



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
October 24, 2022 7PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. October 10, 2022 Regular Meeting
6. COMMUNICATIONS
  - A. SUP #22091 – Grand Reserve – Charles Kotz
7. PUBLIC HEARINGS
  - A. SUP #22091 – Grand Reserve
  - B. 2022 Master Plan Kickoff
8. MASTER PLAN UPDATE
  - A. Bath Township Response to Notice of Intent
9. UNFINISHED BUSINESS
  - A. Text Amendment #2022-15 – Day Care Definitions Update
10. OTHER BUSINESS
  - A. Recreational Marijuana – Discussion
11. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. Liaison reports.
12. PROJECT UPDATES
  - A. New Applications
  - B. Site Plans Received
  - C. Site Plans Approved
13. PUBLIC REMARKS
14. ADJOURNMENT

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



**TENTATIVE PLANNING COMMISSION AGENDA**  
**November 14, 2022**

1. PUBLIC HEARINGS
  - A. SUP #22101 – MSU to Lake Lansing Connector Trail, Phase I
  - B. SUP #22111 – Douglas J Floodplain
  - C. Recreational Marijuana
  
2. UNFINISHED BUSINESS
  - A. None
  
3. OTHER BUSINESS
  - A. None

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

Providing a safe and welcoming, sustainable, prime community.



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

**DRAFT**

**October 10, 2022  
5151 Marsh Road, Okemos, MI 48864-1198  
517.853.4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Shrewsbury, Snyder, Premoe**

**ABSENT: Commissioners Cordill, Richards**

**STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Communications Manager Samantha Diehl**

**1. CALL MEETING TO ORDER**

Chair Blumer called the regular meeting to order at 7:00 pm.

**2. ROLL CALL**

Chair Blumer called the roll of the Planning Commission, all are present except Commissioners Richards and Cordill.

**3. PUBLIC REMARKS**

Chair Blumer opened public remarks at 7:01 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

**4. APPROVAL OF AGENDA**

**Vice-Chair Trezise moved to approve the agenda. Seconded by Commissioner Snyder.**

VOICE VOTE: Motion approved unanimously.

**5. APPROVAL OF MINUTES**

A. September 12, 2022 Regular Meeting

**Vice-Chair Trezise moved to approve the Minutes of the September 12, 2022 Planning Commission Regular Meeting as amended. Seconded by Commissioner McConnell.**

Commissioner McConnell noted Commissioner Cordill was titled vice-chair in item 4. He also noted under item 8.A the word "moved" was missing from the written motion after his name.

VOICE VOTE: Motion approved unanimously.

## **6. COMMUNICATIONS**

- A. MUPUD Minor Amendment #22-19024 – Lynn Page

## **7. PUBLIC HEARINGS**

- A. Text Amendment #2022-15 – Day Care Definitions Update

Director Schmitt outlined Text Amendment #2022-15 - Day Care Definitions Update for Public Hearing.

Chair Blumer opened the Public Hearing at 7:03

No public commented during the hearing.

Chair Blumer closed the Public Hearing at 7:05 pm.

## **8. MASTER PLAN UPDATE**

- A. 2021 Survey Results

Director Schmitt gave an update on the Master Plan and provided the results of a citizen survey that was held in 2021 for the Planning Commission to discuss.

## **9. UNFINISHED BUSINESS**

- A. Planning Commission – By-Law Update

Director Schmitt outlined Planning Commission By-Law Updates.

Commissioner Snyder noted several numbering changes that should be made.

Chair Blumer noted section 5.1 should include language stating work sessions should also comply with the Open Meetings Act.

Commissioner Shrewsbury noted section 5.1 should not include language about the Freedom of Information Act as it deals with meetings and not records.

**Commissioner Premoe moved to approve the 2022 amended Planning Commission bylaws. Seconded by Vice-Chair Trezise.**

ROLL CALL VOTE: YEAS: Chair Blumer, Commissioners McConnell, Vice-Chair Trezise, Commissioners Shrewsbury, Snyder, Premoe

NAYS: None

Motion carried: 6-0

## 10. OTHER BUSINESS

### A. Recreational Marijuana – Discussion

Director Schmitt outlined the implementation of Recreational Marijuana in the township for discussion.

Chair Blumer asked if there is a reason to create a new overlay map specific to recreational marijuana when an overlay already exists for medical.

Director Schmitt replied that staff does not see a reason for a new map or ordinance to be created at this time, as we can work off of the existing medical marijuana ordinance.

Vice-Chair Trezise noted he would like to see the current overlay map and uses permitted in the overlay.

## 11. REPORTS AND ANNOUNCEMENTS

### A. Township Board update

Director Schmitt reported the Township Board has approved the Brownfield and Commercial Rehabilitation Act request for the Haslett Village Square project. He also noted the 2023 budget has been approved.

### B. Liaison reports

Chair Blumer

- The Downtown Development Authority has not had a quorum for the last two meetings

Commissioner Snyder

- Attended September 22<sup>nd</sup> Transportation Commission meeting where a focus was on the intersection of Lake Lansing Rd. and Towar Rd.
- The Transportation Commission also submitted an application to be approved as a bicycle friendly community.
- The Trail from MSU to Lansing is expected to be secured in October with construction to begin next year

## 12. PROJECT UPDATES

The Planning Commission discussed and Director Schmitt discussed project updates on the DTN project, Trader Joe's, Consumer's Credit Union, the carwash that replaced Paul Revere's Tavern on Grand River.

### A. New Applications

NONE

### B. Site Plans Received

NONE

C. Site Plans Approved

NONE

### **13. PUBLIC REMARKS**

Chair Blumer opened Public Remarks at 7:45 PM.

NONE

Chair Blumer closed Public Remarks at 7:46 PM.

### **14. ADJOURNMENT**

**Chair Blumer moved to Adjourn.**

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:46 pm.

## Brian Shorkey

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**From:** Meridian Township, MI <webmaster@meridian.mi.us>  
**Sent:** Friday, October 7, 2022 3:41 PM  
**To:** Brian Shorkey  
**Subject:** "GRAND RESERVE" proposed development

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

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

Mr. Shorkey:

I believe this proposed development would be a detriment to our community for several reasons, and that the Township Planning Commission should reject it, outright.

The location is not amenable to walking or bike riding, due to the isolated location. It would create another "island subdivision", only accessible safely, by automobile. We already have a tremendous traffic problem in Meridian Township, and adding another 300 cars, (assuming 2 cars/household), would only add to the congestion.

There are other paved over and abandoned locations in the township that should be reclaimed, and used for housing. The "BOARD POLICY MANUAL", clearly states that "No net loss of green and open space on developed land" will be allowed. Why would the Planning Commission even consider this request, that so strongly contradicts the BOARD POLICY MANUAL?

The recent Township Resident Survey clearly revealed that residents feel that traffic is out of control in the Township. Furthermore, the desire for a walkable and bicycle safe community was clearly stated as the #1 amenity that needs to be added or improved.

This proposed destruction of 32.2 acres of green space is an abomination, that cannot be allowed in Meridian Township.

**From:** [Meridian Township, MI](#)  
**To:** [Tim Schmitt](#)  
**Subject:** New Development Central Park Dr.-Powell Rd  
**Date:** Thursday, October 20, 2022 11:59:10 AM

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

**Site Visitor Name:** Charles Kotz  
**Site Visitor Email:** [cdkotz73@gmail.com](mailto:cdkotz73@gmail.com)

As you may be aware, the Township Planning Commission is considering a developer request for a 32.2 acre parcel on Central Park Dr., to build 115 housing units. This location is currently Greenspace, with wetlands, and wildlife habitat. Your Commission needs to have input on this development, due to the location and the impact of 200+ cars being absorbed by the already congested roads in this area. I feel this development is being proposed in the wrong location, and will only further exacerbate the Grand River-Dobie Road logjam. Additionally, there will be no schools within walking or bicycling distance for this community. Please advise the Planning Commission that this development is completely inappropriate regarding Transportation issues. Thank you.



**To: Planning Commission**

**From: Brian Shorkey, Senior Planner**

**Date: October 20, 2022**

**Re: Special Use Permit #22091 (Grand Reserve), construct a 115-unit residential development, consisting of 60 duplexes and 55 single-family residential homes, totaling more than 25,000 square feet, between Central Park Drive and Powell Road.**

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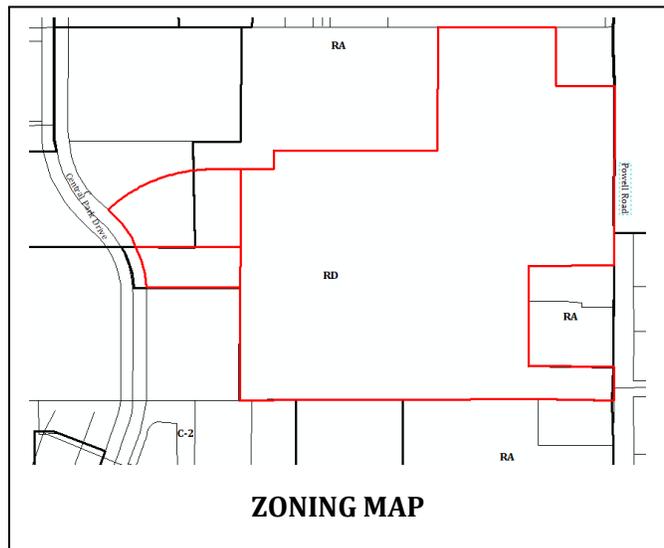
Newman Equities II, LLC (applicant) has requested a special use permit to construct a residential development consisting of a total of 115 single-family detached units and duplex units. The location (subject property) consists of three vacant parcels between Central Park Drive and Powell Road. The approximate 32.2-acre site is zoned RD (Multiple Family Residential – 8 units/acre).

There are two separate SUP approvals necessary for this proposed development. The first SUP is the inclusion of single-family residential in the RD district which requires an SUP to be approved by the Planning Commission. Second, because the buildings are under one ownership and intended to be rental units, Staff has determined that the project requires an SUP to be approved by the Board for projects greater than 25,000 square feet.

**Future Land Use and Zoning**

The 2017 Master Plan shows two designations for the subject property. The largest of the three parcels making up the subject property, approximately 24.4 acres, is designated in the future land use map as R3 – Residential 1.25 – 3.5 du/acre category. The remaining two parcels, fronting on Central Park Drive, are shown as Commercial.

The maximum density allowed by the RD zoning is 8 units per acre, but the density of the proposed development is approximately 3.6 units per acre. As the majority of the subject property is designated in the future land use map as R3, the project is generally consistent with the Master Plan.



The subject property was rezoned to the RD district in February 2021. The rezoning was conditional after the applicant offered the following conditions that were approved as part of the rezoning:

1. The development of the subject property shall be limited to no greater than 220 units.

2. The development shall include no fewer than 25 single-family detached homes.
3. The development will include no buildings greater than two stories in height.
4. An enclosed garage shall be provided for every dwelling unit.
5. The rezoning shall be conditioned on the approval within two years of a special use permit and wetland use permit, for the current owner, or the zoning shall revert to its current zoning (RA).
6. The eastern eleven (11) acres of the 31.63-acre parcel shall be developed as single-family detached homes.

The zoning surrounding the subject property is mixed. The parcel to the southwest is zoned C-2, Commercial. The property to the north, as well as adjacent property on Powell Road, are zoned RA, Single-Family Residential and includes The Willows at Okemos. The property to the northeast is zoned RR, Rural Residential and includes property owned by Okemos Public Schools.

### **Physical Features**

The project site is currently undeveloped and contains a combination of wetlands and open space. Wetlands on the site were delineated by Voice Environmental Group LLC in 2018. The wetland delineation was updated by Voice Environmental Group LLC in August 2022. Wetlands are depicted in detail on an attached map provided by the applicant. A total of nine wetlands are located on the subject property, three of which are regulated by Meridian Township. A fourth wetland, Wetland F, is shown as potentially subject to regulation by the Township. The Concept Plan shows that all four of the wetlands have the required 40-foot wetland buffer applied to them.

The wetland delineation was verified by the Township wetland consultant and Staff during a site visit on October 14, 2022. Slight modifications were made to the delineated wetland boundary and the updated wetland boundary will need to be reflected on the future site plan.

During the site visit on October 14<sup>th</sup>, it was observed that the subject property is mowed up to the wetland boundary. The Township wetland regulations require 20-foot natural vegetation buffers around the regulated wetlands, as part of the required 40-foot non-buildable setback. No further mowing inside of the required 20-foot natural vegetation buffer is allowed.

Drainage for the site and any mitigation measures will need to be reviewed and approved by the Ingham County Drain Commission. The applicant has submitted the concept plans to the Ingham County Drain Commission and applied for commercial drainage review.

The Township Greenspace Plan shows that Powell Road is a scenic road corridor. 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.

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

### **Streets & Traffic**

The subject property has frontage and access to two streets; Central Park Drive to the west and Powell Road to the east. The concept plan shows that the development will be connected on both

sides and residents will have access to both roads. The applicant submitted a traffic impact study (TIS), prepared by Progressive AE. The TIS found that no improvements are necessary to mitigate the impact of the development. The applicant has submitted the TIS to the Ingham County Road Department for review and has applied for approval for the proposed work in the right-of-way. The internal street system is being developed as private roads.

CATA bus service is available on Central Park Drive. Route 48 runs east and west and connects Williamston with downtown Lansing. Route 48 travels on Central Park Drive, but the closest bus stop is on Grand River Avenue, east of Central Park Drive and south of the project site.

Existing Township pathway exists on Central Park Drive. The concept plan shows that 5-foot sidewalks will be built and will connect to the pathway on Central Park Drive, as well as a 5-foot sidewalk that will run along the frontage on Powell Road. In addition, the concept plan shows a proposed nature trail running from the southeast corner of the subject property to a nearby cul-de-sac. The proposed nature trail would pass a proposed gazebo and a proposed community gardening area with raised beds.

### **Utilities**

The subject property is inside of the urban service boundary and public water and sanitary sewer are available in the vicinity of the project area. The public water and sewer can be extended to serve the subject site, which the applicant will be required to connect to. 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 site plan review.

### **Staff Analysis**

Sec. 86-376 of the Township's Code of Ordinances allows single-family residential units to be built in a development as a special land use, as long as the single-family residential units consist less than 50% of the density. The proposed development consists of 115 units, made up of 60 duplex units and 55 single-family residential units and therefore complies with Sec. 86-376.

As noted, the proposed development also needs to comply with the conditions approved when the subject property was rezoned. The proposed development complies with all of those conditions, as it only contains 115 two-story units and includes 55 single-family units, all with 2-car enclosed garages. Finally, as required, the single-family detached homes are being built on the eastern 11 acres of the subject property, as shown here:

Special Use Permit #22091 (Grand Reserve)  
Planning Commission  
Page 4



Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:

1. The project is consistent with the intent and purposes of the Zoning Ordinance, and well as the Township's land use policies. As noted, the subject property was rezoned to RD in 2021 to allow the type of development proposed, and the applicant is proposing fewer units than allowed under the conditional rezoning.
2. The development consists of duplexes and single-family detached homes. This is in character with existing developments, such as The Willows to the north and the Silverstone residential development to the east. No adverse effects from the development are anticipated on the existing developments.
3. The wetland report confirms the presence of four regulated wetlands on the subject property. All of the development is proposed to be built in compliance with the required 40-foot wetland buffer under Sec. 86-471 in the Zoning Ordinance. In addition, no floodplains were observed on the subject property. As a result, over 20.5 acres of the site, or 63.9%, consists of open space. As such, the project is not anticipated to have a substantial adverse impact on the Township's natural resources. As noted above, no further mowing inside of the required 20-foot natural vegetation buffer is allowed.

The concept plan shows that the road on the southwest corner of the subject property is going through a wetland buffer. This does not impact the wetland and there is no other feasible connection. The crossing of the wetland buffer will require a variance.

4. As noted, utilities exist to serve the proposed development. The project is adequately served by roads, utilities, and other such public services that will be needed by the project. In addition, public sanitation facilities are adequate for the project, as are public water facilities.
5. The Fire Marshall will require that no parking signs be installed on one side to allow for fire access.
6. The owner of the adjacent property on the northeast corner has asked for separation from the proposed development. The site plan will be required to show either a solid six-foot fence or enhanced landscaping along the adjacent boundary. This will need to be confirmed on the future site plan.
7. A condition of approval of the site plan will be the submittal of a development agreement between the applicant and the Township. The agreement will have to confirm maintenance of common areas, the street system, all utilities, and future protection of the regulated wetlands.
8. The boundaries of the four regulated wetlands are required to be marked by permanent signage. The sign locations and sign details need to be confirmed on the future site plan.

Groups of buildings with a combined gross floor area greater than 25,000 square feet are regulated by Sec. 86-658 in the Zoning Ordinance. The approval processes for such special use permits are reviewed under the same SUP requirements. As a result, Staff has no further comments.

Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit. If the project is approved by the Planning Commission and the Township Board, the applicant will be required to submit for Site Plan Review before work on the project can begin. Site Plan Review is a detailed staff-level analysis of the project which includes reviews of storm water, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office and Road Department.

### **Planning Commission Options**

The Planning Commission will be asked to approve two resolutions. The first will be the SUP for single-family residential development in the RD zoning district, which the Planning Commission may approve, approve with conditions, or deny the special use permit for the single-family residential development in the RD district. Second, the Planning Commission may recommend approval, recommend approval with conditions, or recommend denial for the special use permit for the group of buildings greater than 25,000 square feet. The second resolution will be forwarded to the Board. Resolutions for both SUPs will be provided at a future meeting.

### **Attachments**

**Special Use Permit #22091 (Grand Reserve)**  
**Planning Commission**  
**Page 6**

1. Special Use Permit Application and Project Summary
2. Township Engineering comments, dated October 4, 2022
3. Township Fire Marshall comments, dated October 5, 2022
4. Grand Reserve Concept Plan, prepared by Diffin Engineering & Surveying, dated September 25, 2022
5. Grand Reserve Traffic Impact Study, prepared by Progressive AE, Executive Summary
6. Wetland Verification, prepared by Fishbeck, dated October 18, 2022
7. Grand Reserve Wetland Delineation Report, prepared by Voice Environmental Group, LLC
8. Ingham County Drain Commission application, dated September 26, 2022
9. Ingham County Road Department review, dated October 10, 2022

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

**SPECIAL USE PERMIT APPLICATION**

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

**Part I**

- A. Applicant Newman Equities II, L.L.C.  
 Address of Applicant 2502 Lake Lansing Rd, Suite C, Lansing, MI 48912  
 Telephone - Work 517-371-5300 Home \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
 Interest in property (circle one): Owner Tenant Option Other  
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number ID#s 22-252-002, 22-276-009, 22-252-005  
 Legal description (please attach if necessary) \_\_\_\_\_  
 Current zoning RD-Multiple Family  
 Use for which permit is requested / project name Grand Reserve  
 Corresponding ordinance number \_\_\_\_\_
- C. Developer (if different than applicant) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone – Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name Diffin Engineering  
 Address 24353 Tara Dr, South Lyon, MI 48178  
 Telephone – Work 248-943-8244 Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross 33.06 Net 32.18
- F. Explain the project and development phases: A residential development consisting of single-family detached units and duplex units, with one development phase for project infrastructure, with the residential units to be built out over an approximate three year period.
- G. Total number of:  
 Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_  
 Proposed: structures 115 bedrooms 345 offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage: existing buildings \_\_\_\_\_ proposed buildings Duplexes- 2,068 sf/unit; Detached units 1,864 sf/unit  
 Usable Floor area: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Existing Open Space: Type entire parcel is open, undeveloped land Acreage 33.06  
 Proposed Open Space: Type Wetlands, woodlands, nature trails, lawn areas, detention basins, landscaped areas, dog park, raised gardens. Acreage 20.55

K. If Multiple Housing:

Total acres of property	<u>33.06</u>		
Acres in floodplain	<u>0</u>	Percent of total	<u>0</u>
Acres in wetland (not in floodplain)	<u>5.23</u>	Percent of total	<u>15.82</u>
Total dwelling units	<u>115</u>		

Dwelling unit mix:

Number of single family detached:	for Rent	<u>55</u>	Condo	<u>        </u>
Number of duplexes:	for Rent	<u>60</u>	Condo	<u>        </u>
Number of townhouses:	for Rent	<u>        </u>	Condo	<u>        </u>
Number of garden style apartments:	for Rent	<u>        </u>	Condo	<u>        </u>
Number of other dwellings:	for Rent	<u>        </u>	Condo	<u>        </u>

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

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
  - a. A traffic assessment will be required for the following:
    - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
  - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
  - b. Description of the impacts on natural features.
  - c. Description of any proposed efforts to mitigate any negative impacts.

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

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

**Part II**

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

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

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

**Part III**

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

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

9/26/2022  
Date

Type/Print Name Ronald Uppal, Manager of DTN 2013, LLC Its: Authorized Agent

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

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

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

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

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

## Grand Reserve

### Residential Community

1. Proposed number of units- 115 total
  - a. Single family detached-55
  - b. Duplex units -60
2. Site acreage and Density
  - a. 32.18 acres net
  - b. 3.57 units/acre
3. Unit square footage- totals based on architectural floor plans
  - a. Detached units- 1,864sf, plus the attached garage
  - b. Duplex units- 2,068sf/unit, plus the attached garage
4. Required Parking/Parking Provided
  - a. 115 units- 2 spaces/unit **required**; 4 spaces/unit **provided** (2 in garage, 2 in driveway)
  - b. Additional on-site parking provided- 59 guest parking spaces, plus 9 spaces at the clubhouse. Additionally, our streets are 28 feet wide from back of curb to back of curb, which allows for street parking on one side of the road.
5. Architectural floor plans including building elevations have been provided as part of the Special Use Permit application.



**To:** Tim Schmitt  
Planning Director

**From:** Younes Ishraidi, P.E.  
Chief Engineer

**Date:** October 4, 2022

**Re:** Grand Reserve – DTN (SUP 22-091)

---

In response to your request for comments regarding the subject development depicted on site plan received on September 27, 2022 - we offer the following:

**Water System:**

1. The proposed site shall be serviced by a looped public water main from Central Park Drive, Powell Road, and The existing development at 4830 Central Park Drive.
2. It is our understanding that the development will have private roads; if so, 20'- wide easements will be required for the public water main.
3. Water service lines shall be provided to each unit, with dedicated shut-offs to each of the 115 proposed units.
4. A permit from EGLE will be required for the water main installation.

**Sanitary System:**

5. It is our understanding that the proposed site could not be fully serviced by the available public gravity sanitary connections. It is also our understanding that the developer's engineer will be proposing a private lift station for most or all the developments service area. This will only be acceptable if deed conditions and restrictions will ensure that the entire site will remain as one parcel, or ownership. If that could not be assured, then private grinder pumps for each unit will be required for those areas that would not be service by the public gravity system.

**Soil Erosion & Sedimentation Control (SESC):**

6. A SESC plan & permit will be required.

**Storm System:**

7. Approval of the storm water runoff and on-site detention calculation will be required from Ingham County Drain Commissioner's (ICDC). office

**General:**



8. 10' wide utility easement will be required provided adjacent to the private roads' ROWs.
9. A geotechnical report will be required as part of the review process.
10. Approvals and ROW permits maybe required from Ingham County Road Department (ICRD) for connections to Powell Road and Central Park Drive.

**Fees:**

The following fees and/or deposits will be required:

Engineering Review Fee: to be determined\*

Inspection Escrow Deposit: to be Determined\*

Sanitary & water Connection fees: To be determined.

SESC Permit: to be determined

\* Exact amount will be determined when itemized costs of all proposed sanitary, water, and pathway work are provided.



MERIDIAN TOWNSHIP FIRE DEPARTMENT  
FIRE PREVENTION DIVISION

---

**MEMORANDUM**

**To:** Tim Schmitt

**From:**

A handwritten signature in black ink that reads "Tavis Millerov".

**Tavis Millerov, Fire Marshal  
Meridian Township Fire Department**

**Date:** October 5, 2022

**Re:** Grand Reserve – DTN (SUP 22-091)

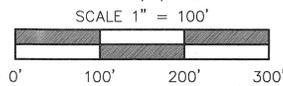
The Fire Department has the following comments regarding the SUP application for the above proposed development:

- 1) Roadways, as proposed in the plan application, will be mandated as FIRE LANE with no on-street parking allowed.
- 2) Hammerheads, Cul-de-sacs, roadways, Et. Al., shall conform to IFC 2018 standards.



# BOUNDARY & TOPOGRAPHIC SURVEY

## "VACANT - CENTRAL PARK DRIVE, OKEMOS, MI 48864"



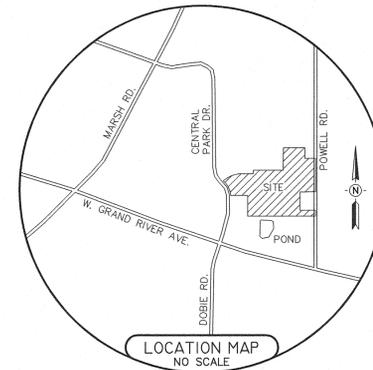
NORTH 1/4 CORNER SECTION 22, T4N, R1W

NORTH LINE SECTION 22 N89°51'36"E 2628.39'

NORTHEAST CORNER SECTION 22, T4N, R1W

### SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in April 2019.
- All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel Nos. 260093 0156 D & 260093 0157 D, dated August 16, 2011.
- Easements shown as provided by WFG National Title Insurance Company, Commitment No. 19-1524, dated April 16, 2019.
- Wetland acreages shown for wetlands which extend beyond the boundary of the property are acreages of the wetlands within the boundary limits, not of overall size of wetland. Wetlands shown as delineated by Marx Wetlands, LLC in October 2018. Trees numbered by Marx Wetlands, LLC in April 2019.
- Water's edge located April 16, 2019.



### CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed at the direction of said parties, a parcel of land previously described as:

(As provided by WFG National Title Insurance Company, Commitment No. 19-1524, dated April 16, 2019)

#### Parcel 2:

That part of the Northeast 1/4, Section 22, Town 4 North, Range 1 West, Meridian Charter Township, Ingham County, Michigan, described as: Commencing at the East 1/4 corner of Section 22; thence, along the South line of said Northeast 1/4, South 89°57'40" West 1317.97 feet; thence North 00°02'20" West 399.95 feet to the Point of Beginning; thence running South 89°57'40" West 331.17 feet to the Easterly right-of-way line of Central Park Drive; thence, along said right-of-way line, Northwest 150.27 feet along the arc of a 395.00 foot radius curve to the left whose central angle is 21°47'49" and whose chord bears North 14°22'32" West 149.36; thence South 89°47'55" East 368.15; thence South 00°02'20" East 143.17 feet to the Point of Beginning.

#### Parcel 4:

Part of the Northeast 1/4, Section 22, Town 4 North, Range 1 West, Meridian Charter Township, Ingham County, Michigan, described as: Commencing at the East 1/4 corner of said Section 22; thence North 00°01'26" East 1324.69 feet along the East Section line to the Southeast corner of Central Park Estates Subdivision, according to the recorded Plat thereof, Ingham County Records; thence S89°52'32" West 1314.03 feet along the South line of said subdivision; thence South 00°59'52" West 438.26 feet; thence South 00°02'20" East 66 feet to the Point of Beginning; thence South 00°02'20" East 276.5 feet; thence North 89°47'55" West 368.09 feet to the Easterly line of Central Park Drive; thence Northwest along said Easterly line 174.14 feet on a curve to the left, radius of 395 feet, chord bearing North 37°53'02" West 172.73 feet; thence North 52°46'27" East 42.56 feet; thence along a curve to the right, radius of 550 feet, chord bearing North 71°22'03" East 350.74 feet; thence North 89°57'40" East 107.73 to the Point of Beginning.

#### Parcel 5:

That part of the Southeast 1/4 of the Northeast 1/4, Section 22, Town 4 North, Range 1 West, Meridian Charter Township, Ingham County, Michigan, described as: Beginning at the East 1/4 corner of Section 22; thence North 00°01'26" East, along the East Section line, 115.39 feet; thence South 89°39'17" West 302.01 feet; thence North 00°01'26" East 353.73 feet; thence North 89°39'17" West 302.01 feet to the East Section line; thence North 00°01'26" East, along said East line, 647.57 feet; thence South 89°52'32" West 208 feet; thence North 89°39'17" East 208 feet to the South line of Central Park Estates Subdivision, according to the recorded plat thereof, Ingham County Records; thence South 89°52'32" West, along said South line, 416.03 feet; thence South 00°39'51" West 438.26 feet; thence South 89°52'32" West 580 feet; thence South 00°39'51" West 66.01 feet; thence South 89°52'32" West 109.19 feet; thence South 00°02'20" East 818.62 feet to the East-West 1/4 line; thence North 89°57'21" East along the East-West 1/4 line, 1317.96 feet to the Point of Beginning.

### SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by WFG National Title Insurance Company, Commitment No. 19-1524, dated April 16, 2019)

Item 6: Right of Way in favor of Consumers Power Company as recorded in Liber 801, Page 1043, may cross parcel, document is illegible, therefore not shown hereon.

Item 7: Area to be included in the Newman Road Branch of the Okemos Drain Drainage District, as recorded in Liber 1432, Page 926, crosses subject parcel, is plottable and shown hereon. Centerline of branch and extension do not cross parcel and therefore are not shown hereon.

Item 8: Easement Agreement for Ingress, Egress, and Drainage, as recorded in Liber 1898, Page 576, does not cross parcel, therefore not shown hereon.

Item 9: Agreement to Give Easement as recorded in Instrument No. 2013-003048, no legal description for easement described, therefore not shown hereon.

Item 10: Easement Dedication in favor of Meridian Charter Township and Trilogy FXC Investors LLC as recorded in Instrument No. 2013-021196 and Affidavit recorded in Instrument No. 2016-038717, crosses parcel, is plottable and shown hereon.

Item 11: Easement Agreement for ingress and egress, as recorded in Instrument No. 2013-021197, abuts parcel, is plottable, and shown hereon.

Item 12: Grant of Easement in favor of Meridian Charter Township for water main, as recorded in Instrument No. 2016-031918, crosses parcel, is plottable and shown hereon.

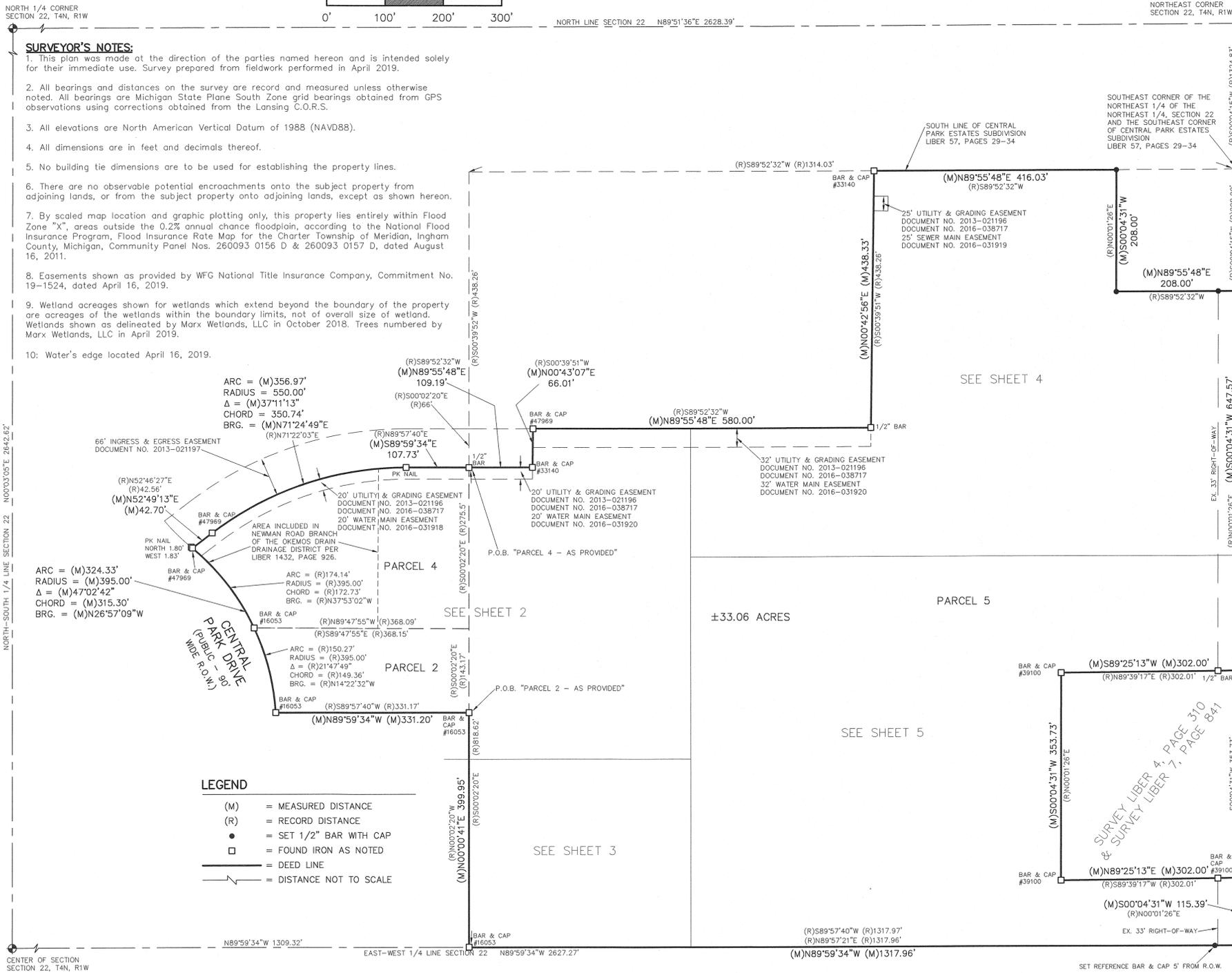
Item 13: Grant of Easement in favor of Meridian Charter Township for sewer main, as recorded in Instrument No. 2016-031919, crosses parcel, is plottable and shown hereon.

Item 14: Grant of Easement in favor of Meridian Charter Township for water main, as recorded in Instrument No. 2016-031920, crosses parcel, is plottable and shown hereon.

\*Legal Descriptions for Parcels 4 & 5 above have the following note on the title commitment:  
 "The above description was taken from the tax roll and Diversified National Title Agency does not insure that the legal description is exact, without an accurate survey."  
 Since no deeds were made available for subject area of current configuration of Parcel 5, boundary was determined for the 302.00' by 353.73' parcel not included in Parcel 5 based on Warranty Deeds as recorded in Liber 2369, Page 375, and Liber 2556, Page 1187, and per surveys recorded for said parcels as recorded in Liber 4 of Surveys, Page 310 (Marvin Fouty) and in Liber 7, Page 841 (Terry Wiegman), as recorded in Ingham County, Michigan, records.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundary of said parcel and that the more particular legal description of said parcel is as follows:

A parcel of land in the Northeast 1/4 of Section 22, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Beginning at the East 1/4 corner of said Section 22; thence North 89°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 Northwest 324.33 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 47°02'42", and a chord of 315.30 feet bearing N26°57'09"W; thence N52°49'13"E 42.70 feet; thence Northeast 356.97 feet along a curve to the right, said curve having a radius of 550.00 feet, a delta angle of 37°11'13", and a chord of 350.74 feet bearing N71°24'49"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 plot line 580.00 feet; thence N00°42'56"E 438.33 feet to said South plot line; thence N89°55'48"E along said South plot 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 plot 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 parcel containing 33.06 acres more or less; including 0.57 acre more or less presently in use as public right-of-way, said parcel subject to all easements and restrictions if any.



**LEGEND**

- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE

### WITNESSES TO SECTION CORNERS:

- East 1/4 corner, Section 22, T4N, R1W, Book 15, Page 239  
Found Remon. bar & cap #39096, under brick paver in sidewalk, 6.71' South of back of curb  
Powell Road, 8' below gravel surface
- North 1/4 corner, Section 22, T4N, R1W, Liber 10, Page 239  
Found 3/4" pipe & cap #16053, on fence line to East  
Found nail & tag #16053, East side 6" locust, S05°W, 15.89'  
Found nail & tag #16053, East side 10" stump, South, 2.97'  
Found nail & tag #47942, West side utility pole, N14°E, 214.93'  
Found nail & tag #47942, West side utility pole, N08°E, 593.46'  
Found nail & tag #47942, East side utility pole, S03°E, 246.64'  
Southeast corner of garage at 1550 Belvedere, S42°W, 245.75'
- Center of section, Section 22, T4N, R1W, Book 14, Page 288  
Found bar & cap #39096, under brick paver in sidewalk, 6.71' South of back of curb  
Fence post, N33°W, 100.17'  
Southwest corner of pillar between 2 garage doors, N20°E, 25.71'  
Building corner, S40°E, 7.80'  
Found nail & tag #32298, North side 8" ash, S85°W, 44.43'
- North 1/4 corner, Section 22, T4N, R1W, Book 15, Page 240  
Found Remon. bar & cap "PA 345 PS 47942", 13.25' west of centerline Powell Road in gravel shoulder  
Found nail & tag #47942, West side utility pole, N14°E, 214.93'  
Found nail & tag #47942, West side utility pole, N08°E, 593.46'  
Found nail & tag #47942, East side utility pole, S03°E, 246.64'



ERIK R. FRIESTROM  
 PROFESSIONAL SURVEYOR  
 DATE NO. 53497

REVISIONS	COMMENTS	DATE
05/10/2019	ORIGINAL	

<b>KEBS, INC.</b> ENGINEERING AND LAND SURVEYING 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
Marshall Office - Ph. 269-781-8800	
DRAWN BY	SECTION 22, T4N, R1W
FIELD WORK BY	JOB NUMBER:
SHEET 1 OF 5	94887.BND

























## **Traffic Impact Study Grand Reserve Development Meridian Charter Township, Michigan**

### **Prepared for:**

DTN Management Company  
2502 Lake Lansing Road  
Suite C  
Lansing, Michigan 48912

### **Prepared by:**

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

August 2022  
Project No. 88110003

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## **EXECUTIVE SUMMARY**

### **Introduction**

DTN Asset Management and Development (DTN) is proposing to construct a 116-unit residential development in Meridian Charter Township, Michigan. The site is located on the east side of Central Park Drive just north of Grand River Avenue. The proposed plan calls for 58 duplex units and 58 single-family units. Full build-out of the site is expected to be completed within the next three years.

Access to the site will be via one site driveway to Central Park Drive, one site driveway to the existing "Willows at Okemos" driveway and one site driveway to Powell Road.

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

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

### **Study Area**

The study area includes one existing signalized and two existing unsignalized intersections as listed below:

- M-43 (Grand River Avenue) at Central Park Drive/Dobie Road
- M-43 (Grand River Avenue) at Powell Road
- Central Park Drive at Willows Driveway

### **Data Collection**

Morning (7:00 – 9:00 a.m.) and afternoon (4:00 – 6:00 p.m.) peak hour turning movement counts at the study area intersections were collected in June 2022 on a typical weekday. As there was an ongoing construction project detouring traffic along Central Park Drive during the data collection time period, a 2019 turning movement count at the M-43/Central Park Drive intersection was obtained from MDOT. These data were used to adjust traffic volumes within the study area due to the shift in traffic patterns resulting from the detour.

### **Analysis**

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

- Existing Conditions
- Future (2025) Conditions

An annual background traffic growth rate of 1.00 percent was applied to the existing volumes based on historical growth in the area to help reflect anticipated non-development traffic increases by the 2025 horizon year.

Trip generation for the site was calculated for the typical weekday, weekday morning, and weekday afternoon peak hours based on the methods of the ITE Trip Generation Manual, 11th Edition, published by the Institute of Transportation Engineers (ITE). The site is expected to generate approximately 1,002 total daily vehicle trips (501 inbound, 501 outbound), 69 new weekday morning peak hour vehicle trips (18 inbound, 51 outbound), and 91 new weekday afternoon peak hour trips (56 inbound, 35 outbound) onto the street system.

For the existing and future (2025) conditions, capacity and queuing analyses were performed to determine the impacts the site would have on the roadways and intersections within the study area.

## **Conclusions**

Based on the analyses performed as part of this study, the proposed development will have minor impacts to the surrounding roadway network. The findings of this study are as follows:

### Existing Conditions

The M-43/Central Park Drive intersection is currently operating at an overall level of service (LoS) "B" during the morning peak hour and LoS "C" during the afternoon peak hour. All individual movements at the intersection are currently operating at LoS "D" or better during the morning and afternoon peak hours.

All controlled movements at the study area unsignalized intersections are currently operating at LoS "B" or better during the morning and afternoon peak hours.

### Future (2025) Conditions

The future (2025) conditions are similar to the existing conditions, with the M-43/Central Park Drive intersection anticipated to continue operating at an overall LoS "B" during the morning peak hour and LoS "C" during the afternoon peak hour. All individual movements at the intersection are anticipated to continue operating at LoS "D" or better during the morning and afternoon peak hours.

All controlled movements at the study area unsignalized intersections and the site driveways are anticipated to operate at LoS "C" or better during the morning and afternoon peak hours. All vehicular queues at the unsignalized intersections and site driveways are anticipated to be less than one vehicle.

## **Recommendations**

No improvements to the study area intersections were found necessary to mitigate the impact of the proposed Grand Reserve Development.

## CHAPTER 1

### INTRODUCTION

DTN Asset Management and Development (DTN) is proposing to construct a 116-unit residential development in Meridian Charter Township. The site is located on the east side of Central Park Drive just north of Grand River Avenue. The proposed plan calls for 58 duplex units and 58 single-family units. Full build-out of the site is expected to be completed within the next three years.

Access to the site will be via one site driveway to Central Park Drive, one site driveway to the existing “Willows at Okemos” driveway, and one site driveway to Powell Road. Figure 1 shows the location of the proposed site and site driveways.

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

1. **Data Collection.** Morning and afternoon peak hour turning movement counts were completed at the study area intersections in June 2022. Information regarding lane configurations, speed limits, traffic controls and other related data for the study area roadways was also collected.
2. **Background Growth.** An annual background traffic growth rate of 1.00 percent was applied to the existing volumes based on historical growth in the area to help reflect anticipated non-development traffic increases by the 2025 horizon year.
3. **Trip Generation/Distribution.** The number of trips the proposed development is expected to generate during peak hours was identified. These trips were then assigned to the adjacent street system based upon the patterns followed by existing traffic and engineering judgment.



Figure 1. Location Map and Study Area

4. **Levels of Service.** Capacity calculations were completed at the study area intersections and the proposed site driveways to identify existing and anticipated future peak hour operational characteristics.
5. **Mitigation.** Roadway/intersection improvements were identified, when applicable, that will enable the adjacent roadways and study area intersections to maintain equal and/or acceptable levels of operation under future conditions upon the addition of background traffic growth and/or due to development traffic.

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

## CHAPTER 2

### EXISTING CONDITIONS

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

#### Key Study Area Roadways

##### M-43 (Grand River Avenue)

M-43 (Grand River Avenue) is an east-west 5-lane roadway within the study area under the MDOT jurisdiction. The speed limit along M-43 is 45 miles per hour (mph) at Central Park Drive, but increases to 50 mph just west of Powell Road. Weekday 24-hour traffic volumes along M-43 average approximately 13,300 vehicles per day east of Central Park Drive based on 2021 ADT data.

##### Central Park Drive

Central Park Drive is a 3-lane north-south roadway with one travel lane in each direction and a two-way left-turn lane (TWLTL) within the study area. The speed limit along Central Park Drive is 35 mph within the study area. Weekday 24-hour traffic volumes along Central Park Drive average approximately 9,000 vehicles per day north of M-43 based on 2019 ADT data.

#### Existing Intersections

The study area includes one existing signalized and two existing unsignalized intersections as listed in Table 1.



**Southbound Central Park Drive at Willows**



**Northbound Powell Road at M-43 (Grand River Avenue)**

**Table 1. Existing Intersections**

Intersection	Traffic Control	Cycle Length	
		A.M.	P.M.
M-43 / Central Park Drive (Dobie Road)	Signal	100	100
M-43 / Powell Road	Two-Way Stop	-	-
Central Park Drive / Willows Driveway	Two-Way Stop	-	-

Source: Progressive AE, August 2022

#### Data Collection

Morning (7:00 – 9:00 a.m.) and afternoon (4:00 – 6:00 p.m.) peak hour turning movement counts at the study area intersections were collected in June 2022 on a typical weekday. As there was an ongoing construction project detouring traffic along Central Park Drive during the data collection time period, a 2019 turning movement count at the M-43/Central Park Drive intersection was obtained from MDOT. Detailed printouts of the count reports are included in the appendix.

The 2019 count data from MDOT at the M-43/Central Park Drive intersection was increased by the annual growth rate of 1.00 percent per year to reflect existing 2022 traffic volumes. Due to the shift in traffic patterns within the study area due to the ongoing construction project and detour, these volumes were used to adjust the traffic volumes at the Central Park Drive/Willows Driveway and M-43/Powell Road

intersections. Figure 2 shows the adjusted existing morning and afternoon peak hour volumes at the study area intersections.

These counts indicated that the typical weekday morning peak hour generally occurs between 7:45 a.m. to 8:45 a.m. and the typical afternoon peak hour occurs between 5:00 p.m. to 6:00 p.m.

### Existing Conditions Capacity Analysis

Intersection level of service calculations were completed to evaluate the current operational efficiency of the study area intersections. These calculations were completed using techniques outlined in the Highway Capacity Manual, published by the Transportation Research Board. *Synchro*<sup>®</sup> traffic analysis software, version 11, based on the Highway Capacity Manual methodologies, was used in the analysis.

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

The existing morning and afternoon peak hours were analyzed at the study area intersections. Table 2 and Figure 2 show the levels of service for the study area intersections.

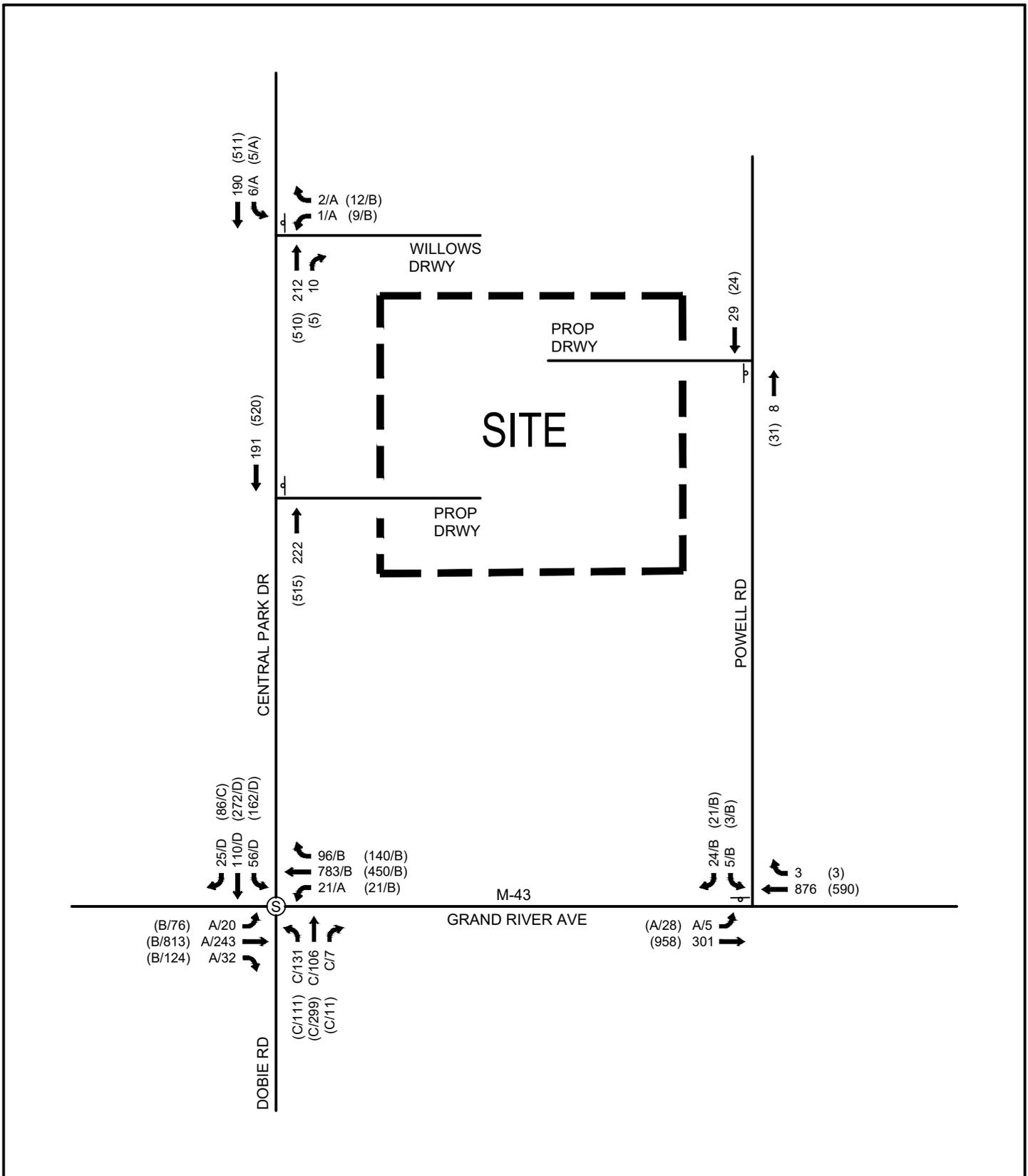
The M-43/Central Park Drive intersection is currently operating at an overall LoS "B" during the morning peak hour and LoS "C" during the afternoon peak hour. All individual movements at the intersection are currently operating at LoS "D" or better during the morning and afternoon peak hours.

All controlled movements at the study area unsignalized intersections are currently operating at LoS "B" or better during the morning and afternoon peak hours. Copies of the *Synchro*<sup>®</sup> analyses are included in the appendix.

**Table 2. Existing Levels of Service and Delay**

Intersection/ Movement	Existing Conditions			
	A.M.		P.M.	
	LoS	Delay(s)	LoS	Delay(s)
<b>M-43 / Central Park Drive (Dobie Road)</b>				
Overall	B	16.4	C	23.7
<i>EBL</i>	A	9.1	B	15.2
<i>EBT</i>	A	8.8	B	16.9
<i>EBR</i>	A	8.1	B	12.8
<i>WBL</i>	A	8.2	B	13.4
<i>WBT/R</i>	B	11.7	B	15.1
<i>NBL</i>	C	24.1	C	21.4
<i>NBT/R</i>	C	30.0	C	33.7
<i>SBL</i>	D	35.8	D	47.1
<i>SBT</i>	D	42.9	D	43.3
<i>SBR</i>	D	37.6	C	31.0
<b>M-43 / Powell Road <sup>1</sup></b>				
<i>EBL</i>	A	9.9	A	9.0
<i>SB</i>	B	13.4	B	11.6
<b>Central Park Drive / Willows Driveway<sup>1</sup></b>				
<i>WB</i>	A	9.9	B	13.7
<i>SBL</i>	A	7.7	A	8.6

<sup>1</sup>Unsignalized intersection, controlled movements shown  
Source: Progressive AE, August 2022



GRAND RESERVE DEVELOPMENT TRAFFIC IMPACT STUDY

LEGEND

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

EXISTING PEAK-HOUR VOLUMES  
+ LEVELS-OF-SERVICE



No Scale

FIGURE  
2



### Trip Generation

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

Based on the land use descriptions provided within the ITE Trip Generation Manual, the most applicable land uses for the proposed site would be the single-family detached housing (Land Use Code 210) and single-family attached housing (Land Use Code 215).

It is also anticipated that some trips to/from the site will be via non-motorized and/or transit transportation modes. As the ITE trip generation rates for residential land uses likely account for some number of non-vehicular trips, and the number of trips is not anticipated to be significant, no reduction for transit or non-motorized trips were applied to the trip generation calculations. This results in a conservative analysis as more vehicular trips are assigned to the study area intersections.

Trips for the site were calculated for the typical weekday, weekday morning, and weekday afternoon peak hours. Table 3 shows the daily and peak hour trips anticipated to be generated by the proposed development after full completion of the site.

**Table 3. Trip Generation Summary**

Land Use	ITE Code	Size	A.M.			P.M.			Daily Trips
			Total	Enter	Exit	Total	Enter	Exit	
Single-Family Detached Housing	210	58 units	45	11	34	60	38	22	611
Single-Family Attached Housing	215	58 Units	24	7	17	31	18	13	391
<b>Total</b>			<b>69</b>	<b>18</b>	<b>51</b>	<b>91</b>	<b>56</b>	<b>35</b>	<b>1,002</b>

Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition

As shown in Table 3, the site is expected to generate approximately 1,002 total daily vehicle trips (501 inbound, 501 outbound), 69 new weekday morning peak hour vehicle trips (18 inbound, 51 outbound), and 91 new weekday afternoon peak hour trips (56 inbound, 35 outbound) onto the street system.

### Trip Distribution

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

To/from M-43 west	35%	To/from Central Park Drive North	20%
To/from M-43 east	25%	To/from Dobie Road south	15%
To/from Powell Road North	5%		

Based upon the above distribution patterns for new trips and engineering judgment, the anticipated peak hour project traffic was assigned to the proposed site access driveways and the other study area intersections. Figure 3 shows the total anticipated morning and afternoon peak hour trips for site generated traffic upon full completion and occupancy of the proposed site.

The anticipated site trips were added to the background (2025) peak hour volumes to depict the estimated total future (2025) volumes during the morning and afternoon peak hours. Figure 4 shows the total anticipated future (2025) volumes.

### Future (2025) Capacity Analysis

Intersection level of service calculations were completed to evaluate the future (2025) morning and afternoon peak hour conditions at the site access driveways and study area intersections assuming the completion of the site. The results of the level of service analyses are shown in Table 4. Copies of the *Synchro*® analyses are included in the appendix.

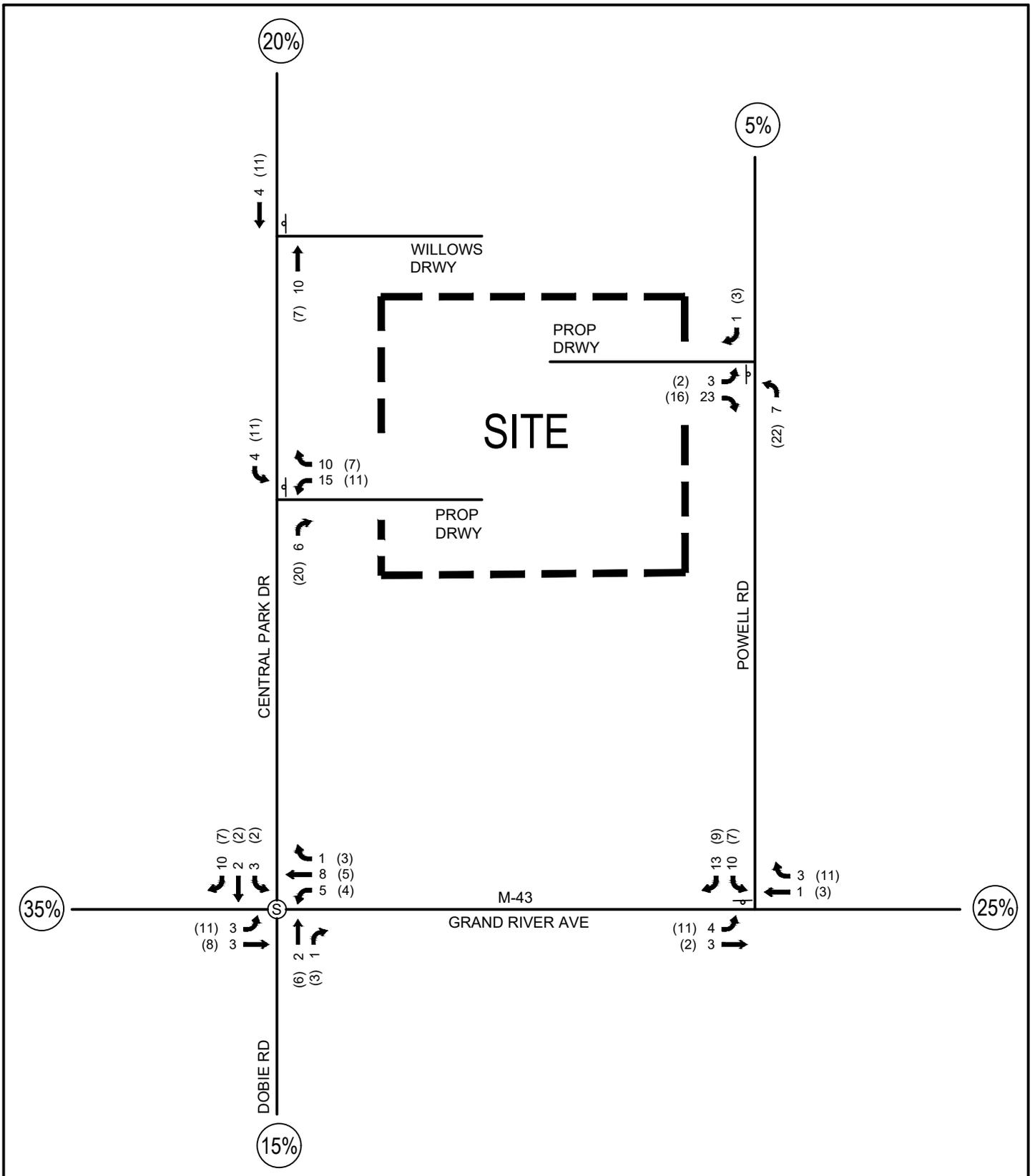
The future (2025) conditions are similar to the existing conditions, with the M-43/Central Park Drive intersection anticipated to continue operating at an overall LoS “B” during the morning peak hour and LoS “C” during the afternoon peak hour. All individual movements at the intersection are anticipated to continue operating at LoS “D” or better during the morning and afternoon peak hours.

All controlled movements at the study area unsignalized intersections and the site driveways are anticipated to operate at LoS “C” or better during the morning and afternoon peak hours. All vehicular queues at the unsignalized intersections and site driveways are anticipated to be less than one vehicle. Copies of the *Synchro*® analyses are included in the appendix.

**Table 4. Future (2025) Levels of Service and Delay**

Intersection/ Movement	Existing Conditions				Future (2025) Conditions			
	A.M.		P.M.		A.M.		P.M.	
	LoS	Delay(s)	LoS	Delay(s)	LoS	Delay(s)	LoS	Delay(s)
<b>M-43 / Central Park Drive (Dobie Road)</b>								
Overall	B	16.4	C	23.7	B	16.8	C	24.8
<i>EBL</i>	A	9.1	B	15.2	A	9.6	B	16.8
<i>EBT</i>	A	8.8	B	16.9	A	9.0	B	18.0
<i>EBR</i>	A	8.1	B	12.8	A	8.2	B	13.3
<i>WBL</i>	A	8.2	B	13.4	A	8.4	B	14.5
<i>WBT/R</i>	B	11.7	B	15.1	B	12.1	B	15.9
<i>NBL</i>	C	24.1	C	21.4	C	24.5	C	22.0
<i>NBT/R</i>	C	30.0	C	33.7	C	30.2	D	35.6
<i>SBL</i>	D	35.8	D	47.1	D	36.1	D	50.6
<i>SBT</i>	D	42.9	D	43.3	D	42.7	D	44.1
<i>SBR</i>	D	37.6	C	31.0	D	37.5	C	30.9
<b>M-43 / Powell Road<sup>1</sup></b>								
<i>EBL</i>	A	9.9	A	9.0	B	10.1	A	9.2
<i>SB</i>	B	13.4	B	11.6	C	15.7	B	13.2
<b>Central Park Drive / Willows Driveway<sup>1</sup></b>								
<i>WB</i>	A	9.9	B	13.7	B	10.0	B	14.0
<i>SBL</i>	A	7.7	A	8.6	A	7.8	A	8.6
<b>Central Park Drive / Proposed Driveway<sup>1</sup></b>								
<i>WB</i>	-	-	-	-	B	10.6	B	14.7
<i>SBL</i>	-	-	-	-	A	7.8	A	8.7
<b>Powell Road / Proposed Driveway<sup>1</sup></b>								
<i>NBL</i>	-	-	-	-	A	7.3	A	7.3
<i>EB</i>	-	-	-	-	A	8.6	A	8.6

<sup>1</sup>Unsignalized intersection, controlled movements shown  
Source: Progressive AE, August 2022



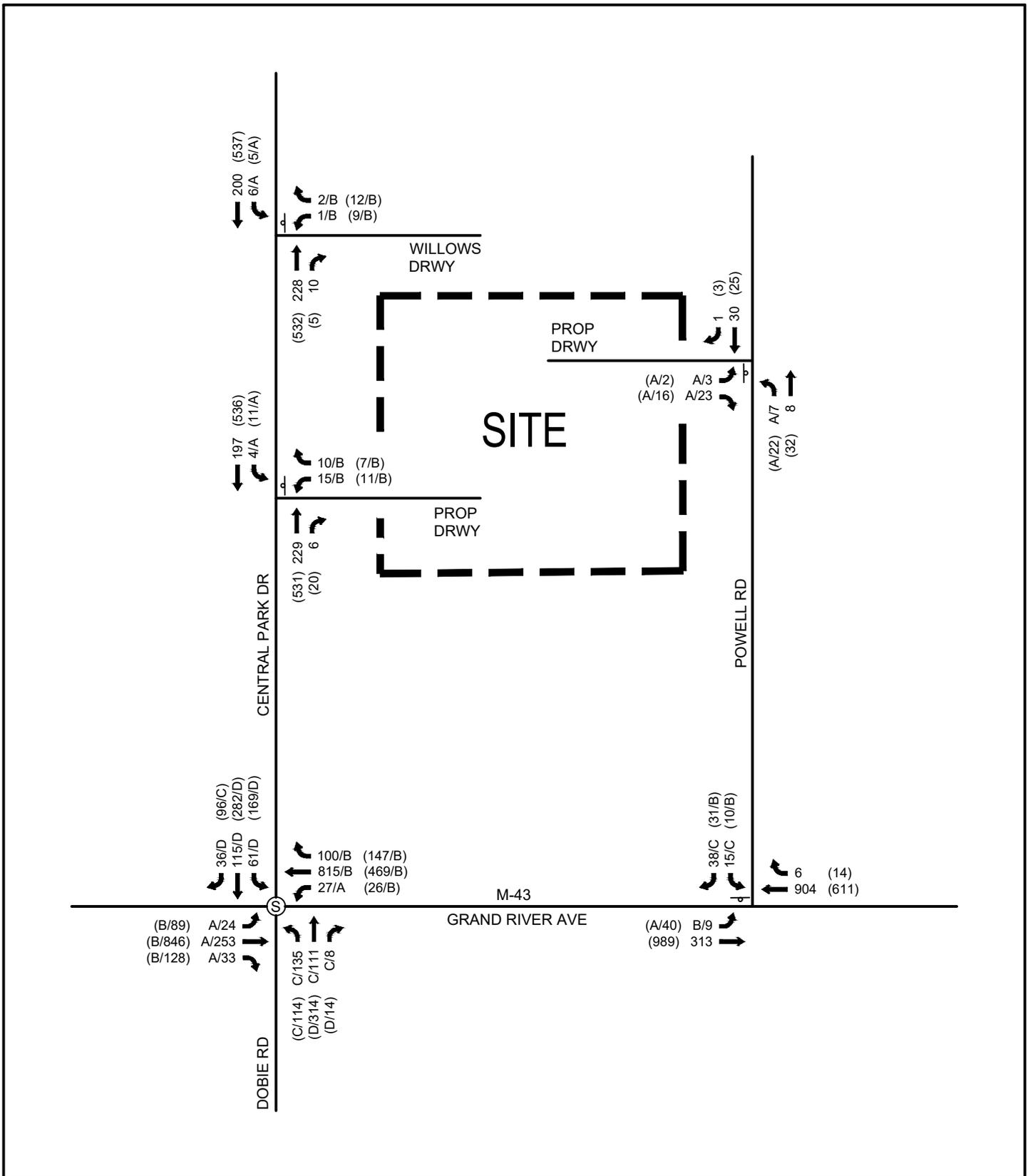
GRAND RESERVE DEVELOPMENT TRAFFIC IMPACT STUDY

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

FUTURE (2025) TRIP DISTRIBUTION + TRAFFIC ASSIGNMENT



FIGURE  
3



GRAND RESERVE DEVELOPMENT TRAFFIC IMPACT STUDY

LEGEND

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

FUTURE (2025) PEAK-HOUR VOLUMES + LEVELS-OF-SERVICE



FIGURE  
4

## CHAPTER 4

### CONCLUSIONS AND RECOMMENDATIONS

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

#### Conclusions

Based on the analyses performed as part of this study, the proposed development will have minor impacts to the surrounding roadway network. The findings of this study are as follows:

##### Existing Conditions

The M-43/Central Park Drive intersection is currently operating at an overall LoS "B" during the morning peak hour and LoS "C" during the afternoon peak hour. All individual movements at the intersection are currently operating at LoS "D" or better during the morning and afternoon peak hours.

All controlled movements at the study area unsignalized intersections are currently operating at LoS "B" or better during the morning and afternoon peak hours.

##### Future (2025) Conditions

The future (2025) conditions are similar to the existing conditions, with the M-43/Central Park Drive intersection anticipated to continue operating at an overall LoS "B" during the morning peak hour and LoS "C" during the afternoon peak hour. All individual movements at the intersection are anticipated to continue operating at LoS "D" or better during the morning and afternoon peak hours.

All controlled movements at the study area unsignalized intersections and the site driveways are anticipated to operate at LoS "C" or better during the morning and afternoon peak hours. All vehicular queues at the unsignalized intersections and site driveways are anticipated to be less than one vehicle.

#### Recommendations

No improvements to the study area intersections were found necessary to mitigate the impact of the proposed Grand Reserve Development.

October 19, 2022  
Project No. 221642

Tim Schmitt  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864-1198

**Wetland Verification – WDV 22 07**  
**Grand Reserve of Okemos**  
**Newman Equities II, LLC Property**  
**Central Park Drive, Okemos, Ingham County, Michigan**

Dear Tim:

On October 14, 2022, Fishbeck staff conducted a field investigation and verified wetland boundaries on the following parcels located in Section 22 of Meridian Township (Town 4 North, Range 1 West):

- Parcel No. 33-02-02-22-252-005 (contains part of Wetland E)
- Parcel No. 33-02-02-22-252-002 (contains Wetland B and part of Wetland E)
- Parcel No. 33-02-02-22-276-009 (contains Wetlands F, G, H, I, J, L, and most of Wetland E)

The wetlands were previously delineated by Voice Environmental Group, LLC, (Voice) as described in its August 29, 2018, report entitled *Wetland and Jurisdictional Determination Report, Newton Equities II, LLC Central Park Drive Properties*. Voice re-delineated wetland boundaries in Summer 2022 for Wetlands F, H, I, M, and E (excluding most of Wetland E's northern boundary because development is not proposed in this area). Voice did not re-delineate the remaining site wetlands because the Township verified in 2018 that these wetlands were not regulated by the Township wetland ordinance (i.e., the wetlands were less than 0.25 acre in size and not located within 500 feet of a regulating water body). The unregulated wetlands consisted of Wetlands B, G, J, and L.

Fishbeck did not verify Wetland M's boundary in 2018 because it had not been surveyed and was not noted on the 2018 site plan. Therefore, Wetland M was inspected as part of Fishbeck's 2022 investigation. Diffin Engineering & Surveying's (Diffin's) *Natural Features Plan, Grand Reserve – Residential Development (Plan)*, dated September 23, 2022, contains both the 2018 and 2022 wetland boundaries (see attached Plan). The Plan combined the three parcels noted above, so individual parcels lines are not noted.

## Site Investigation

Fishbeck staff met Steve Voice at the site on October 14, 2022, and inspected the staked wetland boundaries for Wetlands E, F, H, I, and M.

Fishbeck observed that upland areas of the site and unregulated wetlands were mowed. The lack of fully formed plants limited identification of plant species in the mowed area. Wetland E is the dominant wetland on the site. Fishbeck inspected wetland boundary flags E1 through E77 and E104 through E111. According to Steve Voice, the remaining wetland boundary and its associated buffer will not be impacted by site development.

Fishbeck made minor changes to the wetland boundary by eliminating, moving, and adding stakes as follows:

**Wetland E:**

- New Flag E17 was placed 10.5 feet east of E17. New Flag E17 is 26.0 feet south of E16 and 27.6 feet east of Flag E18. This adjustment narrowed the gap between Wetlands E and J.
- New Flag E22 was placed 40 inches southeast and perpendicular to E22.
- Flag E29 was deleted. Flag E28 now connects to E30.

**Wetland F:** No changes.

**Wetland H:** New Flag H28 was placed 20.0 feet west of Flag H28. This flag is 31.6 feet southwest of Flag H27.

**Wetland I:** No changes.

**Wetland M:** No changes.

The above changes are noted on the attached, marked-up Plan. Steve Voice indicated Diffin will update the Plan based on the collected field measurements. The updated wetland boundaries will result in minor increases in wetland area for Wetlands E and H.

In 2018, Voice determined Wetland J was 0.22 acre in size. At that time, this wetland was located approximately 40 feet east of Wetland E. Voice's 2022 wetland investigation determined the eastern boundary of Wetland E had migrated approximately 10 feet east of the 2018 boundary. Fishbeck adjusted the boundary an additional 10.5 feet southeast during its site inspection. Vegetation within Wetland J and between Wetlands J and E was mowed; however, occasional occurrences of wetland species were observed in the area designated as upland between the two wetlands. Fishbeck and Voice completed a shallow soil boring in this area to confirm lack of hydric indicators and wetland hydrology. Water was not encountered in a hole excavated to approximately 18 inches. Hydric soil indicators were not observed within the surface foot. Therefore, Fishbeck confirmed upland separated Wetlands E and J. Additionally, Wetland J appeared to be less than 0.25 acre in size, and therefore continues to be not regulated by the Township.

## Regulatory Review

According to Michigan's Natural Resources and Environmental Protection Act (NREPA), Act 451, Section 30301(d), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream" or "more than 5 acres in size" are regulated by the State of Michigan. In addition, the Township regulates wetlands greater than two acres in size which are not contiguous to a water body and wetlands between 0.25 acre and two acres in size that are determined to be essential to the preservation of the natural resources of the Township.

Wetland E is almost entirely located onsite and is approximately 3.15 acres in size. Therefore, this wetland is regulated by the Township. Wetland H and I extend offsite and are contiguous to a two-acre pond. Therefore, these wetlands are regulated by the Township.

Wetland F is between 0.25 and 2 acres in size. This wetland is regulated by the Township if the Township determines it is essential to the preservation of the Township's natural resources. To be determine as essential, the wetlands must perform one or more of the natural functions described in Section 22-156 (*Criteria for wetlands under two acres in size*) of Chapter 22 (Environment), Article IV (Wetland Protection), of the Township Code of Ordinances.

Wetlands J and M are less than 0.25 acre in size and are therefore not regulated by the Township.

A Wetland Use Permit (WUP) is required from the Township for any of the following activities within wetlands regulated by the Township:

- Placing fill or permitting the placement of fill in regulated wetland.
- Dredging, removing, or permitting the removal of soil or minerals from regulated wetland.

- Constructing, operating, or maintaining any use or development in regulated wetland.
- Draining surface water from regulated wetland.

In addition, the Township requires that all structures and grading activities during site development shall be set back 40 feet from the delineated wetland boundary and a natural vegetation strip shall be maintained within 20 feet of the wetland boundary.

If you have any questions or require additional information, please contact me at 616.464.3738 or [ehtripp@fishbeck.com](mailto:ehtripp@fishbeck.com).

Sincerely,



**Elise Hansen Tripp, PWS**

Senior Wetland Scientist/Ecologist

By email

Attachment

Copy: Brian Shorkey – Charter Township of Meridian





727 Lake Park Drive  
Boyne City, MI 49712

Bus (231) 582-3498  
Fax (231) 582-2300  
[www.voiceenv.com](http://www.voiceenv.com)

## UPDATED WETLAND DELINEATION AND JURISDICTION DETERMINATION REPORT

*Prepared for:* DTN Management Company  
2502 Lake Lansing Road  
Suite C  
Lansing, MI 48912

*Project Site:* Grand Reserve of Okemos  
Newton Equities II, LLC properties:

- Parcel 33-02-02-22-252-005 (Parcel “3”)
- Parcel 33-02-02-22-252-002 (Parcel “4”)
- Parcel 33-02-02-22-276-009 (Parcel “5”)

T4N, R1W, Section 22  
Meridian Township  
Ingham County, Michigan

*Project Number:* 17-1548

*Investigator:* Steven P. Voice, MS, PWS, CSE  
Senior Ecologist & Regulatory Specialist

*Original Inspection Dates:* June 13 and July 17, 2017;  
January 30, June 19-22 and August 1-2, 2018

*Re-Delineation  
Inspection Dates:* July 18-19 and August 20, 2022

*Report Date:* September 24, 2022

## INTRODUCTION

On August 29, 2018, Voice Environmental Group, LLC issued a Wetland and Jurisdiction Determination Report to DTN Management Company for five (5) properties owned by Newman Equities II, LLC (Appendix A). The five properties were as follows:

- Parcel 33-02-02-22-251-016 (Parcel "1")
- Parcel 33-02-02-22-252-004 (Parcel "2")
- Parcel 33-02-02-22-252-005 (Parcel "3")
- Parcel 33-02-02-22-252-002 (Parcel "4")
- Parcel 33-02-02-22-276-009 (Parcel "5")

Subsequent to this significant evaluation and delineation effort by Voice Environmental Group in the 2017 and 2018 growing seasons, DTN Management Company began developing a project that is now known as the "Grand Reserve of Okemos", a proposed residential development and community. Of the five parcels originally evaluated, the Grand Reserve project is proposed to be constructed on Parcels 3, 4 and 5.

During the review process, township planners requested that an updated wetland delineation be provided due to the length of time that has transpired since the 2018 Determination was completed. Accordingly, the purpose of this report is to present a current wetland delineation for the Grand Reserve of Okemos project site.

## SITE LOCATION AND GENERAL CHARACTERISTICS

The location and general characteristics of the subject properties is described in the 2018 Wetland and Jurisdiction Determination Report (Appendix A). There have been no significant changes in the landscape or range of ecosystems present.

## WETLAND DESIGNATION CRITERIA AND METHODOLOGY

Under Part 303, Wetland Protection, of the Natural Resources and Environmental Protection Act (1994 P.A. 451, as amended), which is commonly referred to as the NREPA, wetland is defined as "land characterized by the presence of water at a frequency and duration sufficient to support and that under normal circumstances does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh..." From a regulatory standpoint, a site must support a predominance of hydrophytic vegetation, a hydric soil and a wetland hydrological regime in order to be appropriately designated as wetland.

Part 303 requires that the state (as well as local units of government) use the federal methodology for wetland determinations. Thus, in determining whether a site is appropriately designated as wetland, Meridian Township, the Michigan Department of Environmental Quality (DEQ) and the US Army Corps of Engineers (USACE) must use the federal 1987 Wetland

Identification Manual and appropriate regional supplements. Accordingly, the subject property was evaluated using the federal methodology. Given that the purpose of the current project was to verify and/or re-delineate as necessary the previously delineated upland/wetland boundaries, on-site investigations were restricted to completing various "spot" evaluations of dominant plant species, soils and apparent hydrology along the previously delineated boundaries. Detailed evaluations at representative upland and wetland "wetland determination points" were not completed.

In 2018, a total of ten (10) wetland areas were identified on the five (5) Newman Equities II, LLC parcels that were the focus of that effort; eight (8) of those wetlands, some of which are regulated and some of which are not, are present on the three parcels of the Grand Reserve project. Additionally, this investigator discovered that there was one wetland area that was identified and staked in the field during the 2018 evaluation but was inadvertently not located and mapped. That wetland is a small, 0.13-acre unregulated wetland located between unregulated wetland "B" and regulated Wetland "E".

Accordingly, the boundaries of the following previously identified, regulated and potentially regulated wetlands were re-delineated in 2022: Wetlands E\*, F, H and I. The upland/wetland boundary stakes of unregulated Wetland B and of the "missed" Wetland M were still present; as such, the investigator confirmed the stake locations and refreshed the flagging and numbering. The boundaries of the small, unregulated wetlands G, J and L were not re-delineated.

\*NOTE: A segment of the northern boundary of Wetland E, east of stake #111 and extending back to stake #1, was not re-delineated as no development is proposed near this boundary.

## RESULTS

A Natural Features Plan prepared by Diffin Engineering and Surveying on September 23, 2022 that shows both the 2022 re-delineation of regulated wetlands E, F, H and I as described above as well as the 2018 boundaries of all 9 wetlands (regulated and unregulated) that are present is attached in Appendix B.

As depicted on the plan, there were only minor differences in the 2018 and 2022 delineations and the calculated areas of the various wetlands.

## JURISDICTION DETERMINATION SUMMARY

A detailed discussion of the criteria required for township, state and federal wetland jurisdiction was presented in the 2018 report. An updated summary of the investigator's determinations with respect to Meridian Township, EGLE and USACE jurisdiction is contained in Table 1.

**TABLE 1.** Summary of the jurisdictional status of the nine (9) wetland areas identified and delineated on the Grand Reserve of Okemos properties in Meridian Township, Michigan.

<u>Wetland</u>	<u>Area (acres)</u>	<u>Meridian Township</u>	<u>DEQ</u>	<u>USACE</u>
Wetland "B"	0.104	Unregulated	Unregulated	Unregulated
Wetland "E"	3.15	Regulated	Unregulated	Unregulated
Wetland "F"	0.425	Potentially regulated	Not Determined	Unregulated
Wetland "G"	0.143	Unregulated	Unregulated	Unregulated
Wetland "H"	1.42	Regulated	Regulated	Unregulated
Wetland "I"	0.241	Regulated	Regulated	Unregulated
Wetland "J"	0.22	Unregulated	Unregulated	Unregulated
Wetland "L"	0.04	Unregulated	Unregulated	Unregulated
Wetland "M"	0.133	Unregulated	Unregulated	Unregulated

As indicated in Table 1 above, it is this investigator's opinion that the following wetlands are subject to (or potentially subject to) Meridian Township jurisdiction and regulation:

- Wetland E (3.15 acres)
- Wetland H (1.42 acres on site, but part of a wetland area that is greater than 2 acres).
- Wetland I (0.241 acres on site, but part of a wetland area that is greater than 2 acres).

Further, the following wetland is potentially subject to Meridian Township jurisdiction and regulation:

- Wetland F (0.425 acres on site)

NOTE: Wetland F would be regulated by Meridian Township if 1) the township environmental consultant issues a preliminary finding that one or more of ten listed criteria are likely to apply to the wetland and 2) the Township Board, in turn, determines that "a wetland use permit application meeting the requirements of § [22-154](#) shall be required, based on a finding that the wetland is essential to the preservation of the natural resources of the Township."

The following wetlands are NOT subject to Meridian Township jurisdiction and regulation:

- Wetland B (0.104 acre)

- Wetland G (0.143 acre)
- Wetland J (0.22 acre)
- Wetland L (0.04 acre)
- Wetland M (0.133 acre)

### LIMITATIONS

This report serves to confirm the findings and opinions of the principal investigator as a professional wetland ecologist and consultant; it does not constitute a township, state or federal wetland or jurisdiction determination. It should be noted, however, that the evaluations reported herein have been conducted in accordance with both state and federal criteria for wetland designations and jurisdiction determinations. The client may wish to confirm these findings with Meridian Township, the Michigan Department of Environmental Quality (DEQ) and/or the US Army Corps of Engineers (USACE).

This determination is valid for a period of three years from the date of this letter unless additional evidence or new information warrants a revision of these findings prior to that date. This determination does not preclude the necessity to obtain federal, state, and local permits and/or approvals that may be required for use or additional development of the property.

### SUMMARY AND CONCLUSIONS

In 2018, a wetland and jurisdiction determination, including detailed field delineations of the appropriate upland-wetland boundaries for all wetland areas identified, was completed for DTN Management Company for five (5) parcels of land owned by Newman Equities II, LLC on or near Central Park Drive in Meridian Township, Ingham County, Michigan. The boundaries of the four (4) township-regulated (or potentially regulated) wetlands (Wetlands E, F, H and I) originally identified and delineated in 2018 were re-evaluated and re-delineated as part of the 2022 wetland delineation update.

A Natural Features Plan was prepared by Diffin Engineering and Surveying on September 23, 2022 showing both the 2022 re-delineation of regulated wetlands E, F, H and I as described above as well as the 2018 boundaries of all 9 wetlands (regulated and unregulated) that are present on the Grand Reserve project site.

Respectfully submitted by,

**VOICE ENVIRONMENTAL GROUP, LLC**



Steven P. Voice, MS, PWS, CSE  
Senior Ecologist & Regulatory Specialist

## REFERENCES AND RESOURCES

- Lichvar, R.W. 2012. The National Wetland Plant List. ERDC/CRREL TR-12-11. Hanover, NH: U.S. Army Corps of Engineers, Cold Regions Research and Engineering Laboratory. [http://acwc.sdp.sirsi.net/client/search/asset:asset?t:ac=\\$N/1012381](http://acwc.sdp.sirsi.net/client/search/asset:asset?t:ac=$N/1012381)
- Part 303, Wetland Protection, of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994, being sections 324.30301 to 324.30323 of the Michigan Compiled Laws annotated.
- Soil Conservation Service, United States Department of Agriculture. 1993. Hydric Soils of the State of Michigan.
- U.S. Army Corps of Engineers, U.S. Army Engineer Research and Development Center. 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0). ERDC/EL TR-12-1.
- U.S. Army Corps of Engineers, Detroit District. 1998. Navigable Michigan Waters of the United States.

# REQUEST FOR SERVICES FROM INGHAM COUNTY DRAIN COMMISSIONER'S OFFICE

**PROJECT:**

<b>PROJECT NAME</b> GRAND RESERVE - RESIDENTIAL DEVELOPMENT	<b>PROPERTY TAX ID No</b> <b>88-</b> 33-02-02-22-252-005, 33-02-02-22-252-002, 33-02-02-22-276-009
<b>PROJECT LOCATION (STREET ADDRESS, CITY/TOWNSHIP/VILLAGE), STATE, ZIP CODE</b> NO ADDRESS, N. GRAND RIVER AVE. BETWEEN CENTRAL PARK DRIVE AND POWELL ROAD, MERIDIAN TWP., MICHIGAN 48864	
<b>DRAIN NUMBER (See Drain Office)</b>	<b>DRAIN NAME (See Drain Office)</b>

**LANDOWNER:**

<b>NAME</b> Newman Equities II, L.L.C.	<b>PHONE No. (HOME, OFFICE)</b> 517-371-5300	
<b>STREET ADDRESS (Number and Name)</b> 2502 LAKE LANSING RD, SUITE C	<b>PHONE No. (CELL, SITE)</b> 517-610-4064	<b>FAX No.</b>
<b>CITY, STATE, ZIP CODE</b> LANSING, MI 48912	<b>E-MAIL ADDRESS</b> gcislo@dtmngt.com	

**ENGINEER:**

<b>NAME</b> MATTHEW A. DIFFIN, P.E.	<b>PHONE No. (OFFICE, HOME, SITE, CELL)</b> 248-943-8244	
<b>COMPANY</b> DIFFIN ENGINEERING & SURVEYING	<b>FAX No.</b>	
<b>COMPANY ADDRESS (STREET, CITY/TOWNSHIP/VILLAGE), STATE, ZIP CODE</b> 24353 TARA DRIVE, SOUTH LYON, MI 48178	<b>E-MAIL ADDRESS</b> mdiffin@diffin-eng.com	

**Total Acres:** \_\_\_\_\_

**Disturbed Acres:** \_\_\_\_\_

**PLAT REVIEW**

- Preliminary Plat Site Plan Drainage Review .....\$725.00
- Preliminary Plat Construction Plan Review – based on Total Acres above<sup>1</sup>
  - First acre .....\$725.00
  - Each Additional Acre is \$82.00/Acre (Fractions of Acres are rounded up to the Whole Acre) \$ \_\_\_\_\_
  - TOTAL .....\$ \_\_\_\_\_

**COMMERCIAL REVIEW**

- Commercial Site Plan Review .....\$725.00
- Commercial Drainage Review - based on Total Acres above<sup>1</sup>
  - First acre .....\$725.00
  - Each Additional Acre is \$82.00/Acre (Fractions of Acres are rounded up to the Whole Acre) \$ 2361.00
- Resubmission Fee .....\$240.00 + actual costs

<sup>1</sup> For example: For 4.5 acres, the Fee for the first acre included is \$725 and the remaining 3.5 acres is rounded up to 4 acres, then multiplied by \$82/acre, and equals \$328. And, the two amounts combined equal the Review Fee Total of \$1053.

**INCOMPLETE APPLICATIONS WILL BE RETURNED!**

**PATRICK E. LINDEMANN, INGHAM COUNTY DRAIN COMMISSIONER**  
707 Buhl Ave., Mason MI 48854

**Tele.: (517)-676-8395**  
**Fax: (517)-676-8364**  
**Website: <https://drain.ingham.org>**

# REQUEST FOR SERVICES FROM INGHAM COUNTY DRAIN COMMISSIONER'S OFFICE

**PROJECT:**

<small>PROJECT NAME</small> GRAND RESERVE - RESIDENTIAL DEVELOPMENT
--

**COMMERCIAL SOIL EROSION AND SEDIMENTATION CONTROL PERMIT REVIEW**

(Please fill out and return SESC application packet with this submission.)

- Application site review, issuance of permit, and permit closeout site review – based on Disturbed Acres above<sup>2</sup>

First acre (6-month duration).....	\$480.00
Each Additional Acre is \$48.00/Acre (Fractions of Acres are rounded up to the Whole Acre)	\$ _____
First acre (9-month duration).....	\$560.00
Each Additional Acre is \$56.00/Acre (Fractions of Acres are rounded up to the Whole Acre)	\$ _____
First acre (12-month duration).....	\$640.00
Each Additional Acre is \$64.00/Acre (Fractions of Acres are rounded up to the Whole Acre)	\$ _____
TOTAL.....	\$ _____

- Commercial Minor Disturbance (determined by Ingham County Drain Commissioner) .....\$350.00

**COMMERCIAL SOIL EROSION AND SEDIMENTATION CONTROL PERMIT ESCROW**

(Do not submit escrow with application)<sup>3</sup>

- Less than half-acre .....\$595.00
  - Half-acre up to one acre .....\$1740.00
  - One acre up to five acres .....\$3440.00
  - Five acres up to ten acres .....\$5665.00
  - Each additional ten acres or fraction of ten acres .....\$2865.00
- (Inspections will be charged at an hourly rate. Escrow may be adjusted by the ICDC based on certain site factors. Unspent balance will be refunded. Overages will be invoiced)

**AGREEMENT REVIEWS**

- 425/433 Agreement Fee<sup>4</sup> .....\$2540.00
- Other Agreements (Fee to be determined by Ingham County Drain Commissioner).....\$ \_\_\_\_\_

**MISCELLANEOUS**

- Title Search for Drain Assessments .....\$5.00
- License to Encroach .....Hourly rates for the positions involved, including the Drain Commissioner, Deputy Drain Commissioner, and Clerk Specialist, as well as a \$30.00 deposit at the time of the request \$ TBD<sup>5</sup>
- Freedom of Information Requests Fee Determined by County Policy (see FOIA form).....\$ TBD<sup>5</sup>

<sup>2</sup> For example: For 4.5 acres, for a 6-month duration permit, the Fee for the first acre included is \$480 and the remaining 3.5 acres is rounded up to 4 acres, then multiplied by \$48/acre, and equals \$192. And, the two amounts combined equal the Review Fee Total of \$672.

<sup>3</sup> Inspections will be charged at an hourly rate. Specific escrow will be determined by the ICDC based on site factors. Escrow amount will be indicated in issued permit. Escrow will need to be submitted prior to the commencement of earth disturbance. Unspent balance will be refunded and overages will be invoiced.

<sup>4</sup> Fee does not cover outside legal and/or engineering consultants that may be needed in review of agreement. Those additional costs will be billed to Applicant. Fee also does not cover 5% Maintenance or 8% Storm Drain Inspection costs.

<sup>5</sup> To be determined.

**INCOMPLETE APPLICATIONS WILL BE RETURNED!**

**PATRICK E. LINDEMANN, INGHAM COUNTY DRAIN COMMISSIONER**  
 707 Buhl Ave., Mason MI 48854

Tele.: (517)-676-8395  
 Fax: (517)-676-8364  
 Website: <https://drain.ingham.org>



**INGHAM COUNTY ROAD DEPARTMENT**  
**AUSTIN E. CAVANAUGH ADMINISTRATION BUILDING**  
**301 Bush Street, P.O. Box 38, Mason, MI 48854-0038**



**Kelly R. Jones, PE**  
**Managing Director**

October 10, 2022

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

Via Email

**RE: Grand Reserve-Residential Development**

Dear Mr. Schmitt:

The Ingham County Road Department (ICRD) is providing comments to the proposed Grand Reserve residential development located between Central Park Drive and Powell Rd north of Grand River Ave based upon the following information provided for our review:

- Plans prepared by Diffin Engineering & Surveying dated 9/25/2022
1. Sheet 5- Per Rule 3.7 of Ingham County Rules, Standards, and Procedures for Driveways, the south edge of the Central Park drive entrance must be at least 50' from the south property line. This is measured from the nearest edge of the driveway to the property line.
  2. Sheet 6- Please provide an ADA sidewalk ramp detail.
  3. Sheet 7- Right turn on Central Park Drive to the development meets ICRD warrant for taper, but not for deceleration lane. As a result, right turn lane length and exiting lane length measurements on the plans should each be reduced from 25' to 10'.
  4. Sheet 7- The exiting taper from the development to Central Park Drive should be reduced from 100' to 75'.
  5. Sheet 7- The lane width measurement of 13.5' should be reduced to 9' to account for the non-motorized area beyond the existing NB Central Park Drive edge line.
  6. Sheet 7- MDOT Detail F2 curb is referenced on the plans. This should be replaced with Detail F4 curb.
  7. Sheet 7- Detail for Collector Road-Asphalt Section should be noted on Sheet 7 as extending either to the right-of-way line or the spring point of the curb on private property.
  8. Sheet 7-The note "Remove Existing Curb Saw-Cut Clean Edge" should be revised to reflect removal of the gutter as well. Any superelevation on the curve of Central Park Drive should be considered for the taper and lane length of drive entrance and exit in order to have a consistent asphalt cross slope. A detail may be needed to convey this information on the plans.
  9. Sheet 7- A stop sign should be added behind the sidewalk for the development.
  10. Sheet 7- Please provide the invert elevations or profile view of the sanitary sewer in the right-of-way. Is the north/south portion of the sanitary sewer on the west side of Central Park Drive becoming a public main or is it a private service lead?
  11. Sheet 7- Please provide dimensions or a detail for the bore pits (length, width, and depth).

**Telephone: (517) 676-9722 E-Mail: [roads@ingham.org](mailto:roads@ingham.org) Web Site: <http://roads.ingham.org>**

**An Equal Opportunity Employer**

12. Sheet 8- Right turn on Powell Road does not meet warrants for a taper or deceleration lane, so these should be removed from drawing. Powell Road drive opening should be a standard two-way drive entrance with B2 curb 15' from centerline to face of curb. See Ingham County Rules, Standards, and Procedures for Driveways Exhibit 1 for further information.
13. Sheet 8- Detail for Collector Road-Asphalt Section should be noted on Sheet 8 as extending either to the right-of-way line or the spring point of the curb on private property.
14. Sheet 8- Note about "All work within the right-of-way..." should be revised to reflect Powell Road and not Central Park Drive.
15. Sheet 8- There is no existing curb and gutter on Powell Road. Note stating "Remove Existing Curb Saw-Cut Clean Edge" should be removed.
16. Sheet 8- Driveway culvert shown on the plans should be revised to reflect revised drive opening. There is an existing ditch line on the west side of Powell Road. Flow does not need to be collected and redirected from the west side to the east side of the road as proposed on the plans.
17. Sheet 8- A stop sign should be added behind the sidewalk for the development.
18. A commercial permit from the ICRD will be required for the drive approaches on Central Park Drive and Powell Road (2 @ \$350 each), a bored utility crossing permit for Central Park Drive will be required for the sanitary sewer lead (\$150), a road cut permit for the water main connection on Powell Road (\$250) as well as a refundable \$2000 bond. Future ICRD site plan reviews will be charged \$500 per submittal.
19. As a condition of development, the ICRD is requesting that the developer extend the paved portion of Powell Road from its existing location to the north end of their frontage along Powell Road (approximately 500'). If included as a condition of development, resubmitted plans should include a detail of the Powell Road profile.

Please note that the Ingham County Road Department reserves the right to comment further at such time as a complete permit application is submitted. No work may be performed within the public right-of-way until a permit has been issued by the Ingham County Road Department. Should you have questions or need clarification on the above information, please contact me via email at [ngalehouse@ingham.org](mailto:ngalehouse@ingham.org).

Sincerely,



Neal Galehouse, P.E.  
Director of Engineering

**INGHAM COUNTY ROAD DEPARTMENT**

cc: G. Cislo- DTN Asset Management and Development  
M. Diffin- Diffin Engineering & Surveying  
K. Jones, M. Swanson, K. Knauff – Ingham County Road Department  
File

*Marie Howe*  
Supervisor

*Brenda Butler-Challender*  
Clerk

*Steve Wiswasser*  
Treasurer

*Karen Hildebrant*  
Superintendent



*Jason Almerigi*  
Trustee

*Joe Benzie*  
Trustee

*Ryan Fewins-Bliss*  
Trustee

*Al Rosekrans*  
Trustee

## **Bath Charter Township Planning Commission Response to Notice of Intent to Conduct Master Planning**

Meridian Township's notice of the intention to enter into the formal planning process to update the currently adopted Master Plan was received. The notice was shared with all members of the Bath Township Planning Commission at a regularly scheduled meeting as a communication item. At the following Planning Commission meeting, an item was added to the agenda to discuss what the Planning Commission members felt could be good opportunities for cooperative master planning between our two municipalities.

The main topic that came up in that discussion was the opportunity for non-motorized transportation planning and increasing connectivity between the two communities. Given the proximity of Bath and Meridian Township, there is a high amount of automotive and pedestrian traffic between our communities. It is the Bath Township Planning Commission and planning staff's goal to capitalize on the shared corridors between our communities. To that end, the Bath Township Planning Commission discussed building infrastructure to enable and encourage active forms of transit along a few different corridors where it is lacking. For example, there are small sections of Nichols Road and Park Lake Road where there is less than a few thousand-foot gap within the current sidewalk network. Sidewalk projects with a fairly low cost to develop and maintain, where the public road right is suitable and where there are high concentrations of housing, have large potential to create good connectivity.

The Bath Township Planning Commission looks forward to receiving updates on the Meridian Township Master Plan. If you have any questions or there is anything the Bath Township Planning Department staff can provide as aid to your master planning process, please do not hesitate to contact the Township Planner, Miles Roblyer, at [mroblyer@bathtownship.us](mailto:mroblyer@bathtownship.us) or 517-641-5167.

Sincerely,

**Daniel Kramer**  
Chair, Bath Township Planning Commission



**To: Members of the Planning Commission**

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

**Date: October 21, 2022**

**Re: Text Amendment #2022-15 – Day Care Numbers Amendment**

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Planning Staff discussed the changes to the state’s day care regulations with the Planning Commission at their regular meeting on September 12, 2022. Public Act 106 of 2022 was recently signed into law. PA 106 allows a family home provider to expand from six children to seven children. It also allows a group home provider to serve 14 children instead of 12. These changes were summarized in Township Focus, August 2022.

The Planning Commission held a public hearing on the ordinance amendment at their regular meeting on October 10, 2022. No public comment has been received and Staff recommend that the Planning Commission recommend approval of the ordinance amendment.

**Planning Commission Options**

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution to recommend approval of the proposed zoning amendment is provided.

**Motion to adopt the resolution recommending approval of Zoning Amendment 2022-15 in accordance with the revised draft ordinance language dated October 24, 2022.**

**Attachments**

1. Resolution recommending approval to the Township Board
2. Page 13 from Township Focus, August 2022
3. Day Care definitions – Redline
4. Day Care definitions – Clean

**RESOLUTION TO RECOMMEND APPROVAL**

**Zoning Amendment #2022-15  
Daycare Numbers**

**RESOLUTION**

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 24th day of October, 2022 at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, the Zoning Ordinance includes definitions for family child care homes and group child care homes; and

WHEREAS, family child care homes currently allow not more than six minor children; and

WHEREAS, group child care homes currently allow more than six but not more than twelve minor children; and

WHEREAS, the State of Michigan has recently signed Public Act 106 of 2022 into law; and

WHEREAS, PA 106 allows a family child care home to allow not more than seven minor children and a group child care home to allow more than six and not more than fourteen minor children.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-15, to update the definitions for family day care home and group day care homes to conform to the new standards as signed into law by the State of Michigan with the passage of Public Act 106 of 2022.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 24<sup>th</sup> day of October, 2022.

\_\_\_\_\_  
Mark Blumer  
Planning Commission Chair

to Treasury a copy of a denial. The measure also adds the requirement that the county treasurer's denial shall be on Form 4075. The county treasurer must retain a copy of Form 4075 and would have to forward a copy upon Treasury's request.

Finally, the provision stating that an affidavit filed by an owner for a PRE rescinds all previous exemptions filed by that owner for any other property was eliminated. The Department of Treasury and State Tax Commission will update all existing guidance related to boards of review and the PRE, as needed.

## Natural Resources Trust Fund dollars approved for local projects

Townships with development and land acquisition projects approved by the Michigan Natural Resources Trust Fund Board now have the funds approved. Public Act 151 of 2022, signed into law with immediate effect on July 19, appropriates \$45.6 million for 117 projects across the state. The bill was sponsored by Sen. Mark Huizenga (R-Walker).

## Changes to State Revolving Fund enacted

Changes to streamline and modernize the Drinking Water and Clean Water State Revolving Fund, making it easier for local units to apply, were signed into law. Public Act 132, sponsored by Rep. Beth Griffin (R-Mattawan), PA 133, sponsored by Rep. David Martin (R-Davison Twp.), and PA 134, sponsored by Rep. Sara Cambensy (D-Marquette), allow preexisting documents to be used for applications, streamline the programs by ensuring they follow the same procedures and add flexibility into the scoring process to address pressing needs. The bills were signed into law on June 30 with immediate effect.

## Increased capacity for childcare homes

If your township has an ordinance specifying the number of children permitted for a family care home or a group childcare home, you may need to check your ordinance. Public Act 106 of 2022, sponsored by Rep. Jack O'Malley (R-Almira Twp.), allows a family home provider to expand from six children to seven children. It also allows a group home provider to serve 14 children, instead of 12. The new law is part of a bipartisan package recently enacted to prioritize safety while increasing access to quality childcare and allow home-based childcare providers with a proven record of success to serve more children. The change took effect on June 23, 2022.

## New setbacks on underground storage tanks from drinking water sources

To further protect drinking water, new setback requirements for underground storage tanks from drinking water sources are now in place. Public Act 160 of 2022, sponsored by Sen. Rick Outman (R-Belvidere Twp.), also allows a waiver of those setbacks only for upgraded tanks with better leak prevention systems. The measure was signed into law on July 19 with immediate effect.

## COVID-19 provisions to be repealed

Three new public acts limit the effectiveness of the certain COVID-19-related provisions beginning Jan. 1, 2022 and repeal those provisions effective Jan. 1, 2023. Public Acts 138, 139 and 140 of 2022 affect the following COVID-related provisions previously established:

- PA 238 of 2020, which provides requirements for employees who are diagnosed with COVID-19, who display the principal symptoms of the disease or who have had close contact with someone else who tests positive.
- Sections 85 and 85a of the Michigan Occupation Safety and Health Act (MIOSHA), which establish conditions for immunity from civil liability for an employer whose employee is exposed to COVID-19.
- The COVID-19 Response and Reopening Liability Assurance Act, which establishes standards for immunity.

The bills were signed by the governor on July 11.

## Extension for neighborhood enterprise zone certificate

The holder of a neighborhood enterprise zone certificate issued before March 23, 2020, may soon request a one-year automatic extension. House Bill 6017 was passed and is pending signature by the governor. The bill amends the Neighborhood Enterprise Zone Act to allow the holder of a neighborhood enterprise zone certificate to request in writing to the qualified assessing authority not later than one year after the certificate expired a one-year automatic extension of the deadline, in addition to any extensions already used by the holder. If signed, a loss of state and local property taxes could occur due to the one-year extension, and the potential loss would depend on the specific characteristics of the projects eligible for the extension.

## Change on housing transfers from charitable nonprofit housing organization

The presumptive true cash value of eligible nonprofit housing property transferred from a charitable nonprofit housing organization to a low-income individual after Dec. 31, 2021, now changes from the purchase price to the loan amount on the closing disclosure form. The change is incorporated in Public Act 156 of 2022, sponsored by Rep. Julie Alexander (R-Hanover Twp.), which was recently signed into law. Previously, for transfers of eligible nonprofit housing property, the purchase price paid in a transfer of the property from a charitable nonprofit housing organization to a low-income person that occurred after Dec. 31, 2010, was the presumptive true cash value of the property transferred.

The new law also expands the number of individuals who would qualify as low-income individuals eligible by raising the income limit from 60% of the statewide median gross income to 80%. The statutory change was approved on July 19 with immediate effect.

ORDINANCE NO. 2022-15

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT SECTION 86-2, DEFINITIONS, TO UPDATE DAY CARE DEFINITIONS IN COMPLIANCE WITH RECENT STATE LAW CHANGES

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended at the following locations to read as follows:

FAMILY CHILD CARE HOME

A single-family dwelling in which not more than ~~six~~seven minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for periods of less than 24 hours a day, for more than four weeks during a calendar year, unattended by a parent or legal guardian.

GROUP CHILD CARE HOME

A single-family dwelling in which more than ~~six~~seven, but not more than ~~12~~14, minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for periods of less than 24 hours a day for more than four weeks during a calendar year, unattended by a parent or legal guardian.

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

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

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

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

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-15

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT SECTION 86-2, DEFINITIONS, TO UPDATE DAY CARE DEFINITIONS IN COMPLIANCE WITH RECENT STATE LAW CHANGES

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FAMILY CHILD CARE HOME

A single-family dwelling in which not more than seven minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for periods of less than 24 hours a day, for more than four weeks during a calendar year, unattended by a parent or legal guardian.

GROUP CHILD CARE HOME

A single-family dwelling in which more than seven, but not more than 14, minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for periods of less than 24 hours a day for more than four weeks during a calendar year, unattended by a parent or legal guardian.

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

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

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ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk



**To:** Members of the Planning Commission

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

**Date:** October 19, 2022

**Re:** Recreational Marijuana Ordinance Development

After the Planning Commission's discussion on October 10<sup>th</sup>, Staff has prepared the attached **draft** ordinance. This is a first attempt at changing the zoning ordinance to align with the comments from the Township Board and the Planning Commission. The ordinance proposes to take the existing medical marijuana overlay district and modify it to allowing recreational marijuana. This would leave the Township with a single Zoning District addressing all marijuana businesses, rather than two separate ordinances.

The ordinance makes a few important changes from the existing overlay for medical marijuana:

- Definitions are proposed for the specific terms describing the uses that would be permitted
- Staff is recommending removal of all uses that are not retail oriented (marijuana retailer and provisioning center). This is in line with Director Clark's concerns about preserving our industrial space in the Township for existing users to grow and expand. Additionally, there has been zero interest in these uses thus far.
- We are tentatively proposing a distance between licensed facilities, in conjunction with the separation from schools, churches, day cares, etc. that is already in the ordinance. We do need to verify this with the Township Attorney, but we believe it is enforceable if the Planning Commission would like to proceed with it.

In addition to the text of the ordinance, Staff is proposed, based on the feedback that we have heard, to modify the areas permitted for licensing in the following ways, through the overlay map:

- The area on Towner Road would be eliminated.
- The area zoned Industrial along Dawn Avenue would be eliminated.
- The property zoned RC and the property where the new Red Cedar Flats are located would be removed from the West Grand River Avenue areas.
- The Jolly Road area would be cut in half, by removing the hotels, credit union, and car dealership from potential areas for licensing.
- No changes would be made to the East Grand River Avenue area, but the Planning Commission may wish to consider removing the area north of Newman Road.
- No changes are proposed to the Hagadorn Road area.
- Each of the areas to remain would be renumbered accordingly.

This is the first review of the draft ordinance and overlay map and Staff would welcome any and all feedback. The licensing ordinance will be put together with the assistance of the Township Attorney and presented to the Township Board, along with the proposed changes to the Zoning Ordinance.

#### **Attachments**

1. DRAFT Zoning Ordinance Amendment – Recreational Marijuana
2. Letter from Neighborhoods & Economic Development Director Clark RE: Industrial Properties
3. Marked up Overlay Map

ORDINANCE NO. 2022-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN TO PERMIT RECREATIONAL MARIJUANA ESTABLISHMENTS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended to add the following definitions:

**Marijuana Retailer**

A location at which a licensee is licensed under the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018) to obtain marijuana from marijuana establishments and to sell or otherwise transfer marijuana to marijuana establishments and to individuals who are 21 years or age or older.

**Provisioning Center**

A location at which a licensee that is a commercial entity is licensed under the Medical Marihuana Facilities Act (Act 281 of 2016), to purchase marijuana from a grower or processor and sell at retail, supply, or provide marijuana to a registered qualifying medical marijuana patient or registered primary caregiver.

Section 2. Section 86-445 is hereby renamed Marijuana Overlay District and is hereby amended to read as follows:

- (a) Applicability. The ~~Commercial Medical~~ Marijuana Facilities Overlay District shall apply to all lots within the areas shown on Maps 1, 2, 3, 4, ~~and 5, 6 and 7~~ (the "overlay areas"). All lots included in the overlay district shall be subject to the terms and conditions imposed in this section, in addition to the terms and conditions imposed by the zoning district where such lots may be located, any other applicable ordinance and the requirements of ~~all the~~ Ordinances ~~A~~ authorizing and ~~P~~ permitting ~~Commercial Medical~~ Marijuana Facilities.
- (b) [UNCHANGED]
- (c) Uses permitted by special use permit: all uses permitted by special use permit in the underlying zoning district and all types of ~~commercial medical~~ marijuana facilities subject to the number of available permits allowed per ~~the all~~ Ordinances ~~A~~ authorizing and ~~P~~ permitting ~~Commercial~~ ~~Medical~~ Marijuana Facilities.
- (d) Uses not permitted. Any use not permitted in the underlying zoning district is not permitted in the ~~Commercial Medical~~ Marijuana Facilities Overlay District.
- (e) Permitted locations.
  - ~~(1) Grower Class A, Class B, or Class C only in Overlay Areas 1, 4 and 6 on property zoned I (Industrial).~~
  - ~~(2) Processor only in Overlay Areas 1, 4 and 6 on property zoned I (Industrial).~~
  - (1) Provisioning Centers or Marijuana Retailers are permitted in any only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I (Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).
  - (2) No facility shall be located within 500 feet from any church, place or worship, religious facility, library, preschool, or childcare center, measured horizontally between the nearest property lines.
  - (3) No facility shall be located within 1,000 feet from any public or private K-12 school, measured horizontally between the nearest property lines.

1 (4) No facility shall be located within 2,000 feet from any other licensed and approved  
2 marijuana facility.

3 (5) All activities related to marijuana facilities must occur indoors.

4 ~~(3) Safety Compliance Facility only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I~~  
5 ~~(Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).~~

6 ~~(4) Secure Transporter only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I~~  
7 ~~(Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).~~

8 (f) Additional Regulations.

9 (1) Mobile facilities and drive-through operations are prohibited.

10 (2) The facility's operation and design shall minimize any impact to adjacent uses,  
11 including the control of any odor, by maintaining and operating an air filtration system  
12 so that no odor is detectable outside the permitted promises.

13 ~~(f)(g)~~ (g) Application and departmental reviews.

14 (1) [UNCHANGED]

15 (2) Departmental reviews. The applicant's plan shall be reviewed by the Township  
16 Department of Community Planning and Development, the Township EMS/Fire  
17 Department, the Township Police Department, and the Township Public  
18 Works/Engineering Department, ~~the County Drain Commissioner, and the County Road~~  
19 ~~Department or the State Department of Transportation, whichever road agency has~~  
20 ~~jurisdiction over roads in the immediate vicinity~~, in order to ensure that public utilities,  
21 road, and other infrastructure systems are or will be adequate to support the proposed  
22 development.

23 ~~(g)(h)~~ (h) Review Process. [UNCHANGED]

24 (1) [UNCHANGED]

25 (2) [UNCHANGED]

26 ~~(h)(i)~~ (i) Amendments. [UNCHANGED]

27  
28 **Section 2.** Validity and Severability. The provisions of this Ordinance are severable and the  
29 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity  
30 or effectiveness of the remainder of the Ordinance.

31  
32 **Section 3.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are  
33 hereby repealed only to the extent necessary to give this Ordinance full force and  
34 effect.

35  
36 **Section 4.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
37 that were incurred, and proceedings that were begun, before its effective date.

38  
39 **Section 5.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
40 or upon such later date as may be required under Section 402 of the Michigan Zoning  
41 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a  
42 referendum.

43  
44 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of  
45 XXXXXXX, 2023.

46  
47  
48  
49 \_\_\_\_\_  
Patricia Herring Jackson, Township Supervisor

1  
2  
3  
4

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



**Meridian Township**  
5151 Marsh Road  
Okemos, MI 48864

P 517.853.4000  
F 517.853.4096

**Township Board:**

**Patricia Herring Jackson**  
*Township Supervisor*

**Deborah Guthrie**  
*Township Clerk*

**Phil Deschaine**  
*Township Treasurer*

**Scott Hendrickson**  
*Township Trustee*

**Kathy Ann Sundland**  
*Township Trustee*

**Marna Wilson**  
*Township Trustee*

**Courtney Wisinski**  
*Township Trustee*

**Frank L. Walsh**  
*Township Manager*

October 13, 2022

Planning Commission  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

Director Schmitt and Planning Commission Members;

As we consider our Marihuana Ordinance, it is the desire of the Economic Development Office that Industrial Zoned parcels are not included in the approved overlay or zoning districts. The limited number of Industrial parcels, the current economic market for industrial properties, the Michigan Marihuana retail/processing market, and other economic factors contribute to this reasoning.

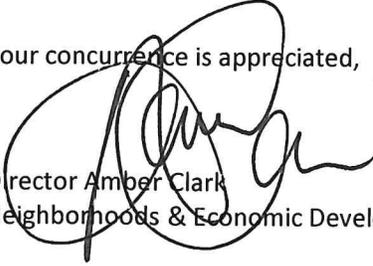
The current [Industrial Market](#) (as reported from Commercial Edge National Report) hit a boom during the pandemic when manufacturers ran into major supply chain issues of industrial complexes overseas. The response to the supply chain hurdles reinvigorated efforts to bring back the supply chain to U.S. Soil. The increase in demand for buildable industrial parcels has grown exponentially. The current average price per square foot of industrial land is \$131 which is a [91% increase in average price nationwide since 2017](#). The limited number of available parcels that could be developed into a "grow/processor" facility comes down to one or two sites that are currently occupied on Saginaw highway. In fact, all our industrially zoned parcels are occupied. We first ran into the issue of industrial scarcity when discussing the redevelopment of the Midwest Power site into our new micro-emergency room/hospital. This was the only industrially zoned parcel in the Township South of Okemos Road. It was a bittersweet win to bring in a hospital and lose a local owner and operator. Our attempt to bring the business back to Meridian, underscored the issue of industrial scarcity in our community. It was the main reason the SmartZone initiative out of Lansing was a desirable one for our office. We lost the opportunity to bring Midwest Power back to Meridian and we have recently heard the news that the developer purchased land just north of Meridian Township in Bath Township near Crystal Cove.

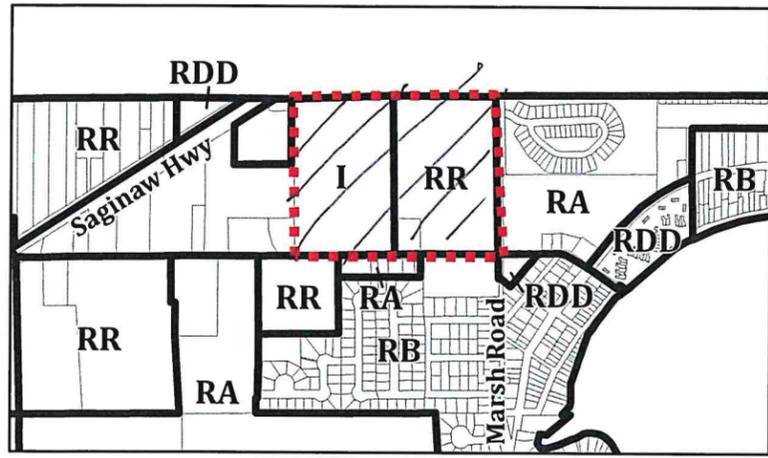
Our regional partnership with Michigan Economic Development Corporation (MEDC) and Lansing Economic Area Partnership (LEAP), produce site searches for companies looking to locate in the State of Michigan. 98% of the site searches received are requesting 100K-200K square feet of industrial space or 30+ acres of industrial acreage for viable projects. Many Marihuana grow/processing facilities will also need 100,000+ square feet to grow and disperse their products. The number of viable locations in Meridian is less than 1% of available industrial zoned parcels as none of our parcels currently meet the necessary criteria. It is our desire that the Planning Commission remove industrial zoned parcels from the approved Marihuana overlay locations to decrease the competition for the existing desirable



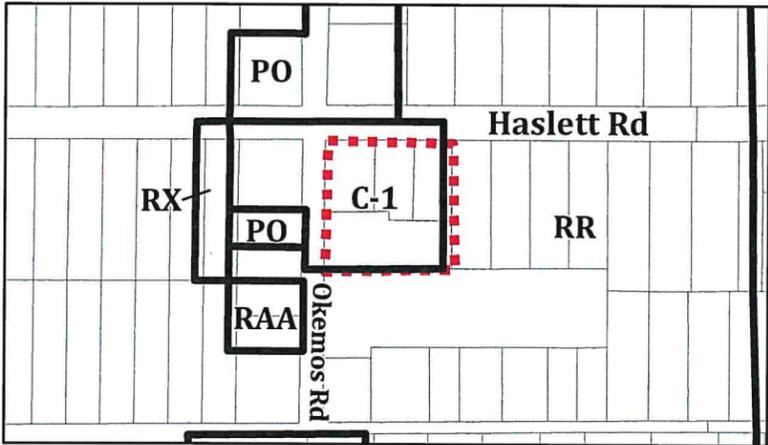
industrial properties. We believe the Township does not have any locations that are currently industrially zoned that would be a great fit for Marihuana grow or processing facilities.

Your concurrence is appreciated,

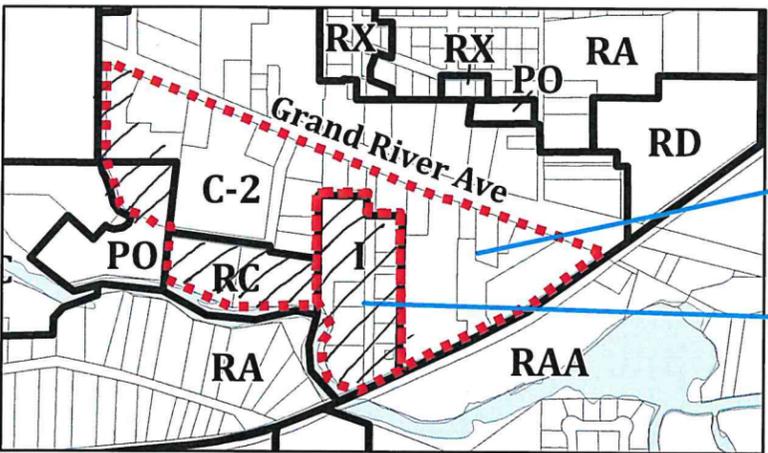
  
Director Amber Clark  
Neighborhoods & Economic Development



~~1~~

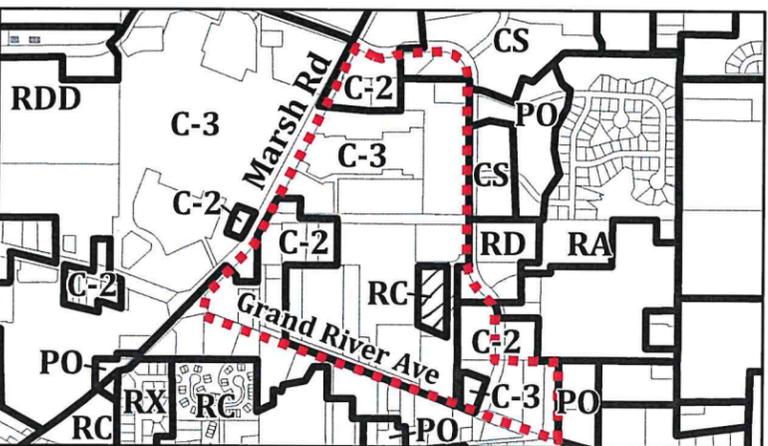


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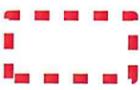
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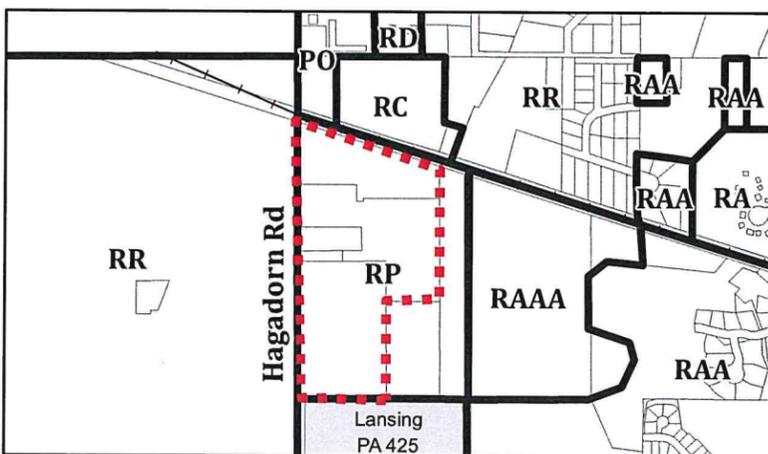
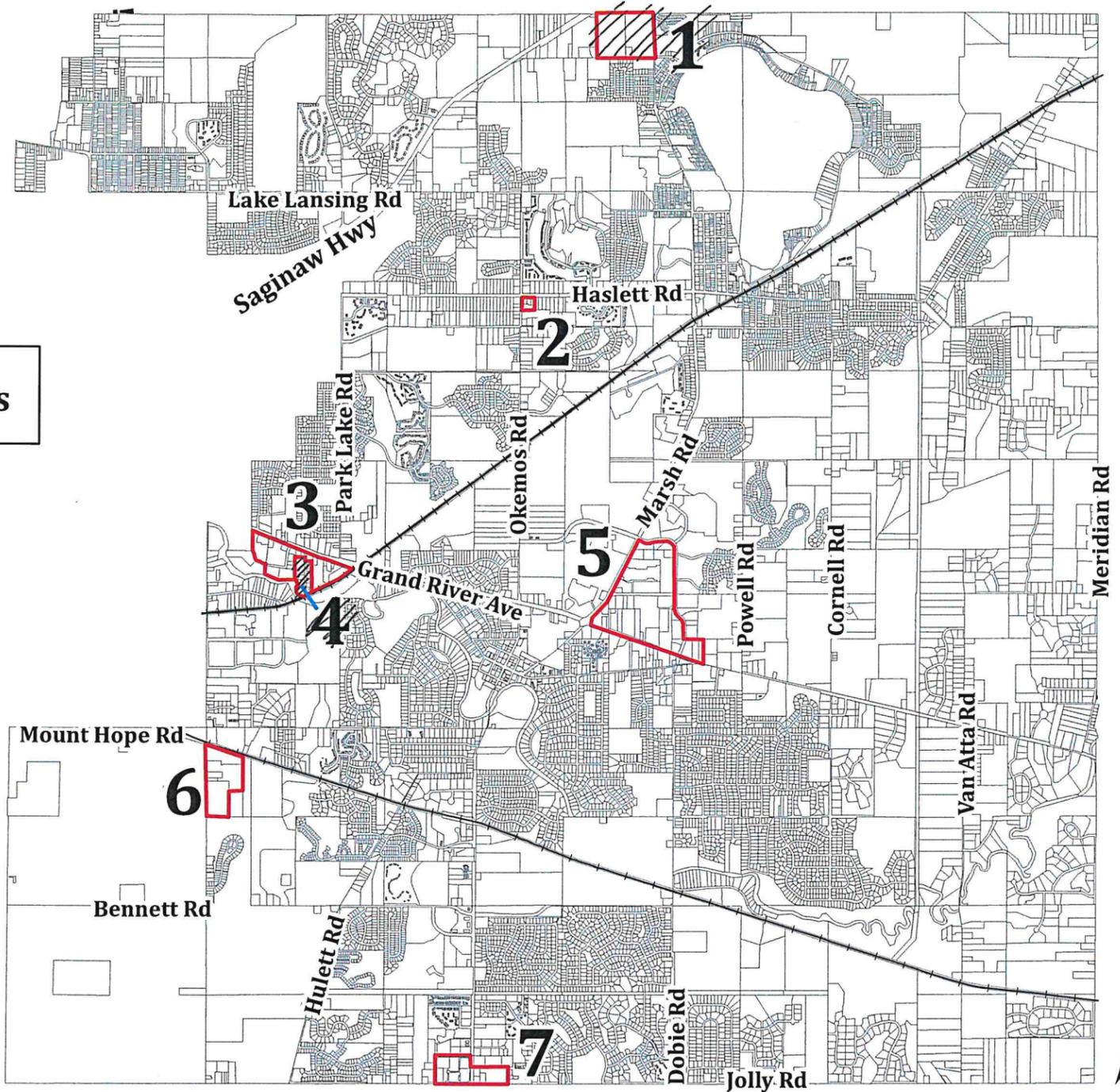
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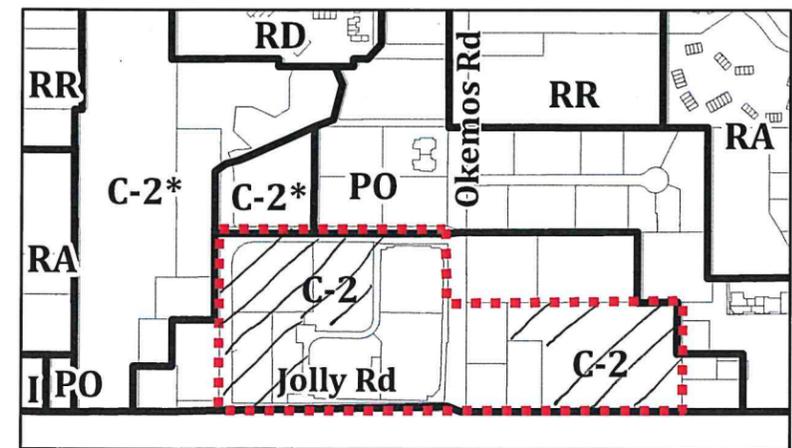
~~5~~

 Overlay Areas



~~4~~

~~6~~



~~5~~

~~7~~

Updated:  
5/16/19