

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA**

**REGULAR MEETING**

**FEBRUARY 27, 2017**

**Town Hall Room, Meridian Municipal Building  
5151 Marsh Road, Okemos, MI 48864**

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
  - A. February 13, 2017 Regular Meeting – Not available
4. Public Remarks
5. Communications
  - A. Kevin & Sharon McGraw RE: Rezoning #16060
  - B. Larry Shanker RE: Rezoning #16060
  - C. Jennifer Louagie RE: Rezoning #16060
  - D. Benjamin Louagie RE: Rezoning #16060
  - E. Elizabeth Jane Schneider RE: Rezoning #16060
  - F. Judy & Paul Kindel RE: Rezoning #16060
  - G. Mary Ellen Sheets RE: Rezoning #16060
  - H. Eleanor Heusner RE: Rezoning #16060
  - I. Jan Ragan RE: Rezoning #16060
  - J. William & Sheila Flynn RE: Rezoning #16060
  - K. Eleanor & Gay Heusner RE: Rezoning #16060
  - L. Roy Bierwirth RE: Rezoning #16060
  - M. Robert Baker RE: Rezoning #16060
  - N. Gay Heusner RE: Rezoning #16060
  - O. Fred Stacks RE: Rezoning #16060
  - P. Liaison for Inter-Neighborhood Cooperation RE: Rezoning #16060
  - Q. Bill & Chris Triola RE: Rezoning #16060
  - R. Jan & Mike Jenkins RE: Rezoning #16060
  - S. Karla & Michael Hudson RE: Rezoning #16060
  - T. Adam & Jody Lawver RE: Rezoning #16060
  - U. Karen Renner RE: Rezoning #16060
  - V. Rick & Gerri Gouthro RE: Rezoning #16060
6. Public Hearings
  - A. None

**Planning Commission Agenda**  
**February 27, 2017**  
**Page 2**

7. Unfinished Business
  - A. Rezoning #17010 (Portnoy & Tu, DDS), rezone approximately 0.56 acres north of 2476 Jolly Road from RA (Single Family, Medium Density) to PO (Professional and Office).
  - B. Special Use Permit #17-94071 (2/42 Church), establish community center at 2630 Bennett Road.
  - C. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.
  - D. Commercial Planned Unit Development #17014 (Saroki), demolish and reconstruct gas station at 1619 Haslett Road.
8. Other Business
  - A. None
9. Township Board, Planning Commission officer, committee chair, and staff comments or reports
10. Project Updates
  - A. New Applications
    1. Special Use Permit #17021 (Patriot Ambulance Service, Inc.), establish ambulance response at 1673 Haslett Road.
  - B. Site Plans Received – NONE
  - C. Site Plans Approved
    1. Site Plan Review #16-15 (Forsberg), construct Phase 1 of Elevation at Okemos Point mixed use planned unit development (MUPUD) at Jolly Road/Jolly Oak Road.
11. Public Remarks
12. Adjournment

**Post Script: Ken Lane**

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance).

**TENTATIVE  
PLANNING COMMISSION AGENDA**

**WORK SESSION and REGULAR MEETING**

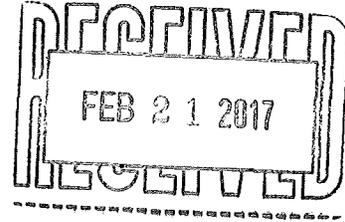
**MARCH 13, 2017**

**Town Hall Room, Meridian Municipal Building  
5151 Marsh Road, Okemos, MI 48864**

**Regular Meeting**

1. Public Hearings
  - A. Special Use Permit #17011 (Verizon Wireless), install 90 foot tall cell tower at 4888 Dawn Avenue.
  - B. Rezoning #17020 (Evins), rezone approximately 0.79 acres from PO (Professional and Office) to C-2 (Commercial) at 4825 & 4837 Okemos Road and vacant adjacent parcel on Okemos Road.
2. Unfinished Business
  - A. Rezoning #16060 (Summer Park Realty), rezone 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.
  - B. Commercial Planned Unit Development #17014 (Saroki), demolish and reconstruct gas station at 1619 Haslett Road.
  - C. Mixed Use Planned Unit Development #16024 (Capstone), construct Hannah Farms East project consisting of multiple family residential units at Hannah Boulevard/Eyde Parkway.
  - D. Special Use Permit #16111 (Capstone), construct group of buildings greater than 25,000 square feet at Hannah Boulevard/Eyde Parkway.
3. Other Business

**Kevin & Sharon McGraw  
219 Samuel Oaks  
Okemos, MI 48864**



February 21, 2017

Meridian Township Planning Commission  
5151 Marsh Road  
Okemos, MI 48864

Re: Request for Rezoning #16060  
Walnut Hills Country Club  
Summer Park Realty

Dear Planning Commission:

My family and I have lived in the Lansing area since 1985 and we have been residents of Okemos, Michigan since 1994. Ironically, that is the same year I joined Walnut Hills Country Club (WHCC) and remained a member until just recently. My children grew up there. It has been a wonderful club to belong to, filled with numerous memories with wonderful people

I understand a developer has recently purchased the property, and is seeking to rezone it to small lot residential. I also understand that he has already threatened litigation if he is denied. I am obviously opposed to this rezoning request for the reasons that follow.

First, a little background. Besides a long time resident of the township and member of WHCC, I am also a former zoning and land use litigator at the Foster Swift law firm in Lansing, where I was a senior partner until 2000 and specialized in defending municipalities in zoning litigation. Since 2000, I have been a real estate developer throughout the country, specializing in urban mixed use. As such, I am well versed in land use and the legal entitlement to a particular land use.

It is my understanding that the front of the WHCC property is zoned RAA, while the majority of the property is zoned Rural Residential, or approximately 157 acres. It is also my understanding that the Meridian Township Future Land Use Plan shows this property designation as RAA zoning.

While a Future Land Use Plan serves as a general guide, it is not a hard and fast rule. Generally, zoning ordinances follow a master plan, MCL 125.3203(1), and "a master plan serves as a general guide to future development and is a factor in determining the reasonableness of a particular zoning classification." Inverness Mobile Home Community, Ltd v Bedford Twp, 263 Mich App 241, 248-249; 687 NW2d 869 (2004). Mirabella v. Twp. of Autrain, 2015 Mich. App. LEXIS 1158, \*7 (Mich. Ct. App. June 9, 2015).

In this case, the Future Land Use Plan designation is rebutted by several factors. First, it is highly unlikely that any committee that reviewed and drafted the township's Future Land Use Plan ever considered any other land use for the WHCC property other than a golf course, which it has been since 1921. If small lot residential was every proposed to the surrounding neighborhoods, you can be assured it would have caused an uproar and would have been changed at least to Rural Residential. This means that NONE of these property owners were provided an opportunity to oppose the Future Land Use Plan designation at any time. It is only a result of the unfortunate recent events that this is even up for discussion.

All the surrounding residential land prices reflect the fact that they are located on an established luxury golf course. This is evidenced by the amount of capital that has been invested in all of these single family homes as well as their selling prices when any of them go onto the market.

Meridian Township Planning Commission  
February 21, 2017  
Page 3 of 3

The petitioner purchased this property prior to receiving any type of reclassification of the property, and therefore took the risk that it may remained in the classification in which he purchased it. There is no absolute right for him to have it rezoned.

Based on the foregoing, I join the legions of dissenters and respectfully request that you deny the petitioner's request for a rezoning. If the petitioner desires to redevelop this property, he should conform with its existing and long-term zoning classification which will have the least negative impact on the surrounding areas and this community.

In the alternative, I would respectfully request that this Planning Commission recommend denial unless and until a sub-committee studies and fully examines the Future Land Use Plan designation for this very large tract of land. With all due respect, the surrounding landowners and the community deserves that consideration prior to such a major decision being made on this large and historical parcel of property.

To assist you in your service to our residents, I have taken the liberty of drafting a proposed resolution for you to consider, which contains the alternate of recommending an examination of the Future Land Use Plan designation and recommendation.

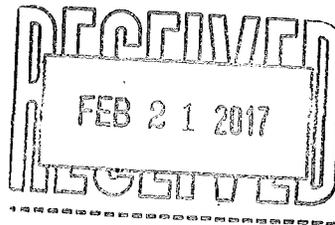
Thank you for your consideration to this matter. Please contact me with any questions or comments.

Sincerely,



Kevin T. McGraw  
219 Samuel Oaks Drive  
Okemos, MI 48864

**RESOLUTION TO DENY**



**Rezoning #16060  
Summer Park Realty  
2874 Lake Lansing Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of March, 2017, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

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

WHEREAS, Summer Park Realty requested the rezoning (Rezoning #16060) of approximately 157 acres located at 2874 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family, Low Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its January 23, 2017 meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated \_\_\_\_\_; and

WHEREAS, the subject site is designated in the Residential \_\_\_\_\_ dwelling unit per acre classification on the 2005 Master Plan Future Land Use Map; and

WHEREAS, while the proposed rezoning to RAA (Single Family, Low Medium Density) may appear to be consistent with the 2005 Future Land Use Map designation, however, this Commission believes this large and historical tract of property was never vetted for this designation; and

WHEREAS, prior to any type of rezoning of this large and historical tract, and due to the high probability that the future designation of this parcel has never been fully vetted, as well as the obvious impact of such a rezoning on the surrounding properties and community, the Planning Commission recommends that the Future Land Use Map designation of this parcel be fully vetted by the Township and its citizens; and

WHEREAS, rezoning the subject site to RAA (Single Family, Low Density) is incompatible with the surrounding properties which has historically relied upon its low impact utilization; and

WHEREAS, the rezoning will not result in a logical and orderly development pattern for this area, and will detrimentally effect the surrounding land values and will be out of character for the area which has been in its current state since 1921.

**Resolution to Deny  
Rezoning #16060 (Summer Park Realty)  
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #16060 to rezone approximately 157 acres located 2874 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family Low Density).

***[ALTERNATE: NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #16060 to rezone approximately 157 acres located 2874 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family Low Density), and further recommends that the Meridian Township Board select a sub-committee to review the Future Land Use Plan designation of this parcel and provide a recommendation.]***

ADOPTED: YEAS: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

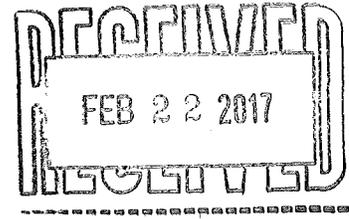
I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Dante Ianni  
Planning Commission Chair

## Peter Menser

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**From:** Larry Shanker <larry@cdry.net>  
**Sent:** Tuesday, February 21, 2017 7:19 PM  
**To:** Peter Menser  
**Cc:** Frank Walsh  
**Subject:** Walnut Hills



To Whom It May Concern:

I am a life time resident in this area and also an owner of a local family business in our 83rd year. I lived in Whitehills for nearly 40 years.

I have been a member of Walnut Hills since I graduated from MSU in 1965. Our family had the wonderful advantage of having our children enjoy Walnut Hills and the excellent quality life this area has to offer.

Last year I decided to sell my home in Whitehills and move to the Greens on the 1st hole, hoping to retire here.

Obviously, I have a special place in my heart for this beautiful golf course. To me it would be very sad to see another building development which would certainly have a negative effect on the value of the homes in our area. I'm hoping the Township will not approve the rezoning.

Thank you,

Larry Shanker  
6111 W. Longview Dr.  
East Lansing, Mi. 48823

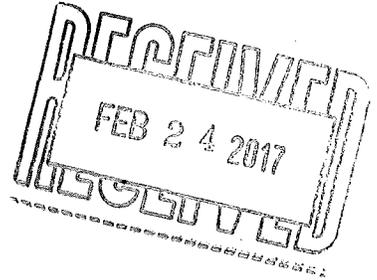
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Sent from my iPad

**Peter Menser**

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**From:** Jennifer Louagie <louagiej@hotmail.com>  
**Sent:** Friday, February 24, 2017 10:11 AM  
**To:** Peter Menser; Frank Walsh  
**Subject:** Opposition to Re-zoning at 2874 Lake Lansing Road



To: Meridian Township Planning Commission or Board of Trustees  
From: Jennifer Louagie  
Request #16060 (Summer Park Realty)

Dear Planning Commission,

I am writing to express my opposition to the changes in zoning at 2874 Lake Lansing Road. The re-zoning will have a significant impact on the character, quality, and value not only of my home, but of our surrounding neighborhoods (Skyline, the Greens, and White Hills Lakes). More importantly I am concerned about the safety of my children, other children in the neighborhood, and those attending the local elementary schools. Years of construction and the dramatic increases in traffic will be dangerous and disruptive. The proposed zoning change contradicts the comprehensive plan that the Township just issued. I urge you not to yield to the request of a single investor who seeks this zoning change.

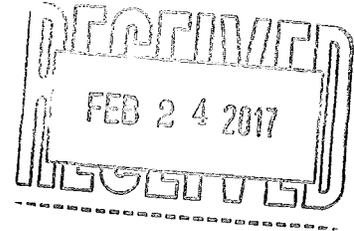
Thank you for your consideration,

Jen

**Peter Menser**

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**From:** Benjamin <louagieb@hotmail.com>  
**Sent:** Friday, February 24, 2017 10:03 AM  
**To:** Peter Menser; Frank Walsh  
**Subject:** Request #16060 (Summer Park Realty)



To: Meridian Township Planning Commission or Board of Trustees  
From: Benjamin Louagie  
Request #16060 (Summer Park Realty)

Dear Planning Commission,

I am a resident of Meridian Township, at 6118 Skyline Drive. I want to express to you my concern and opposition to the rezoning request proposed for Walnut Hills. The rezoning will have a significant impact on the character, quality, and value not only of my home but of our neighborhoods (Skyline, the Greens, and White Hills Lakes). As one of the many residents whose property borders Walnut Hills we considered the green space plan when building our home.

If development does occur I expect that consideration will be given to locating a majority of the undeveloped land around the perimeter of any future development, which will enhance the surrounding Meridian Township green space and protect the residents property currently on the course by creating a buffer.

One of the goals in the 2017 Master Plan is to preserve and strengthen residential neighborhoods, I urge you not to yield to the pressure of the developer seeking this zoning change.

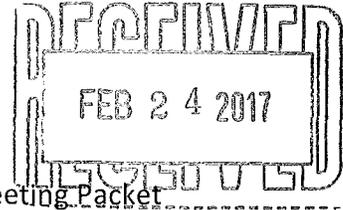
Respectfully,

Ben

## Peter Menser

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**From:** Elizabeth Jane Schneider <ejaneschneider@gmail.com>  
**Sent:** Friday, February 24, 2017 10:01 AM  
**To:** Peter Menser  
**Subject:** Please Place Attached Letter into February 27, 2017 Planning Commission Packet and Confirm Receipt. Thanks!



To: Meridian Township Planning Commission  
Attention: Peter Menser, Senior Planner for 2/27/17 Planning Commission Meeting Packet  
Re: Rezoning request: #16060 (Summer Park Realty)

Greetings,

Thank you for the opportunity to once again voice our strong opposition to the rezoning of the property known as Walnut Hills Country Club. Again, we remain in absolute total opposition to this rezoning request. We believe keeping this area an open greenspace is the best use of the property, and, is in concert with the Township's own Master Plan and Greenspace plan. We respectfully request that you remember that the Greenspace Plan includes the need for wildlife crossings.

While we do not live on the golf course proper, we benefit greatly by living across the street, backed up to one of the township's beautiful preservation areas. We thank the township for the purchase of this property. It is a safe haven for fauna and flora alike.

We are also new members to the Club. We joined last year to support the current management of the Club. We played some ridiculously bad, but fun golf, enjoyed after golf hour walks, have been enjoying delicious Friday night dinners this winter in a very friendly, inclusive, and warm atmosphere, and best of all we made new neighborhood friends.

The construction of houses on this site will change the property forever. Instead of stars, there would be street lamps. Instead of open space, there would be concrete. Instead of quiet, there would be noise. Instead of open air to breathe, there would be construction pollution for years to come. Instead of beauty, there would be unneeded houses standing empty as targets to be explored and vandalized. Any houses that would be inhabited would eventually spit forth hundreds of cars daily polluting the air with emissions and creating a traffic nightmare. Instead of marshes and wildlife crossings, there would be roadkill.

We recently heard that there may be housing and other types development proposed for Carriage Hills. It would be wonderful to see this area thrive again. But any construction there would be adding to traffic, pollution and noise as well. Please consider the traffic increasingly developing along Lake Lansing Road. The corner of Hagadorn and Lake Lansing Road, the site of an elementary school, will soon look like Grand River and Hagadorn, currently considered one of the most dangerous intersections in the County. And let's not forget Costco is all but a mile away from all of this.

It is just too much destruction, with no real plan nor written commitment from Mr. Shafer that he will keep his many and varied promises once the zoning is changed.

Once this zoning change is made, anything could happen to the property. Our expectation is that Mr. Shafer will quickly sell for a great profit to a big builder, the land despoiled, wildlife habitats destroyed, and over 500 unneeded and unwanted houses will be left to wreak havoc on surrounding stable neighborhoods.

We believe that this Club can be a welcoming place for many new members of the township community and become revitalized. We are seeing a willingness to work with the surrounding communities and neighbors to offer not just the traditional golf and social memberships, but memberships that could be affordable and meet the desires of township residents who want to experience this beautiful land in non- traditional ways, while not interfering with the Club's commitment to the loyal golfing members.

We politely, yet firmly, request the township to honor its own community plans and keep the property under consideration for development, green, and to deny the rezoning request. The RR zoning appears consistent with the farm to the north of the property, and the owner knew the zoning when the company bought the property.

We need space to breathe. Our wildlife needs a place to live. It's why we moved to Meridian Township. Why we chose to live on Skyline Drive. What no one has convinced us of, is that we need more destruction, concrete, asphalt, additional water issues, years of building noise, houses, people, pets, roadkill, traffic .....and less greenspace.

Thank you,

Larry and Jane Schneider

6295 Skyline Drive

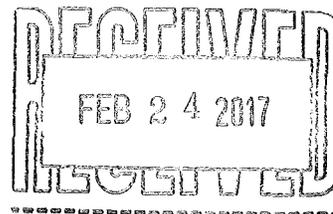
East Lansing MI 48823

February 24, 2017

**Peter Menser**

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**From:** kindel@msu.edu  
**Sent:** Friday, February 24, 2017 9:51 AM  
**To:** Peter Menser  
**Cc:** Frank Walsh  
**Subject:** Oppose rezoning #16060



Dear Commissioners,

We oppose the rezoning of #16060 Walnut Hills Country Club. We feel this would have a detrimental effect on neighboring residential areas, the township as a whole, or both, for the following reasons:

- (1) a very substantial increase in traffic along Lake Lansing and Park Lake Roads that will require significant modification of one or both and will require township resources,
- (2) creating water runoff and drainage problems for neighboring properties,
- (3) no plans presented by the developer have shown there will be walkable connections to the bordering neighborhoods,
- (4) it will likely divert township resources away from the redevelopment of the Carriage Hills PICA, which is 1/4 mile away.

Thank you for considering this request to deny the rezoning of #16060.

Judy and Paul Kindel

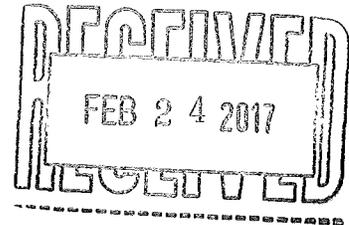
**Peter Menser**

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**From:** Mary Ellen <msheets550@aol.com>  
**Sent:** Friday, February 24, 2017 6:48 AM  
**To:** Peter Menser  
**Subject:** Walnut Hills

Please, please don't let this beautiful old golf course turn into tract housing. There are people with the vision and finances to keep it going.

Mary Ellen Sheets  
6079 Dawn Ave.,  
East Lansing, MI 48823



**Peter Menser**

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**From:** Eleanor Heusner <geheusner@comcast.net>  
**Sent:** Friday, February 24, 2017 2:07 AM  
**To:** Peter Menser  
**Cc:** Frank Walsh  
**Subject:** Rezoning # 16060 - Walnut Hills



To Meridian Township Planning Commission:

My purpose in writing to you is to request strongly that you DO NOT approve Steve Schafer's request to change the zoning designation of the Walnut Hills property from RR to RAA.

The huge number of lots available with RAA zoning would increase traffic tremendously on both Lake Lansing and Park Lake Roads. Having over 300 units planned for this property will cause real nightmares at busy times of the day.

Drainage from The Greens already has caused some flooding onto the Walnut Hills property. This combined with the numerous wetland areas will cause many problems for residents of houses built on or near those areas.

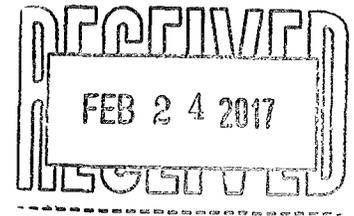
The present open space is a welcome environment for area residents, as well local wildlife. Therefore, please consider the many problems that changing the zoning will cause, and keep the present RR designation.

Thank you,  
Eleanor Heusner

**Peter Menser**

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**From:** Jan Ragan <jaragan@sbcglobal.net>  
**Sent:** Thursday, February 23, 2017 11:15 PM  
**To:** Peter Menser  
**Subject:** Walnut Hills



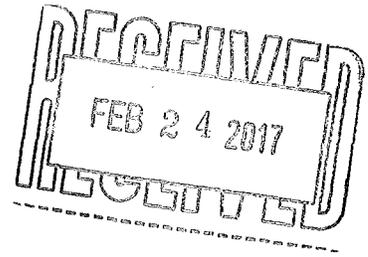
"If you build it, they will come" doesn't apply in this neighborhood. Look at the houses unsold and all the new builds still for sale. The developer is a commercial builder and out of his league. His interest isn't our best interest.

Jan Ragan  
6195 Skyline Dr.

Sent from my iPhone

February 23, 2017

To: Meridian Township Planning Commission



We wish to oppose the rezoning of the Walnut Hills property for the following reasons:

- Traffic issues. An additional 800 cars pouring onto Lake Lansing and Park Lake roads will create problems for residents and the school. The township has indicated an interest in making Lake Lansing a calm street—3 lanes and bikepaths- this would be problematic with all the additional traffic.
- The master plan hopes to implement a PICA in carriage hills. Additional traffic will be generated by this, as well as the new Costco which equals more traffic. Also there would be a loss of green space for people living in the PICA and the surrounding neighborhood. The proposed changes do not fit in with the 2017 Master Plan for Meridian township.
- Drainage issues. Many tons of muck will need to be transported out of the golf course which means extreme wear on the adjacent roads, additional cost to the township.

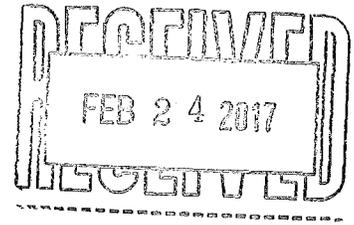
We hope you will vote no on rezoning.

Sincerely,

William and Sheila Flynn

6086 Skyline Drive, East Lansing, MI

Eleanor Heusner  
Gay Heusner  
6216 Skyline Drive  
East Lansing, MI 48823



February 15, 2017

Dear Members of the Meridian Township Planning Commission:

Our family built our home, moved to Skyline Drive, and joined Walnut Hills Country Club in 1964. One of the main reasons for choosing that location was we believed, with the golf course there, we would never be subjected to a crowded housing development behind our home. We have enjoyed the beautiful open views with its varied wildlife for over 50 years. Ideally, we would like to stop the development of the Walnut Hills property entirely, but at a minimum we want to express our very strong opposition to changing the zoning. Keeping this beautiful greenspace open, with no dense residential development, as proposed by Mr. Schafer, is essential to continued desirable living for the many residents of this area who enjoy the current environment and diverse wildlife.

Mr. Schafer has continually increased the number of projected units he intends to build on this site. We've been told numbers anywhere from 180 to now 383 units. If a zoning change to RAA is approved, he could change his plans again. In fact the current plan states "Lot Counts are Subject to Change". Based on the Density Calculation included in this meeting's packet, those numbers could increase to as many as 451 units. One of the draws for this area is its uncluttered atmosphere, which will evaporate with this current project. It is very hard to believe that this community has the need for such a large development. We have watched houses in the surrounding area that have been put up for sale, remain on the market for extended periods of time. In addition, this area's current property values will be significantly decreased. We also find it difficult to believe that these new units could possibly sell for up to the \$800,000 prices Mr. Schafer has quoted, when our lovely four bedroom, 2-1/2 bathroom home, which backs up to picturesque ponds on a beautiful golf course, is only valued at a little over \$200,000.

The dramatic increase in traffic along Lake Lansing Rd and Park Lake Rd is of great concern. The traffic study presented in a previous meeting indicated an over 521% increase in the weekday traffic on these roads, and that was with 353 proposed units, not the 383 units on the current plan. This is especially concerning for the two elementary schools that are on Lake Lansing Rd. The safety of our school children is already at risk with the current traffic volume. When you add in the traffic from this development, the increase in volume from the new Costco, and the increased number of students attending those elementary schools, it is a tragedy waiting to happen.

Drainage is another major concern. Many areas on this property have poor drainage and are not suitable to build upon without major reworking, and currently cause flooding for several of the existing properties in this area. This development would most likely increase this problem. Additionally, if the ground water and drainage in our area changes, we will be at a higher risk of losing many of the beautiful mature trees that are currently abundant on this property. Although, based on the proposed plan, many of those beautiful trees are already slated to be destroyed during development. This is another negative in our opinion.

We also question the calculation of the total Open Space represented in the current plan. In reading through the rules for a PUD it appears that Wetlands cannot be included in the 50% open space, however they have been included here.

Based upon Mr. Schafer's comments at a previous meeting, one of the reasons he is requesting a zoning change, other than greater profit, is so that he can build a PUD, which is not allowed in an RR zone. He stated that he wanted the PUD so that it would be viable to keep the clubhouse, restaurant, pool, and tennis courts (although he plans to eliminate the tennis courts anyway), and make them available to the general public. Why can't he build a PRD, which is allowed in an RR zone? A PRD would allow for commercial use on the site, while still maintaining the lower density required in an RR zone. It would also ensure between 20% to 50% open space.

Please do not approve the proposed re-zoning from RR to RAA. We must do everything in our power to preserve this beautiful and unique property.

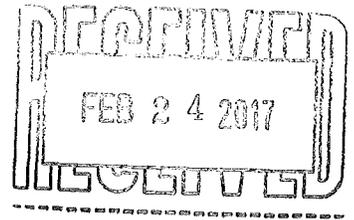
Thank you for your consideration,

Eleanor Heusner  
Gay Heusner

**Peter Menser**

---

**From:** Roy Bierwirth <rcbierwirth@comcast.net>  
**Sent:** Thursday, February 23, 2017 6:09 PM  
**To:** Peter Menser  
**Subject:** Oppose Walnut Hills re-zoning



Dear Mr. Menser,

I am writing to provide another voice in opposition to the proposed re-zoning and development of the Walnut Hills Golf course. I will list my concerns briefly as I know others have stated the same:

1. Planned development will result in a huge increase in traffic on Park Lake and Lake Lansing roads. These roads are already overburdened and dangerous to exit the Whitehills Lakes subdivision. Additionally, they are weight restricted. Construction traffic will quickly result in the road bed being ruined requiring replacement.
2. Reduction of green-space in our community is directly opposed to stated position of our community leaders and planners.
3. Developer is not from our community and obviously does not understand the market that exists in and around East Lansing. Developer has a history of gaining re-zoning approval then selling the property off to another developer.
4. Meridian Township and East Lansing are already overbuilt. There is already a glut of unoccupied houses and apartments, yet more continue to be built.
5. This development will continue to drive home prices down in the area.
6. Removing tons of muck from the golf course and then replacing it with fill dirt suitable to build on will be an environmental disaster. Water flow and back up in the golf course and surrounding subdivisions is already a problem.
7. This development will directly impact the quality of life in Meridian Township. Throwing up more housing resulting in less green-space and natural areas will make the Township a less desirable place to live.

I urge you not to support this development.

Regards,

**Roy C. Bierwirth**, COL, USA (Ret.)

6434 E. Island Lake Dr.

East Lansing, MI 48823

C: 517.231.4526

E: [rcbierwirth@comcast.net](mailto:rcbierwirth@comcast.net)

**Peter Menser**

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**From:** Robert Baker <baker0211@att.net>  
**Sent:** Thursday, February 23, 2017 10:43 AM  
**To:** Peter Menser  
**Subject:** Oppose rezoning for #16060/Walnut Hills Country Club

Hello Mr. Menser,

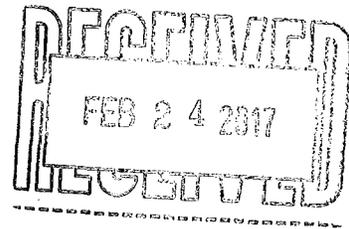
Please know that since the Meridian Township Planning Commission began to deal with this Summer Park Realty LLC rezoning request, our initial concerns have become even greater based on information gleaned from research provided by many East Lansing residents both verbally and in writing and communicated to the Planning Commission.

For instance, rather than submitting a concrete plan for the property, only verbal promises/descriptions have been made, which could quickly evaporate.

We strongly oppose this extensive building project and hope the Planning Commission will not approve the request to rezone, which would drastically impact the entire environment far beyond the actual project site.

We will appreciate your sharing this with PC members prior to the meeting this Monday, which we will attend.

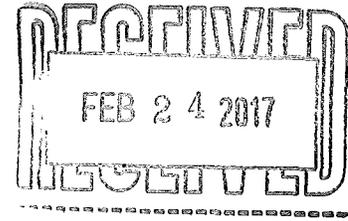
Bob and Emilie Baker  
517-708-0486



**Peter Menser**

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**From:** Gay Heusner <ghbenterprises@yahoo.com>  
**Sent:** Friday, February 24, 2017 11:19 AM  
**To:** Peter Menser  
**Cc:** Frank Walsh  
**Subject:** Rezoning # 16060 (Walnut Hills)



Dear Members of the Meridian Township Planning Commission:

I am strongly opposed to changing the zoning for the Walnut Hills property from RR to RAA for all of the reasons expressed in the numerous letters submitted to this Planning Commission. In particular:

1. Dramatic increase in traffic on Lake Lansing Road and Park Lake Road
2. Safety of children attending 2 elementary schools on Lake Lansing Road
3. Increased number of students attending already crowded schools
4. Carriage Hills PICA (Potential Intensity Change Area) proposed in Master Plan 2017 – future residential/commercial development of this area would result in even more traffic on Lake Lansing Road
5. Worsening of runoff/drainage and flooding issues, on both Walnut Hills and the surrounding properties
6. Adverse impact on public services (i.e., water & sewer systems, infrastructure, etc.)
7. Extensive “demucking” of soil required
8. Lack of demand for such a large number of housing units in this area
9. Decreased quality of life and property values
10. Permanent loss of open/green space and wildlife habitat, including copious loss of mature trees

In addition to the above, my biggest concern is that a change to the zoning is permanent. Once a change is made there is no legal way to prevent Mr. Schafer, or any developer he may decide to sell to, from developing this site at the maximum density allowed in an RAA zone (451 units). He has continuously increased the number of projected units he intends to build on this site (180 to 383), and his current plan specifically states “Lot Counts are Subject to Change”. Also, he has included both wetlands and the club house/parking lot in his calculation of “Total Open Space”, which is not allowed.

Please consider a PRD, which maintains the lower density of an RR zone, and still ensures up to 50% open space.

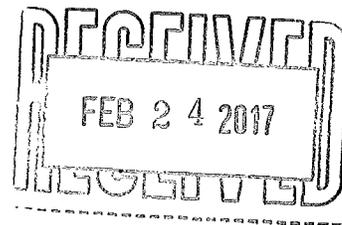
For these reasons, it is imperative that the proposed re-zoning from RR to RAA be denied.

Thank you,  
Gay Heusner

**Peter Menser**

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**From:** Fred Stacks <fdstacks@aol.com>  
**Sent:** Friday, February 24, 2017 11:31 AM  
**To:** Peter Menser; Frank Walsh  
**Subject:** #16060 Summer Park Realty, Re-zoning



To the members of the Meridian Township Planning Commission and Board of Trustees:

Mary Jo and I have lived at 5913 Highgate Avenue in Heritage Hills Subdivision for the past 37 years. We are very concerned about the plans expressed by Summer Park Realty and are opposed to the re-zoning of the Walnut Hills Country Club property.

We have attended all the Planning Commission meetings regarding the re-zoning request and have voiced our concerns and opinions.

Please do not approve any re-zoning of this property. I feel it is not in the best interest of our township nor does it match up with the 3 goals stated in the 2017 Master Plan.

Thank you,

Frederick Douglas Stacks  
Mary Jo Stacks

5913 Highgate Avenue  
East Lansing, MI 48823



# LIAISON FOR INTER-NEIGHBORHOOD COOPERATION



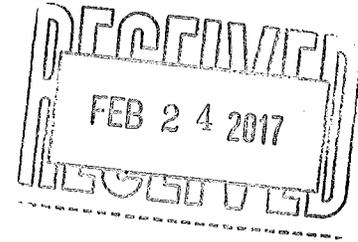
A MERIDIAN TOWNSHIP FEDERATED HOMEOWNER ASSOCIATION

P.O. Box 40 • Okemos, Michigan 48805

To: Meridian Township Planning Commission  
From: LINC Board of Directors  
Re: Rezoning Request #16060 (Summer Park Realty)

February 24, 2017

Dear Planning Commission,



The LINC Board of Directors met on February 16, 2017 and had a lengthy discussion about Rezoning Request #16060, a request by Summer Park Realty to rezone a portion of the Walnut Hills Country Club property from RR (Rural Residential) to RAA (Single-family low density). In addition to the LINC Board and members, several homeowners from the surrounding neighborhoods and other concerned citizens were in attendance. It was the unanimous opinion of the LINC Board **to ask that the Planning Commission recommend that the Meridian Township Board deny the rezoning request.** Several reasons for recommendation of denial of the rezoning request follow:

1. As of today's date, the applicant has not provided a written offer of conditions to limit the number of units that would be built on the property. In the absence of an offer of such conditions, the Planning Commission must consider the "worst case" scenario in terms of the number of units that could be built on the site. According to the Density Plan submitted by the applicant, a total of 342 units could be developed under a traditional platted subdivision. If developed as a PUD, their calculations show that a total of 451 units could be built. We think that 451 units being built on the property would result in devastating consequences, not only to the land itself, but to the surrounding neighborhoods, with dramatically increased traffic for many years to come. Even if a developer says that they intend to limit the number of units to a lesser number, **the zoning "goes with the property"** and a subsequent owner would not have to abide by any informal commitment made by the current owner.
2. **The applicant has provided no empirical evidence** of the need for 300-400 new single-family dwelling units in this area. In fact, a development of this size, and in this area, would likely impede progress toward redevelopment of the Carriage Hills PICA. The Carriage Hills PICA is an integral part of the long-term goal stated in the Township's 2017 Master Plan to focus the Township's resources toward re-development of the Carriage Hills area. Township planning and infrastructure resources would be better used in achieving the re-development of Carriage Hills and the other two PICAs identified in the Master Plan.
3. We estimate that under the current zoning a PUD would allow approximately 200 residential units on the site, while a PRD would allow approximately 230 residential units. While allowable unit density under current zoning would mean less profit for the property owner, **the Planning Commission is under no obligation to recommend zoning changes that would maximize a property owner's return on investment.** Rather, the Planning Commission should consider what is in the best interest of the Township as a whole after **careful consideration of the benefits and liabilities** that would result from such a rezoning.

4. By not rezoning the property, the **Township would benefit** by maintaining a significant tract of open space, minimizing the potential negative impacts that a larger development would have on the drainage of water from the site, maintaining traffic at manageable levels on Park Lake and Lake Lansing Roads, and reducing the number of other “unknowns”, thus keeping a more manageable framework with more flexibility in planning for the future.
5. Finally, we do not find anything in the applicant’s submission of “Reasons for Rezoning Request” that would require the Planning Commission to recommend approval of the rezoning request. In fact, many of the reasons provided by the applicant are either contrary to fact or do not address the subject of the individual topics. For instance, when asked to comment on whether the rezoning would “result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services” the applicant’s response of “Requested rezoning and subsequent development will increase tax base” bears no relationship to the question being asked (efficient use of Township resources). While it may be true that the development would increase the tax base, the increase could easily be negated by the additional cost to the Township to provide public services, such as police, fire, and EMS, as well as increased road deterioration, potential flooding, etc.

It was brought to our attention by members of the Skyline Homeowners Association that there is an effort underway to try to purchase at least part of the property, perhaps with assistance from the Township’s Land Preservation funds and/or the Township’s Parks and Recreation funds. We wholeheartedly endorse these efforts to preserve at least a portion of this unique natural resource for the use and enjoyment of the entire Meridian Township community.

Thank you for your careful consideration,

Board of Directors  
Liaison for Inter-Neighborhood Cooperation (LINC)

**Peter Menser**

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**From:** Bill Triola <triolas@aol.com>  
**Sent:** Friday, February 24, 2017 11:35 AM  
**To:** Peter Menser  
**Subject:** Fwd: Proposed Land Development- Walnut Hills Country Club

Peter  
Chris & I are in Baltimore and my not be back to attend Monday's meeting!  
Please forward our past written concerns to board.  
Regards. Bill & Chris Triola  
6292 Skyline Dr.



Sent from my iPhone

Begin forwarded message:

**From:** [TRIOLAS@aol.com](mailto:TRIOLAS@aol.com)  
**Date:** December 2, 2016 at 8:04:58 PM EST  
**To:** [menser@meridian.mi.us](mailto:menser@meridian.mi.us), [styka@meridian.mi.us](mailto:styka@meridian.mi.us)  
**Cc:** [Rjsimon@ipf.msu.edu](mailto:Rjsimon@ipf.msu.edu), [patrickcrilley@ymail.com](mailto:patrickcrilley@ymail.com), [stuartvanis@comcast.net](mailto:stuartvanis@comcast.net),  
[collitom@aol.com](mailto:collitom@aol.com), [laksimon@msu.edu](mailto:laksimon@msu.edu), [lawver@ipf.msu.edu](mailto:lawver@ipf.msu.edu), [beemetros@gmail.com](mailto:beemetros@gmail.com),  
[ctriola@aol.com](mailto:ctriola@aol.com), [triolas@aol.com](mailto:triolas@aol.com), [ejaneschneider@gmail.com](mailto:ejaneschneider@gmail.com)  
**Subject:** **Re: Proposed Land Development- Walnut Hills Country Club**

To: Meridian Township Planning Commission.  
Meridian Township Supervisor ~ Ron Styka

Re: Proposed Land Development- Walnut Hills Country Club

MY WIFE AND I ATTENDED THE LAST REZONING OF WALNUT HILLS COUNTRY CLUB WITH THE MERIDIAN TOWNSHIP PLANNING COMMISSION.

SEVERAL ITEMS NEED BE CONSIDERED PRIOR TO ANY FURTHER DECISIONS ON THIS MATTER.

THE NEXT MEETING SHOULD INCLUDE A MEMBERS OF THE EAST LANSING SCHOOL BOARD ~ DONLEY'S PRINCIPLE ~ DONLEY'S PRESIDENT OF ITS PTO AND THE CROSSING GUARD AT LAKE LANSING AND HADADORN ROAD. THIS INPUT IS VERY IMPORTANT TO A SCHOOL OPERATING WITH NEAR PERMANENT PORTABLES AND AN ENROLLMENT OF 350+

WE NEED A "REAL TIME" STUDY OF THE CURRENT AND PROJECTED TRAFFIC ON LAKE LANSING ROAD. THE COSTCO PROJECT NEEDS FURTHER STUDY.  
TO DATE WE ARE USING OUT DATED STATISTICS THAT DO NOT REFLECT OUR NEEDS.

VERY IMPORTANT THE THE INGHAM COUNTY DRAIN COMMISSIONER....GIVE AN "OVERVIEW OF POSSIBILITIES" TO DEVELOP THE PROPERTY. PRIOR ANY DECISIONS.

THE 190+ ACRES HAVE BEEN OFF THE RADAR WITH MEDERIAN TOWNSHIP FOR GOOD REASONS.  
IT'S PRIVATE OWNERSHIP AND ZONING WERE NEVER IN QUESTION UNTIL NOW.  
IT HAS NOT BEEN INCLUDED IN ANY MASTER PLAN FOR THE ABOVE NAMED REASONS.  
THIS NEEDS TO BE ADDRESSED AS AN OMISION IN PAST PLANNING. [MERIDIAN TOWNSHIP GREENSPACE PLAN]  
....AS FOR CALLING THE CURRENT ZONING BY MR SHAFER ~ SPOT ZONING.....JUST THE OPPOSITE IS TRUE...HE IS ASKING FOR SPOT ZONING.

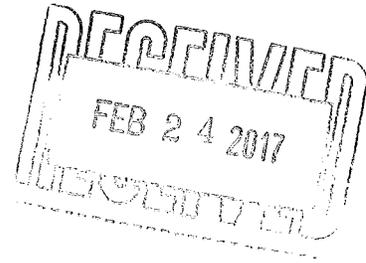
WE SHOULD ALSO REVIEW OUR SMART GROWTH PRINCIPALS

MR SHAFER OFFERED AT THE MEETING TO SELL BACK THE PROPERTY TO ANYONE INTERESTED IN KEEPING IT A GOLF COURSE AND A HUGE CONCENCIOUS OF THE COMMUNITY.. ARE ANXIOUS TO PERSUE THIS OFFER.

BILL & CHRIS TRIOLA  
6292 SKYLINE DR.  
EAST LANSING, MI  
MERIDAN TOWNSHIP

February 24, 2017

TO: Meridian Township Planning Commission  
FM: Jan D. Jenkins, Michael J. Jenkins  
6030 Skyline Drive, East Lansing, MI 48823  
RE: Request #16060 (Summer Park Realty)



Dear Planning Commission,

We are writing to express our strong opposition to Rezoning Request #16060 (Summer Park Realty). There are ample reasons it should be denied, not the least of which is that it flies in the face of the Meridian Township Master Plan's stated goals and objectives.

Based on the Master plan, Carriage Hills is where the Township's focus should remain, not a half-mile up the road. The Township's goals for Carriage Hills, including plans for development of substantial numbers of affordable new housing, will require major time, resources and energy. The last thing we in the area's neighborhoods need is for focus to be taken away from Carriage Hills. Its successful redevelopment is critical to our community.

The Meridian Township Master Plans states:

*"We value our natural environment and wish to preserve the natural resources, open areas, and green spaces in our community."*

When you consider the planned growth and development of Carriage Hills as well as development of the new Costco big box store on Park Lake Road, it becomes clear that we do not need a rezoning that will allow another 300+ homes to be added to the already 200 homes that can be built under current zoning. If the rezoning request is approved AND WHCC IS ALSO DEVELOPED WITH THESE ADDITIONAL HOMES, we residents will be elbow to elbow in residential with little remaining open areas or green space.

Please vote "No" and deny Request #16060 (Summer Park Realty).

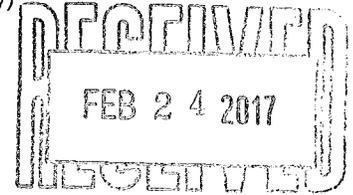
Thank you,

Jan and Mike Jenkins  
6030 Skyline Drive  
East Lansing, MI 48823

## Peter Menser

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**From:** Karla Hudson <hudson.kc@live.com>  
**Sent:** Friday, February 24, 2017 11:46 AM  
**To:** Peter Menser  
**Subject:** Opposing re-zoning Request #16060 (Summer Park Realty)



Dear Planning Commissioners and township staff,

The concerns we have listed below requesting that the Planning Commission oppose the re-zoning of Walnut Hills reflect goals of the township 2017 Master Plan. Please consider these goals when reviewing the content of our letter and in making your decision. The items we have outlined stress the importance of preserving and strengthening our current residential neighborhoods and preserving the need for open spaces and natural areas for the residents of the township.

The change in zoning is unwelcomed, adverse to existing residents and it offers safety and health risks to our community. Donley elementary is located a short distance from the property along with Whitehills school. Both schools are vital educational centers and centers for recreational play for children in the neighborhoods. Many of the children must cross Lake Lansing Road to reach these schools. The intersection at Lake Lansing and Hagadorn stands to receive massive new influx of vehicular traffic as the approved Costco will pipeline traffic from the north and west and new housing in the hundreds of homes will further accelerate the demise of a once livable Lake Lansing corridor. The corridor will become consistent with that virtual highway near Meijer's to the west that children must cross to attend school and reach playgrounds when school is out. Children often take shortcuts across this road which further extends concerns. Recent restructuring of area schools from the former K-4 to the new Pre-K/developmental K-5 has intensified numbers crossing Lake Lansing to get to school. The current crossing already demands extreme vigilance from a paid crossing guard who routinely witnesses risky interactions with the existing traffic levels. Housing changes at MSU have also shifted additional international student families to apartments just north of this intersection with their children also crossing here daily.

We also share news of health concerns created by increase traffic. Below you will find an article entitled "Dementia Risk Rises with Proximity to Major Roads" that is just one of many examples one can find when googling the health impact of traffic on communities. The impact of noise and pollution on mental health and heart conditions are just a few topics discovered when researching the effects of elevated traffic levels.

Our family purchased our home next to Lake Lansing Road knowing that we might have to sustain some noise from the traffic. We were willing to compromise on this given that we had the beautiful nature of Walnut Hills and the farm to the north. The fact that an adverse zoning decision on your part would remove that and pave the way for a highway next to our home is heartbreaking. Along with safety and health challenges we have the following concerns:

1. This out of area developer received a tremendous discount on this precious landmark. Their intention is largely profit-driven without sensitivity to our township heritage. We are losing a significant part of our township history, a parklike vista and gaining a new set of traffic congestion problems.
2. While the developer erroneously claim spot zoning, we recognize this as a parcel where 80% of the land they purchased is rural residential. Let them build rural residential if they insist on new homes in this parklike vista connected to existing township investments in land preserves and a working farm. This property as zoned represents a graceful transition from farm to rural residential to low-density residential. It is perfectly zoned as is.

3. We bought our home knowing this township valued green space and that we were in an area beautifully appointed with a variety of existing residential types, a small shopping center. Indeed, the area offered a rich diversity of options which are now threatened with a move away from our rural heritage.
4. The existing rural zoning already allows them to develop hundreds of houses. We desire to remain as this area has been for nearly 100 years keeping consistent with core Meridian quality of life greenspace values.

Sincerely,  
Karla and Michael Hudson  
6009 Skyline Drive

#### Dementia Risk Rises With Proximity to Major Roads

Sue Hughes  
January 05, 2017

Living close to heavy traffic was associated with a higher incidence of dementia in a new large population-based cohort study. But no association was seen between proximity to heavy traffic and Parkinson's disease or multiple sclerosis.

#### Dementia Risk Rises With Proximity to Major Roads

The study, published online in *The Lancet* on January 4, showed a clear dose response in that the risk for dementia increased with the proximity to a major road, with a 7% increased risk when the distance from the road was less than 50 meters, a 4% increase at 50 to 100 meters, and a 2% increase at 100 to 200 meters. No increased risk was seen at over 200 meters.

"Our study suggests a role for traffic pollution in contributing to dementia," coauthor Ray Copes, MD, Public Health Ontario, Toronto, Canada, commented to *Medscape Medical News*. "This is not the first study to show a link between pollution and dementia, but it is the largest to date and it used the best methods to assess such associations."

The highest risk of all was seen in people who lived in an urban environment, close to a major road, and had lived there for a long time. "This was the most heavily exposed group and they showed a 12% increased risk of developing dementia," Dr Copes said.

"We believe this data, along with previous studies showing air pollution contributes to cardiovascular and respiratory disease, is enough to warrant action," he added.

This could include further controls on traffic-related emissions, planning future land use so that major roads are positioned away from residential areas, and improvements to buildings that are near major roads to protect against air pollution, he said. "It also has implications for people taking exercise outside — if you are running, walking, or cycling — try to avoid areas with heavy traffic."

"It would be foolish if we didn't consider such accumulating evidence on the health risk of air pollution when going forward in land use planning," Dr Copes added. "This is particularly important in the large cities in Asia where urban development is expanding quickly."

Lead author, Hong Chen, PhD, Public Health Ontario, added: "Increasing population growth and urbanization has placed many people close to heavy traffic, and with widespread exposure to traffic and growing rates of dementia, even a modest effect from near-road exposure could pose a large public health burden."

Coauthor of an accompanying "Comment," Lilian Calderón-Garcidueñas, MD, University of Montana, Missoula, commented on the study for Medscape Medical News.

"This is a very important study because of its size — with the entire population of Ontario included," she said. "It shows a very straightforward result — the closer you live to a major highway the higher your risk of dementia."

"This has massive implications for some cities — such as Mexico City and New York — where almost everybody lives near a major road," she added. "In the US there are many schools have been built close to major highways for logistical reasons but we have to rethink this idea."

For the study, the researchers analyzed data on all adults aged 20 to 50 years (about 4.4 million; multiple sclerosis cohort) and all adults aged 55 to 85 years (about 2.2 million; dementia or Parkinson's disease cohort) who resided in Ontario, Canada, in 2001. Eligible patients were free of these neurologic diseases, had been Ontario residents for 5 years or longer, and were Canadian-born.

Their proximity to major roadways was based on their residential postal-code address in 1996. Incident diagnoses of dementia, Parkinson's disease, and multiple sclerosis were ascertained from provincial health administrative databases.

Almost all people (95%) in the study lived within 1 kilometer of a major road and half lived within 200 meters of one. Between 2001 and 2012, 243,611 incident cases of dementia were identified.

After adjustment for individual and contextual factors, such as diabetes, brain injury, socioeconomic status, education levels, and body mass index, the adjusted hazard ratio (HR) of incident dementia was 1.07 for people living less than 50 meters from a major traffic road (95% confidence interval [CI], 1.06 - 1.08), 1.04 (95% CI, 1.02 - 1.05) for 50 to 100 meters, 1.02 (95% CI, 1.01 - 1.03) for 101 to 200 meters, and 1.00 (95% CI, 0.99 - 1.01) for 201 to 300 meters vs farther than 300 meters (P for trend = .0349).

The associations were robust to sensitivity analyses and seemed stronger among urban residents, especially those who lived in major cities (HR, 1.12 for people living <50 meters from a major traffic road) and those who had never moved (HR, 1.12 for people living <50 meters from a major traffic road).

The study also identified 31,577 cases of Parkinson's disease and 9247 cases of multiple sclerosis, but no association between these conditions and proximity to a major road was seen.

Dr Copes pointed out that using records from the Canadian single-payor health system meant that patients with dementia could be identified with good accuracy. "We were also able to accurately assess exposure from information on postal addresses and we were able to ascertain that the dementia developed after exposure to pollution."

On the possible mechanism involved, he said: "We know the fine particles in exhaust fumes get into the lungs and the circulation and move around the body. We also know they cause oxidative stress and inflammation throughout the body. This is possibly the mechanism that contributes to dementia, which has a chronic inflammatory vascular component." He added that traffic-related noise may also play a role.

In the "Comment" piece, Dr Calderón-Garcidueñas and coauthor Rodolfo Villarreal-Ríos, Universidad del Valle de México, Mexico City, note that this study might also provide new insights into the mechanisms for the early development of oxidative stress, neuroinflammation, and neurodegeneration, and opportunities to prevent and ameliorate such harmful brain effects.

They write: "We have made little progress in understanding the pathogenesis of neurodegenerative disorders such as Alzheimer's disease. We desperately need novel integrative paradigms that cut across the molecular and cellular level to the individual and societal level. In light of these new research directions, we need to prioritise research funding, including understanding brain health from conception, the impact of epigenetic changes, and the early interaction between environment and genetics.

"We must implement preventive measures now, rather than take reactive actions decades from now."

The study was funded by Health Canada. The authors and editorialists have disclosed no relevant financial relationships.

Lancet. Published online January 4, 2017.

**Peter Menser**

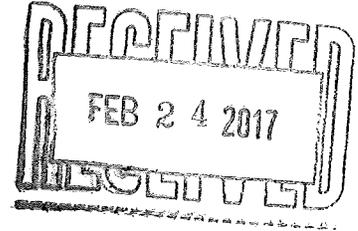
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**From:** Lawver, Adam <lawver@ipf.msu.edu>  
**Sent:** Friday, February 24, 2017 11:45 AM  
**To:** Peter Menser; Frank Walsh  
**Cc:** lawverjo@gmail.com  
**Subject:** Request #16060 (Summer Park Realty)

To: Meridian Township Planning Commission or Board of Trustees

From: Adam and Jody Lawver

Request #16060 (Summer Park Realty)



February 24, 2017

Dear Planning Commission,

We respectfully oppose the development of the Walnut Hills Golf Course property, request #16060(Summer Park Realty). We feel this proposed development contradicts three of the goals in the Master Plan and Greenspace Master Plan of Meridian Township:

- Goal 1 - Preserve and strengthen residential neighborhoods
- Goal 2 - Preserve open space and natural areas
- Goal 3 - Enhance the viability of Township businesses (PICA)

The many wonderful efforts that have been made by the Planning Commission and Board of Trustees to create a vision and plan for Meridian Township took into consideration not only these three goals, but many other components such as safety, access, etc. The proposed development does not clearly answer how it meets or enhances the Master Plan and without that framework, we cannot accept the current proposal.

Thank you for your consideration and for your continued efforts to uphold and enhance the Meridian Township planning for the future.

Adam and Jody Lawver  
6240 Skyline Dr  
East Lansing, MI 48823



TO: Meridian Township Planning Commission

FROM: Karen Renner, Professor, Plant, Soil and Microbial Sciences, MSU

6270 Skyline Drive East Lansing, MI

February 24, 2017

RE: Opposed to Rezoning Walnut Hills

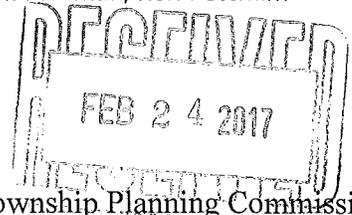
- 1) ***The developer can submit a PUD and keep the RR zoning currently in place*** for the northern portion of the Walnut Hills property. *The developer repeatedly stated to the Planning Commission that he needed rezoning first before he could consider developing his PUD and that is not correct.*
- 2) ***A PUD with mixed zoning would yield less units than a PUD with all RAA zoning***, because a developer would have to use both the RR and RAA district standards when constructing their yield plan. An estimated 200 housing units could be proposed (as compared to the 383 units proposed by the developer at the last meeting). This would reduce truck traffic and future vehicle traffic, drainage issues, the concern for emergency vehicle access to a 383 unit development, and the amount of muck soil that would need to be removed if this property was developed.
- 3) ***Walnut Hills is a unique property that has had a township built around it for over 100 years.*** *There is farming to the north; there is a large township park just to the west.* Most homes on Skyline Drive were built sixty years ago; homes sell very rapidly because of the street name and the existing communities. Whitehills and Heritage Hills are to the north and Whitehills Lakes is to the east; all are very prestigious communities to live in. ***Keeping land zoned RR is important for Meridian Township; keeping land zoned RR supports the 2017 Master Plan for strengthening neighborhoods and preserving open space in Meridian Township.***
- 4) ***The Houghton and Brady and Urban land- Capac soil associations limit building unless the soil is removed and replaced with fill.*** A new 1200 square foot ranch home would require muck to be removed and fill dirt added. "A cubic foot of soil weighs between 74 and 110 pounds, depending on the type of soil and how moist it is." If the builder removed soil to a 10- foot depth x 1500 square foot area = 15,000 cubic feet of soil to be moved. 15,000 x 75 lb/cubic foot = 1.1 million pounds of soil = ***562 tons of soil to be removed and then replaced with fill for one moderate sized home.*** This truck traffic will have a ***huge impact on Lake Lansing and Park Lake roads*** where semi-trucks seldom run. ***Trucks hauling 10 tons cannot stop easily – load limits and speed limits will need to be strictly enforced and traffic light phases changed.***

In closing, Meridian Township residents benefit from the Walnut Hills property in creating strong neighborhood communities. The large green space benefits everyone. The development of Carriage Hills will be enhanced by the open space within ½ mile of this neighborhood community. Meridian township residents should benefit from the development of this property, and the township has always paid careful attention to planned communities. ***Do not approve rezoning of this unique property that adds value to existing neighborhoods, supports the 2017 Meridian Township Master Plan, maintains open space, and allows Meridian Township resources to be allocated to Carriage Hills and other PICA locations.***

## Peter Menser

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**From:** rlgouthro@gmail.com on behalf of Rick Gouthro <rick@diamondemotions.com>  
**Sent:** Friday, February 24, 2017 12:20 PM  
**To:** Frank Walsh; Peter Menser  
**Cc:** nitacprn@comcast.net; hemajors@gmail.com; Mark Feldman; Ken Ketcham  
**Subject:** Request#16060-(Summer Park Realty)



Dear Members of the Planning Commission,

I would like to 1st thank you for your service as a member of the Meridian Township Planning Commission. The time and effort you spend in ensuring the proper planning and procedures are followed in making Meridian Township a safe and pleasant environment to do business and more importantly, raise a family. I oppose the rezoning of Walnut Hills for the most important reasons you mentioned in the Master Plan for 2017, specifically #1, #2, & #3.

### **Goals & Objectives:**

- #1- Preserve & Strengthen Residential Neighborhoods**
- #2- Preserve Open Space & Natural Areas**
- #3- Enhance the Viability of Township Business**

As a resident and homeowner in Meridian Township since 1994, I strongly believe in the process that Meridian Township has lived by in making sure our Township does not becoming a sprawling brick, pavement & mortar community. Anyone moving to the Lansing area, immediately are drawn to our community of families that care about our environment and way of life that Meridian Township makes possible by careful planning with regard to the safety and interests of it's taxpayers.

I have attended the majority of the meetings held and have listened to Mr. Steve Schaefer in his proposal(s) in the development of the Walnut Hills Golf Course land. There seems to be many inconsistencies in how his company plans on developing the property and that was evident in his presentations to the community as well as the Planning Commission.

In the last meeting before the Planning Commission, Mr. Schaefer made comments in regard to Walnut Hills members having 3 opportunities to purchase Walnut Hills but failed to do so. What Mr. Schaefer did not mention that Walnut Hills was prepared to make the purchase and wanted the same offer that Fifth Third Bank offered Mr. Schaefer. Without going into more details, the amount the members were negotiating with Fifth third was far higher and had many restrictions and hidden cost that did not make it feasible to go forward with the purchase. Mr. Schaefer stated he is a fair man during one of his presentations. I would hope that he will be fair in his negotiations with the group that are preparing an offer to purchase the land back to maintain as a golf course and as a development.

It is our concern should the land be allowed to be rezoned as requested by Mr. Schaefer, with all the doubt and questionable proposals submitted and verbalized to residents as well as the Planning Commission, we fear Summer Park Realty will discard all the promises and sell to another developer that will ignore everything previously proposed.

Should the rezoning be approved, we will look back and wonder who and why would someone make a decision that to many, is obviously the wrong design based on Meridian Township Master Plan. Mr. Schaefer has

repeatedly threatened, no promised he would seek legal action should you vote no to the rezoning. It is clear that these threats should have no bearing on your decision.

As a resident, would ask myself what more could I have done to make sure this rezoning does not happen. The increased traffic that will threaten the safety of our children as well as cause traffic nightmares along Lake Lansing Road, Park Lake & Hagadorn Road. As a member of the Planning Commission Board, will you look back at your decision and say to your children and grand children that you were part of the decision to keep the property known as Walnut Hills Golf, the way it has been since 1921, a place to enjoy open green space w/o the traffic and noise a development of 365 or more dwellings will incur?

Thank you again for the work that you do and I pray you make the correct decision in rejecting the rezoning.

Rick & Gerri Gouthro  
6083 Horizon Drive  
East Lansing, MI 48823

# MEMORANDUM

TO: Planning Commission

FROM:   
Peter Menser  
Senior Planner

DATE: February 22, 2017

RE: Rezoning #17010 (Portnoy & Tu), request to rezone an approximate 0.56 acre parcel north of 2476 Jolly Road (Tax I.D. # 33-352-006) from RA (Single Family, Medium Density) to PO (Professional and Office).

The public hearing for Rezoning #17010 was held at the February 13, 2017 regular meeting. A resolution to recommend approval of the rezoning is attached.

## Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to PO (Professional and Office) is provided.

## Attachment

1. Resolution to recommend approval

**RESOLUTION TO APPROVE PO**

**Rezoning #17010  
Portnoy & Tu, DDS  
Jolly Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of February, 2017, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

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

WHEREAS, Portnoy & Tu, DDS requested a rezoning (Rezoning #17010) of approximately 0.56 acres located north of 2476 Jolly Road (Tax I.D. # 33-352-006) from RA (Single Family, Medium Density) to PO (Professional and Office); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on February 13, 2017; and

WHEREAS, the Planning Commission reviewed the staff material provided under cover memorandum dated February 10, 2017; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed PO (Professional and Office) zoning district; and

WHEREAS, the subject site is adjacent to an existing PO (Professional and Office) zoning district to the south; and

WHEREAS, public water and sanitary sewer services are available to serve the site; and

WHEREAS, the proposed rezoning would result in a logical and orderly development pattern by providing a transition between Jolly Road and office zoning to the south and single family residential uses to the north.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #17010 to rezone approximately 0.56 acres from RA (Single Family, Medium Density) to PO (Professional and Office).

**Resolution to Approve  
Rezoning #17010 (Portnoy & Tu, DDS)  
Page 2**

ADOPTED: YEAS: \_\_\_\_\_  
\_\_\_\_\_  
NAYS: \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss  
COUNTY OF INGHAM     )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of February, 2017.

\_\_\_\_\_  
Dante Ianni  
Planning Commission Chair

# MEMORANDUM

TO: Planning Commission

FROM:   
Peter Menser  
Senior Planner

DATE: February 23, 2017

RE: Special Use Permit #17-94071 (242 Community Church), request to amend an existing special use permit to establish a center for social activities as a nonresidential use in a residential district located at 2630 Bennett Road.

The Planning Commission held the public hearing for Special Use Permit #17-94071 at the February 13, 2017 meeting. At the meeting the Planning Commission agreed to consider a resolution for approval of the special use permit request with conditions at the next meeting. One of the conditions mentioned at the meeting was related to noise and smells which may impose on neighboring properties. Existing nuisance and unlawful noise provisions already exist in the Code of Ordinances to cover these circumstances, so they were not included in the conditions of approval.

## Planning Commission Options

The Planning Commission has the option to approve, approve with conditions, or deny the special use permit to establish a center for social activities. A resolution to approve is attached.

## Attachment

1. Resolution to approve

**RESOLUTION TO APPROVE**

**SUP #17-94071  
242 Community Church  
2630 Bennett Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 27th day of February, 2017 at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

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

WHEREAS, 242 Community Church has requested to amend an existing special use permit (SUP #94071) to establish a center for social activities at 2630 Bennett Road; and

WHEREAS, the subject site is appropriately located in the RA (Single Family, Medium Density) zoning district, which allows for a center for social activities by special use permit as a nonresidential use in a residential district; and

WHEREAS, the change in use of the property from a church to a center for social activities remains in compliance with the site location standards for a nonresidential use in a residential district; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on February 13, 2017 and reviewed and discussed staff material forwarded under cover memorandum dated February 10, 2017; and

WHEREAS, the existing building is served by public water and sanitary sewer.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #17-94071 (242 Community Church) to establish a center for social activities at 2630 Bennett Road, subject to the following conditions:

1. All applicable conditions of Special Use Permit #94071 and subsequent amendments shall remain in effect.
2. The seven foot wide pathway along Bennett Road shall be constructed within one year from the date of the special use permit approval.
3. Bicycle parking shall be installed on the property, the arrangement and location of which shall be subject to approval by the Director of Community Planning and Development. A minimum of four (4) inverted "U" style bicycle racks will be required, providing a total of eight (8) bicycle parking spaces.
4. The occupancy of the multipurpose room in the building shall be limited to 332 people until such a time that an additional 29 parking spaces are constructed on the property to meet the minimum requirement for the center for social activities. Construction of additional parking on the site is subject to site plan approval.



## MEMORANDUM

TO: Planning Commission

FROM:   
Peter Menser  
Senior Planner

DATE: February 22, 2017

RE: Rezoning #16060 (Summer Park Realty), request to rezone approximately 157 acres from RR (Rural Residential) to RAA (Single Family, Low Density) at 2874 Lake Lansing Road.

Rezoning #16060 was last discussed at the January 23, 2017 regular meeting. At that meeting the applicant asked to postpone further discussion of the request to allow time to meet with adjacent property owners.

### Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution will be provided at a future meeting.

# MEMORANDUM

TO: Planning Commission

FROM:   
Peter Menser  
Senior Planner

DATE: February 23, 2017

RE: Commercial Planned Unit Development #17014 (Saroki), demolish and redevelop the existing Haslett Marathon gasoline station at 1619 Haslett Road.

The Planning Commission held the public hearing for the request to establish a commercial planned unit development (C-PUD) at 1619 Haslett Road on February 13, 2017. The redevelopment plans include demolition of the existing service station and pump canopy and construction of a new 5,504 square foot gasoline station with a convenience store and motor vehicle repair shop. A new 3,480 square foot pump canopy will also be erected.

At the meeting staff noted the bus stop shown on the submitted site plan at the southeast corner of Marsh Road and Haslett Road is no longer in operation. Two bus stops currently serve the Haslett Four Corners area; one on the east side of Marsh Road, north of Haslett Road, by the El Oasis Food Truck, and one on the west side of Marsh Road, north of Haslett Road, by the Snap Fitness.

The applicant submitted a letter from Traffic Engineering Associates, Inc., that compares traffic generation between the existing site and the site after redevelopment. The redevelopment of the property will produce approximately 18 additional trips in the A.M. peak hour, 10 additional trips in the P.M. peak hour, and 286 more total weekday trips.

Since the last meeting, the applicant has noted to staff that there are several proposed changes to the site plan under consideration. A revised site plan has not yet been submitted but will be distributed to the Planning Commission when received.

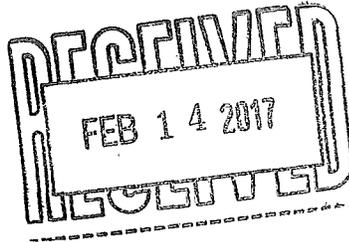
## Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD request. A resolution will be provided at a future meeting.

## Attachment

1. Letter from TEA, Inc. dated February 14, 2017

Jeff Kyes  
KEBS, Inc.  
2116 Haslett Road  
Haslett, MI 48840



**Traffic Engineering  
Associates, Inc.**  
517/627-6028 FAX: 517/627-6040

PO Box 100  
Saranac, Michigan 48881

February 14, 2017

Dear Mr. Kyes:

Traffic Engineering Associates, Inc. (TEA) conducted a trip generation comparison for the proposed redevelopment of the Haslett Marathon at 1619 Haslett Road in Meridian Charter Township, Ingham County, Michigan. In accordance with the Meridian Charter Township standards, a traffic impact assessment is required when the proposed development will generate 50 to 99 directional trips during a peak hour of traffic. A traffic impact statement is required if the proposed development will generate 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.

#### **PROJECT DESCRIPTION**

Currently, there is a convenience store on site with three (3) auto service bays. There are four (4) fueling dispenser locations, and each dispenser has two (2) fueling positions for a total of eight (8) fueling stations.

The proposed redevelopment will include a convenience store with a 400 square foot restaurant that will potentially serve pizza and sandwiches with no indoor seating. The proposed site also includes three (3) auto service bays and four (4) fueling dispenser locations. Each of the four (4) proposed dispenser locations will have two (2) fueling positions for a total of eight (8) fueling stations.

#### **TRAFFIC ANALYSIS**

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (9th edition). The ITE trip generation rates for Gasoline/Service Station with Convenience Market (Land Use Code 945), were selected as representing the existing site with eight (8) fueling stations. The ITE description of Gasoline/Service Station with Convenience Market is as follows:

*This land use includes gasoline/service stations with convenience markets where the primary business is the fueling of motor vehicles. These service stations may also have ancillary facilities for servicing and repairing motor vehicles. Some commonly sold convenience items are newspapers, coffee, or other beverages and snack items that are usually consumed in the car. These service stations are generally located at intersections or interchanges.*

It is projected that the existing site generates 81 vehicle trips during the AM peak hour, 108 vehicle trips during the PM peak hour, and a weekday total of 1,302 vehicle trips.



## Existing Vehicle Trips

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Gasoline/Service Station with Convenience Market (Land Use Code 945)	8 Fueling Positions	41	40	81	54	54	108	1302

The ITE trip generation rates for Gasoline/Service Station with Convenience Market (Land Use Code 945), were selected as representing the proposed redevelopment with eight (8) fueling positions.

The ITE trip generation rates for Fast-Food Restaurant without Drive-Through Window (Land Use Code 933) were selected as representing the proposed 400 square foot restaurant. The ITE description of Fast-Food Restaurant without Drive-Through Window is as follows:

*This land use includes fast-food restaurants without drive-through windows. This type of restaurant is characterized by a large carry-out clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours per day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Patrons generally order at a cash register and pay before they eat.*

It is projected that the proposed site will generate 99 vehicle trips during the AM peak hour, 118 vehicle trips during the PM peak hour, and a weekday total of 1,588 vehicle trips.

## Proposed Vehicle Trips

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Gasoline/Service Station with Convenience Market (Land Use Code 945)	8 Fueling Positions	41	40	81	54	54	108	1302
Fast-Food Restaurant without Drive-Through Window (Land Use Code 933)	400 sq. ft.	9	9	18	5	5	10	286
<b>Total</b>		<b>50</b>	<b>49</b>	<b>99</b>	<b>59</b>	<b>59</b>	<b>118</b>	<b>1588</b>

## COMPARISON

A comparison of the existing site traffic versus the proposed redevelopment site traffic shows that the proposed redevelopment is projected to generate 18 more vehicles in the AM peak hour, 10 more vehicles in the PM peak hour, and 286 more weekday vehicles than the existing site.

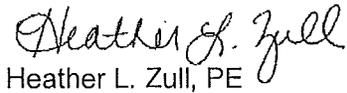


**FINDINGS**

In accordance with the Meridian Charter Township standards, a traffic impact assessment is required when the proposed development will generate 50 to 99 directional trips during a peak hour of traffic. The results of the comparison between the existing site and the proposed site show that the increased traffic to the proposed redevelopment of the Haslett Marathon is not anticipated to meet that threshold.

If you have any questions, please write or call.

Sincerely,



Heather L. Zull, PE

