



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
December 8, 2020 6:00 pm

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. Introduction of New Firefighter-Angela Kohls
 - B. Woodward Way Tax Credit from MSHDA-Craig Patterson, Woda Cooper Companies, Inc.
 - C. 2021 Township Goals and Action Plan Presentation
 - D. 2021 Township Local Road Plan
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS*
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA [SALMON]
 - A. Communications
 - B. Minutes-November 17, 2020 Virtual Regular Meeting
 - C. Bills
 - D. 2021 Proposed Non-Union Wage Schedule
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
 - A. Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership)
12. ACTION ITEMS (PINK)
 - A. Board and Commission Reappointments and Appointments
 - B. 4th Quarter Budget Amendments
 - C. Loan Transfer from General Fund to Parks Fund
 - D. 2021 Township Goals and Action Plan
 - E. 2020 Township Manager Performance Review
 - F. Township Manager Employment Agreement
13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership)
 - B. Rezoning #20050 (DTN 2013 LLC) rezone 31.63 acres east of Central Park Drive and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight units per acre).
 - C. Proposed Zoning Amendment for Car Dealerships
 - D. Township Contracts with Community Groups
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

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

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



To: Board Members
From: Frank L. Walsh, Township Manager
Date: December 4, 2020
Re: 2021 Township Goals Action Plan

On behalf of our 165 teammates, I'm pleased to present the Township Board with a final draft of the 2021 Action Plan.

Together, we have set a vision to continue our customer service efforts and assist our most vulnerable during a global pandemic. Beyond COVID-19, we will greatly expand and measure our solar efforts to mirror our Township's Sustainability Plan. Our plan includes the expansion of our efforts with Diversity, Equity and Inclusion. There is no question, we will maintain our unwavering promises made to voters as it relates to public safety (2017) and road improvements (2019). At the same time, we will enhance our community signage and complete major phases of the Lake Lansing to MSU Pathway. We fully expect vertical construction in both downtown Haslett and Okemos. We will seek to develop a plan to make broadband available to every Meridian resident.

Coming off a successful 2020, we have set the bar higher for 2021. Our united Township Board and Team will deliver. We serve the public with unbridled passion, performance and pride.

The following motion has been prepared for Board consideration:

MOVE TO ADOPT THE ATTACHED 2021 MERIDIAN TOWNSHIP ACTION PLAN.

Attachment:

1. 2021 Goals Action Plan



2021

GOALS ACTION PLAN- DRAFT

- A. Maintain unparalleled customer service and public safety throughout the Global COVID-19 Pandemic. Be mindful of the struggle facing our Meridian business community during COVID-19, develop and implement creative programs to assist our partners.
- B. Continue progress on the Meridian Township Sustainability Plan goal of 100% renewable energy use for Township facilities by 2035 by installing an additional 120kW of photovoltaic panels on Township property. Upon installation of the additional 120 kW panels in 2021, we will be at 60% of the required 300kW needed in combination with energy efficiency measures and renewable energy provider purchases to meet the 100% goal.
- C. Develop a Diversity, Equity and Inclusion Plan with specific goals and objectives.
- D. Culminate our decade long effort to redevelop Downtown Okemos and Haslett with vertical construction.
- E. Implement the second year of our Local Road Enhancement Program by improving a minimum of 15 miles of local roads.
- F. Develop a comprehensive plan to facilitate access to affordable Broadband across the entire Township.
- G. Complete Phase 1 and 2 of the MSU to Lake Lansing Pathway and review the Pathway Master Plan.
- H. Further our branding efforts with the addition of new “Welcome to Meridian Township” signage.
- I. Work with Granicus to upgrade the design of our Meridian Township website to improve functionality, as well as, give a new look and experience to site visitors.
- J. Fulfill our promises made to voters in 2017 by allocating enhanced pension payments to MERS and maintaining 73 emergency responders.



9A

**CONSENT AGENDA
BOARD COMMUNICATIONS
December 8, 2020**



November 17, 2020

Ms. Brandie Yates, Communications Manager
Meridian Township
5151 Marsh Road
Okemos, MI 48864

RE: Important Information—Price Changes

Dear Ms. Yates,

At Comcast, we are always committed to delivering the entertainment and services that matter most to our customers in Meridian, as well as exciting experiences they won't find anywhere else. We are also focused on making our network stronger in order to meet our customers' current needs and future demands. As we continue to invest in our network, products, and services, the cost of doing business rises. Rising programming costs, most notably for broadcast TV and sports, continue to be the biggest factors driving price increases. While we absorb some of these costs, these fee increases affect service pricing. As a result, starting January 1, 2021, prices for certain services and fees will be increasing, including the Broadcast TV Fee and the Regional Sports Network Fee. Please see the enclosed Customer Notice for more information.

We know you may have questions about these changes. If I can be of any further assistance, please contact me at 734-359-2077.

Sincerely,

A handwritten signature in blue ink that reads "John P. Gardner".

John P. Gardner
Director, External Affairs
Comcast, Heartland Region
1401 E. Miller Rd.
Lansing, MI 48911

Enclosure

Important Information Regarding Xfinity Services and Pricing

Effective January 1, 2021

Xfinity TV	Current	New
Broadcast TV Fee	\$14.00	\$15.10
Regional Sports Fee	\$8.25	\$9.10
Service to Additional TV	\$9.95	\$7.50

On Demand Subscription Services	Current	New
AMC + On Demand	\$4.99	\$6.99
Docurama On Demand	\$2.99	\$4.99
Gaia On Demand	\$9.99	\$11.99
Gaiam TV Fit & Yoga On Demand	\$6.99	\$7.99
UP Faith and Family On Demand	\$4.99	\$5.99
WE tv + On Demand	\$4.99	\$5.99

Xfinity Internet	Current	New
Performance Starter	\$53.00	\$56.00
Performance	\$73.00	\$76.00
Blast!	\$83.00	\$86.00
Extreme	\$93.00	\$96.00
Extreme Pro	\$103.00	\$106.00
Gigabit Speed	\$113.00	\$116.00
xFi Advantage	\$20.00	\$25.00

Xfinity Home	Current	New
Xfinity Home Security	\$40.00	\$50.00
Xfinity Home Security Plus	\$50.00	\$60.00

Xfinity Equipment	Current	New
TV Box	\$5.00	\$7.50
Customer-Owned Video Equipment Credit	\$5.00	\$7.50

Installation	Current	New
Professional Install	\$70.00	\$100.00
In-Home Service Visit	\$70.00	\$100.00

Alaiedon Township, Bath Township, East Lansing, Meridian Township, Wheatfield, Williamstown Township



November 20, 2020

Ms. Brandie Yates, Communications Manager
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Dear Ms. Yates:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly, please note that the distributor of El Rey Network informed Comcast that effective December 31, 2020 the channel will cease operation.

Additionally, pursuant to P.A. 480 of 2006, Section 9 (4), Comcast Cable's local operating entity hereby reports that Comcast does not deny access to services to any group of potential residential subscribers because of the race or income of the residents in the local area. A similar report has been filed with the Michigan Public Service Commission.

We are notifying impacted customers of these changes through a bill message.

Please feel free to contact me at 734-359-2077 if you have any questions.

Sincerely,

John P. Gardner
Director, External Affairs
Comcast, Heartland Region
1401 E. Miller Rd.
Lansing, MI 48911

From: Dean Kanitz <dkanitz@gmail.com>
Sent: Friday, November 20, 2020 1:09:02 PM
To: Board <Board@meridian.mi.us>
Subject: Fwd: Downtown Okemos

Hello,

I just wanted to share this message that I wrote to the Meridian Township Board, now a little more than three years ago about issues with the decision to proceed with the four corners project. The message I feel carries more weight with the announced bankruptcy of the mall management company CBL. The four corners area is also not on a main route like Grand River that connects to East Lansing, Frandor and Downtown Lansing.

-Dean

----- Forwarded message -----

From: Dean Kanitz <dkanitz@gmail.com>
Date: Sun, Nov 19, 2017, 5:39 PM
Subject: Downtown Okemos
To: <board@meridian.mi.us>

Charter Township of Meridian Board,

Recently, there seems to be a large push to create a downtown Okemos. The current push seems to be to develop the intersection area of Okemos Rd and Hamilton. However, as it stands Okemos Rd functions as the main road to feed traffic into the area and is currently at peak periods of the day failing in terms of operational capacity. This high volume of traffic, operational challenges and safety will not get better when creating a downtown Okemos near this intersection. This is also not going to create a downtown that is going to be able to be expanded

to grow the Okemos area as it is limited by a business on one side (Meijer), the Red Cedar on another and residential on the other.

Another challenge is what do you picture the future of retail, residential, transportation and community to look like? With the push for the green sustainable living, vehicular automation, changes in retail supply and demand, there are a lot of things changing with how traditionally designed communities are functioning. Therefore, it may be prudent into looking at the area that is currently between, Grand River Ave., Okemos Rd., Central Park Dr. and Marsh Rd for the chance to lead the township into the future.

Currently, major retailers are struggling to change their business models and we have seen multiple major retailers go bankrupt and leave the Meridian Mall. There is also a large amount of space that is currently just occupied by pavement that sits vacant the majority of the time as there are only a few weeks out of the year that this space is mostly utilized. However, if this space could be reimaged, it could not only help save our businesses, it could bring much more and turn downtown Okemos into a destination and a leader in the fight with what to do with tradition mall layouts.

This area of Okemos could be, have or contain:

- A 'Central Park' like space for events and concerts,
- 3-8 story buildings with a mix of residential, retail and parking,
- A series of building to building indoor and outdoor connections to make space usable every day of the year,
- Be designed to only accommodate sustainable LEED-certified buildings,
- Accommodate all modes of transportation and delivery options,
- Be configured as a small city with new streets with major, minor and local businesses mixed throughout.

- Be the future of what communities can be and set a new standard for communities in the Midwest.

I would like you to consider this because there is a lot of opportunity to move not only this space forward but to move Okemos forward. I am concerned about the level of opportunity that currently exists with the attempt to modernize the area around Okemos Rd at Hamilton.

The area of Okemos and Hamilton was not originally designed to accommodate the level of traffic that it is now required to handle. Therefore, by refocusing the vision onto the area within Grand River, Okemos, Central Park and Marsh rds., a new Okemos and new future for the Charter Township of Meridian can be envisioned with the capacity to allow the area to grow both physically and economically.

Thank you for the consideration of this concept.

Dean Kanitz

5148 Twinging Dr.

Okemos, MI 48864

From: Dave Ledebuhr <dsledebuhr@gmail.com>

Sent: Monday, November 23, 2020 11:21:26 AM

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

Subject: Commercial Planned Unit Development - 20-13034, 1982 Grand River Avenue

I write to express support for this agenda item, on behalf of three entities,

Ledebuhr Family Limited Partnership

Betty Eiler LLC

Milmar LLC

As I am a trustee of each one of the above concerns, and I (we) support the revisions to the PUD to allow this project of a new Huntington Branch Bank, to be constructed in this location.

Should you have questions or concerns, please feel free to contact me.,,

Sincerely,

David S. Ledebuhr

Trustee -

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Wednesday, November 25, 2020 8:02 PM
To: Board <Board@meridian.mi.us>
Subject: goals

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

Site Visitor Name: Phyllis Vaughn
Site Visitor Email: phyllis12161216@gmail.com

Hi everyone,

I am so Thankful to live in Meridian Township. I believe you all have the best interest of residents in your goals and accomplishments.

Lofty goals. I would like to address something mentioned by Clerk Guthrie. A few years ago I pushed a 85 yr old woman to the park at Lake Lansing South. It was almost impossible to get her on the path. After doing that I contacted Terri Banas and asked about getting an entrance at the park that was accessible. I am happy to say it was completed last year. There are several spots along just the sidewalks from Grange acres to Haslett road that are difficult to navigate just walking. After caring for older adults for 10 years it made me much more aware of these things. Thank you for all you do for the residents of Meridian. Be safe and Happy Thanksgiving.

From: Karen Rich <dekarich20@gmail.com>
Sent: Monday, November 30, 2020 1:43 PM
To: Board <Board@meridian.mi.us>
Subject: Four Corners Development

November 30, 2020

Members of the Meridian Township Board

With anticipation and concerns we are writing to you about the proposed project for the four corners of Downtown Okemos. This project has progressed from a welcoming, walkable, redeveloped community to an oversized (for our area) apartment building with above ground parking. As a Downtown Neighbor this is very disappointing.

The radical increase in projected traffic volume is very much our concern. We were approached by Will Randal and the County to accommodate their plans for a left turn lane on Northbound Okemos Rd at Clinton St. At this point we have lost interest in making these changes to our property.

Finally, We are not environmental experts but do have experience with and respect for the Red Cedar River. Are you considering the flooding potential this project may have?
Each year the river responds to spring thaw and seasonal downpours.

We appreciate your thoughtful consideration of these issues and would appreciate your response.

Dennis and Karen Rich
4619 Okemos Rd
Okemos, MI 48864

DEER MANAGEMENT UPDATE
December 2, 2020

Deer Management Season: October , 2020 – January 1, 2021

Total Deer Harvested to Date: 146

Total venison donated to date: 2,007 lbs

Recipients of venison: Okemos Community Church Food Bank
 Haslett Community Church Food Bank
 Capital Area Community Services (Mason)
 St. Paul Lutheran Church (Lansing)
 First Presbyterian Church of Dimondale
 LMTS Outreach Center (Lansing)
 Our Savior Lutheran Food Bank (Lansing)

	Total Hunters	Properties Hunted	Deer Harvested	Reported Deer/Car Collisions
2011	25	7	43	152
2012	50	18	90	153
2013	60	20	127	180
2014	73	21	150	137
2015	30	19	63	144
2016	73	31	73	164
2017	66	30	80	129
2018	74	38	57	129
2019	84	38	88	153
2020	75	40 (2,300 acres)	145 (as of 12/12/20)	-----

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Saturday, December 5, 2020 4:55:13 PM
To: Planning Commission (DG) <planningcommission@meridian.mi.us>
Subject: Rezoning request 20050 Central Park Dr

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

Site Visitor Name: Charles Kotz
Site Visitor Email: cdkotz73@gmail.com

I would like to thank those of you who voted against this ill-advised development. I concur that it is not the appropriate development for this location. Furthermore, I do not believe it should be located on any of the natural land remaining in the Township. There simply is not much natural land that has not already been built on. I believe the population of the Township is at its maximum capacity. A moratorium should be declared on any new developments, that would be built in natural areas. The Township Master Plan needs to be strengthened, to save what we have left. Thank you again to those who are representing Meridian Township residents that want to maintain some semblance of the rural character we still have a vestige of in the East Township.

From: Karen Rich <dekarich20@gmail.com>
Sent: Monday, December 7, 2020 9:29 AM
To: Township Board <Townshipboard@meridian.mi.us>
Subject: Rezoning the wetland near Powell Rd

To Meridian Township Board Members

We have recently heard of a rezoning request for a wetland area off Powell Road, in Meridian Township. It is our understanding that the planning commission is opposed to this. We believe the wetland should remain protected ,so are writing to encourage you not to rezone the property in question for residential use.

Thank you for your consideration and efforts.
Dennis and Karen Rich
4619 Okemos Rd
Okemos

From: mmoquin93@gmail.com <mmoquin93@gmail.com>

Sent: Monday, December 7, 2020 3:18 PM

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

Subject: Re: 12/8/2020 Agenda Item 13, Rezoning #20050 (Joint statement)

This email is Citizen comment on the above-item. My name is Michael Moquin, 6161 Cottage Drive, Haslett, and I have resided at that address since 1986. My Spouse, Dr. Julia Spalding, 1 the 2me address. We are Board Members of Capital Area Audubon Society. This comment is not submitted on behalf of CAAS but on our own behalf. However, our long residence on Lake Lansing, and the mission of CAAS intersect: “[d]edicated to creating a greater awareness, appreciation, and understanding of the interrelatedness of all Michigan’s wild places and wildlife and the need for stewardship” The Township Board sits as stewards for the residents of this Township, and in that respect, we urge the Board’s DENIAL of Rezoning #20050.

The Planning Commission recommended denial of the rezoning request a 6-1 at its November 23, 2020 meeting. In his November 6, 2020 memorandum to the Commission concerning the request, Peter Menser (Principal Planner), noted that of the 31.63 acres, protected wetlands cover 4.81 acres (p 7). Additionally, there are several stands of trees and ephemeral wetlands. Under the requested rezoning, the Planner states (p 7) the maximum number of allowable lots would be 258; under current zoning, maximum lots allowed for a subdivision is estimated at 112, and for a planned unit development a range from 128 to 160 lots (with the caveat that for a PUD, 50% of the developable space excluding wetlands, a net 13.41 acres has to be preserved as open space). In other words, for the 31.13 acres, 13.41 would be developable under existing zoning, and 17.72 acres would be a combination of open space and protected wetlands. In our view, that is an appropriate balancing of the needs of citizens, protective of wildlife and birds and quality of life, while both allowing and limiting development in our urbanized township.

For all these reasons, we respectfully request that the Township Board deny Rezoning #20050.

s/Julia E. Spalding



**CONSENT AGENDA
PROPOSED BOARD MINUTES
December 8, 2020**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Virtual Regular Meeting of November 17, 2020 as submitted.**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the November 17, 2020 Virtual Regular Meeting with the following amendment(s):**

[insert amendments]

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD VIRTUAL REGULAR MEETING **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
517-349-1232, Virtual Meeting via Zoom
TUESDAY, NOVEMBER 17, 2020 **6:00 pm.**

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

ABSENT: None

STAFF: Township Manager Walsh, Director of Public Works Perry, Fire Chief Hamel, Police Chief Plaga, Community Planning Director Kieselbach, Information Technology Director Gebes, Parks and Recreation Director Maisner, Finance Director Mattison, Human Resources Director Tithof, Economic Development and Neighborhoods Director Clark, Communications Manager Yates

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

Clerk Dreyfus called the roll of the Board.

4. PRESENTATIONS

A. Recognition of Eagle Scouts – Autumn Eyre and Regan Woods

Township Board recognized Eagle Scout Candidate Autumn Eyre, senior at Laingsburg High School, and Eagle Scout Candidate Regan Woods, junior at Okemos High School.

B. Introduction of New Full-Time Firefighter/Paramedic Steven Garelik

Fire Chief Hamel introduced Steven Garelik.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:13 pm.

Neil Bowlby, 6020 Beachwood Drive, Haslett; referenced citizen communication in previous packet and commented that bagpipe music is not “noise.” He stated the Board Resolution honoring Clerk Dreyfus was ironic due to campaign finance reports showing 4 Township Board members circumvented contribution limitations by contributing \$15,000 to Julie Brixie’s Political Action Committee, who then distributed those funds to the political opponent of Clerk Dreyfus. He also noted concerns with other campaign donations received by new Clerk-elect. He thanked Clerk Dreyfus for his years of service and said there are many grateful citizens in the community.

Robin Schneider, 5676 Cade Street, Haslett; stated she purchased her home in downtown Haslett to raise her family in this area, has lived in the Township for a long time, and supports recreational marijuana in the community.

Alan Shamoun, The Cured Leaf TC, 108 S. Main St. Suite A, Royal Oak; stated he is a medical marijuana provisioning licensee in Okemos and spoke in support of opting into recreational marijuana products in Meridian Township. He asked the Township to follow what is occurring in other locations in the State.

Megan McFarlane, Green Peak Industries, 515 Cornell Avenue, Dimondale; stated Green Peak Industries operates regional stores in Michigan and outlined security measures at their locations. She spoke in support of opting in for recreational marijuana.

Ben Joffe, Haslett Gallery LLC, 229 Depot Street, Ann Arbor; supported opting in for recreational marijuana.

Mike McCurdy, 5458 Okemos Road, East Lansing; spoke in support of recreational marijuana and asked the Township to move it into a legal and safe market situation.

Chris Yermian 222 E Merrill Street, Ste. 102, Birmingham; spoke in support of recreational marijuana and questioned why the Township would not create a safe, legal market.

Marvin Karana, DNVK 2, LLC, 29500 Telegraph Road, Ste. 250, Southfield; owns parcel at 1614 E. Grand River, stated he is proposing a new facility but wants to make sure it will be a viable business. He spoke in support of recreational marijuana.

Robert Baldori, 2719 Mt. Hope Road; stated his law office has represented recreational marijuana facilities and these businesses have not had any issues in their communities.

Deborah Guthrie, 2575 Dustin Road; thanked Clerk Dreyfus for his 20+ years of service and appreciate his sacrifices and contributions to the community.

Supervisor Styka closed public remarks at 6:41 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported that Niche magazine ranked Okemos as best place to live and Haslett ranked number thirteen on the list; November 23 is the Township Board's Goal Setting session; DEI program continuing with staff input into process; working on agreement with Andev Group & Indian Lakes neighborhood; appreciated Communication Dept. working to help with Census and high response rate by residents; Indian Lakes/Andev Group, team is working on completing the concept agreement.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Treasurer Deschaine reported:

- Meridian Township Transportation Commission meeting virtually Nov 19 at 6 PM, discussing Redi-Ride ridership and expanded hours, and Corridor Improvement Authority topic of safety along Grand River Avenue
- East Lansing-Meridian Water & Sewer Authority Board of Trustees virtual meeting November 19 at 7:30 am to discuss water quality
- Request for hotline reimplementation during COVID building closing, Manager agreed

Clerk Dreyfus reported:

- November 3 Election was certified by the Ingham County Board of Canvassers and Meridian Township's election results are official

Trustee Opsommer reported:

- CATA Board will be meeting Nov 18 and adopting a new advertising policy that will permit advertising on various CATA systems, funds will support installation of LED and Smart Stations

Supervisor Styka reported:

- Community Resources Commission is conducting Meridian Cares fundraisers for the Meridian Township Emergency Needs Fund
- No-Shave November Fundraiser — where police officers compete against each other — are seeking sponsors and donations will go to the Meridian Cares Fund
- Meridian Township is conducting a survey to determine the impact of COVID on local business, if a business did not receive a survey, they should contact the Township to participate

8. APPROVAL OF AGENDA

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

VOICE VOTE: Motion carried: 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Clerk Dreyfus moved to adopt the Consent Agenda as presented. Seconded by Trustee Wisinski.

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

NAYS: None

Motion carried: 7-0

A. Communications

Clerk Dreyfus moved that the communications be received and placed on file and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Wisinski.

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

NAYS: None

Motion carried: 7-0

B. Approval of Minutes – November 5, 2020 Virtual Regular Meeting

Clerk Dreyfus moved to approve and ratify the minutes of the November 5, 2020 Virtual Regular Meeting, as submitted. Seconded by Trustee Wisinski.

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

NAYS: None

Motion carried: 7-0

C. Bills

Clerk Dreyfus moved to approve that the Township Board approve the Manager’s Bills as follows: Seconded by Trustee Wisinski.

Common Cash		\$	540,224.63
Public Works		\$	559,072.87
Trust & Agency		\$	<u>104,188.85</u>
	Total Checks	\$	<u>1,203,486.35</u>
Credit Card Transactions		\$	10,942.28
10/29/2020 - 11/10/2020			
	Total Purchases	\$	<u>1,214,428.63</u>
ACH Payments		\$	<u>423,017.61</u>

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

NAYS: None

Motion carried: 7-0

D. Authorization of New Signer for Bank Accounts

Clerk Dreyfus moved to adopt a resolution entitled “Authority to Open an Account” for each of the listed financial institutions in a staff memorandum dated November 17, 2020, with the effective date of November 20, 2020. Seconded by Trustee Wisinski

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

NAYS: None

Motion carried: 7-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS

12. ACTION ITEMS

A. Resolution in Recognition of Clerk Dreyfus

The following resolution was offered by Trustee Sundland:

WHEREAS, the Meridian Township Board wishes to thank Township Clerk Brett Dreyfus for his 12 years of service on the Township Board; and

WHEREAS, Clerk Dreyfus served the residents of Meridian Township as Township Clerk from 2012-2020; and

WHEREAS, Clerk Dreyfus also served the residents of Meridian Township as Township Trustee from 2008-2012; and

WHEREAS, Clerk Dreyfus leaves office as the ranking member of the Township Board; and

WHEREAS, prior to his tenure in elected office, Clerk Dreyfus volunteered his time as an active member of the Meridian Township Zoning Board of Appeals and Planning Commission; and

WHEREAS, we fondly remember Clerk Dreyfus' efforts to provide an exceptional Memorial Day Service at Glendale Cemetery; and

WHEREAS, Brett Dreyfus as a member of the Meridian Board ardently advocated for land use policies consistent with his vision of smart township growth;

WHEREAS, Clerk Dreyfus advocated to maintain the rural quality of the eastern portion of the Township and for the adoption of a Urban Services Boundary;

WHEREAS, the entire Meridian Township community joins us this evening in acknowledging and appreciating Clerk Dreyfus and his 16 years of public service to our 43,424 residents; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, that Meridian Township commemorates Brett Dreyfus and celebrates his many contributions to the community.

Seconded by Trustee Jackson.

Discussion:

- Supervisor Styka stated he with the Clerk for eight years, although not often in the majority, he appreciated how well the Clerk represented his positions and arguments well and will be missed in that regard. He thanked the Clerk for his service.
- Clerk Dreyfus thanked the Board for their recognition. It has been a pleasure and honor to serve residents of Meridian Township for over 20 years, starting with service on the Planning Commission and Zoning Board of Appeals up to election as Township Clerk. First Democratic

Clerk in 60 years and felt he was successful in addressing residents' issues and reaffirm trust in local government. He was excited to be part of protecting the environment and part of the group that established the Land Preservation Program.

He was glad to work with former Trustee John Veenstra in championing the Urban Services Boundary and managing the growth of the Township. As Chief Election Officer, he is proud of his team in successfully administering all Township elections. He continually advocated for expanded absentee voting and the grant he wrote resulted in new election equipment for all polling locations including new technology to process absentee ballots. He proudly advocated for the Township Anti-Discrimination Ordinance which helped protect the LGBT community, and noted that he fought hard for transparency and openness in all aspects of Meridian Township government, which was not always a pleasant task and did not make him popular at times among some public officials. He welcomed the Township's new Clerk and thanked citizens, board and commission members and staff for their support.

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

NAYS: None

Motion carried: 7-0

B. Ladder Truck Purchase

Fire Chief Hamel outlined the proposed purchase of the new ladder truck.

Treasurer Deschaine move to authorize the Township Manager to sign documents approving the purchase of the new E-ONE Ladder Truck in an amount not to exceed \$930,000. Supported by Trustee Wisinski.

Discussion:

- Support the proposal to purchase the fire truck; it will be an exciting addition to the fire safety brigade; thanked voters for their support in approving the 2017 millage to allow for this purchase
- The ladder will reach 78 feet

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

NAYS: None

Motion carried: 7-0

C. Tri-County Regional Planning Commission Reappointment

Supervisor Styka stated Trustee Jackson has been serving and has indicated she would like to continue to serve.

Trustee Wisinski move to re-appoint Patricia Herring Jackson as the Meridian Township Delegate to the Tri-County Regional Planning Commission for term ending November 20, 2024. Seconded by Treasurer Deschaine.

Board Discussion:

- Thanked Trustee Jackson for representing the Township on the Tri-County Regional Planning Commission

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

NAYS: None

Motion carried: 7-0

13. BOARD DISCUSSION ITEMS

A. Update on COVID-19 Work Plan from Home

Manager Walsh reported

- Initiating a work from home program similar to the program used this past March. Currently the building is closed to the public with some of the staff working in the building and others from home.
- Issue is how someone can get a permit and make a payment. Currently visitors call one of the department numbers and an employee will meet them at the door, want to limit the amount of people entering the building. Staff are looking at various options.
- There have been several positives tests and in the public safety department and makes serving in that capacity very difficult. More positive tests could put a whole squad down.
- Goal is to protect employees and serve the public.

B. Walnut Hills Update

Manager Walsh reported

- There is a new purchaser of the site, plans to develop three or four homes for himself and his extended family. The new owner is committed to cleaning up site, staff will be meeting next week to discuss next steps for the site.
- New owner has stated he will be demolishing the buildings in the near future.

C. General Discussion about the Possibility of Opting into Recreational Marijuana

Principal Planner Menser reported Medical Marijuana Ordinances were adopted in 2019. Six applicants were considered for conditional approval. As of today, five applicants have renewed and received Special Use Permit approval and the sixth applicant has renewed his application but is working with staff to obtain the SUP approval.

Discussion:

- Board member supports small businesses but not sure if he can support recreational marijuana. Adult recreational use was discussed at length during Medical Marijuana ordinance process and Board voted not to proceed with recreational marijuana until after at least a year or two of

experience to see how the medical marijuana worked out in the Township. Medical Marijuana license holders now stating they need recreational marijuana to make their business feasible to operate, concern that this was not brought up during deliberations, Board member belief many residents spoke out in opposition and if these businesses need Medical & Recreational, then the Township needs to start the process over from scratch. Opposed to proceeding with recreational marijuana until there is experience with the current medical marijuana ordinance and ask the current businesses to wait another year.

- Recreational/adult use marijuana was approved by Michigan and Meridian voters in 2018, the Act required the Township to either opt out or be automatically opted-in to recreational marijuana, Township opted out because of a lack in local regulatory structure that compliments the State structure. Difficulty for Medical Marijuana retail outlets to effectively compete with stores that have both medical and recreational.
- Board member belief that the difficult legwork was already achieved for the two Township Medical Marijuana ordinances — zoning and regulatory — which complement the State law. Should be fair and allow current applicants to sell recreational marijuana, otherwise this creates two different marketplaces, with far more recreational than medical marijuana applications.
- Township could easily opt-in by including recreational use with medical use in ordinance; replace “medical marijuana” with “medical and recreational marijuana” ordinance language.
- Fast-changing market, other communities are opting in each month and decision is needed if Township wants to support current permit holders, four out of six permit holders are building on undeveloped sites, costly investment.
- Supports getting marijuana out of neighborhoods and residential homes and into secure, safe provisional centers. This would benefit the Township, proposed change will go through the Planning Commission process and residents can give feedback.
- Board member belief that communities who have adopted recreational marijuana have not shown a spike in crime or noticeable safety issues, no difference in medical versus recreational marijuana except in the law and the tax costs. If an individual wants recreational marijuana, they will drive to get it, most marijuana users do not want to go to doctor for a prescription but want to visit a provisional center and preserve their privacy. Medical marijuana users will decline over time, they don’t need it for recreation stores, easier than annual doctor appointments.
- Board member concern about unconscious “implicit bias” against marijuana, as described similarly in racial equity discussions. Dispensary for recreational and medical, which operates on the border of the Township, was previously a dentist office, has security on site and it blends into the area. Top citizen concerns, such as odor, safety and crime, were addressed and well thought out in the current Township medical marijuana ordinance. The Township can make a smooth transition in adding recreational marijuana.
- Concern about how marijuana affects public health; would like to see the data that was mentioned about medical marijuana facilities and if they affect the community; have received complaints on second-hand smoke and would like to know how this affects the community. Questioned reason behind accessibility to recreational marijuana. Belief that six Township license holders were committed at that time to Medical Marijuana and they should give the Board another year to evaluate the current program.
- Board member view that he wanted to see the effects of operating medical marijuana centers on the community before moving forward with recreational marijuana, locations and number of permits for medical marijuana ordinance was based on information at that time including medical needs.

- Concern about caregivers visiting the black market instead of legal stores, and is access a real issue, until a facility has been opened this results in unanswered questions.
- Board member inquiry if any of board members visited a provisioning center, very modern, safe, visually appealing, and needs to be seen in person.
- Suggestion about being careful comparing industries with Medical Marijuana dispensaries because no other store business model has only one commodity that they sell. Township applicants were approved one month before the recreational marijuana initiative was started. These permit holders has to go through the special use permit process and could not break ground until spring this year when COVID hit. Concerned about how medical dispensaries will succeed if owners cannot include recreational consumers. Customers go to licensed center because they will know the potency and receive a safer product, including edibles. It is under the jurisdiction of LARA and this addresses the concerns with public safety. Data will be slow coming in because it is a new industry with multiple local controls.
- Accessibility is not the question, but instead, does the Township wants recreational marijuana businesses in the community; concerned that recreational marijuana could become a public health issue just like gambling is now with the legalization of casinos; new opportunities means new problems; marijuana facilities would require large amount of township staff time to monitor, question revenue made by the Township on these facilities; residents have access across the western border of the Township so do we want to offer additional access?
- Belief that consumer behavior information exists along with extensive information on dispensaries, concerned about Board members questioning the current medical marijuana licensees and their commitment to the community because licensees want to modify their business proposal to the Township; when developers come forward with significant changes proposed to approved projects because of changing market trends, Board members approved all these changes with praise and compliments directed towards the developers.
- Concern that Board member comments reflect implicit bias against marijuana, facility owners subject to criticism without factual basis and based on continual vague fears and allegations, in the course of one year, the market has changed and the township should not throw applicants under the bus for asking to change their requests; large majority of Township voters legalized marijuana and had their concerns resolved in 2018; there is no difference in allowing a new, expanded residential development than there is in allowing a marijuana facility to expand its customer base when there is a demand for it.
- Township has been ranked the best place to live, belief that recreational marijuana may not hurt that ranking but need data and experience first and then could decide on the recreational component.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka opened Public Remarks at 8:34 pm.

Robin Schneider, 5676 Cade Street, Haslett; asked board members to stop use of term “black market” and to call it an illicit market. She was concerned when she heard several Board members state “we don’t need these kinds of business” because that is clearly implicit bias; concern they do not care about public health and safety or else they would support legalizing recreational retail in the Township. The Township took too long to opt into medical marijuana and suggested Trustees become better educated on recreational marijuana such as conducting a residents survey and take a tour of a facility to see how well regulated and safe recreational marijuana facilities are.

Scott Diana, 25607 West Street, Calumet; stated he was the former Michigan State Representative in the Upper Peninsula. He represents Tranquility Fields, a marijuana micro-business. The prefabricated facilities are built in Alpena and are purchased by facility operators in communities where recreational marijuana can be grown and processed by a local vendor. This micro-business is attracting the baby boomer market, and have identified local owners who are in the process of obtaining licenses and are interested in developing micro-businesses in the township. He is interested in sending information to the board to explain the company and how they operate their business.

Supervisor Styka Closed Public Remarks at 843: pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Opsommer stated the Lansing Mall has been put up for sale and the Meridian Mall has filed bankruptcy but is continuing with open hours. Please support these local businesses.

Supervisor Styka thanked Clerk Dreyfus for his service.

16. CLOSED SESSION - NONE

17. ADJOURNMENT

Clerk Dreyfus moved to adjourn. Seconded by Trustee Wisinski

VOICE VOTE: Motion carried 7-0.

Supervisor Styka adjourned the meeting at 8:45 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK



To: Board Members
From: Miriam Mattison, Finance Director
Date: December 8, 2020
Re: Board Bills

Charter Township of Meridian
Board Meeting
12/8/2020

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

COMMON CASH	\$	503,211.41
PUBLIC WORKS	\$	600,745.29
TRUST & AGENCY	\$	1,758.91
TOTAL CHECKS:	\$	1,105,715.61
CREDIT CARD TRANSACTIONS 11/11/2020-12/2/2020	\$	9,955.45
TOTAL PURCHASES:	\$	<u>1,115,671.06</u>
ACH PAYMENTS	\$	<u>1,026,828.48</u>

Vendor Name	Description	Amount	Check #
1. 2/42 COMMUNITY CHURCH	RENTAL OF CHURCH FOR AUG/NOV 2020 ELECTIONS	150.00	103945
2. ABUNDANCE CAFE LLC	FARM MARKET VENDOR RFND 9-13-20 TO 11-30-20	15.00	
3. AIRGAS GREAT LAKES	MEDICAL OXYGEN - OCT 2020	87.68	103946
	MEDICAL OXYGEN OCT 2020	531.11	103946
	MEDICAL OXYGEN OCT 2020	104.25	103946
	TOTAL	723.04	
4. ALLGRAPHICS CORP	LOGO WEAR SWEATSHIRTS FOR HR/FINANCE	186.00	103930
5. APPLE BLOSSOM KOMBUCHA	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	12.00	
6. APPLIED IMAGING	2021 DOCUWARE BUS SERVER/CLIENT LICENSES - MAINT	586.67	103931
7. ARTISTIC BRONZE INC	MEMORIAL PLACQUE - J. VEENSTRA	190.00	
8. ASAP PRINTING	BUSINESS CARDS	138.23	
9. AT & T	SERVICES FOR NOV 2020	32.34	103932
10. AT & T	ACCOUNT #831-000-8214 218 NOV 2020	1,068.25	
11. AT & T	SERVICES FROM NOV 1 2020 THRU NOV 30 2020	166.01	103933
	SERVICES FROM NOV 1 2020 THRU NOV 30 2020	357.49	103933
	SERVICES FROM NOV 1 2020 THRU NOV 30 2020	365.58	103933
	SERVICES FROM NOV 1 2020 THRU NOV 30 2020	296.47	103933
	SERVICES FROM NOV 1 2020 THRU NOV 30 2020	542.73	103933
	SERVICES FROM NOV 1 2020 THRU NOV 30 2020	582.73	103933
	TOTAL	2,311.01	
12. AT & T MOBILITY	SERVICES FROM NOV 5 2020 TO DEC 4 2020	76.25	103934
13. AUTO VALUE OF EAST LANSING	UNIT #132 FLEET REPAIR PARTS 2020	13.89	
	UNIT #8 FLEET REPAIR PARTS OCT 2020	87.53	
	UNIT 137 FLEET REPAIR PARTS OCT/NOV 2020	13.89	
	UNIT #141 FLEET REPAIR PARTS OCT/NOV 2020	14.39	
	UNIT #105 FLEET REPAIR PARTS OCT/NOV 2020	28.78	
	UNIT #49 FLEET REPAIR PARTS OCT/NOV 2020	3.98	
	TOTAL	162.46	
14. AUTOMATED BUSINESS EQUIPMENT	SERVICE FORMAX MACHINE	235.00	
15. AVI SYSTEMS INC	EDITSHARE SUPPORT RENEWAL	6,737.00	103947
16. BART CRANE	REIMB FOR CLOTHING 2ND HALF OF 2020	236.14	103948
17. BARYAMES CLEANERS	POLICE UNIFORM CLEANING - OCT 16, 2020 TO NOV 16, 2020	470.00	103949
18. BECKY PAYNE	REIMB FOR CLOTHING ALLOWANCE 2ND HALF OF 2020	325.00	103950
19. BETTE BIGSBY	REIMB OVERNIGHT ACCOMODATIONS NOV 2020 ELECTION	192.10	103951
20. BETTY ANNE RUPLEY	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	57.00	
21. BLUE CROSS BLUE SHIELD OF MICHIGAN	COVERAGE PERIOD 12-01-20 THRU 12-31-20	3,596.40	
22. BOARD OF WATER & LIGHT	PMT TO AVOID UTILITY SHUTOFF - L. RUDOLPH	427.34	103929
23. BOBCAT OF LANSING	UNIT 55 BOBCAT TOOLCAT PARTS	505.97	
24. BULL ENTERPRISES	OCT 2020 MUNICIPAL BLDG JANITORIAL SERVICE	3,036.00	Multiple
	DISINFECTING SPRAYING 10/4/20 & 11/5/20	1,900.00	Multiple
	MUNICIPAL BUILDING JANITORIAL SERVICE	3,036.00	
	TOTAL	7,972.00	
25. BURNETTE HOME IMPROVEMENT	REFUND 50% PERMIT FEE 33-02-02-26-153-003 - ARBOR DR	37.50	103954
26. C & S FAMILY FARM	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	161.00	

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
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Vendor Name	Description	Amount	Check #
27. CAPITOL CITY RIFLE CLUB	2021 MEMBERSHIP RENEWAL - K. PLAGA	80.00	
	2021 MEMBERSHIP RENEWAL - C. SQUIRES	80.00	
	2021 MEMBERSHIP RENEWAL - K. ROYSTON	80.00	
	2021 MEMBERSHIP RENEWAL - A. MCCREEDY	80.00	
	2021 MEMBERSHIP RENEWAL - K. ROYSTON	80.00	
	2021 MEMBERSHIP RENEWAL - D. KING	80.00	
	TOTAL	480.00	
28. CGS SAFETY TRAINING INC	FORKLIFT TRAINING/CERTIFICATION 10/22/20	729.00	
29. CHAD LINKS	50% REFUND BLDG PERMIT PROJECT CANCELLED	180.00	
30. CHENGHU FANG	SOCCER REFUND	55.00	
31. CHUCK MANIACI	REFUND WETLAND DELINEATION WDV20-05 - HULETT RD	13.50	103955
32. CINZORI FARMS LLC	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	313.00	
33. CITY PULSE	TWP NOTICES FOR OCTOBER 7, 2020	388.50	103956
34. COMCAST	SERVICES FROM DEC 1, 2020 TO DEC 31, 2020	336.52	
	SERVICES FROM NOV 29, 2020 TO DEC 28, 2020	201.00	
	SERVICES FROM NOV 29, 2020 TO DEC 28, 2020	22.47	
	SERVICES FROM NOV 16 2020 THRU DEC 15 2020	153.35	103935
	SERVICES FROM NOV 20 2020 TO DEC 19 2020	7.49	103935
	SERVICES FROM NOV 19, 2020 TO DEC 18, 2020	138.35	
	TOTAL	859.18	
35. CUSTOM BUILT INC	OVRPMT FOR BUILDING PERMIT - WILD IRIS LANE	10.00	
36. D & G EQUIPMENT INC	REPAIR PARTS FOR UNIT #72	621.10	
	REPAIR PARTS PURCHASE AND RETURN CREDIT	(4.82)	
	EXMARK BLADE & BLADE RETURN CREDIT	(0.18)	
	TOTAL	616.10	
37. D & K TRUCK CO	TO FIX CORE RETURNS CREDIT	28.93	103993
	2021 WESTERN STAR 4700 CHASSIS DUMP TRUCK	100,047.00	103993
	TOTAL	100,075.93	
38. DAN KING	REIMB FOR CLOTHING ALLOWANCE 2ND HALF OF 2020	325.00	103958
39. DBI	OFFICE PAPER	98.70	103959
	OFFICE PAPER	98.70	103959
	WALL CALENDARS	37.17	103959
	OFFICE PAPER	98.70	
	TOTAL	333.27	
40. DIANA TENNES	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	852.00	
41. ELAINE FLORE	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	145.00	
42. ELAINE PUTVIN	VOLUNTEER FOOD COORINATOR FOR RECYCLING EVENT 09/26/2020	250.00	103960
43. ELECTION SOURCE	SMART CARD READER WRITER FOR ICX	34.78	103961
44. ELLEN DILLMAN	VOLUNTEER COORDINATOR FOR RECYCLING EVENT 9/26/2020	500.00	103962
45. F.A.W. AND SON INC.	BLDG PERMIT DENIED INSUFFICIENT PAPERWORK 50% REFUND	37.50	

Vendor Name	Description	Amount	Check #
46. FAHEY SCHULTZ BURZYCH RHODES PLC	PROF SERVICES THROUGH NOV 29, 2020	384.50	
	PROF SERVICES THROUGH NOV 29, 2020	418.00	
	PROF SERVICES THROUGH NOV 29, 2020	1,995.00	
	PROF SERVICES THROUGH NOV 29, 2020	22.00	
	PROF SERVICES THROUGH NOV 29, 2020	473.00	
	PROF SERVICES THROUGH NOV 29, 2020	946.00	
	PROF SERVICES THROUGH NOV 29, 2020	270.00	
	PROF SERVICES THROUGH NOV 29, 2020	835.00	
	PROF SERVICES THROUGH NOV 29, 2020	66.00	
	PROF SERVICES THROUGH NOV 29, 2020	829.00	
	PROF SERVICES THROUGH NOV 29, 2020	66.00	
	PROF SERVICES THROUGH NOV 29, 2020	463.00	
	PROF SERVICES THROUGH NOV 29, 2020	715.00	
	PROF SERVICES THROUGH NOV 29, 2020	187.00	
	PROF SERVICES THROUGH NOV 29, 2020	374.00	
	PROF SERVICES THROUGH NOV 29, 2020	198.00	
	PROF SERVICES THROUGH NOV 29, 2020	44.00	
	PROF SERVICES THROUGH NOV 29, 2020	1,160.50	
	PROF SERVICES THROUGH NOV 29, 2020	110.00	
	PROF SERVICES THROUGH NOV 29, 2020	44.00	
	PROF SERVICES THROUGH NOV 29, 2020	286.00	
	PROF SERVICES THROUGH NOV 29, 2020	132.00	
	PROF SERVICES THROUGH NOV 29, 2020	225.50	
	PROF SERVICES THROUGH NOV 29, 2020	2,008.50	
	PROF SERVICES THROUGH NOV 29, 2020	88.00	
	PROF SERVICES THROUGH NOV 29, 2020	748.66	
	PROF SERVICES THROUGH NOV 29, 2020	1,837.68	
	PROF SERVICES THROUGH NOV 29, 2020	140.59	
	PROF SERVICES THROUGH NOV 29, 2020	70.88	
	PROF SERVICES THROUGH NOV 29, 2020	283.53	
	PROF SERVICES THROUGH NOV 29, 2020	476.85	
	PROF SERVICES THROUGH NOV 29, 2020	1,691.81	
	TOTAL	17,590.00	
47. FEDEX	ACCOUNT #1482-7203-4 - EXPRESS SERVICES AS OF NOV 11, 202	17.55	103963
48. FIRST ADVANTAGE OCC HEALTH CORP	CLINIC COLLECTION & MISC CHARGES	113.17	
49. FIRST AMERICAN ADMINISTRATORS	VARIOUS INVOICES FOR NOVEMBER 2020	1,231.42	
50. FIRST COMMUNICATIONS	SERVICES FROM NOV 1 2020 THRU NOV 30 2020	947.31	103936
51. FISHBECK, THOMPSON, CARR & HUBER	WDV20-05 - PROF SERVICES THRU 10/30/2020	1,486.50	103964
	WDV20-04 PROF SERVICES THRU 10/30/2020	2,129.50	103964
	WDV 20-06 - PROF SERVICES THRU 10/30/2020 - TOWNER RD.	150.00	103964
	PROF SERVICES THROUGH 10/30/2020	1,087.60	103964
	MUNI BLDG ENGINEERING SERVICES THROUGH 11/27/2020	1,594.60	
	HVAC SYSTEM COMMISSIONING SERVICES THROUGH 11/27/2020	7,179.00	
	MUNICIPAL BUILDING HVAC REPLACEMENT PROJECT	66,991.11	
	TOTAL	80,618.31	
52. FORESIGHT GROUP	WATER BILLS 10/30/2020	435.59	
	WATER BILL MAILING 11/15/2020	531.50	
	TOTAL	967.09	
53. GORDON CONSTRUCTION SERVICES	CONSTRUCTION OF MARKETPLACE ON THE GREEN PROJECT	81,815.00	
	GATEWAY BRIDGE AND RESTROOM IN VILLAGE	2,813.00	
	TOTAL	84,628.00	
54. GRACON SERVICES INC	SOPHOS SUPPORT RENEWAL - 3 YEAR	10,136.71	
55. GRAMPAS PASTYS LLC	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	109.00	

Vendor Name	Description	Amount	Check #
56. GRANGER	RUBBISH & RECYCLING DISPOSAL SERVICES	114.33	103965
	RUBBISH & RECYCLING DISPOSAL SERVICES	256.98	103965
	RUBBISH & RECYCLING DISPOSAL SERVICES	74.26	103965
	RUBBISH & RECYCLING DISPOSAL SERVICES	69.00	103965
	RUBBISH & RECYCLING DISPOSAL SERVICES	87.00	103965
	RUBBISH & RECYCLING DISPOSAL SERVICES	78.28	103965
	TOTAL	679.85	
57. H.C. BERGER COMPANY	CHARGES 11/15/20 TO 12/14/20 & OVERAGE 10/15/20 TO 11/14/	990.27	103937
58. HALT FIRE INC	UNIT 138 REPAIR PARTS	423.63	
59. HASLETT ANIMAL HOSPITAL	K9 ARES BOARDING	100.00	103966
60. HASLETT COMMUNITY CHURCH	RENTAL OF CHURCH FOR AUG/NOV 2020 ELECTIONS	150.00	103967
61. HEIDI MISARAS	REFUND WETLAND DELINEATION WDV20-04 - VANATTA ROAD	370.50	103968
62. HERBERT L CONFER JR	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	306.00	
63. IDC CORPORATION	SERVICE CENTER ENTRANCE GATE REPAIRS	1,212.00	103969
64. IMAGE TREND INC	IMAGETREND ANNUAL SUPPORT	5,154.82	103970
65. INSIGHT DIRECT USA, INC	ADOBE CREATIVE CLOUD LICENSE RENEWAL	15,123.19	
66. JERRY WEIMER CONSULTING	PACP CERTIFICATION TRAINING TWO 2 DAY CLASSES	7.00	
67. JIMMERSON ROOFING	OVERPMT FOR ROOFING PERMIT	75.00	
68. JON ORR	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	113.00	
69. KCI	POSTAGE FOR MAILING PERSONAL PROPERTY STATEMENTS	194.25	
	POSTAGE FOR ASSESSMENTS NOTICES	5,562.70	
	TOTAL	5,756.95	
70. KEVIN HARVEY	REIMB FOR CLOTHING ALLOWANCE 2ND HALF OF 2020	325.00	103971
71. KOLBY CASADAY	EVIDENCE TECH SCHOOL MACOMB COMM COLLEGE	68.51	103972
72. LANSING SANITARY SUPPLY INC	HAND SANITIZER 8 CASES	121.50	103973
	CLEANING PRODUCTS/SANITIZING WIPES	233.78	
	STERIPHENE CLEAN FRESH AEROSOL	93.84	
	CUSTODIAL SUPPLIES	299.59	
	TOTAL	748.71	
73. LANSING UNIFORM COMPANY	POLICE UNIFORMS - PULLOVER SHIRTS J. ALLEN & I. MANDERNA	65.90	103974
	UNIFORM - A. KOHLS	210.85	
	UNIFORM - E. DENNIS & T. MCNALLEY	437.70	
	UNIFORM - P. CULLIMORE	284.75	103974
	POLICE UNIFORM - BOOTS FOR M. HEINEMANN	189.95	103974
	STANDARD POLICE UNIFORM - M. HEINEMANN	296.85	103974
	UNIFORM - K. VIRGIN	242.75	103974
	UNIFORM - K. VIRGIN	64.95	
	UNIFORM - J. ROMECK	329.70	103974
	POLICE UNIFORM - PANTS - A. BLACK	110.00	103974
	POLICE UNIFORM PURCHASE - S. ALVARADO	692.60	
	UNIFORM - C. JOHNSON	164.85	
	TOTAL	3,090.85	
74. LAWSON PRINTERS	BUSINESS CARDS - D. GUTHRIE	65.00	103975
75. LOPEZ CONCRETE CONSTRUCTION	SOUTH FIRE STATION DRIVEWAY REPLACEMENT PROJECT	3,500.00	
76. MADISON NATIONAL LIFE INS CO	ACCOUNT #102753800000000 - DEC 2020	3,050.68	
77. MALLORY BUILDING CONTRACTORS LLC	MUNICIPAL BUILDING - FIRST FLOOR WINDOWS	24,614.00	

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 12/01/2020 - 12/08/2020
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
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Vendor Name	Description	Amount	Check #
78. MAMA C'S SAUCES	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	52.00	
79. MARK'S LOCK SHOP, INC.	RECOMBINATE MUNICIPAL VAULT	159.00	
80. MATTHEW BENDER & CO INC	LAND USE LAW UPDATE REL #11	240.10	
81. MCEWEN ELECTRIC LLC	50% REFUND ELECTRIC PERMIT JOB CANCELLED	92.75	
82. MCKESSON MEDICAL-SURGICAL GOC	SOL		
	EMS SUPPLIES/EQUIPMENT - SANITIZING WIPES/BP CUFFS	266.45	103976
	SANITIZING WIPES	75.20	
	SANITIZER AND SANTIZING WIPES	452.02	
	THERMOMETERS	374.09	
	TOTAL	1,167.76	
83. MEDICAL MANAGEMENT SYSTEMS OF	AMBULANCE BILLING SERVICE - NOV 2020	5,483.12	
84. MEI TOTAL ELEVATOR SERVICES	2020 ELEVATOR SERVICE	446.00	
85. MERIDIAN MEADOWS LLC	PMT TO AVOID EVICTION - A. IBRAHIM	4,402.41	103928
86. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CHECKING FOR 11/20/2020 PAYROLL	550.69	103977
	TRANSFER FOR FLEX CHECKING FOR 12/04/2020 PAYROLL	550.69	
	TOTAL	1,101.38	
87. MERIDIAN TOWNSHIP RETAINAGE	MUNICIPAL BUILDING HVAC REPLACEMENT PROJECT	7,443.46	
88. MERRILL FORD	FORD FLEET REPAIRS AND PARTS 2020	456.44	
89. MICHAEL BIRITZ	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	62.00	
90. MIKE DEVLIN	HALLOWEEN DOG BANDANAS REIMB - DOG PARK PARTY	59.94	
	HALLOWEEN BACKDROP REIMB - DOG PARK PARTY	14.99	
	DOG PARK PARTY - DOG TREATS	19.98	
	TOTAL	94.91	
91. MIKE HAGBOM	REIMB FOR CLOTHING ALLOWANCE 2ND HALF OF 2020	325.00	103978
92. MUZZALL GRAPHICS	PROPERTY TAX BILLS AND NOTICES	1,951.20	103938
	TAX BILLS AND NOTICES	702.00	
	TOTAL	2,653.20	
93. MYCOPHILES GARDEN LLC	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	526.00	
94. NEW HOPE CHURCH	RENTAL OF CHURCH FOR AUG/NOV 2020 ELECTIONS	150.00	Multiple
95. ORKIN, 551-LANSING, MI	RODENT & INSECT CONTROL HISTORICAL VILLAGE	3,244.00	103939
96. PENCHURA PLAYGROUNDS	BIKE FIXATION STATION FOR VEENSTRA MEMORIAL AT MARKETPLAC	1,948.00	103980
97. PEOPLEFACTS LLC	NOVEMBER 2020 - PRE-EMPLOYMENT CREDIT CHECKS	16.67	
98. PHIL DESCHAIINE	REIMB MONITORS FOR STAFF TO WORK FROM HOME - COVID	254.38	
99. PLM LAKE & LAND MANAGEMENT	2020 LAKE LANSING SAD WATERSHED MGMT HARVESTING	14,987.50	
100 POLICE EXECUTIVE RESEARCH FORUM	MEMBERSHIP RENEWAL THROUGH DEC 31, 2021	200.00	
101 PRINT MAKERS SERVICE INC	METER CHARGES	106.70	
	METER COLOR CHARGES	165.04	
	PAPER AND BANNER	555.10	
	TOTAL	826.84	
102 PRO-TECH MECHANICAL SERVICES	2020 HVAC PREVENTATIVE MAINTENANCE	4,206.25	
103 PRO-TECH SALES	1 BALLISTIC VEST (DUTY)	859.00	
104 PURCHASE POWER	STATEMENT DATE THRU NOV 9, 2020	2,581.43	103981

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 12/01/2020 - 12/08/2020
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
105 QUALITY TIRE INC	UNIT #130 - MERIDIAN TWP FLEET TIRES 2020	613.40	103982
	MOTOR POOL - DISPOSAL FEES	51.00	
	STOCK NOKIAN TIRES	1,832.40	
	TOTAL	2,496.80	
106 RICHARD G VONTERSCH	SOLAR PANEL LANDSCAPING MUNICIPAL BLDG - CUT BACK PERENNI	90.00	103940
107 ROJAS FARM	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	245.00	
108 ROWERDINK AUTOMOTIVE PARTS	FLEET REPAIR PARTS 2020	420.62	
	FLEET REPAIR PARTS 2020	273.21	
	FLEET REPAIR PARTS 2020	87.73	
	FLEET REPAIR PARTS 2020	55.16	
	FLEET REPAIR PARTS 2020	16.72	
	FLEET REPAIR PARTS 2020	104.50	
	FLEET REPAIR PARTS 2020	122.44	
	FLEET REPAIR PARTS 2020	85.00	
	FLEET REPAIR PARTS 2020	25.66	
	FLEET REPAIR PARTS 2020	258.42	
	FLEET REPAIR PARTS 2020	63.16	
	FLEET REPAIR PARTS 2020	49.95	
	FLEET REPAIR PARTS 2020 - CREDIT	(75.61)	
	TOTAL	1,486.96	
109 SARAH TOMAC	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	231.00	
110 SHARI ZISCHKE	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	18.00	
111 SHAWN DIEMER	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	2,681.00	
112 SME	PROFESSIONAL SERVICES FROM JUNE 22 2020 TO JULY 26 2020	2,254.28	
	PROFESSIONAL SERVICES FROM AUG 24, 2020 TO SEPT 20, 2020	1,565.10	
	PROFESSIONAL SERVICES FROM OCT 26, 2020 TO NOV 22, 2020	2,225.05	
	TOTAL	6,044.43	
113 SOLDAN'S FEED & PET SUPPLIES	CANINE DOG FOOD 30# BAG	36.99	103983
	CANINE UNIT DOG FOOD 30# BAG	36.99	103983
	TOTAL	73.98	
114 SPARROW OCCUPATIONAL	HR PHYSICALS FOR TOWNSHIP STAFF	1,031.00	103984
	HR PHYSICALS FOR TOWNSHIP STAFF	813.00	103984
	PHYSICAL EXAMS 11/11/2020	93.00	
	TOTAL	1,937.00	
115 ST LUKE LUTHERAN CHURCH	RENTAL OF CHURCH FOR AUG/NOV 2020 ELECTIONS	150.00	103985
116 STATE OF MICHIGAN	MCAO CERTIFICATION RENEWAL FOR 2021 - D. WOZNIAK	175.00	
	MCAO CERTIFICATION RENEWAL FOR 2021 - J. FLOWER	175.00	
	POLICE SRMS LICENSE & SUPPORT FEES	7,400.00	103941
	TOTAL	7,750.00	
117 STEPHEN GROSE	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	1,692.00	
118 SUPREME SANITATION	PORTABLE TOILET RENTAL - NOV 2020	160.00	
	PORTABLE TOILET RENTAL - NOV 2020	85.00	
	TOTAL	245.00	
119 T MOBILE	SERVICE FROM 09/21/20 TO 10/20/20	29.65	103942
	SERVICES FROM 10/21/2020 TO 11/20/2020	29.65	
	TOTAL	59.30	
120 TASC	COBRA ADMIN FEE - 01/01/2021 TO 03/31/2021	308.79	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 12/01/2020 - 12/08/2020
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
121 TDS	SERVICES FROM 10/28/2020 TO 11/27/2020	1,624.66	103943
	SERVICES FROM 11/28/2020 TO 12/27/2020	1,638.12	
	TOTAL	3,262.78	
122 TEAM FINANCIAL GROUP	CONTRACT PAYMENTS 40026582-1 AND 40026582-2	1,471.50	
123 THE CHEESE PEOPLE OF GRAND RAPIDS	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	426.00	
124 THE HARKNESS LAW FIRM PLLC	PROSECTUION SERVICES, NOV 2020 - DIVERSION PROG ADMIN	6,667.17	
125 THE RAPID GROUP LLC	SERVICES THROUGH OCT 31, 2020	55.00	103986
126 TIFFANY ANN DANIELS	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	96.00	
127 TITUS FARM LLC	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	2,218.00	
128 TRI-COUNTY OFFICE ON AGING	2020 MEALS ON WHEELS PROGRAM	4,000.00	
129 UNCLE CALVINS SWEET POTATO PIES	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	107.00	
130 UNITED CHURCH OF CHRIST	RENTAL OF CHURCH FOR AUG/NOV 2020 ELECTIONS	150.00	103987
131 USA TODAY NETWORK	BILLING PERIOD SEPT 1 - SEPT 30, 2020 - ACCT # 155614	840.00	103994
	BILLING PERIOD OCT 1 - OCT 31, 2020 - ACCT # 155614	290.00	103994
	TOTAL	1,130.00	
132 VARIPRO BENEFIT ADMINISTRATORS	FLEX ADMINISTRATION 12/2020	179.00	
133 VERIZON CONNECT	SERVICES FROM OCT 1 2020 TO OCT 31 2020	1,359.96	103944
134 VIRIDIS DESIGN GROUP	ENGINEERING SERVICES HNC PAVILION & RESTROOM PROJECTS TH	500.00	
	ENGINEERING SERVICES - HNC PAVILION & RESTROOM PROJECTS T	2,000.00	
	ENGINEERING SERVICES HNC PAVILION & RESTROOM PROJECTS TH	1,000.00	
	TOTAL	3,500.00	
135 WEST SHORE FIRE INC	SCBD PAK REPAIRS	173.42	103989
136 WHITAKER BROTHERS BUSINESS MACHINES	4 EA FEED BELTS F/62001	61.48	103990
137 WILBUR HOCHSTETLER	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	619.00	
138 WILLIAMSTON GREEN HOUSE & FLORIST	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	1,068.00	
139 WILLOW GARDEN	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	114.00	
140 WILSON FARM FRESH MEATS	FARM MARKET VENDOR RFND 9-13-20 - 11-30-20	20.00	
141 YELLOWLITE	REFUND PERMIT - VAN ATTA RD	60.00	103991
142 ZOLL MEDICAL CORP	HEART MONITOR TRAINING SIMULATOR FOR ECG	793.96	103992
	SMART CAPNOLINE 2 BOXES OF 25/CABLE LIMB LEAD ECG 2EA	1,105.30	103992
	TOTAL	1,899.26	
TOTAL - ALL VENDORS		503,211.41	
BANK TOTALS:			
Bank GF COMMON CASH		503,211.41	

Vendor Name	Description	Amount	Check #
1. AUTO VALUE OF EAST LANSING			
	WATER DEPT REPAIR PARTS NOV 2020	146.61	
2. BETH SMITH			
	OVRPMT SEWER/WATER BILLS - GOLDEN CIRCLE	223.78	
3. BLACKBURN MFG CO			
	REPAIR PARTS	470.88	
	REPAIR PARTS	686.20	
	TOTAL	1,157.08	
4. BLUE CROSS BLUE SHIELD OF MICHIGAN			
	COVERAGE PERIOD 12-01-20 THRU 12-31-20	526.43	
5. CAPITAL ASPHALT LLC			
	BITUMINOUS REPAIR CONTRACT 2020	5,498.43	
6. CARL SCHLEGEL INC			
	TICKET #1057617 SAND DELIVERY NOVEMBER 12, 2020	823.20	
7. CGS SAFETY TRAINING INC			
	FORKLIFT TRAINING/CERTIFICATION 10/22/20	891.00	
8. CITY OF EAST LANSING			
	ELMWSA OPERATING & INTERCONNECT COSTS DEC 2020	274,846.66	
	DEC 2020 SEWER OPERATIONS BILLING	254,513.75	
	TOTAL	529,360.41	
9. DIVERSIFIED NATIONAL TITLE AGENCY			
	OVRPMT WATER BILL - STRAWBERRY LANE	55.97	
10. FELICIA & ERIC LINDELL			
	REIMB FOR DMG TO INVISIBLE FENCE - HASLETT RD WATER MAIN	103.62	28472
11. FERGUSON WATERWORKS #3386			
	REPAIR PARTS	507.90	
	WATER METER REGISTERS 2020	25,572.00	28473
	PARTS FOR AIR RELIEF VAVLE - CENTRAL FORCE MAIN	530.00	
	CREDIT FOR REPAIR PARTS	(507.90)	
	TOTAL	26,102.00	
12. FIRST AMERICAN ADMINISTRATORS			
	VARIOUS INVOICES - DECEMBER 2020	134.98	
13. GEORGE F EYDE FAMILY LLC			
	OVRPMT SEWER/WATER BILLS - WOODLAKE DR	302.08	
	OVRPMT SEWER/WATER BILLS - WOODLAKE DR	217.20	
	OVRMPT WATER BILLS - WOODLAKE DR BLDG C	138.07	
	OVRPMT SEWER/WATER BILLS - WOODLAKE DR	26.22	
	TOTAL	683.57	
14. GERALD & BARBARA GIBBS			
	OVERPMT SEWER - SONOMA VISTA DR	211.42	
15. IDC CORPORATION			
	SHORE POWER MONITORL PANEL GENERATOR REVISIONS SHOALS PUM	600.00	
	LIFT STATION CONTROLS MAINTENANCE 2020	1,178.00	
	TOTAL	1,778.00	
16. JERRY WEIMER CONSULTING			
	NASSCO PIPELINE TRAINING COURSE	16,093.00	
17. JOEL C HENRY			
	REIMB FOR SANITARY SEWER BACKUP ON 10/25/20	2,747.00	
18. KENNEDY INDUSTRIES INC			
	FLYGT REPAIR KIT	110.07	
19. MADISON NATIONAL LIFE INS CO			
	ACCOUNT #102753800000000 - DEC 2020	353.35	
20. MICHIGAN MUNICIPAL EXECUTIVES			
	MME ANNUAL MEMBERSHIP FOR 2021	145.00	
21. PREMIER SAFETY			
	AIR MONITOR CALIBRATION & ANNUAL PREVENTATIVE MAINTENANCE	230.40	28474
22. QUALITY LANDSCAPE			
	SITWORK-1867 LK LANS FROM HASLETT RD WTRMN PROJECT	2,390.00	
23. ROBERT MACKENZIE			
	REIMB CDL LICENSE RENEWAL W/ENDORCEMENT	70.00	
24. ROBERT & AUDREY MARTIN			
	OVRPMT SEWER/WATER BILLS - LAGOON DR	16.39	
25. STATE OF MICHIGAN			
	MERIDIAN TWP 2021 WWSN 04260	10,562.73	
26. TITLE RESOURCE AGENCY			
	OVRPMT SEWER/WATER BILLS - SENECA DR	128.29	
27. TRI TITLE AGENCY LLC			
	OVRPMT SEWER/WATER BILLS - GRAEBEAR TRAIL	202.56	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 12/01/2020 - 12/08/2020
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: PWHZR

Vendor Name	Description	Amount	Check #
TOTAL - ALL VENDORS		600,745.29	
BANK TOTALS:			
Bank PWHZR PUBLIC WORKS		600,745.29	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 12/01/2020 - 12/08/2020
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. TRANSNATION TITLE			
	OVREMT SUMMER PROPERTY TAXES - LUPINE COURT	1,758.91	13037
TOTAL - ALL VENDORS		1,758.91	
BANK TOTALS:			
Bank TA TRUST & AGENCY		1,758.91	

Credit Card Report 11/11/2020-12/2/2020

Posting Date	Merchant Name	Amount	Name
2020/11/11	THE HOME DEPOT #2723	\$26.92	LAWRENCE BOBB
2020/11/11	THE HOME DEPOT #2723	\$53.83	LAWRENCE BOBB
2020/11/11	GRAINGER	\$69.02	DAN PALACIOS
2020/11/11	AMZN MKTP US*280XQ7I40	\$31.85	MICHELLE PRINZ
2020/11/11	OFFICEMAX/OFFICEDEPT#3379	\$99.99	WILLIAM PRIESE
2020/11/11	AMZN MKTP US*2005D4CH1	\$59.94	CATHERINE ADAMS
2020/11/12	THE HOME DEPOT #2723	\$1.27	ROBERT STACY
2020/11/12	044 BELLE TIRE CP	\$79.99	JIM HANSEN
2020/11/12	NEWSPAPER SERVICES 2	\$5.00	FRANK L WALSH
2020/11/12	THE HOME DEPOT 2723	\$238.62	KEITH HEWITT
2020/11/12	AMZN MKTP US*289X647A2	\$215.31	CATHERINE ADAMS
2020/11/13	CATHEY COMPANY	\$87.00	ROBERT STACY
2020/11/13	BEST BUY 00004168	\$402.77	DEBBIE BUDZYNSKI
2020/11/13	PAS*LANSING PARKING	\$0.67	BART CRANE
2020/11/13	BUILDASIGN.COM	\$88.16	ROBIN FAUST
2020/11/13	BUILDASIGN.COM	\$324.16	LUANN MAISNER
2020/11/13	DNR PLAINWELL RSS	\$500.00	LUANN MAISNER
2020/11/13	AMZN MKTP US*208LD84W0	\$216.90	CATHERINE ADAMS
2020/11/13	EGLE PWS NCOM	\$138.12	CATHERINE ADAMS
2020/11/16	THE HOME DEPOT #2723	\$14.63	LAWRENCE BOBB
2020/11/16	THE HOME DEPOT #2723	\$16.97	LAWRENCE BOBB
2020/11/16	ZOOM.US	\$2.91	STEPHEN GEBES
2020/11/16	MEIJER # 025	\$25.00	DARLA JACKSON
2020/11/16	MEIJER # 025	\$350.00	DARLA JACKSON
2020/11/16	THE HOME DEPOT 2723	\$99.14	DAVID LESTER
2020/11/16	AMAZON.COM*2089T6EQ0 AMZN	\$83.94	MICHELLE PRINZ
2020/11/16	EGLE PWS NCOM	\$138.12	CATHERINE ADAMS
2020/11/17	COVERT SCOUTING	\$32.99	BART CRANE
2020/11/17	BUILDASIGN.COM	(\$18.35)	LUANN MAISNER
2020/11/17	ADVANCE AUTO PARTS #8999	\$58.47	WILLIAM PRIESE
2020/11/17	AMZN MKTP US	(\$59.94)	CATHERINE ADAMS
2020/11/17	AMZN MKTP US*GW6D02KK3	\$715.00	CATHERINE ADAMS
2020/11/18	ASFPM MADISON WI	\$165.00	YOUNES ISHRAIDI
2020/11/18	SOLDANS FEEDS & PET S	\$10.74	CATHERINE ADAMS
2020/11/19	THE HOME DEPOT #2723	\$75.72	LAWRENCE BOBB
2020/11/19	THE HOME DEPOT #2723	\$53.95	TYLER KENNEL
2020/11/19	TOP HAT CRICKET FARM INC	\$51.45	CATHERINE ADAMS
2020/11/20	THE HOME DEPOT #2723	(\$49.97)	TYLER KENNEL
2020/11/20	PAS*LANSING PARKING	\$0.52	BART CRANE
2020/11/20	BANNASCH WELDING INC	\$132.00	RUDY GONZALES
2020/11/20	THE HOME DEPOT #2723	\$64.37	RUDY GONZALES
2020/11/20	ZOOM.US 888-799-9666	\$379.88	STEPHEN GEBES
2020/11/20	THE HOME DEPOT 2751	\$99.00	RICHARD GRILLO
2020/11/20	MI SECTION AWWA	\$60.00	DEREK PERRY
2020/11/23	PAS*LANSING PARKING	\$0.52	BART CRANE
2020/11/23	AMZN MKTP US*FB9OG1P33	\$159.96	KRISTI SCHAEING
2020/11/23	AMZN MKTP US*LQ2112UL3	\$55.18	KRISTI SCHAEING
2020/11/23	OFFICEMAX/OFFICEDEPT#3379	(\$12.99)	JANE GREENWAY
2020/11/23	HASLETT TRUE VALUE HARDW	\$24.89	KENNITH PHINNEY
2020/11/23	NUTRON NAMEPLATE INC	\$115.00	MICHAEL DEVLIN
2020/11/23	AMZN MKTP US*VP37Y4YW3	\$39.98	CATHERINE ADAMS
2020/11/23	MEIJER # 025	\$61.40	CATHERINE ADAMS

2020/11/24	MARSHALLS #0727	\$34.94	RUDY GONZALES
2020/11/24	PSI SERVICES LLC	\$75.00	RICHARD GRILLO
2020/11/24	PSI SERVICES LLC	\$75.00	RICHARD GRILLO
2020/11/24	LANSINGSTATE JOURNAL	\$9.99	MICHELLE PRINZ
2020/11/25	THE HOME DEPOT #2723	\$4.38	LAWRENCE BOBB
2020/11/25	MARSHALLS #0727	(\$37.04)	RUDY GONZALES
2020/11/25	THE HOME DEPOT #2723	\$47.97	WILLIAM RICHARDSON
2020/11/25	PAYPAL *O3CLEAN	\$1,290.00	KRISTI SCHAEDING
2020/11/25	THE HOME DEPOT #2723	\$21.98	KEITH HEWITT
2020/11/25	AMZN MKTP US*136G87SJ3	\$52.80	MICHELLE PRINZ
2020/11/25	ADOBE ACROPRO SUBS	\$15.89	DENISE GREEN
2020/11/27	THE HOME DEPOT #2723	\$44.52	LAWRENCE BOBB
2020/11/27	HASLETT TRUE VALUE HARDW	\$11.94	ROBERT STACY
2020/11/27	AMZN MKTP US*8V4BT2453	\$219.03	KRISTI SCHAEDING
2020/11/27	GIH*GLOBALINDUSTRIALEQ	\$249.00	ROBERT MACKENZIE
2020/11/27	ADOBE ACROPRO SUBS	\$14.99	DEREK PERRY
2020/11/30	HOBBY LOBBY #360	\$14.37	RUDY GONZALES
2020/11/30	MEIJER # 025	\$10.47	WILLIAM RICHARDSON
2020/11/30	AMAZON.COM*3F6VE1XY3 AMZN	\$319.00	ROBERT MACKENZIE
2020/11/30	AMZN MKTP US*281T74G03	\$524.60	ROBERT MACKENZIE
2020/11/30	AMZN MKTP US*W29WQ0BW3	\$10.69	ROBERT MACKENZIE
2020/11/30	AMZN MKTP US*BY19Z7RG3	\$704.64	ROBERT MACKENZIE
2020/11/30	TRACTOR-SUPPLY-CO #0122	\$99.99	KEITH HEWITT
2020/11/30	THE HOME DEPOT #2723	\$1.62	KEITH HEWITT
2020/12/01	PAYPAL *MICHIGANSTO	\$50.00	NYAL NUNN
2020/12/01	ZOOM.US 888-799-9666	\$31.67	STEPHEN GEBES
2020/12/01	AMZN MKTP US*OX8LI4M43	\$36.79	CATHERINE ADAMS
2020/12/02	THE HOME DEPOT #2723	\$12.88	MIKE ELLIS
2020/12/02	LOWES #01596*	(\$2.51)	ROBERT MACKENZIE
2020/12/02	LOWES #01596*	\$44.41	ROBERT MACKENZIE
2020/12/02	AMAZON.COM*909AO8I33	\$262.36	ROBERT MACKENZIE
2020/12/02	SOLDANS FEEDS & PET S	\$29.73	CATHERINE ADAMS
2020/12/02	AMZN MKTP US*014MT0T33	\$89.35	CATHERINE ADAMS

Total	\$9,955.45
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ACH Transactions

Date	Payee	Amount	Purpose
11/10/2020	Invoice Cloud	\$ 1,059.00	Utility Transaction Fee
11/12/2020	Blue Care Network	\$ 19,119.76	Employee Health Insurance
11/12/2020	MCT Utilities	\$ 2,083.23	Water/Sewer for MCT
11/13/2020	Consumers	\$ 50,578.33	Utilities
11/17/2020	ELAN	\$ 16,388.30	Credit Card Payment
11/18/2020	Blue Care Network	\$ 9,014.44	Employee Health Insurance
11/19/2020	MERS Purchase	\$ 256,153.55	Employee Retirement
11/20/2020	Nationwide	\$ 15,615.74	Payroll Deductions 11/20/2020
11/20/2020	ICMA	\$ 35,519.68	Payroll Deductions 11/20/2020
11/20/2020	Alerus	\$ 12,034.48	Payroll Deductions 11/20/2020
11/20/2020	State of MI	\$ 33,281.03	MI Bus Tax
11/20/2020	Various Financial Institutions	\$ 343,692.92	Direct Deposit 11/20/2020
11/20/2020	IRS	\$ 142,448.88	Payroll Taxes 11/20/2020
11/23/2020	Horizon Bank	\$ 102.15	Reorder of Deposit Slips
11/23/2020	MCT Utilities	\$ 65.89	Water/Sewer for MCT
12/2/2020	Blue Care Network	\$ 89,671.10	Employee Health Insurance
Total ACH Payments		<u><u>\$ 1,026,828.48</u></u>	



To: Board Members
From: Abigail Tithof, Human Resources Director
Date: December 4, 2020
Re: 2021 Non-Union Wage Schedule

The 2021 Budget includes a 2% wage adjustment to the pay ranges for Department Directors and other non-union staff.

The following motion has been prepared for Board consideration:

MOVE TO APPROVE THE 2021 NON-UNION WAGE SCHEDULE, WITH A 2% WAGE ADJUSTMENT, AS PRESENTED.

Attachment:

1. 2021 Proposed Non-Union Wage Schedule

**2021 Salaries for Non-Union Employees
Effective January 1, 2021**

			<u>2021 Salary</u>	
Township Manager**	Step 1	\$ 136,418.00		
	Step 2	\$ 138,465.00		
	Step 3	\$ 140,542.00		
	Step 4	\$ 142,649.00		
	Step 5	\$ 144,789.00		
	Step 6	\$ 146,962.00		
Deputy Township Manager/ Director of Public Works Derek Perry	Step 1	\$ 98,129.00	\$113,743.00	January 1, 2021
	Step 2	\$ 102,591.00		
	Step 3	\$ 105,936.00		
	Step 4	\$ 108,725.00		
	Step 5	\$ 111,513.00		
	Step 6	\$ 113,743.00		
Executive Assistant * Michelle Prinz	Step 1	\$ 43,317.00	\$60,214.00	January 1, 2021
	Step 2	\$ 46,696.00		
	Step 3	\$ 50,075.00		
	Step 4	\$ 53,452.00		
	Step 5	\$ 56,836.00		
	Step 6	\$ 60,214.00		
Human Resources Director Abigail Tithof	Step 1	\$ 80,438.00	\$95,520.00	January 1, 2021
	Step 2	\$ 84,211.00	\$99,288.00	August 10, 2021
	Step 3	\$ 87,983.00		
	Step 4	\$ 91,752.00		
	Step 5	\$ 95,520.00		
	Step 6	\$ 99,288.00		
Human Resources Administrator Carol Hasse	Step 1	\$ 73,914.00	\$73,914.00	January 1, 2021
	Step 2	\$ 75,039.00	\$75,039.00	July 1, 2021
	Step 3	\$ 76,182.00		
	Step 4	\$ 77,325.00		
	Step 5	\$ 78,485.00		
	Step 6	\$ 79,662.00		
Finance Director Miriam Mattison	Step 1	\$ 80,438.00	\$104,931.00	January 1, 2021
	Step 2	\$ 84,211.00		
	Step 3	\$ 87,983.00		
	Step 4	\$ 91,752.00		
	Step 5	\$ 95,520.00		
	Step 6	\$ 99,288.00		

* Employees are entitled to overtime compensation. Salaries listed are base pay.

**Employees hired after January 1, 2019.

**2021 Salaries for Non-Union Employees
Effective January 1, 2021**

			<u>2021 Salary</u>	
Community Planning & Development Director Mark Kieselbach	Step 1	\$ 90,266.00	\$110,577.00	January 1, 2021
	Step 2	\$ 94,330.00		
	Step 3	\$ 98,390.00		
	Step 4	\$ 102,452.00		
	Step 5	\$ 106,516.00		
	Step 6	\$ 110,577.00		
Neighborhoods & Economic Development Director Amber Clark	Step 1	\$ 80,438.00	\$87,983.00	January 1, 2021
	Step 2	\$ 84,211.00		
	Step 3	\$ 87,983.00		
	Step 4	\$ 91,752.00		
	Step 5	\$ 95,520.00		
	Step 6	\$ 99,288.00		
EMS/Fire Chief Mike Hamel	Step 1	\$ 90,266.00	\$106,516.00	January 1, 2021
	Step 2	\$ 94,330.00		
	Step 3	\$ 98,390.00		
	Step 4	\$ 102,452.00		
	Step 5	\$ 106,516.00		
	Step 6	\$ 110,577.00		
Chief of Police Ken Plaga	Step 1	\$ 85,264.00	\$97,599.00	January 1, 2021
	Step 2	\$ 88,674.00		
	Step 3	\$ 92,222.00		
	Step 4	\$ 94,988.00		
	Step 5	\$ 97,599.00		
Assistant Chief of Police Brad Bach	Step 1	\$ 80,346.00	\$86,903.00	January 1, 2021
	Step 2	\$ 83,559.00		
	Step 3	\$ 86,903.00		
	Step 4	\$ 89,509.00		
	Step 5	\$ 91,970.00		
	Step 6	\$ 94,269.00		
Parks and Recreation Director LuAnn Maisner	Step 1	\$ 80,438.00	\$104,931.00	January 1, 2021
	Step 2	\$ 84,211.00		
	Step 3	\$ 87,983.00		
	Step 4	\$ 91,752.00		
	Step 5	\$ 95,520.00		
	Step 6	\$ 99,288.00		

* Employees are entitled to overtime compensation. Salaries listed are base pay.

**Employees hired after January 1, 2019.

**2021 Salaries for Non-Union Employees
Effective January 1, 2021**

			<u>2021 Salary</u>	
Information Technology Director	Step 1	\$	80,438.00	January 1, 2021
Stephen Gebes	Step 2	\$	84,211.00	
	Step 3	\$	87,983.00	
	Step 4	\$	91,752.00	
	Step 5	\$	95,520.00	
	Step 6	\$	99,288.00	
			\$104,931.00	
 Part-Time Paramedic/Firefighter			 \$15.61-\$19.25 per hour	 January 1, 2021

* Employees are entitled to overtime compensation. Salaries listed are base pay.

**Employees hired after January 1, 2019.



To: Board Members
From: Ronald J. Styka, Township Supervisor
Date: December 4, 2020
Re: Board and Commission Reappointments

Please see attached list of current incumbent candidates whose terms expire on 12/31/2020. These incumbent candidates have been contacted and wish to be reappointed for an additional term. The Supervisor recommends these reappointments.

The following motions have been prepared for Board consideration:

MOVE TO REAPPOINT MARTHA BASHORE, BERTRICE ELLIS, XAVIER DURAND-HOLLIS, DEBORAH FEDEREAU, LANNY BRUNETTE, AND SONYA PENTECOST TO THE BOARD OF REVIEW FOR A 2 YEAR TERM ENDING 12/31/2022.

MOVE TO REAPPOINT DAVID PREMOR, NED JACKSON, AND JADE SIMS TO THE BROWNFIELD REDEVELOPMENT AUTHORITY FOR A 3 YEAR TERM ENDING 12/31/2023.

MOVE TO REAPPOINT RITA ADHI (ALTERNATE) TO THE COMMUNICATIONS COMMISSION FOR A 1 YEAR TERM ENDING 12/31/2021 AND WALTER BENENSON TO THE COMMUNICATIONS COMMISSION FOR A 3 YEAR TERM ENDING 12/31/2023.

MOVE TO REAPPOINT KIMBERLY MAINGU, AARON RICHMOND, AND GEORGIA STYKA TO THE COMMUNITY RESOURCE COMMISSION FOR A 2 YEAR TERM ENDING 12/31/2022.

MOVE TO REAPPOINT RENEE KORREY AND JAMES RAYNAK TO THE DOWNTOWN DEVELOPMENT AUTHORITY FOR A 4 YEAR TERM ENDING 2/1/2024.

MOVE TO REAPPOINT JOHN SARVER AND NED JACKSON TO THE ENVIRONMENTAL COMMISSION FOR A 3 YEAR TERM ENDING 12/31/2023.

MOVE TO REAPPOINT BRAD BROGREN TO THE EAST LANSING-MERIDIAN WATER & SEWER AUTHORITY FOR A 3 YEAR TERM ENDING 12/31/2023.

MOVE TO REAPPOINT DAVE LEDEBUHR TO THE ECONOMIC DEVELOPMENT CORPORATION FOR A 6 YEAR TERM ENDING 12/31/2026.

MOVE TO REAPPOINT JAMIE HILLER TO THE LAND PRESERVATION ADVISORY BOARD FOR A 3 YEAR TERM ENDING 12/31/2023.

Memo to Township Board
December 4, 2020
Re: Board and Commission Appointments
Page 2

MOVE TO REAPPOINT AMY HOLDA TO THE LOCAL OFFICIALS COMPENSATION COMMISSION FOR A 5 YEAR TERM ENDING 12/31/2025.

MOVE TO CONFIRM THE SUPERVISORY'S REAPPOINTMENT OF SCOTT HENDRICKSON, BILL MCCONNELL, AND PETER TREZISE TO THE PLANNING COMMISSION FOR A 3 YEAR TERM ENDING 12/31/2023.

MOVE TO REAPPOINT JOYCE VANCOEVERING TO THE PENSION BOARD FOR A 3 YEAR TERM ENDING 12/31/2023.

MOVE TO CONFIRM THE SUPERVISOR'S REAPPOINTMENT OF STEVE VAGNOZZI TO THE TRANSPORTATION COMMISSION FOR A TWO YEAR TERM ENDING 12/31/22.

MOVE TO REAPPOINT MONIQUE FIELD-FOSTER AND BRIAN SHORKEY TO THE ZONING BOARD OF APPEALS FOR A 3 YEAR TERM ENDING 12/31/2023.

Below are my recommendations for appointments to the Township Board and Commission vacancies to take effect immediately.

The Board of Review has one vacancy.

The following motion has been prepared for Board consideration:

MOVE TO APPOINT TERRANCE WARREN TO THE BOARD OF REVIEW FOR TERM ENDING 12/31/22.

The Planning Commission has one vacancy.

The following motion has been prepared for Board consideration:

MOVE TO APPROVE THE APPOINTMENT MADE BY SUPERVISOR STYKA OF CHRISTINA SNYDER TO THE PLANNING COMMISSION FOR A 3 YEAR TERM ENDING 12/31/2023.

The Community Resources Commission has one vacancy.

The following motion has been prepared for Board consideration:

MOVE TO APPOINT MELODIE WRIGHT TO THE COMMUNITY RESOURCES COMMISSION FOR TERM ENDING 12/31/22.

The Zoning Board of Appeals has one vacancy.

The following motion has been prepared for Board consideration:

**Memo to Township Board
December 4, 2020
Re: Board and Commission Appointments
Page 3**

**MOVE TO APPOINT ALEXANDER
NEWMAN TO THE ZONING BOARD OF APPEALS FOR TERM ENDING 12/31/21.**

The Local Officials Compensation Commission has one vacancy.

The following motion has been prepared for Board consideration:

**MOVE TO APPOINT TANYA PRATT TO THE LOCAL OFFICIALS COMPENSATION
COMMISSION FOR A 4 YEAR TERM ENDING 12/31/2024.**

The Pension Board has one vacancy.

The following motion has been prepared for Board consideration:

**MOVE TO APPOINT TANYA PRATT TO THE PENSION BOARD FOR TERM ENDING
12/31/23.**

Attachments:

1. Township Board Liaisons Appointment/Reappointment Memo
2. 2021 Recommended Reappointments
3. Public Service Applications



To: Board Members
From: Ronald J. Styka, Township Supervisor
Date: December 4, 2020
Re: Board and Commission Appointments

Board members serve as members of, or as liaisons to, the following Boards and Commissions:

	<u>Current Reps</u>
Board Election Commission-	Deschaine
Government Liaison-	Styka
Communications Commission-	Sundland
CATA Board of Directors-	Opsommer
Downtown Development Authority-	Styka
Corridor Improvement Authority-	Styka
Economic Development Corporation-	Sundland & Deschaine
Election Commission-	Sundland & Deschaine
Groundwater Management Board-	Dreyfus
Zoning Board of Appeals-	Wisinski
LEAP-	Jackson
Tri-County Regional Commission-	Jackson & Dreyfus
Land Preservation Advisory Board-	Wisinski
Pension Trustees-	Deschaine
Schools Liaison-	Styka
Transportation Commission-	Deschaine

At today's meeting we will review & determine who will serve in these capacities going forward.

The Board must approve appointments to these positions.

2021 Recommended Reappointments

FIRST NAME	LAST NAME	PUBLIC BODY FULL	TERM EXPIRATION DATE	NEW EXPIRATION DATE
Bertice	Ellis	Board of Review (2 year term)	12/31/2020	12/31/2022
Xavier	Durand-Hollis	Board of Review (2 year term)	12/31/2020	12/31/2022
Deborah	Federau	Board of Review (2 year term)	12/31/2020	12/31/2022
Sonya	Pentecost	Board of Review (2 year term)	12/31/2020	12/31/2022
Lanny	Brunette	Board of Review (2 year term)	12/31/2020	12/31/2022
Martha	Bashore	Board of Review-Alternate (2 year term)	12/31/2020	12/31/2022
David	Premoe	Brownfield Redevelopment Authority (3 year term)	12/31/2020	12/31/2023
Ned	Jackson	Brownfield Redevelopment Authority (3 year term)	12/31/2020	12/31/2023
Jade	Sims	Brownfield Redevelopment Authority (3 year term)	12/31/2020	12/31/2023
Rita	Adhi	Communications Commission-Alt.(3 year term)	12/31/2020	12/31/2023
Walter	Benenson	Communications Commission (3 year term)	12/31/2020	12/31/2023
Carolyn	Ahlbrand	Community Resources Commission (2 year term)	12/31/2020	12/31/2022
Zachary	Kreiger	Community Resources Commission (2 year term)	12/31/2020	12/31/2022
Aaron	Richmond	Community Resources Commission (2 year term)	12/31/2020	12/31/2022
Kimberly	Maingu	Community Resources Commission (2 year term)	12/31/2020	12/31/2022
Georgia	Styka	Community Resources Commission (2 year term)	12/31/2020	12/31/2022
Renee	Korrey	Downtown Development Authority (4 year term)	12/31/2020	12/31/2024
James	Raynak	Downtown Development Authority (4 year term)	12/31/2020	12/31/2024
Mikhail	Murshak	Economic Development Corp (6 year term)	12/31/2020	12/31/2026
David	Ledebuhr	Economic Development Corp (6 year term)	12/31/2020	12/31/2026
Brad	Brogren	ELMWSA	12/31/2020	12/31/2023
Ned	Jackson	Environmental Commission (3 year term)	12/31/2020	12/31/2023
John	Sarver	Environmental Commission (3 year term)	12/31/2020	12/31/2023
Jamie	Hiller	Land Preservation Advisory Board (4 year term)	12/31/2020	12/31/2024
Amy	Holda	Local Officials Compensation Commission (5 year term)	12/31/2020	12/31/2025
Joseph	Bonsall	Pension Board (3 year term)	12/31/2020	12/31/2023
Joyce	VanCoevering	Pension Board (3 year term)	12/31/2020	12/31/2023
Scott	Hendrickson	Planning Commission (3 year term)	12/31/2020	12/31/2023
Bill	McConnell	Planning Commission (3 year term)	12/31/2020	12/31/2023
Peter	Trezise	Planning Commission (3 year term)	12/31/2020	12/31/2023
Steve	Vagnozzi	Transportation Commission (2 year term)	12/31/2020	12/31/2022
Jon	Kolbasa	Transportation Commission (2 year term)	12/31/2020	12/31/2022
Monique	Field-Foster	Zoning Board of Appeals (3 year term)	12/31/2020	12/31/2023
Brian	Shorkey	Zoning Board of Appeals (3 year term)	12/31/2020	12/31/2023
	Interested in reappointment			
	Needs follow up about serving			
	Not interested in reappointment			
	Resigned			

Terrance Warren

1250 Haslett Rd Apt C02

East Lansing, MI 48823

Phone: (313) 573-5982

Email: w.terrance1995@gmail.com

Good Evening,

In the various years and countless interactions with employees of Michigan, it has been my consistent aspiration to work within government. Prior to enrolling into college, it was a personal goal to provide community service and enhance my community. This encouraged me to participate in community service within my home town, Detroit. While in Detroit, I participated in volunteer work such as clean a park which allowed me to encounter Mayor Kilpatrick. From this encounter, my goal has been to work with legislators to enhance the community. While attending Michigan State University, I have achieved this goal by working with Michigan State Representative Andy Schor. With this work load, my ambition has continued to push the thrive for academic success along with achieving a multitude of other achievements. From being a student within the James Madison College, studying Political Theory & Constitutional Democracy, I was allowed to expand my political views upon many issues faced today while being inclusive of the theories made by past and present philosophical thinkers. From my previous experiences, my advanced skills with analytical thinking, communication, and scholarly writing skills have allowed me to progress within this particular college.

In the various jobs and internships that I have possessed, I have learned how to communicate well with others, conduct meetings, completing extraneous tasks, writing professional letters such as constituent letters and legislative tributes, amongst other things that I will bring to the table. I am very proficient at following directions and remarkably self-motivated, thus making me a hard-working individual who can also work well with others. I currently work within the Executive Office of Governor Whitmer as an Issues Specialist, which I operate as a constituent service employee. While the workload that I place upon myself may seem straining, with the additional organizations that I am currently holding positions within, this has never strayed me from being the best employee I can possibly be; and I wish to bring that same intensity to the team. Learning new skills and lessons that I may take along with me will always be a goal for myself.

Thank you for considering my resume and cover letter to work within your establishment. I appreciate your consideration upon my resume, and I am looking forward to gaining an interview with you. If there are any questions, feel free to contact me by phone (313-573-5982) or via email (w.terrance1995@gmail.com). Thank you, and I hope you're having a wonderful day.

Best Regards,

Terrance Warren

Terrance Lavell Warren

Address: 1250 Haslett Rd., Apt. C02, East Lansing, MI 48223 Phone: (313) 573-5982 Email: w.terrance1995@gmail.com

Objective

A highly, self-motivated individual interested in seeking jobs that will allow me to grow professionally, and allow me to utilize my organizational skills, writing skills, along with my exceptional communicational and networking skills.

Education

Bachelor of Arts at Michigan State University - 2018
Political Theory and Constitutional Democracy Major
James Madison College

Work Experience

Retail Associate Detroit VS Everybody	2017
Interacting with customers, heavy use of P.O.S. and cash register, drive sales, maintaining organization and cleanliness, and enthusiastic customer service.	
Campaign Staffer Andy Schor Campaign	2017
Canvassing, scheduling meetings, making phone calls to volunteers and supporters, direct interaction with constituents, helped organize many events, effective note taking, operation of casework, and maintained organization.	
Legislative Intern Office of Representative Andy Schor	2017
Handling constituent questions and concerns without direct supervision, legislative assistant, researching legislature, effective note taking, answering phones, developing legislative tributes, communication with committee members, attend Committee meetings and events on the behalf of the Representative, inputting data within casework, and develop written responses for constituent letters.	
Research Intern House of Representatives Democratic Policy	2018
Monitor roll call votes within the House, search and interpret logistics of bills, notify importance of bills and construct summaries of bills, monitor committee meetings and events to report them, and develop written responses for bill logistics.	
Legislative Aide/ Constituent Service Office of Representative Brian Elder	2018-2020
Handle scheduling for the Representative, attend meeting in place of the representative, conduct tributes, handle constituent issues, legislative assistant to the representative, develop written responses to various constituents, effective note taking, answering various phone calls, attending events on the behalf of the Representative.	
Constituent Services Office of Governor Gretchen Whitmer	2020-Current
Handling constituent questions and concerns on legislation, research legislation, effective note taking, answering constituent emails and calls, revising legislative tributes, attending committee meetings, developing written responses to constituents on the behalf of the Governor, handling constituent cases and concerns with Michigan State Departments.	

Community Service Experience

The Gentlemen's Club East Lansing, MI	2016-2018
The sitting Vice-President, conduct meetings, instructing and assigning tasks to others, planning events, mentoring young high school students, conduct volunteering opportunities for our members.	
NAACP East Lansing, MI	2017-2018
The Government Affairs Representative, handles affairs with Michigan State University Alumni Association, handles affairs with State Representatives and Senators, provide information to campus about advocating, a current member of the Spartan Advocacy Council, and planning various panel events.	
Lansing Football League Lansing, MI	2018-Current
The sitting Secretary, handle the business of the organization, maintain record keeping for meetings, oversee the bylaws committee, oversee each individual team for compliance.	

Special Skills

Computer oriented, expert in casework software, self-dedicated, team-worker, can work individually, hard-worker, analytical, responsible, knowledgeable in Spanish, volunteer oriented, quick learning skills, creative, politically savvy, strong-willed, organized, efficient and effective oral skills, professional, and ambitious.

November 2, 2020

Meridian Township

Re: Public Service Application- Planning Commission

5151 Marsh Road

Okemos, MI 48864

To Whom it May Concern:

I am writing to express my interest in serving on the Meridian Township Planning Commission.

When I was an undergraduate student at Michigan State, I would frequently drive over to the boat launch at Lake Lansing, park my car, and use this location as a starting point for various physical activities. While circling the lake on a run, I'd often think about how it seemed like such a nice area to live, and if, someday after graduating, I found a job in the Lansing area, I'd want to live here- right on Lake Drive. Ironically, that is exactly where my husband and I ended up in 2008 when we found a foreclosure on West Lake Drive and decided to take a complete leap of faith in purchasing and "flipping" it. Although I no longer live on Lake Drive, Lake Lansing is still a centerpiece of my physical recreation; I never tire of that scenic circle. Additionally, as my family has grown, so has our engagement with all of the recreational opportunities Meridian Township has to offer. Most recently, we enjoyed the "Howl-oween" celebration at the opening of the large dog park.

Over the years I have become more engaged with the Haslett community, and in this time I have felt a growing desire to be more involved as a public servant. In particular, believe I would enjoy the responsibilities entrusted to the Meridian Township Planning Commission, and I would serve in a responsible, reliable, professional manner. I have great interest in preserving what makes our township special and working with other community-focused residents to improve the township where we can.

I hope that I will have the opportunity to collaborate to provide the public services expected and necessary of the planning commission. Thank you for your consideration.

Sincerely,

Christina Snyder

Christina Snyder

High School English and Psychology Teacher

5781 Whisperwood Drive
Haslett, Michigan 48840

517-763-5838

snyderkraus@gmail.com

I am an energetic, 14-year veteran teacher who relies on curiosity, creativity, and positivity to successfully teach students and overcome the unpredictable challenges this profession sometimes presents. Students, parents, and administrators have praised me as a teacher who goes the extra mile to make sure every student is successful—a quality born of my passionate commitment to student advocacy. As a well-rounded professional who maintains a calm and personable disposition, I look forward to further developing my skill set in an environment that encourages professional growth and collaboration.

Education and Certification

Master of Arts: Teaching and Curriculum

Michigan State University 2010-2012

- 3.95 GPA

Professional Teacher Certification

State of Michigan, expires June 2024

Bachelor of Arts: English

Michigan State University 1999-2003

- Minor: Psychology
- 3.47 GPA
- Studied abroad in Ireland
- First-generation college student

Educational Technology Certification

Michigan State University 2010-2012

Work Experience

St. Johns High School: St. Johns, MI

2008- present

- Designed and presented [a new curriculum proposal](#) for the SJ Board of Education that won board approval, securing the purchase of seven new novel titles for all future English 9 courses.
- School Improvement Team Leader (2010-2016):
 - Examined school, district, and regional data in order to develop and implement school-wide strategies and programs to increase student achievement.
 - Designed and led professional development related to technology integration and curriculum improvement.
- Successfully transitioned to online teaching during the Covid-19 crisis, recording over 20 videos/screencasts via platforms I had never used before so that I could teach more effectively (see examples [one](#), [two](#), and [three](#)).
- Secured a grant-funded professional development opportunity for 6 teachers to complete [WestEd's "Reading Apprenticeship" program](#) as a means to increase students' reading comprehension.
<https://www.readingapprenticeship.org/about-us/>
- Co-wrote English 9 and American Literature curricula, and developed substantial amount of corresponding educational materials.
- Designed new department materials for English 9 essay in order to align it with the current SAT writing task.

- Coordinated with Meijer to acquire 500 donated cupcakes for a school fundraiser, “Cupcakes for a Cause,” which benefitted surviving families of the Sandy Hook school shooting.
- Orchestrated a field trip to the Holocaust Memorial Center in Farmington Hills, MI as well as two virtual field trips (via Skype) in which students met Holocaust survivors and heard their testimonies.
- Team-taught with special education teacher who heads the SJHS LINKS program.
- Consistently receive “highly effective” rankings on my teaching evaluations.
- Co-designed a writing curriculum that increased the total number of students proficient on the ACT writing section by 14.5% over three years.
- Actively reflect on student achievement and end of term student surveys to pinpoint effective pedagogy, and modify my teaching accordingly.

Kingman High School: Kingman, AZ

2006-2008

9th Grade English Teacher

- Orchestrated two overnight field trips to the Simon Wiesenthal Museum of Tolerance and the Los Angeles Holocaust Museum where students engaged with several Holocaust survivors as a culmination of reading *Night*, by Elie Wiesel.

“Night Tracks” Credit Recovery Curriculum Developer and Instructor

- Led at-risk students in completing alternative coursework as a means to earn credit and graduate high school. Student success rate was 80%.

Advisor: Students Against Destructive Decisions (SADD)

- Oversaw all club activities, weekly meetings, fundraisers, and expenditures.
- Hosted a post prom party with the financial sponsorship of several local businesses.

Ed W Clark High School: Las Vegas, NV

Spring 2006

11th and 12th Grade English Teacher

Andre Agassi College Preparatory Academy: Las Vegas, NV

Fall 2005

7th and 9th Grade English Teacher

MacDonald Middle School: East Lansing, MI

2004-2005

Student Teaching Internship- 7th Grade Language Arts

Other Skills:

- | | |
|---|---|
| <ul style="list-style-type: none"> ▪ Engaging presentation skills, regardless of audience ▪ Confident in and capable of leading people with respect, diplomacy, and focus on specified goals ▪ Connect with students on a human level and with ease; long track-record of developing strong, professional student/teacher relationships. ▪ Superb editing skills ▪ Detail-oriented, especially in document design and presentation methods | <ul style="list-style-type: none"> ▪ Outgoing, productive, energetic, and professional personality ▪ Empathetic listener with a keen ability to read and understand others’ needs ▪ Creative, thrifty problem-solver ▪ Versatility and adaptability in high pressure environments ▪ Excellent written and oral communication skills ▪ Operate with integrity, fairness, innovative thinking, and a passion for bettering public education |
|---|---|

Melodie Wright
4221 Southport Cir Apt 3A • Okemos, MI 48864
Cell: (517) 574-6938 • Melodietillitson@gmail.com

March 31, 2020

Meridian Township

5151 March Road

Okemos, MI 48864

To Whom It May Concern,

I am interested in becoming a Commissioner for Meridian Township within the Parks and/or Community Resources Commissions. I believe that my many years' experience as a Park Ranger for Ingham County and my passion for helping the public will make me successful in these positions.

While working for the parks system, I saw many projects from start to completion. I never shied away from making suggestions and plans for a better parks system, often working above and beyond the standard park ranger job description. While in this role, I really learned the importance parks play on the respective neighborhood they are in. I also came to learn just how much behind the scenes work must go into each park to ensure they are the best they can possibly be (budgeting, planning ect). While living in Meridian Township the past few years, I have grown to know a lot of my neighboring parks and have developed a deep appreciation for them as well. I believe that with my knowledge and experience working as a Park Ranger, I can offer valuable opinions and suggestions.

Additionally, I have dedicated a lot of my free time to volunteer opportunities; my longest being a Rehab Support Volunteer and my most recent being a Court Appointed Special Advocate. I believe it is every citizens duty to help lift each other up, and in doing so, we can create a better place to live for us all. I have extensive knowledge with fundraising and special events, as reflected on my resume while working for Michigan State University, that I believe would be an asset to the commission.

Thank you for your consideration. I look forward to hearing from you.

Sincerely,

Melodie Wright

Melodie Wright

Email: melodietillitson@gmail.com

Phone: (517) 574-6938

Experience

Sr. Manufacturing Operations Assistant, Dart Container Corporation

Mason, Michigan

November 2016- Present

- Assist the engineering department with creating new machine parts in Teamcenter
- Create weekly operational reports.
- Train new and current employees in SAP/ERP functions
- Analyze machining/business needs and route machining parts based on those needs to enable completion by deadline
- Create purchase orders (vendor to completion) for raw materials based on production orders on various types of machines

Park Ranger III, Ingham County Parks

Mason, Michigan

November 2012-January 2017

- Performed routine maintenance on park grounds, buildings and equipment (including the operation of industrial machines)
- Performed emergency duties to protect human life, government property, and natural features of the park.
- Enforced park rules and regulations and provided assistance to the public.
- Assisted with the operations of general facilities, such as visitor centers.
- Supervised, trained, and directed activities of seasonal staff members and community service workers

Administrative Assistant, Michigan State University (WKAR)

East Lansing, Michigan

August 2010-August 2012

- Helped organize and plan special events by using Word documents and Excel
- General clerical work including, but not limited to, answering phones, filing paperwork, and preparing packages.
- Recorded commercials and books for Radio Reading Services
- Scheduled appointments
- Prepared presentations for possible donors and volunteers
- Maintained inventory to determine supply needs

Education

Michigan Connections Academy
High School Diploma
Okemos, MI

Lansing Community College
Computer Science

Skills

- Proficient in SAP, Teamcenter, Microsoft Word, Excel, Powerpoint, and Photoshop (among others)
- Writes Clearly and Concisely
- Organized
- Fast Learner
- Can work well in both a team environment and independently
- Ability to resolve complex issues in a calm manner
- Very creative
- Ability to organize data, multi-task and make decisions independently

References

Available upon request.

Alexander Newman

(616) 329-3190

5288 Blue Haven Dr., East Lansing, MI 48823

atn4@live.com

www.linkedin.com/in/alexandertnewman

May 4, 2020

5151 Marsh Road

Okemos, MI 48864

(517) 853-4000

Dear Meridian Township Board,

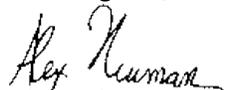
As a Meridian Township Resident and a building technology and business professional, I am eager to give back to my community in the way of volunteering my time to help accomplish the Township's goals, through the Township's Master Plan, and permit and zoning review, with the Planning Commission. It would be a joy to work with a group that is making great strides in maintaining and improving this prime community, and I believe I can be an immediate asset to your team.

I am currently a Quality Assurance Analyst for the Infrastructure, Planning and Facilities Department at Michigan State University, where I create budgets, coordinate work, and track and analyze key performance indicators for the Quality Assurance Team. In a previous role, I was a Project Manager for Clark Construction Company where I focused on managing site safety, project budgets, quality control and assurance, and project schedules. I hold a Bachelor's degree in Construction Management and am currently pursuing my Master's Degree in Business Administration and a Graduate Certificate in Finance.

My professional experience and education place me in a positive position to contribute to Meridian Township Planning Commission and I am eager to contribute to the success of the team and quality of life for the community as a whole.

Thank you for taking the time to consider my application and I look forward to meeting with you to discuss how I can help Meridian Township continue its tradition of success and continual improvement.

Best Regards,



Alexander Newman

ALEXANDER NEWMAN

QUALITY ASSURANCE ANALYST

✉ atn4@live.com



<https://www.linkedin.com/in/alex-newman-216a4176/>

☎ (616) 329-3190

EDUCATION

- Ferris State University
Bachelor of Science Construction Management 2015
- Missouri State University
Master of Business Administration, Graduate Certificate in Finance, spring 2019 – Expected Graduation fall 2022

PROFESSIONAL EXPERIENCE

Michigan State University, Quality Assurance Analyst, East Lansing, MI

June 2019 - Current

- Improving coordination between the Planning Design and Construction department and Quality Assurance team with process development and team touchpoint procedures.
- Reimplementing Skilled Trades Construction Inspectors inspection quality checklist and Quality Assurance Work Plans.
- Creating and maintaining project commissioning and inspection scopes of work and budgets.
- Developing best practices for utilizing Microsoft Office 365 for better project coordination and information sharing for the Quality Assurance team.

Michigan State University, Facilities Supervisor, East Lansing, MI

August 2018 – June 2019

- Directed facility Maintenance and Custodial team in maintaining a functional, clean and healthy environment for staff and residents.
- Enhanced student living environment by creating and executing facility improvement projects.
- Evaluated employee team members and potential candidates to join the team to improve team effectiveness.

Clark Construction Company, Project Manager, Lansing, MI

Apr 2017 – August 2018

- Led project teams of 10 to 40 trade workers to complete more than 50,000 trade hours with zero lost-time injuries.
- Delivered complex, multi-phased construction projects ranging from \$500K to \$5.7 Million.
- 100% of managed projects were completed under budget by performing cost analyses and projections throughout project life cycles.
- Managed quality assurance and quality control by coordinating permitting and 3rd party testing agencies and inspections.
- Maintained client and subcontractor awareness and collaborative project environment by diligently communicating project schedule, changes and potential budget and schedule impacts.
- Improved sustainable business model by implementing paperless job site processes.
- Selected to be one of five members of the internal Training Advisory Committee from 140 company employees for being recognized as an individual with valued input on company programming needs and implementation.
- Designated as 1 of 4 Project Engineer Training leads for qualities of leadership and excellent interpersonal communication skills.

Clark Construction Company, Project Engineer, Lansing, MI

Apr 2015 - Apr 2017

- Maintained project completion by managing procurement of 100% of project material for on-time delivery.
- Reduced project conflicts by coordinating preconstruction clash detection efforts with skilled trades representatives utilizing design documents and building information modeling.

AWARDS, AFFILIATIONS & CERTIFICATES

- Emerging Leader Award – Construction Owners Association of America-MI September 2019
- Construction Owners Association of America, MI Chapter – Treasurer Jan 2020 - Current
- Certified Educational Facilities Professional – APPA July 2019 – Current
- Certified Human Resource Specialist – Michigan State University Dec 2018 - Current
- ASHRAE – Affiliate Member Sept 2019 – Current

Tanya L. Pratt

5524 Star Flower Drive • Haslett, Michigan 48840 • 810-919-1542

Tlpratt624@gmail.com

April 8, 2020

Brett Dreyfus
5151 Marsh Road
Okemos, MI 48864

Dear Mr. Dreyfus:

I am a Director of Field Services for the Michigan Education Special Service Association (MESSA) and I am interested in being a Trustee for the Meridian Township Board. Since relocating to this community in 2009 I have found it to be engaging for children and families alike. That has led me to want to take a more active role in serving my community.

My education and career path has been one of service. After obtaining my Masters in Social Work I became a School Social Worker in the Flint Public Schools which for eight years allowed me to advocate on behalf of special needs and at-risk students and families while understanding and enforcing the laws, rules and regulations that govern special education.

It was my passion for the needs of students and of being a change agent that allowed me to move away from a public school environment and venture out to the Michigan Education Association (MEA) as a UniServ Director. This allowed me to not only have a greater impact on students in the public schools, but also on the legislation that was created to govern public schools. In this role, I also had the opportunity to have an impact on the wages, hours and working conditions of public (K-12 & Higher Education) school employees by negotiating their collective bargaining agreements, advocating for their due process and represent their interest to our state legislators.

I believe the work the Meridian Board of Trustees does aligns with my passion and core values of ensuring the residents of the community have access and opportunities that lends itself to develop happy and healthy children, strong families and a sense of pride in where they live.

My passion, commitment to children and families and understanding the value of a sense of community allows me to immediately contribute to the Meridian Township Board. I look forward to the opportunity to discuss this in more detail.

Sincerely,



Tanya L. Pratt

Tanya L. Pratt

5524 Star Flower Drive • Haslett • MI 48840
E-mail tpratt624@gmail.com • (810) 919-1542

Professional Summary

Versatile, resourceful Director with experience in setting departmental goals and objectives that align with our corporate mission and vision. Outstanding planning and execution skills in developing professional and associate staff, conducting leadership training and professional development programs.

- Broad labor/union acumen with extensive background in engaging membership into strategic action in order to strengthen organizational practices and ideology.
- Skilled facilitator, offering a collaborative approach to guiding local associations through both rapid change and redress of institutional, state, and federal policy changes, laws and mandates.
- Avid ability to perform and execute quasi-legal and administrative matters involving grievances, arbitrations and fact findings.
- Credentialed in group health insurance, life insurance, dental and vision benefits.
- Knowledge of underwriting rules, self-funding and fully insured group health plans.
- Knowledge of employee health care benefits.

Education

Master's in Social Work – Interpersonal Practice, 1994; University of Michigan; Ann Arbor, Michigan
Bachelor of Science – Psychology, 1992; Eastern Michigan University; Ypsilanti, Michigan

Professional Experience

Michigan Educational Special Services Association (MESSA), East Lansing, MI **August 2017 - Present**
Director of Field Services

- Direct departmental staff, (professional and associate), programs and services to insure maximum service to our members.
- Coordinate efforts of management staff, professional staff and clerical staff to promote new business and maintain existing business.
- Develop, implement and monitor department budget
- Keep current with healthcare trends and development in the areas of marketing/sales, employee benefits, negotiations and group insurance in general.
- Develop and maintain effective working relationships with key constituents, Blue Cross Blue Shield of Michigan, Delta Dental, Michigan Association of School Boards, Michigan School Board Officials, Michigan Association of School Administrators and American Federation of Teachers.

Michigan Education Association, Flint, Michigan
UniServ Director
K-12 and Higher Education

May 2003 – July 2017

- Successful contract negotiations and contract preparations including strategic planning, drafting, and research.
- Effectively provide advocacy on behalf of members in resolving member/leader and management conflict.
- Highly proficient in working with multiple districts in developing relationships with leaders and administrators to effectively serve the needs of our members.
- Strong grievance handling and processing to settlement resolution or arbitration.

- Proficient in developing positive working relationships with union leaders, members of unionized associations and MESSA Reps to meet their distinctive needs, goals, and organizational objectives and outcomes.
- Successful at building constructive working relationship with all levels of administration including superintendents, chief financial officers, principals, and other administrative personnel who oversee the local membership.
- Highly capable and resourceful at drafting appropriate inter/intra communications as well as develop relationships and utilize MEA/MESSA resources (legal, financial services, health services, Professional Development and Human Rights, Governmental Affairs and Communications).

Professional Accomplishments

2017

State of Michigan – Department of Insurance and Financial Services

Licensed insurance Agent in the state of Michigan.

2014 - 2017

Professional Staff Association (PSA) – President

Lead the Professional Staff Association thru various arduous and tumultuous times within the MEA. These changes includes but not limited to, culture change in how we do our work and why we do our work, numerous reductions in force and collaboratively working with our sister affiliate (MEDA) to insure stability within MEA. Implemented key internal policies and procedures necessary for the internal functioning of our association and improving the overall transparency of our organization.

2009 – 2014

Professional Staff Association (PSA) – Secretary

Supported the leadership in providing transparency, collaboration, and overall support to the internal functioning of the Association. This included, but not limited to, setting monthly meeting agenda's, minutes, correspondences, and ongoing communications with the PSA membership

2007-2011

National Education Association (NEA) – UniServ Pre-employment Development Program Trainer (UPDP); Potomac, MD

Developed and implemented a training module which incorporated theoretical and practical experience in bargaining to assist and prepare future UniServ Directors across the country for field work.

2006

Michigan Education Association; East Lansing, MI – Certified True Colors Awareness Facilitator

Addressed the philosophy and methodology surrounding complicated personality and learning theories and transferred them to practical application in everyday life and work environments which in turn lead to more productive work environments and high functioning executive boards, committees, and teams.

References

Available upon request

PERSONAL AFFILIATIONS

Lansing Alumnae Chapter of Delta Sigma Theta Sorority, Inc. – Member since 2002

Delta Sigma Theta Sorority, Incorporated is a private, not-for-profit organization whose purpose is to provide assistance and support through established programs in local communities throughout the world. Since its' founding more than 200,000 women have joined the organization. The organization is a sisterhood of predominantly Black, college educated women. The sorority currently has 1,000 collegiate and alumnae chapters located in the United States, Canada, Japan (Tokyo and Okinawa), Germany, the Virgin Islands, Bermuda, the Bahamas, Jamaica and the Republic of Korea.

Positions held: Vice President, Parliamentarian, Chair - Policies & Procedures Committee, and Co-Chair - Planning & Program Development.

Lansing/East Lansing (MI) Links, Inc. – Member since 2019

The Links has a long tradition of engaging in educational, civic and inter-cultural activities in the communities we serve. Organizationally, we contribute more than 1 million documented hours of community service.

Position held: Recording Secretary.



To: Board Members
From: Miriam Mattison, Finance Director
Date: December 4, 2020
Re: 2020 4th Quarter Budget Amendment Request

The 2020 year end amended Budget is attached. It reflects the recommended Budget amendments that are detailed in Exhibit A. These amendments result from revenue and expenditures that were unknown during the original budget process.

Amendments to the 2020 General Fund include expenditure adjustment request for COVID-19 supplies, legal fees, salaries, pension, and software for a net totaling -\$133,500.

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

Fund Balance at 12/31/19 per audit	\$10,494,419
Original Budgeted Use of Fund Balance 2020	(1,812,230)
1 st Qtr. budget amendments	(381,950)
3 rd Qtr. Budget amendments	(29,510)
4 th Qtr. Budget amendments	133,500
Projected Use of Fund Balance	<u>(\$2,088,190)</u>
Projected Fund Balance at 12/31/20	<u>\$8,404,229</u>
 Fund Balance/Average Monthly Expenditures	 <u>4.22</u>

Amendments to the Special funds consists of requests from The Park Millage Fund for use of \$122,900 for additional construction projects.

The following motion is proposed:

MOVE TO APPROVE THE 4th QUARTER 2020 BUDGET AMENDMENTS WITH A INCREASE IN BUDGETED FUND BALANCE FOR THE GENERAL FUND IN THE AMOUNT OF \$133,500 WHICH PROJECTS A USE OF FUND BALANCE OF \$2,088,190. BASED ON 2019 RESULTS, THE PROJECTED FUND BALANCE AT DECEMBER 31, 2020 WILL BE \$8,404,229.

Attachment:

1. December 2020 Budget Amendment Financial Information

4th Quarter Budget Amendments
2020 Budget
Charter Township of Meridian

Department	Amount	Explanation	Account
GENERAL FUND			
Revenue			
Expenditures			
General Government			
Administrative Services - COVID-19 supplies	35,000.00	Unbudgeted Item	101-170.173-728.400
Administrative Services - Legal Fees	30,000.00	Higher than anticipated	101-170.173-808.000
Administrative Services - Legal Fees - Labor Relations	30,000.00	Higher than anticipated	101-170.173-808.200
Administrative Services - Contractual Services	-10,000.00	Lower than anticipated	101-170.173-820.000
Admin & Human Resources - Salaries	38,000.00	Higher than anticipated - Security	101-170.226-701.000
Admin & Human Resources - FICA	5,000.00	Higher than anticipated - Security	101-170.226-714.000
Admin & Human Resources - Health Ins	-5,000.00	Lower than anticipated	101-170.226-715.000
Admin & Human Resources - Actuarial Services	-12,000.00	Lower than anticipated	101-170.226-809.000
Admin & Human Resources - Professional Conf/Dues	-5,000.00	Lower than anticipated	101-170.226-825.000
IT - Salaries	17,000.00	Higher than anticipated	101-170.230-701.000
IT - Sick Leave Incentive Pay	-1,900.00	Lower than anticipated	101-170.230-702.000
IT - FICA	2,000.00	Higher than anticipated	101-170.230-714.000
IT - Health Insurance	-5,000.00	Lower than anticipated	101-170.230-715.000
IT - Flexible Benefit	1,200.00	Higher than anticipated	101-170.230-715.010
IT - Training	-4,000.00	Lower than anticipated	101-170.230-819.000
IT - Professional Services	-7,000.00	Lower than anticipated	101-170.230-821.000
IT - Existing Software Licenses	35,000.00	Higher than anticipated	101-170.230-826.010
IT - Data Services	7,100.00	Unbudgeted Item - Body Cam	101-170.230-826.030
Watershed Management - Contractual Serv	-30,000.00	Lower than anticipated	101-170.260-820.000
Grounds Maintenance - Salaries	-10,000.00	Lower than anticipated	101-170.269-701.000
Grounds Maintenance - Grounds Maint	-10,000.00	Lower than anticipated	101-170.269-934.000
Cemetery - Salaries	10,000.00	Higher than anticipated	101-170.276-701.000
Cemetery - Salaries Temp.	-7,000.00	Lower than anticipated	101-170.276-701.080
Recycling - Special Projects	8,000.00	Higher than anticipated - Road Maint	101-170.277-888.500
Police - Salaries	-200,000.00	Lower than anticipated	101-300.301-701.000
Police - Salaries Record Division	-20,000.00	Lower than anticipated	101-300.301-701.040
Police - Salaries Crossing Guards	-18,000.00	Lower than anticipated	101-300.301-701.050
Police - Salaries Cadets	-15,000.00	Lower than anticipated	101-300.301-701.170
Police - Overtime - School Security	-5,000.00	Lower than anticipated	101-300.301-706.040
Police - Flexible Benefit	-36,000.00	Lower than anticipated	101-300.301-715.010
Police - Pension	50,000.00	Higher than anticipated	101-300.301-717.000
Police - Workers Compensation	-20,000.00	Lower than anticipated	101-300.301-718.000
Fire - Salaries	-50,000.00	Lower than anticipated	101-300.336-701.000
Fire - Salaries - Part Time Firefighter	-35,000.00	Lower than anticipated	101-300.336-701.060
Fire - Salaries Acting Pay	10,000.00	Higher than anticipated	101-300.336-701.070
Fire - Holiday Payout	-10,000.00	Lower than anticipated	101-300.336-702.010
Fire - Overtime	27,000.00	Higher than anticipated	101-300.336-706.000
Fire - Training	-10,000.00	Lower than anticipated	101-300.336-706.060
Fire - Holiday	10,000.00	Higher than anticipated	101-300.336-706.070
Fire - Health Insurance	-50,000.00	Lower than anticipated	101-300.336-715.000
Fire - Pension	245,000.00	Higher than anticipated	101-300.336-717.000
Fire - Vantage Care	13,000.00	Higher than anticipated	101-300.336-717.500
Fire - Workers Compensation	-25,000.00	Lower than anticipated	101-300.336-718.000
Fire - Physical Fitness Awards	-1,500.00	Lower than anticipated	101-300.336-720.000
Fire - Food Allowance	5,500.00	Higher than anticipated	101-300.336-721.000
Fire - Auto Allowance	-3,400.00	Lower than anticipated	101-300.336-723.000
Dev. Building - Salaries Temp	-6,000.00	Lower than anticipated	101-300.371-701.080
Dev. Building - Health Ins.	-5,000.00	Lower than anticipated	101-300.371-715.000
Dev. Building - Pensions	-8,500.00	Lower than anticipated	101-300.371-717.000
Dev - Planning Admin - Salaries	-60,000.00	Lower than anticipated	101-300.400-701.000

Dev - Planning Admin - Salaries Temp	-5,000.00	Lower than anticipated	101-300.400-701.080
Dev - Planning Admin - Overtime	-4,000.00	Lower than anticipated	101-300.400-706.000
Dev - Planning Admin - Health Ins.	-7,000.00	Lower than anticipated	101-300.400-715.000
Dev - Planning Admin - Flexible Benefit	-7,000.00	Lower than anticipated	101-300.400-715.010
Dev - Planning Admin - Pension	-15,000.00	Lower than anticipated	101-300.400-717.000
Dev - Planning Admin - Prof Services	-10,000.00	Lower than anticipated	101-300.400-821.000

Meridian Redevelopment - Professional Services 12,000.00 * Unbudgeted Item - Meridian Cares 101-728.500-821.000

Park Maint - Salaries	40,000.00	Higher than anticipated	101-750.758-701.000
Park Maint - Salaries Temp.	-1,500.00	Lower than anticipated	101-750.758-701.080
Park Maint - FICA	3,000.00	Higher than anticipated	101-750.758-710.000
Park Maint - Health Ins.	-3,000.00	Lower than anticipated	101-750.758-714.000
Park Maint - Flexible Benefit	1,000.00	Higher than anticipated	101-750.758-715.000
Park Maint - Pension	3,500.00	Higher than anticipated	101-750.758-717.000
Park Maint - Auto Allowance	-6,000.00	Lower than anticipated	101-750.758-723.000
Park Maint - Operating Supplies	-12,000.00	Lower than anticipated	101-750.758-728.000
Park Maint - Contractual Services	-10,000.00	Lower than anticipated	101-750.758-820.000
Park Maint - Grounds Maint.	-6,000.00	Lower than anticipated	101-750.758-934.000

Total General Government -133,500.00

Total Expenditures for General Fund -133,500.00

Net to Fund Balance \$133,500.00

Previously approved by the Township Board

SPECIAL REVENUE FUNDS

Park Millage

Revenue - Recreation Program Grant	-40,000.00	Lower than anticipated	208-000.000-566.090
Revenue - Rentals	-6,500.00	Lower than anticipated	208-000.000-667.000
Revenue - Harris Center	-37,500.00	Lower than anticipated	208-000.000-667.020
Revenue - Donations	75,000.00	Higher than anticipated	208-000.000-675.150

Expenditures - Park Admin - Salaries Temp	-12,800.00	Lower than anticipated	208-750.753-701.080
Expenditures - Harris Nature - Salaries	-26,000.00	Lower than anticipated	208-750.756-701.000
Expenditures - Harris Nature - Salaries - Temp	-19,000.00	Lower than anticipated	208-750.756-701.080
Expenditures - Harris Nature - FICA	-3,500.00	Lower than anticipated	208-750.756-714.000
Expenditures - Harris Nature - Flexible Benefit	-2,500.00	Lower than anticipated	208-750.756-715.010
Expenditures - Park Maint. - Salaries Temp.	-6,100.00	Lower than anticipated	208-750.758-701.080
Expenditures - Park Maint. - Overtime	-4,000.00	Lower than anticipated	208-750.758-706.000
Expenditures - Park Maint. - Health Ins.	-7,000.00	Lower than anticipated	208-750.758-715.000
Expenditures - Park Maint. - Pension	-6,000.00	Lower than anticipated	208-750.758-717.000
Expenditures - Park Maint. - Workers Comp	-2,000.00	Lower than anticipated	208-750.758-718.000
Expenditures - Park Maint. - Operating Supplies	-10,000.00	Lower than anticipated	208-750.758-728.000
Expenditures - Park Maint. - Contractual Services	-15,000.00	Lower than anticipated	208-750.758-820.000
Expenditures - Park Maint. - Sewer Cleaning	-2,000.00	Lower than anticipated	208-750.758-820.020
Expenditures - Park Maint. - Prof, Conf/Dues	-1,200.00	Lower than anticipated	208-750.758-825.000
Expenditures - Park Maint. - Utilities	5,000.00	Higher than anticipated	208-750.758-920.000
Expenditures - Park Maint. - Grounds Maint	-6,000.00	Lower than anticipated	208-750.758-934.000
Expenditures - Construction/Improvements	250,000.00	Higher than anticipated	208-750.759-974.000

Net from Fund Balance -\$122,900.00



To: Board Members
From: LuAnn Maisner, CORO, Director of Parks and Recreation
Miriam Mattison, Director of Finance
Date: December 4, 2020
Re: 2020 Loan Request from General Fund to Parks Fund

Even though 2020 brought a pause to many activities, it was a banner year for park construction projects. Many of the projects were funded in part by DNR grants, which are reimbursed following project completion. These grant funds will not be realized by the Township before the end of this current fiscal year. Also, construction of Marketplace on the Green faced unexpected challenges that required additional funding. These two situations have caused a temporary deficit in the Park Millage Fund Balance.

The grant reimbursements totaling \$522,500 combined with the expected Park Millage net revenues of \$350,000 in the 2021 budget, will provide the necessary funds to cover this temporary budget shortfall. The following projects were constructed in 2020:

- Gateway Walkway and Restroom in the Historical Village
Upcoming Grant Reimbursement: \$150,000
- Harris Nature Center Pavilion and Restroom Building
Upcoming Grant Reimbursement; \$100,000
- Central Meridian Regional Trail Connector
Upcoming Grant Reimbursement: \$272,500

Motion for Board Consideration:

MOVE TO TRANSFER UP TO \$700,000 TO THE PARK MILLAGE FUND FROM THE GENERAL FUND TO COVER A TEMPORARY BUDGET SHORTFALL IN 2020 DUE TO DELAYED GRANT REIMBURSEMENTS TOTTALLING \$522,500 AND ADITONAL EXPENSES ASSOCIATED WITH CONSRUCTION OF MARKETPLACE ON THE GREEN, THESE FUNDS WILL BE RETURNED TO THE GENERAL FUND IN THE FIRST QUARTER OF 2021.



To: Board Members
From: Frank L. Walsh, Township Manager
Date: December 4, 2020
Re: 2021 Township Goals Action Plan

On behalf of our 165 teammates, I'm pleased to present the Township Board with a final draft of the 2021 Action Plan.

Together, we have set a vision to continue our customer service efforts and assist our most vulnerable during a global pandemic. Beyond COVID-19, we will greatly expand and measure our solar efforts to mirror our Township's Sustainability Plan. Our plan includes the expansion of our efforts with Diversity, Equity and Inclusion. There is no question, we will maintain our unwavering promises made to voters as it relates to public safety (2017) and road improvements (2019). At the same time, we will enhance our community signage and complete major phases of the Lake Lansing to MSU Pathway. We fully expect vertical construction in both downtown Haslett and Okemos. We will seek to develop a plan to make broadband available to every Meridian resident.

Coming off a successful 2020, we have set the bar higher for 2021. Our united Township Board and Team will deliver. We serve the public with unbridled passion, performance and pride.

The following motion has been prepared for Board consideration:

MOVE TO ADOPT THE ATTACHED 2021 MERIDIAN TOWNSHIP ACTION PLAN.

Attachment:

1. 2021 Goals Action Plan



2021 GOALS ACTION PLAN- DRAFT

- A. Maintain unparalleled customer service and public safety throughout the Global COVID-19 Pandemic. Be mindful of the struggle facing our Meridian business community during COVID-19, develop and implement creative programs to assist our partners.
- B. Continue progress on the Meridian Township Sustainability Plan goal of 100% renewable energy use for Township facilities by 2035 by installing an additional 120kW of photovoltaic panels on Township property. Upon installation of the additional 120 kW panels in 2021, we will be at 60% of the required 300kW needed in combination with energy efficiency measures and renewable energy provider purchases to meet the 100% goal.
- C. Develop a Diversity, Equity and Inclusion Plan with specific goals and objectives.
- D. Culminate our decade long effort to redevelop Downtown Okemos and Haslett with vertical construction.
- E. Implement the second year of our Local Road Enhancement Program by improving a minimum of 15 miles of local roads.
- F. Develop a comprehensive plan to facilitate access to affordable Broadband across the entire Township.
- G. Complete Phase 1 and 2 of the MSU to Lake Lansing Pathway and review the Pathway Master Plan.
- H. Further our branding efforts with the addition of new “Welcome to Meridian Township” signage.
- I. Work with Granicus to upgrade the design of our Meridian Township website to improve functionality, as well as, give a new look and experience to site visitors.
- J. Fulfill our promises made to voters in 2017 by allocating enhanced pension payments to MERS and maintaining 73 emergency responders.



To: Board Members
From: Ronald J. Styka, Township Supervisor
Date: December 4, 2020
Re: Township Manager Performance Review

On Monday, November 23, 2020, the Township Board convened to conduct our annual assessment of the Township Manager. As approved by the Board, we used the same evaluation tool we used in previous years. The Manager requested that his review be conducted in closed session. This is allowable, and is in accordance, with the Michigan Open Meetings Act. As Supervisor, I have prepared a summary of the conclusions reached at the performance review for adoption and the public record.

Motion for Township Board's Consideration:

MOVE TO APPROVE THE 2020 TOWNSHIP MANAGER'S PERFORMANCE REVIEW AS PRESENTED. THE REVIEW DOCUMENT SHALL BE FORWARDED TO THE HUMAN RESOURCE OFFICE FOR PROPER FILING.

Attachments:

1. 2020 Annual Performance Evaluation

Meridian Charter Township
December 8, 2020
Annual Performance Evaluation of 2020
Frank L. Walsh, Township Manager

On November 23, 2020, the members of the Meridian Township Board met to evaluate Meridian Township Manager, Frank L. Walsh. Each board member and the manager reviewed and discussed the manager's performance during the 2020 calendar year. It was a year of severe and unexpected challenges and many accomplishments. After careful review, the Board determined that throughout the year Manager Walsh performed his duties in an exceptional and outstanding manner. The Board's determination was based on review of the manager's performance in nine areas.

First, the Board determined that Manager Walsh excelled in providing customer service. He responded in a timely, courteous, and effective manner to the hundreds of annual calls for service received from Meridian residents. Beyond that, the COVID-19 pandemic created many unique challenges to which Mr. Walsh quickly and effectively responded. He prided himself on providing service to residents, created a culture of excellent customer service, fostered a sense of confidence and cooperation in many township employees, and quickly brought about solutions to problems presented by residents or board members.

Next, the Board determined that Mr. Walsh excelled in planning and problem solving. He anticipated and analyzed problem areas, researched and established alternative solutions, and was skillful in conflict resolution. For example, to manager the effects of the pandemic, he implemented a Hot Line and placed business pods in the parking lot. He used mediation skills to resolve difficult land use issues.

Third, the Board determined that the manager excelled in the management of interpersonal relations. He cooperated and dealt effectively with the governing body, department heads, supervisors, unions, employees and the public. He is empathetic and exhibited tact and sensitivity to the needs of others. One example is that through his personal skills he was able to lead the township to resolution of seven collective bargaining agreements without the need for arbitration.

Fourth, the Board determined that Mr. Walsh excelled in his organizational skills. He demonstrated the ability to arrange work and to respond to conflicting or changing priorities. One example is that while the workplace became difficult due to a HVAC project and the pandemic, he created an environment where employees continued to do their work and remained focused on the Board's goals, not just day-to-day activities.

Also, the Board determined that Manager Walsh is an excellent communicator. During the year he demonstrated the ability to effectively communicate in oral and written form with the governing body, department heads, supervisors, employees, media, other government leaders, and the public. His communications with the public during the pandemic were timely and well done. He instituted listening sessions with staff that led to workplace improvements.

Sixth, the Board determined that the manager also excelled in his work attitudes and ethics. He was open and straight-forward, accepted responsibility, responded to direction from the governing body, and conformed to high ethical standards. Board members determined that he was very responsible in responding to board issues, and seemed to always be on the job. It was noted that Mr. Walsh responded to board direction without complaint and accepted responsibility for success and failure. He willingly spent many evenings making community presentations, and did so without complaint. He rarely used sick or vacation time.

Seventh, the Board determined that Manager Walsh was excellent in providing supervision and leadership. He motivated others, effectively assigned work, encouraged employees and gave them the opportunity to increase their skills. Board members determined that Mr. Walsh was an excellent motivator and leader. Under his direction numerous employees received recognition, enhancing morale.

Next, the Board determined that, with regard to financial management, Mr. Walsh performed in an excellent manner. He accurately and effectively managed financial and material resources. Under Mr. Walsh's leadership the fund balance increased, allowing the board to install a new HVAC system, using existing funds.

Ninth, the Board determined that the manager performed excellently, as he worked to accomplish the township's goals. All goals were either accomplished or substantial progress was made on them.

In conclusion, the township board determined that Manager Frank Walsh is an excellent township manager. The consensus of the Board was that he was excellent in all phases of township governance. His insights and calm discernment of solutions to problems are to be envied. He cares about his job and about the community and its citizens, and takes pride in his work. His devotion to outstanding customer service gave the township government a reputation for caring about all of its citizens. In a year with incredibly difficult challenges, he was able to continue his focus on sustainability and stability, so that all programs and services of the township continued at a high level, even as the difficult tasks were being accomplished. Under his direction the township was rated the number one as the "Best place to Live in Michigan."

Ronald J. Styka, Supervisor
On behalf of the Township Board



To: Board Members
From: Ronald J. Styka, Township Supervisor
Date: December 4, 2020
Re: Township Manager Contract

The current employment agreement with the Township Manager expires on December 31, 2022. If the Board, and the Manager, chooses to extend the contract, we will act on Tuesday evening. If there is not a mutual agreement to extend the contract, the item will be removed from the Board's agenda.

Motion for Township Board's Consideration:

MOVE TO APPROVE EXTENDING THE TOWNSHIP MANAGER'S CONTRACT AS PRESENTED ON TUESDAY EVENING.

Attachment:

1. Proposed Township Manager Contract

EMPLOYMENT AGREEMENT

This AGREEMENT made on the date affixed by the parties below, between the CHARTER TOWNSHIP OF MERIDIAN, County of Ingham, State of Michigan (hereinafter referred to as the "Employer"), and Frank L. Walsh (hereinafter referred to as the "Township Manager").

RECITALS

WHEREAS, the Township Board has appointed Frank L. Walsh as Township Manager of the Charter Township of Meridian; and

WHEREAS, it is the desire of the Township Board to provide certain benefits, establish certain conditions of employment, and to set working conditions for the Township Manager; and

WHEREAS, the Township Manager desires to accept the appointment as Township Manager under the provisions as set forth herein.

IT IS AGREED as follows:

1. Appointment and Duties. The Employer hereby agrees to appoint Frank L. Walsh as Township Manager of the Charter Township of Meridian to perform the functions and duties specified in paragraphs (a) through (o) inclusive of Section 10 of the Charter Townships Act (MCL 42.10; MSA 5.46[10]), and to perform such other legally permissible and proper duties and functions as the Township Board shall from time to time assign. The Township Board reserves the unilateral right to add to, amend, modify, or withdraw any and all of the delegated and assigned functions and duties. The Township Manager accepts such appointment on the terms and conditions of this Agreement.

2. Term. The original term of this Agreement will begin on January 1, ~~2020~~ 2021 and end on December 31, ~~2022~~ 2023.

Prior to December 31 of each year, the Employer or its authorized representative(s) shall meet with the Township Manager, and the parties shall review such

information as they deem relevant. The Employer may extend this Agreement for a successor year with any modifications to which the parties mutually agree.

Failure to renew or extend this Agreement or any successor Agreement at the end of its term shall obligate the Employer to pay to the Township Manager a Severance Settlement as specified and defined in Section 7 of this Agreement, but shall give the Township Manager no other right or claim. Failure to renew or extend this or any successor Agreement shall not be considered a breach hereof or a termination with or without cause, nor give rise to any cause of action which may be arbitrated under the terms of this Agreement or adjudicated in any court of law, tribunal or administrative agency.

3. Extent of Services.

A. Best Efforts. Except as provided in Section 3.8., the Township Manager shall devote his entire time, attention, and energies to the Employer's business and shall not, during the term of this Agreement, be engaged in any other employment or business activity, whether or not pursued for gain, profit, or pecuniary advantage, without the express prior written consent of the Township Board. The Township Manager also shall not engage in any activity which conflicts or interferes with the performance of his duties as specified in this Agreement and as directed by the Employer or any of its agents as described in Section 1 above.

B. Other Activities. The Township Manager may, with prior written consent of the Township Board, teach, write or engage in similar or related activities which do not interfere with, but rather enhance, the Township Manager's performance of the duties and functions required under this Agreement. The Township Board acknowledges that Township Manager is authorized to conduct up to ~~six~~ ten managerial searches per calendar year. The Township Manager shall notify the Township Supervisor of each search process.

4. Salary. The Employer shall pay the Township Manager for all services rendered pursuant to this Agreement calculated at an annual rate of ~~\$132,600~~ \$135,252. The Township Manager's salary shall be payable in installments at the same time and in the same

manner as other employees of the Township are paid.

5. Benefits. The Employer shall provide the Township Manager with the following benefits:

A. Pension. The Township Manager shall be included in the Township Employee's Pension Plan ("Plan") ICMA-RC Money Purchase Plan pursuant to the terms of the Plan. The Township shall provide 15% of the Manager's base salary into the pension plan.

B. Deferred Compensation. The Employer shall provide the Township Manager a mutually agreeable mechanism for deferred compensation, such as the International City Management Association-Retirement Corporation ("ICMA-RC"), for the Township Manager's participation. In addition to the Township Manager's salary, the Employer shall make an annual contribution of 1.5% of the annual salary annually to the Township Manager's account.

C. Automobile. The Employer will provide the Township Manager an automobile for the Township Manager's unlimited use for official purposes and unlimited use for personal purposes. The personal use shall be reported as required by IRS regulations and the Township Manager shall pay any required taxes for such personal use. The Employer shall have the option of selecting the automobile to be provided to the Township Manager. The Employer shall be responsible to pay for or provide maintenance expenses, gas, oil and insurance coverage for the automobile. The Township Manager may choose to receive a monthly car allowance of \$800.00 in lieu of the automobile, maintenance, gas, oil and insurance expenses as compensation for all business miles driven within a 50 mile radius of the Township Municipal Building.

D. Retiree Health Care. Recognizing the Township Manager's 35 years of public service, following the Township Manager's departure from the Employer, the Employer shall provide, at the Township Manager's expense, retiree health care. The retiree health care shall include dental and vision coverage. Beginning with the first payroll in 2021, the Employer shall provide the Township Manager an annual payment of 6% of his annual base salary into a Health

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Savings Account.

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D.E. Professional Activities, Conferences, and Training. The Employer recognizes that the Township Manager's participation in municipal and professional activities, conferences, and training is mutually beneficial. The Employer will provide as budgeted, funds for the Township Manager to participate in a minimum of one professional conference per year. Such funds shall be available for the activities of the Township Manager only. This provision shall supersede Section 25 of the "Personnel Policy" of the Charter Township of Meridian adopted March 24, 1992, as revised.

E.F. Vacation. On January 2 of each year beginning 2018, the Township Manager shall receive twenty-eight (28) days of vacation. The Township Manager shall not be paid for more than ~~fifty (50)~~ sixty (60) vacation days upon separation of employment. The Township Manager shall use a minimum of fifteen (15) days per year, and is encouraged to use all vacation days each year.

F.G. Life Insurance. The Township shall reimburse the Township Manager for an annual life insurance policy with a maximum premium of \$1,000 per year.

G.H. The parties hereby adopt and incorporate by reference the following sections of the "Personnel Policy" of the Charter Township of Meridian as amended, or an adopted successor policy, which shall apply to the Township Manager.

- (1) Section 12 "Benefits."
- (2) Section 12.1 "Health and Hospitalization Insurance."
- (3) Section 12.3 "Life Insurance."
- (4) Section 12.4 "Accidental Death and Dismemberment."
- (5) Section 12.5 "Accident and Sickness Income."
- (6) Section 12.6 "Workers' Compensation."
- (7) Section 12.7 "Sick Leave."
- (8) Section 12.8 "Funeral Leave."
- (9) Section 12.9 "Personal Leave Days."

- (10) Section 12.11 "Family and Medical Leave Act."
- (11) Section 12.12 "Holiday Provisions."
- (12) Section 12.14 "Jury Duty."
- (13) Section 12.15 "Longevity."
- (14) Section 12.17 "Act of God Days."
- (15) Any other benefits to which the parties shall subsequently mutually agree in writing, and as approved by the Township Board at a Board Meeting.

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For purposes of this Agreement, all applicable sections of the Township Personnel Policy shall be modified by inserting the term "Township Board" for the terms "Township Manager", "Department Head", or "Supervisor" as appropriate.

6. Nature of Employment. The Parties recognize that the Township Manager serves at the pleasure of the Township Board and that the Township Manager is an at-will employee. The Employer may terminate the appointment of the Township Manager for any reason, with or without cause, at any time, either by refusing to extend this Agreement or a successor Agreement, or at any time during the term of this or any successor Agreement, subject to the terms of Section 7, "Severance Settlement", set forth below.

7. Severance Settlement. In the event the Township Board exercises its sole and exclusive right to terminate the Township Manager's at-will appointment, the Employer shall pay to the Township Manager a lump-sum severance settlement, equal to twelve (12) months' salary at the Township Manager's then-current salary (hereinafter the "Severance Settlement"), or within the Employer's discretion pay twelve (12) month salary continuation, plus any payments then due and owing to the Township Manager for accumulated and unused sick leave pursuant to Section 12.7 of the Township Personnel Policy, and any accumulated but unused vacation leave pursuant to Section 12.13 of the Township Personnel Policy. All Severance Settlement sums shall be reduced by applicable taxes or withholdings as required by law. The Manager shall also receive twelve (12) months continued health care coverage at the level he was receiving at the time of termination.

8. Termination of Appointment for Gross Misconduct or Disability. The Township Manager's appointment may be terminated immediately and without Section 7 severance pay requirements by the Employer for "gross misconduct" as defined herein and shall terminate on the date of occurrence in the event of "disability" of the Township Manager, as defined herein. Written notice of alleged gross misconduct shall be provided to the Township Manager and he shall be given an opportunity to respond to such charges.

A. Termination for Gross Misconduct. In the event of a termination of the Township Manager's appointment pursuant to this Section, no Severance Settlement payment shall be due to the Township Manager, but the Township Manager shall be entitled to receive only accrued but unused sick and vacation leave as specified in Section 7.

In the event the Township Manager's appointment is terminated by the Employer for gross misconduct, the Township Manager shall be paid his salary until the date of termination. Upon termination, all payments including the Township Manager's salary and all other benefits (except as may be required by law) shall there upon cease.

B. Definition of Gross Misconduct. As used in this Agreement, the term "gross misconduct" includes but is not limited to: (I) theft, dishonesty or fraud; (ii) an illegal act reflecting negatively on the Employer or relating to or affecting the Township Manager's duties or responsibilities to the Employer; (iii) grossly negligent failure to perform duties; (iv) intentional and material misrepresentation to the Employer; or (v) grossly deficient performance or gross failure to perform duties following written notice to the Township Manager that his performance has been deficient or that he had failed to perform his duties as specified.

C. Definition of Disability. As used in this Agreement, "disability" shall mean a physical or mental illness, injury, incompetency or incapacity, including alcoholism or drug addiction, which renders the Township Manager incapable of performing the services required of the Township Manager. Such definition shall include the definition as defined in

the Township's insurance policy. Determination of disability and the date upon which it is deemed to have occurred shall be made by a physician who is acceptable to both the Employer and Township Manager. Such determination shall be binding on all parties to this Agreement. In the event the Employer and Township Manager do not agree upon a physician they shall each name a physician and the two physicians shall name a third physician who shall conduct the examination and make the determination as to whether the Township Manager is suffering a disability.

9. Resignation/Salary Reduction. In the event the Township Manager terminates his appointment pursuant to this Agreement by voluntary resignation in writing, the Township Manager shall not be entitled to any Severance Settlement as provided in Section 7 of this Agreement, except that a resignation submitted at the written request of a majority of the Township Board shall entitle the Township Manager to receive a Severance Settlement pursuant to Section 7 of this Agreement. The Township Manager shall give the Employer at least sixty (60) days prior written notice of his intent to voluntarily resign from his appointment, unless the parties agree otherwise in writing. If the Township Manager provides such notice, the Township Manager shall be eligible to receive pay for all accrued and unused sick leave and vacation leave pursuant to the applicable provisions of the Township Personnel Policy. If the Township Manager fails to provide written notice as required herein, the Township Manager shall forfeit any right or claim to any accrued sick or vacation leave or other benefits. Any reduction in the Township Manager's salary by a percentage greater than any average across-the-board reduction for other employees may be considered a termination by the Township Manager and the Township Manager shall, upon submission of his written resignation giving notice as required in this Section, then be entitled to a Severance Settlement as specified in Section 7 of this Agreement.

10. Evaluations. The Employer shall conduct an annual evaluation of the Township Manager in a manner satisfactory to the Employer. The Township Manager shall

assist in developing goal-based evaluation forms and an evaluation process subject to the sole approval of the Employer. The evaluation shall be completed and furnished to the Township Manager prior to December 31 of each year. The Township Manager shall have the right to file a written response to any written evaluation provided by the Employer. Such evaluation shall not alter or affect the nature of the Township Manager's at-will appointment status or any other term of this Agreement, including but not limited to, the Employer's rights under the "Term" or "Termination" provisions of this Agreement, shall not cause or require the Employer to extend or renew this Agreement or any extension of this Agreement, and shall not give rise to any right of the Township Manager to reply upon or enforce the terms of such evaluation with respect to job tenure, salary, benefits or any other reason or purpose.

11. Township Manager's Obligations under Township Personnel Policy.

The parties hereby adopt and incorporate by reference the following sections of the Township Personnel Policy with respect to the Township Manager's obligations to the Employer. For the purposes of this Agreement, all sections of the Township Personnel Policy adopted by reference shall be modified by inserting the term "Township Board" for the terms "Superintendent" "Department Head", or "Supervisor" as appropriate.

Adoption of these provisions shall be in addition to all other duties and obligations of the Township Manager to the Employer as set forth in this Agreement and as imposed by the Employer:

- A Section 4.6 "Physical Examination."
- B. Section 20 "Care and Control of Property."
- C. Section 21 "Ethics."
- D. Section 3 "Policy on Non-Discrimination and Harassment."
- E. Section 22 "Smoking Policy."
- F. Section 23 "Conferences and Workshops."
- G. Section 25 "Political Activities."

H. Section 24 "Substance Abuse."

12. Other Terms and Conditions of Employment. The Township shall fix any other terms and conditions of the Township Manager appointment, as it may determine from time to time, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement.

13. Assignment. The Township Manager acknowledges that the services to be rendered by him are unique and personal. The Township Manager shall temporarily appoint one Department Director as Acting Township Manager during periods of vacation, sick leave, or other short term leave periods. The Township Board may, at its discretion, choose an alternative person to perform the duties of Acting Township Manager.

14. Arbitration. Any controversy or claim arising out of, or relating to Section 8 of this Agreement, shall be settled by final and binding arbitration in the County of Ingham, State of Michigan, in accordance with the then applicable rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered and enforced in any court having jurisdiction.

The arbitrator, if he/she should determine that termination of the Township Manager was not for gross misconduct, shall be limited, by way of remedy, to issuing a monetary award not to exceed the Township Manager's Severance Settlement, and shall have no power of reinstatement. In the event the arbitrator determines that termination of the Township Manager was for gross misconduct, the arbitrator shall have no power to modify the termination or otherwise substitute his/her judgment for that of the Employer.

15. Waiver of Breach. The waiver by the Employer or any of its agents of a breach of any provision of this Agreement by the Township Manager shall not operate or be construed as a waiver of any subsequent breach by the Employer. No waiver shall be valid unless it is in writing and signed by the Township Board.

16. Situs. This Agreement shall be governed by and construed according to the

laws of the State of Michigan.

17. Severability. The invalidity or unenforceability of any provision, or a portion thereof of this Agreement, shall not affect the validity or enforceability of any other provision or portion thereof. Should a provision, or portion thereof, be deemed invalid or unenforceable and later be deemed valid or enforceable, the parties hereto agree that such provision shall be deemed revived and in full force and effect in this Agreement.

18. Section Headings. Section and other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

19. Entire Agreement. This Agreement constitutes the entire agreement between The parties respecting the appointment of the Township Manager, and there are no representations, warranties, or commitments between the parties, except as set forth herein. The terms of this Agreement shall prevail over any conflicting document, except the Meridian Township Employee's Pension Plan and in that case the Plan document shall control over any conflicting language in this Agreement.

20. Modification. Except where the Employer has reserved the right of unilateral amendment, this Agreement may be amended or modified only by written instrument intended as such executed by the parties.

IN WITNESS WHEREOF, the Charter Township of Meridian, through its Township Board,
has caused this Agreement to be signed and executed in its behalf by its Supervisor and
Clerk, and the Township Manager has signed and executed this Agreement on the 21st day
of ~~January~~ December 2020.

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WITNESSES:

EMPLOYER CHARTER TOWNSHIP OF
MERIDIAN

By: Ronald J. Styka, Supervisor

By: ~~Brett Dreyfus, Clerk~~
Deborah Guthrie, Clerk

By: Frank L. Walsh, Township Manager



13.B

To: Township Board

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

Date: December 2, 2020

Re: Rezoning #20050 (DTN 2013 LLC), rezone 31.63 acres east of Central Park Drive and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight units per acre) with conditions.

DTN 2013 LLC has requested the rezoning of approximately 31.63 acres located on the east side of Central Park Drive, north of Grand River Avenue, and west of Powell Road. The applicant has voluntarily offered the following four conditions on the requested rezoning:

- Limit the number of dwelling units to no greater than 220 units.
- No fewer than 25 single family dwelling units.
- No buildings greater than two stories.
- Enclosed garages will be provided for every dwelling unit.

The Planning Commission held the public hearing on the rezoning request at its November 9, 2020 meeting and voted to recommend denial at the November 23, 2020 meeting, citing the following reasons for its decision:

- The current RA zoning of the subject property is consistent with the zoning of adjacent properties to the north and south of the site.
- The RD zoning proposed by the applicant is inconsistent with the R3-Residential 1.25-3.5 dwelling units per acre (du/a) Future Land Use Map designation in the 2017 Master Plan.
- The applicant has not adequately demonstrated why the requested rezoning to RD is appropriate or why the current RA zoning is unreasonable.
- The subject property could be developed as currently zoned.

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

Rezoning #20050 (DTN 2013 LLC)
Township Board (December 8, 2020)
Page 2

Township Board Options

The Township Board may approve or deny the proposed rezoning from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight units per acre) with conditions. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated November 6, 2020, and November 19, 2020 with attachments.
2. Resolution recommending denial dated November 23, 2020.
3. Planning Commission minutes dated November 9, 2020 (discussion) and November 23, 2020 (decision).
4. Communications

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2020\REZ 20050 (DTN 2013 LLC)\REZ 20050.tb1



To: Planning Commission

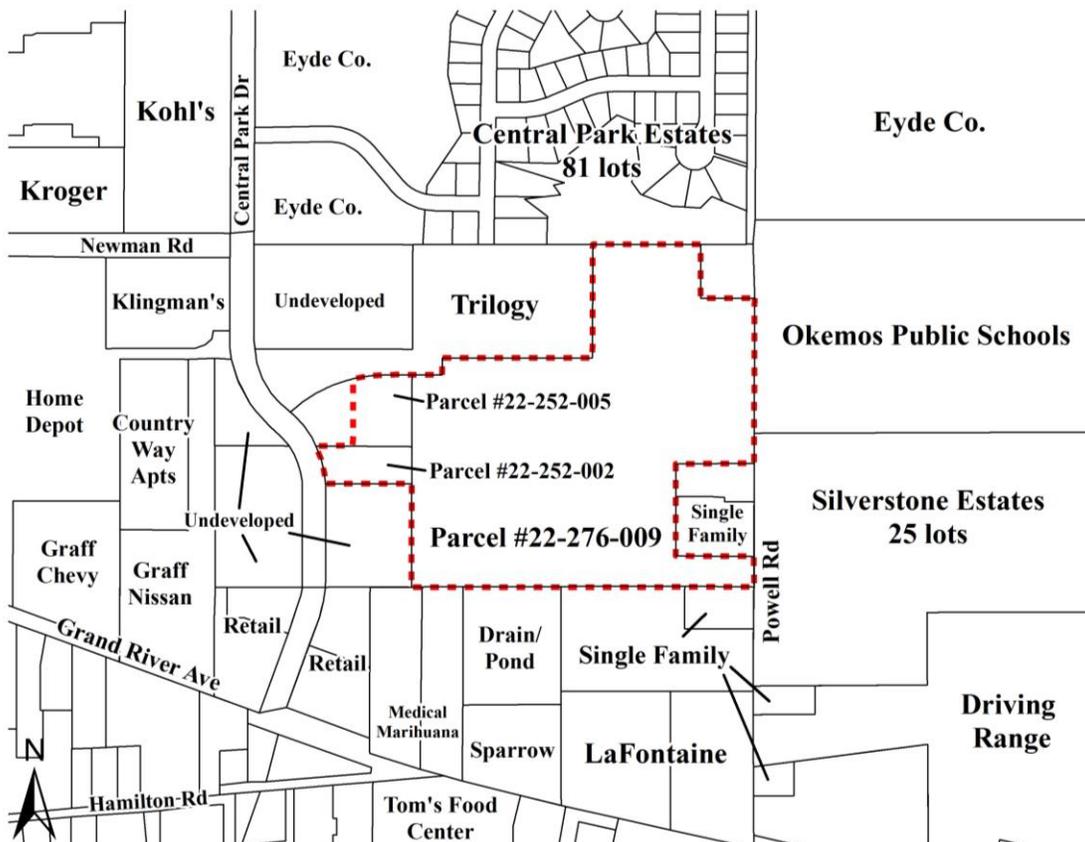
From: Peter Menser, Principal Planner

Date: November 6, 2020

Re: Rezoning #20050 (DTN 2013 LLC), rezone 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family - maximum eight dwelling units per acre).

DTN has requested the rezoning of 31.63 acres consisting of two entire parcels and a portion of a third parcel located on the east side of Central Park Drive, north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family - maximum eight dwelling units per acre) with four conditions. The parcels proposed for rezoning include Parcel #22-252-002 (1.139 acres), Parcel #22-276-009 (29.494 acres), and the eastern portion of Parcel #22-252-005 (2.248 acres).

LOCATION MAP



Rezoning #20050 (DTN 2013 LLC)
Planning Commission (November 9, 2020)
Page 2

Parcel #22-252-002 has approximately 150 feet of frontage on Central Park Drive. Parcel #22-276-009 has 647.57 feet of frontage on Powell Road in one location and an additional 115.39 feet of frontage in an area further south. All three parcels are undeveloped.

Conditions Offered

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

- Limit the number of dwelling units to no greater than 220 units.
- No fewer than 25 single family dwelling units.
- No buildings greater than two stories.
- Enclosed garages will be provided for every dwelling unit.

Rezoning conditions run with the land and apply to the current owners and any future owners of the properties. Township Board approval is needed to amend or remove rezoning conditions. As detailed further down in the memorandum, staff estimates approximately 246 units could be built on the site. Maximum building height is limited to 2.5 stories or 35 feet in the RD zoning district.

2020 zoning amendment

In an effort to attract diverse housing projects to the community, in early 2020 the Township Board adopted an amendment to Section 86-376 of the Code of Ordinances (Multiple Family Residential Districts) to allow a mix of detached single family and multiple family dwellings in the RDD, RD, RC, and RCC zoning districts. The amendment created a new provision allowing single-family detached dwelling units in the RD, RC, and RCC zoning districts, in addition to those already allowed in RDD by special use permit, and established a 50 percent maximum standard for the number of single-family dwellings in a multiple-family project, among other revisions. The new provisions of the amendment will apply to a future development on the properties proposed for rezoning.

Concept Plan

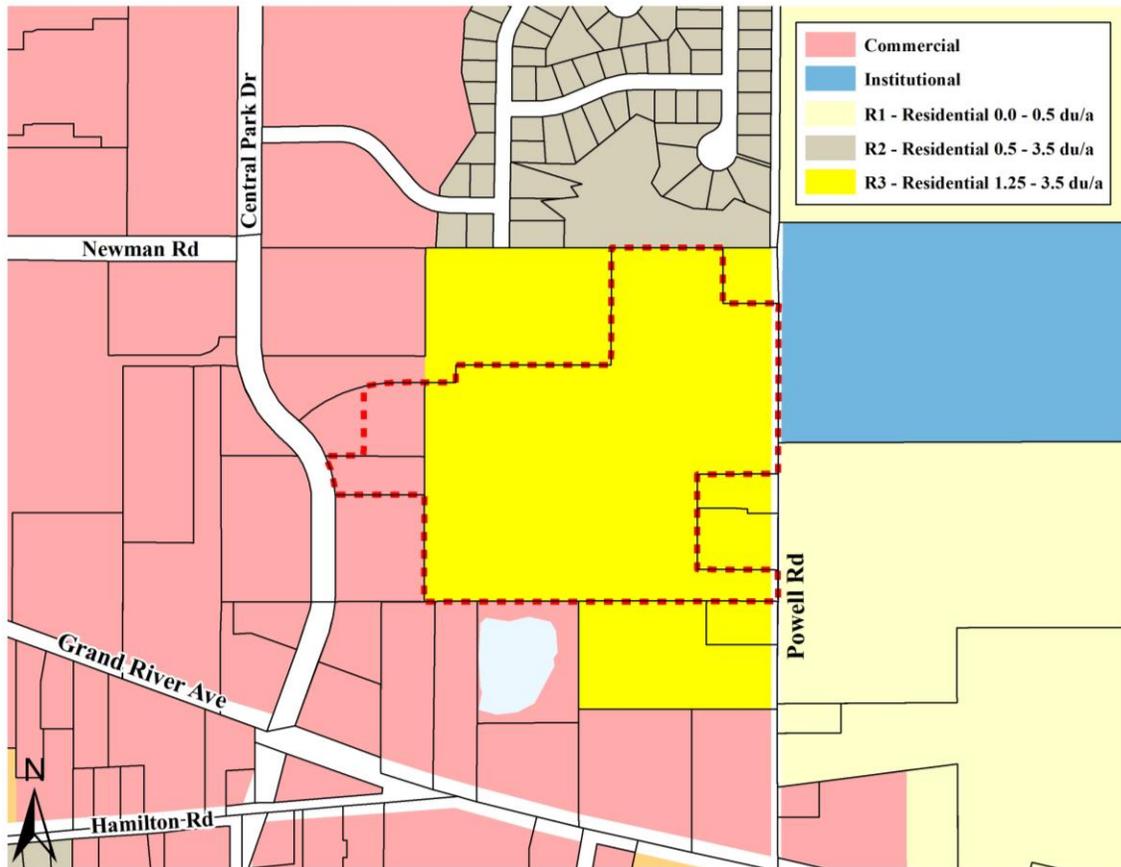
In 2018 the applicant submitted a concept plan for review by the Planning Commission and Township Board depicting a multiple family housing development on the property. A revised concept plan incorporating feedback from those meetings has been provided by the applicant, which depicts a mix of multiple family and single family dwellings totaling 206 units. The concept plan has been provided for informational purposes only and is not under consideration at this time. Review of the current request should focus only on whether the proposed RD zoning is appropriate for the site.

If the property is rezoned a separate development review process will take place. Any multiple family housing project with three or more units must receive special use permit approval from the Planning Commission. A special use permit from the Township Board is also required for constructing a group of buildings totaling more than 25,000 square feet in gross floor area. Both of the aforementioned special use permits would require separate public hearings.

Master Plan

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

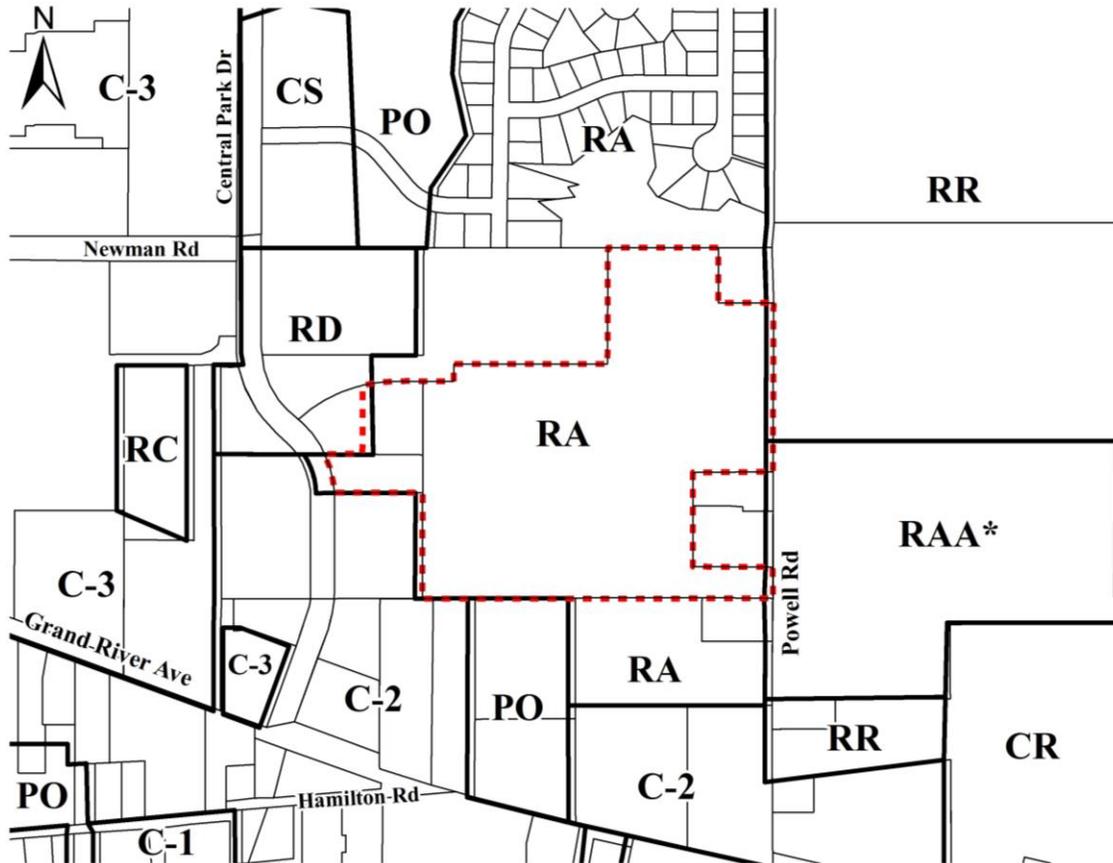
2017 FUTURE LAND USE MAP



Zoning

The parcels proposed for rezoning are currently zoned RA (Single Family-Medium Density). The western third of Parcel #22-252-005 is zoned RD (Multiple Family-maximum eight d/u) and not proposed for rezoning. The current RA zoning district requires a minimum of 80 feet of lot frontage and 10,000 square feet of lot area. The requested RD zoning district requires a minimum of 100 feet of lot width and 11,000 square feet of lot area. With 150 feet of frontage on Central Park Drive and 762.96 total feet of frontage on Powell Road, and a combined 31.63 acres of lot area, the parcels comprising the rezoning meet the minimum lot area and lot frontage requirements for both the current RA and requested RD zoning districts.

ZONING MAP



Physical Features

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

Greenspace Plan

A scenic road corridor is shown along Powell Road on the Township Greenspace Plan. In the Plan a scenic road corridor is defined as a special route that is canopied, tree-lined, or affords beautiful views of the farmland and open space in the Township.

Floodplain

The Flood Insurance Rate Map (FIRM) for the Township indicates floodplain is not present on or near the site proposed for rezoning.

Wetlands

Wetlands on the site were delineated by Marx Wetlands LLC in 2018. Wetlands are depicted in detail on an attached map provided by the applicant. A total of eight wetlands are located on the site, three of which are regulated by Meridian Township. A fourth wetland, Wetland F on the attached map, is 0.36 acre in size and potentially subject to regulation by the Township. Section 22-156 of the Code of Ordinances requires the Township Board to determine whether a wetland greater than 0.25 acre in size but less than two acres in size is “essential to the preservation of the natural resources of the Township.” If the wetland is determined to be essential, the wetland is regulated and subject to the provisions of the Wetland Protection Ordinance. Regulated wetlands require a 20 foot setback from the delineated boundary if they are equal to or greater than one-quarter acre but less than two acres in size and a 40 foot setback if equal to or greater than two acres in size.

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

Streets & Traffic

The properties proposed for rezoning front on both Central Park Drive and Powell Road and the submitted concept plan shows a future development project with access to both streets. Central Park Drive is a four lane road with curb and gutter. A center turn lane is added as it gets closer to the intersection with Grand River Avenue. Central Park Drive is classified as a Collector street on the Street Setbacks and Service Drives Map in the zoning ordinance. Seven foot wide pedestrian pathways are installed along both sides of Central Park Drive. The most recent (2018) traffic count information from the Michigan Department of Transportation (MDOT) for Central Park Drive just south of the subject site showed a total of 11,255 vehicles in a 24 hour period.

Powell Road is a two lane road also classified as a Collector street. Powell Road is currently a dirt road; however paving is slated from the northern extent of Silverstone Estates down to Grand River Avenue, which is expected sometime in spring of 2021. It is expected that the Township Board would require further paving to the north to facilitate a future development project on the subject property. The Pedestrian/Bicycle Master Plan shows a paved shoulder along the west side of Powell Road. The most recent (2008) traffic count information from the Ingham County Road Department (ICRD) for Powell Road showed a total of 121 vehicles in a 24 hour period.

The applicant has submitted a rezoning traffic study prepared by Fleis & Vandenbrink comparing estimated traffic generation under the existing RA zoning and proposed RD zoning. The findings of the study note the rezoning and potential resulting development including a mix of multiple family and single family dwellings will produce more trips than a single family development. A full traffic study showing detailed traffic generation, turning movements, and level of service at nearby intersections will be required should a development project be proposed.

Utilities

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

Staff Analysis

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

Allowed land uses

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

- Golf driving ranges or mini-golf courses
- Club buildings for outdoor sports
- Commercial kennels
- Institutions for human care (hospitals, nursing homes)
- Religious institutions
- Public, private, or quasi-public and social institutions
- Camps
- Cemeteries
- Airports
- Adult care centers and group adult care homes
- Private resorts and recreational camps
- Public buildings and public service installations

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

Development Options

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

Density Estimate – Proposed RD zoning

While the RD zoning district allows a maximum of eight units per acre, to determine the maximum number of units on sites with wetlands or floodplain (wetlands but not floodplain are present on this site) a formula from the multiple family zoning ordinance (Section 86-376(f)(12)) is applied. The formula includes the multiplication of the land area outside of wetlands by the allowable density allowed in the zoning district by the percentage of the site covered by wetlands, expressed as a decimal, plus one. For estimation purposes the entire site acreage of 33.055 acres will be used, which includes the western portion of Parcel #22-252-005 already zoned RD. As stated above in the section on Wetlands, the regulatory status of Wetland F requires the Township Board to determine if it is essential. Assuming this happens, which historically has been the case, based on the wetland delineation there are a total of 4.81 acres of regulated wetlands out of the 31.63 acre total site. Using the formula from above, density for the site would be calculated as follows:

Maximum number of units = 28.24 acres of non-wetland land x 8 dwelling units per acre allowed in the RD zoning district x 1.1455 percent of the site covered by wetlands expressed as a decimal (plus one). The estimated maximum number of lots allowed in a future development would be 258.

Density Estimate – Existing RA zoning (platted subdivision & PRD)

To estimate potential density a factor is applied that considers minimum lot sizes permitted in the zoning district and an 18 percent reduction for road rights-of-way. Wetland acreage was considered as well. This calculation results in an estimate of 112 total lots in a potential future platted subdivision or PRD under RA zoning.

Density Estimate – Existing RA zoning (PUD)

Estimates for development as a PUD requires submittal of a yield plan showing how the property could be developed as a platted subdivision. If the 110 lot estimate from above is used 128 units could be developed with a PUD. If the applicant received the 25% density bonus the maximum total number of lots would be 160. Under a PUD 50% of the total developable land area, excluding wetlands, would have to be preserved as open space.

Density Estimate – Existing RA zoning (metes and bounds)

The subject site has 150 feet of frontage on Central Park Drive and 762.96 total feet of frontage on Powell Road. The current RA zoning district requires minimums of 80 feet of lot frontage and 10,000 square feet of lot area. Without regard to potential irregular lot shapes or the Township's maximum 3:1 lot depth to width ratio, it is estimated that one lot could be developed off Central Park Drive and nine lots could be developed off of Powell Road, for a total of 10 lots. The number of parcels is ultimately subject to the total number of splits allowed under the Land Division Act.

The following provisions of the RD zoning district may impact future development of the site:

- A 50 foot setback from adjacent single family residential zoning district boundaries is required for buildings in multiple family developments. The property, if rezoned, would border the RA (Single Family-Medium Density) district to the north, south, and the east.
- There is a required 85 foot front yard setback from the street right-of-way lines of both Central Park Drive and Powell Road.
- All buildings including accessory buildings cannot occupy more than 35% of the net area of land on the property.
- A minimum of 35% of the total land area exclusive of drives and parking areas must remain as open space.
- Distance between buildings: Buildings with two or more dwelling units shall be located no closer than 25 feet to any other building. Detached single-family dwellings shall be located no closer than 10 feet from any other building.

Planning Commission Options

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

Attachments

1. Rezoning application and attachments.
2. Rezoning traffic study prepared by Fleis & Vandenbrink dated October 15, 2020 (revision date November 6, 2020).
3. Conceptual site plan prepared by Kebs, Inc. dated July 29, 2020.
4. Rezoning criteria.

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

REZONING APPLICATION

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

Part I

A. Owner/Applicant DTN 2013, LLC
Address of applicant 2502 LAKE LANSING RD, SUITE C, LANSING, MI 48912
Telephone: Work (517) 371-5300 Home _____
Fax (517) 371-5356 Email _____

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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person CHARLES HOLMAN
Address SAME
Telephone: Work (517) 679-3481 Home (C) (904) 626-0705
Fax _____ Email cholman@dtmimgt.com

C. Site address/location 4828 CENTRAL PARK DRIVE
Legal description (Attach additional sheets if necessary) SEE ATTACHED
Parcel number SEE ATTACHED Site acreage 31.63 ACRES

D. Current zoning RA Requested zoning RD

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

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

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable: **SEE LETTER ATTACHED**

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

B. Reasons why the requested zoning is appropriate: **SEE LETTER ATTACHED**

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

Part III

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

Yes No (Please check one)

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

Ronald Uppal
Signature of Applicant

11/15/2020
Date

RONALD UPPAL
Type/Print Name

Fee: \$1,965.20

Received by/Date: _____



November 5, 2020

Mark Kieselbach

Charter Township of Meridian
Community Planning & Development Director
5151 Marsh Road
Okemos, MI 48864

RE: **Rezoning Application
Newman Equities II, L.L.C.
Central Park Drive
Okemos, MI 48864**

Dear Mr. Kieselbach,

The owners of the referenced parcels, Newman Equities II, L.L.C., request this Rezoning Application and attachments be submitted at the November 9, 2020 Planning Commission following a Pre-Application Meeting with Planning & Development Staff. Following the public hearing, it is our hope the Planning Commission will make a recommendation for approval of the rezoning request to the Meridian TWP Board of Trustees. We hope the information contained herein will establish the basis for favorable consideration.

The Property

Newman Equities II, L.L.C. is an assemblage of the following parcels –

- Parcel #33-02-02-22-252-005 +/- 2 acre Zoned RD & RA
- Parcel #33-02-02-22-252-002 +/- 1 acre Zoned RA
- Parcel #33-02-02-22-276-009 +/- 29 acre Zoned RA

Newman Equities II, L.L.C has carefully evaluated currently available residential housing stock in Meridian Township and has determined there is significant demand for single family and multiple family rental dwellings that include attached garages. The owners of Newman Equities II, LLC have built these types of housing in Delhi Township and DeWitt Township. These communities have expressed their extreme pleasure having our housing available for new and existing residents and we expect it will embraced in a similar fashion in Meridian Township.

There is a preliminary site plan attached. The proposed development includes 206 dwelling units. The overall parcel is 31.63 acres, which is 6.5 dwelling units/acre. The site plan is based on Meridian Township Code of Ordinances, Section 86-376 Multiple-Family Residential Districts: RDD, RD, RC & RCC Districts.



Rezoning Request

The RD Multiple-Family Residential Districts allows a maximum of eight dwelling units per acre. The RDD Multiple-Family Residential Districts allows a maximum of five dwelling units per acre. The current RA zoning allows approximately four dwelling units per acre. Newman Equities II, L.L.C. is requesting Parcel #33-02-02-22-252-002 (+/- 1 acre), the eastern portion of Parcel #33-02-02-22-252-005 (+/- 1 acre) and Parcel #33-02-02-22-276-009 (+/- 29 acres) be rezoned from RA to RD. The parcel proposed for rezoning is shown on the attached "Rezoning Description". The total acreage proposed to be rezoned is +/- 31.63 acres.

Rezoning Request – Proposed Conditions

Newman Equities II, L.L.C offers the following conditions subject to the approval of the requested rezoning –

- 1) The RD Multiple-Family Residential Districts allows a maximum of eight dwelling units per acre. Changing the zoning of this 31.63 acre parcel to RD will allow up to 253 units. As a condition of approval of this rezoning request, Newman Equities II, L.L.C will propose a site plan with the number of dwelling units no greater than 220 units.
- 2) The RD Multiple-Family Residential District now includes Single Family dwelling units. As a condition of approval of this rezoning request, Newman Equities II, L.L.C will include no fewer than 25 Single Family dwelling units.
- 3) As a condition of approval of this rezoning request, Newman Equities II, L.L.C will include no buildings greater than two stories.
- 4) As a condition of approval of this rezoning request, Newman Equities II, L.L.C will include enclosed garages for every dwelling unit.

Rezoning Request Application

The completed Rezoning Application is included in this submittal. The responses to the application are below –

PART 1

A. Signature Authorization of Applicant

- See attached Signature Authorization of Applicant

E. 1. Nonrefundable Fee

- The fee amount of \$1,965.20 was determined based on Meridian TWP's fee schedule –



\$700 plus \$40 x 31.63 acres = \$1,965.20. The payment is included with this submittal.

E.2. Evidence of Ownership

- See attached Tax Records for
 - Parcel #33-02-02-22-252-002
 - Parcel #33-02-02-22-252-005
 - Parcel #33-02-02-22-276-009

E.3. Traffic Study

- See attached Traffic Study

E.4. Other Information

- See attached conceptual Grand Reserve Site Plan dated 7/29/2020.
- See attached Newman Equities II, L.L.C. Property Map
- See attached Parcel #33-02-02-22-252-005 – Split Zoning
- See attached Newman Equities II, L.L.C. Rezoning Description
- See attached article – “The New Face Of Rental Housing: Single-Family Built-For-Rent”
- See attached article – “Linear Living: The Rise of Single-Family Rentals”

PART II

A. Reasons why the present zoning is unreasonable:

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

- This does not apply

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

- Due to the change in commercial and retail environment with COVID pandemic, the demand for retail and office has significantly decreased. The property adjacent to this parcel is a senior living establishment and we are providing housing that is consistent with that style of living by making a portion of the property “universal design”. The demand for single family, townhome-style and luxury rental homes with attached garages has increased throughout the nation, including Meridian Township. DTN has successfully deployed these lifestyle apartment communities throughout the Greater Lansing Area, such as Aspen Lakes in Holt and the Quarry in Dewitt. We know there is strong demand for this style of living in Meridian Township. The median Income for these residents at our similar developments have been north of \$8,000 a month. The tenants are “renters by choice” and will spend and invest money in the local community. They will support the existing retail establishments, work in the



area and their children will attend the local schools. The only difference between an owner occupied home and our residents is they prefer to live in a community with multiple amenities where the maintenance and upkeep of their homes be the responsibility of the property manager. The finishes and quality of our homes are consistent with the newer owner occupied housing stock in the township.

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

- The location of the property is adjacent to senior multifamily home and walkable to many retail locations. We have proposed lower density single family housing adjacent to existing single family housing. We are buffering the single family housing with four and six dwelling unit townhome style two story buildings that transition to two story apartment buildings along the Central Park Drive commercial corridor.

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

- This does not apply

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

- This does not apply

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

- We are proposing to keep the property a lower density (less than 8 dwelling units per acre). We are designing a project that embraces the current natural features at the site. The property will be walkable and allow neighbors and other to enjoy the pleasant common areas. We have numerous pocket parks that will allow people to enjoy biking. This project will also support the local school districts and allow the residents to support the local retail and commercial businesses with their purchasing power. In addition, the adjacent walking and the outdoors spaces will be asset to the community. The rental by choice product will provide diversity to the area by allowing people who do not want to buy a home to enjoy the same type of lifestyle and contribute to the community. This product is particularly attractive to empty nesters and boomer households who are downsizing from owner single family homes and prefer hassle free living in an amenitized community.



B. Reasons why the requested zoning is appropriate:

1) Requested zoning is consistent with the Township's Master Plan, explain:

- This proposal is consistent with the Master Plan. It will transition from the Central Park Drive and Grand River Avenue commercial corridor zoning with big boxes and car dealerships to a much lower density residential project. Within the proposed site plan, the project transitions from two story apartment buildings along the Central Park Drive commercial corridor to townhome units and, finally, to single family homes that abut residential zoning. This will be complementary to the senior housing and subdivisions that are adjacent to the property.

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

- The proposed project would embrace the wetlands and allow for a lower density project rather than a potential commercial project or big box that has been proposed on the property previously or the proposed car dealership adjacent to our property. The proposed project and rezoning would allow us to provide housing that is consistent with the senior housing project and subdivisions that are adjacent to this property.
- The proposed site plan brings about an effective transition in density from commercial zoning along the Central Park Drive and Grand River Avenue corridors to the residential zoning east and north of the Newman Equities parcel.

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

- The proposed site plan has been designed specifically focused to minimally affect the natural features of the parcel. Of the total acreage of 31.63 acres, close to 1/3 of the parcel will remain undisturbed. It provides a wonderful "park like" amenity within the development.

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

- The diverse mix of residential product included in this proposed project will allow diversity within the community. From people who need "universal design" to families that want to access the public schools, it will



allow empty nesters to young professionals to have homes to support and increase the vitality of the Meridian Township community. This diverse mix of residents will support local businesses thru their purchasing power and provide an opportunity create stronger community. The water and sewer system is designed to support this development and the additional revenue generated by the development will help maintain the infrastructure.

5) Requested zoning addresses a proven community need, specifically:

- The recent changes in the multifamily zoning ordinance will allow this development to include the diversity of “rental by choice” housing that is underserved in Meridian Township. Nationwide, single family, townhome and apartments with garages are in tremendous demand.
- This request promotes **Goal 1 of the Meridian Township Master Plan – Preserve and Strengthen Residential Neighborhoods.**

6) Requested zoning results in logical and orderly development in the Township, explain:

- The proposed site plan brings about an effective transition in density from commercial zoning along the Central Park Drive and Grand River Avenue corridors to the residential zoning east and north of the Newman Equities parcel.

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

- The proposed use will provide a tax base that will support the general fund for Meridian Township. Although the residents of our homes do not directly provide taxes, this development will provide tax revenue that is not based on owner occupied dwellings. The residents will utilize and support the local school districts. The estimated economic impact from the residents will provide approximately \$1.8 million in annual spending for local restaurants, retail and entertainment establishments. During the construction of the proposed project, it is estimated to employ over 650 men and women in the construction trades and support the local retail and food services.
- This rezoning request not only promotes Goal 1 of the Meridian Township Master Plan, it also is beneficial to and supports –



- ❖ **Goal 2 – Preserve Open Space & Natural Areas** – a large portion of the future development will be left undisturbed in its current natural state.
- ❖ **Goal 3 – Enhance the Viability of Township Businesses** – the anticipated development of the site will add over 200 families to the community. It will employ hundreds during its construction phase. The management of the anticipated development will require a staffing of approximately 10 to 20 employees.
- ❖ **Goal 4 – Maintain and Expand a Diverse Park System** – It is anticipated that walking paths surrounding natural feature areas and park areas will be included in this development.
- ❖ **Goal 7 - Promote Efficient and Sustainable Growth Practices** – This development will incorporate “Universal Design” and “Energy Star” efficiency concepts. Electric car charging stations will be available to all residents.

We hope you find our Rezoning Application submittal complete. If additional information is required or you need additional clarifications, please contact me at your earliest convenience.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'C. Holman', is written over a light blue horizontal line.

Charles H. Holman
Vice President, Construction & Development
DTN Management Company

MEMORANDUM

TO: Roger Drobney and Martha Mertz
FROM: Raji Uppal
DATE: April 26, 2019
SUBJECT: Newman Equities II, L.L.C.

I have attached a copy of the Letter of Intent between Newman Equities II, L.L.C. (the "Owner") and DTN 2013, LLC ("DTN"), dated December 22, 2016 ("LOI").

Pursuant to Section 2 of the LOI, the parties agreed to conduct a joint feasibility study for the Property, the duration of which was approximated to be less than 360 days after execution of the LOI. As a result of significant wetlands on the Property, which requires mitigation, it has taken a significantly longer time than anticipated to complete the feasibility study. While mitigation and the approval process are still continuing, the parties confirm that DTN is authorized and approved by the members of Owner to act as the Owner's agent to execute, deliver and submit applications for rezoning, applications for site plan approval, conduct negotiations and presentations, and execute any and all other documents that may be necessary to submit to Meridian Township to further pursue feasibility of the project.

In addition, the parties confirm that the feasibility term has been extended until such time as the parties determine that the project is not feasible. All other terms and conditions of the LOI are to remain in full force and effect.

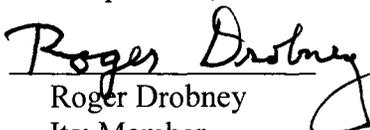
This Memorandum may be executed in several counterparts, each of which will be deemed an original, but all of which will constitute one and the same. A facsimile or scanned pdf image of a signature will be of the same effect as an original.

Agreed to and Approved by:

DTN 2013, LLC

By: 
Ronald R.S. Uppal
Its: Manager

Newman Equities II, L.L.C.

By: 
Roger Drobney
Its: Member

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REZONING DESCRIPTION

For:
 DTN Management Company
 2502 Lake Lansing Road, Ste C
 Lansing, MI 48912

Survey Address:
 Vacant – Central Park Drive
 & Vacant – Powell Road
 Okemos, MI 48864

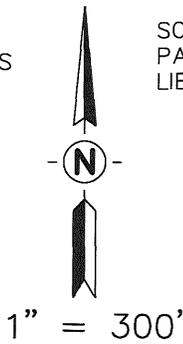
Area to be Rezoned:

An area of land in the Northeast 1/4 of Section 22, T4N, R1W, Meridian Township, Ingham County, Michigan, the limits of said parcel described as: Beginning at the East 1/4 corner of said Section 22; thence N89°59'34"W along the East-West 1/4 line of said Section 22 a distance of 1317.96 feet; thence N00°00'41"E 399.95 feet; thence N89°59'34"W parallel with said South line 331.20 feet to the Easterly right-of-way line of Central Park Drive; thence Northwesterly 150.26 feet along said Easterly right-of-way and a curve to the left, said curve having a radius of 395.00 feet, a delta angle of 21°47'46", and a chord of 149.36 feet bearing N14°19'42"W; thence S89°45'12"E 209.30 feet; thence N00°00'41"E 272.45 feet; thence Northeasterly 51.24 feet along a curve to the right, said curve having a radius of 550.00 feet, a delta angle of 5°20'17", and a chord of 51.22 feet bearing N87°20'17"E; thence S89°59'34"E parallel with said South section line 107.73 feet; thence N89°55'48"E parallel with the South line of Central Park Estates Subdivision, Meridian Township, Ingham County, Michigan, as recorded in Liber 57 of Plats, Pages 29-34, Ingham County Records 109.19 feet; thence N00°43'07"E 66.01 feet; thence N89°55'48"E parallel with said South plat line 580.00 feet; thence N00°43'07"E 438.33 feet to said South plat line; thence N89°55'48"E along said South plat line 416.03 feet; thence S00°04'31"W parallel with the East line of said Section 22 a distance of 208.00 feet; thence N89°55'48"E parallel with said South plat line 208.00 feet to said East section line; thence S00°04'31"W along said East section line 647.57 feet; thence S89°25'13"W 302.00 feet; thence S00°04'31"W parallel with said East section line 353.73 feet; thence N89°25'13"E 302.00 feet to said East line; thence S00°04'31"W along said East line 115.39 feet to the point of beginning; said area containing 31.63 acres more or less; including 0.57 acre more or less presently in use as public right-of-way; said area subject to all easements and restrictions if any.

NOTES:

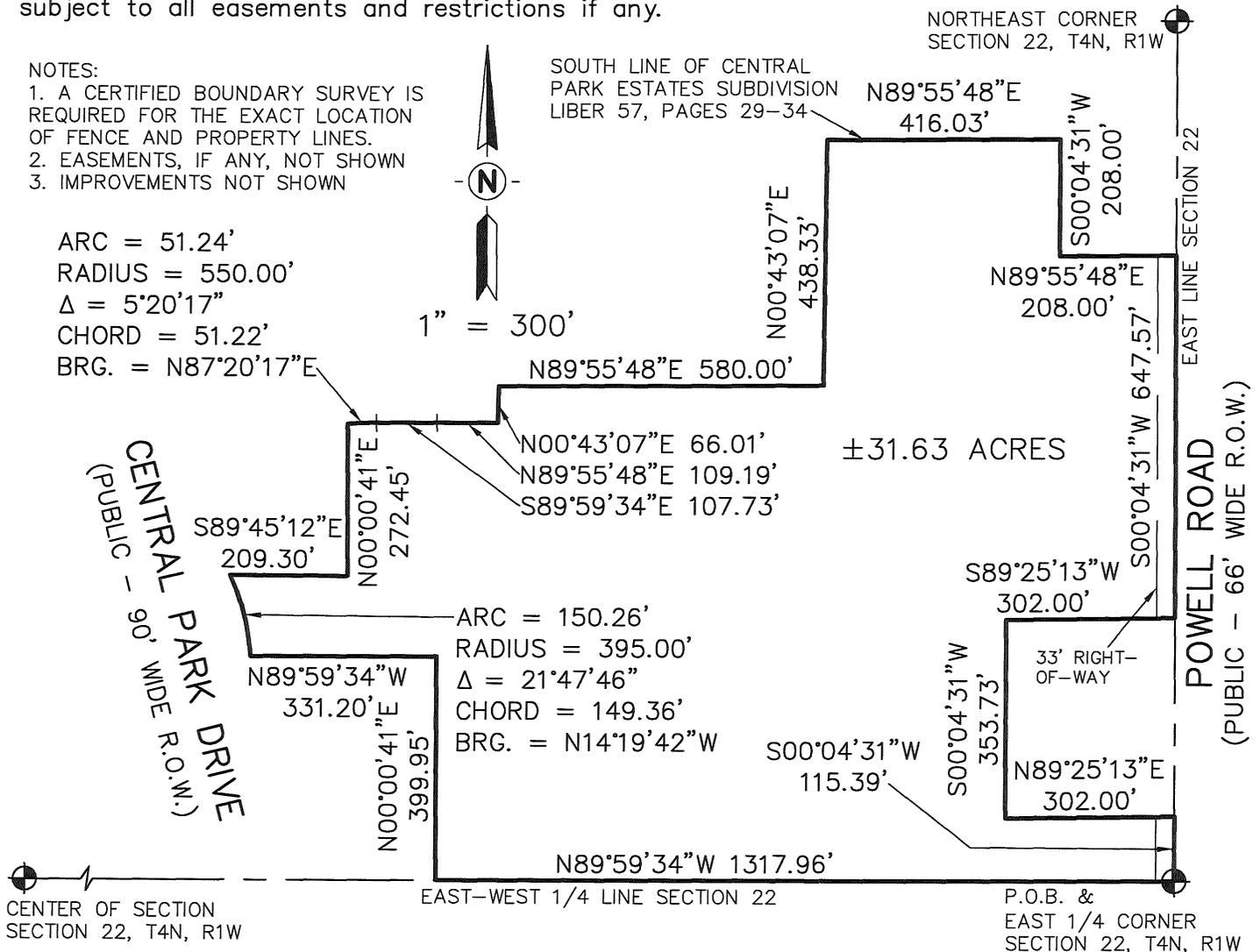
1. A CERTIFIED BOUNDARY SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. EASEMENTS, IF ANY, NOT SHOWN
3. IMPROVEMENTS NOT SHOWN

ARC = 51.24'
 RADIUS = 550.00'
 Δ = 5°20'17"
 CHORD = 51.22'
 BRG. = N87°20'17"E



CENTRAL PARK DRIVE
 (PUBLIC - 90' WIDE R.O.W.)

POWELL ROAD
 (PUBLIC - 66' WIDE R.O.W.)



This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

— = Deed Line
 ——— = Distance Not to Scale

KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

ERICK R. FRIESTROM

10-29-2020

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

DRAWN BY SSF	SECTION 22, T4N, R1W
FIELD WORK BY ---	JOB NUMBER:
SHEET 1 OF 1	97400.PLT

January 29, 2018

Multifamily Executive

Linear Living: The Rise of Single-Family Rentals

The single-family rental market is booming, and developers tapping into the segment's opportunities are thriving. Here's why.

By [Lauren Shanesy](#)



Photo courtesy BB Living

BB Living has built six communities in the Phoenix metro area and is close to reaching the 1,000-unit benchmark.

The rental market is hot. Since 2006, the number of Americans living in rental properties has soared to nearly 37%, the largest amount since 1965. Over the same 10-year period ending in 2016, the number of households lived in by owners declined from 76.1 million to 75 million in the aftermath of the housing crisis, according to Census Bureau data.

One sector of rental housing has enjoyed a particularly dramatic rise in the past decade: Single-family for rent is the fastest-growing segment of the U.S. housing market, according to an analysis by the Urban Institute, which reports that growth in single-family rentals has outpaced the growth of both single-family for-sale and multifamily housing in recent years—and it's predicted to keep growing in the years ahead. According to the National Association of Home Builders (NAHB), 56% of the gains in rental housing stock from 2005 to 2015 were due to single-family homes.

The demand for single-family rentals has prompted a number of developers to tap into the market with a new product: cohesive single-family rental communities filled by niche renters with lifestyle needs that are unlike those of apartment renters.

Economic Factors Create Perfect Storm

Industry experts say the current economic climate has created a perfect storm for the single-family rental market's success. Student debt, a tight job market, and the inability to save for a down payment have kept a number of potential home buyers out of the market.

"Credit markets are still extremely tight, and a lot of people don't have the right credit score. With stricter lending terms than ever, some consumers aren't even potential participants in the market," says Dennis Cisterna, CEO of Investability Solutions, a real estate investment firm in the single-family rental space. "[These factors] are eliminating people from homeownership. Without more alternative solutions to getting people into homeownership, whether that's a low-down payment mortgage or assistance programs, there'll be a ramp-up in rentership, which presents a great opportunity for companies to be able to grow with single-family rentals."

While many middle-class renters lack the money for a down payment, they do make enough to spend extra on a rental home. Matt Blank, principal at Scottsdale, Ariz.-based build-to-rent developer BB Living, says the average customer at one of the builder's communities is a couple in their late 30s with two children and an annual income of \$80,000 to \$110,000. With that, they have the cash flow to pay the monthly rent on a single-family home, which is around \$1,600 at one of BB Living's properties.

BB Living has built six communities in the Phoenix metro area and is close to reaching the 1,000-unit benchmark. When the business first launched in 2012, BB Living offered consumers the option to either rent or purchase the homes, a strategy that allowed the company to figure out what the market needed while it got up and running.

"We sold 35 houses that way and rented 35 houses at the same time—the market seemed to want both options at the time," Blank says. "But once we were able to prove the rental market and prove that people actually wanted to rent single-family homes, we were able to secure financing and stop the for-sale effort to focus exclusively on rentals."

BB Living's communities are located in master-planned communities that are already fully outfitted with neighborhood amenities like swim parks, golf courses, and large communal spaces. The company will soon break ground on its first stand-alone community of 217 single-family rental units with a resort-style pool, workout facility, dog park, and walking trails. The units will range from 1,500 to 2,400 square feet and include three to four bedrooms and a two-car garage.



Photo courtesy BB Living

Renters by Choice

Economics isn't all that drives consumers to rent instead of buy; some simply aren't interested in owning a home.

"I think you also have to realize that the dream of owning a home isn't as high of a priority on people's list going forward," says Mark Wolf, CEO and founder of Irvine, Calif.-based AHV Communities, a developer that builds single-family rental communities in Texas. "Part of that is residual from the downturn, and part of that is that we're just a much more experience-driven society nowadays and are more portable. People don't live in their house for 30 years anymore, and they move much more for jobs, so this shift in the way people live their lives means that having the portability of a lease while still being able to enjoy the luxury of a home is a perfect combination."

In 2016, AHV Communities opened Vickery Grove, its first community of 82 single-family homes in San Antonio, all of which were built specifically as rentals. The homes range in size from 1,542 to 1,988 square feet, and rental costs across all of the company's communities range from about \$1,865 to \$2,350.



AHV's 84-unit Village on Legacy community in Central Texas will feature four floor plans ranging in size from 1,440 to 1,882 square feet.

The company says the communities of detached homes for rent are like a hybrid between a single-family and a multifamily development—they're fully amenitized, managed, maintained, and operated by a property manager and feature pools, fitness centers, clubhouses, dog parks, walking trails, and community events. Everything is taken care of for renters when it comes to landscaping and maintenance, so residents can enjoy the lock-and-leave lifestyle of renting.

We borrowed our knowledge and experience from apartments and applied it to the single-family model, so this is really like a linear apartment—instead of going vertical, we're going horizontal.

—Mark Wolf, CEO, AHV Communities

Downsizing baby boomers also are attracted to single-family rentals because they can live in a home similar to what they're used to without sinking retirement cash into a down payment.

"Boomers may have lost their home in the downturn or don't want to purchase a new home but also don't want to rent in a high-rise building with stairs or street noise," says Todd Wood, CEO of Scottsdale, Ariz.-based Christopher Todd Communities, which has five single-family rental communities under way in the Phoenix metro area.

The firm's gated communities feature 136 to 313 single-story, detached, one- or two-bedroom homes ranging from 688 to 1,022 square feet and renting for \$1,050 to \$1,350. The homes offer a private backyard, a dog door, and a smart-home automation system that lets residents control their locks, thermostat, doorbell camera, lighting, and security cameras with a smartphone.

Like other rental communities, the projects by Christopher Todd Communities are amenitized with pools, spas, barbecue areas, fitness centers, and event lawns for both residents' use and events put on by management.



Rendering courtesy of Christopher Todd Communities Scottsdale, Ariz.—based Christopher Todd Communities broke ground on five rental communities in 2017, the first of which opened in December in Surprise, Ariz.

“We’ve come up with [a housing product] that’s in between traditional homes and vertical apartments, and we call it ‘detached horizontal living,’ ” says Wood of the communities, which are leased and managed by a third-party company. “It’s easy for renters to look at the homes and say, ‘I can pay the same price as an apartment, but I don’t have to walk up three flights of stairs and I have my own backyard.’ We have a lot of interest and demand for the product from people who still want to rent, though in a different environment than a multifamily building.”

Multifamily Move-Up

Lifestyle changes, like having children and therefore needing more space, combined with soaring new-home costs in some markets have left some households at a crossroads—a one- or two-bedroom apartment no longer provides the space they need for their growing family, but they may not have the financial means to purchase a home, notes Robert Dietz, NAHB’s chief economist and senior vice president for economics and housing policy.

“Single-family rentals are driven by this demographic wave that’s the new part of housing demand, which is the millennials moving from their 20s to their 30s,” Dietz says. “You have to think about the kind of household that’s going to be moving from a multifamily unit, and wants to move based on structure type, but may not have the means to complete a sale.”

Single-family rental community developers say they don’t see themselves as a threat to single-family or multifamily builders, but rather as an alternative that provides a housing product type for renters with a specific set of needs.

“We think we have a really symbiotic relationship with multifamily. We think people are going to grow out of multifamily—there’s a whole cohort of people who want to be renters, but they can’t live in a one- to two-bedroom multifamily unit because they need more space, and there are very few three-bedroom units out there,” says BB Living’s Blank. “That’s where our communities come in. The millennial generation is growing up and having kids, and as they move out of multifamily, we have product for them to move into—bigger units.”

The New Face Of Rental Housing: Single-Family Built-For-Rent

Brad Hunter

Jan 16, 2020,



Avilla Buffalo Run near Denver – opened April 2019 (a built-for-rent development by NexMetro).

NEXMETRO, 2020

Sometimes a small niche is growing so rapidly and becoming so important that it cannot be ignored. Whether you choose to abbreviate it BFR, B2R, or choose from a host of other iterations, the “build-to-rent” niche comprises only 5% of homes built, but it is growing rapidly and highlighting some important emerging trends in housing demand.

Simply put, instead of opting for a standard apartment unit, some renters incline toward more of a single-family residential experience with the benefit of a professionally-managed and amenitized community. One fast-growing developer in this niche, NexMetro, markets their Avilla brand as “Rents like an Apartment. Lives like a home.”

These rental single-family communities typically offer one-, two- and, three-bedroom (and sometimes four-bedroom) attached or detached homes with upscale finishes, high ceilings, and private yards for each unit, a step above what renters can get in an apartment building. Unit appointments and finishes are often higher than in typical apartments, including stainless-steel appliances, quartz countertops, in-unit washers and dryers, and hardwood-style flooring throughout the home.

Developers say that renters of this type of product are “stickier” than typical apartment renters because they see their rental home as more of a long-term decision. Renewal rates are often higher than those for apartments.

Rent increases have consistently outpaced those in conventional apartments, and sometimes the margin is quite wide. “Across our Avilla neighborhoods, we have seen rent growth rates of 6% to more than 11%,” said Jacque Petroulakis, executive vice president of NexMetro. NexMetro developed 11 communities in the Phoenix area between 2014 and 2019, and now they are expanding into more areas.

Professional millennials equal about one-third of NexMetro’s renters, and close to 60% of the residents are single women.

NexMetro’s Avilla neighborhoods typically achieve a premium rental rate above more traditional apartment units. A quantitative analysis conducted by RCLCO found that these developments have achieved an average premium of 16% (on average rent per unit) over newest nearby traditional apartment communities. What is even more striking is that the premium grows to 24% after adjustments are made to normalize for unit size, age, and location.

Petroulakis said that NexMetro has had some prospective residents come and mention that they need a residence to live in while their long-term home is being constructed, “and sometimes that home that is being constructed is one they are planning to RENT!”

Their communities achieve a discount of 17% to single-family homes, which are typically much larger in size. After adjustments for unit size and age, NexMetro’s units achieve a premium of 16% above the single-family homes.

A Florida company that has transacted on more than \$1 billion worth of single-family rental homes has recently been buying newly-constructed homes from builders across the southeastern U.S., Texas and Nevada and renting them out. The founder of Clean Living Communities (TM), Jordan Kavana, says that 60% of their renters are young families. The average rent in their units, throughout the southeastern U.S., ranges from \$1,800 to \$2,500 per month, and the sizes are 15% to 20% larger than typical nearby apartment units. "Demand is strong," said Kavana. "We are seeing 8% to 9% growth in rents within some of our communities; never less than 4%-5%." That is significantly faster than the average rate of rent growth in rental apartments.

Kavana's company uses 24-month leases, and fully 80% of their tenants renew after the two-year term expires, which is much higher than the average renewal rate for apartments. Clean Living Communities emphasizes health and wellness, offering spaces for yoga or meditation, and provides free education for tenants regarding subjects like nutrition and sleep and will be rolling out a program in 2020 with some leaders in the preventative health and wellness space.

The business is set to grow even faster in the years ahead. The company has formed a partnership with a national homebuilding company and plans to develop and operate 3,000 units on land owned by Clean Living Communities over the next 24 to 36 months which will all be owned and managed by the platform that Kavana started in 2008.

In a separate big-builder deal, Toll Brothers has formed a \$400 million joint venture with a financial partner and an established build-to-rent developer called BB Living. Doug Yearley, CEO of Toll Brothers said on the company's quarterly earnings call, "we are initially targeting the Phoenix, Denver, [Las Vegas](#), [Jacksonville](#), Dallas, [Houston](#) and Boise markets. While Toll Brothers has committed a relatively modest \$60 million to this partnership, we believe this investment will produce strong returns over time."

American Homes 4 Rent (AMH), which leases 53,000 houses (mostly acquisitions) across 22 states, has started a major new initiative developing land and building homes for rent. David Singelyn, the company's CEO, said in a recent earnings presentation that they were set to build approximately 800

homes in 2019. He went on to project that they would triple that number in 2020, with further increases in future years. They are now developing homes for rent in 15 markets.

Lennar Homes, JMC Homes, AHV Communities, and Camillo Properties are also building thousands of homes for rent in various places nationwide.

The New Face of Renters

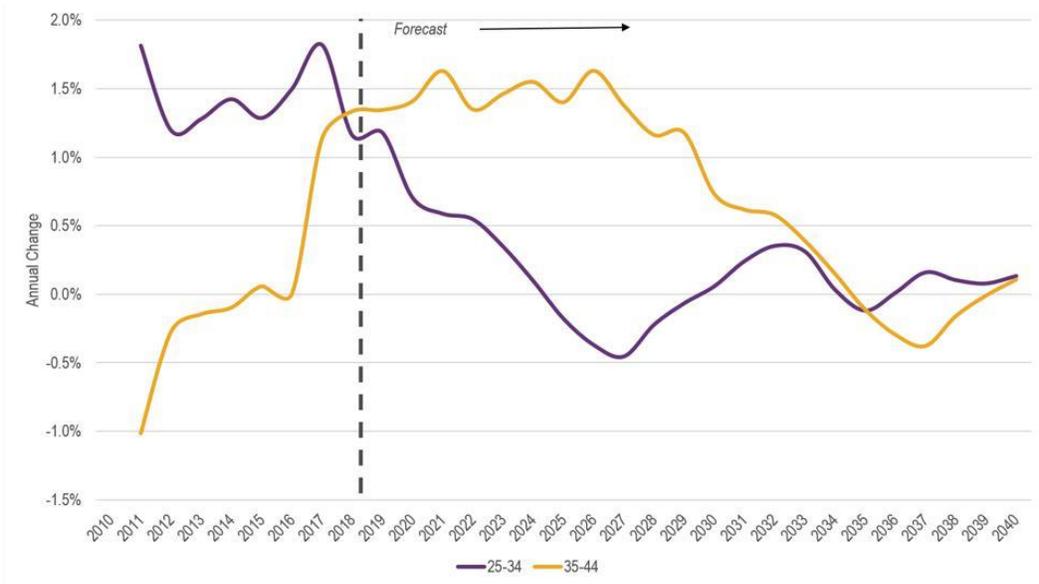
Tenants at these kinds of developments span professional millennials, move-up families/“life transition” (i.e., divorce), and empty-nesters. Most renters are younger households tired of apartments but not ready or able to buy a home. In addition, there is significant demand from Boomer households who are downsizing from owned single family but don’t want apartment living.

Millennials are finally starting to have kids, and that is driving some sudden shifts in housing demand. Rental homes and townhomes appeal to many of the older Millennials who have children because they can have a yard and more interior space.

Millennials are having children ten years “late,” but they are having them. And that is influencing the kinds of rental housing they seek. Population growth is now faster in the 35+ group than in the 25-34 group, and it is these “older” Millennials who are the ones having kids.

And the lock-and-leave convenience of renting is appealing to all generational groups, particularly the Baby Boomers whose kids have left the nest.

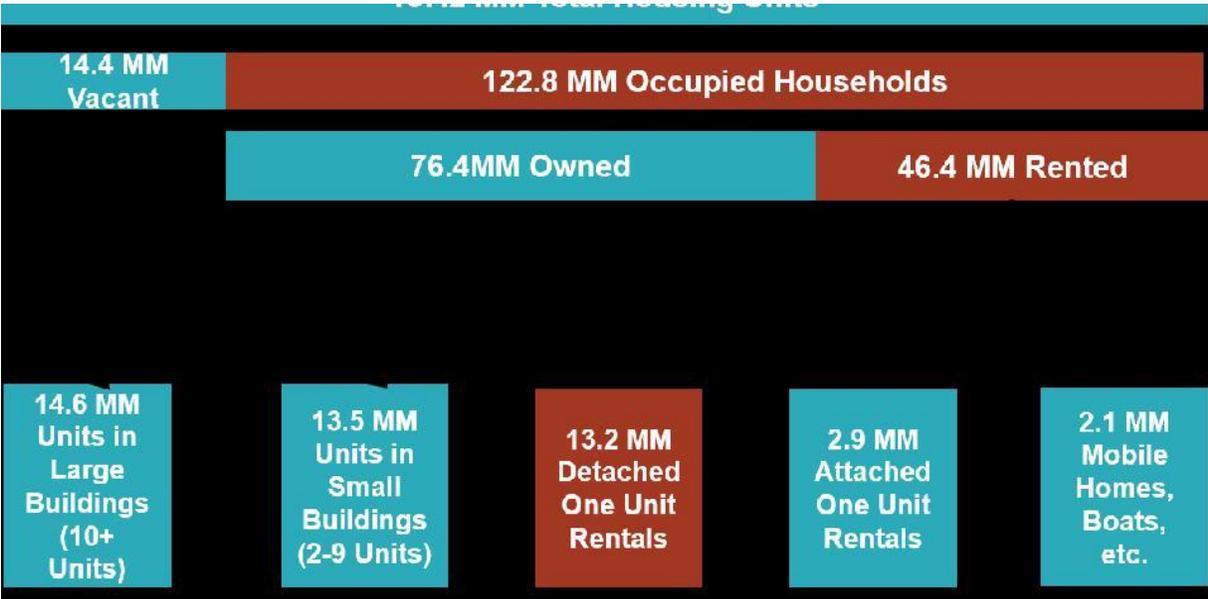
The “Older” Millennials Are Driving Growth



Growth in the 35+ population is now greater than the growth in the 25-34 age group.

Single-Family Rentals Are Big Business

The exhibit below breaks down the rental stock into the various product types. Detached rental homes are almost as numerous as units in small rental buildings.



Breakout of housing stock from Census data

RCLCO

Source: RCLCO; Census Data

The SFR market started to grow rapidly after the great recession as institutional investors bought hundreds of thousands of units around the country out of foreclosure/REO, and they bought bulk unsold inventory from builders. Today's SFR market, however, is dominated by small investors; institutional investors now own less than 2% of the rental homes.

RCLCO is anticipating strong growth in the B2R business. And remember: it is a counter-cyclical business, as more people tend to rent during recessions. That is a point that it not lost on investors and developers who are getting nervous about the business cycle.

Builders, developers, and investors have a great growth opportunity, but a cookie-cutter approach won't be the winning formula. Careful attention will have to be paid to the specific character of the market and neighborhood in which the homes will be built.

MEMO

VIA EMAIL

To: Mr. Charles Holman
DTN Management Company

From: Julie M. Kroll, PE, PTOE
Bandhan Ayon
Fleis & VandenBrink

Date: October 15, 2020, Revised November 6, 2020

Re: Proposed Grand Reserve of Okemos Development
Meridian Township, Michigan
Rezoning Traffic Study

INTRODUCTION

This memorandum presents the results of the Rezoning Traffic Study (RTS) for the proposed Grand Reserve of Okemos in the Meridian Township, Michigan. The project site is located generally at 4828 Central Park Drive and includes three parcels on approximately 33.63 acres adjacent to the east side of Central Park Drive. The project includes rezoning the existing Multiple Family (RD) and Medium-Density Residential (RA) parcels to Multiple Family (RD).

This RTS was performed in accordance with Meridian Township Ordinance, requirements from *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, and trip generation data published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*.

BACKGROUND INFORMATION

The project is located adjacent to the east side of Central Park Drive, generally between Grand River Ave. and Newman Road and adjacent to the west side of Powell Road approximately ¼ mile north of Grand River Ave. Central Park Drive and Powell Road are both under the jurisdiction of the Ingham County Road Department (ICRD) and roadway information is summarized in Table 1.

Table 1: Roadway Conditions

Roadway Segment	Central Park Drive (Newman Road to Grand River Ave.)	Powell Road
Number of Lanes	4 (2-lanes each direction)	2-lanes
Functional Classification	Major Collector	Local Road
Posted Speed Limit	35 mph	n/a
Traffic Volumes	11,200 vpd (MDOT 2019)	120 vpd (ICRD 2008)
Short Range TIP	Resurfacing (2020)	None
Long Range TIP	None	None

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

The majority of land uses adjacent to the project site are commercial and residential land uses. The adjacent land uses are shown below on **Figure 1**.

FIGURE 1: ADJACENT LAND USE MAP



TRIP GENERATION

The project site includes a total of 33.63 acres ; 32.205 acres are currently zoned Single Family Medium-Density (RA) and 1.425 acres are zoned Multiple Family (RD). Therefore, only the RA zoned portion of the project site were considered for rezoning analysis. The Township Zoning Ordinance describes the land uses permitted under the RA and RD zoning classifications. In order to determine the maximum site trip generation potential under the existing zoning classifications, the principal uses permitted under each zoning classification must be matched to the land use categories described by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*.

Medium-Density Residential (RA)

- The Township permitted use under RA zoning includes attached single-family dwellings no less than 1,000 SF ground floor on a minimum of 10,000 SF lot.

Multiple Family (RD)

- The Township permitted uses under the RD zoning include: large parcel single owner multi-family developments with a maximum of eight dwelling units per acre, and single-family detached homes

Review of the ITE land use descriptions indicates that the Single-Family Detached Housing (LUC 210) and Multi-Family Housing (Low Rise) (LUC 220) land uses best match the RD uses defined by Ordinance. The estimated trips generated by these uses under proposed development were compared to the potential trip generation for the site under existing zoning. Within the 32.205 acres currently zoned RA, there are approximately 20 acres buildable. For analysis purposes, it was assumed that 20% of the area would be used for infrastructure, with the remaining 80% for housing at 10,000 SF per lot. Therefore, the maximum potential for the existing RA zoning was calculated at 70 units.

The number of Weekday, AM peak hour, and PM peak hour, and daily vehicle trips were calculated based on the rates and equations published by ITE in *Trip Generation, 10th Edition*. The maximum trip generation potential of the subject site was forecast for the existing zoning and was compared to the projected trips generated by the proposed zoning. The proposed development program has maximized the land use potential of the site and was used to compare the existing RA potential for this site. The trip generation forecasts are summarized in **Table 2**.

Table 2: Site Trip Generation Comparison

Zoning	Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing RA	Single-Family Detached Housing	210	70	DU	749	14	41	55	45	27	72
Proposed RD	Single-Family Detached Housing	210	26	DU	301	6	17	23	18	10	28
	Multi-Family Housing (Low-Rise)	220	170	DU	1,244	18	61	79	60	35	95
	<i>Total Trips</i>					1,545	24	78	102	78	45
Difference					796	10	37	47	33	18	51

CONCLUSIONS

- The results of the rezoning analysis indicate that projected trip generation associated with the proposed RD zoning will be higher than the projected trip generation under the existing RA zoning.
- The trip generation for this site is anticipated to generate more than 750 trips a day, therefore a TIS may be required by Meridian Township for site plan approval.

Any questions related to this memorandum, study, analysis, and results should be addressed to F&V.



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

Attached: Traffic Volume Data
 Site Concept Plan

Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data...[more](#)

Record	1	of 1	Goto Record	go
Location ID	33-5205	MPO ID		
Type	SPOT	HPMS ID		
On NHS	No	On HPMS	No	
LRS ID	1828401	LRS Loc Pt.	1.532	
SF Group	Urban Non State	Route Type		
AF Group	NoFactor	Route		
GF Group	Urban Non State	Active	Yes	
Class Dist Grp	NTL_5	Category	Primary	
Seas Class Grp				
WIM Group				
QC Group	Default			
Funct'l Class	(5) Major Collector	Milepost		
Located On	CENTRAL PARK DR			
Loc On Alias				
NORTH OF	W Grand River Ave			
More Detail				

STATION DATA

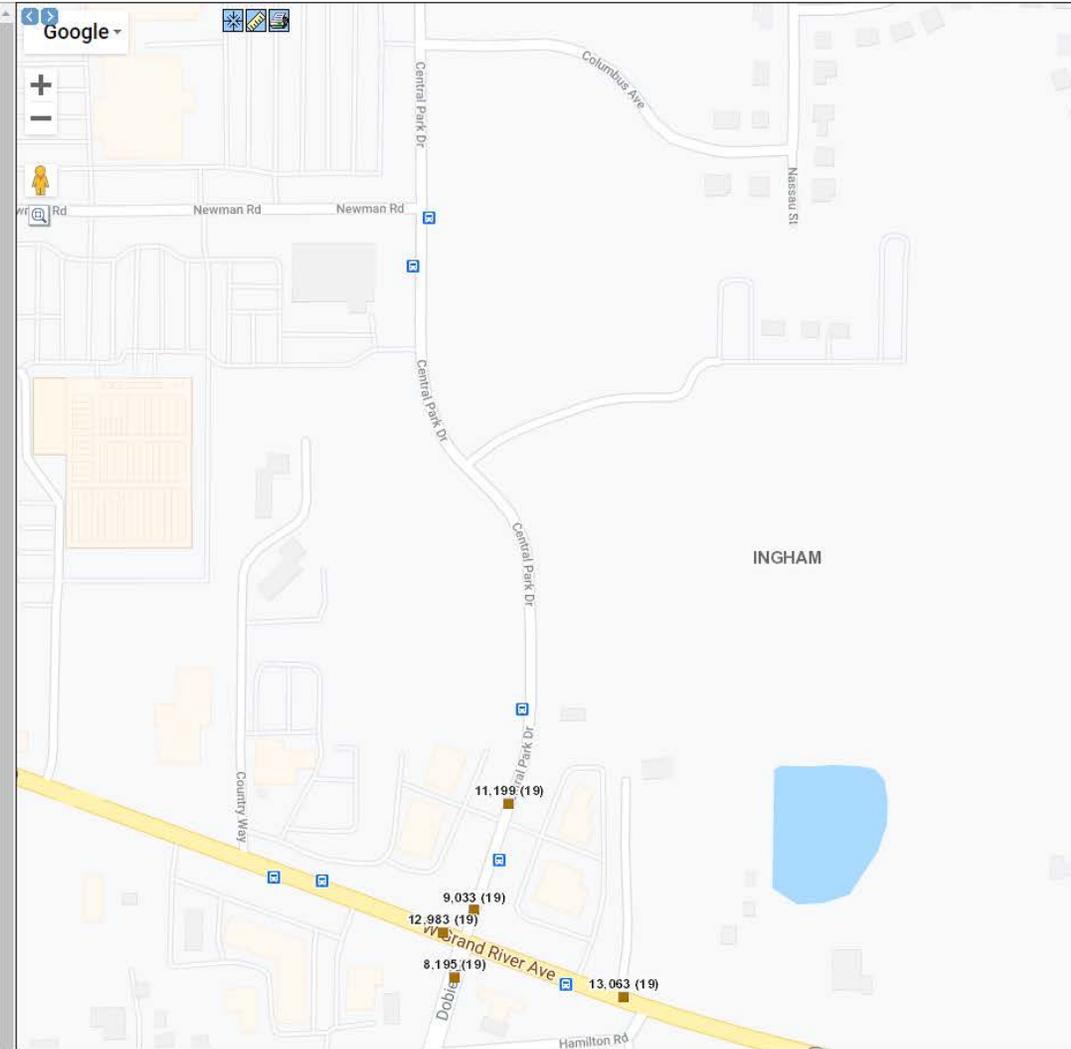
Directions: **2-WAY**

AADT							
Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	11,199 ³		10	51	10,751 (96%)	448 (4%)	Grown from 2018
2018	11,255 ³		10	51	10,963 (97%)	292 (3%)	Grown from 2017
2017	11,255 ³		10	51	10,996 (98%)	259 (2%)	Grown from 2016
2016	10,812		10	51			MDOT

VOLUME COUNT			
Date	Int	Total	
No Data			

VOLUME TREND	
Year	Annual Growth
2019	0%
2018	0%
2017	4%

CLASSIFICATION			
Date	Int	Total	
No Data			



List View All DIRs

Record	1	of 1	Goto Record	go
Location ID	33_5205	MPO ID		
Type	SPOT	HPMS ID		
On NHS		On HPMS		
LRS ID		LRS Loc Pt.		
SF Group		Route Type		
AF Group		Route		
GF Group		Active	Yes	
Class Dist Grp		Category		
Seas Class Grp				
WIM Group				
QC Group	Default			
Funct'l Class		Milepost		
Located On	Central Park			
Loc On Alias				
AT	300 FEET N OF M-43 (MERIDIAN TWP)			
More Detail	▶			

STATION DATA

Directions: **2-WAY** [NB](#) [SB](#) [?](#)

AADT								
Year	AADT	DHV-30	K %	D %	PA	BC	Src	
No Data								

Travel Demand Model									
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
No Data									

VOLUME COUNT				VOLUME TREND	
Date	Int	Total	Year	Annual Growth	
No Data					

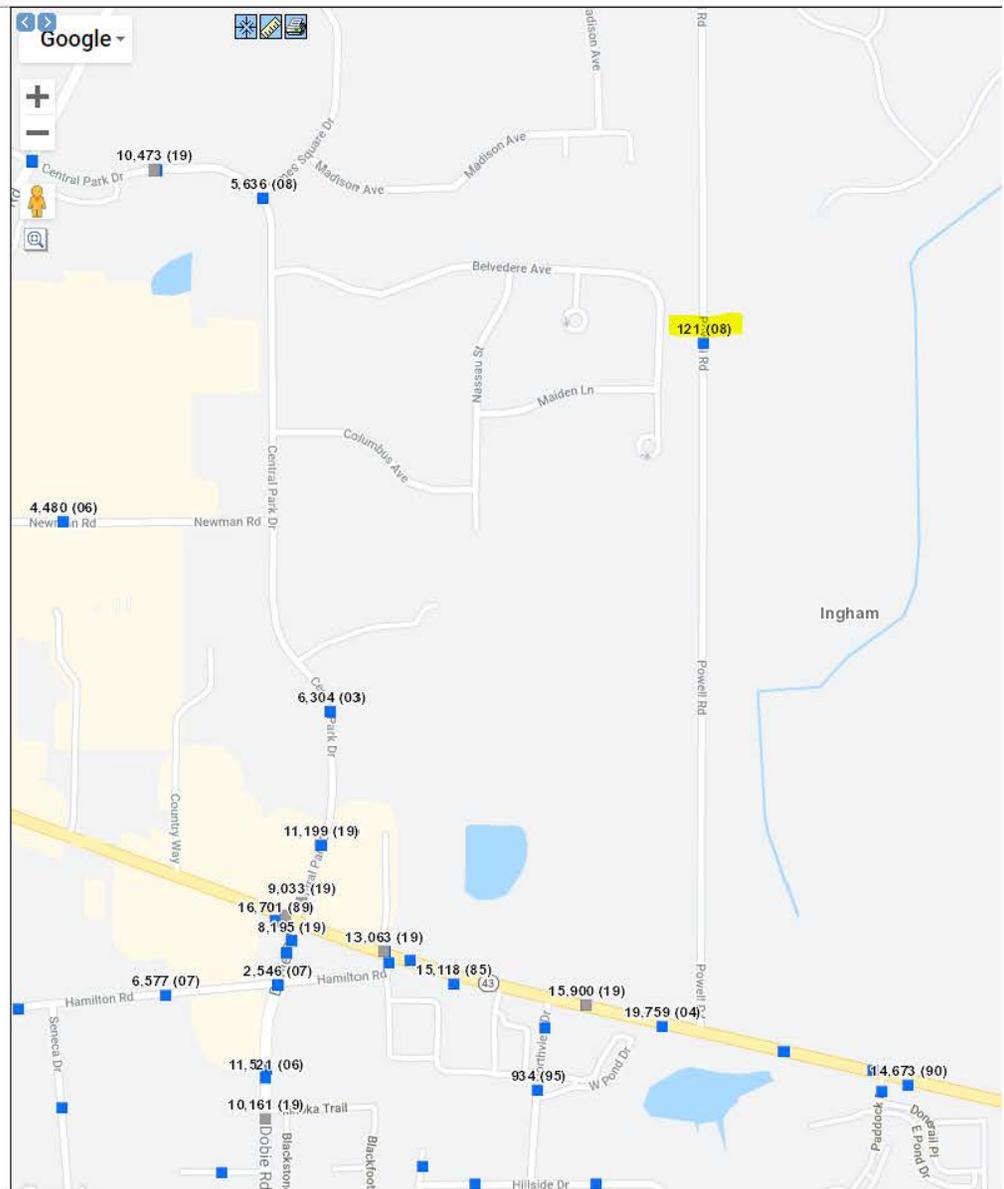
SPEED					CLASSIFICATION		
Date	Int	Pace	85th	Total	Date	Int	Total
No Data					No Data		

WEIGH-IN-MOTION					PER VEHICLE			
Date	Axles	Avg GWV	Total		Date	Axles	85th	Total
No Data					No Data			

GAP		
Date	Int	Total
No Data		

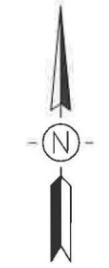
PARTIAL COUNT		
Date	Int	24-Hr Total
No Data		

NOTES/FILES		
Note	Date	



Grand Reserve

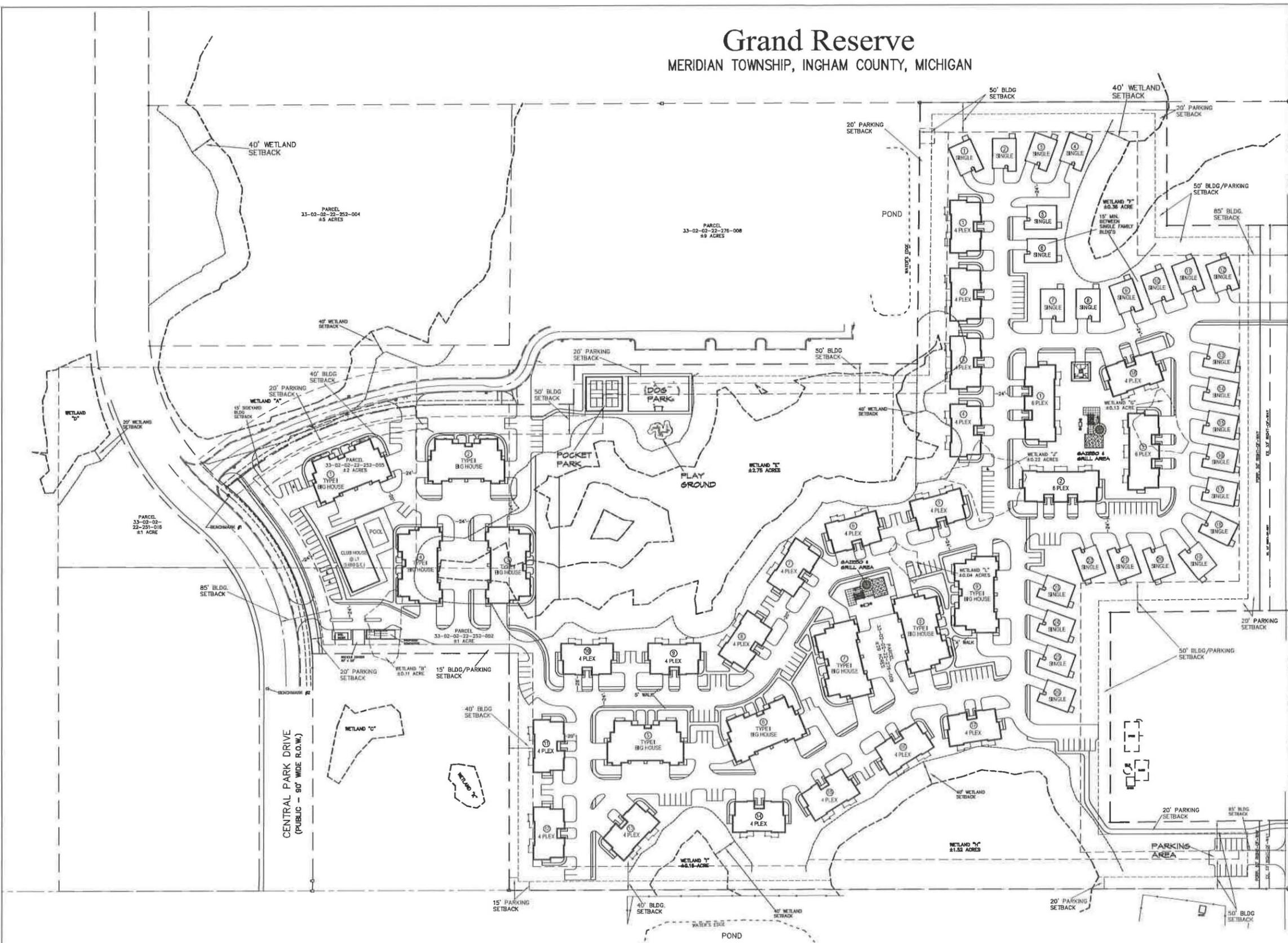
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SCALE 1" = 80'
0' 80' 160' 240'

CLIENT:
DTN Management Company
2502 LAKE LANSING RD., STE C
LANSING, MI 48912-3681
PH: (517) 371-5300
FAX: (517) 371-5358

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI 48840
PH: (517) 339-1014
FAX: (517) 339-8047



UNIT COUNT	
SINGLE	26
QUADPLEX	18 X 4 = 72
SIXPLEX	3 X 6 = 18
BIG HOUSE	9 X 10 = 90
TOTAL UNITS	206 UNITS

REVISIONS	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH: 517-339-1014 FAX: 517-339-8047	
	Marshall Office Ph: 269-781-9800	
	Grand Reserve	
	PRELIMINARY SITE PLAN	
SCALE: 1" = 80'	DESIGNER: JMK	APPROVED BY: JMK
DATE: 7-29-20	PROJECT MGR: JMK	SHEET 1 OF 1
AUTHORIZED BY: DTN Management Company	JOB #: 94887	

Model LAYOUT E-94887-LAY16.dwg SURVEY#94887.BND 9/4/2020 10:22:46 AM, SB88

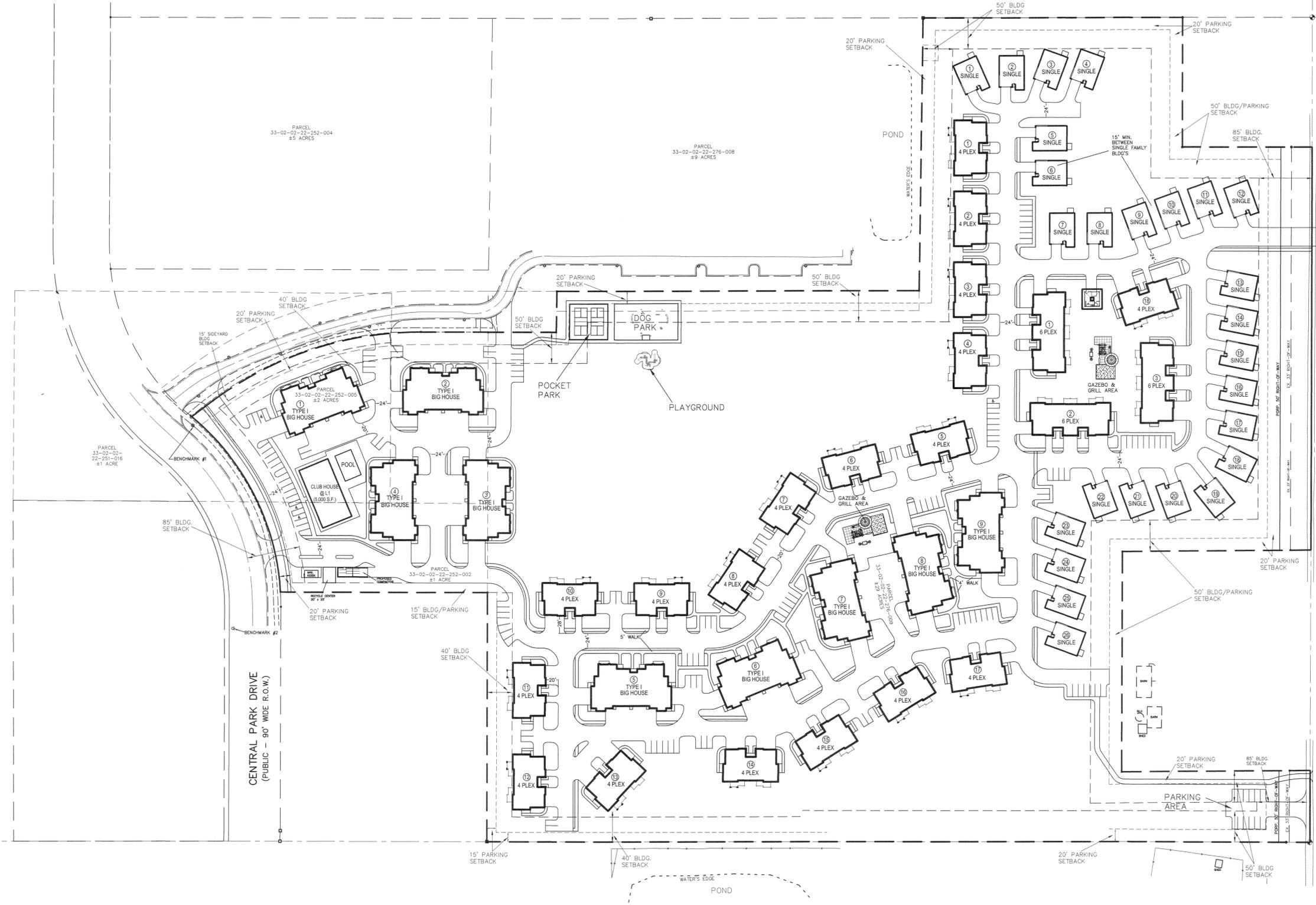
Grand Reserve

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



CLIENT:
DTN Management Company
2502 LAKE LANSING RD., STE C
LANSING, MI. 48912-3661
PH: (517) 371-5300
FAX: (517) 371-5356

ENGINEER/SURVEYOR:
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HASLETT, MI. 48840
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Marshall Office Ph. 269-781-9800	
Grand Reserve	
PRELIMINARY SITE PLAN	
SCALE: 1" = 80'	DESIGNER: JWK
DATE: 7-29-20	PROJECT MGR. JWK
AUTHORIZED BY: DTN Management Company	APPROVED BY: JWK
	SHEET 1 OF 1
	JOB #: 94887

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

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

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

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

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

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

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

B. Reasons why the requested zoning is appropriate:

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

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

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

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

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

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

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



To: Planning Commission

From: Peter Menser, Principal Planner

Date: November 19, 2020

Re: **Rezoning #20050 (DTN 2013 LLC)**, rezone 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family - maximum eight dwelling units per acre) with conditions.

The Planning Commission held the public hearing for Rezoning #20050 at its meeting on November 9, 2020. After discussing the request and taking a straw poll the Planning Commission decided to consider a resolution to recommend denial of the request at its next meeting on November 23, 2020.

Planning Commission Options

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

- **Move to adopt the resolution to recommend denial of Rezoning #20050 to rezone 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre) with conditions.**

Attachment

1. Resolution recommending denial.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2020\REZ 20050 (DTN 2013 LLC)\REZ 20050.pc2.docx

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application, in said Township on the 23rd day of November, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, DTN 2013 LLC requested the rezoning of 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue, including Parcel #22-252-002, Parcel #22-276-009, and the eastern portion of Parcel #22-252-005, from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre) with four conditions; and

WHEREAS, the applicant voluntarily offered the following four conditions on the rezoning: limit the number of dwelling units to no greater than 220 units, no fewer than 25 single family dwelling units, no buildings greater than two stories, and enclosed garages will be provided for every dwelling unit; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on November 9, 2020 and has reviewed the staff materials provided under a cover memorandum dated November 6, 2020; and

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

WHEREAS, the RD zoning proposed by the applicant is inconsistent with the R3-Residential 1.25-3.5 dwelling units per acre (du/a) Future Land Use Map designation in the 2017 Master Plan; and

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

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #20050 to rezone 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue, including Parcel #22-252-002, Parcel #22-276-009, and the eastern portion of Parcel #22-252-005, from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre) with conditions voluntarily offered by the applicant.

RESOLUTION TO RECOMMEND DENIAL

**Rezoning #20050
DTN 2013 LLC**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application, in said Township on the 23rd day of November, 2020, at 7:00 p.m., Local Time.

PRESENT: Commissioners Richards, McConnell, Hendrickson, Cordill, Shrewsbury, Trezise, Blumer

ABSENT: Commissioner Premoe

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

WHEREAS, DTN 2013 LLC requested the rezoning of 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue, including Parcel #22-252-002, Parcel #22-276-009, and the eastern portion of Parcel #22-252-005, from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre) with four conditions; and

WHEREAS, the applicant voluntarily offered the following four conditions on the rezoning: limit the number of dwelling units to no greater than 220 units, no fewer than 25 single family dwelling units, no buildings greater than two stories, and enclosed garages will be provided for every dwelling unit; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on November 9, 2020 and has reviewed the staff materials provided under a cover memorandum dated November 6, 2020; and

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

WHEREAS, the RD zoning proposed by the applicant is inconsistent with the R3-Residential 1.25-3.5 dwelling units per acre (du/a) Future Land Use Map designation in the 2017 Master Plan; and

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

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #20050 to rezone 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue, including Parcel #22-252-002, Parcel #22-276-009, and the eastern portion of Parcel #22-252-005, from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre) with conditions voluntarily offered by the applicant.

**Resolution to Recommend Denial
Rezoning #20050 (DTN 2013 LLC)
Page 2**

ADOPTED: YEAS: Commissioners McConnell, Hendrickson, Cordill, Shrewsbury, Trezise, Blumer

NAYS: Commissioner Richards

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 23rd day of November, 2020.

Scott Hendrickson
Planning Commission Chairperson

Commissioner Richards moved to approve the minutes.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

Chair Hendrickson noted the four communications submitted in the November 9, 2020 meeting packet and thanked the participants who submitted the letters and emails.

6. PUBLIC HEARINGS

- 
- A. Rezoning #20050 (DTN 2013 LLC), rezone three parcels totaling 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family – maximum eight dwelling units per acre).

Chair Hendrickson opened the public hearing at 7:24 p.m.

Principal Planner Menser provided a thorough review of the proposal and reminded everyone the focus is on the rezoning of 31.63 acres from RA (Single Family-Medium Density) to RD (Multiple Family- maximum eight dwelling unites per acre) with four conditions and they would run with the land and would apply to the current owners and any future owners of the properties. A concept plan is included in the meeting packet but it should not be a part of the discussion during the rezoning process.

The applicants introduced themselves. Chuck Homan, 1317 Coolidge Road, Vice President, Construction & Development with DTN Management Company and Raji Uppal, 6133 Cottage Drive, Principle of DTN. They stated their intensions are to propose a renter by choice product, in a luxury project for Meridian Township. Their business has 50 years of experience in a conventional market for young professionals, families, and seniors. The proposed development would include 206 dwelling units with enclosed garages and no buildings greater than two stories.

Public Comments:

- A. Jessi Adler, 1580 Hillside Drive, spoke in opposition to Rezoning #20050 (DTN 2013 LLC).
- B. Cecelia Kramer, 4560 Oakwood Drive, spoke with concern to Rezoning #20050 (DTN 2013 LLC).
- C. Jack Zhang, 4719 Powell Road, allowed his eight year old daughter, Arianna, to speak in opposition to Rezoning #20050 (DTN 2013 LLC).

Planning Commission Discussion:

- The MDOT Traffic Study stated traffic volume of 11,200 on Central Park Drive daily and proposed future development in the area could overwhelm the area.
- The applicant is asking for a density that exceeds what the Master Plan envisioned.
- The Traffic Study shows Central Park Drive as a four-lane road and it has been reconfigured to two lanes with a center turn lane. The Traffic Study does not reflect accurate information.

- The additional traffic from the proposed project traveling on Powell Road would create safety concerns when attempting to take a left onto Grand River, heading towards Williamston. Speed and visibility issues on Grand River would have to be addressed.
- This is an attractive project but the location of the project is not appropriate.
- The applicant's discussion centered around the development of the project and not focusing on the reasons for the rezoning request and it made it confusing for a focused discussion.
- The Planning Commission should consider the changing economic conditions and look at the Future Use Land Map to reevaluate current and possible future trends.
- The rezoning will run with the land and is it inappropriate.
- The rezoning request did not provide enough reasons why the current zoning is not sufficient.

A straw poll indicated the Planning Commission would not be in support of recommending approval of the proposed Rezoning #20050. A resolution will be provided at the next meeting on November 23, 2020.

Chair Hendrickson closed the public hearing at 8:19 p.m.

- B. Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership), amend commercial planned unit development approval to construct 2,500 square foot bank with three drive-up ATMs at 1982 Grand River Avenue.

Chair Hendrickson opened the public hearing at 8:20 p.m.

Principal Planner Menser provided an overview of the request.

The members of the Development Team were available on the zoom call. David Neuhoff, Meridian Mall Limited Partnership, 212 Shady Ridge Lane, Chattanooga, TN, is representing the Meridian Mall Development. He stated the proposed bank with three drive-up ATMs would reside on approximately one acre of property.

Jeff Kyes and Kevin Kalmbach Engineering Department with Kebs, 2116 Haslett Road. Jeff stated he has met with the Ingham County Drain Commissioner and MDOT and there are no concerns moving forward with this proposed project.

Public Comments:

- A. Amber Clark, Neighborhoods & Economic Development Director with Meridian Township, 5151 Marsh Road, expressed her support for the proposed Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership).
- B. Jessi Adler, 1580 Hillside Drive, expressed her support for the proposed Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership).

Planning Commission Discussion:

- The proposal is ideal for the purpose.
- There is a customer waiting for the project approval so they can move forward with the new business.

7. **UNFINISHED BUSINESS**



- A. **Rezoning #20050 (DTN 2013 LLC)**, rezone three parcels totaling 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre).

Commissioner Trezise moved to recommend denial of Rezoning #20050 (DTN 2013 LLC). Supported by Commissioner Blumer.

Planning Commission Discussion:

- The plan submitted by the developer is outstanding however the location is not appropriate.
- The applicant submitted a letter following the November 9, 2020 Planning Commission meeting that addressed issues of concern and they were sound reasons for considering the rezoning.
- Not in opposition to the project itself however the proposed location doesn't meet the Master Plan for the Future Use Land Map.
- There are concerns with the traffic especially on Powell Road.
- The density is not appropriate for the proposed location.
- The concept of the rental homes project in Meridian Township would be a great fit in a different location.

ROLL CALL VOTE:

YEAS: Commissioner McConnell, Cordill, Shrewsbury, Blumer, Trezise and Chair Hendrickson

NAYS: Commissioner Richards

MOTION CARRIED: 6-1

- B. **Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership)**, amend commercial planned unit development approval to construct 2,500 square foot bank with three drive-up ATMs at 1982 Grand River Avenue.

Principal Planner Menser noted the applicant provided a revised site plan to include two benches located along the proposed pedestrian/bike pathway and three u-shaped bike racks.

Commissioner Richards moved to recommend approval of Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership).

Supported by Commissioner Blumer.

Planning Commission Discussion

- The loss of green space is regretted on the Meridian Mall property especially since there is so much underutilized parking currently.
- The use fits in the context of the Meridian Mall project.
- The addition of the benches would be beneficial to the patrons who use the CATA bus stop near the corner of Marsh Road and Grand River Avenue.

Meridian Township Planning Committee

5151 Marsh Road

Okemos, MI 48864

4375 Arbor Drive

Okemos, MI 48864

November 4, 2020

Dear Commissioners McConnell, Premoe, Cordill, Shrewsbury, Richards, Blumer, Trezise, Chairperson Hendrickson, and Mr. Menser,

I am writing to urge you to **vote NO on the rezoning proposal #20050**. This land should be left zoned as RA (Single Family-Medium Density).

First of all, the location itself begets a traffic quagmire for 200 units. Secondly, building on the wetlands? Really? The long term plan was to have low density single family homes and green space. Third, if covid-19 has informed us of anything it is that families that have the financial resources have been leaving areas of congestion to move to less dense areas. And the point I am going to expound on is water/sewer issues.

I have the pleasure of owning a beautifully constructed 1955 ranch in the Forest Hills community for 16 years. The development of the township has been moderately paced over that time period. Since 2010, I have noticed a decrease in water pressure and flow after 8 am in the morning. This may be your canary in the coal mines moment. I had to invest in a low flow/ low pressure showerhead to rinse the hair conditioner away! I understand the township utilizes a circle system. However, I am certain the development of multi-unit 3 floor apartment building able to hold 200 units directly across from a 3 story condo development is going to have ramifications on water supply/ sewer limitations to the historically established neighborhoods.

Has there been a study on water/ sewer capacity? Has the planning commission taken into account the age of the existing infrastructure? Subdivisions are begetting other subdivisions and tying into water resources without thinking about the daily draw of demand and supply. And what happens if all the older homes tie into the sewer? Yes, I found I had a drain field in the front yard when the cast iron sewer in my home degraded this spring.

Another thought - the renters will be sending their children to Cornell Woods for school. Would you have your grade school age child walk/bike/skateboard across Grand River Road?

Thank you for reading and taking my point of view into consideration as you deliberate and hopefully vote **NO on rezoning proposal #20050** for that parcel. Thank you for your hard work and due diligence in creating and crafting a beautiful area we all want to live in. Let's make Okemos charming and walkable!

Kind regards,

Dr. Jodie Emerson

Forest Hills Homeowners Association Board Member

November 5, 2020

RE: Rezoning Proposal #20050

Dear Planning Commissioners –

I'm writing today to urge you to **vote NO on the rezoning proposal #20050**. This land should be left zoned at RA (Single Family-Medium Density).

While I realize this meeting is strictly for the rezoning, you MUST CONSIDER THE FULL PICTURE of the planned development to make the best long-term decision for this township. A decision that will have impacts for generations to come.

Major reasons to deny the rezoning request:

- 1) This rezoning significantly deviates from Meridian Township's Master Land Use Plan that calls for that land to be used for lower density single-family dwellings.**
 - a. TRUTH: Meridian Township needs more single-family, medium-income affordable housing, not high-density apartments and duplexes.
 - b. EDIT: In seeing the updated site plan, it now appears there will be a few single-family units as well; that is good, but still not consistent with the master plan. Even if it's rental property, it should be limited to single-family style properties, not high-density apartments or duplexes.
 - c. TRUTH: What is the point of a Master Plan, one that is only 3 years old, if you're not going to follow it?

- 2) This plan deviates from *Goal 1 of the Master Plan that says PRESERVE AND STRENGTHEN RESIDENTIAL NEIGHBORHOODS*, with the measure as median home value.**
 - a. TRUTH: High-density apartments do not qualify in this category. This land should be preserved for single-family houses only.
 - b. EDIT: In seeing the updated site plan, it now appears there will be a few single-family units as well; that is good, but still not consistent with the master plan. Even if it's rental property, it should be limited to single-family style properties.

- 3) This plan deviates from *GOAL 2: PRESERVE OPEN SPACE AND NATURAL AREAS, specifically Objective B: Conserve wetlands, floodplains, and other water retention area. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas. Minimize infiltration of salt, fertilizer, herbicide, and pesticide* and also *Objective A: Adopt policies and programs that maximize the preservation of open spaces, natural areas, other undeveloped areas and agricultural land uses in the Township***
 - a. TRUTH: The DTN plan would significantly impact the wetlands on the property, requiring a Wetlands Use Permit. This is not in keeping with the township's

desire to conserve wetlands, in fact, it is encouraging it. **Anytime a proposal calls for a wetland use permit should be a red flag and an automatic NO vote.**

Our land is precious and once those areas are gone and the ecosystems disrupted you cannot get them back. It is likely the permit will be for discharging of storm water into the wetland which is very environmentally unfriendly.

- b. TRUTH: The current zoning of RA (Single Family-Medium Density) meets both of these objectives, which would leave more open space, as well as conserve the wetlands and floodplains that are in that area.
- c. TRUTH: This plan will not minimize erosion and intrusion into wetlands, it will increase it. **It is no possible to build near or on a wetland without completely changing the ecosystem.**
- d. TRUTH: I have a feeling there will be a lot of fertilizer and pesticides used to maintain perfect landscaping – these chemicals will end up in our groundwater. For those of us in the area who are still on a well, we do not appreciate those types of chemicals leaching into the system.
- e. TRUTH: I know development is inevitable, but we've seen too much destruction of our woods and natural habitats - forcing the wildlife into our neighborhoods and roads. **I don't want to hear a single complaint from the residents or the township about too many deer if you continue to pave paradise.** Especially the amount of pavement needed for up to 400 cars if you're planning on up to 200 families in this development.

4) This plan deviates from *Objective B of Goal 1: Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.*

- a. TRUTH: Multiple story, high-density apartments and duplexes built in a wetland are not visually attractive, nor environmentally sensitive.
- b. TRUTH: This plan will not minimize erosion and intrusion into wetlands, it will increase it. **You cannot build near or on a wetland without completely changing the ecosystem.**
- c. TRUTH: I know development is inevitable, but we've seen too much destruction of our woods and natural habitats - forcing the wildlife into our neighborhoods and roads. I don't want to hear a single complaint from the residents or the township about more deer if you continue to pave paradise.

5) The traffic study included with their application is ineffective and inappropriate for the types of housing they want to use, based on the construction of mostly single-family houses, and the application admits that the project will add 200 families. This is likely to be families with MULTIPLE CARS which will increase the traffic even further than the projections.

- a. TRUTH: Let's say each family has 2 cars – pretty common in Michigan. That is an additional 400 cars, and you're projecting a minimum of 750 trips a day from this development, way above best practices.

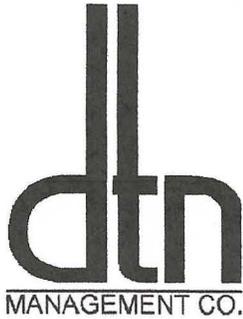
- b. TRUTH: The Central Park/Grand River intersection is one of the busiest, dangerous and most congested due to there being no dedicated left-turn signals in either direction. You sometimes sit through 3-5 cycles at the intersection before you can turn. Adding an additional 750 trips per day will only exacerbate this problem. The recent redesign of the road down to two lanes means traffic will only back up even further.
- c. TRUTH: The Central Park corridor where this development will be is already taxed. It is poorly built on a curve, and this will add entrances and more traffic entering and exiting directly on that curve – a dangerous proposition. In addition, Powell Road was never designed to handle the volume of traffic that this development would put on it – it's partially dirt and there is a low-lying wetland section that floods periodically and closes the road. This additional volume of cars will only damage that road further.

Additional Reasons to deny the request:

- 6) In their application DTN says it will meet *Goal 4 - GOAL 4: MAINTAIN AND EXPAND A DIVERSE PARK SYSTEM*
 - a. TRUTH: A walkway through their private property is not a public park. This is a very weak argument and not consistent with the master plan to promote open spaces for all township residents.
- 7) In their application, DTN says they are meeting *GOAL 7: PROMOTE EFFICIENT AND SUSTAINABLE GROWTH PRACTICES* by installing electric car charging stations.
 - a. TRUTH: Again, this is a weak argument, as that is not encouraging sustainable land use or maintaining open spaces. In fact, that is only encouraging more pavement and vehicle use, instead of green space and public transportation.
- 8) Regarding *GOAL 5: MAINTAIN ESSENTIAL PUBLIC SERVICES Objective A: Ensure that any future growth is consistent with the Township's present or planned capacity for sewage treatment, public water, and other utility systems.*
 - a. Have you considered the burden on these systems? What is the burden on the drains in the area? The drains that already are too old, overworked and in need of repair? What will adding all this pavement and 200 families do to those systems? What is the impact to the overall watershed?

I hope you take these concerns and considerations to heart, and think of the best interests of the township, the land and future generations to vote NO on this rezoning.

Thank you,
Jessi Adler, Forest Hills Homeowners Association Board Member
1580 Hillside Drive
Okemos, MI
48864
517-230-9923



November 23, 2020

Peter Menser
Principal Planner
5151 Marsh Road
Okemos, MI 48864

RE: **Rezoning Application**
Rezoning #20050 (DTN 2013 LLC)
Newman Equities II, L.L.C.
Central Park Drive
Okemos, MI 48864

Dear Mr. Menser,

The owners of Newman Equities II, L.L.C., wish to extend their appreciation for the opportunity to present the Rezoning Request at the November 9, 2020 Planning Commission Meeting. In preparation for the Commission's vote on the Resolution on Rezoning #200050 at the November 23, 2020 Planning Commission Meeting, we respectfully request the following comments be presented and considered by the commissioners -

Is the zoning request consistent with the 2017 Master Plan?

The applicant has carefully reviewed the 2017 Master Plan. The following statements, which come from the Master Plan, are relevant and show consistency of this zoning request with the 2017 Master Plan.

- The Master Plan will help guide policy-making decisions of elected officials and boards and commissions. It is focused on preserving and enhancing the best characteristics of the Township while making the most of opportunities that come with new development.
- Goal 1 – Preserve and Strengthen Residential Neighborhoods - Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
- Goal 1 – Preserve and Strengthen Residential Neighborhoods - Ensure the Future Land Use Map has a range of residential densities that will result in a diversity of housing that meets the needs of various income levels and household types.



- Goal 5 – Maintain Essential Public Services - Include a strategy to focus growth into the Urban Services District to ensure efficient and fiscally responsible use of public services.
- Goal 5 – Maintain Essential Public Services - Encourage land use policies to assist the public school districts, which are a valued community asset.
- The Future Land Use Map currently allocates 10,971 acres to single family (R-1, 2 & 3) and 853 acres to multifamily (MR), a ratio of 13 to 1.
- The Master Plan states “In an effort to encourage land preservation, densifying residential development is encouraged instead of expansion to the east. In neighborhoods adjacent to the mixed use centers, the Township is interested in pursuing strategies that would permit accessory dwelling units (attached housing units)”
- The Master Plan states “the Urban Service Boundary has been redefined to clarify the intended extent of utility service ... and to prevent undesired sprawl into the natural and agricultural landscapes to the east.
- Aging Population – The median age of residents is 39.1 years old, up from 35.4 years old in 2000. Nearly 30% of the population is between 50 and 70 years old. As the population grows older as a whole, it is extraordinarily important to plan for amenities, recreational opportunities, and housing types that will support an older population.
- Households are Shrinking – Meridian Township has a smaller household size (2.29 people) than the Tri-County Region and Michigan. Over 70% of the households do not have children. 32.8% of the population under 65 years old is single without any children. Another 27.5% are married without any children. 10.4% of the population is over 65 years of age and living alone. The effects of smaller households with fewer children are noticeable in K-12 school districts where overall enrollment has declined over the past decade.
- Education is a Priority to Residents - 63.8% of the Township’s adults have attended four or more years of college. Nearly 60% of the working population works in management, professional, or related field.
- Income Disparity – While the median home value in the Township is \$181,300 (a 2020 report has increased this to \$261,500), the number of housing options valued between \$50,000 and \$200,000 are declining in the Township, making it more difficult for young professionals and families to move into the community.



The Meridian Township 2019 Goals Action Plan included two goals that are addressed in this rezoning request –

- Action I. Continue to maximize recruiting and networking efforts to achieve increased diversity in our workforce.
- Action J. Explore housing options and alternatives to encourage diverse populations and targeted groups to live in the township.

Is the rezoning request causing a large increase in the density of the parcel?

One of the conditions in the zoning request the applicant included is limiting the density to 6.8 dwelling units per acre. Under current zoning, the parcel could potentially have a density of 5 dwellings per acre. The condition offered by the applicant represents a 15% density reduction.

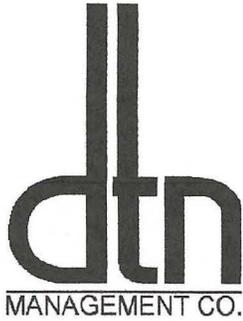
Is the rezoning request causing a large increase in traffic?

The initial traffic study was completed in September of 2019. This initial study is addressing the rezoning request. A much more detailed study would be completed for Site Plan approval. After learning from Meridian Township planning staff that one of the parcels included in the zoning request has split zoning, the applicant had the traffic consultant update the report to acknowledge the difference in zoning.

Central Park Drive did have four car lanes when the initial study was conducted. The change in the Central Park Road geometry (reduced from four to two lanes) was reviewed with the traffic engineer following the September 9, 2020 Planning Commission Meeting. The engineer stated the change in geometry does not change any data reported in the traffic study. Further, the Central Park Drive geometry will be addressed in the study completed for the Site Plan approval.

The traffic engineer also noted that traffic volumes on Central Park Drive are not considered “high”. The new geometry on Central Park Drive will be able to easily accommodate volumes associated with the rezoning request.

Finally, the differential in additional traffic volume generated by the rezoning request and the parcel under current zoning is minor.



In summary, we believe the Planning Commission should look favorably and vote to support this rezoning request for the following reasons –

- 1) The rezoning has significant consistency with a number of the goals, objectives and strategies of the 2017 Master Plan.
- 2) The proposed density as conditioned by the applicant is a relatively minor increase from the potential density as currently zoned.
- 3) The additional traffic generated for the rezoning will not create undue burden to existing streets and does not represent a significant difference from the traffic generated by the existing zoning.

If you additional information would be helpful or you need additional clarifications, please contact me at your earliest convenience.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'C. Holman', is written over a horizontal line.

Charles H. Holman
Vice President, Construction & Development
DTN Management Company



13.C

To: Township Board

From: Supervisor Ronald J. Styka and Trustee Dan Opsommer

Date: December 3, 2020

Re: Proposed Zoning Amendment for Car Dealerships

Under our existing zoning ordinance, auto dealerships are a use by right in C-3. In C-2, dealerships need a special use permit (SUP) approved by the Planning Commission. Dealerships were not allowed in C-2 prior to a 2007 zoning amendment. At that time, Okemos Auto Collection on Jolly Road just east of Okemos Road wanted to expand their existing dealership to the undeveloped property to the east and had requested to rezone the property from C-2 to C-3. The Township Board was not in favor of the rezoning. Instead, the Board initiated a zoning amendment to allow auto dealerships selling new cars, but not used cars, on parcels zoned C-2 by SUP subject to the Planning Commission's approval.

The outcome of this 2007 zoning amendment is the dealership in question at the time was able to expand as they had proposed under their requested rezoning (the only difference being new or used car sales), but it also opened a vast array of C-2 zoned parcels across the Township to becoming new dealerships. We saw this unintended consequence play out in 2018 when LaFontaine used this 2007 zoning amendment to propose building a new auto dealership at Grand River Ave and Powell Road, which is zoned C-2.

Auto dealerships by nature of their business model often build out to the maximum impervious buildable area allowed under our ordinance. Therefore, we believe the Board should review these proposed developments and the SUPs should be subject to Board approval. Most other large developments the Board reviews site plans and/or SUPs for, do not receive authorization to build out to the maximum impervious area allowed. In fact, when you look at the recent projects the Board has approved, they all were all close to achieving 50% pervious (such as Andev, Okemos Elevation, Newton Point, etc.).

When it comes to developments on large tracks of land, dealerships are clearly an outlier due to their business model, which is why we're proposing that the Board have final approval over these SUP's.

Attachment

1. Draft proposed ordinance language dated December 8, 2020.

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2020\Zoning Amendment for Car Dealerships\car dealership memo.tb1.docx

Section 86-404 C-2 Commercial District

(e) Uses Permitted by Special Use Permit

Existing Ordinance Language

(16) New car dealerships, subject to the following:

- a. Minimum lot size: four acres.
- b. Vehicle service and repair and used car sales shall be permitted ancillary uses to the principal new car sales use.
- c. Body shops shall not be a permitted ancillary use.

Proposed Ordinance Language

(16) New car dealerships, **subject to following Township board approval and the following conditions:**

- a. Minimum lot size: four acres.
- b. Vehicle service and repair and used car sales shall be permitted ancillary uses to the principal new car sales use.
- c. Body shops shall not be a permitted ancillary use.

Section 86-405 C-3 Commercial District

(c) Uses Permitted by Right

Existing Ordinance Language

(9) Motor vehicle sales and service establishments, provided the outdoor area is paved and properly drained. Dismantled or inoperative vehicles, if stored on-site, shall be within a wholly enclosed building or outside provided the area is enclosed by a solid fence. In addition to the requirements of Subsection 86-402(1)b, uses in this category shall be set back a minimum of 50 feet along side and rear property lines adjacent to other nonresidential uses.

(e) Uses Permitted by Special Use Permit

Proposed Ordinance Language

(15) Motor vehicle sales **subject to Township Board approval** and service establishments provided the outdoor area is paved and properly drained. Dismantled or inoperative vehicles, if stored on-site, shall be within a wholly enclosed building or outside provided the area is enclosed by a solid fence. In addition to the requirements of Subsection 86-402(1)b, uses in this category shall be set back a minimum of 50 feet along side and rear property lines adjacent to other nonresidential uses.



To: Board Members
From: Miriam Mattison, Finance Director
Date: December 4, 2020
Re: Township Contracts with Community Groups

As you are aware, the Township has been generous over the years in supporting causes such as the Meridian Community Band, Meals on Wheels and Community Gardens. There is no question that there is a public benefit provided to Meridian Township residents knowing our seniors are fed, the summertime music in the park and neighborhood and school community gardens.

Our legal counsel and auditor have recommended that we should memorialize the “public benefit” in writing through a contract for services. We agree. On Tuesday evening, the Board will be asked to discuss the aforementioned public benefits and consider adopting the contracts in January.

In the 2021 Budget, we have designated public funds from the Township for these three community groups. These include: Community Gardens for \$5,000, Community Band for \$1,700, and Meals on Wheels for \$4,000.

The attached draft agreements were developed for your review. They will be updated annually.

Attachment:

1. Proposed Community Service Agreements

COMMUNITY BAND SERVICE AGREEMENT

THIS AGREEMENT, made this 4th day of December, 2020, entered into by and between the CHARTER TOWNSHIP OF MERIDIAN, Michigan, a Michigan Municipal Corporation located at 5151 Marsh Road, Okemos, Michigan 48864 ("TOWNSHIP") and MERIDIAN COMMUNITY BAND, a Michigan non-profit corporation located at PO Box 542. Okemos, Michigan, 48805 (MCB)

RECITALS

WHEREAS, TOWNSHIP has determined to provide funding for the Meridian Community Band

WHEREAS, TOWNSHIP has allocated \$1,700 in the 2021 Township Budget; and

WHEREAS, MCB has agreed to provide culturally enriching programs for Meridian Township; and

WHEREAS, MCB will provide documentation of performances in the Township.

The Parties Agree as follows:

1. Compensation. TOWNSHIP agrees to pay MCB the sum of \$1,700.00 on or about January 1, 2021. In return, MCB agrees to provide community programs on behalf of TOWNSHIP from January 1, 2021 to December 31, 2021.
2. Duration. The term of the Agreement shall be for a one (1) year period, expiring December 31, 2021.

The signatories below warrant that they have full authority to sign this Agreement on behalf of and so bind their respective organizations.

MERIDIAN COMMUNITY BAND

CHARTER TOWNSHIP OF MERIDIAN

By: _____
Robert B. Copeland, Treas.

By: _____
Frank L. Walsh, Township Manager

Dated: _____

Dated: _____

COMMUNITY GARDENS SERVICE AGREEMENT

THIS AGREEMENT, made this 4th day of December, 2020, entered into by and between the CHARTER TOWNSHIP OF MERIDIAN, Michigan, a Michigan Municipal Corporation located at 5151 Marsh Road, Okemos, Michigan 48864 ("TOWNSHIP") and THE GREATER LANSING FOODBANK, a Michigan non-profit corporation located at 919 Filley St. Lansing, Michigan, 48906 ("GLFB).

RECITALS

WHEREAS, TOWNSHIP has determined to provide funding for the Food Bank Garden Project

WHEREAS, TOWNSHIP has allocated \$5,000 in the 2021 Township Budget; and

WHEREAS, GLFB has agreed to provide community gardens for Meridian Township; and

WHEREAS, GLFB will provide documentation of cost and an update of the garden projects in the Township.

The Parties Agree as follows:

1. Compensation. TOWNSHIP agrees to pay GLFB the sum of \$5,000.00 on or about December 31, 2021. In return, GLFB agrees to provide community gardens on behalf of TOWNSHIP from January 1, 2021 to December 31, 2021.
2. Duration. The term of the Agreement shall be for a one (1) year period, expiring December 31, 2021.

The signatories below warrant that they have full authority to sign this Agreement on behalf of and so bind their respective organizations.

GREATER LANSING FOODBANK

CHARTER TOWNSHIP OF MERIDIAN

By: _____
Michelle Lantz, CEO

By: _____
Frank L. Walsh, Township Manager

Dated: _____

Dated: _____

TRI-COUNTY OFFICE ON AGING SERVICE AGREEMENT

THIS AGREEMENT, made this 4th day of December, 2020, entered into by and between the CHARTER TOWNSHIP OF MERIDIAN, Michigan, a Michigan Municipal Corporation located at 5151 Marsh Road, Okemos, Michigan 48864 ("TOWNSHIP") and TRI-COUNTY OFFICE ON AGING, a Michigan non-profit corporation located at 5303 S. Cedar St. Suite1, Lansing, Michigan, 48911 (TCOA).

RECITALS

WHEREAS, TOWNSHIP has determined to provide funding for Meals-On-Wheels Program (MOW)

WHEREAS, TOWNSHIP has allocated \$4,000 in the 2021 Township Budget; and

WHEREAS, TCOA has agreed to provide meals to older adults for Meridian Township; and

WHEREAS, TCOA will provide documentation on how many meals and older adults were assisted in the Township.

The Parties Agree as follows:

1. Compensation. TOWNSHIP agrees to pay TCOA the sum of \$4,000 on or about January 1, 2021. In return, TCOA agrees to provide Meals-On-Wheels program on behalf of TOWNSHIP from January 1, 2021 to December 31, 2021.
2. Duration. The term of the Agreement shall be for a one (1) year period, expiring December 31, 2021.

The signatories below warrant that they have full authority to sign this Agreement on behalf of and so bind their respective organizations.

TRI-COUNTY OFFICE ON AGING

CHARTER TOWNSHIP OF MERIDIAN

By: _____
Carl Buonodono, Director

By: _____
Frank L. Walsh, Township Manager

Dated: _____

Dated: _____