to Recommend Approval
MUPUD #19034 (Hudson Senior Living)**

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13. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
14. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
15. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
16. Submittal and approval of a parcel split/combination is required to add the proposed approximate 4.3 acres from the 12.63 acre parcel to the south to the subject parcel for development of the project.
17. All pathways and sidewalks shall be designed and constructed in accordance with Township Engineering Design and Construction Standards. The design and location of the sidewalks and pathways shall be subject to the approval of the Director of Public Works and Engineering.
18. The applicant shall construct the extension of the Inter-Urban pathway along the west side of the property or provide payment to the Township in lieu of constructing the pathway. The final design of the pathway is subject to the approval of the Director of Public Works and Engineering.
19. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

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 Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of January, 2020.

Ken Lane
Planning Commission Chair



To: Planning Commission

From: Peter Menser, Principal Planner

Date: January 9, 2020

Re: Special Use Permit #19181 (Hudson Senior Living), construct building greater than 25,000 square feet in size at 1673 Haslett Road.

The Planning Commission held the public hearing on Special Use Permit #19181 at its last meeting on December 16, 2019. The request is in conjunction with Mixed Use Planned Unit Development #19034. At the meeting the Commission agreed to consider a resolution to recommend approval of the request.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution to recommend approval of the special use permit is provided.

- **Move to adopt the resolution recommending approval of Special Use Permit #19181 with conditions.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19181 (Hudson Senior Living)\SUP 19181.pc2.docx

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19181
(Hudson Senior Living)**

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 13th day of January, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Hudson Senior Living has submitted a request to establish a mixed use planned unit development (MUPUD) identified as Pine Village on 9.6 acres located at 1673 Haslett Road; and

WHEREAS, the proposed mixed use planned unit development includes the demolition of the existing 23,415 square foot multi-tenant shopping center building and construction of a 146,734 square foot senior apartment building with a total of 133 dwelling units and 9,558 square feet of non-residential space; and

WHEREAS, a total of 146,734 square feet is proposed in the project, consisting of 9,558 square feet of non-residential space and 137,176 square feet of residential space; and

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

WHEREAS, the Planning Commission held a public hearing at its regular meeting on December 16, 2019, and has reviewed staff material forwarded under cover memorandums dated December 11, 2019 and January 8, 2020; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which permits the construction of buildings greater than 25,000 square feet in size by special use permit; and

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

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19181, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated October 7, 2019 (revision date January 6, 2020) and received by the Township on January 6, 2020.
2. Approval of the special use permit is subject to all conditions placed on Mixed Use Planned Unit Development #19034 by the Township.

**Resolution to Recommend Approval
SUP #19181 (Hudson Senior Living)
Page 2**

3. Any future building additions will require an amendment to Special Use Permit #19181.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of January, 2020.

Ken Lane
Planning Commission Chairperson



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: January 10, 2020

Re: Rezoning #19100 (Durow), rezone approximately 1.487 acres located at 1259 Grand River Avenue from RR (Rural Residential) and RRA (Single Family-Suburban Estates) to C-2 (Commercial).

The Planning Commission held a public hearing on Rezoning #19100 at its last meeting on December 16, 2019. After discussing the request the consensus of the Planning Commission was to consider a resolution to recommend denial at its next meeting on January 13, 2020.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request. A resolution to recommend denial of the request is provided.

- **Move to adopt the resolution to recommend denial of Rezoning #19100 to rezone approximately 1.487 acres located at 1259 Grand River Avenue from RR (Rural Residential) and RRA (Single Family-Suburban Estates) to C-2 (Commercial).**

Attachment

1. Resolution to recommend denial.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19100 (Durow)\REZ 19100.pc2.docx

RESOLUTION TO RECOMMEND DENIAL

**Rezoning #19100
1259 Grand River Avenue**

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 13th day of January, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Gary Durow requested the rezoning of approximately 1.487 acres located at 1259 Grand River Avenue from RR (Rural Residential) and RRA (Single Family-Suburban Estates) to C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on December 16, 2019 and has reviewed the staff materials provided under a cover memorandum dated December 13, 2019; and

WHEREAS, the current residential zoning of the subject property is consistent with the residential zoning of adjacent properties to the east, west, north, and south of the site; and

WHEREAS, the current residential use of the subject property is consistent with the residential use of adjacent properties to the east, west, and south of the site; and

WHEREAS, the C-2 zoning proposed by the applicant is inconsistent with the R2-Residential Future Land Use Map designation in the 2017 Master Plan; and

WHEREAS, the applicant has not adequately demonstrated why the requested rezoning to C-2 is appropriate or why the current RR and RRA zoning is unreasonable; and

WHEREAS, the subject property could be used as currently zoned.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #19100 to rezone approximately 1.487 acres located at 1259 Grand River Avenue from RR (Rural Residential) and RRA (Single Family-Suburban Estates) to C-2 (Commercial).

ADOPTED: YEAS: _____

NAYS: _____

Resolution to Recommend Denial

Rezoning #19100 (Durow)

Page 2

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of January, 2020.

Ken Lane
Planning Commission Chairperson



To: Planning Commission

From: Peter Menser, Principal Planner

Date: January 9, 2019

Re: Election of Chair, Vice-Chair, and Secretary

The Planning Commission bylaws require that at the first regular meeting in January the Commission must select from its members a Chair, Vice-Chair, and Secretary. The general duties of each position are as follows:

Chair: The chair shall preside at all meetings, appoint committees and liaisons to other groups with concurrence from the Planning Commission, authorize calls for special meetings, and perform such other duties as may be specified by the Planning Commission.

Vice-Chair: The vice-chair shall act in the capacity of the chair in the chair's absence. In the event the office of the chair becomes vacant, the vice-chair shall succeed to this office for the unexpired term.

Secretary: The secretary shall perform those duties as assigned by the Michigan Planning Enabling Act (Public Act 33 of 2008) related to the Master Plan and may be assigned other duties from time to time.

At the meeting on January 13, 2020 the current chair will request nominations for the officer positions listed above. Once nominations are made the Planning Commission will vote on each office. The Commissioner receiving the most votes will serve in that position. The elected officer will begin serving immediately after being selected and will remain in office for the remainder of the year. Current officers may be re-elected; however the Planning Commission bylaws restrict any officer from serving more than two successive terms in any one position. Staff research indicates the current Secretary served in 2018 and 2019 and therefore is not eligible for another term as Secretary but is eligible for a different officer position.

The currently serving Planning Commission officers are as follows:

Chair: Ken Lane (succeeded to position in November 2019 upon resignation of previous chair)
Vice-Chair: Scott Hendrickson (selected at November 25, 2019 meeting to serve the rest of 2019)
Secretary: Dave Premoe (served 2018 and 2019 as Secretary)

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To: Planning Commission

From: Peter Menser, Principal Planner

Date: January 9, 2020

Re: March 9, 2020 Planning Commission meeting date

Due to the Presidential primary election on Tuesday, March 10, 2020, the Township Clerk has requested the use of the Town Hall Room for election preparation activities. To accommodate the request, the Planning Commission meeting scheduled for Monday, March 9, 2020 has been rescheduled to Monday, March 16, 2020. The meeting will begin at 7:00 p.m. The following meeting scheduled for Monday, March 23, 2020 remains unchanged.

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