



AGENDA

CHARTER TOWNSHIP OF
MERIDIAN
TOWNSHIP BOARD
REGULAR MEETING
October 20, 2015
6:00 P.M.



1. CALL MEETING TO ORDER*
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. MARC Appreciation Resolution – Marsha Madle and Malinda Barr
 - B. Introduction of Full-Time Firefighter Daniel Ackles
5. PUBLIC REMARKS*
6. TOWNSHIP MANAGER REPORT
7. BOARD COMMENTS & REPORTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
 - A. Communications
 - B. Minutes
 - (1) September 29, 2015 Special Meeting
 - (2) October 6, 2015 Regular Meeting
 - C. Bills
 - D. Disposal of Surplus Vehicle
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)

**Public Comment

 - A. Mixed Use Planned Unit Development #15034 (Red Cedar Flats)
 - B. Special Use Permit #15121 (Red Cedar Flats)
 - C. Rezoning #15050 (Stockwell) - **Introduction**
13. BOARD DISCUSSION ITEMS (ORCHID)

**Public Comment

 - A. Daniels Drain Improvements
 - B. Proposed Mobile Food Vendors Ordinance
 - C. Personnel Policy Manual - Draft
 - D. Sale of Township Property Adjacent to 4444 River Glen Drive
 - E. Rezoning #00150 (St. King)
14. FINAL PUBLIC REMARKS*
15. FINAL BOARD MEMBER COMMENT
16. ADJOURNMENT
17. POSTSCRIPT – BRETT DREYFUS

*PUBLIC REMARKS (Any topic - 3 minutes per person)

**PUBLIC COMMENT (Agenda item specific - 3 minutes per person)

*Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by writing or calling the following:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864-1198 (517-853-4258) – Ten Day Notice is Required.*

Meridian Charter Township: 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 Township Hall Room; www.meridian.mi.us

* Appointment of President Pro Tem and/or Temporary Clerk if necessary

Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, OCTOBER 20, 2015

(1) Board Information (BI)

- BI-1 Dr. B. Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE: IISD Reporting Summary of the International Conference on Climate Action held October 1-2, 2015 in Hanover, Germany
- BI-2 Dr. B. Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE: Secondhand smoke at Stratford Place Senior Facility located at 2790 Sirhal Drive, East Lansing
- BI-3 Beth Bechtel, 1165 Cliffdale Drive, Haslett; RE: Request for the Meridian Township to pass a resolution in support of House Bill 4916, a bill to allow residents to have the option to keep their utility analog meter
- BI-4 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: Comments on the October 6, 2015 Board meeting
- BI-5 Ody Norkin, Michigan Flyer LLC, 333 Albert Street, Suite 205, East Lansing; RE: Application for Meridian Redi-Ride Workgroup
- BI-6 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: Meridian Township Redi-Ride Committee

(2) Regional Linkage

- RL-1 Supervisor LeGoff and Treasurer Brixie; RE: Letter to Ingham County Treasurer Eric Schertzing relative to the transfer of foreclosed property located at 6201 Lake Drive in Meridian Township

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township, on the 20th day of October 2015, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Meridian Township residents Marsha Madle and Malinda Barr have worked tirelessly to gather resources and assets to assist and promote entrepreneurialism; and

WHEREAS, Marsha and Malinda were instrumental in opening the Meridian Area Resource Center (MARC) at the Okemos Library in 2007; and

WHEREAS, Marsha and Malinda collaborated with the Township, MABA, LEAP, and many volunteers to transform Meridian Activity Center into the MARC building in 2013; and

WHEREAS, Marsha and Malinda worked to create partnerships with area businesses for equipment, furniture, and services through donations and in-kind contributions; and

WHEREAS, Marsha and Malinda dedicated countless volunteer hours to developing the MARC events and programming; and

WHEREAS, Marsha and Malinda successfully developed the MARC into a first class community gathering spot and meeting space for learning and exchanging ideas; and

WHEREAS, Marsha and Malinda developed the MARC into a respected regional brand that promoted Meridian Township as a leader in entrepreneur engagement and support; and

WHEREAS, Marsha and Malinda changed the culture of Meridian Township economic development efforts by encouraging government officials, business leadership, civic groups, and other government agencies to expand support networks for entrepreneurial engagement and support.

NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Meridian, Ingham County, Michigan hereby recognizes and celebrates the leadership of Marsha Madle and Malinda Barr in the development of the MARC. The Township Board also recognizes the other many volunteers that were recruited by and contributed to the MARC including but not limited to Craig Allen, Randy Willet, and Thomas Hamp. Further, the Township Board thanks Marsha and Malinda for their years of service and business advocacy and remains committed to supporting entrepreneurialism in Meridian Township.

ADOPTED: YEAS: _____

NAYS: _____

**MARC Resolution
Township Board
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STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk 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 Township Board on the 20th day of October 2015.

Brett Dreyfus, CMMC
Township Clerk

**CLERK'S OFFICE
BOARD COMMUNICATIONS
OCTOBER 20, 2015**

Board Information (BI)

Sandy Otto

From: Dr B Ray HORN <ibci@umich.edu>
Sent: Monday, October 05, 2015 10:32 PM
To: Board
Subject: Fwd: Announcing @IISDRS Summary of #ICCAAction15

Climate Change for Local Governments - FYI



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

From: IISD Reporting Services <iisd-rs@iisd.org>
Date: Mon, Oct 5, 2015 at 7:41 PM
Subject: Announcing @IISDRS Summary of #ICCAAction15
To: Climate Change Info Mailing List <climate-l@lists.iisd.ca>

Having trouble viewing this email? Please try our [Browser Version](#).



Announcing @IISDRS Summary of #ICCAAction15

posted on Monday, 5 October 2015

International Conference on Climate Action (ICCA2015) - Local Governments Driving Transformation

1-2 October 2015 | Hanover, Germany

<http://www.iisd.ca/climate/icca2015/>

The International Conference on Climate Action (ICCA2015) convened under the theme 'Local Governments Driving Transformation' in Hanover, Germany, from 1-2 October 2015. Hosted by Germany's Federal Ministry for the Environment, Nature Conservation, Building and Nuclear Safety (BMUB), the Ministry for Environment, Energy and Climate Protection of Lower Saxony, Germany, and the German Institute of Urban Affairs (Difu), the conference attracted over 400 participants.

The conference took place on the heels of the UN Sustainable Development Summit and in the lead-up to the 21st session of the Conference of the Parties (COP 21) to the UN Framework Convention on Climate Change (UNFCCC) to be held in Paris, France,

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m 30 November – 11 December 2015. In light of the Sustainable Development Goals (SDGs) adopted at the UN Sustainable Development Summit and the universal climate agreement that is expected to be adopted at COP 21, ICCA2015 focused largely on bridging the divide between subnational governments and decision making at the intergovernmental level. Throughout the two-day event, participants highlighted the leading role of subnational actors in fighting climate change and formulated messages for negotiators at COP 21.

The Summary of this meeting is now available

in PDF format at <http://www.iisd.ca/download/pdf/sd/enbplus173num10e.pdf>

and in HTML format at <http://www.iisd.ca/climate/icca2015/html/enbplus173num10e.html>

Coverage of this meeting by [IISD Reporting Services](#) was funded by the German Federal Ministry for the Environment, Nature Conservation, Building and Society (BMUB).



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Sandy Otto

From: Dr B Ray HORN <ibci@umich.edu>
Sent: Wednesday, October 07, 2015 7:13 PM
To: Board
Subject: Re: Secondhand smoke at Stratford Place senior facility (2790 Sirhal Dr, 48823, Meridian Township)

SUBJECT: Secondhand smoke at Stratford Place senior facility (2790 Sirhal Dr, 48823, Meridian Township).

What needs to be clarified is that there is no such thing as "a smoke free common area" when there are 60 doors opening directly into those common areas, where many heavy chain smokers remain and smoke throughout the day and night.

It is analogous to having an entire building (even with an internal private business with a smoker) in a nearly sealed (especially during the winter) jar of a hazardous substance in the indoor air with many frail and chronically ill senior citizens inside 24/7.

A belief that the smoke remains in individual rooms is a denial of the laws of physics. Empirical scientific evidence abounds in support of this fact.

The Property Manager is a part-time manager not living in the Township, and she is also a chain smoker whose priorities are renting units, collecting rent, passing inspections, etc. for a set property owners and investors in Texas or elsewhere. She has the personal power but not the incentives to make the entire facility smoke free.

The health-concerned elder senior tenants seek a smoke-free FACILITY.

Evidence and free nonsmoking legal advice sources were attached to previous emails relative to this critical Township health and safety issue.

Sincerely,

Dr.B.Ray HORN
Meridian Stratford Place #115
2790 Sirhal Drive

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Sandy Otto

From: Christian & Beth Ann Bechtel <abc_bechtel@sbcglobal.net>
Sent: Sunday, October 11, 2015 12:48 PM
To: Board
Subject: Follow-Up: Pass Resolution to Support Michigan HB 4916: Analog Meter Choice Bill- Concerns with Smart Meter/Digital Meter Upcoming Rollout

Dear Meridian Township Board Members,

I am writing you to today to follow up to my e-mail I wrote to you last month about my health safety and privacy concerns about the upcoming Consumers Energy/DTE utility smart meters/digital meters rollout in 2016-17.

On September 29, 2015, Michigan Representative Gary Glenn introduced Michigan HB 4916 with 13 bipartisan co-sponsors, the Analog Meter Choice bill, that allows Michigan residents to easily keep their analog meter with a capped monthly reasonable fee, see weblink for Michigan HB 4916, [https://www.legislature.mi.gov/\(S\(qckr4uiwmh0lnz4tzv4cq0xu\)\)/mileg.aspx?page=getobject&objectname=2015-HB-4916&query=on](https://www.legislature.mi.gov/(S(qckr4uiwmh0lnz4tzv4cq0xu))/mileg.aspx?page=getobject&objectname=2015-HB-4916&query=on)

I respectfully request the Meridian Township Board Members to please pass a Meridian Township resolution in support of Michigan HB 4916 to support Michigan and Meridian Township residents in their efforts to have choice and the option to keep their utility analog meter.

Thank you,
Beth Bechtel
1165 Cliffdale Drive
Haslett, MI 48840

From: Christian & Beth Ann Bechtel <abc_bechtel@sbcglobal.net>
To: "board@meridian.mi.us" <board@meridian.mi.us>
Sent: Tuesday, September 8, 2015 3:15 PM
Subject: Concerns with Smart Meter/Digital Meter Upcoming Rollout

Dear Meridian Township Board Members,

As a Meridian Township resident, I have health safety and privacy concerns about the upcoming Consumers Energy/DTE utility smart meter/digital meter rollout likely in 2016-17. We have the option to keep our current analog meter. As this rollout nears, please view the documentary film and the weblink article below.

1. Take Back Your Power: Investigating The "Smart" Grid-2013 (Full Length Documentary Film)

<https://www.youtube.com/watch?v=YRjjLyVkP0o>

2. Saginaw Township Lawmaker Questions 'Smart Meter' Technology Fees

http://www.mlive.com/news/saginaw/index.ssf/2015/08/saginaw_township_lawmaker_ques.html

Sandy Otto

From: Donna Rose <wild-rose@sbcglobal.net>
Sent: Monday, October 12, 2015 8:36 PM
To: Board; Frank Walsh
Subject: FW: Join us for Getting There: Capital Region Transportation Forum 10/22/15

From: AARP Michigan State Office [mailto:miaarp@aarp.org]
Sent: Thursday, October 01, 2015 2:41 PM
To: Donna Rose
Subject: Join us for Getting There: Capital Region Transportation Forum 10/22/15

ADVOCACY ALERT

AARP[®]
Real Possibilities

Michigan

Dear Donna,

How do you get from place to place in the Lansing area? How do your parents get around? In five to ten years, will you travel to work, shopping, medical appointments, and recreational opportunities the same way you do now?

**Improve Transportation
Options in the Greater Lansing
Area!**

Please Register by October 19

Please join AARP Michigan on **Thursday, October 22** for *Getting There: Capital Region Transportation Forum*. The forum will explore safe, affordable, age-friendly transportation options in our region, including how to connect with what is currently available and what needs are not being met.

There will be small group discussions about transportation access to community businesses, jobs, entertainment, health care and other locations. We want to hear about your wants and needs. Your input is valuable and can help shape the future transportation options and quality of life in the tri-county area. **Please see agenda here.**

We encourage residents, neighborhood groups, appointed and elected officials, and transportation officials to come together to participate in this important community discussion. The event is free of charge, but seating is limited. Please register by calling 1-877-926-8300 or register online by **Monday, October 19**.

For more information, visit our AARP Michigan website at www.AARP.org/MI or email us at miaarp@aarp.org. You can also follow us on Twitter at **@AARPMichigan** for real time updates.

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Sandy Otto

From: Donna Rose <wild-rose@sbcglobal.net>
Sent: Monday, October 12, 2015 11:05 PM
To: Frank Walsh; Board
Subject: Comments on 10/6 Board Meeting

Hello Manager Walsh and Board Trustees,

After listening to the entire Board meeting of October 6, 2015 I have the following comments. First, I want to thank you all so much for acting so quickly on our plea to put together a work group which possibly can make suggestions that could improve our Redi Ride service. I am still interested in being on this work group.

It seemed very wrong to me, especially because I voted for her, that in the post board meeting video that Treasurer Brixie intimated that we are somehow there to get Ody Norkin an opportunity to bid on a Redi Ride type program by removing CATAs name off of the ballot language in the next millage election.

That is pure speculation on her part and as such is devious. So let's get a few things straight so we can cooperatively improve the current service. I am not a puppet under someone else's spell. Second, it was myself and others who informed Ody about problems we were experiencing with Redi Ride after we met him on the Twp Planning Board during our fight against the plasma center. Others have become familiar with him through the Michigan Flyer as well. He knows a lot about providing transportation. He said outloud before you at a board meeting that he isn't interested in any bids.

I also need to make the point that many of us have walked door to door to encourage our neighbors to vote for CATA millages, and we have done so for years.

I think prior to anyone making any judgements about people's motives concerning Redi Ride, you should give up your cars for a month and see how it goes for you. I can't begin to give you the perspective of a person who doesn't drive unless you haven't driven for a while. Yet, you get to make decisions that totally effect my life. If you haven't ridden Redi Ride yet, that alone speaks for itself.

Third, I am not an enemy of CATA and I am sorry some people view me in that way, particularly CATA. However, I have never lived in a community where the transit authority was so resistant to change or even suggestions and was so defensive when people question them. And this is why I came to you all with my complaints. You can call Ann Arbor where I sat on the Advisory Committee there for 13 years. I bumped heads with them from time to time, but in the end they always listened and were willing to try our suggestions.

I have written many letters to CATA outlining issues with Redi Ride, Spectran, and the fixed route buses. I have even attended their board meeting to discuss these issues and possible solutions. I am not the only one. There are a lot of us complaining and even offering suggestions, but it has been like talking to no one. The CATA Board meets for an hour from 4

- 5 PM when most people are at work. Other communities start their Transit Board meetings later in the evening and the meetings last a while as board members analyze items that need to be addressed. I find myself asking why does CATA even have a Board? I also find it strange, that one of the people with a disability who speaks in front of you to support CATA, says the "system is not broken", but then asks for "extended hours", "more funding", and "more buses". She sees the shortfalls but has never spoken up? She is fine with planning her life up to two weeks in advance, and that is fine for her. Not everyone has that luxury. She sits on the CATA Advisory Committee (LAC) and is suppose to represent people with disabilities? Well, where has she been? It is likely that she will enjoy a better service in the future because so many of us spoke up.

Don't think I am expecting the government to provide all of my transportation needs. I don't just rely on CATA. I am too busy to put up with all of the nonsense. I hire an assistant for \$10 per hour for about 10 hours per month who

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drives me to errands, grocery shopping and the like. I have friends who take me places when needed too. If I am chosen to be on the work group, my goal would be to gather data and make recommendations for improvements. I do not think it is necessary to throw out the baby with the bath water. I would just ask everyone in the group and on the Board to have an open mind about possibilities and alternatives that could complement CATA's service. We need to gather some data in order to discover possibilities. The service is popular, so we already have that going for us. I just want the chance to use the service for which I pay my taxes and be able to request a ride in a reasonable time period. I am very hopeful this is achievable. I am not at all interested in political wranglings.

I am not the only person who is eager to improve transportation service and options. On Thursday October 22 there will be a transportation summit at Hannah Community Center sponsored by AARP of Michigan for the purpose of improving transit in the area. Anyone can attend. CATA will be there along with other speakers. I would suggest you attend to find out more about current transit issues in this area, and to work along side others who need to rely on public transit to make suggestions. I have sent you the flyer, but to register call 1-877-926-8300. I really hope to see you there. Remember the availability of public transit helps the economy.

Thank you for considering my comments. I am extremely passionate about public transit!

Very sincerely,
Donna Rose, LMSW
6207 Cobblers Drive
East Lansing, MI 48823
517-489-2233

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Sandy Otto

From: Ody Norkin <ody.norkin@gmail.com>
Sent: Tuesday, October 13, 2015 3:40 PM
To: Frank Walsh
Cc: Board
Subject: Application for Meridian Redi Ride Workgroup

Dear Mr. Walsh,

Please accept my application to participate as a member of the community work-group to review the Redi ride program.

I very much appreciate the board's decision to try and review this program. I also appreciated Trustee Scales' comments that threw my name into the hat. Trustee Scales was "right on" with his comment that no workgroup member should come forth towards this review with any pre-conceived "solutions". First and foremost, let us gather the facts. RIGHT ON.

My Bio

My bio includes some history that can be useful for the work group - I feel.

Post MSU, (1982) I was first employed by Red Carpet Travel as an accredited Travel Agent and reached the rank of VP for all seven Red Carpet offices statewide.

From there (1985) I was recruited by the state's DMB office to specifically create and manage the first statewide travel program.

While at DMB I was engaged in several projects that are relevant to public transportation and government contracts. They included:

- a) Intercity bus program under UPTRAN. These were MDOT bids processed by DMB awarding statewide intercity bus routes.
- b) State procurement of motorcoach equipment for the intercity bus program.
- c) Lease agreements of state owned buses for subsidized routes. We referred to this program as the \$1/year bus program.
- d) UPTRAN marketing projects. I issued bids and engaged marketing and video companies to promote bus ridership (both urban and intercity routes)
- e) MDOT Fly-from-nearby program was also a project I handled to promote the use of local airports. A key objective was to remove vehicles from our congested highways (IE reduce travelers that drove to/from DTW as a routine).
- f) Ride Share program - our office was called on to competitively bid and award contracts to operate the MICHIVAN vehicles. I was a committee member but not the assigned buyer for this project.
- g) DNR's day in the park program was assigned to me to write specifications for all statewide DNR bus contracts during this long and successful summer program. I inspected small and large vehicles and issued contracts to qualified operators.

There were many other travel related contracts I managed including all Airline agreements, all travel agency engagements as well many other marketing ventures for MDOT, Pure Michigan and other agencies.

After my retirement from the State, I focused my efforts full time to Okemos Travel and the new Michigan Flyer project. (I was recently asked to assist in planning new public transportation project for a transit agency in S.E. Michigan).

Michigan Flyer's has grown from 36,000 passengers per year to over 150,000 annual riders. Nearly thirty percent of these valued clients are senior citizens and people with disabilities. Regional connectivity and solving the "last mile" challenge is a task I am involved with day in and day out. Finally, I would like to share that Michigan Flyer operations hold to a stat of 98.00% on time performance. 100% of all vehicles are accessible with lift equipment and we are proud of our performance standards. My most recent and relevant experience is coordinating in Ann Arbor (in partnership with Ann arbor Transit Authority) intra-city and intercity schedules. This included a door-to-door option we contract in Ann Arbor with Michigan Green Cab.

Here in East Lansing I have agreements with most taxi companies to handle our student arrival week. A "voucher system" is used by the Flyer to transport students to all points on campus and the region. This is a program is coordinated and reimbursed by MSU.

As a side note. I have stated in your public meeting and do so again now. Should the township decide to competitively bid for the Redi Ride service, neither Okemos Travel Inc, nor Michigan Flyer LLC (nor Rachel or Ody Norkin personally) will submit a bid / proposal for this contract. We will not compete as a prime contractor nor as a sub-contractor.**

I will be happy to answer any question and appreciate your consideration of my application.

Ody Norkin, V.P.
Michigan Flyer LLC
333 Albert Street, Suite 205
East Lansing, Michigan, 48823
Office 517-333-0400
Mobile 517-420-5019

** Based on the Treasurer comments to the media on Oct. 6th, perhaps my personal affirmation may not suffice. I will contact you by telephone to review other options.

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Sandy Otto

From: Donna Rose <wild-rose@sbcglobal.net>
Sent: Wednesday, October 14, 2015 5:26 PM
To: Frank Walsh
Cc: Board
Subject: RE: Meridian Township Redi-Ride Committee

Dear Twp Manager Walsh,

Thank you for sending me information about an upcoming Community Talk session regarding Redi Ride Service on Tuesday October 27 from 2-5 PM.

I am not certain that the time frame for the meeting will bring the public comments you might expect. I feel an evening meeting would be better. Also, I am wondering how the Twp will advertise this meeting to get the maximum input from riders?

While I do see there is a need for more public comments, you have already heard from a bunch of people. I hope there won't be a tendency to dismiss our claims just because we don't fill up a room with people who have Redi Ride complaints or solutions.

I do believe that the best thing Board members and yourself can do prior to this Listening session is call up Redi Ride 517-394-2282, option 2 and ask for an afternoon pickup at a specific time. You must call at least the day before to get a ride, but you can call as far ahead as two weeks in advance. If you begin to tell yourself you don't have the time to do this, then you already know what residents using the service are going through. Then I will say to you, let's not make this into a federal case when it is clear it can be improved. Why would anyone oppose using our transportation millage to get the maximum use of our funds, especially our elected officials who represent us? This shouldn't be a complicated issue, except maybe in the heads of politicians!

No matter what residents say during a public meeting there are still a lot of questions that need to be asked and answered so we can get a handle on the transportation system for which we are paying. No one has been paying attention and in my book it is time we did. For example, how many people need lift service who ride, and how many riders are ambulatory? Is there enough justification to be using lift equipped vans for every trip or just for those who need them? Right now CATA provides great drivers and thus we feel safe with them, so what could we do to meet the needs of more citizens while keeping this high standard of drivers? These facts need to be gathered in some way whether you hear from others or not. It is not my way to give up when I know in my heart that there is another way to more closely meet the needs of the taxpayer/rider. For people who do not drive, having a great transportation service is much more helpful than living with a good service. I hope you all will remember this and share our hope of something greater.

Blessings,
Donna Rose, LMSW
6207 Cobblers Drive
East Lansing, MI 48823
517-489-2233

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We must be free not because we claim freedom, but because we practice it."
-- William Faulkner, writer

OCT 20 2015

From: Frank Walsh [mailto:walsh@meridian.mi.us]
Sent: Wednesday, October 14, 2015 2:31 PM
To: Carol Hasse
Subject: Meridian Township Redi-Ride Committee

Good afternoon, on behalf of the Township Board's Redi-Ride Review Committee (Trustees Ron Styka, Milton Scales and John Veenstra) I want to thank you for taking the time to consider serving on our committee. The committee is charged with **"examining the key operational issues, including scheduling, performance, management, utilization, and cost of operating CATA's Redi-Ride system, and explore possible solutions and costs of those solutions"**.

Prior to naming a committee and pushing forward the Trustees would appreciate an opportunity to hear from our residents who use the service. Before we embark on solutions and discussion we want to listen to the public.

The township is planning a community-wide listening session on Thursday, October 27, from 2-5 P.M. The meeting will be held in the town hall room here at the municipal building. We do plan to televise the meeting for those who cannot attend. Eventually there will be a committee named to help carry out our mission. In the meantime I hope you will be able to attend the meeting on October 27. We are going to request that CATA offer Redi-Ride service through 6 P.M. on the 27th.

Again, thank you for your time and energy.

Frank Walsh

Frank L. Walsh
Township Manager
Charter Township of Meridian
P: (517) 853-4254
F: (517) 853-4251

www.meridian.mi.us
www.facebook.com/MeridianTownship
www.twitter.com/Meridiantwp
<https://www.linkedin.com/in/frankwalsh3>
<https://managersperspective.wordpress.com/>

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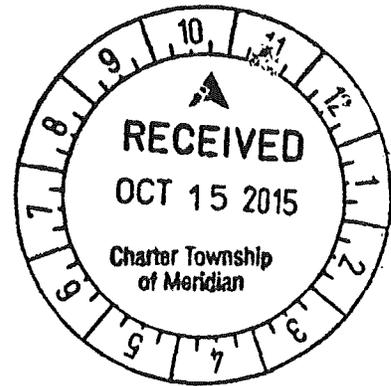
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October 12, 2015

Deborah Guthrie, Cable Coordinator
Meridian Township
5151 Marsh Road
Okemos, MI 48864



Dear Ms. Guthrie:

As part of Comcast's commitment to keep you informed about important developments that affect our customers in your community, I am writing to notify you of some changes. Customers are being notified of these changes via bill message.

Beginning November 19, 2015, in order to simplify installation pricing and customer statements, all video, data and/or voice installations along with in-home service visits will be one flat fee of \$75.00. There will no longer be a \$15.00 fee for activating pre-wired outlets or any wireless network set up fees.

Also, effective December 16, 2015, FXM, channel 172, is being added to the channel lineup as part of our Xfinity TV Digital Preferred services. FXM will still be available with the Sports Entertainment Pack.

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

As always, feel free to contact me directly at 517-334-5686 with any questions you may have

Sincerely,

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

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**CLERK'S OFFICE
BOARD COMMUNICATIONS
OCTOBER 20, 2015**

Regional Linkage (RL)

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

Treasurer Eric Schertzing
Courthouse
P.O. Box 215
Mason, MI 48854-0215

October 9, 2015

Dear Treasurer Schertzing,

This year, 6201 Lake Dr. (33-02-02-03-401-001) was foreclosed for unpaid property taxes.

This property has been a subject of concern for many residents over the years. It is a prominent piece of land that has garnered negative attention because of the decline and blight of the property. **The prominent location of this property presents a unique opportunity to the Township for place making.** We appreciate the present condition of the property now that the structure has been removed.

Earlier this year, the Township met with leadership from HBA (Ingham County Commissioner and HBA president Teri Banas) and Lake Lansing Property Owners Association (LLPOA) to discuss possible options for the site as a place making site.

HBA is interested in working to beautify the site. They have contacted several groups including Haslett Kiwanis, LLPOA, and American Legion regarding possible collaboration for beautification and place making.

The Township would like to obtain this property now that the blight has been removed. There was consensus to collaborate with you to obtain the property at our June 16 Township Board meeting.

We greatly appreciate your efforts to remove blight from Meridian Township and help us reach our place making goal for the unique Haslett community.

Sincerely,

Julie Brixie
Treasurer Meridian Township

Elizabeth LeGoff
Supervisor Meridian Township



OCT 20 2015

RL-1

OCT 20 2015

9B (1)

PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the September 29, 2015 Special Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the September 29, 2015 Special Meeting with the following amendment(s): [insert amendments].

**OCTOBER 20, 2015
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD SPECIAL MEETING - **DRAFT** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, SEPTEMBER 29, 2015 **6:00 P.M.**

PRESENT: Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson
ABSENT: Supervisor LeGoff
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry

1. CALL MEETING TO ORDER
Clerk Dreyfus called the meeting to order at 6:00 P.M.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
Clerk Dreyfus led the Pledge of Allegiance.

Trustee Scales moved to appoint Treasurer Brixie as Supervisor Pro Tem for the purpose of conducting tonight's meeting. Seconded by Trustee Wilson.

VOICE VOTE: Motion carried 6-0.

3. DISCUSSION OF POTENTIAL IMPROVEMENT TO THE DANIELS DRAIN
Assistant Township Manager/Director of Public Works Derek Perry explained the purpose of tonight's meeting as outlined in staff memorandum dated September 25, 2015.

Charles Barbieri, Foster Swift, 313 S. Washington Square, Lansing, legal counsel for The Ponds Cooperative Homes, Inc., offered a Powerpoint presentation on the condition of the Daniels Drain Drainage District which was created approximately 45 years ago. He noted this Chapter 20 drainage district was formed through the jurisdictions which would have surface water runoff as part of the drainage; i.e., Michigan Department of Transportation (MDOT), the Ingham County Road Department (ICRD) and Meridian Township.

Mr. Barbieri offered the following information on the drain:

- The Daniels Drain drainage district is part of the Red Cedar Watershed
- Until 2009, the 2.8 acre pond, created in 1989, had fish and attracted wildlife
- Pond structure originally had one inlet
- Currently, two inlets come from the south into the pond due to development
- More surface water and stormwater is received by the pond than originally anticipated when constructed
- The Daniels Drain has collapsed pipes, one of which is under Grand River Avenue (M-43)
- Sink holes have developed on the Ponds property
- Collapsed pipe in the drain was a significant contributing factor in the flooding of some condominiums (eight units during the August, 2015 rainstorm)
- Periodic flooding has damaged walkways
- Boardwalk has had to be rebuilt due to flooding
- 75 trees have died around the pond because of flooding
- Electrical wiring around the pond has shorted out due to flooding
- Disproportionate share of water containing phosphorous coming from neighborhoods to the south
- Sandbags have been placed at the outlet near the pipe which was constructed under Grand River in an effort to prevent water from washing out other areas
- Algal bloom is prevalent in the pond as a result of the phosphorous discharged
- Condominium units have not used phosphorous in their fertilizer for many years as the cooperative followed Michigan State University recommended guidelines
- It is believed the phosphorous that has washed into the pond is a result of run off from neighborhoods to the south which feeds into the drainage district and the detention pond

- Chlorides detected are a factor from use of road salt largely from M-43 and neighborhoods to the south
- Sedimentation which contains phosphorous and chlorides are factors in the current condition of the pond

Scott Dierks, Branch Manager, GEI Consultants, 940 N. Main Street, Ann Arbor, offered a review of urban hydrology through a Powerpoint presentation which demonstrated the impacts of man-made landscape changes. He indicated the movement in stormwater management in the 21st century is to recover some of the natural resource functions. Mr. Dierks noted the stormwater runoff analysis was conducted using computer modeling simulation which provided estimates of phosphorous and chloride and where they originated.

Mr. Dierks offered the following information:

- Water and sediment samples showed the pond is phosphorous and chloride enriched, all of which comes from outside of The Ponds property
- Fish kill has occurred since the pond was stocked
- In the computer model, the outlet pipe under Grand River Avenue is the limiting factor in water leaving the pond, irrespective of the failure of the pipe
- Pipe was set at an extremely shallow slope which minimizes the amount of water which can come out of the pond
- Pond water depth averages approximately five (5) feet
- During a 100 year flood event, there would be six (6) feet on top of the five (5) foot pond depth
- When the pond was originally designed, it was to be eight (8) feet in depth
- According to GEI, many areas are only three (3) feet, resulting in less drainage capacity than originally intended when flooding occurs
- Primary objective is to find solutions which would fix the infrastructure problems and recover a cleaner pond
- One set of alternatives is to work exclusively on The Ponds property:
 - Two major inlets on the southeast (36" pipe) and southwest (48" pipe) sides of the pond
 - Creation of two features on the northwest side of the pond which capture runoff from The Ponds Cooperative parking lots
 - Creation of dry wells to capture water from the inlets off Grand River Avenue
 - New outlet from the pond, which could potentially be an MDOT project
- Runoff which comes off the landscape and the associated pollutants are proportionate to the size of the area that it drains
- A second set of alternatives is to mitigate some of the physical improvements by moving to a non-phosphorous fertilizer in the area and managing the amount of salt used on roads
 - Creation of a living filter on The Ponds property using native plants which would address all of the runoff from the nearby areas which drain from the south, west and east prior to it reaching the pond
 - What is already in the pond must be addressed as a critical component of cleanup in the watershed
- Two (2) ways to address sediment in the pond: dredge the pond at a cost of approximately \$300,000-\$350,000 or inactivate the sediments through use of alum which makes it unavailable for biological growth in the pond
 - Each inlet is approximately ½ acre in size
 - East side natural swale on the westside – capture runoff from the parking lots of the cooperative
- Very rough estimate to inactivate the sediment, create wetlands for the inlets and exclude the drywells and pipe under Grand River Avenue is approximately \$700,000-\$1 million
- MDOT excluded from Alternative #1 as maintenance of drain under Grand River Avenue after project completion is the responsibility of MDOT
- Assumption that MDOT will pay for the correction of the collapsed pipe under Grand River Avenue
- Alternative #2 is less costly, but requires significant behavioral changes to eliminate the use of phosphorous containing fertilizer throughout the watershed
- We are all "implicated" in the water quality issues our rivers and lakes sustain today

- The Ponds Cooperative wants to be an active participant in the solution and could offer a certain amount of property to be used for restorative wetlands
- Non-toxic sediments from the pond could be used as a subsurface foundation as part of a later improvement (i.e., community center for residents of The Ponds)

Ingham County Drain Commissioner (ICDC) Pat Lindemann offered an overview of the Chapter 20 Drain petition process used in and around primarily commercial areas. He stressed there is no way to determine costs of this project until a full engineering and environmental investigation is conducted. Commissioner Lindemann addressed the four (4) foundations of infrastructure to establish a community as: a place to flush toilets, a place to put stormwater, a clean, consistent source of drinking water and a transportation system. He stressed the maintenance cost through tax assessment from the ICDC's office (\$440,000) is one hundredth of one percent of the true property value of the Township's real estate.

ICDC Lindemann noted the process for a Chapter 20 Drain begins with the Township acknowledging there are maintenance and improvement issues which must be addressed while recognizing land use changes which have happened over time with the Daniels Drain which may require modification. He stated his office is willing to attack the problem and solve it once a petition is received by his office. Commissioner Lindemann indicated the process of watershed management and reduction in pollution loading adds longevity to the system.

4. PUBLIC REMARKS

Supervisor Pro Tem Brixie opened Public Remarks.

Quenda Story, 4526 Marlborough, Okemos, inquired as to her cost for a solution to this man-made drainage issue. She questioned where a community center would be located within The Ponds Cooperative. Ms. Story expressed concern the Daniels Drain project would facilitate further development in the area.

Assistant Township Manager/Director of Public Works and Engineering responded approximately 340 parcels are located within the watershed which would share the cost, but not on a proportionate basis.

Manager Walsh added this proposed correction has nothing to do with future development in the area. He stressed the Township will openly communicate with residents as this issue moves through the process.

Richard Baderstadt, 4560 Oakwood, Okemos, believed The Ponds is located in a low lying area. He recalled that 30 years ago the original soil was removed and different soil was brought to the site in order for buildings to be constructed. He inquired what percentage the owners of The Ponds Cooperative would be paying. Mr. Baderstadt believed he receives an indirect benefit as his back yard drains into the Daniels Drain. He believed that part of a "feature" for The Ponds is maintaining the pond and it is not being maintained.

Kevin Hilliker, 4554 Dobie Road, Okemos, asked the Board to look at the parcels on Dobie Road if the proposal moves forward, as all water on his property simply drains into the ground and not into the Daniels Drain.

Tom Maleck, President, The Ponds Cooperative Homes, Inc., 1457 E. Pond Drive, Unit 22, Okemos gave a brief history of the area as follows:

- In 1970, an investigative aerial photograph showed there was not a single structure in the area
- In 1972, the pond was built
- In 1972, Grand River Avenue was a two (2) lane road
- Grand River Avenue is now a five (5) lane road with curb, gutter and storm sewers
- Statement that MDOT uses 40 tons of salt per mile per year, which calculates to 100 tons of salt every year which makes it way into the pond
- Water table of the pond is three (3) feet higher than originally designed
- When storms occur, the pond floods six (6) additional feet

- Corrugated metal sewer pipe, which was placed under Grand River Avenue 50 years ago, has collapsed
- Sewer to the southwest also houses a corrugated metal pipe and believed there will be a collapse in the near future
- Sewer to the southeast is a corrugated metal pipe with failing joints which have created major sinkholes
- Property over the sewer is regularly used by pedestrians and bicyclists and there is a safety concern

Cecilia Kramer, 4560 Oakwood, Okemos, and President, Forest Hills Homeowners Association, questioned if this is a public hearing to change a Chapter 20 Drain to a Chapter 8. She stated many homes in Forest Hills have indirect linkage to this watershed as backyards drain to the north and east to reach The Ponds overland. Ms. Kramer reiterated the property behind Forest Hills is an open space associated with the Paddock Farms apartment complex. She voiced appreciation there will be continued conversation with the Township in its efforts to seek a solution.

Ody Norkin, 3803 Sandlewood, Okemos, spoke to what may create a conflict of interest by Township officials and the perception of a conflict of interest. He indicated the previous Township attorney pointed out a conflict of interest did not mean a Township Board member had to personally gain something (financially or otherwise). Mr. Norkin believed that when a CATA Board member is also a Township Board member voting on a CATA contract, it is a conflict to advocate for both fiduciary duties at the same time.

Jessi Adler, 1580 Hillside Drive, Okemos stated she is a co-owner of a home which backs up to the Forest Hills nature area by The Ponds development. She indicated she is on a well and does not hook up to the Township's water system, voicing concern how the Daniels Drain extension behind her home may affect properties with wells. Ms. Adler also expressed apprehension about added run off in the area due to increased impervious surface in the proposed development at the corner of Powell Road and Grand River Avenue. While acknowledging little understanding of the Chapter 20 Drain process, she articulated her desire to obtain potential costs for her property before the project moves forward.

TOWNSHIP ATTORNEY COMMENT: Drain projects are somewhat confusing in the way they are administered through the Drain Code because it is different than how other public utility projects move forward. Even more so with Chapter 20 drains. In drains we speak about chapters, so with a Chapter 20 Drain project (or any drain project), there has to be a determination of necessity of whether a project moves forward before final engineering takes place. So while the information provided is very helpful in getting a very "rough, rough, rough" estimate of costs, under the statute there is no way the Drain Commissioner can provide a specific cost amount to property owners until all the work is actually performed in putting together the bids. While I am sure the Drain Commissioner would love to be able to do that for you, it would take an act of the Legislature to make that change. There are no hard costs available to you with regard to that in terms of the Township being able to tell you exactly what percentage of what the ultimate cost would be. That would also be very difficult because MDOT pays for a portion of that, due to benefit to state highways and until the final scope of that project is ultimately determined, we don't know what percentage MDOT would pay. The county also would pay a percentage of that cost based on benefit to county roads and, again, until that project is ultimately finalized, we don't know what percentage that is. The Township has, depending on the specific scope of this project, some leeway in determining what the costs are apportioned between each of the property owners.

Supervisor Pro Tem Brixie added that the Township is between a rock and a hard place, as it must commit to the project before it can obtain a commitment about how much it will cost each affected property owner.

TOWNSHIP ATTORNEY COMMENT: Even if the Township wanted to, and even if the Drain Commissioner wanted to, that is simply not possible the way the statute is written.

Michael Kerns, 1332 Ivywood, Okemos, asked whether a resident would be charged for an assessment all at once or over a period of years and what that number of years would be. He stated in the 23 years he has lived in Cornell Woods, he has not used salt as a deicer nor has he ever witnessed his neighbors using salt. Mr. Kerns stated that nearly all the salt comes from the snowplow during the winter season. He indicated the state legislature passed a law approximately ten (10) years ago which prohibited residents, unless they are farmers, from purchasing fertilizer containing phosphorous.

TOWNSHIP ATTORNEY COMMENT: Length of payment for the assessment would be a determination by the Drain Commissioner. After the final costs are calculated, the Drainage Board, chaired by the Drain Commissioner, would work with a financial advisor. It can be from one (1) year up to 30 years, depending upon the situation.

Ingham County Drain Commissioner (ICDC) Lindemann clarified that all responsible entities within the Chapter 20 Drain (i.e., Meridian Township, ICRD and the state highway department) would receive a determination of percentage from the Drain Board. He indicated the Township would then hold a hearing to levy the tax on its affected residents, with the Board ultimately making a decision how much of the Township's percentage would be assessed. Drain Commissioner Lindemann offered that Township's typically pay between 5% and 50% of a project cost, dependent upon the nature of the project. He stated that after final costs are calculated, they are spread out based on the concept of benefit derived (determined by how much of an individual's runoff contributed to the drain). Drain Commissioner Lindemann noted projects of this type are typically bonded over a 15-20 year period. He stressed the ICDC Office works diligently to ensure the improvements have longevity which well exceeds the life of the payment, typically 50-70 years. Drain Commissioner Lindemann noted the life of a maintained concrete underground pipe is 60-80 years.

Supervisor Pro Tem Brixie closed Public Remarks.

Board, Township attorney, The Ponds presentative and ICDC discussion:

- One (1) of the eight (8) units which flooded in August, 2015 was included in the 40 repossessed units
- The Ponds ceased using phosphorous over 20 years ago
- Two of the buildings have a storm sewer which travels from the buildings to the pond
- First floor of the three (3) story units are on concrete slabs and had six (6) inches of standing water after the August, 2015 rainstorm
- All residents of The Ponds Cooperative support this project
- By Board request, staff prepared a dummy roll based on a \$2 million project for discussion purposes only and cannot be "tied" to any component of this proposal
- Township Board has no idea of the cost for this project at this point in time
- Cost will be determined by the ICDC once a petition is filed
- Importance of communication throughout the process
- Rationale for holding this meeting was to elicit thoughts from property owners on the proposed project
- Board suggestion to use a base number for residents to scale their estimated costs
- Assessment is not based on taxable value or state equalized value (SEV)
- Assessment calculations take into account acreage, land use and pervious surface
- Drainage Board will make the determination as to the percentage each of the three (3) entities would pay (Ingham County, MDOT and the Township) after the scope of the problem is researched and a solution is ascertained
- ICDC computer program has run-off factors attached to properties
- Argument can be made that MDOT's benefit has increased based on the widening of Grand River Avenue and ICRD's benefit has increased based on road improvements and the widening of intersections
- ICDC can run various scenarios through computer programs using hypotheticals if the Board desires him to do so
- Two Township parcels comprise The Ponds
- The Ponds Cooperative is 18.5 acres out of 200 acres, approximately 9% of the project
- Individual condo owners would divide the assessment to The Ponds Cooperative

- Analysis of benefit derived will determine the cost
- The pond is a repository for a lot of water which does not come off of the land belonging to The Ponds Cooperative
- Shopping center drains run along through the area and “dump” through the pond and across Grand River Avenue
- Variety of other contributing factors to the functionality of the pond
- Argument can be made that special benefit is derived by residents of The Ponds if landscaping was part of the solution to eliminate some of the immediate runoff pollution
- ICDC suggestion that if any resident feels their benefit is too high, they need to speak out at the public hearing and can set up a meeting with the ICDC to discuss the benefit
- Need for the ICDC to apprise the Board of the extent of the problem through an investigation
- In order for a thorough investigation to be initiated, the Board will make a determination if it wishes to move forward with filing a petition
- Board member preference for the steps of this process to be a shared and joint partnership with affected residents
- Step 7 of the Chapter 20 Drain petition process involves a vote by the Board to file a petition to improve a drain
- Next step is for the Township Board to place this item on for discussion at a regular meeting
- Clerk’s office maintains a list of homeowner association and neighborhood groups (with contact information) to assist in reaching out to property owners

5. ADJOURNMENT

Trustee Wilson moved to adjourn. Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried 6-0.

Supervisor Pro Tem Brixie adjourned the meeting at 7:55 P.M.

JULIE BRIXIE
TOWNSHIP SUPERVISOR PRO TEM

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary

9B (2)

PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the October 6, 2015 Regular Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the October 6, 2015 Regular Meeting with the following amendment(s): [insert amendments].

**OCTOBER 20, 2015
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, OCTOBER 6, 2015 **6:00 P.M.**

PRESENT: Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson
ABSENT: Supervisor LeGoff
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works Derek Perry, Police Chief David Hall, Principal Planner Oranchak, Associate Planner Peter Menser

1. CALL MEETING TO ORDER

Clerk Dreyfus called the meeting to order at 6:00 P.M.

Trustee Veenstra moved to appoint Trustee Styka as Supervisor Pro Tem for tonight's meeting. Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried 6-0.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Pro Tem Styka led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. SPECIAL PRESENTATION (None)

5. PUBLIC REMARKS

Supervisor Pro Tem Styka opened Public Remarks.

Diana Paiz Engle, 2164 Quarry, East Lansing, discussed the boundaries, shared rides and call-ahead times of Meridian Redi-Ride. She felt it was the responsibility of consumers to book rides in advance. Ms. Engle did not believe in the concept of persons with disabilities expecting priority for exclusive use of Redi-Ride. She voiced support for expansion of hours for the Redi-Ride service in Meridian Township.

Cecilia Kramer, 4560 Oakwood, Okemos, announced the Friends of the Okemos Library is hosting a dedication of the Joan C. Smith memorial bench, arbor and plantings on Saturday, October 10th at 5:00 P.M. at the Hope Borbas Okemos Library. She offered history on the Daniels Drain which was established in 1924 as a farm drain. Ms. Kramer stated Forest Hills came "on-line" in 1966 with swales and ditches along the sides of the road. She noted additional development was later constructed in the area with curb and gutter which created direct runoff into the system from driveways and roads. Ms. Kramer believed the blue water pond was established much later through efforts of the developer of the then Walden Pond apartments. She noted difficulty in constructing the apartments because of the "smucky" soils and building in a shallow area. Ms. Kramer stated that the pathways within The Ponds mentioned at the last Board meeting are private and not open to the public. She requested the Board carefully consider the small benefit derived for the Forest Hills area.

Richard Baderstedt, 4560 Oakwood, Okemos, objected to being asked to pay for aesthetics on the pond contained on The Ponds Cooperative property. He believed the purpose of a sewer was to accept more water in times of high rain and flow out at an even rate through an egress. Mr. Baderstedt alleged the pond was always a swamp and surrounding property owners should not be asked to help pay to turn it into a bluewater pond as they do not receive any benefit from it.

Leonard Provencher, 5824 Buena Parkway, Haslett, requested Board member comments and reports and the Township Manager's report be returned to the forefront of the agenda as he believed it better served the public. He voiced appreciation the pathway in front of Aldi has been constructed, but the major utility company did not perform its work in a timely fashion and the sidewalk has been "cut open" and is, again, unusable. Mr. Provencher requested a full review of the entire Capital Area Transit Authority (CATA) operational system.

Neil Bowlby, 6020 Beechwood Drive, Haslett, also requested Board comments and the Township Manager's report return to the beginning of the Board agenda. He expressed appreciation for the repaving of the Township parking lot with LED lighting, suggesting what would have made it better was a ten (10) megawatt solar array. Mr. Bowlby believed solar array panels on Township buildings are a wise investment with a better rate of return than money invested in certificate of deposits (CDs). He addressed his interpretation of Robert's Rules relative to withdrawing a motion and offered suggestions on how to reflect that within the minutes.

Supervisor Pro Tem Styka closed Public Remarks.

6. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda amended as follows:

- **Reletter Agenda Item #7F to Action Item #10C**

Seconded by Clerk Dreyfus.

Trustee Scales moved to amend the agenda as follows:

- **Reletter Agenda Item #13 to Agenda Item #8**
- **Reletter Agenda Item #14 to Agenda Item #9**
- **Move the remaining items down sequentially**

Seconded by Trustee Veenstra.

Board discussion:

- Members of the public have repeatedly expressed a desire to return to the previous agenda format
- One Board member has heard from members of the public who expressed appreciation for less politicization of the Board meetings relative to Board comments
- Board member preference for Board comments to be placed on the agenda at the beginning and end of the meeting
- Analysis of time spent on Board comments at the beginning of the meeting revealed Board comments were not excessively lengthy
- Best practices should include having Board comments be of a factual nature

VOICE VOTE: Motion carried 5-1 (Treasurer Brixie).

Trustee Scales moved to amend the agenda as follows:

- **Add Agenda Item #15: Board member comments**

Seconded by Trustee Veenstra.

VOICE VOTE: Motion carried 5-1 (Treasurer Brixie).

Treasurer Brixie moved to amend the agenda as follows:

- **Add Discussion Item #13G: Transit Oriented Design Group Appointment**

Seconded by Trustee Wilson.

Board and staff discussion:

- Email was received after the packet had been sent that CATA received this grant and is looking for representation
- Email requested each community's planning and zoning expert serve on the committee

- If the Board desired, an elected official could also serve
- CATA has requested a name from Meridian Township by October 14th
- Inquiry if Meridian would lose a seat at the table if CATA's deadline was not met

VOICE VOTE: Motion carried 6-0.

VOICE VOTE ON THE MAIN MOTION: Motion carried 6-0.

7. CONSENT AGENDA

Treasurer Brixie moved to adopt the Consent Agenda as amended. Seconded by Clerk Dreyfus.

Trustee Veenstra moved to amend the Consent Agenda as follows:

- **Reletter Agenda Item #7F to Action Item #12C**
- **Reletter Agenda Item #7G to Action Item #12D**

Board discussion:

- Instead of repeatedly removing communications from the consent agenda, a better Board practice would be to make comments related to the communications during the first Board member comments and reports section on the agenda
- Communications received regarding the need to eradicate second hand smoke in the common areas of apartment buildings (e.g., hallways, elevators, recreation rooms, etc.) by making these areas smoke free
- Board member belief the Township should pass an ordinance which prohibits smoking in all apartment building common areas
- Board member preference for the issue of second hand smoke to be on a future agenda for discussion in an effort to find resolution for the parties involved

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried 6-0.

A. Communications

(1) Board Deliberations (BD)

- BD 11A-1 Donna Rose, 6207 Cobblers Drive, East Lansing; RE: Redi-Ride Work Group
- BD 11A-2 Sandra Draggoo, Chief Executive Officer, Capital Area Transportation Authority, 4615 Tranter Street, Lansing; RE: Response to Ms. Rose relative to public transportation in Meridian Township

(2) Board Information (BI)

- BI-1 Ann Alchin, 5972 Cypress Street, Haslett; RE: Mr. Will White
- BI-2 Melanie Jaramillo, 2080 Ashland Avenue, Okemos; RE: Farmers Market issues
- BI-3 Patrick Spyke, 6128 Graebear Trail, East Lansing; RE: Breaks ins – The Cove at Whitehills Lakes
- BI-4 Joy and Rich Schaberg, 5596 Starflower, Haslett; RE: Goats on Okemos Road
- BI-5 Barbara Loyer, 1445 E. Pond Drive, #11, Okemos; RE: Goats on Okemos Road
- BI-6 Alexandra Dodds, 1825 Nemoke Court, Apt. 5, Haslett; Re: Tethering Ordinance
- BI-7 Julia Sleeper, 5512 Starflower, Haslett; RE: Yes! Train Horn
- BI-8 Dr. B Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE: Secondhand Smoke at Stratford Place Senior Facility
- BI-9 Dr. B Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE:

Affordable and healthy housing for Meridian Township's aging population
BI-10 Dr. B Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE: Second hand smoke effects on senior elder apartment renters in Meridian Township

(3) On File in the Clerk's Office(OF)

Material submitted at the September 15, 2015 Board Meeting

Meghan Webber, Chief Executive Officer, Greater Lansing Association of Realtors, 4309 Legacy Parkway, Lansing; RE: Request for an exemption from the Township's sign ordinance relative to posting of Open House signs

Richard Williams, 1703 S. Crystal Cove, Haslett, Rental Property Association of Mid-Michigan; RE: Letter concerning the proposed increase for the initial rental registration fee

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

B. Minutes

(1) Treasurer Brixie moved to approve and ratify the minutes of the September 8, 2015 Special Meeting. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

(2) Treasurer Brixie moved to approve and ratify the minutes of the September 15, 2015 Regular Meeting. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

C. Bills

moved that the Township Board approve the Manager's Bills as follows:

Common Cash	\$ 458,220.05
Public Works	\$ 97,008.96
Total Checks	\$ 555,229.01
Credit Card Transactions	\$ 15,860.94
Total Purchases	<u>\$ 571,089.95</u>

ACH Payments \$ 474,656.14

Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

(Bill list in Official Minute Book)

D. Fire Department Promotion – Full-Time Firefighter

Treasurer Brixie moved to authorize the Fire Chief to promote part-time firefighter Daniel Ackles to a full-time firefighter position effective October 12, 2015. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus

NAYS: None

Motion carried 6-0.

E. Ratification of Part-Time Paramedic/Firefighter Appointments

Treasurer Brixie moved to ratify the appointments of Corey Pant and Andrew Zaleski to the position of part-time paramedic/firefighter. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus

NAYS: None

Motion carried 6-0.

8. TOWNSHIP MANAGER REPORT

Manager Walsh reported on the following:

- Board approved 2015 Citizen Survey will be mailed to randomly selected Township residents on October 14, 2015
- Construction of the central fire station is on target with a mid-January move in date and a February 1, 2016 dedication ceremony
- Construction of the central fire station appears to be under budget
- Continued work on a project at Haslett Village Square which will change the face of Haslett and the entire region
- October 5th meeting with the DDA Board to discuss a possible collaboration to make the previous Downtown Okemos Event a Celebrate Meridian Event
- Township has received the figures for employee healthcare premiums for 2016 and will be meeting with union representatives and Blue Cross BLUE Shield to discuss options
- Great Divide will be held on October 16th at 1:00 located at Home Depot, an event held in conjunction with the Michigan-Michigan State football game. It is a timed procedure to see whether Meridian Firefighters or a group of firefighters near Ann Arbor can eradicate an individual out of a vehicle the quickest
- Service Center and the Municipal parking lot repavings are complete

9. BOARD MEMBER COMMENTS AND REPORTS

Trustee Wilson announced with the new school year, the Township has started up the student art showcase for K-12 schools in Okemos and Haslett, noting art is displayed both in the Town Hall Room and in the Municipal Building lobby. She reported the following:

- Participation in the September 17th Diversity Lansing Executive Leadership Workgroup along with Human Resources Director Joyce Marx on how the Lansing region business community and local municipalities can work together to recruit, attract and retain a diverse work force in the 21st century.
- Attendance at the September 24th Race, Ethnicity and Culture Forum at Faith Lutheran Church, along with Trustee Scales, where valuing diversity and its inclusiveness at a community level was discussed.
- Attendance at the September 30th State of Michigan Hispanic Latino Commission's Annual Awards Banquet where Dr. Joseph Guzman, a Meridian resident, was the recipient of Educator of the Year Award
- Attendance at the October 2nd monthly Meridian Leadership breakfast where updates were given on economic development
- One of a series of public hearings hosted by the Ingham County Trails and Parks Task Force concerning the Regional Trails and Parks Plan for Ingham County will be held on October 15th at 6:30 P.M. in the Meridian Township Hall

Trustee Veenstra addressed earlier public comment, clarifying that funds beyond Meridian Township's millage money for Redi-Ride are supplemented by taxpayers outside the Township through CATA.

Treasurer Brixie reported her attendance, along with Clerk Dreyfus and Trustee Scales, at the Sustainability Forum held last week at the offices of Forsberg Family, LLC on regional interaction to promote sustainability. At the same time, an entrepreneurial event was held at the MARC, which included panelists Bob Fish (Bigby) and Malinda Barr (Ralya House Beeswax Essentials).

Trustee Scales announced his 50-10th birthday fundraiser to benefit the Haslett High School Black Student Union on October 21st at Xiao, 3415 E. Saginaw, beginning at 5:30 P.M.

Clerk Dreyfus reported his attendance at the Capital Area District Library's (CADL) Strategic Plan Revision sneak preview, titled "Reimagine." He also reported his attendance at the October 1st monthly Economic Development Corporation (EDC) meeting where lengthy discussion of sale of the Meridian Area Resource Center (MARC) Building ensued. Clerk Dreyfus noted discussion involved the transition of the existing tenants, possibility of a virtual environment, a virtual incubator and looking at regional resources and partnering with existing organizations. He indicated other discussions included delineation of Township support of economic development, update on the food truck issue, Central Park Master Plan, Farmers Market, etc. Clerk Dreyfus added he represented Tri-County Regional Planning Commission's (TCRPC) Urban Services Management Area Subcommittee on October 1st at the Imagine Mid-Michigan event, a partnership of different economic development groups where affordable housing, economic development, infrastructure and farmland preservation were discussed. He announced a group is raising funds to expand Haslett Middle School's current 5th through 7th grade strings program to include 2nd through 4th grades.

Trustee Styka reported both Haslett and Okemos Public Schools held their homecomings last weekend. He announced that at the last Okemos School Board meeting, a decision was made not to do overlashing on their cables. Trustee Styka provided an update on the progress of the safety crossing at Kinawa Middle School, noting the Township is waiting on Consumers Energy to complete its work. He reported on the success of the Township's October 3rd Recycling Event held at Chippewa Middle School. Trustee Styka urged interested residents to check the Township website for a variety of Halloween events near the end of October.

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS

A. Mixed Use Planned Unit Development #15034 (Red Cedar Flats)
Supervisor Pro Tem Styka convened the public hearing at 6:54 P.M.

Principal Planner Oranchak summarized the proposed mixed use planned unit development as outlined in staff memorandum dated October 1, 2015.

- Applicant
Ron Calhoun, Meridian Investment Group, 1427 W. Saginaw, East Lansing, noted the plan was revised from the concept plan presented to the Board as a result of Board feedback. He offered the following revisions/information:
 - A large public gathering place was placed at the front of the project.
 - Mixed use building was reoriented from east-west to north-south to meet the impervious/pervious calculations.

- Buildings will be three (3) stories in height with hardy plank siding, painted with metal accents, ground masonry on the bottom.
 - West elevation of the front retail building (11,700 square feet of retail space) with accompanying floor plan, angled to fit the site.
 - Outdoor seating area
 - All three residential buildings are essentially the same with open court yard in between.
 - Minor waivers being requested for this redevelopment project on a 6.23 acre site:
 - Building setback being requested is 41.8 feet (standard is 50 feet)
 - Reduction in parking spaces from 314 to 295, using some of the existing spaces
 - Offered amenities:
 - Recycling
 - Rehab of the degraded site
 - Creation of a connecting sidewalk up to Grand River Avenue
 - Covered bicycle storage
 - Outdoor gathering areas with seating
 - Large public park in front with planters
 - LED exterior lighting
 - Public
- Neil Bowlby, 6020 Beechwood Drive, Haslett, offered the following comments:
- Concern expressed by the Planning Commission that the traffic study was conducted during finals week at Michigan State University (MSU) and is not an accurate reflection of traffic throughout the school year.
 - There will be a lot of traffic placed on Grand River Avenue with other high density projects going into the area.
 - Suggestion to strike the language in the resolution of “one or more” regarding amenities if it is the intent of the Board to have more than one amenity provided
 - Careful scrutiny needs to be used regarding consistency with “should” v. “shall

Christina Martinez, 2900 Place, 2900 Northwind Drive, East Lansing, voiced concern with traffic and what will be done for Northwind Drive to exit onto Grand River Avenue. She also expressed concern that parking will stay on the subject site and not overflow into the parking for 2900 Place.

Supervisor Pro Tem Styka closed the public hearing at 7:12 P.M.

12. ACTION ITEMS

Supervisor Pro Tem Styka opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, requested the Township Board Goal Setting meeting be set at such a time that people who work during the day can attend. He expressed concern that of the sixteen (16) properties located on Kansas Road, only two (2) of the owner occupied properties signed the petition to create a special assessment district for the Kansas Road Sanitary Sewer.

Chris Buck, 2642 Loon Lane, Okemos, Chair of the Economic Development Corporation (EDC), expressed his gratitude to Marsha Madle, Malinda Barr, Randy Willet and Tom Hamp who have diligently served the entrepreneurs and small business owners of Meridian Township. He requested the EDC and Township Board work to foster entrepreneurial and small business growth in the Township.

Supervisor Pro Tem Styka closed Public Remarks.

A. 2016 Township Board Goal Setting – Set Meeting Date

Treasurer Brixie moved to hold the 2016 Township Board Goal setting meeting on Friday, November 6, 2015 from 10:00 AM until 2:00 P.M. Seconded by Trustee Wilson.

Board and staff discussion:

- Friday is a day on which Board members usually do not have previous regional obligations
- Meeting should be held in the evening for maximum public attendance
- Board member preference for the goal setting meeting to be held on an off Tuesday at regular Board meeting time
- Board members have a different vision regarding the purpose of goal setting
- Televising the meeting v. not televising for a casual open forum
- Deliberative process v. creative process
- Goal setting meeting was previously held on a Saturday morning
- Session for Board members to work together to set goals v. a town hall setting
- Need to identify a process to ascertain what it is the Board wants to prioritize
- First step is to review what was achieved from last year's goals
- Preference to hold the goal setting meeting on November 10th to review achievement of 2015 goals
- Many Township improvements came out of the 2015 goal setting process
- Goals in 2016 need to be more finite
- Sale of the MARC came out of the 2015 goal setting
- Board member belief the goal setting meeting is the most important Board meeting of the year and should be held before the public
- Board, as elected officials, has control of what Township government should accomplish in the coming year
- Difference between the outcomes achieved this year and the planning process
- Importance of prioritizing key areas and establishing timelines
- Special meetings have previously been scheduled on Tuesday evenings at the regular Board meeting time

VOICE VOTE: Motion failed 3-3 (Trustee Scales, Veenstra, Clerk Dreyfus).

Clerk Dreyfus moved to hold the 2016 Township Board Goal Setting meeting on Tuesday, November 10, 2015 at 6:00 P.M. Seconded by Trustee Veenstra.

VOICE VOTE: Motion carried 5-1 (Treasurer Brixie).

- B. Amended Purchase Agreement for 4675 Okemos Road and 2150 Clinton Street (MARC/Fire Station) **and**
- D. Amended Resolution – Authorization to Sell 4675 Okemos Road and 2150 Clinton Street (MARC/Fire Station)

Township Manager Walsh summarized the components of the amended purchase agreement as outlined in staff memorandum dated September 30, 2015.

Treasurer Brixie moved to amend the existing purchase agreement with Evergreen Companies for the sale of 2150 Clinton Street and 4675 Okemos Road and moved to approve the resolution authorizing the selling of 4675 Okemos Road and 2150 Clinton Street. Seconded by Trustee Wilson.

Board and discussion:

- Change in the resolution is to allow the Township Manager and the Clerk Dreyfus to sign the agreement tomorrow

- The selling price is \$560,000
- Board agreed to an original rebate of \$35,000 which accounted for the previous figure of \$525,000
- Heavy amount of asbestos was found within the building which accounted for an additional \$35,000 provided for its removal
- Real estate fees and closing costs will change the amount received to approximately \$494,000
- \$35,000 rebate will be held in abeyance to see if the purchaser provides the residential component within the next two (2) years
- This purchase provides the Township with approximately \$130,000 more than the second highest bid with no attached tax credits
- Board member belief the sale of the MARC is the end of a chapter of entrepreneurial activity in the Township
- Expressed Board member desire to prepare a resolution of appreciation for Marsha Madle and Malinda Barr to be placed on the next Board agenda as an action item
- Concern with two (2) \$35,000 rebates being offered to the purchaser
- Language within the purchase agreement indicated the developer could “walk away” based on asbestos content
- Language within the purchase agreement provided for up to a \$75,000 credit based on what was found during the demolition process
- Proposed sale is far better for the Township than what else has been offered
- Concern with the difference in obtaining a building permit v. commencement of construction
- Developer will spend more than \$35,000 on a residential building permit

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Treasurer Brixie,
Clerk Dreyfus

NAYS: None

Motion carried 6-0.

- C. Kansas Road Sanitary Sewer, Special Assessment District No. 52 – **Resolutions #1 and #2**
(Set Public Hearing Date for November 3, 2015)

Treasurer Brixie moved to approve Kansas Road Public Sanitary Sewer Improvement Special Assessment District #52 Resolution #1 and Resolution #2, tentatively declaring the Township Board’s intention to construct approximately 1350 feet of 8” sanitary sewer along Kansas Road, including installation of lateral lines; and to defray the cost by special assessment; tentatively designates the district and sets a public hearing for November 3, 2015. Seconded by Trustee Wilson.

Board and staff discussion:

- No compelling reason for residents on Kansas Road to hook up unless a current septic system fails
- Fact sheet handed out includes potential costs for the current sanitary connection and inspection fee of approximately \$2,300
- Property owner would need to hire a contractor to connect to the lateral
- Proposed assessment of the 16 parcels are divided equally as each property is receiving one lateral to the sewer main
- Act 188 of 1954 speaks to 50% of the total land area of the proposed special assessment district constituting a majority, not the total number of property owners
- Board is not compelled to act on this petition
- Board member belief it is a matter of public policy for the Township Board to set a public hearing on this valid petition

- Discussion on the details of the sanitary sewer assessment district should be conducted during the public hearing
- Relationship of the installed sanitary sewer to the proposed Okemos Pointe development
- Proposed Okemos Pointe development will have its own water and sewer through the Township
- The length of the gravity main may change as the project moves forward
- Board member preference to hold an informational meeting similar to the Daniels Drain prior to acting on this petition
- Tentatively is a vague term
- Language contained in the resolution is regulated by the state and is the same process as used for the Perry Road Sanitary Sewer SAD

Trustee Wilson called the question.

ROLL CALL VOTE: YEAS: Trustees Styka, Scales, Veenstra, Wilson, Treasurer Brixie
NAYS: Clerk Dreyfus
Motion carried 5-1.

13. BOARD DISCUSSION ITEMS

Supervisor Pro Tem Styka opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, believed the Corridor Improvement Authority (CIA) Act states the Chief Executive (Supervisor) is the correct individual to make appointment to the CIA. He offered several comments regarding his interpretation of the CIA Act. He questioned why some areas (subdivision, Meridian Mall) were included.

Leonard Provencher, 5824 Buena Parkway, Haslett, believed the Redi-Ride Community Group should be comprised of at least 51% of the citizens which came out to speak about concerns with the current Redi-Ride service.

Ken Stockwell, Stockwell Development Group, 4277 Okemos Road, East Lansing, stated Rezoning #15050 passed the Planning Commission on a unanimous vote and urged Board approval. He added that although he originally requested rezoning to C-3, the C02 zoning designation will work well. Mr. Stockwell noted the demand for office does not exist. Mr. Stockwell believed the area could benefit from unique higher end restaurants in the area.

Diana Paiz Engle, 2164 Quarry, East Lansing, clarified her earlier public comment that no other city or Township has funds dedicated to support Meridian Township's Redi-Ride service. She voiced appreciation for the Redi-Ride and other transportation services she uses several times per week and noted Redi-Ride is an important part of an integrated transportation system which needs extended hours and more buses in Meridian Township.

Charles Barbieri, Foster Swift, 313 S. Washington Square, Lansing, legal counsel for The Ponds Cooperative Homes, Inc. voiced support for the Daniels Drain Improvement and requested it be moved from discussion to action. He listed the issues faced with the drain and asked for the Board to act on a resolution to approve a hearing if it is the Board's intent to pass its portion of whatever assessment is made on to the property owners within the Daniels Drainage District.

Ronald Calhoun, Meridian Investment Group, 1427 W. Saginaw, East Lansing, availed himself for Board questions when MUPUD #15034 is discussed.

Supervisor Pro Tem Styka closed Public Remarks.

A. Redi-Ride Community Group

Supervisor Pro Tem Styka stated the group should be given a specific charge and the membership of this group should be broad and encompass all the different types of users and non-users.

Board discussion:

- Board member suggestion for Trustees Scales, Styka and Veenstra to serve on the community workgroup
- Board member request to find out what percentage of requests for Redi-Ride service are not filled because the service is not available
- Board member belief the majority of members of the workgroup should be Redi-Ride users
- Board member preference for Donna Rose, Ody Norkin and Thomas Maleck to serve on the community group
- Board member preference for three (3) Board members to serve on the committee so if there are substantive issues, it is easier to obtain one more Board vote for a majority
- Board member preference for Treasurer Brixie to serve on the committee as she is the Township's CATA representative
- Board member belief the charge should be to have the most vocal people sit down to identify and define the issues and how Redi-Ride service can be improved for Meridian residents
- Board member belief the charge should also include estimated costs and budget implications for improved service
- Concern with objectivity if the Board representative to CATA is a member of the community workgroup
- Importance of a broad base of participants
- Board member belief CATA representatives should sit on the committee
- Suggestion to have Pat Cannon serve on the committee as he is a user and the Township's appointee to CATA
- Inclusion of school representation
- Board member suggestion for the charge to be to examine key operational issues including scheduling, performance, management, utilization and the cost of operating CATA's Redi-Ride system and then explore possible solutions and costs to those solutions
- Board member preference to eliminate the name of CATA from the charge
- Board member belief CATA's name should remain in the charge as that is the system being examined by the workgroup
- Board member preference to examine all issues before bringing CATA to the table
- Director of Transportation for both Haslett and Okemos Public Schools would be an important addition to the workgroup
- Board member belief it is a better use of everyone's time to have CATA at the table from the inception
- Board member preference to also have the Township Manager sit on the committee
- If it is determined there needs to be improvements prior to 2018, CATA must have a seat at the table
- Commencement of the workgroup by listening to citizen complaints and suggestions
- Workgroup will then formulate questions to pose to CATA
- Current ballot language "locks" the Township into CATA as the provider
- Board member belief a renewal of the Redi-Ride millage could be placed on the ballot in 2016 which leaves out the name of CATA as the provider which would allow selection of any qualified vendor
- Concern with Board members sitting on the workgroup with preconceived ideas
- Need for Board members to avoid the principal of letting beliefs get in the way of facts
- Board members to submit names of residents to sit on the workgroup to the Township Manager who will share them with the subcommittee

It was the consensus of the Board to have Trustee Scales, Styka and Veenstra serve on the Redi-Ride Community Workgroup.

[Supervisor Pro Tem Styka recessed the meeting at 8:48 P.M.]

[Supervisor Pro Tem Styka reconvened the meeting at 9:01 P.M.]

B. Corridor Improvement Authority (CIA)

Associate Planner Menser summarized the concept of a Corridor Improvement Authority (CIA) for Meridian Township as outlined in staff memorandum dated October 1, 2015.

Board discussion:

- Proposed boundary was suggested by the Economic Development Corporation (EDC) Board
- EDC Board has been working on this concept for over a year
- CIA is a way for Meridian Township to collaborate with its neighbors who share the main commercial corridor
- Agreement with staff suggestion to place this item on for action to adopt the resolution of intent at the October 20, 2015 Board meeting
- Township Board does not intend to create a tax increment finance (TIF) district for the CIA
- Portion of Public Act 280 of 2005 (CIA) referred to in earlier public comment which dealt with hiring personnel to serve the CIA is only if a TIF district is formed
- Property with frontage on Marsh Road was included because it functions as part of the commercial core
- Board member preference for a moratorium to be enacted on standard by right development for commercial properties in the area
- Support for keeping Meridian Mall and the Target strip mall included within the boundary of the CIA
- Board member belief there are several small oddly shaped parcels along Grand River Avenue in need of redevelopment which would not be conducive for a MUPUD
- Board member belief a MUPUD in this area may force uses which the Township does not need as there is already an overabundance of professional and office (PO)
- Merits of a CIA v. advisory committee
- Concern with language which states it is required to expedite the permitting and inspection process
- Staff does not believe the Township would need to make any changes in its permitting process to meet the criteria of the language in the CIA
- Board member belief it is not necessary to legally create a CIA, but establish an advisory committee instead
- No other municipalities have enacted a TIF for its CIA
- CIA would not have any authority that the Township Board would not have
- CIA would have the same advisory role as any other group
- Appropriateness of having the Planning Commission first consider a CIA
- Planning Commission has a liaison to the EDC who should have transmitted information about the CIA
- Distinction between the CIA along Grand River Avenue and the proposed boundary for Meridian Township's CIA
- Board can approve the resolution of intent for a Meridian Township CIA at its next meeting and include an invitation to the Planning Commission to receive their input during the public hearing process
- CIA is a bold economic development initiative to bring economic development in the corridor and the Board may be willing to look at changing rules and regulations and implementing different zoning within the corridor in order to achieve that development

- CIA ties into the grand visioning through the corridor study along Grand River
- At the current time, the Township's rules and regulations do not allow the Township to tell a property owner within the geographic area how to develop their property
- Business community and the EDC believe the Township needs to change the way it does business
- Board member preference for the CIA information to be shared with the Planning Commission in order for its recommendation to be offered as the Commission is a stakeholder in planning
- CIA provides for grant opportunities along the corridor which Meridian Township may otherwise not be qualified
- CIA opens up a regional dialogue with neighboring municipalities who also have a CIA
- CIA will provide an "overlay" district and the Planning Commission will be involved in that process
- CIA is a big picture approach which will lend itself to form based code
- Form based code is designed to provide developers with the type of development the Township desires in a specific area
- Form based code will provide for walkable people based communities
- Board should utilize its planning partner, which is the Planning Commission

Trustee Scales moved to refer the proposal for a CIA to the Planning Commission for their review and recommendation back to the Board. Seconded by Clerk Dreyfus.

Treasurer Brixie offered the following friendly amendment:

- Amend the motion to add "within 30 days" after "back to the Board."

The friendly amendment was accepted by the maker.

Continued Board discussion:

- Board member opinion membership of the CIA should include representatives from the Planning Commission
- CIA is an additional layer of planning for a specific geographic area
- Board member concern that CATA is a powerful influence within the greater Lansing area, and a CIA could give over dominance to CATA as a partner
- Board member concern that all partners have a level playing field, and equity is preserved among all stakeholders
- Board member concern with a CIA duplicating planning along the corridor

VOICE VOTE: Motion carried 6-0.

C. Rezoning #15050 (Stockwell)

Principal Planner Oranchak summarized the proposed rezoning request as outlined in staff memorandum dated October 1, 2015.

Board and staff discussion:

- Planning Commission gave unanimous approval for this rezoning request
- Location of wetlands on the site along the property border and along the rear in the northeast corner of the site
- A formal delineation by a wetland consultant will determine the buildable area of the site

It was the consensus of the Board to place this item on for action at its October 20, 2015 Board meeting.

D. Daniels Drain Improvements

Assistant Township Manager/Director of Public Works & Engineering Perry summarized potential improvements to the Daniels Drain as outlined in staff memorandum dated October 6, 2015.

Board and staff discussion:

- Decision by the Board is to determine if the project has merit
- The sample assessment calculation for The Ponds Cooperative is the largest amount assessed
- Assessment for The Ponds Cooperative would be assigned to the two parcels which comprise The Ponds and it would be up to the cooperative how the assessments were divided among members of the organization
- The pond is part of the Daniels Drain and existed prior to the development of the condominiums
- Belief that if landscaping or the pathway was reconstructed around the pond, the cooperative would receive 100% of the benefit and those items would be excluded from assessment to the other property owners within the Daniels Drain Drainage District
- Suggestion to place this item on for future discussion
- Scope of the project will not be evaluated until a petition is filed with the Ingham County Drain Commissioner
- Information contained in the Daniels Drain dummy roll handed out tonight was not received from the Ingham County Drain Commissioner (ICDC) until this afternoon
- Extent of the problem with the Daniels Drain will take time to uncover

It was the consensus of the Board to place this item on for further discussion at its October 20, 2015 Board meeting.

E. Mixed Use Planned Unit Development #15034 (Red Cedar Flats) and

F. Special Use Permit #15121 (Red Cedar Flats)

Board, staff and the applicant's representative discussion:

- Planning Commission was pleased with the revisions by the applicant
- Inquiry if the depiction of the island at the entryway is still in the plan
- Entryway currently exists on the subject site
- Creation of two lanes out for the proposed development presents challenges for pedestrians and bicyclists
- Two lanes out creates an additional point of entry and exit for automobiles which affects traffic on Grand River Avenue
- Proposed plan is to have one lane in and one lane out
- Applicant must obtain approval from the Michigan Department of Transportation (MDOT)
- Some discussion with MDOT and the traffic engineers to obtain a better understanding of traffic at the intersection of Grand River Avenue and Hagadorn with consideration of a change in the timing of the light at that intersection
- If the small white area near the two buildings shown on the east side of the site plan rendering is a sidewalk, it should connect to the Hobby Lobby complex
- Public sidewalk along the western border of the site is five (5) feet and not part of Meridian's pathway system
- Possible consideration of expanding the north-south public sidewalk near the western boundary to seven (7) feet to "ease" the connection to the bigger system the Township is continuing to build at the "back" of the property
- Proposed pathway system is south of the development

- Developer does not have two feet to expand the sidewalk
- Board member belief the Township's highest priority to use the county trail millage is to have a trail from the east side of campus east along the Red Cedar River
- Board member assumption most of the residents will be students
- Board member preference for there to be a seven (7) foot link from this complex over the Red Cedar River as it is a shorter route to MSU campus
- Township has a pathway plan and not all of its connections are seven (7) feet
- Inquiry if the applicant has considered for the potential of a bus rapid transit (BRT)
- There is an existing bus stop on Grand River Avenue at the front of the subject site and the applicant does not intend to improve it because of the potential BRT
- Proposed BRT is center running and the bus stop will be in the center of Grand River Avenue
- Board member belief the BRT will prohibit left turns onto Grand River Avenue
- Applicant cannot design for no left turn onto Grand River Avenue at this point in time
- Board member inquiry as to available affordable housing within this project
- All apartments in this complex are market rate
- Inquiry if the applicant intends to install LED lights in the individual apartments
- Buildings have an open center with stairs into the units
- Each building is one unit deep on each side
- Each bedroom has its own private bath
- Board member belief that only students will occupy the 36 four (4) bedroom apartments
- Leases will be written on a per apartment basis
- Mix of units within the development allow for a variety of renter types
- Definition of a degraded site per Township ordinance
- 40 year old site currently has less than a 20% occupancy rate
- Park with seating and planter is a gathering area for the public
- Social gathering area near the rear of the site is for residents
- Semi-circle curved area for parking located within the southwest portion of the site already exists
- Appreciation for the changes made in response to Board comment during the concept plan phase
- Inquiry as to who has control of Northwind Drive
- Applicant only has the right of ingress and egress for the shared easement (Northwind Drive)
- Applicant's property line runs along the east side of the easement
- If MDOT made the applicant reconfigure the front, it would be because the reconfiguration would be within MDOT's right of way
- Width of the easement is approximately 30 feet
- Request for the applicant to research the possibility of restriping Northwind Drive and installing a three (3) foot bicycle lane at the edge or place sharros in it
- Applicant will inquire if all persons within the share easement would support a bicycle lane or sharros on Northwind Drive
- Inquiry as to who will maintain the west leg of Northwind Drive
- Cross easements and maintenance responsibility is in the recorded documents
- Applicant is confident money will have to be spent to help maintain the west leg of Northwind Drive as has currently been done
- Applicant has proposed two recycling areas within the project
- Board member preference to have trash and recycling areas for each building
- Township ordinance lists recycling, LED lighting and sidewalk connections as amenities
- Applicant must supply at least four (4) amenities to obtain the density bonus of 18 dwelling units per acre

- Concern with sufficient parking since the ordinance only requires two (2) parking spaces per dwelling unit and there are several four (4) bedroom units
- Opposition by some Board members to additional parking spaces
- Board member preference to eliminate some parking spaces to come closer to the 75% impervious surface
- Applicant meets the parking requirement for each zoning designation as requested by the Planning Commission which averages to a little over 72%
- Board member preference for inclusion of affordable housing in this development

It was the consensus of the Board to place this item on for action at the October 20, 2015 Board meeting.

Trustee Scales moved to take up the remaining agenda items after 10:00 P.M. Seconded by Trustee Veenstra.

G. Transit Oriented Design Appointment

Treasurer Brixie explained CATA received the Transit Oriented Design (TOD) grant and is requesting Meridian Township designate an elected official and a staff person to represent the Township on the TOD committee.

Board discussion:

- Board member preference for Director Kieselbach and Trustee Wilson to be appointed to this committee
- Trustee Wilson has often expressed an interest in form based code
- TOD is relative to the BRT and the corridor study
- Funding will implement a way to take the people's vision for Grand River Avenue into form based code
- TOD workgroup is related to the BRT and will make recommendation of zoning changes along the Grand River Corridor
- The Planning Commission and Township Board would subsequently adopt and implement the zoning ordinances
- Township Manager is in agreement that Director Kieselbach is the appropriate staff person to serve on the TOD committee

It was the consensus of the Board to appoint Director Kieselbach and Trustee Wilson to serve on the Transit Oriented Design committee.

14. FINAL PUBLIC REMARKS

Supervisor Pro Tem Styka opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, expressed confusion between the CIA and the TOD. He believed these bodies were dealing with the same issues and were being created to provide justification for the BRT.

Supervisor Pro Tem Styka closed Public Remarks.

15. BOARD MEMBER COMMENTS & REPORTS

Trustee Veenstra requested an explanation between the TOD and the proposed CIA.

Trustee Wilson spoke to the positive impact MARC has had on economic development in Meridian Township. She believed the Board needs to consider its future commitment to the MARC.

Trustee Scales announced Haslett High School is hosting a campaign to sell seats for the Performing Arts Center at a cost of \$500 per seat, adding a donor nameplate would be placed on each seat sold. He noted the Sinking Fund does not cover the seats and the high school is \$250,000 behind costs.

Clerk Dreyfus announced the Michigan Historical Center is hosting Michigan Archeology Day on Saturday, October 10th from 10:00 AM until 4:00 P.M. with several interactive opportunities.

16. ADJOURNMENT

Trustee Veenstra moved to adjourn the meeting. Seconded by Clerk Dreyfus.

Supervisor Pro Tem Styka adjourned the meeting at 10:50 P.M.

RONALD STYKA
TOWNSHIP SUPERVISOR PRO TEM

BRETT DREYFUS, CMMC
TOWNSHIP CLERK

Sandra K. Otto, Secretary

9.C

GEOM

**Charter Township of Meridian
Board Meeting
10/20/2015**

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

COMMON CASH	\$ 728,364.09
PUBLIC WORKS	<u>335,928.85</u>
TOTAL CHECKS:	\$ 1,064,292.94
CREDIT CARD TRANSACTIONS	9,398.35
TOTAL PURCHASES:	<u>\$ 1,073,691.29</u>
ACH PAYMENTS	<u>\$ 389,161.55</u>

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
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COMMON CASH

Vendor Name	Description	Amount	Check #
1. ADAM STEBBINS	MILEAGE REIMB	160.43	
2. AIRGAS GREAT LAKES	MEDICAL OXYGEN	37.38	
	MEDICAL OXYGEN	75.80	
	TOTAL	<u>113.18</u>	
3. ALLGRAPHICS CORP	CHAMPION SOFTBALL SHIRTS	183.00	
4. ASAP PRINTING	FORMS AND PAMPHLET PRINTING-POLICE DEPT	239.19	
	FORMS AND PAMPHLET PRINTING-POLICE DEPT	268.15	
	FORMS AND PAMPHLET PRINTING-POLICE DEPT	131.53	
	FLYERS-BASKETBALL PROGRAM	134.96	
	TOTAL	<u>773.83</u>	
5. AT &T	OCT SERVICE	74.97	
6. AT&T	OCT SERVICE	5,112.47	90653
	OCT SERVICE	74.68	90793
	OCT SERVICE	94.45	90793
	OCT SERVICE	82.43	90793
	OCT SERVICE	2,406.49	90793
	TOTAL	<u>7,770.52</u>	
7. BILL VANG	FARM MARKET VENDOR - 10/03	55.00	
8. BOARD OF WATER & LIGHT	SEPT STREET LIGHTS	503.37	90654
9. BSN SPORTS	FOOTBALL PROGRAM SUPPLIES	7.92	
10. CAPITAL AREA LOCAL FIRST	ANNUAL DUES	60.00	
11. CAPITAL CITY INTERNATIONAL TRUCKS	ANNUAL DOT AND PM FOR VACTOR	1,130.05	
12. CAPITOL HARLEY - DAVIDSON INC	MOTOR CYCLE REPAIRS	743.83	
13. CDW	MICROSOFT ANNUAL LICENSE RENEWAL	32,250.71	
14. CINTAS CORPORATION #725	MECHANICS UNIFORMS	25.70	
	MECHANICS UNIFORMS	25.70	
	TOTAL	<u>51.40</u>	
15. CITY OF EAST LANSING	3RD QTR MEP FEES	51,534.47	
16. CONSUMERS ENERGY	CRC FUNDS-PAST DUE UTILITIES	129.49	90794
17. CONSUMERS ENERGY	CRC FUNDS-PAST DUE UTILITIES	105.80	90655
	CRC FUNDS-PAST DUE UTILITIES	280.25	90789
	CRC FUNDS-PAST DUE UTILITIES	200.00	90788
	TOTAL	<u>586.05</u>	
18. COTY KENNETH	REIMB-HOM-TV SET ITEMS,MIRRORS WOMAN'S RESTROOM	306.32	90656
19. COURTESY FORD	FORD REPAIR PARTS - SEPT	2,159.69	
20. D & K TRUCK CO	REPLACE FUEL INJECTOR IN 5 YD DUMP TRUCK	4,094.86	

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Vendor Name	Description	Amount	Check #
21. DBI	LABELS FOR LABEL MAKER	31.48	
	OFFICE SUPPLIES	41.99	
	OFFICE SUPPLIES	204.21	
	OFFICE SUPPLIES	37.76	
	OFFICE SUPPLIES	12.23	
	2016 CALENDARS	36.98	
	TOTAL	364.65	
22. DEMMER CENTER	ARCHERY INSTRUCTOR'S FEE	480.00	
	ARCHERY INSTRUCTOR'S FEE	168.00	
	ARCHERY INSTRUCTOR'S FEE	48.00	
	TOTAL	696.00	
23. DENNIS GREENMAN	FARM MARKET VENDOR - 10/03	309.00	
	FARM MARKET VENDOR - 10/10	70.00	
	TOTAL	379.00	
24. DIANA TENNES	FARM MARKET VENDOR - 10/03	36.00	
	FARM MARKET VENDOR - 10/10	28.00	
	TOTAL	64.00	
25. DIETZ JANITORIAL SERVICE INC	OCT CUSTODIAL SERVICES	3,336.90	
	CUSTODIAL SERVICES -HNC.PORTER ST	686.00	
	TOTAL	4,022.90	
26. DISCOUNT ONE HOUR SIGNS	OFFICE WINDOW SIGNS	135.00	
27. DLZ MICHIGAN INC	ARCHITECTURAL & ENGINEERING SERVICES	3,585.50	
28. EASY MARK STRIPING	SEAL, COAT AND STRIPE PARK LOTS	500.00	
	CRACK FILL SEAL, COAT& STRIPE PARK LOTS	1,485.00	
	TOTAL	1,985.00	
29. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	6,794.00	
30. FD HAYES ELECTRIC	INSTALL PARKING LOT/ DRIVE LIGHTS AS PER BID	13,350.00	
	ADDITIONAL UNDER GROUND WIRING PER INSPECTOR	9,573.39	
	TOTAL	22,923.39	
31. GRANGER	OCT SERVICE-MUN BLDG	111.00	90795
	OCT RECYCLING-SRVC CTR	128.51	90795
	OCT SERVICE - S FIRE STN	62.92	90795
	SEPT RECYCLING-PS&MUN BLDG	87.00	90795
	SEPT RECYCLING	17.50	90795
	TOTAL	406.93	
32. GRANICUS INC	OCT SERVICE-OPEN PLATFORM	325.00	
	OCT SERVICE-HOM-TV	725.00	
	TOTAL	1,050.00	
33. GREAT LAKES FUSION	HASLETT ROAD PATHWAY 2015 CONTRACT	28,993.75	

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Vendor Name	Description	Amount	Check #
34. GRETCHEN GOMOLKA	MILEAGE REIMB-MGFOA TRAINING	255.00	
35. HANNA KOZERSKI	REFUND-VENDOR BOND	500.00	
36. HANNAH CALTON	REFUND-OVERP'MT OF AMBULANCE BILL	39.93	
37. HASLETT PUBLIC SCHOOLS	3RD QTR MAINT FEE	4,434.39	
38. IRON MOUNTAIN INTELLECTUAL	ESCROW OF TRITECH RMS SOFTWARE	245.00	90792
39. JEFFORY BROUGHTON	RADIO REPAIR-FIRE DEPT	247.50	
	RADIO REPAIR-FIRE DEPT	335.00	
	RADIO MAINT-POLICE DEPT	416.50	
	TOTAL	999.00	
40. JEFFREY J BUTLER JR	REFUND-OVERP'MT OF AMBULANCE BILL	52.55	
41. JOHNNY MAC'S	FOOTBALLS-WILLIAMSTON PROGRAM	68.95	
42. KELLY BLASK	MILEAGE REIMB	73.60	
43. KOLACHE KITCHEN	FARM MARKET VENDOR - 10/03	4.00	
44. LAKEVIEW APARTMENTS	CRC FUNDS-PAST DUE UTILITIES	536.30	90657
45. LANSING SANITARY SUPPLY INC	CLEANING SUPPLIES/EQUIPMENT	187.00	
46. LANSING UNIFORM COMPANY	POLICE UNIFORM PURCHASE	229.85	
	POLICE UNIFORM PURCHASE	105.00	
	UNIFORMS-FIRE DEPT	285.00	
	POLICE UNIFORM PURCHASE	79.90	
	POLICE UNIFORM PURCHASE	41.95	
	POLICE UNIFORM PURCHASE	90.00	
	UNIFORMS-FIRE DEPT	119.85	
	POLICE UNIFORM PURCHASE	1,153.60	
	TOTAL	2,105.15	
47. LEROY HARVEY	SEPT/OCT MILEAGE REIMB	28.75	
48. LUKE LANDSCAPE CO	MOWING SERVICES-4090 WABANINGO	115.00	
	MOWING SERVICES-1597 PONTCHARTRAIN	85.00	
	MOWING SERVICES-5439 MARSH	100.00	
	TOTAL	300.00	
49. MARK EBENER	FARM MARKET VENDOR - 10/03	10.00	
50. MARY ZALETA	REIMB-SOIL EROSION PERMIT FEE	180.00	
51. MEDICAL MANAGEMENT SYSTEMS OF	AMBULANCE BILLING FEE-SEPT	5,650.86	
52. MEGAN SLIVA	FITNESS INSTRUCTORS FEE	112.00	
53. MERIDIAN DRY CLEANERS	SEPT UNIFORM CLEANING-FIRE DEPT	496.50	
54. MERIDIAN TOWNSHIP RETAINAGE	RETAINAGE-MOORE TROSPER	734.25	
	RETAINAGE-WIELAND	32,973.99	
	TOTAL	33,708.24	
55. MICHIGAN DEMOLITION	DEMO BUILDINGS- ASBESTOS REMOVAL TOWNER RD	21,500.00	

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Vendor Name	Description	Amount	Check #
56. MICHIGAN.COM	TWP ADS/NOTICES	895.67	
57. MID MICHIGAN EMERGENCY EQUIPMENT	UPFIT UTILITY INTERCEPTERS	4,600.00	
58. MOLLY HUNSBERGER	FITNESS INSTRUCTOR'S FEE	144.00	
59. MONICA GAMBOA	REFUND-CASH BOND	500.00	
60. MOORE MEDICAL LLC	EMS AMBULANCE SUPPLIES	1,188.47	
	EMS AMBULANCE SUPPLIES	124.68	
	TOTAL	1,313.15	
61. MOORE TROSPER CONSTRUCTION	2015 CONCRETE REPAIR CONTRACT	4,002.65	
62. MUZZALL GRAPHICS	BUSINESS CARDS-BOBB	44.49	
63. NORTH GRAND RIVER COOPERATIVE	AMBULANCE LINEN	345.80	
64. OKEMOS MARATHON	SEPT FUEL	336.12	
	SEPT TOWING-POLICE DEPT	450.00	
	OWING CHARGES-AMBULANCE	97.00	
	TOTAL	883.12	
65. OKEMOS PUBLIC SCHOOLS	SOCCER/FOOTBALL FIELD RENTAL	1,350.00	
66. OVERHEAD DOOR OF LANSING	DOOR REPAIR-N FIRE STN	183.09	
67. PEOPLEFACTS LLC	CREDIT REPORT-HR DEPT/#1639480	12.25	
68. PLM LAKE & LAND MANAGEMENT	HERBICIDE TREATMENT OF LAKE LANSING	10,890.75	
	HERBICIDE TREATMENT OF LAKE LANSING	630.70	
	TOTAL	11,521.45	
69. PROGRESSIVE AE	ENGINEERING SERVICES FOR LAKE LANSING	2,481.05	
70. RECLAIMED BY DESIGN	OPERATE TWP RECYCLE & TRANSFER CENTER - OCT	2,000.00	
71. REDWOOD LANDSCAPING	PATHWAY MOWING AND TRIMMING	4,500.00	
72. REFPAY TRUST ACCOUNT	SOCCER/FOOTBALL REFEREE PAY	4,302.00	
73. RESERVE ACCOUNT	TWP POSTAGE -OCT	2,500.00	
74. S.R. PLUMMER	FARM MARKET VENDOR - 10/03	20.00	
75. SAMIA'S MEDITERRANEAN GOURMET LLC	FARM MARKET VENDOR - 10/10	56.00	
76. SHY ENTERPRISES INC	REFUND-VENDOR BOND	500.00	
77. SPARROW OCCUPATIONAL	EMPLOYEE PHYSICALS	1,108.50	
78. SPRINT	CELLULAR PHONE SERVICE FOR SGT'S VEHICLES	96.84	
79. ST MARTHA CONFERENCE OF	CRC FUNDS-PAST DUE RENT	248.00	90659
80. ST THOMAS AQUINAS PARISH	CRC FUNDS-PAST DUE RENT	250.00	90660
81. STATE OF MICHIGAN	RAFFLE LICENSE-MERIDIAN CARES	50.00	90796

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Vendor Name	Description	Amount	Check #
82. SUPREME SANITATION	PORTABLE TOILET RENTAL-HERITAGE FESTIVAL	145.00	
	PORTABLE TOILET RENTAL-MEWTON ST	80.00	
	PORTABLE TOILET RENTAL-BENNETT WOODS	80.00	
	PORTABLE TOILET RENTAL-WILLIAMSTON	160.00	
	PORTABLE TOILET RENTAL-WILLIAMSTON MS	80.00	
	PORTABLE TOILET RENTAL-HNC	80.00	
	PORTABLE TOILET RENTAL-HILLBROOK PARK	80.00	
	PORTABLE TOILET RENTAL-KINAWA	160.00	
	PORTABLE TOILET RENTAL-FARM MRKT	280.00	
	PORTABLE TOILET RENTAL-FARM MRKT	168.00	
	TOTAL	1,313.00	
83. SUZANNE THREADGOULD	FARM MARKET VENDOR - 10/03	30.00	
84. THE MICHIGAN ASSOCIATION OF	WEBSITE AD-ASST PLANNER	75.00	
85. THE POLACK CORPORATION	TONER	48.69	
86. TL HART	PAINT MUNICPAL BLDG LADIES RESTROOMS PER QUOTE	2,845.00	
87. TRI-COUNTY REGIONAL PLANNING	AERIAL FLIGHT-ORTHO PHOTO	129.63	
88. WEST MI AQUATIC WEED REMOVAL	WEED REMOVAL FROM LK LANSING	11,100.00	
89. WIELAND DAVCO CORP	CONSTRUCT FIRE STATION	421,495.53	
90. WILBUR HOCHSTETLER	FARM MARKET VENDOR - 10/03	288.00	
91. ZOLL MEDICAL CORP	MEDICAL SUPPLIES FOR HEART MONITOR	956.25	
	MEDICAL SUPPLIES FOR HEART MONITOR	270.00	
	MEDICAL SUPPLIES FOR HEART MONITOR	328.50	
	TOTAL	1,554.75	
TOTAL - ALL VENDORS		728,364.09	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 10/20/2015 - 10/20/2015
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PUBLIC WORKS

Vendor Name	Description	Amount	Check #
1. ALFORD WELCH	REFUND-OVERP'MT OF FINAL UTILITY BILL	12.40	
2. CARL SCHLEGEL INC	SAND-WATER DEPT	1,026.00	
	SAND-WATER MAINT	342.00	
	TOTAL	<u>1,368.00</u>	
3. CGS SAFETY TRAINING INC	OVERHEAD CRANE TRAINING	1,008.00	
4. DANY ROTHFELD	REIMB-SIDEWALK REPLACEMENT DUE TO WATER REPAIR	1,300.00	
5. EAST LANSING MERIDIAN WATER	TWP SHARE OF OPERATING COSTS-OCT	225,862.09	
6. ETNA SUPPLY COMPANY	WATER SERVICE INSTALLATION PARTS	6,255.20	
	CURB BOX AND INSTALLATION PARTS	283.50	
	CURB BOX AND INSTALLATION PARTS	1,437.75	
	TOTAL	<u>7,976.45</u>	
7. FISHBECK, THOMPSON, CARR & HUBER	WETLAND CONSULTING FEES - SAW GRANT	86,691.99	
8. GRANGER	SLUDGE FEES-SEWER DEPT	315.00	
9. IDC CORPORATION	LIFT STATION CONTROLS/SCADA SYSTEM REPAIRS	526.75	
10. JEAN SNEERINGER	REFUND-OVERP'MT OF FINAL UTILITY BILL	59.70	
11. KENNEDY INDUSTRIES INC	LIFT STN REPAIR PARTS	76.47	
12. MATILDA POST	REIMB-REPLACEMENT OF SIDEWALK/DUE TO WATER REPAIR	1,335.00	
13. MICHIGAN METER TECHNOLOGY GROUP	2 INCH METER AND INSTALLATION PARTS	4,006.00	
14. MOORE TROSPER CONSTRUCTION	2015 CONCRETE REPAIR CONTRACT	3,691.00	
15. MUNS DIRECTIONAL BORING INC	DIRECTIONAL BORE-WATER DEPT	1,200.00	
16. RONALD LADWIG	REIMB-SIDEWALK REPAIR/DUE TO WATER REPAIR	500.00	
TOTAL - ALL VENDORS		335,928.85	

CREDIT CARD TRANSACTIONS - October 1 - 14, 2015

Date	Merchant Name	Amount	Name
10/2/15	AFFORDABLE TIRE & SERVICE	\$264.94	KEN PUNG
10/8/15	AMAZON MKTPLACE PMTS	54.49	WADE PRESTONISE
10/2/15	AMAZON.COM	27.99	CHRISTOPHER DOMEYER
10/2/15	AMAZON.COM AMZN.COM/BILL	11.19	CHRISTOPHER DOMEYER
10/5/15	AMAZON.COM AMZN.COM/BILL	27.99	CHRISTOPHER DOMEYER
10/2/15	APPLEBEES 895600005017	23.17	ERIN LINN
10/2/15	APPLEBEES 895600005017	14.11	ANDREW TOBIAS
10/10/15	BASEMENT BURGER BAR	15.19	DARKUS BEASLEY
10/12/15	BECKS PROPANE AND MARINE	49.99	DENNIS ANTONE
10/8/15	BEST BUY 00004168	392.98	PETER VASILION
10/13/15	BIGGBY COFFEE #121	20.13	WILLIAM PRIESE
10/5/15	BOYNE MTN LODGING	(93.55)	KEN PLAGA
10/7/15	BUFFALO WILD WINGS GRILL	21.00	KEN PLAGA
10/8/15	BUFFALO WILD WINGS GRILL	21.00	KEN PLAGA
10/6/15	CITY LIMITS	80.00	MICHAEL DEVLIN
10/2/15	COMPLETE BATTERY SOURCE	33.91	MATTHEW WALTERS
10/9/15	COMPLETE BATTERY SOURCE	76.46	TAVIS MILLEROV
10/2/15	CORAL GABLES OF EAST LANS	217.80	FRANK L WALSH
10/7/15	CTC*CONSTANTCONTACT.COM	60.00	ANDREA SMILEY
10/5/15	D & G EQUIPMENT INC	81.98	KEN PUNG
10/6/15	D & K TRUCK CO	2.61	TODD FRANK
10/8/15	DISCOUNT SCHOOL SUPPLY	88.75	CATHERINE ADAMS
10/8/15	DISPLAYS2GOCOM	258.77	DEBORAH GUTHRIE
10/7/15	DOMINO'S 1206	21.74	BRANDON WIRTH
10/12/15	DOMINO'S 1206	37.49	BRANDON WIRTH
10/3/15	ETIX - *SHEPLER'S MACKINA	63.00	GRETCHEN M GOMOLKA
10/5/15	FLEETPRIDE 476	9.56	TODD FRANK
10/7/15	FLICKR PRO 1 MONTH	5.99	ANDREA SMILEY
10/8/15	GRAND TAVERN	18.68	DARKUS BEASLEY
10/2/15	HASLETT TRUE VALUE HDW	4.00	TODD FRANK
10/12/15	HASLETT TRUE VALUE HDW	11.94	JANE GREENWAY
10/12/15	HOLIDAY INN & SUITES	295.62	DARKUS BEASLEY
10/4/15	HORNS GASLIGHT BAR	15.22	GRETCHEN M GOMOLKA
10/3/15	INO*USSEARCH.COM/RT	14.95	CAROL HASSE
10/11/15	JETS PIZZA OF HASLETT	56.74	CATHERINE ADAMS
10/5/15	JETS PIZZA OF HASLETT	62.48	MICHAEL DEVLIN
10/7/15	KROGER #793	16.07	ANDREA SMILEY
10/6/15	LEXISNEXIS RISK DAT	50.00	GREGORY FRENGER
10/7/15	MCDONALD'S F21854	6.56	GRETCHEN M GOMOLKA
10/1/15	MEIJER #253	13.43	KRISTI SCHAEING
10/12/15	MEIJER #253	57.34	KRISTEN COLE
10/1/15	MEIJER INC #025 Q01	55.28	CATHERINE ADAMS
10/1/15	MEIJER INC #025 Q01	12.11	CATHERINE ADAMS
10/10/15	MEIJER INC #025 Q01	48.14	CATHERINE ADAMS
10/8/15	MEIJER INC #025 Q01	37.78	SCOTT DAWSON
10/6/15	MEIJER INC #025 Q01	44.41	MICHAEL DEVLIN
10/13/15	MERIDIAN AREA BUSINESS	125.00	JULIE BRIXIE
10/5/15	MERIDIAN AREA BUSINESS	125.00	PETER MENSER
10/13/15	MICHIGAN ASSOCIATION OF C	50.00	GREGORY FRENGER
10/7/15	MISSION POINT RESORT	200.60	GRETCHEN M GOMOLKA

10/10/15	MISSION POINT RESORT	(15.30)	GRETCHEN M GOMOLKA
10/1/15	MSU PAYMENTS	700.00	DEBORAH GUTHRIE
10/9/15	NATL ASSOC FOR INTERPRET	35.00	CATHERINE ADAMS
10/6/15	OFFICEMAX CT*IN#269405	87.03	CAROL HASSE
10/7/15	OFFICEMAX/OFFICEDEPOT #61	14.99	CHRISTOPHER DOMEYER
10/5/15	OFFICEMAX/OFFICEDEPOT #61	6.29	TODD FRANK
10/2/15	OFFICEMAX/OFFICEDEPOT #61	20.99	GREGORY FRENGER
10/9/15	OKEMOS HARDWARE INC	4.75	TAVIS MILLEROV
10/5/15	OKEMOS HARDWARE INC	37.48	TOM OXENDER
10/7/15	P.I. ENGINEERING INC	129.95	WADE PRESTONISE
10/13/15	PANERA BREAD #715	17.47	WILLIAM PRIESE
10/6/15	PAYPAL *ARTSCOUNCIL	10.00	CAROL MORGANROTH
10/1/15	PETSMART INC 724	8.50	CATHERINE ADAMS
10/9/15	SHAHEEN CHEVROLET	304.30	KEN PUNG
10/1/15	SHAHEEN CHEVROLET	209.69	TODD FRANK
10/2/15	SHAHEEN CHEVROLET	259.00	TODD FRANK
10/9/15	SHELL OIL 52101100015	20.00	KEN PLAGA
10/2/15	SHERWIN WILLIAMS #1339	3.38	PETER VASILION
10/1/15	SOCIALMEDIAEXAMINER	40.00	DEBORAH GUTHRIE
10/1/15	SOLDAN'S FEEDS & PET S	31.99	CATHERINE ADAMS
10/2/15	SPEEDWAY 08726 CLA	28.93	DAVID HALL
10/9/15	TACO BELL 4357	9.73	KEN PLAGA
10/5/15	THE HOME DEPOT 2723	85.09	LAWRENCE BOBB
10/5/15	THE HOME DEPOT 2723	19.23	WILLIAM RICHARDSON
10/3/15	THE HOME DEPOT 2723	23.88	MICHAEL DEVLIN
10/2/15	THE HOME DEPOT 2723	27.90	CHRISTOPHER DOMEYER
10/1/15	THE HOME DEPOT 2723	2.40	PETER VASILION
10/1/15	THE HOME DEPOT 2723	2.79	PETER VASILION
10/6/15	THE HOME DEPOT 2723	41.31	PETER VASILION
10/9/15	THE HOME DEPOT 2723	40.79	PETER VASILION
10/7/15	THE HOME DEPOT 2723	15.43	RICH WHEELER
10/1/15	THE HOME DEPOT 2723	35.85	DAVID LESTER
10/9/15	TOM'S FOOD	14.16	TAVIS MILLEROV
10/10/15	TOMATOES APIZZA INC	18.84	DARKUS BEASLEY
10/13/15	TRI TECH SOFTWARE SYSTEMS	3,457.85	STEPHEN GEBES
10/13/15	WAL-MART #2866	21.18	CATHERINE ADAMS
10/6/15	WAYFAIR*WAYFAIR	165.99	DEBORAH GUTHRIE
10/6/15	WAYFAIR*WAYFAIR	165.99	DEBORAH GUTHRIE
10/7/15	WWW.ENGRAVEDTOLAST.COM	85.47	DARCIE WEIGAND

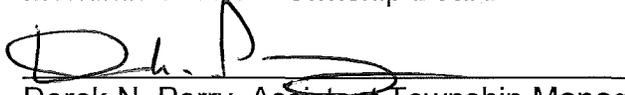
\$9,398.35

ACH Transactions
October 1, 2015 - October 14, 2015

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
10/2/2015	Consumers Energy	\$ 14,140.74	Oct Utilities
	IRS	93,891.76	Payroll Taxes
10/6/2015	ICMA	31,719.43	Payroll Deductions
10/14/2015	Various Financial Institutions	<u>249,409.62</u>	10/16 Payroll
	Total ACH Payments	<u><u>\$ 389,161.55</u></u>	

MEMORANDUM

TO: Meridian Charter Township Board

FROM: 
Derek N. Perry, Assistant Township Manager
Director Public Works & Engineering

DATE: October 20, 2015

RE: **Disposal of Surplus Vehicle**

The following vehicle has been declared surplus by the Motor Pool of the Public Works & Engineering Department. I am requesting authorization to sell the vehicle at public auction, internet auction, or by sealed bid.

Surplus Vehicles

<u>Veh. No.</u>	<u>Year</u>	<u>Make & Model</u>	<u>VIN Number</u>	<u>Miles</u>
250	2001	Ford Explorer	1FMZU72E92UA36323	106,985

Proposed Motion:

"Move to approve the sale of the following surplus Township vehicle at public auction, internet auction, or by sealed bid:

2001 Ford Explorer VIN No. 1FMZU72E92UA36323

MEMORANDUM

TO: Township Board

FROM: Mark Kieselbach
Mark Kieselbach
Director of Community Planning and Development

FROM: Martha K. Wyatt
Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: October 16, 2015

RE: MUPUD #15034 (Meridian Investment Group, LLC) request to redevelop an existing office park and establish a mixed use planned unit development at Grand River Avenue and Northwind Drive

Meridian Investment Group, LLC has submitted a proposal to redevelop an existing office park (Executive Office Park) and establish a mixed use planned unit development (MUPUD), at the southeast corner of Grand River Avenue and Northwind Drive. The project, called Red Cedar Flats, includes the construction of one mixed use building (commercial and residential) and three apartment buildings, with a total of 112 apartment units. The project also requires a special use permit for a group of buildings that exceeds 25,000 square feet in gross floor area. Special Use Permit (SUP) #15121 is being processed concurrent with the MUPUD.

A public hearing was held for MUPUD #15034 at the October 6, 2015 Township Board meeting. Based on the discussion at the public hearing the applicant has proposed several changes to the plans as summarized in the letter from the applicant's attorney, dated October 12, 2015. The changes include the following:

- A sidewalk will be provided south of Building 3 to connect to the existing sidewalk at the adjacent shopping center to the east (2775 Grand River Avenue: A-I Fusion and Hobby Lobby).
- Interior LED lighting will be installed in the residential units.
- Four (4) one-bedroom units will be dedicated as affordable housing units, representing approximately 3.5% of the project. To accommodate this, the number of two bedroom units will be reduced from 56 to 44; the number of three bedroom units will be increased from 20 to 26; and six one bedroom units will be added. The number of four bedroom units remains the same at 36 units. The net result is the same number of apartment units (112) and bedrooms (316).
- An additional 30 bicycle parking spaces (15 bike racks) will be provided, between the residential buildings (10 bicycle spaces in each courtyard for Buildings 2, 3, and 4). The total number of bicycle parking spaces is increased from 138 to 168 spaces.

MUPUD #15034 (Meridian Investment Group, LLC)
Township Board (10/16/15)
Page 2

The summary letter also lists six amenities the applicant considers "unique and extraordinary" that are offered as part of the mixed use project for the density bonus.

Revised plans were not provided at this time but will be updated to reflect the changes with the submittal for site plan review, including floor plans.

Township Board Options

The Township Board may approve, approve with conditions, or deny MUPUD #15034. A resolution to approve has been provided.

Attachments

1. Resolution to Approve
2. Letter from Eckhardt and Associates, P.C., dated October 12, 2015

G:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15034 (Red Cedar Flats)\staff reports\mupud 15034.TB2

RESOLUTION TO APPROVE

**Mixed Use Planned Unit Development #15034
(Meridian Investment Group, LLC)
Grand River Avenue and Northwind Drive**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 20th day of October, 2015 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, Meridian Investment Group, LLC has submitted a request to redevelop an existing office park (Executive Office Park) at Grand River Avenue and Northwind Drive, zoned C-2 (Commercial) and PO (Professional and Office), and establish a mixed use planned unit development, with the construction of one mixed use building and three apartment buildings, consisting of one, two, three, and four bedroom apartment units, with a total of 112 apartment units and 316 beds and approximately 113,400 square feet, plus approximately 11,800 square feet of commercial space in the mixed-use building, totaling approximately 125,200 square feet on an approximate 6.23 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 24, 2015 and recommended approval of the mixed use planned unit development at its regular meeting on September 14, 2015; and

WHEREAS, the Township Board held a public hearing and discussed the mixed use planned unit development at its regular meeting on October 6, 2015, and

WHEREAS, the Township Board reviewed and discussed staff material forwarded under cover memorandums dated October 1, 2015 and October 16, 2015; and

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

WHEREAS, the proposed mixed use planned unit development has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed mixed use planned unit development is in furtherance of Township Board policy #1.5.2 which encourages diverse housing opportunities; and

WHEREAS, the proposed project will establish residential housing units that exist in close proximity to commercial establishments and is within walking distance of the university; and

**Resolution to Approve
MUPUD #15034 (Meridian Investment Group)
Page 2**

WHEREAS, the proposed mixed use planned unit development is adequately served by essential public facilities and services, such as police, fire, stormwater drainage, and existing roadways; and

WHEREAS, the proposed mixed use planned unit development is adequately served by public water and sanitary sewer; and

WHEREAS, the number and type of amenities are consistent with the standards of Section 86-440 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Mixed Use Planned Unit Development (MUPUD) #15034, subject to the following conditions:

1. Approval is based on the Cover Sheet, Amenities Plan, and Proposed Impervious/Pervious Plan, prepared by KEBS, Inc., dated September 1, 2015; Site Rendering Plan (dated September 9, 2015) and Building Elevations (dated July 31, 2015), prepared by Progressive AE, subject to revisions as required.
2. MUPUD #15034 shall be contingent on the approval of Special Use Permit (SUP) #15121.
3. Approval is subject to one or more amenities. Four or more additional unique and extraordinary amenities are required for a density of up to 18 dwelling units per acre. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 6): rehabilitation of a degraded site; site recycling of trash; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; outdoor gathering resource; seating plazas visible to the street; and LED exterior lighting. The applicant also offered to provide the following additional enhancements: install an additional 30 covered bicycle parking spaces between the residential buildings (10 spaces per building), for a total of 168 bicycle parking spaces on the site; extend the sidewalk (south of Building 3) to connect the subject site and the adjacent shopping center to the east; LED lighting for interior lighting in the residential units; and four apartment units will be designated as affordable housing units for residents with income below 80 percent of the median income for the area.
4. Waivers shall be granted for those sections of the Code of Ordinances as follows: building setbacks for Building 1 (Section 86-402(1)(b.)) and (Section 86-432(d)(3)b.), a waiver to allow Building 1 (southeast corner) to be located approximately 9.67 feet from the property line (required setback is 15 feet); building setback for Building 2 (Section 86-432(d)(3)c.), a waiver to allow Building 2 (southwest corner) to be located approximately 41.80 feet from a residential district boundary line (required setback is 50 feet); parking area and recycling center setbacks (Section 86-756(14)), waivers to allow the parking area (northeast of Building 1) to be located 5 feet from the east property line; the parking area (southeast of Building 1) to be located zero feet from the north property line; and the recycling center enclosure to be located zero feet from the north property line (the required setback is 15 feet for parking and recycling enclosure); and number of parking spaces (Section 86-755), a waiver to allow a total of 295 motor vehicle parking spaces for the project, and 314 motor vehicle parking spaces are required (with bike parking reduction allowance included).

**Resolution to Approve
MUPUD #15034 (Meridian Investment Group)
Page 3**

5. Any future building additions or expansions to the buildings will require modification to the MUPUD #15034 and SUP #15121.
6. Exterior building materials shall be consistent with the preferences of the MUPUD ordinance which include, but are not limited to, wood, brick, clapboards, glass, and stone. Other materials, such as vinyl, aluminum, and other metals shall be avoided. The character and quality of the exterior building materials and general architectural design of the buildings shall be consistent on all four sides of each building.
7. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
8. Apartments may be occupied by a family, or, no more than two unrelated persons may occupy the one and two bedroom units; no more than three unrelated persons may occupy the three bedroom units; and no more than four unrelated persons may occupy the four bedroom units.
9. The applicant shall apply for and receive all applicable variances from the Zoning Board of Appeals which may include articulation of the façade every 50 feet; window coverage of the street level façade of a non-residential building (Building 1); and the elimination of curb and gutter in the parking areas.
10. All utility service distribution lines shall be installed underground.
11. The final design of the two recycling enclosures shall be subject to the approval of the Director of Community Planning and Development.
12. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
13. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
14. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development, including the height of any new parking lot light poles.
15. A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.
16. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
17. The applicant shall combine the three parcels into one tax parcel.

**Resolution to Approve
MUPUD #15034 (Meridian Investment Group)
Page 4**

18. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
19. The utility, grading, and storm drainage, and sidewalk construction plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
20. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

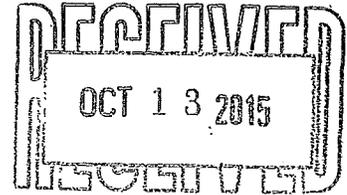
I, the undersigned, the duly qualified and acting Clerk of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 20th day of October 2015.

Brett Dreyfus
Township Clerk

By Electronic Mail

October 12, 2015

Mr. Mark Kieselbach
Director
Community Planning and Development
Meridian Charter Township
5151 Marsh Road
Okemos, Michigan 48864



**RE: 4970-5030 Northwind Drive -
MUPUD and SUP Applications**

Mr. Kieselbach:

This office represents Meridian Investment Group LLC. To address some of the concerns discussed at the October 6th Township Board meeting regarding the above-described applications, the applicant proposes the following changes to the MUPUD and SUP:

A. *The sidewalk between proposed buildings 3 and 4 will be extended to the East to connect with the Hobby Lobby center.*

B. *LED lighting will be installed in the residential units.*

C. *Four (4) one-bedroom units, representing about 3.5% of our project will be dedicated as affordable housing units. To accommodate this additional condition, the number of two-bedroom units will be reduced from 56 to 44, the number of three-bedroom units will be increased from 20 to 26, and six one-bedroom units will be added. The net result is the same number of units and the same number of bedrooms.*

D. *We investigated the option of adding a bicycle lane along Northwind Drive. The existing pavement width is 28'. The township lane standard width is 12' for each lane, leaving 4' for a possible bicycle lane. Both the Federal Highway Administration and American Association for State Highway and Transportation Officials in their design standards recommend a minimum of 4' for a bicycle lane on each side of the driving lanes or 8' on a single side for the safety of bicyclists and motorists. Therefore, the pavement width is too narrow to create a bicycle lane.*

1427 W. Saginaw, Suite 150
East Lansing, MI 48823

TELEPHONE:
(517) 336-6736
FACSIMILE:
(517) 336-4499

October 12, 2015
Mark Kielselbach
Page 2 of 2

E. *We will provide an additional 10 bicycle spaces between the residential buildings, increasing the number of spaces to 168.*

Pursuant to Chapter 86-440(e) concerning amenities, the property owner has proposed four (4) or more “unique and extraordinary” amenities as identified in the provided examples.

- 1) *The pervious surface area will be increased by almost 17% from the existing conditions.*
- 2) *The existing degraded site/project, where several of the buildings are less than 20% occupied and the highest building occupancy is at 42%, will be rehabilitated.*
- 3) *There will be 66 covered bicycle spaces, and the number of bicycle spaces provided will be increased from 138 to 168 by adding 10 spaces between each of the buildings.*
- 4) *Sidewalks will be added to the east side of Northwind Drive connecting to the Grand River Ave transit system.*
- 5) *There will be a public outdoor seating plaza adjacent to Grand River Avenue.*
- 6) *LED lighting will be installed both inside and outside of the units.*

The above-described amenities are in addition to the onsite recycling and outdoor gathering resource areas to be provided.

We hope that the Board of Trustees will consider these modifications to the project useful and vote to approve the MUPUD and SUP applications at their next meeting on October 20th.

Please feel free to contact me with any questions regarding the above

Sincerely,

ECKHARDT & ASSOCIATES, PC

Thomas R. Eckhardt

MEMORANDUM

TO: Township Board

FROM: Mark Kieselbach
Mark Kieselbach
Director of Community Planning and Development

FROM: Martha K. Wyatt
Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: October 16, 2015

RE: Special Use Permit #15121 (Meridian Investment Group, LLC), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

In conjunction with Mixed Use Planned Unit Development (MUPUD) #15034, a special use permit is being requested by Meridian Investment Group, LLC, to construct a group of buildings totaling more than 25,000 gross square feet. The redevelopment project, called Red Cedar Flats, includes razing five existing office buildings at the office park known as Executive Office Park and constructing one multi-story mixed use building and three apartment buildings, with a total of 112 apartment units. Each building is 3-stories. The mixed use building is approximately 35,200 square feet, with the commercial space at approximately 11,800 square feet and residential at approximately 23,400 square feet. Each of the three apartment buildings is approximately 30,000 square feet, totaling 90,000 square feet. The total square footage of all four buildings is approximately 125,200 square feet.

Based on comments made by the Board during the public hearing on October 6, 2015 for MUPUD #13054, the applicant has revised the project regarding the type and mix of apartment units, however the total square footage of the four buildings has not changed.

Township Board Options

The Township Board may approve, approve with conditions, or deny SUP #15121. A resolution to approve has been provided.

Attachment

1. Resolution to Approve

RESOLUTION TO APPROVE

**SUP #15121
(Meridian Investment Group, LLC)
Grand River Avenue and Northwind Drive**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 20th day of October, 2015 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Meridian Investment Group, LLC has submitted a request to redevelop an existing office park (Executive Office Park) at Grand River Avenue and Northwind Drive, zoned C-2 (Commercial) and PO (Professional and Office), and establish a mixed use planned unit development, with the construction of one mixed use building and three apartment buildings, consisting of one, two, three, and four bedroom apartment units, for a total of 112 apartment units and 316 beds, plus retail space in the mixed-use building, totaling approximately 125,200 square feet on an approximate 6.23 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 24, 2015 and recommended approval of the special use permit at its regular meeting on September 14, 2015

WHEREAS, the Township Board discussed Special Use Permit #15121 at its regular meeting on October 6, 2015; and

WHEREAS, the Township Board reviewed and discussed staff material forwarded under cover memorandums dated October 1, 2015 and October 16, 2015; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial) and PO (Professional and Office) which permits the development of buildings greater than 25,000 square feet in floor area by special use permit; and

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

WHEREAS, the approximately 125,200 square feet of building area has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from approximately 125,200 square feet of building area to be used for one mixed use building and three apartment buildings, with a total of 112 apartment units and 316 beds; and

MEMORANDUM

12 – C

TO: Township Board

FROM: 
Mark Kieselbach
Director of Community Planning and Development


Gail Oranchak, AICP
Principal Planner

DATE: October 15, 2015

RE: Rezoning #15050 (Stockwell Development Group) request to rezone approximately 9.07 acres located on the northwest corner of Grand River Avenue and Powell Road

Rezoning #15050 is a request to rezone approximately nine acres from PO (Professional and Office) to C-2 (Commercial). The site is comprised of two parcels, 1510 Grand River Avenue located on the northwest corner of Grand River Avenue and Powell Road and an undeveloped parcel immediately west of 1510 Grand River Avenue. The Township Board discussed the rezoning at its October 6, 2015 meeting.

Township Board Options

The Township Board may approve or deny the proposed rezoning from PO (Professional and Office) and RA (Single Family, Medium Density) to C-2 (Commercial). If the Board amends the proposal, the case may be referred to the Planning Commission for its recommendation. A resolution consistent with the Planning Commission's recommendation to approve the rezoning is attached.

Attachments

1. Resolution to approve

RESOLUTION TO APPROVE

**Rezoning #15050
Stockwell Development Group
1510 Grand River Avenue and undeveloped Grand River Avenue**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 20th day of October 2015, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, Stockwell Development Group requested the rezoning (Rezoning #15050) of two parcels totaling approximately nine acres located north of Grand River Avenue and west of Powell Road (1510 Grand River and adjacent undeveloped parcel) from PO (Professional and Office) to C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing on the rezoning at its August 24, 2015 meeting and recommended to rezone the two parcels from PO (Professional and Office) to C-2 (Commercial) at its meeting on September 14, 2015; and

WHEREAS, the Township Board discussed the rezoning at its meeting on October 6, 2015 and has reviewed the staff and Planning Commission material forwarded under cover memorandums dated October 1, 2015 and October 15, 2015; and

WHEREAS, the subject site is designated in the Office category on the 2005 Master Plan Future Land Use Map; and

WHEREAS, the Planning Commission has received statements about the abundance of unused or under used office space in an around Meridian Township thus the Office designation on the 2005 Master Plan Future Land Use Map is inconsistent with current and future need; and

WHEREAS, The Township's traffic consultant reviewed the applicant's traffic assessment concluding there were no concerns based on the traffic volumes shown in the applicant's traffic assessment; and

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

WHEREAS, the preferred location for C-3 (Commercial) zoning is land designated as the Township's Commercial Core on the 2005 Master Plan Future Land Use Map, the leading edge of which is the west side of Central Park Drive, and:

**Resolution to Approve C-2
Rezoning #15050 (Stockwell Development Group)
Page 2**

WHEREAS, C-2 (Commercial) zoning is consistent with parcels of land located east of the subject site on the north side of Grand River Avenue east of Powell Road; and

WHEREAS, the rezoning to C-2 (Commercial) will result in a logical and orderly development pattern for the area of Grand River Avenue between Central Park Drive and Powell Road.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION** Ordinance No. _____, entitled "Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #15050" PO (Professional and Office) to C-2 (Commercial).

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk 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 Township Board on the 20th day of October 2015.

Brett Dreyfus
Township Clerk

ORDINANCE NO. _____
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #15050

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the PO (Professional and Office) District symbol and indication as shown on the Zoning District Map, for the property legally described as:

M22-18 BEG 24 RDS S & 321 FT W OF E 1/4 POST OF SEC 22, - W PLL TO 1/4 LINE 421 FT - S PLL TO E LINE OF SAID SEC 442 FT TO CEN LINE OF GRAND RIVER RD - SE'LY ALONG SAID CEN LINE TO PT 321 FT W OF E LINE OF SAID SEC - N'LY PLL TO SAID E SEC LINE TO BEG ON SE 1/4 OF SEC 22, T4N R1W.

to that of the C-2 (Commercial) District, and a corresponding use district is established for the above described property.

B. The Zoning District Map of Meridian Township as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the PO (Professional and Office) District symbol and indication as shown on the Zoning District Map, for property legally described as:

M22-19 BEG 24 RDS S OF E 1/4 POST OF SEC 22, - W PLL WITH E & W 1/4 LINE 321 FT - S PLL WITH E LINE OF SAID SEC TO CEN LINE OF GRAND RIVER RD - SE'LY ALONG SAID CEN LINE TO E LINE OF SAID SEC - N'LY ALONG SAID E SEC LINE TO BEG ON SE 1/4 OF SEC 22, T4N R1W - 4 A. M/L.

to that of the C-2 (Commercial) District, and a corresponding use district is established for the above described property.

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.

Elizabeth LeGoff, Township Supervisor

Brett Dreyfus, Township Clerk

Legal description confirmed by:

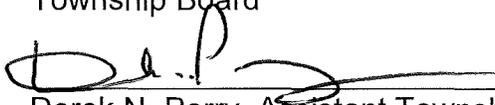
Mark Kieselbach, Director
Community Planning and Development

Stephen O. Schultz, Township Attorney

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2015\15020 (Eyde)\REZ 15020 res approve intro TB.doc

MEMORANDUM

TO: Township Board

FROM: 
Derek N. Perry, Assistant Township Manager
Director of Public Works & Engineering

DATE: October 20, 2015

RE: Daniels Drain

Since the September 29, 2015 neighborhood meeting, administrative staff met with the Ingham County Drain Commissioner and discussed preparing a preliminary tax assessment roll to evaluate potential costs of a project if it was approved for design/construction. The preliminary roll has been prepared and was disseminated to the Board at the October 6, 2015 Township Board meeting. In addition to the roll, a cover letter from the Ingham County Drain Commissioner was also included that provides additional background to the drain assessment process. We have included the same preliminary roll and cover letter in your packet for your review.

As noted in the letter from the Ingham County Drain Commissioner, the preliminary assessment roll is devised so that potential project costs can be derived from a single factor (run-off coefficient). It is a simplistic way to try and develop preliminary cost estimates for a project. As stated before, the true and final cost can ultimately vary from this preliminary price as other factors get added or deleted to each individual parcel of property and the scope of the overall project is ultimately known.

In addition, we have included the Petition Process for Chapter 20 Drains. This document prescribes the necessary requirements for proceeding with a Chapter 20 drain project under the Michigan Drain Code (MCL 280.461-208.499). We have also included a "Notice of Intent to File Petition". We are NOT requesting action on this item at this time, but wanted to present it for your review. This "Notice of Intent to File Petition" is the document required for step one (1) of the procedure if the Meridian Township Board decides to proceed with a project.

If the Township Board is prepared to proceed with a project, please direct staff to prepare the Notice of Intent to File Petition for action at the next regularly scheduled Meridian Township Board meeting.

13. A.

Comments on Possible Daniels Drain Assessments

By Patrick E. Lindemann, Ingham County Drain Commissioner

The Daniels Drain is an intra-county drain established under Chapter 20 of the Michigan Drain Code. Chapter 20 drains provide a method by which municipalities may initiate by petition, drain projects which are necessary for the public health. (MCL 280.462). Chapter 20 Drains are managed by a three-member Drainage Board comprised of the Drain Commissioner, the Chairperson of the County Board of Commissioners, and the Chairperson of the County's Finance Committee. The Drain Commissioner serves as the chairperson of the Drainage Board.

All costs of a drain project petitioned under Chapter 20 are to be assessed wholly against the municipalities benefitting from the proposed drain project, and to the county and state road agencies for road drainage (if any). That is, once established, a municipality is responsible for paying its assessment for the drain project as determined by the Drainage Board. A municipality may then pay that assessment from revenue derived from: (1) general taxes (ad valorem taxes); (2) user fees charged to consumers; (3) from special assessments on private parcels benefitting from the project; or (4) a combination of thereof.

In order to utilize revenue derived from special, prior to formally petitioning the Drain Commissioner to establish a Chapter 20 project, a municipality must first reserve the right to assess all or part of its assessment to benefited property owners. (MCL 280.489a). Should the municipality determine to assess all or part of its assessment to the benefitted parcels, then the apportionment should take into consideration various land characteristics and must be based on the "principle of benefits derived."

This is consistent with the methodology provided under the Michigan Drain Code, which provides that drain assessments, called "apportionments of benefits," "SHALL BE UPON THE PRINCIPLE OF BENEFITS DERIVED." (MCL 280.152, emphasis supplied).

In practice, this means that there is no required formula. When the Drain Commissioner is called upon to assess properties, he must be able to point to some benefit that each property assessed receives, and the method by which he arrives at the assessment must be fair and reasonable. This generally begins with listing of each parcel, its acreage, and identifying its zoning classification, such as commercial, industrial, residential and/or agriculture.

One commonly used factor in assessing "benefits derived" involves the "runoff coefficient" of each parcel. The runoff coefficient is a generally accepted engineering approximation of how much stormwater runs to the drain from a specific parcel given the parcel's land use. The acreage of the parcel is multiplied by the runoff

coefficient to arrive at an "adjusted acreage." For example, the Drain Commissioner has utilized the following runoff coefficient for the following land designations:

- Commercial property .9
- Residential property .4
- Agricultural property .25

The more intense the land use, the higher the parcel's adjusted acreage, and hence the higher its percent of the project cost will be.

But the "runoff" is only one factor, and in petitioned projects it is rarely the only factor. Each petitioned project is unique, so it is not possible to predict other factors before the scope of the project is known. In addition, petitioned projects often involve a "special benefit" to one or more parcels or entities. Land characteristics play a significant role affecting apportionment of benefits. Some compelling land characteristics may result in higher or lower runoff coefficient, or perhaps a higher or lesser amount of acreage affected. For example, in a commercial setting, a store with a parking lot with significant impervious surface, and an apartment complex with less impervious surface, could be treated differently even though the amount of acreage is affected is the same. Similarly, in a residential setting, it is quite possible that the grade of a portion of the parcel heads in a direction where that portion of the parcel benefits from the drain, while another portion of the same property does not. In such cases, it may be necessary to adjust the acreage affected. Nonetheless, the guiding principal when apportioning on the principle of benefits derived, is that the assessment be fair and reasonable.

As noted above, the Drainage Board will decide the apportionment of benefits payable by each public corporation benefitting from the drain project; that is, the municipality and the road agencies. Assuming that Meridian Township reserves the right to assess all or part of its assessment to benefited parcel owners, the Township Board will then need to assess them according to "benefits derived."

Finally, the other factor for the township to consider, is the percentage by which the Township determines a benefit to the public at-large (versus, benefits to parcels specially assessed). Such factors may include abatement of pollution, public land within the drainage district, or quality of life considerations. We have prepared four (4) separate scenarios which shows the townships at-large percentage at 0%, 5%, 10% and 20%. Obviously, the greater percentage than the township assumes, lowers the amount that is apportioned to the parcels within the district. The township could assume 0% to as high as 100%. Again, while the at-large assessment must be fair and reasonable, it is a policy decision for the Township to consider based on the circumstances associated with the necessity of the drain project.

13. A.

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Project Name: DANIELS CH. 20 ROLL

Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)	MRD 0%	MRD 5%	MRD 10%	MRD 20%	\$100,000	\$1,000,000	\$5,000,000
						Benefit Percent (Percent of Total Assessment)						
33-02-02-22-453-002	1705 CHIEF OKEMOS LLC	0.6986	0.90	0.6287	0.49925821	0.47184452	0.44443082	0.38960343	0.38960343	499.26	4,992.58	24,962.91
33-02-02-22-451-003	1710 CHIEF OKEMOS LLC	1.1376	0.90	1.0238	0.81299190	0.76835145	0.72371100	0.63443009	0.63443009	812.99	8,129.92	40,649.59
33-02-02-22-451-002	1720 ASSOCIATES	1.1094	0.90	0.9985	0.79283862	0.74930476	0.70577090	0.61870319	0.61870319	792.84	7,928.39	39,641.93
33-02-02-22-452-011	1741 CHIEF OKEMOS CIRCLE	0.3662	0.90	0.3296	0.26170678	0.24733676	0.23296674	0.20422671	0.20422671	261.71	2,617.07	13,085.34
33-02-02-23-379-017	ABDULLAH ASHRAF &	0.3249	0.40	0.1300	0.10319623	0.09752984	0.09186346	0.08053068	0.08053068	103.20	1,031.96	5,159.81
33-02-02-22-427-006	ADLER ARI BEN	0.4639	0.40	0.1856	0.14734605	0.13925544	0.13116484	0.11498364	0.11498364	147.35	1,473.46	7,367.30
33-02-02-26-130-001	ALBRITTON MARSHA E &	0.2473	0.40	0.0989	0.07854856	0.07423555	0.06992254	0.06129652	0.06129652	78.55	785.49	3,927.43
33-02-02-26-107-014	ALLEN RICHARD J & SARAH I	0.3165	0.40	0.1266	0.10052818	0.09500830	0.08948841	0.07844863	0.07844863	100.53	1,005.28	5,026.41
33-02-02-26-107-001	ALZUBAYDI JOHN & DOROTI	0.4073	0.40	0.1629	0.12936850	0.12226502	0.11516154	0.10095459	0.10095459	129.37	1,293.68	6,468.42
33-02-02-22-476-009	ANDERSON KRISTIN K	0.3467	0.40	0.1387	0.11012045	0.10407386	0.09802727	0.08593410	0.08593410	110.12	1,101.20	5,506.02
33-02-02-22-476-010	ANDREWS VINCENT P &	0.3432	0.40	0.1373	0.10900876	0.10302321	0.09703767	0.08506658	0.08506658	109.01	1,090.09	5,450.44
33-02-02-26-105-004	ARMSTRONG WARREN B	0.2163	0.40	0.0865	0.06870220	0.06492984	0.06115748	0.05361276	0.05361276	68.70	687.02	3,435.11
33-02-02-26-105-013	ARMSTRONG WARREN B	0.1073	0.40	0.0429	0.03408112	0.03220976	0.03038841	0.02659570	0.02659570	34.08	340.81	1,704.06
33-02-02-26-107-005	ASMARE ELSABETH	0.3322	0.40	0.1329	0.10551489	0.09972119	0.09392749	0.08234008	0.08234008	105.51	1,055.15	5,275.74
33-02-02-26-128-010	BAEK SEUNGK & JIYOUNG	0.2856	0.40	0.1142	0.09071358	0.08573260	0.08075163	0.07078967	0.07078967	90.71	907.14	4,535.68
33-02-02-26-107-012	BAINBRIDGE KENT L & SANC	0.3332	0.40	0.1333	0.10583251	0.10002137	0.09421023	0.08258795	0.08258795	105.83	1,058.33	5,291.63
33-02-02-22-477-029	BAKKERARKEMA F W & PAU	0.2105	0.40	0.0842	0.06685998	0.06318877	0.05951757	0.052117516	0.052117516	66.86	668.60	3,343.00
33-02-02-26-128-013	BARONDESS DAVID A & MAI	0.3257	0.40	0.1303	0.10345033	0.09776999	0.09208965	0.08072897	0.08072897	103.45	1,034.50	5,172.52
33-02-02-22-478-005	BEADERSTADT RICHARD E &	0.1669	0.40	0.0668	0.05301154	0.05010074	0.04718994	0.04136833	0.04136833	53.01	530.12	2,650.58
33-02-02-26-154-008	BEAL MATTHEW W	0.2870	0.40	0.1148	0.09115826	0.08615286	0.08114747	0.07113668	0.07113668	91.16	911.58	4,557.91
33-02-02-23-301-003	BECKETT JR FREDERICK W	0.4519	0.40	0.1808	0.14353455	0.13565323	0.12777192	0.11200928	0.11200928	143.53	1,435.35	7,176.73
33-02-02-22-428-003	BEECH TIMOTHY L & BARBA	0.3957	0.40	0.1583	0.12568405	0.11878288	0.11188172	0.09807938	0.09807938	125.68	1,256.84	6,284.20
33-02-02-23-353-025	BEERS KIMVAN T	0.7056	0.40	0.2822	0.22411591	0.21180996	0.19950402	0.17489212	0.17489212	224.12	2,241.16	11,205.80
33-02-02-26-106-009	BEHNKE DONALD R & SHERI	0.3051	0.40	0.1220	0.09690726	0.09158620	0.08626513	0.07562300	0.07562300	96.91	969.07	4,845.36
33-02-02-26-107-011	BENEDICT JOHN C & NICOLE	0.3178	0.40	0.1271	0.10094109	0.09539853	0.08985598	0.07877086	0.07877086	100.94	1,009.41	5,047.05
33-02-02-26-106-008	BENNETT III MILFORD & KAF	0.2703	0.40	0.1081	0.08585393	0.08113979	0.07642565	0.06699736	0.06699736	85.85	858.54	4,292.70
33-02-02-26-105-012	BENNETT TRUST HUGH F & I	0.3816	0.40	0.1526	0.12120554	0.11455029	0.10789503	0.09458451	0.09458451	121.21	1,212.06	6,060.28
33-02-02-27-202-010	BERNABEI JOSEPH D	0.1896	0.40	0.0758	0.06022162	0.05691492	0.05360822	0.04699482	0.04699482	60.22	602.22	3,011.08
33-02-02-22-477-007	BINDER TECLA E &	0.4140	0.40	0.1656	0.13149658	0.12427625	0.11705593	0.10261528	0.10261528	131.50	1,314.97	6,574.83
33-02-02-23-378-001	BISWAS SUBIR K & KOVUM	0.4096	0.40	0.1638	0.13009903	0.12295544	0.11581186	0.10152468	0.10152468	130.10	1,300.99	6,504.95
33-02-02-26-154-012	BLANCHARD GERALD W & S	0.2235	0.40	0.0894	0.07098910	0.06709117	0.06319324	0.05539738	0.05539738	70.99	709.89	3,549.45
33-02-02-23-378-004	BOMMARITO MICHAEL J &	0.0000	0.40	0.0000	0.00000000	0.00000000	0.00000000	0.00000000	0.00000000	-	-	-
33-02-02-22-476-011	BOUTNI LAURA C	0.3484	0.40	0.1394	0.11066041	0.10458417	0.09850794	0.08635546	0.08635546	110.66	1,106.60	5,533.02
33-02-02-26-128-014	BREHM WILLIAM L & AMY L	0.2928	0.40	0.1171	0.09300048	0.08789393	0.08278738	0.07257428	0.07257428	93.00	930.00	4,650.02
33-02-02-22-477-027	BRONSON ALLAN G & JANET	0.2323	0.40	0.0929	0.07378419	0.06973279	0.06568138	0.05757857	0.05757857	73.78	737.84	3,689.21
33-02-02-26-129-001	BROOKS ROGER I & LANETTI	0.1238	0.40	0.0495	0.03932192	0.03716280	0.03500368	0.03068544	0.03068544	39.32	393.22	1,966.10
33-02-02-22-456-010	BROWN LAUREN M & TRHIL	0.5943	0.40	0.2377	0.18876429	0.17839946	0.16803463	0.14730497	0.14730497	188.76	1,887.64	9,438.21
33-02-02-22-477-030	BRYDE TRUST EVELYN S	0.2103	0.40	0.0841	0.06679645	0.06312873	0.05946102	0.05212559	0.05212559	66.80	667.96	3,339.82
33-02-02-23-301-007	BUEHLER FRIEDRICH A	2.0684	0.90	1.8616	1.47819308	1.39702719	1.31586131	1.15352954	1.15352954	1,478.19	14,781.93	73,909.65
33-02-02-23-379-013	BURAK KRISTOPHER M & NC	0.2487	0.40	0.0995	0.07899324	0.07465581	0.07031838	0.06164352	0.06164352	78.99	789.93	3,949.66
33-02-02-23-380-010	BURGESS GARY J & CHRISTI	0.2498	0.40	0.0999	0.07934262	0.07498601	0.07062940	0.06191617	0.06191617	79.34	793.43	3,967.13
33-02-02-26-130-005	BURZYCH MARK J & KIMBER	0.3750	0.40	0.1500	0.11910922	0.11256907	0.10620892	0.09294862	0.09294862	119.11	1,191.09	5,955.46
33-02-02-26-128-016	CAMERON LORRAINE L & LA	0.3779	0.40	0.1512	0.12003033	0.11343960	0.10684888	0.09366742	0.09366742	120.03	1,200.30	6,001.52
33-02-02-23-353-010	CAMPBELL BRUCE B & SULIN	0.4990	0.40	0.1996	0.15849467	0.14979191	0.14108915	0.12368363	0.12368363	158.49	1,584.95	7,924.73
33-02-02-22-404-003	CAPITAL AREA SCHOOL EMP	0.0003	0.90	0.0003	0.00021440	0.00020262	0.00019085	0.00016731	0.00016731	0.21	2.14	10.72
33-02-02-23-380-003	CARR GARY & SUSAN M	0.1957	0.40	0.0783	0.06215913	0.05874605	0.05533296	0.04850679	0.04850679	62.16	621.59	3,107.96
33-02-02-22-428-001	CAWOOD BUILDING CO	0.5092	0.90	0.4583	0.36390249	0.34392102	0.32393956	0.28397662	0.28397662	363.90	3,639.02	18,195.12
33-02-02-22-478-002	CHALLA ANU R	0.3554	0.40	0.1422	0.11288378	0.10668546	0.10048714	0.08809050	0.08809050	112.88	1,128.84	5,644.19
33-02-02-23-380-002	CHASE STEVEN & JOY	0.1964	0.40	0.0786	0.06238147	0.05895617	0.05553088	0.04868029	0.04868029	62.38	623.81	3,119.07
33-02-02-23-353-004	CHEN JIN &	0.2674	0.40	0.1070	0.08493282	0.08026925	0.07560569	0.06627856	0.06627856	84.93	849.33	4,246.64

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Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)	\$100,000	\$1,000,000	\$5,000,000			
33-02-02-26-106-006	CHEN LIANGBIAO &	0.3222	0.40	0.1289	0.10233864	0.09671935	0.09110005	0.07986145	102.34	1,023.39	5,116.93
33-02-02-26-107-010	CHEN MICHAEL & LAN	0.3157	0.40	0.1263	0.10027408	0.09476815	0.08926221	0.07825034	100.27	1,002.74	5,013.70
33-02-02-22-476-014	CHEN SHU J	0.3589	0.40	0.1436	0.11399547	0.10773611	0.10147675	0.08895802	114.00	1,139.95	5,699.77
33-02-02-22-453-001	CHIEF OKEMOS APARTMEN	0.2987	0.90	0.2688	0.21346755	0.20174629	0.19002503	0.16658251	213.47	2,134.68	10,673.38
33-02-02-23-380-008	CHOI JONGEUN	0.2282	0.40	0.0913	0.07248193	0.06850203	0.06452213	0.05656233	72.48	724.82	3,624.10
33-02-02-22-451-001	CHOPP DENNIS J	1.3738	0.90	1.2364	0.98179349	0.92788433	0.87397518	0.76615688	981.79	9,817.93	49,089.67
33-02-02-23-353-024	CHOWDHURY JAHANGIR & *	0.5490	0.40	0.2196	0.17437590	0.16480112	0.15522634	0.13607678	174.38	1,743.76	8,718.79
33-02-02-26-106-014	CHURCH RICHARD L & JANE	0.2648	0.40	0.1059	0.08410699	0.07948877	0.07487055	0.06563412	84.11	841.07	4,205.35
33-02-02-26-127-011	CICHY TRUST SHELLEY G	0.3970	0.40	0.1588	0.12609696	0.11917312	0.11224928	0.09840160	126.10	1,260.97	6,304.85
33-02-02-22-477-020	CIMMERER MARK & AMY	0.4267	0.40	0.1707	0.13553041	0.12808859	0.12064677	0.10576314	135.53	1,355.30	6,776.52
33-02-02-22-477-021	CLAUSEN MARY L	0.2279	0.40	0.0912	0.07238664	0.06841198	0.06443731	0.05648797	72.39	723.87	3,619.33
33-02-02-26-154-010	CLIMES GARY & THERESA	0.1325	0.40	0.0530	0.04208526	0.03977440	0.03746355	0.03284185	42.09	420.85	2,104.26
33-02-02-27-202-009	COLE GRACE L	0.1843	0.40	0.0737	0.05853821	0.05532395	0.05210968	0.04568115	58.54	585.38	2,926.91
33-02-02-26-129-002	COLEMAN LANCE C & KRIST	0.1171	0.40	0.0468	0.03719384	0.03515157	0.03310930	0.02902476	37.19	371.94	1,859.69
33-02-02-27-226-001	CONVERY SUSAN P	0.0169	0.40	0.0068	0.00536786	0.00507311	0.00477837	0.00418888	5.37	53.68	268.39
33-02-02-26-101-002	CORDILL TODD Y & HOLLY J	0.4187	0.40	0.1675	0.13298942	0.12568712	0.11838482	0.10378023	132.99	1,329.89	6,649.47
33-02-02-22-379-010	CORKIN HELEN S &	0.3029	0.40	0.1212	0.09620849	0.09092579	0.08564309	0.07507770	96.21	962.08	4,810.42
33-02-02-23-353-023	CORNELL WOODS ASSOCIAT	0.0329	0.40	0.0132	0.01044985	0.00987606	0.00930227	0.00815469	10.45	104.50	522.49
33-02-02-26-130-006	CORNELL WOODS ASSOCIAT	0.0298	0.40	0.0119	0.00945621	0.00894549	0.00842576	0.00738632	9.47	94.65	473.26
33-02-02-22-405-001	COUNTY OF INGHAM	0.0002	0.00	0.0000	0.00000000	0.00000000	0.00000000	0.00000000	-	-	-
33-02-02-22-477-012	CRICHTON CHRISTIE L	0.3449	0.40	0.1380	0.10954872	0.10353353	0.09751833	0.08548794	109.55	1,095.49	5,477.44
33-02-02-23-301-010	CROSSROADS INVESTMENT	1.3512	0.90	1.2161	0.96564228	0.91261997	0.85959766	0.75355304	965.64	9,656.42	48,282.11
33-02-02-23-301-011	CROSSROADS INVESTMENT	1.5124	0.90	1.3612	1.08084472	1.02149677	0.96214883	0.84345295	1,080.84	10,808.45	54,042.24
33-02-02-23-379-009	DAHNIKE KARA M	0.1969	0.40	0.0788	0.06254028	0.05910627	0.05567225	0.04880422	62.54	625.40	3,127.01
33-02-02-26-105-011	DALIMONTE KIM	0.3680	0.40	0.1472	0.11688585	0.11046778	0.10404971	0.09121358	116.89	1,168.86	5,844.29
33-02-02-23-352-001	DAVENPORT BEVERLY	0.8963	0.40	0.3585	0.28468692	0.26905509	0.25342326	0.22215959	284.69	2,846.87	14,234.35
33-02-02-26-101-003	DAVIDSON CARLA C &	0.3728	0.40	0.1491	0.11841045	0.11190867	0.10540688	0.09240332	118.41	1,184.10	5,920.52
33-02-02-23-379-010	DAVIS ANITA V	0.3740	0.40	0.1496	0.11879160	0.11226889	0.10574618	0.09270076	118.79	1,187.92	5,939.58
33-02-02-22-456-012	DAVIS KRISTIN M &	0.3506	0.40	0.1402	0.11135918	0.10524458	0.09912997	0.08690076	111.36	1,113.59	5,567.96
33-02-02-26-154-011	DE LOYE COREY ALLEN	0.2138	0.40	0.0855	0.06790814	0.06417938	0.06045062	0.05299311	67.91	679.08	3,395.41
33-02-02-23-379-008	DEGAN SHANNON T & KRIST	0.1470	0.40	0.0588	0.04669081	0.04412708	0.04156334	0.03643586	46.69	466.91	2,334.54
33-02-02-26-107-007	DEPPONG GREGORY J & TAN	0.3221	0.40	0.1288	0.10230688	0.09668933	0.09107177	0.07983667	102.31	1,023.07	5,115.34
33-02-02-22-476-002	DUNCAN KATHLEEN H	0.3467	0.40	0.1387	0.11012045	0.10407386	0.09802727	0.08593410	110.12	1,101.20	5,506.02
33-02-02-22-477-006	EARLEY ROBERT D & JEAN E	0.4140	0.40	0.1656	0.13149658	0.12427625	0.11705593	0.10261528	131.50	1,314.97	6,574.83
33-02-02-22-426-005	EDWARD W SPARROW HOSI	0.0097	0.00	0.0000	0.00000000	0.00000000	0.00000000	0.00000000	-	-	-
33-02-02-26-101-008	ELAHMAD SAMIR S & HIKM	0.2967	0.40	0.1187	0.09423922	0.08906465	0.08389008	0.07354095	94.24	942.39	4,711.96
33-02-02-26-105-003	ELIAS MARY L	0.2114	0.40	0.0846	0.06714584	0.06345894	0.05977204	0.05239823	67.15	671.46	3,357.29
33-02-02-23-379-006	ENGAN KAREN E	0.2162	0.40	0.0865	0.06489704	0.06112921	0.05358798	0.04335529	68.67	686.70	3,433.52
33-02-02-26-127-001	ESCHELBACH MICHELLE	0.4009	0.40	0.1604	0.12733570	0.12034384	0.11335198	0.09936827	127.34	1,273.36	6,366.78
33-02-02-22-455-004	FAGAN PATSY J	0.9854	0.40	0.3942	0.31298722	0.29580150	0.27861573	0.24424418	312.99	3,129.87	15,649.36
33-02-02-23-353-022	FAROOQ UMAR	0.2482	0.40	0.0993	0.07883442	0.07450572	0.07017701	0.06151959	78.83	788.34	3,941.72
33-02-02-23-379-018	FARRIS RICHARD C & MARY	0.4341	0.40	0.1736	0.13788083	0.13030996	0.12273908	0.10759732	137.88	1,378.81	6,894.04
33-02-02-26-106-003	FERRY JR JOHN D & RUTH	0.3886	0.40	0.1554	0.12342892	0.11665158	0.10987424	0.09631956	123.43	1,234.29	6,171.45
33-02-02-26-107-009	FISHEL ROBERT C & RHOND	0.3131	0.40	0.1252	0.09944826	0.09398767	0.08852708	0.07760590	99.45	994.48	4,972.41
33-02-02-22-477-026	FITCH CHARLES W & JANE A	0.3506	0.40	0.1402	0.11135918	0.10524458	0.09912997	0.08690076	111.36	1,113.59	5,567.96
33-02-02-26-128-003	FLANDERS RONALD D & SAR	0.3641	0.40	0.1456	0.11564711	0.10929706	0.10294701	0.09024691	115.65	1,156.47	5,782.36
33-02-02-22-476-005	FLEMING II RAYMOND J & G	0.3467	0.40	0.1387	0.11012045	0.10407386	0.09802727	0.08593410	110.12	1,101.20	5,506.02
33-02-02-26-127-009	FLOYD TIMOTHY J & MARY J	0.1276	0.40	0.0510	0.04052890	0.03830350	0.03607811	0.03162732	40.53	405.29	2,026.44
33-02-02-26-107-018	FOLLAND ROGER A & BARB	0.3162	0.40	0.1265	0.10043290	0.09491824	0.08940359	0.07837428	100.43	1,004.33	5,021.64
33-02-02-26-106-007	FRAAS THOMAS E & TRICIA	0.2740	0.40	0.1096	0.08225047	0.07747180	0.07274180	0.06791446	87.03	870.29	4,351.46
33-02-02-26-128-001	FURSETH KRISTEN M	0.3385	0.40	0.1354	0.10751592	0.10161235	0.09570877	0.08390162	107.52	1,075.16	5,375.80
33-02-02-23-353-015	GARCIA JIOVA J & ERIKA M	0.2787	0.40	0.1115	0.08852197	0.08366133	0.07880069	0.06907941	88.52	885.22	4,426.10

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Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)	\$100,000	\$1,000,000	\$5,000,000			
33-02-02-26-128-009	GEBARA RANI & MARY	0.2784	0.40	0.1114	0.08842669	0.08357128	0.07871587	0.06900505	88.43	884.27	4,421.33
33-02-02-22-476-006	GESKE JOHN G & BARBARA I	0.3449	0.40	0.1380	0.10954872	0.10353353	0.09751833	0.08548794	109.55	1,095.49	5,477.44
33-02-02-23-380-007	GEVA PINHAS & DALIA	0.2020	0.40	0.0808	0.06416017	0.06063721	0.05711424	0.05006832	64.16	641.60	3,208.01
33-02-02-22-478-006	GILBERT KARL &	0.1464	0.40	0.0586	0.04650024	0.04394697	0.04139369	0.03628714	46.50	465.00	2,325.01
33-02-02-22-428-004	GLEASON CRYSTAL MARIE	0.3793	0.40	0.1517	0.12047501	0.11385986	0.10724472	0.09401443	120.48	1,204.75	6,023.75
33-02-02-22-427-009	GOFF FAMILY REAL ESTATE I	6.4756	0.90	5.8280	4.62782203	4.37371364	4.11960525	3.61138846	4,627.82	46,278.22	231,391.10
33-02-02-23-301-004	GOLF STORE HOME LLC	0.6066	0.90	0.5459	0.43350992	0.40970639	0.38590286	0.33829579	433.51	4,335.10	21,675.50
33-02-02-23-378-002	GOOD SHAWN DOUGLAS &	0.3773	0.40	0.1509	0.11983976	0.11325949	0.10667923	0.09351870	119.84	1,198.40	5,991.99
33-02-02-26-106-013	GORDON BRIAN P & LOUISE	0.3000	0.40	0.1200	0.09528738	0.09005526	0.08482314	0.07435890	95.29	952.87	4,764.37
33-02-02-26-128-011	GOULD P BRIAN	0.3322	0.40	0.1329	0.10551489	0.09972119	0.09392749	0.08234008	105.51	1,055.15	5,275.74
33-02-02-22-477-009	GROSSMAN GLENN R	0.3889	0.40	0.1556	0.12352420	0.11674163	0.10995906	0.09639391	123.52	1,235.24	6,176.21
33-02-02-27-202-001	GUINS FAMILY TRUST	0.1884	0.40	0.0754	0.05984047	0.05655470	0.05326893	0.04669739	59.84	598.40	2,992.02
33-02-02-26-128-007	HALL THOMAS R	0.3397	0.40	0.1359	0.10789707	0.10197257	0.09604806	0.08419906	107.90	1,078.97	5,394.85
33-02-02-26-106-001	HAMILTON WILLIAM D & JA	0.2633	0.40	0.1053	0.08363055	0.07903850	0.07444644	0.06526232	83.63	836.31	4,181.53
33-02-02-26-154-013	HARKEMA JACK R & LAURIE	0.2325	0.40	0.0930	0.06979282	0.06573793	0.06257814	0.05762814	73.85	738.48	3,692.39
33-02-02-22-456-011	HARPER GARY L AND LAI W	0.4408	0.40	0.1763	0.14000892	0.13232119	0.12463346	0.10925800	140.01	1,400.09	7,000.45
33-02-02-26-106-012	HARTWICK EDWARD F &	0.2684	0.40	0.1074	0.08525044	0.08056944	0.07588843	0.06652642	85.25	852.50	4,262.52
33-02-02-22-476-007	HAWLEY FREDERICK J & SAR	0.3583	0.40	0.1433	0.11380489	0.10755599	0.10130710	0.08880931	113.80	1,138.05	5,690.24
33-02-02-22-477-018	HAYES TIMOTHY J	0.4137	0.40	0.1655	0.13140129	0.12418620	0.11697110	0.10254092	131.40	1,314.01	6,570.06
33-02-02-26-128-018	HAYWARD KENNETH L & NA	0.3286	0.40	0.1314	0.10437144	0.09864052	0.09290961	0.08144778	104.37	1,043.71	5,218.57
33-02-02-23-352-005	HDI BUILDERS INC	0.0143	0.40	0.0057	0.00454203	0.00429263	0.00404324	0.00354444	4.54	45.42	227.10
33-02-02-23-352-006	HDI BUILDERS INC	0.0143	0.40	0.0057	0.00454203	0.00429263	0.00404324	0.00354444	4.54	45.42	227.10
33-02-02-23-352-007	HDI BUILDERS INC	0.0143	0.40	0.0057	0.00454203	0.00429263	0.00404324	0.00354444	4.54	45.42	227.10
33-02-02-23-352-008	HDI BUILDERS INC	0.0143	0.40	0.0057	0.00454203	0.00429263	0.00404324	0.00354444	4.54	45.42	227.10
33-02-02-23-351-006	HDI TREETOPS	1.8168	0.90	1.6351	1.29838580	1.22709292	1.15580005	1.01321431	1,298.39	12,983.86	64,919.29
33-02-02-26-155-001	HEBERT KARA K &	0.1061	0.40	0.0424	0.03184954	0.02999912	0.02629826	0.02629826	33.70	337.00	1,685.00
33-02-02-26-154-004	HEIM NATHANIEL &	0.3172	0.40	0.1269	0.10075052	0.09521842	0.08968633	0.07862214	100.75	1,007.51	5,037.53
33-02-02-22-379-009	HENKEL LOUIS G	0.7894	0.40	0.3158	0.25073285	0.23696540	0.22319795	0.19566304	250.73	2,507.33	12,536.64
33-02-02-26-127-014	HEPWORTH CHRISTOPHER I	0.2931	0.40	0.1172	0.09309577	0.08798399	0.08287220	0.07264864	93.10	930.96	4,654.79
33-02-02-22-477-024	HETTIGER PATRICIA	0.1837	0.40	0.0735	0.05834764	0.05514384	0.05194003	0.04553243	58.35	583.48	2,917.38
33-02-02-26-128-005	HICKS SCOTT A & JUNE L	0.3413	0.40	0.1365	0.10840527	0.10245286	0.09650045	0.08459564	108.41	1,084.05	5,420.26
33-02-02-22-455-005	HILLIKER KEVIN T & LAUREL	1.0034	0.40	0.4014	0.31870451	0.30120481	0.28370512	0.24870572	318.70	3,187.05	15,935.23
33-02-02-22-477-001	HOWARD DAN & CHRISTINE	0.4140	0.40	0.1656	0.13149658	0.12427625	0.11705593	0.10261528	131.50	1,314.97	6,574.83
33-02-02-23-353-009	HU HUYI	0.6700	0.40	0.2680	0.21280847	0.20112341	0.18943834	0.16606820	212.81	2,128.08	10,640.42
33-02-02-22-478-011	HUGHES PATRICIA D	0.1589	0.40	0.0636	0.05047055	0.04769927	0.04492799	0.03938543	50.47	504.71	2,523.53
33-02-02-27-202-008	HUNTER TERESA	0.1809	0.40	0.0724	0.05745829	0.05430332	0.05114835	0.04483841	57.46	574.58	2,872.91
33-02-02-23-379-012	HUTNIK GARY P & JULIA K	0.3777	0.40	0.1511	0.11996681	0.11337957	0.10679233	0.09361785	119.97	1,199.67	5,998.34
33-02-02-26-154-002	IACOBONI DANIELA &	0.2897	0.40	0.1159	0.09201584	0.08696336	0.08191088	0.07180591	92.02	920.16	4,600.79
33-02-02-26-107-002	JAAKSI DOUGLAS G & JANE I	0.4813	0.40	0.1925	0.15287271	0.14447865	0.13608458	0.11929645	152.87	1,528.73	7,643.64
33-02-02-26-127-003	JACOBS MELANIE B	0.3164	0.40	0.1266	0.10049642	0.09497828	0.08946013	0.07842385	100.50	1,004.96	5,024.82
33-02-02-23-353-011	JAMIESON KRISTINA	0.4571	0.40	0.1828	0.14518620	0.13721419	0.12924218	0.11329817	145.19	1,451.86	7,259.31
33-02-02-23-353-017	JEONG SANGHYUP	0.2796	0.40	0.1118	0.08880784	0.08393150	0.07905516	0.06930249	88.81	888.08	4,440.39
33-02-02-22-428-005	JIANG DANIEL &	0.3466	0.40	0.1386	0.11008868	0.10404384	0.09799900	0.08590931	110.09	1,100.89	5,504.43
33-02-02-22-477-033	JOHNSON BRANT	0.0458	0.40	0.0183	0.01454721	0.01374844	0.01294967	0.01135212	14.55	145.47	727.36
33-02-02-22-478-004	JOHNSON ZACHARY Q & KA	0.2176	0.40	0.0870	0.06911511	0.06532008	0.06152505	0.05393499	69.12	691.15	3,455.76
33-02-02-23-352-002	KABEER AHMAD & SAJEDA	0.0143	0.40	0.0057	0.00454203	0.00429263	0.00404324	0.00354444	4.54	45.42	227.10
33-02-02-26-128-017	KACZMAREK MARK W & MA	0.3153	0.40	0.1261	0.10014703	0.09464807	0.08914912	0.07815120	100.15	1,001.47	5,007.35
33-02-02-26-107-023	KAVASSERI KRISHNAMOORT	0.3463	0.40	0.1385	0.10999340	0.10395378	0.09791417	0.08583495	109.99	1,099.93	5,499.67
33-02-02-26-154-009	KAZMIERSKI PHILIP & JO ELL	0.2145	0.40	0.0858	0.06813047	0.06438951	0.06064854	0.05316661	68.13	681.30	3,406.52
33-02-02-22-478-009	KEITH DANNY C & JENNIFER	0.1541	0.40	0.0616	0.04625838	0.04489459	0.04357082	0.03819569	48.95	489.46	2,447.30
33-02-02-26-127-005	KERNS EDWARD M & LYNDY	0.1756	0.40	0.0702	0.05577488	0.05271234	0.04964981	0.04352474	55.77	557.75	2,788.74
33-02-02-23-379-004	KING MICHAEL J & KIMBERL	0.1219	0.40	0.0488	0.03871844	0.03659245	0.03446647	0.03021450	38.72	387.18	1,935.92

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Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed Acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)	\$100,000	\$1,000,000	\$5,000,000			
33-02-02-26-130-003	KOHLER JOHN O & SUZANNI	0.3362	0.40	0.1345	0.10678539	0.10092192	0.09505846	0.08333154	106.79	1,067.85	5,339.27
33-02-02-23-353-016	KORKMAZ SINEM	0.2791	0.40	0.1116	0.08864902	0.08378141	0.07891379	0.06917856	88.65	886.49	4,432.45
33-02-02-22-456-004	LAETZ RANDALL P	0.3380	0.40	0.1352	0.10735711	0.10146226	0.09556740	0.08377769	107.36	1,073.57	5,367.86
33-02-02-23-352-004	LAINING ALAN R	0.0143	0.40	0.0057	0.00454203	0.00429263	0.00404324	0.00354444	4.54	45.42	227.10
33-02-02-22-478-008	LAMMERS DONALD & GIOV	0.1563	0.40	0.0625	0.04964472	0.04691879	0.04419285	0.03874098	49.64	496.45	2,482.24
33-02-02-23-379-014	LAPHAM KIRK A & KIMBERL'	0.3081	0.40	0.1232	0.09786014	0.09248675	0.08711336	0.07636659	97.86	978.60	4,893.01
33-02-02-26-154-007	LATHAM KEITH E & LISA B	0.3844	0.40	0.1538	0.12209489	0.11539080	0.10868671	0.09527853	122.09	1,220.95	6,104.74
33-02-02-22-456-003	LAVIRE RANDALL & KAREN	0.4057	0.40	0.1623	0.12886030	0.12178473	0.11470915	0.10055801	128.86	1,288.60	6,443.01
33-02-02-26-105-001	LAWLER CHARLES A & KARE	0.0703	0.40	0.0281	0.02232901	0.02110295	0.01987689	0.01742477	22.33	223.29	1,116.45
33-02-02-26-107-004	LEE LIK CHUAN &	0.3342	0.40	0.1337	0.10615014	0.10032156	0.09449297	0.08283581	106.15	1,061.50	5,307.51
33-02-02-23-353-006	LEE SUNG KI & HYUN JIN	0.2690	0.40	0.1076	0.08544101	0.08074955	0.07605808	0.06667514	85.44	854.41	4,272.05
33-02-02-22-455-006	LEONE JOHN	1.0007	0.40	0.4003	0.31784693	0.30039432	0.28294171	0.24803649	317.85	3,178.47	15,892.35
33-02-02-22-427-003	LEPESCHKIN LUDMILLA F	0.3743	0.40	0.1497	0.11888688	0.11235894	0.10583100	0.09277511	118.89	1,188.87	5,944.34
33-02-02-23-353-002	LI HAIRONG &	0.3336	0.40	0.1334	0.10595956	0.10014145	0.09432333	0.08268709	105.96	1,059.60	5,297.98
33-02-02-23-353-013	LI XIAOPING & HONG YANG	0.2509	0.40	0.1004	0.07969201	0.07531621	0.07190402	0.06218882	79.69	796.92	3,984.60
33-02-02-27-202-006	LIPPERT MATTHEW L & SON	0.2256	0.40	0.0902	0.07165611	0.06772155	0.06378700	0.05591789	71.66	716.56	3,582.81
33-02-02-23-380-001	LIU HUI &	0.3478	0.40	0.1391	0.11046983	0.10440406	0.09833829	0.08620675	110.47	1,104.70	5,523.49
33-02-02-26-132-002	LIU TAOSHENG &	0.0599	0.40	0.0240	0.01902571	0.01798103	0.01693635	0.01484699	19.03	190.26	951.29
33-02-02-23-353-021	LIU XIANGYANG ALEXANDEF	0.2814	0.40	0.1126	0.08937956	0.08447183	0.07956410	0.06974864	89.38	893.80	4,468.98
33-02-02-26-131-002	LLANO GONZALO G & CHER'	0.0000	0.40	0.0000	0.00000000	0.00000000	0.00000000	0.00000000	-	-	-
33-02-02-26-130-007	LOTHAMER JESSE I & AMY N	0.0372	0.40	0.0149	0.01181563	0.01116685	0.01051807	0.00922050	11.82	118.16	590.78
33-02-02-22-456-007	LOWE CURT & ANNA	0.3403	0.40	0.1361	0.10808765	0.10215268	0.09621771	0.08434777	108.09	1,080.88	5,404.38
33-02-02-22-427-008	LTG NORTHVIEW LLC	1.1955	0.90	1.0760	0.85437044	0.80745794	0.76054544	0.66672044	854.37	8,543.70	42,718.52
33-02-02-26-129-003	LU DENGSHENG &	0.1409	0.40	0.0564	0.04475330	0.04229595	0.03983860	0.03492389	44.75	447.53	2,237.67
33-02-02-22-477-025	LUTER FRANK A & RUTH A	0.2732	0.40	0.1093	0.08677504	0.08201032	0.07724560	0.06771617	86.78	867.75	4,338.75
33-02-02-23-379-003	MA HUIBO HEIDI &	0.1124	0.40	0.0450	0.03570100	0.03374070	0.03178040	0.02785980	35.70	357.01	1,785.05
33-02-02-23-353-007	MAALI MANOUC &	0.2698	0.40	0.1079	0.08098969	0.07628427	0.0728427	0.06687343	85.70	856.95	4,284.76
33-02-02-22-405-002	MALY RAYMOND J & CAROL	0.0000	0.90	0.0000	0.00000000	0.00000000	0.00000000	0.00000000	-	-	-
33-02-02-22-456-005	MANTURUK EDWARD P	0.3380	0.40	0.1352	0.10735711	0.10146226	0.09556740	0.08377769	107.36	1,073.57	5,367.86
33-02-02-26-101-005	MARINEZ DYLAN R & ANNE'	0.3042	0.40	0.1217	0.09662140	0.09131603	0.08601066	0.07539992	96.62	966.21	4,831.07
33-02-02-22-477-002	MARLETT MARK E & LESLIE	0.4160	0.40	0.1664	0.13213183	0.12487662	0.11762142	0.10311100	132.13	1,321.32	6,606.59
33-02-02-26-127-010	MARR BRET R & JENNA W	0.1109	0.40	0.0444	0.03522457	0.03329043	0.03135629	0.02748800	35.22	352.25	1,761.23
33-02-02-26-105-005	MARSHALL KRISTINA M	0.2212	0.40	0.0885	0.07025856	0.06640074	0.06254293	0.05482729	70.26	702.59	3,512.93
33-02-02-23-379-002	MASSA GERALD R & MARILY	0.1275	0.40	0.0510	0.04049714	0.03827348	0.03604983	0.03160253	40.50	404.97	2,024.86
33-02-02-26-127-008	MASTEN SUSAN &	0.1240	0.40	0.0496	0.03938545	0.03722284	0.03506023	0.03073501	39.39	393.85	1,969.27
33-02-02-23-379-011	MC ALVEY DAVID G & LISA J	0.3817	0.40	0.1527	0.12123731	0.11458030	0.10792330	0.09460930	121.24	1,212.37	6,061.87
33-02-02-23-353-008	MC ALVEY MICHAEL K & LIN	0.9026	0.40	0.3610	0.28668795	0.27094625	0.25520454	0.22372113	286.69	2,866.88	14,334.40
33-02-02-22-428-007	MC CARTHY KRISTY K	0.4155	0.40	0.1662	0.13197302	0.12472653	0.11748004	0.10298707	131.97	1,319.73	6,598.65
33-02-02-23-380-006	MC CARTHY SAMUEL	0.0482	0.40	0.0193	0.01530951	0.01446888	0.01362825	0.01194700	15.31	153.10	765.48
33-02-02-22-477-008	MC DANIEL CARL D	0.4781	0.40	0.1912	0.15185632	0.14351806	0.13517980	0.11850329	151.86	1,518.56	7,592.82
33-02-02-22-477-016	MC DOUGALL GEORGE & CA	0.4840	0.40	0.1936	0.15373030	0.14528915	0.13684799	0.11996568	153.73	1,537.30	7,686.52
33-02-02-26-127-006	MENG MING	0.1131	0.40	0.0452	0.03592334	0.03395083	0.03197832	0.02803330	35.92	359.23	1,796.17
33-02-02-27-202-011	MENG STANLEY	0.1992	0.40	0.0797	0.06327082	0.05979669	0.05632256	0.04937431	63.27	632.71	3,163.54
33-02-02-22-427-010	MERIDIAN CHARTER TOWN'	4.0794	0.00	0.0000	0.00000000	0.00000000	0.00000000	0.00000000	-	-	-
33-02-02-23-351-002	MERIDIAN MEADOWS LLC	21.1457	0.90	19.0311	15.11188713	14.28211077	13.45233440	11.79278168	15,111.89	151,118.87	755,594.36
33-02-02-23-353-012	MEYER JONATHAN S & CHEF	0.3748	0.40	0.1499	0.11904570	0.11250903	0.10597237	0.09289905	119.05	1,190.46	5,952.28
33-02-02-22-405-006	MICHIGAN BELL TELEPHONE	1.3884	0.90	1.2496	0.99222745	0.93774539	0.88326332	0.77429918	992.23	9,922.27	49,611.37
33-02-02-22-455-010	MICHIGAN TREE APARTMEN	8.4567	0.90	7.6110	6.04362570	5.71177715	5.37992861	4.71623152	6,043.63	60,436.26	302,181.28
33-02-02-22-455-011	MISTRY KEKI & PHYLLIS	1.1661	0.40	0.4664	0.37038203	0.35004478	0.32970753	0.28903303	370.38	3,703.82	18,519.10
33-02-02-22-455-012	MISTRY KEKI & PHYLLIS	1.3356	0.40	0.5342	0.42421940	0.40092600	0.37763260	0.33104580	424.22	4,242.19	21,210.97
33-02-02-22-428-006	MOFFETT THOMAS	0.3448	0.40	0.1379	0.10951696	0.10350351	0.09749006	0.08546316	109.52	1,095.17	5,475.85
33-02-02-22-477-015	MONROE VICKI LYNN	0.3467	0.40	0.1387	0.11012045	0.10407386	0.09802727	0.08593410	110.12	1,101.20	5,506.02

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Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)	\$100,000	\$1,000,000	\$5,000,000			
33-02-02-22-477-005	MORSE JEFFERY E	0.4140	0.40	0.1656	0.13149658	0.12427625	0.11705593	0.10261528	131.50	1,314.97	6,574.83
33-02-02-26-106-004	MOTSCHENBACHER GARTH	0.4281	0.40	0.1712	0.13597509	0.12850885	0.12104262	0.10611014	135.98	1,359.75	6,798.75
33-02-02-26-105-006	MOTT FAMILY REVOCABLE T	0.2263	0.40	0.0905	0.07187844	0.06398492	0.05609139	0.05609139	71.88	718.78	3,593.92
33-02-02-26-101-004	MURLEY DAVID &	0.3103	0.40	0.1241	0.09855891	0.09314715	0.08773540	0.07691188	98.56	985.59	4,927.95
33-02-02-23-353-019	NGUYEN PHU H	0.2805	0.40	0.1122	0.08909370	0.08420166	0.07930963	0.06952557	89.09	890.94	4,454.68
33-02-02-26-106-016	NIOWAVE PROPERTIES LLC	0.3176	0.40	0.1270	0.10087757	0.09533850	0.08979943	0.07872128	100.88	1,008.78	5,043.88
33-02-02-26-105-010	NJONKOU AGATHE E & ACH	0.1704	0.40	0.0682	0.05412323	0.05115139	0.04817954	0.04223585	54.12	541.23	2,706.16
33-02-02-22-476-001	NOVOTNY MILDRED	0.3450	0.40	0.1380	0.10958048	0.10356354	0.09754661	0.08551273	109.58	1,095.80	5,479.02
33-02-02-26-107-016	NOWICKI THOMAS P & KATI	0.3256	0.40	0.1302	0.10341857	0.09773997	0.09206138	0.08070419	103.42	1,034.19	5,170.93
33-02-02-23-380-009	NUGENT CHRISTOPHER & L	0.1227	0.40	0.0491	0.03897254	0.03683260	0.03469266	0.03041279	38.97	389.73	1,948.63
33-02-02-26-107-025	NYQUIST SUSAN H	0.3239	0.40	0.1296	0.09722966	0.09158071	0.08729666	0.08028282	102.88	1,028.79	5,143.93
33-02-02-22-477-004	OBERG KEITH	0.4160	0.40	0.1664	0.13213183	0.12487662	0.11762142	0.10311100	132.13	1,321.32	6,606.59
33-02-02-22-477-022	O'FARRELL PAMELA A	0.1672	0.40	0.0669	0.05310683	0.05019080	0.04727476	0.04144269	53.11	531.07	2,655.34
33-02-02-26-126-002	OKEMOS PUBLIC SCHOOLS	0.4283	0.00	0.0000	0.00000000	0.00000000	0.00000000	0.00000000	-	-	-
33-02-02-26-126-004	OKEMOS PUBLIC SCHOOLS	0.5460	0.00	0.0000	0.00000000	0.00000000	0.00000000	0.00000000	-	-	-
33-02-02-26-101-001	OSBORN MICHAEL S & MAR	0.4070	0.40	0.1628	0.12927321	0.12217496	0.11507672	0.10088023	129.27	1,292.73	6,463.66
33-02-02-26-106-011	OWCZARZAK RICK M	0.2691	0.40	0.1076	0.08547278	0.08077957	0.07608635	0.06669993	85.47	854.73	4,273.64
33-02-02-26-106-015	PAVLICK MICHAEL J & KARIN	0.3035	0.40	0.1214	0.09639906	0.09110590	0.08581274	0.07522642	96.40	963.99	4,819.95
33-02-02-26-127-007	PAWAR MILIND S &	0.0816	0.40	0.0326	0.02591817	0.02449503	0.02307189	0.02022562	25.92	259.18	1,295.91
33-02-02-22-427-004	PAYNE DENNIS & JANICE (TF	0.3449	0.40	0.1380	0.10954872	0.10353353	0.09751833	0.08548794	109.55	1,095.49	5,477.44
33-02-02-26-105-009	PEMBLE MICHAEL & LYNETT	0.0000	0.40	0.0000	0.00000000	0.00000000	0.00000000	0.00000000	-	-	-
33-02-02-23-301-002	PERNA GAETANO	11.0402	0.90	9.9362	7.88993773	7.45671031	7.02348290	6.15702806	7,889.94	78,899.38	394,496.89
33-02-02-23-301-008	PERNA GAETANO	0.1061	0.90	0.0955	0.07582493	0.07166147	0.06749801	0.05917109	75.82	758.25	3,791.25
33-02-02-26-107-017	PERRY SAMUEL	0.3414	0.40	0.1366	0.10843703	0.10248288	0.09652873	0.08462042	108.44	1,084.37	5,421.85
33-02-02-26-107-019	PERSICO JEFFREY E & JULIE F	0.3186	0.40	0.1274	0.10119519	0.09563868	0.09008217	0.07896915	101.20	1,011.95	5,059.76
33-02-02-22-478-007	PETERS SUSAN J	0.1496	0.40	0.0598	0.04751664	0.04490755	0.04229847	0.03708030	47.52	475.17	2,375.83
33-02-02-22-477-010	PETERSON JOHN R & DENISE	0.3467	0.40	0.1387	0.11012045	0.10407386	0.09802727	0.08593410	110.12	1,101.20	5,506.02
33-02-02-23-378-003	PETERSON ROBERT H & GAIL	0.3555	0.40	0.1422	0.11291554	0.10671548	0.10051542	0.08811529	112.92	1,129.16	5,645.78
33-02-02-26-107-008	PLAEHN SCOTT A & THERESI	0.2960	0.40	0.1184	0.09401688	0.08885452	0.08369216	0.07336744	94.02	940.17	4,700.84
33-02-02-22-476-013	POSSANZA JEFFREY & ROSEI	0.3449	0.40	0.1380	0.10954872	0.10353353	0.09751833	0.08548794	109.55	1,095.49	5,477.44
33-02-02-27-227-002	PRINCE JEFFREY L & SARA L	0.1320	0.40	0.0528	0.04192645	0.03962431	0.03732218	0.03271791	41.93	419.26	2,096.32
33-02-02-26-130-004	PRYGOSKI PHILIP J & MARY	0.3747	0.40	0.1499	0.11901393	0.11247902	0.10594410	0.09287426	119.01	1,190.14	5,950.70
33-02-02-26-107-022	PUNCH JERRY L & SUSAN M	0.3061	0.40	0.1224	0.09722489	0.09188638	0.08654787	0.07587086	97.22	972.25	4,861.24
33-02-02-27-202-004	PYLE RALPH E &	0.2643	0.40	0.1057	0.08394818	0.07933868	0.07472918	0.06551019	83.95	839.48	4,197.41
33-02-02-23-353-026	QI JIAGUO &	0.4472	0.40	0.1789	0.14204172	0.13424237	0.12644302	0.11084433	142.04	1,420.42	7,102.09
33-02-02-22-379-007	RAO DINESH K & SHANTHER	0.4177	0.40	0.1671	0.13267179	0.12538694	0.11810208	0.10353237	132.67	1,326.72	6,633.59
33-02-02-26-107-006	RASMUSSEN JOHN & CAROL	0.3419	0.40	0.1368	0.10859585	0.10263297	0.09667010	0.08474435	108.60	1,085.96	5,429.79
33-02-02-22-405-003	RASSEL LINDA A & (TRUSTEE	0.0625	0.90	0.0563	0.04466596	0.04221340	0.03976085	0.03485573	44.67	446.66	2,233.30
33-02-02-26-101-007	REED LINDA M	0.2994	0.40	0.1198	0.09509680	0.08987515	0.08465349	0.07421018	95.10	950.97	4,754.84
33-02-02-22-477-014	RENWASSER LOUIS B &	0.3449	0.40	0.1380	0.10954872	0.10353353	0.09751833	0.08548794	109.55	1,095.49	5,477.44
33-02-02-22-456-008	RODRIGUEZ TONYA LYNN	0.3414	0.40	0.1366	0.10843703	0.10248288	0.09652873	0.08462042	108.44	1,084.37	5,421.85
33-02-02-26-154-014	RONEY MARVIN G & LAUREI	0.2413	0.40	0.0965	0.07664281	0.07243444	0.06822608	0.05980934	76.64	766.43	3,832.14
33-02-02-26-128-004	RUPPERT DAVID & CHARLOT	0.3712	0.40	0.1485	0.11142837	0.10495449	0.09920674	0.09200674	117.90	1,179.02	5,895.11
33-02-02-22-477-031	SALEHI HABIB & JOAN	0.2091	0.40	0.0836	0.06641530	0.06276851	0.05912173	0.05182815	66.42	664.15	3,320.77
33-02-02-26-107-020	SAMMARTINO MARY LYNN	0.2995	0.40	0.1198	0.09512856	0.08990516	0.08468176	0.07423496	95.13	951.29	4,756.43
33-02-02-22-477-017	SANTONE ANTOINETTE M	0.6843	0.40	0.2737	0.21735051	0.20541604	0.19348157	0.16961264	217.35	2,173.51	10,867.53
33-02-02-23-353-018	SCARPONE NICHOLAS C & C	0.2800	0.40	0.1120	0.08893489	0.08405157	0.07916826	0.06940164	88.93	889.35	4,446.74
33-02-02-22-477-023	SCHENKER PENNY L	0.1759	0.40	0.0704	0.05587017	0.05280240	0.04973463	0.04359910	55.87	558.70	2,793.51
33-02-02-27-227-001	SCHULTZ BLAINE S & LAURA	0.1646	0.40	0.0658	0.05228101	0.04941032	0.04653963	0.04079825	52.28	522.81	2,614.05
33-02-02-22-478-003	SCOFES GEORGE STEPHEN	0.3530	0.40	0.1412	0.11212148	0.10596502	0.09980856	0.08749563	112.12	1,121.21	5,606.07
33-02-02-22-456-001	SEGGERSON TIMOTHY	0.4076	0.40	0.1630	0.12946378	0.12235508	0.11524637	0.10102895	129.46	1,294.64	6,473.19
33-02-02-27-202-007	SEIBOLD JACK & DIANNE	0.1999	0.40	0.0800	0.06349316	0.06000682	0.05652048	0.04954781	63.49	634.93	3,174.66

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Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)	\$100,000	\$1,000,000	\$5,000,000			
33-02-02-22-456-006	SELOVER HOWARD B &	0.3392	0.40	0.1357	0.10773826	0.10182248	0.09590669	0.08407512	107.74	1,077.38	5,386.91
33-02-02-23-301-001	SEM JUEN	0.5775	0.40	0.2310	0.18342820	0.17335637	0.16328454	0.14314087	183.43	1,834.28	9,171.41
33-02-02-23-379-007	SERGEANT DARLENE K	0.1492	0.40	0.0597	0.04738959	0.04218574	0.04218537	0.03698116	47.39	473.90	2,369.48
33-02-02-22-456-002	SESNAK CHARLES R & JENN	0.3495	0.40	0.1398	0.11100979	0.10491437	0.09881895	0.08662811	111.01	1,110.10	5,550.49
33-02-02-22-427-005	SHAHEEN CAROL A	0.3467	0.40	0.1387	0.11012045	0.10407386	0.09802727	0.08593410	110.12	1,101.20	5,506.02
33-02-02-23-380-005	SHAPIRO ERIK M & KAREN C	0.0000	0.40	0.0000	0.00000000	0.00000000	0.00000000	0.00000000	-	-	-
33-02-02-22-455-009	SHAW BRADLEY T & ESTHER	1.0060	0.40	0.4024	0.31953034	0.30198529	0.28444025	0.24935016	319.53	3,195.30	15,976.52
33-02-02-26-128-015	SHERRILL BRADLEY M & CAF	0.3084	0.40	0.1234	0.09795542	0.09257680	0.08719818	0.07644094	97.96	979.55	4,897.77
33-02-02-26-154-005	SHI WENJUN &	0.3102	0.40	0.1241	0.09852715	0.09311714	0.08770712	0.07688710	98.53	985.27	4,926.36
33-02-02-26-101-006	SHIM KYUNGSIK I &	0.3021	0.40	0.1208	0.09595439	0.09068564	0.08541690	0.07487941	95.95	959.54	4,797.72
33-02-02-26-127-012	SIMS RICHARD J & CAROLYN	0.3653	0.40	0.1461	0.11602826	0.10965728	0.10328631	0.09054435	116.03	1,160.28	5,801.41
33-02-02-26-105-008	SKUSA ERIC W & MARY M	0.1160	0.40	0.0464	0.03684445	0.03482137	0.03279828	0.02875211	36.84	368.44	1,842.22
33-02-02-26-105-002	SNEERINGER JEAN	0.1854	0.40	0.0742	0.05888760	0.05565415	0.05242070	0.04595380	58.89	588.88	2,944.38
33-02-02-22-404-009	SP INVESTMENTS LTD PTNR:	0.2165	0.90	0.1949	0.15472288	0.14622722	0.13773157	0.12074026	154.72	1,547.23	7,736.14
33-02-02-22-404-010	SP INVESTMENTS LTD PTNR:	1.0153	0.90	0.9138	0.72558955	0.68574826	0.64590697	0.56222440	725.59	7,255.90	36,279.48
33-02-02-22-404-011	SP INVESTMENTS LTD PTNR:	0.9507	0.90	0.8556	0.67942282	0.64211649	0.60481017	0.53019751	679.42	6,794.23	33,971.14
33-02-02-26-107-013	SRKALOVIC GORDAN & VESI	0.2735	0.40	0.1094	0.08687033	0.08210038	0.07733043	0.06779053	86.87	868.70	4,343.52
33-02-02-22-478-010	STEBBINS BONNIE J	0.1573	0.40	0.0629	0.04996235	0.04721897	0.04447560	0.03898885	49.96	499.62	2,498.12
33-02-02-26-106-005	STECOVICH RYAN P & BETHJ	0.3463	0.40	0.1385	0.10999340	0.10395378	0.09791417	0.08583495	109.99	1,099.93	5,499.67
33-02-02-22-477-032	STEFFEL ANDREW & SUSAN	0.1889	0.40	0.0756	0.05999928	0.05670479	0.05341030	0.04682132	60.00	599.99	2,999.96
33-02-02-22-477-013	STEVENS A DENISE	0.3467	0.40	0.1387	0.11012045	0.10407386	0.09802727	0.08593410	110.12	1,101.20	5,506.02
33-02-02-23-352-003	STOCK MICHAEL J	0.0143	0.40	0.0057	0.00454203	0.00429263	0.00404324	0.00354444	4.54	45.42	227.10
33-02-02-22-476-008	STORY DONN L & QUENDA	0.3393	0.40	0.1357	0.10777002	0.10185250	0.09593497	0.08409991	107.77	1,077.70	5,388.50
33-02-02-22-476-012	STOW GARY W & BRENDA L	0.3449	0.40	0.1380	0.10954872	0.10353353	0.09751833	0.08548794	109.55	1,095.49	5,477.44
33-02-02-26-107-021	SUTHERLAND BRUCE A & TE	0.2982	0.40	0.1193	0.09471565	0.08951492	0.08431420	0.07391274	94.72	947.16	4,735.78
33-02-02-22-456-013	SWITZER DAVID A & JEANET	0.3484	0.40	0.1394	0.11066041	0.10458417	0.09850794	0.08635546	110.66	1,106.60	5,533.02
33-02-02-22-426-006	T S & P LLC	0.8411	0.90	0.7570	0.60109659	0.56809107	0.53508555	0.46907450	601.10	6,010.97	30,054.83
33-02-02-22-426-007	T S & P LLC	0.7388	0.90	0.6649	0.52798736	0.49899618	0.47000500	0.41202264	527.99	5,279.87	26,399.37
33-02-02-26-154-001	TANAY DAVID E & STACEY IV	0.3379	0.40	0.1352	0.10732535	0.10143224	0.09553913	0.08375290	107.33	1,073.25	5,366.27
33-02-02-26-106-010	TANIMOTO HIROSHI & KINL	0.3047	0.40	0.1219	0.09678021	0.09146612	0.08615203	0.07552385	96.78	967.80	4,839.01
33-02-02-22-477-011	TELFER MARY K	0.3449	0.40	0.1380	0.10954872	0.10353353	0.09751833	0.08548794	109.55	1,095.49	5,477.44
33-02-02-22-478-001	TERRY KENNETH &	0.3921	0.40	0.1568	0.12454060	0.11770222	0.11086384	0.09718708	124.54	1,245.41	6,227.03
33-02-02-22-428-002	THE PONDS COOPERATIVE F	9.1549	0.90	8.2394	6.54259805	6.18335150	5.82410496	5.10561187	6,542.60	65,425.98	327,129.90
33-02-02-23-351-005	THE PONDS COOPERATIVE F	9.2326	0.90	8.3093	6.59812676	6.23583120	5.87353564	5.14894452	6,598.13	65,981.27	329,906.34
33-02-02-27-202-002	THOMAS BERNARD D & EILE	0.0629	0.40	0.0252	0.01997859	0.01888159	0.01778458	0.01559058	19.98	199.79	998.93
33-02-02-23-353-005	THOMAS ROBERT M & CARC	0.2682	0.40	0.1073	0.08518691	0.08050940	0.07583188	0.06647685	85.19	851.87	4,259.35
33-02-02-26-154-006	THOMPSON MARYAM A & E	0.3101	0.40	0.1240	0.09849539	0.09308712	0.08767885	0.07686231	98.50	984.95	4,924.77
33-02-02-22-477-003	THRUSH JOHN J & DIANA	0.4140	0.40	0.1656	0.13149658	0.12427625	0.11705593	0.10261528	131.50	1,314.97	6,574.83
33-02-02-26-131-001	TONS SUSAN P	0.0001	0.40	0.0000	0.00003176	0.00003002	0.00002827	0.00002479	0.03	0.32	1.59
33-02-02-27-202-003	TROTTER LARRY C & MARIA	0.2807	0.40	0.1123	0.08915722	0.08426170	0.07936618	0.06957514	89.16	891.57	4,457.86
33-02-02-23-353-003	VAIL LUCY & ROGER	0.2657	0.40	0.1063	0.08439285	0.07975894	0.07512502	0.06585719	84.39	843.93	4,219.64
33-02-02-23-353-020	VANSTEEL ERIC C & LAUREN	0.2809	0.40	0.1124	0.08922075	0.08432174	0.07942273	0.06962471	89.22	892.21	4,461.04
33-02-02-22-456-009	VEITH JOHN P & KATHLEEN	0.3370	0.40	0.1348	0.10703949	0.10116207	0.09528466	0.08352983	107.04	1,070.39	5,351.97
33-02-02-23-379-015	VIJ PANKAJ &	0.3100	0.40	0.1240	0.09846362	0.09305710	0.08765057	0.07683753	98.46	984.64	4,923.18
33-02-02-23-379-001	VIVENTI CAROL M & JAMES	0.0640	0.40	0.0256	0.02032797	0.01921179	0.01809560	0.01586323	20.33	203.28	1,016.40
33-02-02-26-107-015	VOLKER MARTIN A &	0.3246	0.40	0.1298	0.10310094	0.09743979	0.09177863	0.08045632	103.10	1,031.01	5,155.05
33-02-02-26-107-003	WAGAW WALELIGN G &	0.3852	0.40	0.1541	0.12234899	0.11563095	0.10891291	0.09547682	122.35	1,223.49	6,117.45
33-02-02-26-105-014	WAGER SCOTT & JUDITH	0.3303	0.40	0.1321	0.10491140	0.09915084	0.09339027	0.08186914	104.91	1,049.11	5,245.57
33-02-02-26-128-002	WAGNER JAMES G & MIZUE	0.3311	0.40	0.1324	0.10516550	0.09939098	0.09361647	0.08206743	105.17	1,051.66	5,258.28
33-02-02-26-128-008	WAHI SUNIL K	0.3233	0.40	0.1293	0.10268803	0.09704955	0.09141107	0.08013410	102.69	1,026.88	5,134.40
33-02-02-23-353-014	WAKEMAN JONATHAN E &	0.2807	0.40	0.1123	0.08915722	0.08426170	0.07936618	0.06957514	89.16	891.57	4,457.86
33-02-02-22-477-019	WALDMAN EVELYN	0.3743	0.40	0.1497	0.11888688	0.11235894	0.10583100	0.09277511	118.89	1,188.87	5,944.34

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Parcel Number	Owner Name	Assessed Acres	Runoff Factor (Factor 1)	Adjusted Acres (Assessed acres x FACTOR 1)	Benefit Percent (Percent of Total Assessment)	\$100,000	\$1,000,000	\$5,000,000			
33-02-02-26-130-002	WALLACE JACK & JANELLE	0.3464	0.40	0.1386	0.11002516	0.10398380	0.09794245	0.08585974	110.03	1,100.25	5,501.26
33-02-02-23-353-001	WALLACE JACK E & HIEU L	0.2898	0.40	0.1159	0.09204761	0.08699338	0.08193915	0.07183069	92.05	920.48	4,602.38
33-02-02-26-128-006	WARD TIMOTHY R &	0.3380	0.40	0.1352	0.10735711	0.10146226	0.09556740	0.08377769	107.36	1,073.57	5,367.86
33-02-02-22-477-028	WATRALL ETHAN C &	0.2107	0.40	0.0843	0.06692350	0.06324881	0.05957412	0.05222473	66.92	669.24	3,346.18
33-02-02-22-379-006	WEAVER FAMILY TRUST	0.1394	0.40	0.0558	0.04427687	0.04184568	0.03941448	0.03455210	44.28	442.77	2,213.84
33-02-02-22-379-008	WEISS CHRISTOPHER R & TH	0.4122	0.40	0.1649	0.13092486	0.12373592	0.11654699	0.10216912	130.92	1,309.25	6,546.24
33-02-02-22-476-003	WELCH CLAUDE &	0.3432	0.40	0.1373	0.10900876	0.10302321	0.09703767	0.08506658	109.01	1,090.09	5,450.44
33-02-02-26-127-013	WENG JOHN JUYANG & MIN	0.3546	0.40	0.1418	0.11262968	0.10644531	0.10026095	0.08789221	112.63	1,126.30	5,631.48
33-02-02-22-379-011	WESTRATE III ROBERT B &	0.0078	0.40	0.0031	0.00247747	0.00234144	0.00220540	0.00193333	2.48	24.77	123.87
33-02-02-23-379-005	WHISPERING OAKS ASSOCIA	4.4561	0.40	1.7824	1.41536693	1.33765076	1.25993459	1.10450224	1,415.37	14,153.67	70,768.35
33-02-02-26-127-004	WHITE DAVID E & GAIL F	0.3157	0.40	0.1263	0.10027408	0.09476815	0.08926221	0.07825034	100.27	1,002.74	5,013.70
33-02-02-26-154-003	WHITE JOHN & LEONE	0.2393	0.40	0.0957	0.07600756	0.07183408	0.06766059	0.05931361	76.01	760.08	3,800.38
33-02-02-26-153-001	WILLIAMS JAMES & LYNDA	0.1578	0.40	0.0631	0.05012116	0.04736906	0.04461697	0.03911278	50.12	501.21	2,506.06
33-02-02-26-105-007	WILLIAMS ROBERT A & BETI	0.2401	0.40	0.0960	0.07626166	0.07207422	0.06788678	0.05951190	76.26	762.62	3,813.08
33-02-02-27-202-005	WITTEN THOMAS J & DELPH	0.2478	0.40	0.0991	0.07870737	0.07438564	0.07006391	0.06142045	78.71	787.07	3,935.37
33-02-02-22-476-004	WOLFE ADAM & MARISSA	0.3467	0.40	0.1387	0.11012045	0.10407386	0.09802727	0.08593410	110.12	1,101.20	5,506.02
33-02-02-26-128-012	WU FELICIA & (TRUSTEES)	0.3256	0.40	0.1302	0.10341857	0.09773997	0.09206138	0.08070419	103.42	1,034.19	5,170.93
33-02-02-22-455-008	YONKE LOUIS L & JEAN MUL	1.0008	0.40	0.4003	0.31787869	0.30042434	0.28296998	0.24806127	317.88	3,178.79	15,893.93
33-02-02-26-106-002	ZAMBIASI ROBERT J & JENNI	0.4101	0.40	0.1640	0.13025784	0.12310554	0.11595323	0.10164861	130.26	1,302.58	6,512.89
33-02-02-26-127-002	ZAVADIL MICHAEL F & CYNT	0.3172	0.40	0.1269	0.10075052	0.09521842	0.08968633	0.07862214	100.75	1,007.51	5,037.53
33-02-02-26-132-001	ZHENG YONG HUI &	0.1899	0.40	0.0760	0.06031691	0.05700498	0.05369305	0.04706918	60.32	603.17	3,015.85
33-02-02-23-379-016	ZHOU ZHENGFANG &	0.3081	0.40	0.1232	0.0979	0.0925	0.08711336	0.0764	97.86	978.60	4,893.01
		185.6670		114.6763	91.0600	86.0600	81.0600	71.0600			
	Ingham County:				5.00	5.00	5.00	5.00			
	Michigan Department of Trans				3.94	3.94	3.94	3.94			
	Meridian Township:				0.00	5.00	10.00	20.00			
	Total At-large:				8.94	13.94	18.94	28.94			
	Total:				100.00	100.00	100.00	100.00			

13. A.

PETITION PROCESS FOR DRAINS ORGANIZED UNDER CHAPTER 20 of the Michigan Drain Code (MCL 280.461—280.499)

Petition is filed by any two public corporations potentially liable for an assessment. (Only one municipality need file the petition if the Drain serves only one municipality.)

(If municipality intends to assess all or part of the cost of apportionment to affected landowners, then start with Step 1; if not, then start with Step 8.)

Step 1: *Township Board or City Council* passes a Notice of Intent to File Drain Petition (“Notice of Intent”).

Step 2: *Municipal Clerk* sends signed Notice of Intent to Ingham County Drain Commissioner via registered mail.

Step 3: *Municipality* prepares proposed plan of financing the drain project. Drain projects ordinarily are financed by bonds to be issued for 20 or 30 years. The purpose of the plan requirement is to have the municipality specify how, if at all, individual property owners are to be specially assessed for the project.

Step 4: *Municipality* mails a meeting notice by first class mail to all landowners within its portion of drainage district at least 10 days before the meeting containing:

- a. General description of the drain project
- b. Expected benefits
- c. Notice that the project may be fully or partly specially assessed against some or all landowners
- d. Statement that alternative plans of financing will be on agenda
- e. Time, date and place of the meeting of the municipality’s governing body

MCL 280.489a

Step 5: *Municipality* publishes meeting notice.

Step 6: *Municipality* prepares affidavit of mailing notice.

Step 7: *Municipality* holds the meeting to receive information and input from the public. Governing body then votes on a resolution to file a petition to improve the Drain, either with financing by the City for all of the costs, or by a levying a special assessment (for some or all of the costs). Failure of a resolution to pass, or passage of either type of resolution by the City Council may be contested by any property owner in the district in a circuit court lawsuit filed within 45 days after the vote by governing body.

Step 8: *Municipality* files Petition with Ingham County Drain Commissioner.

Step 9: *Ingham County Drain Commissioner* notifies all other potentially liable public corporations in the District (including Michigan Department of Transportation and Ingham County Road Department) of the Petition.

Step 10: *Ingham County Drain Commissioner* calls meeting of the Drainage Board with 20 days notice.

Step 11: *Drainage Board* considers Petition and makes tentative determinations of sufficiency of the Petition, of practicability of the project and of which public corporations will be subject to apportionments, and sets time, date and place for meeting to hear objections.

Step 12: *Drainage Board*, upon 20 days mailed and published notice, meets to hear objections. It then makes a Final Order of Determination on these issues, which may be challenged only by "certiorari" in circuit court within 20 days. Sections 467 and 483.

Step 13: *The Drain Commissioner* on behalf of the Drainage Board directs the engineer to proceed with the design of the drain improvements. This process may take many months.

Step 14: *Drainage Board* receives the design plans, specifications and cost estimate from engineer.

Step 15: *Drainage Board*, after the engineers' work and public input shall determine the scope of the drain project.

Step 16: *Drainage Board* meets to set tentative apportionments. (% for at-large [*public corporations*] apportionments only, not land owners).

Step 17: *Drainage Board*, upon 20 days mailed and published notice, meets to hear objections to tentative apportionments; issues Final Order of Apportionments. Public corporations may challenge Final Order only by "certiorari" in circuit court within 20 days. Sections 469 and 483.

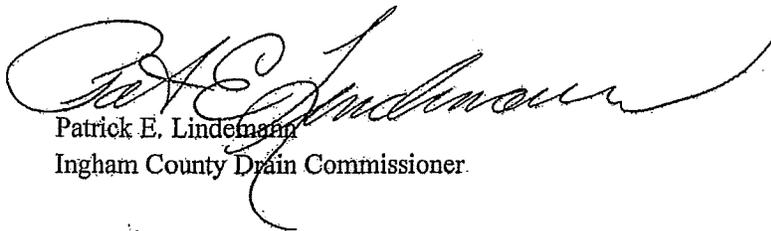
Step 18: *Drain Commissioner acting on behalf of Drainage Board* secures necessary rights of way and easements.

Step 19: *Drainage Board* prepares a bid package and obtains project bids and contracts for drain project.

Step 20: *Drain Commissioner* prepares, and *Drainage Board* meets to approve, the special assessment roll and number of installments based on the computation of costs. **THIS IS WHERE THE FINAL COST OF THE DRAIN PROJECT BECOMES KNOWN!**

Step 21: The drain project is constructed.

These steps are the process steps to get the project to the point of construction or "shovel to dirt" under Chapter 20 of Public Act 40. The time line depends on many factors and is not included in this document. Each of the 21 steps has many actions as components of that step so this out line should not be considered as an exhaustive list of steps. As I have mentioned many times before, I cannot reach a project cost until after the petition process has been completed. I hope this helps you understand what I have to do to get to a project design and then an estimated project cost.



Patrick E. Lindemann
Ingham County Drain Commissioner.

DRAFT

13. A.

STATE OF MICHIGAN
CHARTER TOWNSHIP OF MERIDIAN
COUNTY OF INGHAM

DANIELS DRAIN
NOTICE OF INTENT TO FILE PETITION

Pursuant to Section 463 and 489a of the Michigan Drain Code of 1956, as amended, the Township Board of the Charter Township of Meridian has determined that part of the land in the Township may be especially benefited by the Daniels Drain improvements project so that a special assessment, fee, or charge may be levied by the Charter Township of Meridian against benefited parcels under Section 490; therefore, the Township Board gives the Ingham County Drain Commissioner Notice of Intent to file a petition under Section 463 of the Drain Code of 1956, as amended, and requests that the Ingham County Drain Commissioner delineate a proposed drainage district for a drain project affecting an area in portions of the Charter Township of Meridian.

This Notice of Intent is authorized and sent pursuant to a Resolution of the Township Board adopted at its regular meeting of _____, 2015, a copy of which is attached.

CHARTER TOWNSHIP OF MERIDIAN

DRAFT

By: Brett Dreyfus
Its: Clerk

MEMORANDUM

TO: Township Board

FROM:



Mark Kieselbach
Director of Community Planning and Development



Peter Menser
Associate Planner

DATE: October 15, 2015

RE: Mobile Food Units

The Township Board discussed mobile food units at its September 15, 2015 meeting. At the meeting the Board requested staff to draft new non-zoning regulations in Chapter 38 of the Code of Ordinances for mobile food units. A draft ordinance is attached for review and comment. The draft ordinance requires mobile food vending businesses to apply for a license and establishes standards for operation.

Vendor licenses are currently issued by the Meridian Township Police Department. Staff met with Chief Hall and discussed dividing administration and enforcement of vending regulations between residential vending and commercial vending. Mobile Food Units would be considered commercial vending and handled by the Department of Community Planning and Development. Vending in residential areas would be administered by the Police Department. Food vending in residential areas, such as ice cream trucks and businesses like Schwan's frozen food truck delivery, would continue to be regulated by the Police Department, along with other non-food vending activities such as door to door sales.

There are several provisions of the draft ordinance that were left blank in lieu of Township Board discussion. Staff needs input from the Township Board to determine the direction of the following items:

Approval period: Staff has met with several mobile food businesses interested in operating hourly, seasonally, and year round. The Township Board may consider allowing longer term permits to accommodate these different types of businesses. One option could be 120 days, which is the approval period in the Vendors ordinance. Other considerations could be 30, 60, or 90 days. When the license expires the operator would be required to renew the license or cease vending. Another factor is length of time at one location. The Vendors Ordinance does not allow a vendor to remain at one location for more than 14 days. If the Township Board determines changing locations after a certain time period is necessary, details on how far the mobile food unit would have to move will be needed.

Mobile Food Units
Township Board (10/20/15)
Page 2

Hours of operation: Mobile food units may request to operate at different times depending on the desired customer. Hours of operation are not regulated in the C-2, C-3 (Commercial), RP (Research Park), and PO (Professional and Office) zoning districts, but the C-1 (Commercial) district allows businesses to operate only from 6:00 a.m. to midnight. The Vendors ordinance does not restrict hours of operation in commercial zoning districts.

Application fee: The Township Board can determine an appropriate fee to charge applicants for a mobile food vending license and add it to the Planning Division fee schedule. The Vendors fee through the Police Department is \$20 per week, or \$60 per month, depending on how long the applicant intends on vending. Application fees for mobile food vending varies in other municipalities; the City of Kalamazoo charges \$500 annually, the City of Ferndale charges \$650 annually, the City of Traverse City charges \$725 annually, and the City of East Lansing charges \$1,200 to \$1,800, depending on whether the unit is on public or private property. In one case the application fee was determined based on the approximate amount of taxes paid annually by a brick and mortar restaurant.

Maximum number. In some communities several mobile food units operate on one property at the same time. If desired, a limitation could be placed on the number of units at any one location and the distance between each vendor.

Proximity to existing restaurants: Some communities have had extensive debate on allowing mobile food units in areas where brick and mortar restaurants operate. Some communities restrict mobile food units from operating within a set distance from any other restaurants. Other communities find these regulations to be beyond the scope of government. The draft ordinance does not place a restriction on proximity to existing restaurants.

In addition to the new language for mobile food units in Article VI, amendments must be made to the provisions of Article IV, the Vendors ordinance, to distinguish between food vendors and other types of vending. Two changes to the Vendors regulations in Chapter 38, Article IV will be required: 1) amend Section 38-121 titled "Conduct Defined as Vending" to clearly state mobile food units are regulated in a separate article and 2) add a provision to Section 38-151 titled "Required; exemption" to add mobile food units as an exception to the Vending regulations.

Once the Township Board has reviewed and provided input on the draft ordinance staff will send it to the Township Attorney for review. Additional discussion will then be scheduled for a future Township Board meeting.

Attachment

1. Draft ordinance dated October 15, 2015

Chapter 38

LICENSES, PERMITS, AND MISCELLANEOUS REGULATIONS

ARTICLE VI. MOBILE FOOD UNITS

Sec. 38-291. Title.

This article shall be known and cited as the Mobile Food Unit Ordinance of the Charter Township of Meridian.

Sec. 38-292. Definitions.

The following words, terms, and phrases when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

1. *Mobile Food Vending* shall mean vending, serving, or offering for sale food and/or beverages from a mobile food vending unit.

2. *Mobile Food Vending Unit* shall mean any motorized or non-motorized vehicle, trailer, or other device designed to be portable and not permanently attached to the ground from which food is vended, served, or offered for sale.

3. *Vendor* shall mean any individual engaged in the business of mobile food vending; if more than one individual is operating a single stand, cart, trailer, or other means of conveyance, then Vendor shall mean all individuals operating such single stand, cart, trailer, or other means of conveyance.

4. *Operate* shall mean all activities associated with the conduct of business, including set up and take down and/or actual hours where the mobile food vending unit is open for business.

Sec. 38-293. Purpose.

In the interest of allowing and encouraging mobile food units that add to the vibrancy and desirability of Meridian Township, while providing a framework under which such businesses operate.

Sec. 38-294. License Required.

No vendor shall engage in mobile food vending without a license issued by the Director of Community Planning and Development authorizing the vending. All licenses shall be prominently displayed on the mobile food vending unit. No vending by a mobile food vending unit of food and/or other consumables shall be permitted unless it meets the definition of mobile food vending as defined by this article.

Sec. 38-295. Exceptions to License Requirement.

Mobile food vending occurring at the Meridian Township Farmers' Market or in conjunction with a Township sponsored event is exempt from the license requirement. Written permission from the Director of Community Planning and Development to operate at the Farmers' Market or Township sponsored event is required.

Sec. 38-296. Duration; Non-Transferability.

Licenses may be issued by the Director of Community Planning and Development for a period of _____ from the date of issuance. Any license issued under this article is non-transferable between vendors, properties, and mobile food vending units.

Sec. 38-297. Application.

A vendor desiring to engage in mobile food vending shall submit an application to the Department of Community Planning and Development. No application shall be processed until it is complete.

1. A mobile food vending application form available in the Department of Community Planning and Development containing the following information:
 - a. The address and/or parcel number of the subject property.
 - b. The applicant's name, address, phone number, and email.
 - c. The name, address, phone number, and email of all persons with ownership interest, if different from the applicant.
 - d. Written permission from the owner of the property on which the vending will occur.
 - e. A site plan, drawn to a legible scale, showing the location of the mobile food vending unit, existing buildings, parking, streets, driveways, and sidewalks.
 - f. Zoning of the subject property.
 - g. Other information the Director of Community Planning and Development deems necessary to thoroughly evaluate the application.

Sec. 39-298. Fees.

An application for a permit under this ordinance shall be accompanied by a fee in the amount established in the schedule of fees adopted by the Township Board. There shall be no proration of fees. Fees are non-refundable once a license is issued by the Director of Community Planning and Development.

Sec. 38-299. Requirement of state license.

Prior to issuance of a mobile food vending license, an applicant shall submit evidence of a license issued by the Ingham County Health Department or any other relevant agencies to engage in mobile food vending.

Sec. 38-300. Setbacks.

A mobile food vending unit shall be setback a minimum of 10 feet from any property line, street right-of-way line, structure, or mobile food vending unit.

Sec. 38-301. Maximum number of Mobile Food Vending Units.

No more than _____ mobile food vending units shall be permitted per parcel at any one time.

Sec. 38-302. Location.

Mobile food vending shall be permitted in the C-1 (Commercial), C-2 (Commercial), C-3 (Commercial), RP (Research Park), and PO (Professional and Office) zoning districts.

Sec. 38-303. Signage.

One non-illuminated freestanding portable sign that is no more than three feet in height and six square feet or less in surface display area per side may be used by a mobile food vending unit. Under no circumstances shall such sign be placed upon a sidewalk or pathway or impede pedestrian and vehicle safety.

Sec. 38-304. Requirements.

Any persons engaging in mobile food vending shall comply with the following requirements:

1. A waste receptacle shall be provided at the site of the mobile food vending unit. The vendor shall remove all litter, debris, and other waste attributable to the operation on a daily basis.
2. Products shall not be displayed outside the mobile food vending unit.
3. Mobile food vending may only occur between the hours of _____ a.m. and _____ p.m.
4. Outdoor seating, including but not limited to tables, chairs, booths, stools, benches, or stand up counters, shall not be permitted.
5. No banners, streamers, flags, flashing lights, blinking lights, or strobe lights shall be permitted on the mobile food vending unit or on the site where the mobile food vending unit is parked.
6. All exterior lighting associated with the mobile food vending unit, whether on the mobile food vending unit itself or placed on the site where the mobile food vending is occurring, shall be shielded to direct the illumination downward.
7. A mobile food vending unit shall not make or cause to be made any unreasonable or excessive noise. The operation of all mobile food vending units shall be in compliance with the Township noise ordinance, including generators. No loud music, other high-decibel sounds, horns, or amplified announcements are allowed.
8. The vendor shall not utilize any electricity or power without the prior written authorization of the power customer; power cables or similar devices shall not be extended across any street, alley, sidewalk, or pathway.

9. A mobile food vending unit when parked on a street, alley, or roadway shall be parked in conformance with applicable parking regulations and shall not hinder the lawful parking or operation of other vehicles.
10. The mobile food vending unit shall not be located so as to block a public sidewalk or pathway, designated fire lane, or otherwise impede pedestrian or vehicular movement.

Sec. 38-305. Other licenses or permits.

A permit obtained under this article shall not relieve any vendor of the responsibility for obtaining any other license, permit, or authorization required by any other ordinance, statute, or administrative rule.

Sec. 38-306. Revocation.

The Director of Community Planning and Development shall revoke the license of any vendor who ceases to meet any requirement of this article or violates any other federal, state, or local regulation, makes a false statement on their application, or conducts activity in a manner that is adverse to the protection of the public health, safety, and welfare. Immediately upon such revocation, the Director shall provide written notice to the permit holder by certified mail to their place of business or residence as indicated on the application. Immediately upon such revocation, the permit shall become null and void.

Sec. 38-307. Appeals.

Any person aggrieved by an order, requirement, decision or determination of the Director of Community Planning and Development as it relates to this article, may appeal to the Township Board in accordance with the following procedure:

- a. A written statement containing the specific reason for the appeal must be filed with the Township Clerk within 10 days of the date of the decision sought to be appealed.
- b. The Township Board shall hold a hearing on the appeal, which shall be open to public comment and shall include an opportunity for the appealing party to present their appeal.
- c. Notice of the time and place for consideration of an appeal shall be sent by mail or personal delivery not less than five days prior to the date of the hearing to the parties making the appeal. All notices shall be sent to addresses listed on the most recent assessment roll.

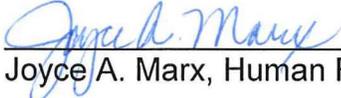
- d. The Township Board shall issue its decision on the appeal within a reasonable time. In its determination of the appeal, the Township Board may take, but is not limited to, any of the following actions:
1. Affirm the decision of the Director of Community Planning and Development with or without modification and with or without such conditions as the board deems necessary or appropriate to further the intent and purposes of this article.
 2. Reverse the decision of the Director of Community Planning and Development and state its reasons for reversal.
 3. Make any other decision, determination, order, or requirement that the Director of Community Planning and Development could have made with respect to the subject matter of the appeal.
- e. The Township Clerk shall notify the parties making the request in writing of the Township Board's decision.

Sec. 38-308. Penalties.

A person who violates any provision of this article is responsible for a municipal civil infraction, subject to payment of a civil fine of \$75, plus costs including all direct and indirect expenses incurred by the Township in connection with the municipal civil infraction as provided in Section 1-8 of the Township Code of Ordinances. Repeat offenses under this section shall be subject to increased fines as provided by Section 1-8 of this Code. As to violations of this article that are continuous with respect to time, each day that the violation continues is a separate offense. Abatements shall not be considered as payment or part of a violation's penalty. In addition to all other remedies, including the penalties provided in this article, the Township may commence and prosecute appropriate actions in the count circuit court or any other court having jurisdiction to restrain or prevent any noncompliance with or violation of any of the provisions of this article or to correct, remedy, or abate such noncompliance or violation.

MEMORANDUM

TO: Township Board

FROM: 
Joyce A. Marx, Human Resources Director

DATE: October 15, 2015

RE: **Personnel Policy Draft of October 1, 2015**

Board member feedback has been received and the information is being shared with legal counsel. There were some minor typographical errors brought to my attention and have been corrected. To ensure that Board members have another opportunity to ask questions or make suggestions, the draft is on the agenda for discussion at the October 20, 2015 Board meeting.

Board member questions and suggestions will be documented and brought to legal counsel for review. Responses will be provided to Board members in writing prior to the November 3, 2015 Board meeting.

MEMORANDUM

TO: Township Board

FROM: 
Mark Kieselbach
Director of Community Planning and Development


Peter Menser
Associate Planner

DATE: October 13, 2015

RE: Sale of Township property adjacent to 4444 River Glen Drive

Mr. Brian Fleming is interested in purchasing a portion (0.09 acres) of a Township owned parcel adjacent to his property at 4444 River Glen Drive. River Glen Drive is located south of Grand River Avenue, east of Van Atta Road in Section 25 of the Township. In 2005, the Township acquired the 5.09 acre parcel from the State of Michigan via tax foreclosure. The Braemoor Subdivision is also adjacent; however both 4444 River Glen Drive and the Township parcel are not within the platted subdivision.

In March 2009 the Township Board agreed to sell a portion (0.23 acres) of the 5.09 acre parcel to the then owner of 4444 River Glen Drive to facilitate installation of a septic system. Mr. Fleming purchased 4444 River Glen Drive in September 2009. The driveway to 4444 River Glen Drive runs through the landlocked 0.09 acre Township parcel.

The George F. Eyde Limited Family Partnership owns property north and south of the Township parcel. If the Township was willing to sell a portion a portion of its parcel to Mr. Fleming the partnership would be willing to provide additional property in exchange for an easement Mr. Fleming has across their property. The transaction would give Mr. Fleming approximately 60 feet of frontage along River Glen Drive.

The Township paid \$7,274.53 for 6.16 acres in 2005, which included a parcel (Tax I.D. #17-746-004) located northeast of the Park Lake Road/Grand River Avenue intersection. The 0.23 acre portion was sold by the Township for \$271.64. The low sale price was due to a deed stipulation limiting the re-sale price of the property to no more than what the Township paid for it. A dollar per acre ratio was used to determine the sale price. Using the same formula, the price of the 0.09 acre parcel under consideration would be \$106.29. The Township Attorney has reviewed the proposal and did not have any concerns.

Attachments

1. Site maps
2. Property map submitted by Eyde Company
3. Deed for property
4. Braemoor plat map

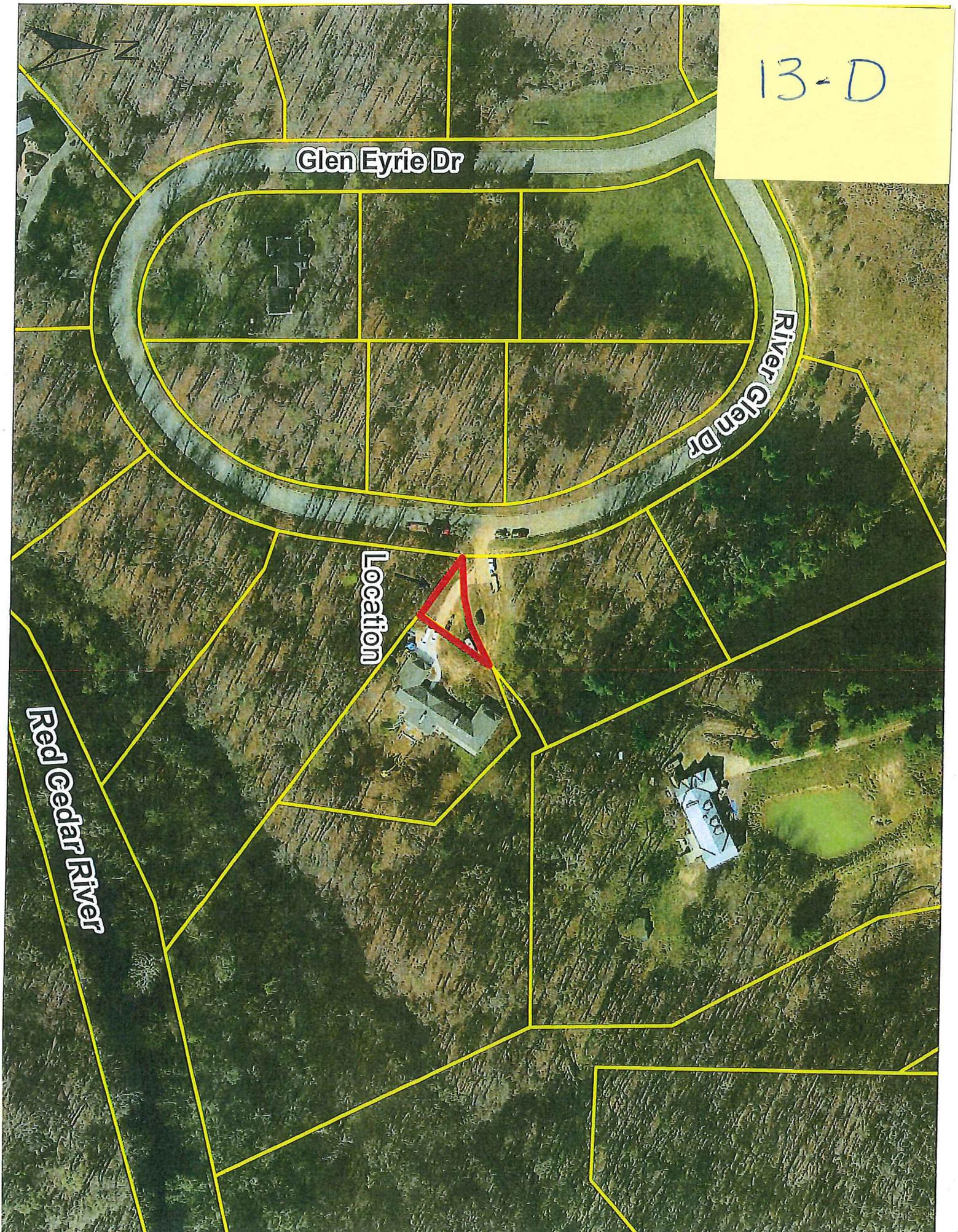
13-D

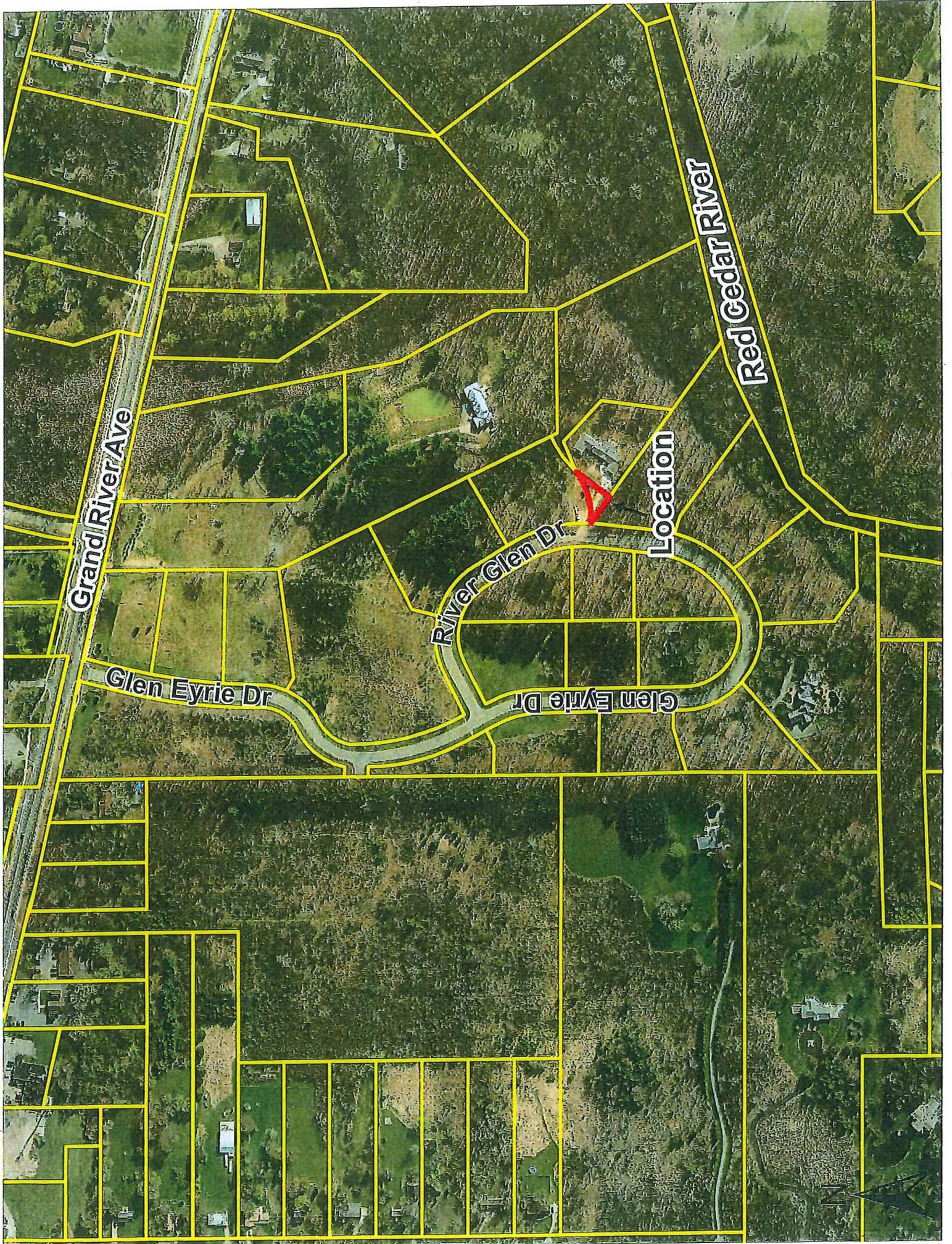
Glen Eyrie Dr

River Glen Dr

Location

Red Cedar River





Grand River Ave

Glen Eyrie Dr

River Glen Dr

Glen Eyrie Dr

Location

Red Cedar River

CH=259.81'
=S12° 11' 42" E

 = PART OF EYDE PARCEL LISTED IN PROVIDED TITLE COMMITMENT

 = PROP OWNED BY MER TWP PER TAX MAPS

 = FLEMING DESCRIPTION (AS PROVIDED)

PARCEL A-1
82298.BND

PARCEL A-2
82298.BND

 = LOT 2, BRAEMOOR

L=62.98'
R=346.38'
Δ=10° 25' 08"
CH=62.90'
=S12° 17' 19" E

2

66.74'

RIVER GLEN DRIVE
66' WIDE PUBLIC

S07°04'44"W

179.97'

S30°55'56"W
120.92'

N54°23'26"W
123.84'

N54°23'26"W
360.00'

S81°17'33"E
100.50'

N54°23'26"W
180.52'

N33°14'56"E
137.92'

S07°49'25"W

207.16'

N75°47'27"E
93.26'

N51°18'13"W
157.70'

25-251-010

102

RECEIVED SEP 09 2005

2
INGHAM COUNTY
REGISTERED DEEDS
RECEIVED
2005 JUL 21 10 A & 19.

2005-039027 Page: 2
QUIT CLAIM DEED Receipt #256
Thu Jul 28 11:12:09 EDT 2005
Paula Johnson, Ingham County, Michigan

B:3175 P:1025



**Quit Claim
Governmental Sale Deed - Minerals Conveyed**

No.510003

Issued under authority of Public Act 206 of 1893, as amended.

THIS DEED, made this 6th day of July, 2005 BY AND BETWEEN, the DEPARTMENT OF TREASURY for the STATE OF MICHIGAN, hereafter called "Grantor", by authority of Act 206 of Public Acts of 1893, as amended, MCL 211.78m(1), 211.78m(3) and 211.78m(11), and

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

hereafter called "Grantee".

WITNESS, that the Grantor, acting for and in behalf of the State of Michigan by authority of Act 206, P.A. 1893, as amended, and for the sum of Seven Thousand Two Hundred Seventy Four Dollars and Fifty Three Cents (\$7,274.53) paid to it by Grantee, hereby grants, conveys, and quit-claims unto the Grantee and to Grantee's successors and assigns, all the right, title and interest acquired by the State of Michigan in and to the following described land located in the County of Ingham, State of Michigan:

Township of MERIDIAN

Town 04 North, Range 01 West, Section 17

M17-41-4 COM AT PT 844 FT N OF S 1/8 POST OF SE 1/4 -N 217 FT -E 175 FT - N 132 FT - E 207 FT - S 321 FT - SW'LY ALONG PRIVATE ROAD 385 FT TO BEG EXC BEG 475 FT S & 282.71 FT N 85 DEG 38 1/2' E FROM CEN. OF SE 1/4 OF SEC 17 - N 85 DEG 38 1/2' E 100.29 FT - N 217.8 FT - S 85 DEG 38 1/2' W 100.29 FT - S 217.8 FT TO BEG ON SE 1/4 OF SEC 17, T4N,R1W, EXC COM 475 FT S OF CEN. OF SE 1/4 OF SEC 17, TH N 85 DEG 38 1/2' E 175.5 FT TH N 204.2 FT, TH W 175 FT, TH S 217 FT TO PT OF BEG.
33-02-02-17-476-004

Town 04 North, Range 01 West, Section 25

M25-10, 25-11 COM @ THE N 1/4 COR SEC 25 -S 02 DEG 51'35" W ON NS 1/4 LN 286.13 FT -S 74 DEG 22'00" E ALONG S R/W LN M-43 594.50 FT -S 02 DEG 50'00" W 505.60 FT -S 22 DEG 30'26" E 720.71 FT TO POB -S 22 DEG 30'26" E 160 FT -S 87 DEG 51'32" E 348.31 FT -S 36 DEG 07'56" E 478.78 FT TO A PT 20 FT NW'LY OF RED CEDAR RIVER -ALONG TRAVERSE LN S 76 DEG 00'17" W 365.90 FT -N 52 DEG 18'26" W 456.16 FT -S 79 DEG 12'33" E 100.50 FT -N 35 DEG 19'56" E 137.92 FT -N 49 DEG 13'13" W 157.70 FT -N 87 DEG 51'32" W 93.26 FT -S 33 DEG 00'56" W 120.92 FT -N 52 DEG 18'26" W 90 FT -N 40 DEG 32'20" E 297.84 FT TO POB INCL LANDS BETWEEN TRAVERSE LINE & RED CEDAR RIVER (DOES NOT INCL PCL 251-002) SEC 25 T4NR1W 5.09 AC M/L
33-02-02-25-251-010

It is expressly understood that when the above described land is no longer needed by the Grantee and sold for a valuable consideration, the proceeds from any such sale, in excess of the tax-foreclosure minimum bid and all costs incurred relating to demolition, renovation, improvements, or infrastructure development, the excess amount shall be returned to the land reutilization fund created by the State of Michigan under MCL 211.78n.

Exemption from State Transfer Tax is claimed under authority of Section 6(h)(i), Act 255, P.A. 1994 (MCL 207.526).

Exemption from County Real Property Transfer Fee is claimed under authority of Section 5(h), Act 134, P.A. 1966 (MCL 207.505).

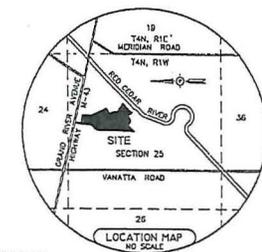
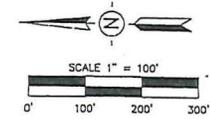
= pg 2

PRELIMINARY PLAT OF BRAEMOOR

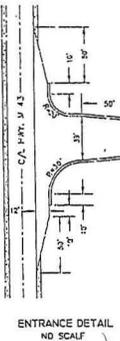
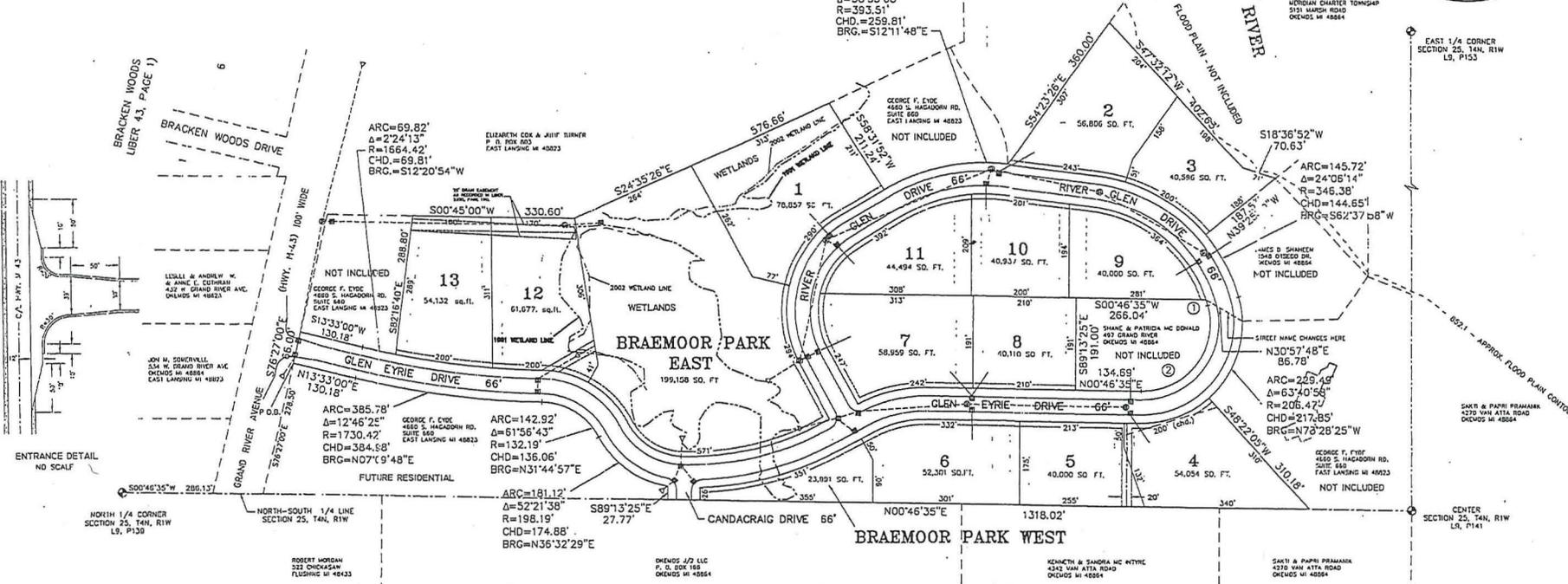
A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 25
T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

DEVELOPER:
GEORGE EYDE
EYDE COMPANY
4650 S. HAGADORN ROAD SUITE 660
EAST LANSING, MI 48823
PHONE: (517) 351-2400

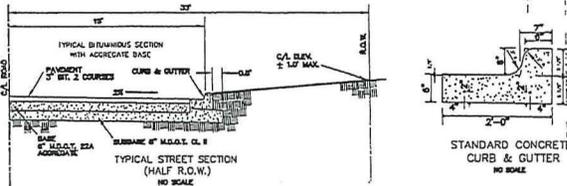
SURVEYOR/ENGINEER:
KEBS INC.
2116 HASLETT ROAD
HASLETT, MI 48840
PHONE: (517) 339-1014



LEGAL DESCRIPTION
A parcel of land in the Northeast 1/4 of Section 25, T4N, R1W, Meridian Township, Ingham County, Michigan, said parcel described as: commencing at the North 1/4 corner of said Section 25, thence S00°46'35"W along the North-South 1/4 line of said Section 25 a distance of 286.13 feet to the Southerly right of way line of State Highway M-43 (Grand River Avenue), thence S78°27'00"E along said right of way line 276.50 feet to the point of beginning of this description; thence continuing S76°27'00"E along said right of way line 66.00 feet; thence S13°33'00"W 130.18 feet; thence Southwesterly 69.82 feet along a curve to the left, said curve having a delta angle of 2°24'13", a radius of 156.44 feet, and a chord of 69.81 feet bearing S12°20'54"W; thence S02°16'40"E 288.80 feet; thence S00°45'00"W 330.60 feet; thence S24°35'26"E 576.66 feet; thence S08°31'52"W 211.24 feet; thence Southwesterly 264.76 feet along a curve to the right, said curve having a delta angle of 3°03'08", a radius of 393.31 feet, and a chord of 259.81 feet bearing S12°11'48"E; thence S54°23'20"E 360.00 feet; thence S47°32'12"W 402.63 feet; thence S18°36'52"W 70.63 feet; thence N32°20'09"W 187.55 feet; thence Southwesterly 145.72 feet along a curve to the right, said curve having a delta angle of 2°06'14", a radius of 345.38 feet, and a chord of 144.65 feet bearing S62°37'58"W; thence Southwesterly 228.49 feet along a curve to the right, said curve having a delta angle of 6°40'58", a radius of 206.47 feet, and a chord of 217.85 feet bearing N73°28'25"W; thence S48°22'05"W 310.18 feet to said North-South 1/4 line; thence N00°46'35"E along said North-South 1/4 line 1318.02 feet; thence S08°13'25"E 277.77 feet; thence Northwesterly 181.12 feet along a curve to the right, said curve having a delta angle of 52°21'38", a radius of 198.19 feet, and a chord of 174.88 feet bearing N30°32'29"E; thence Northwesterly 142.92 feet along a curve to the left, said curve having a delta angle of 61°56'43", a radius of 132.19 feet, and a chord of 136.06 feet bearing N131°44'57"E; thence Northerly 385.78 feet along a curve to the right, said curve having a delta angle of 12°46'25", a radius of 1730.42 feet, and a chord of 187.00 feet bearing N07°09'48"E; thence N12°33'00"E 130.18 feet to the point of beginning; except a parcel of land in the Northeast 1/4 of said Section 25, said parcel described as: commencing at the North 1/4 corner of said Section 25; thence S00°46'35"W along the North-South 1/4 line of said Section 25 a distance of 284.00 feet to the Center of said Section 25; thence S08°40'02"E along the East-West 1/4 line of said Section 25 a distance of 450.00 feet; thence N21°59'25"E 35.92 feet; thence N55°04'23"W 108.45 feet; thence N01°08'18"W 196.73 feet; thence N30°57'48"E 86.78 feet to the point of beginning of this description; thence Southwesterly 12.15 feet along a curve to the right, said curve having a delta angle of 2°23'58", a radius of 280.38 feet, and a chord of 140.47 feet; and a chord of 224.50 feet bearing N52°10'10"W; thence N00°46'35"E parallel with said North-South 1/4 line 134.89 feet; thence S08°13'25"E 191.00 feet; thence S00°46'35"W parallel with said North-South 1/4 line 266.04 feet to the point of beginning; said parcel containing 23.37 acres more or less; said parcel subject to all easements and restrictions if any.



- NOTES**
1. PLAT CONSISTS OF 13 SINGLE FAMILY LOTS MEETING THE REQUIREMENTS OF RR ZONING, AND 2 PARKS.
 2. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS, ON-SITE WASTE WATER DISPOSAL SYSTEMS, AND PUBLIC STORM DRAINS.
 3. HIGH GROUND WATER IS MORE THAN SIX (6) FEET BELOW EXISTING GROUND SURFACE AS DETERMINED BY BACKHOE CUTS SUPERVISED BY THE COUNTY HEALTH DEPARTMENT AS SHOWN ON SHEET 2.
 4. ——— = PUBLIC STORM DRAIN CONSTRUCTED 1992-1994. AND PUBLIC STORM DRAINS.



CURVE	LENGTH	DELTA	RADIUS	CHORD	BEARING
1	121.12'	2°24'13"	266.04'	131.85'	S78°27'00"E
2	260.10'	106°05'29"	140.47'	224.50'	N52°10'10"W

This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. No survey has been made and no property lines were monumented, unless otherwise specifically noted, and no dimensions are intended for use in establishing property lines. This preliminary plat was revised to remove the Lot next to Lot 1, and to update the Lot numbering to reflect that change.

APPROVED

DATE: 3-2-04
SURVEYOR: KENNETH P. HENNING
NO. 31588

KEBS INC.
2116 Haslett Road
Haslett, Michigan 48840
Ph: (517) 339-1014

204 S. Cochran Ave.
Charlton, Michigan 48813
Ph: (517) 343-1076

DRAWN BY: MGD
FIELD WORK BY: JN
JOB NUMBER:
SECTION 25, T4N, R1W
00-5-83014

MEMORANDUM

13 – E

TO: Township Board

FROM: 
Mark Kieselbach
Director of Community Planning and Development


Gail Oranchak, AICP
Principal Planner

DATE: October 16, 2015

RE: Rezoning #00150 (St. King), request to rezone 4660 Marsh Road from RC (Multiple Family-Medium Density) to PO (Professional and Office).

In 2000, Judith St. King requested the rezoning of approximately 1.18 acres addressed as 4660 Marsh Road from RC (Multiple Family-Medium Density) to PO (Professional and Office). A public hearing was held on November 13, 2000. At the time, the Planning Commission chose to table the request without making a recommendation to the Township Board. The applicant's letter received on July 24, 2015 requested the Planning Commission take action on Rezoning #00150.

The Planning Commission held a new public hearing on the rezoning request at its September 14, 2015 meeting. During its discussion, the Planning Commission considered changes to the rezoning application form since 2000, other non-residential uses on the south side of Marsh Road, the non-conforming status of the building, the nearby residential duplex, the restriction permitting only health care professionals to occupy the building, adequacy of parking, the accessory structure located on the site, and the date of the roundabout's construction.

On September 28, 2015 the Planning Commission voted 9-0 to recommend approval to rezone approximately 1.18 acres from RC (Multiple Family, Medium Density) to PO (Professional and Office) citing the following reasons for its decision:

1. Rezoning 4460 Marsh Road to PO (Professional and Office) is compatible with existing and primarily non-residential uses (eye care clinic, church, and an office building) on the south side of Marsh Road and undeveloped commercial land on the north side of Marsh Road.
2. The proposed rezoning is consistent with the 2005 Master Plan's third goal and associated objectives "to maintain the viability of existing Township businesses."
3. The site is served by public utilities and services.
4. The proposed rezoning to PO (Professional and Office) would represent a logical and orderly development pattern along this segment of Marsh Road.
5. PO (Professional and Office) zoning at this location is consistent with those transitional land uses identified in the 2005 Master Plan (office and multiple-family) which provide a step-down buffer for single-family residential from existing and future commercial uses to

the north.

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

Township Board Options

The Township Board may approve or deny the proposed rezoning from PO (Professional and Office) to C-2 (Commercial). If the Board amends the proposal, the case may be referred to the Planning Commission for its recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated September 10, 2015 and September 24, 2015
2. Planning Commission minutes dated September 14, 2015 (public hearing), and September 28, 2015 (decision)
3. Communications

**Rezoning #00150
(St. King)
September 10, 2015**

APPLICANT: Judith St. King
5180 Madison Avenue B-2
Okemos, MI 48864

STATUS OF APPLICANT: Owner

LOCATION: 4660 Marsh Road, Okemos in Section 21 of the Township.

REQUEST: Rezone to PO (Professional and Office)

CURRENT ZONING: RC (Multiple Family-Medium Density)

AREA OF SUBJECT SITE: Approximately 1.18 acres

EXISTING LAND USE: Health Clinic

AREA LAND USES:
North: Vacant (across Marsh Road)
South: Residential dwellings and an eye clinic
East: Condominiums and church
West: Duplex and vacant (across Marsh Road)

CURRENT ZONING IN AREA:
North: C-2 (Commercial)
South: RC (Multiple Family-Medium Density)
East: RC (Multiple Family-Medium Density)
West: C-2 (Commercial) and RC (Multiple Family-Medium Density)

FUTURE LAND USE MAP DESIGNATION: Residential 5.0 to 8.0 dwelling units per acre

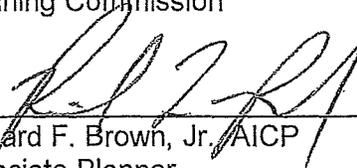
FUTURE LAND USE MAP:
North: Commercial
South: Residential 5.0 to 8.0 dwelling units per acre
East: Residential 5.0 to 8.0 dwelling units per acre
West: Commercial

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:


Richard F. Brown, Jr. AICP
Associate Planner

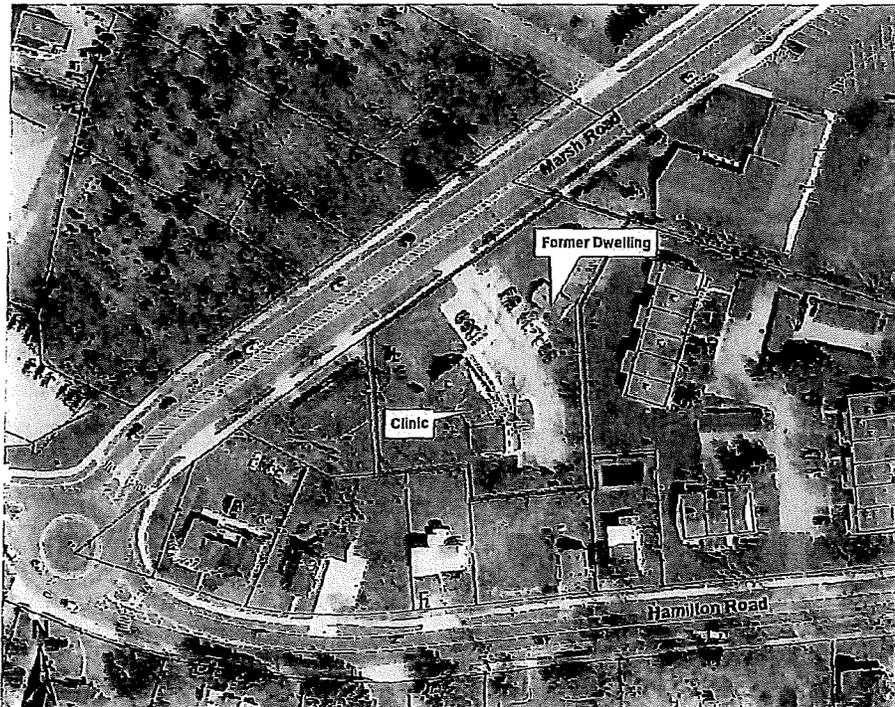
DATE: September 10, 2015

RE: Rezoning #00150 (St. King), request to rezone 4660 Marsh Road from RC (Multiple Family-Medium Density) to PO (Professional and Office).

In 2000, Judith St. King requested a rezoning of approximately 1.18 acres of land, located on the eastside of Marsh Road, south of Grand River Avenue and north of Hamilton Road, in Section 21 of the Township. The public hearing was held on November 13, 2000 and subsequently on November 27, 2000 the Planning Commission voted to table the request without making a recommendation to the Township Board. The applicant is requesting the case be taken off the table and a recommendation be forwarded to the Board.

The subject site is currently occupied by an approximate 4,772 square foot structure used as a clinic. The original structure was constructed as a residence in 1941 and remodeled into a clinic, as non-residential use permitted by special use permit in a residential district in 1993 (SUP #92141). A 1,254 square foot former home, which is now used for storage, is also on the site.

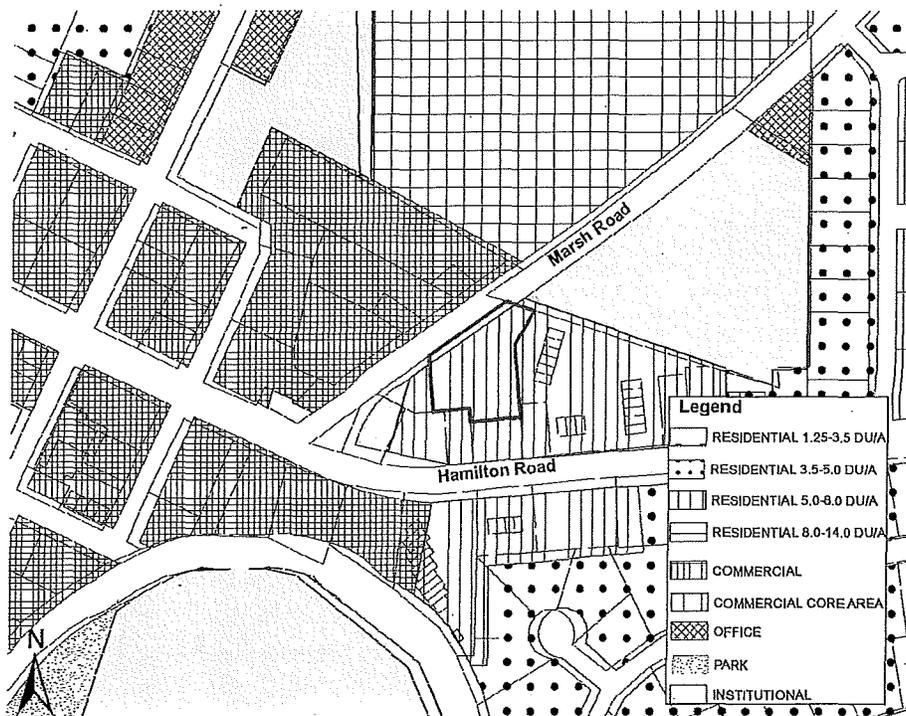
AERIAL MAP



2005 Master Plan

The 2005 Master Plan's Future Land Use Map designates the subject site in the Residential 3.5 to 8.0 dwelling units per acre category.

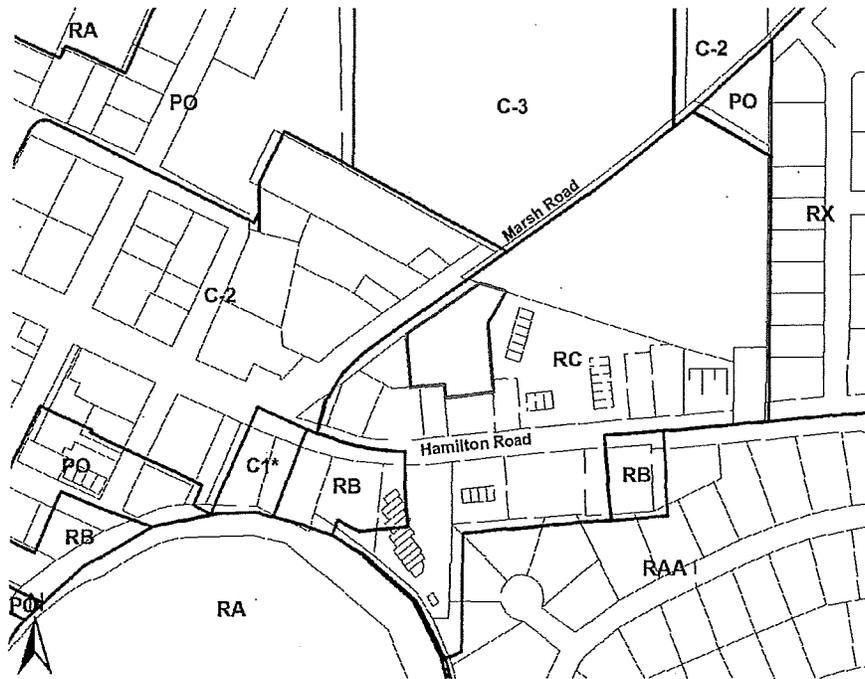
FUTURE LAND USE MAP



Zoning

The 1.18 acre subject site is currently zoned RC (Multiple-Family, 14 units per acre) and contains approximately 169-feet of frontage on Marsh Road. The subject site conforms to the minimum area and lot width requirements of both the RC (Multiple Family-Medium Density) and the PO (Professional and Office) zoning districts. The districts require a minimum lot frontage of 50 feet in PO and 100 feet in RC and a minimum lot area of 5,000 square feet in PO and 11,000 square feet in RC.

ZONING MAP



Physical Features

The subject site contains an approximate 4,772 square foot clinic and 1,254 square foot storage building (former second residence), along with associated parking and site landscaping. The property gently slopes from a high elevation of 865-feet above mean sea level in the northeast portion of the site to a low of 859-feet above mean sea level in the southwest. There are no wetlands or floodplains located on the subject site. In addition, no features associated with the Greenspace Plan are depicted on or near the subject site.

Public Utilities

Public water and sanitary sewer are available to serve the subject site.

Streets and Traffic

The subject site contains approximately 169 feet of frontage along Marsh Road, which is composed of a four-lane paved roadway and a center turn lane, with concrete curb and gutter and a seven foot pedestrian/bicycle pathway. Marsh Road is classified as a principal arterial road.

According to the 8th Edition of the Trip Generation Manual, a Clinic, which is permitted by special use permit in a residential district, produces an average of 5.18 trip ends per 1,000 square feet of gross floor area during the PM peak hour and a total of 31.45 trip ends on the average weekday. Based on the 4,772 facility, this equates to 25 trip ends during the PM peak hour and 150 trip ends on the average weekday over a 24-hour period.

Rezoning #00150 (St. King)
Planning Commission (9/10/15)
Page 4

By comparison, a similar sized Medical-Dental Office Building, which is permitted by right in the PO (Professional and Office) zoning district, would produce approximately 17 trip ends during the PM peak hour (3.56 per 1,000 square feet) and 172 trip ends over a weekday 24-hour period (36.19 per 1,000 square feet).

A traffic report is not warranted due to the minimal difference in estimated peak hour and daily trip ends between clinics and office uses.

Staff Analysis

Judith St. King's request to rezone the subject site to PO (Professional and Office) was first heard by the Planning Commission on November 13, 2000. The case was then tabled by the Commission on November 27, 2000. Staff memorandum and minutes from those meetings are attached for review.

When evaluating the rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in both the current and proposed zoning districts as well as topics listed on the rezoning application such as changing conditions in the vicinity of the site; consistency with the 2005 Master Plan; furtherance of health, safety and welfare; compatibility with surrounding uses; potential adverse impacts to the environment; identified community need; logical and orderly development pattern; and/or better/more efficient use of land.

Existing land uses along the southeast side of Marsh Road, to the northeast of Hamilton Road, consist of an eye clinic (a non-residential use permitted by Special Use Permit #03021), a duplex, the subject site (a non-residential use permitted by Special Use Permit #92141 and 97-92141), and a church (a non-residential use permitted by Special Use Permit #02021). Further northeast along Marsh Road, the properties are zoned PO (Professional and Office) and Commercial. On the north side of Marsh Road, the properties are zoned Commercial and currently consist of vacant land and Meijer.

While the proposed rezoning of 4660 Marsh Road does not conform to the 2005 Master Plan's Future Land Use Map, the request is consistent with the Plan's third goal and associated objectives "*to maintain the viability of existing Township businesses.*"

The subject site has gone through two past Special Use Permit reviews. The first occurred in 1992, which granted a Special Use Permit for a non-residential use in a residential district, so the then vacant residence could be converted into a clinic. In 1997, a modification to the permit was approved which allowed for an addition to the facility. As an existing and approved non-residential use in a residential district, the clinic complies with each of the site location standards of Section 86-654(e), as well as the site development standards of Section 86-654(f)(2).

Planning Commission Options

The Planning Commission has the option to recommend approval or denial of the proposed rezoning. A motions will be provided for consideration at a future meeting.

Attachments

1. Application materials
2. Staff memorandum from 2000
3. Planning Commission minutes from 2000

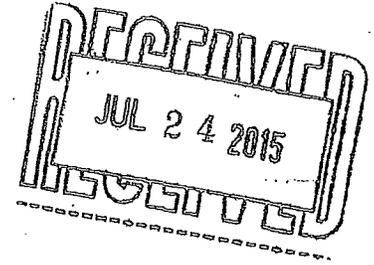
Planning Commission Options

The Planning Commission has the option to recommend approval or denial of the proposed rezoning. A motions will be provided for consideration at a future meeting.

Attachments

1. Application materials
2. Staff memorandum from 2000
3. Planning Commission minutes from 2000
4. Communications from 2000

Wm. K. Miller, Ph.D.
Judith St. King, LMSW, Ph.D.
4660 Marsh Road
Okemos, MI 48864



Meridian Township Planning Commission
Administrative Building
5151 Marsh Road
Okemos, MI 48864

July 21, 2015

To the Meridian Township Planning Commission,

We, Dr. William K. Miller and Dr. Judith St. King, request that the Planning Commission take action on rezoning case # 00150. Please take this item off the table and begin a public hearing. At the time of the original rezoning request this case was tabled to wait on an updated Master Plan.

We would very much appreciate being placed on the agenda for the last meeting in August or the first Planning Commission meeting in September, 2015.

Thank you in advance.

Wm Miller
Wm. K. Miller, Ph.D.

Judith St King
Judith St. King, LMSW, Ph.D.

Official Use Only:

A. Rezoning No. _____ Date Received _____
Project Name _____ Received by _____
Total Acres _____ Action/Date _____

CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD
OKEMOS, MI 48864
(517) 349-1200

REZONING APPLICATION

B. Applicant/Owner Judith St. King
Address of applicant 4441 Elmwood
Okemos, MI 48864
Telephone (Work) (517) 349-6145 x 11
Telephone (Home) " 349-6143

C. Architect, Engineer or Planner responsible for request if different from applicant:

Name _____
Address _____
Telephone _____
Contact Person _____

D. Site address/location 4660 Marsh Rd, Okemos, MI
Legal description (attach if necessary) _____

E. Current zoning Multi-Residential (SAP-clinic) (RC)
Requested zoning Office Professional (PO)
Reason why rezoning should be granted (attach if necessary) Attached.

F. Is rezoning consistent with Comprehensive Plan? see attached - yes.

Judith St. King
Signature of Applicant

07-07-00
Date

Fee: \$600.00

Received by/Date: [Signature] 7/7/00

Rezoning Application:

Error in the Ordinance: N/A

Consistency with this Ordinance: Not conflictual.

Consistency with the Comprehensive Development Plan: The rezoning of this site is consistent with the Comprehensive Development Plan. The Comprehensive Development Plan indicates the importance of mixed use activity districts, one of these being the Meridian Center. Our site, located on the east side of Marsh Road and near Hamilton is adjoining this district. The Future Land Use Map proposes to "integrate office and residential uses in a cohesive mixed use district. The organization of uses is based on a transitional land use planning concept, whereby the intensive commercial core is buffered from outlying single-family neighborhoods by a series of progressively less-intensive land uses. For example, the office uses proposed east of the commercial core serve as a buffer for the adjoining moderate density residential development (3.5 - 8.0 units per acre). This moderate density residential development in turn serves as a buffer between the office uses and the single family development farther east."

Our proposed rezoning will begin the transition into the commercial core and is consistent with the land use for the property south of our site that is proposed to be commercially zoned.

Compatibility with the Surrounding Uses: Currently the site is operated under a special use permit allowing it to be utilized as a health clinic. This site would continue to operate primarily as a health clinic, however it is being underutilized at this time and rezoning will allow more effective use of the building.

The land located on the west side of Marsh Road is zoned commercial and according to Mr. Kieselbach, there has been increased interest in development of this space. The land to the east is zoned multiple residential. Two lots on Marsh Road and three lots along Hamilton are projected to be rezoned commercial according to the Comprehensive Development Plan. The church property on Marsh Road is not likely to have a change in rezoning. The rezoning of our location would create an ideal buffer between areas and is in keeping with the increasing commercial tenor of the Hamilton Road and Marsh area intersection.

Changing Conditions: The new round about at Marsh Road and Hamilton Road has changed the traffic patterns. Traffic is concentrated and continuous, making the area more favorable toward a business climate than for residential. The property at Marsh Road is less than fifty yards from the round about.

Effect on Natural Environment: The change in zoning does not affect any further change to the environment as this property currently has a special use permit for office clinic. Therefore there would be no change in the natural functioning of the environment from the existing conditions.

Effect on Public Services & Infrastructure: Because this site has been used as a clinic for the last five years, there would be no further change.

Community Need: The site will continue to be utilized in the same capacity and provide space for other professionals. At this time we have had requests to rent to graphic designers, attorneys, and office temp agencies. In addition, our commercial Realtor (Stöckwell) has received numerous requests to rent our lower level office suite for professional office space. All of these requests had had to be denied due to our current restrictive zoning. Some of these businesses have had difficulty locating elsewhere for a comparable location and quality, indicating a community need at this particular location.

Development Patterns: Due to the changing conditions of this area, the rezoning is a logical change for this site.

**Rezoning #00150
(St. King)
November 9, 2000**

APPLICANTS: Judith St. King
4441 Elmwood Drive
Okemos, MI 48864

CURRENT ZONING: RC (Multiple Family-Medium Density)

PROPOSED ZONING: PO (Professional Office)

LOCATION: 4660 Marsh Road, Okemos, eastside of Marsh Road,
south of Grand River Avenue and north of Hamilton
Road, in Section 21 of the Township.

AREA OF SUBJECT SITE: Approximately 1.18 acres

EXISTING LAND USE: Health Clinic: Women's Personal Growth and Therapy
Center

AREA LAND USES:

North:	Retail/Commercial
South:	Residential dwellings
East:	Condominiums and church
West:	Duplex

AREA ZONING:

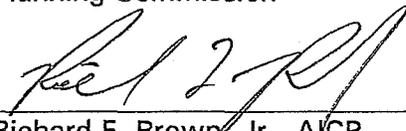
North:	CS (Community Service)
South:	RB (Single Family-High Density) & PO (Professional Office)
East:	RC (Multiple Family-Medium Density)
West:	CS (Community Service)

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:


Richard F. Brown, Jr., AICP
Associate Planner

DATE: November 9, 2000

RE: Rezoning #00150 (St. King), request to rezone approximately 1.18-acres on the eastside of Marsh Road, south of Grand River Avenue and north of Hamilton Road, in Section 21, from RC (Multiple Family-Medium Density) to PO (Professional Office).

Judith St. King is requesting a rezoning of approximately 1.18 acres of land, located on the eastside of Marsh Road, south of Grand River Avenue and north of Hamilton Road, in Section 21 of the Township. The subject site is currently occupied by an approximate 4,772 square foot structure used as a clinic. The original structure was constructed as a residence in 1941 and remodeled into a clinic in 1993.

The subject site has gone through two Special Use Permit reviews. The first occurred in 1992, which granted a Special Use Permit for a non-residential use in a residential district, so the residence could be converted into a health clinic (Women's Personal Growth and Therapy Center). In 1997, a modification to the permit was approved which allowed for an addition to the facility.

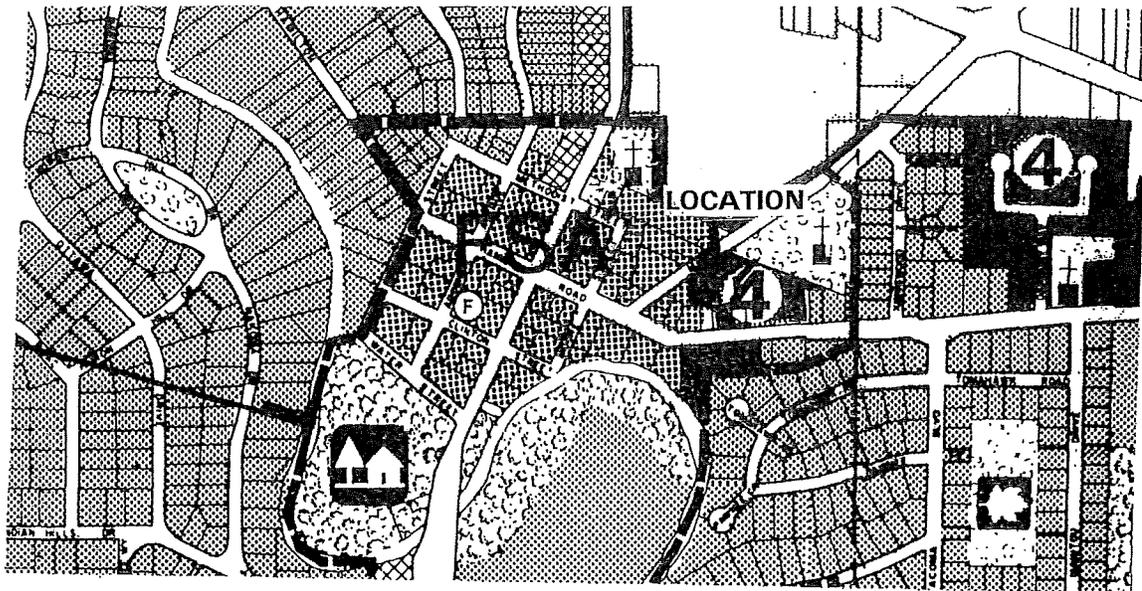
Comprehensive Development Plan

The 1993 Comprehensive Development Plan designates the subject site as Residential 3.5 to 8.0 dwelling units per acre. The requested rezoning to PO (Professional Office) is not consistent with the 1993 Comprehensive Development Plan.

Properties surrounding the subject site are designated as follows:

- North: Commercial Core
- South: Residential 1.25 to 2.5 and Residential 3.0 to 8.0 dwelling units per acre
- East: Semi-Public (Church), Residential 1.25 to 2.5 and Residential 3.0 to 8.0 dwelling units per acre
- West: Residential 1.25 to 2.5 dwelling units per acre

COMPREHENSIVE DEVELOPMENT PLAN MAP



Zoning

The 1.18 acre subject site is currently zoned RC (Multiple Family-Medium Density) and contains approximately 169-feet of frontage on Marsh Road. The subject site conforms to the minimum area and lot width requirements of both RC (Multiple Family-Medium Density) and PO (Professional Office) zoning districts. The districts require a minimum lot frontage of 50 feet in PO and 100 feet in RC and a minimum lot area of 5,000 square feet in PO and 11,000 square feet in RC.

The current RC (Multiple Family-Medium Density) zoning allows a maximum of 14 dwelling units per acre. Based on this number, approximately 16 dwelling units could be constructed on the subject site under RC zoning.

Based on the calculations provided in the 1993 Comprehensive Development Plan, under PO zoning approximately 16,164 square feet of office space could be developed on the subject site ($1.18 \times 43,560/3.18$). However, the subject site is oddly shaped and much of its area is located within the 110-foot setback from the center of the Marsh Road right-of-way or within the setbacks from adjacent residential zoning districts. Of the 1.18 acres, the building envelope is only approximately 6,400 square feet.

Physical Features

The site gently slopes from a high elevation of 865-feet above mean sea level in the northeast portion of the subject site to a low of 859-feet above mean sea level in the southwest. There are no wetlands or floodplains located on the subject site.

Staff Analysis

The proposed PO district requires a 50-foot setback from adjacent residential zoning districts, whether single-family, duplex, or multiple family. The existing RC zoning also requires a 50-foot setback, but only from single family residential zoning. The subject site is surrounded on all sides by commercial or multiple-family zoning. Non-residential uses are located to the east (First Baptist Church) and north (Meijer's) of the subject site. PO (Professional Office) zoning is located northeast of the church at 4740 Marsh Road. Otherwise, the eastside of Marsh Road between Hamilton and Grand River is zoned multiple-family residential, except at the corner of Marsh and Grand River.

As noted previously, the subject site conforms to the requirements of the PO (Professional Office) district standards of the Code of Ordinances. While the proposed rezoning of 4660 Marsh Road does not conform to the 1993 Comprehensive Plan's Future Land Use Map, the request is consistent with the plan's objective to maintain the viability of existing Township businesses. The Planning Commission will need to determine whether placing PO (Professional Office) zoning in this location is an appropriate and logical development pattern or whether the special use permit for a non-residential use in a residential district is sufficient to address the need of the applicant and the community. Differences between these two options include:

- Larger minimum lot size requirements for the non-residential uses in residential districts.
- More descriptive appearance/residential compatibility requirements for non-residential uses in residential districts.
- Larger minimum setbacks for uses in PO districts.
- Uses permitted by right as well as special use permit in the PO district, where non-residential uses in residential districts are use specific and all require a special use permit.

Under the PO (Professional Office) regulations the subject site could potentially be split. However, the odd shape of the parcel would limit its development potential, due to required setbacks.

Changes that have occurred in the vicinity of the subject site since the adoption of the 1993 Comprehensive Development Plan include the construction of the Marsh/Hamilton round-a-bout, the new northbound right-turn lane on Okemos Road, the enlargement of the Meridian Mall.

Planning Commission Options

The Planning Commission has the option to recommend approval or denial of the proposed rezoning. Alternative motions will be provided at a future meeting.

Attachments

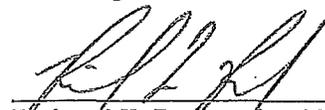
1. Applicant's reason for the rezoning and map of the site
2. Letter from the Ingham County Road Commission, dated October 31, 2000

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:


Richard F. Brown, Jr., AICP
Associate Planner

DATE: September 24, 2015

RE: Rezoning #00150 (St. King), request to rezone 4660 Marsh Road from RC (Multiple Family-Medium Density) to PO (Professional and Office).

On September 14, 2015, the Planning Commission held a public hearing regarding Judith St. King's request to rezone 1.18 acres at 4660 Marsh Road from RC (Multiple Family-Medium Density) to PO (Professional & Office). A health clinic and a structure used for storage are currently located on the subject site. The following address several questions raised by Commissioners at the previous meeting.

Rezoning the subject site does not automatically require the existing structures to obtain variances. The existing health clinic structure is considered conforming, as long as the southwest corner is interpreted as a side yard setback. The majority of the required setbacks for the existing special use permit as a non-residential use in the RC (Multiple Family-Medium Density) district and the proposed PO (Professional and Office) zoning are uniform. The principal difference arises from the required 50 foot setback from residential zoning classifications that accompanies PO (Professional & Office) zoning. The existing health clinic is situated as close as 15 feet from the property line in the southwest corner of the subject site. Approval to PO (Professional & Office) would cause the facility to become non-conforming and future enlargements of the height, bulk, width, and areas of the structure would require prior approval from the Zoning Board of Appeals under Section 86-618(2).

The roundabout at Hamilton and Marsh Roads was completed in 2000, about the time the rezoning to PO was requested.

At 154 feet in width along Marsh Road, the duplex site located to the southwest of the St. King property contains sufficient frontage for non-residential uses and office uses. However, at 0.315 acres (13,721 square feet), it could be difficult to comply with the lot coverage, setback, and parking requirements of the Code for non-residential uses.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request or it may recommend a different zoning designation to the Township Board. A resolution to approve has been provided.

Attachments

1. Resolution to approve
2. Applicant's summary of reasons for the rezoning

RESOLUTION TO APPROVE

**Rezoning #00150
Judith St. King
4660 Marsh 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 28th day of September 2015, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, Judith St. King requested the rezoning (Rezoning #00150) of approximately 1.18 acres located at 4660 March Road from RC (Multiple Family-Medium Density) to PO (Professional & Office) for the purpose of expanding the tenant base from health care to general office uses; and

WHEREAS, the Planning Commission first held a public hearing regarding the request at its November 13, 2000 meeting and then postponed the case at its November 27, 2000 meeting; and

WHEREAS, in a letter dated July 21, 2015, Judith St. King requested the Planning Commission take action on Rezoning #00150; and

WHEREAS, the Planning Commission held a second public hearing on Rezoning #00150 at its September 14, 2015 meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated November 9, 2000; November 23, 2000; September 10, 2015; and September 24, 2015; and

WHEREAS, rezoning 4660 Marsh Road to PO (Professional & Office) is compatible with existing and primarily non-residential uses (eye care clinic, church, and an office building) on the south side of Marsh Road and undeveloped commercial land on the north side of Marsh Road; and

WHEREAS, the proposed rezoning is consistent with the 2005 Master Plan's third goal and associated objectives "to maintain the viability of existing Township businesses."

WHEREAS, the site is served by public utilities and services; and

WHEREAS, the proposed rezoning to PO (Professional & Office) would represent a logical and orderly development pattern along this segment of Marsh Road; and

**Resolution to Approve
Rezoning #00150 (St. King)
Page 2**

WHEREAS, PO (Professional & Office) zoning at this location is consistent with those transitional land uses identified in the 2005 Master Plan (office and multiple-family), which provide a step-down buffer single-family residential from existing and future commercial uses to the north.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #15030 to rezone approximately 1.18 acres located at 4660 Marsh Road from RC (Multiple Family-Medium Density) to PO (Professional & Office).

ADOPTED: YEAS: _____

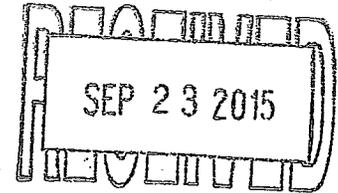
NAYS: _____

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 28th day of September, 2015.

John Scott-Craig
Planning Commission Chair

Rezoning #00150
(St. King)



Supplemental Information Requested

Reasons for Rezoning Request

Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the townships master plan:

Our rezoning request is consistent with numerous principles outlined in the township's 2005 master plan. First, the master plan emphasizes the importance of residential neighborhoods. It states: "First and foremost Meridian Township is a residential community. One of the objectives of goal one is to maintain a community of desirable, attractive residential neighborhoods with an emphasis on single-family owner-occupied homes". A major aspect of desirability is the reduction of traffic noise. Our property sits between the core commercial district, Marsh road (classified as a principal arterial road), and single-family owner-occupied residential neighborhoods to our east. Consequently, our site serves as a noise buffer for the residential neighborhoods. This use as a buffer is additionally supported in the master plan under "transitional land-use planning". It states: "transitional land-use planning promotes step down land-use whereby intensive use that typically generate off-site impacts, like noise or traffic are buffered from the least intense single-family residential neighborhoods by a series of progressively less intensive land uses.

Smart Growth is another principle that our rezoning request follows. As stated in the master plan: "Smart Growth is human-scaled, transit and pedestrian-oriented, and has a greater mix of housing, commercial and retail uses". Our site is within walking distance of restaurants, shopping facilities, recreation, bus lines, and other services.

Our rezoning request is also consistent with goal three of the plan which states: "Maintain the Viability of Township Businesses". This goal states: "It is important to provide areas for office growth within the township as well as encourage the redevelopment of older areas". In support of this principle is the following quote from the master plan: "Business executives prefer their offices to be located near other offices so they have ready access to support services (restaurants, shopping, and club facilities), customers and the company of professional peers.... The offices become an economic magnet for the creation of added jobs". Once again, our site is within walking distance of these assets to our north south and west.

- 2) Requested rezoning is compatible with other existing and proposed uses

surrounding the site.

At the end of Marsh road to our south at the roundabout is an optical business (service/retail) and to our north is a church and an architectural firm (professional office). To our west, across Marsh road, is a vacant lot (zoned C2) and to the north of that is Meijer's property. It is our opinion that the requested professional office rezoning is consistent with those properties as well as providing a buffer for the residential property to our east.

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment.

Under our special use permit, we are in essence operating as professional office space. The rezoning would not result in any change whatsoever to the structure of the property. Consequently, there would be no adverse impact on the natural environment.

- 4) Requested rezoning would not result in significant adverse impacts on traffic...

As specified in the memorandum to the planning commission from Richard Brown dated September 10, 2015 Re: rezoning #00150 (page 3), there would be "minimal difference in estimated peak hour and daily trip ends between clinics and office uses". Additionally, Mr. Brown also indicates that a traffic report is not warranted due to this minimal difference.

(Note: the roundabout had been built prior to the initial application for this rezoning request and is addressed in that application. Consequently there is no traffic change since the original application.)

- 5) Requested rezoning addresses a proven community need.

Over the past 22 years that we have operated as a psychological clinic with our special use permit, we have been approached numerous times by potential tenants whose businesses did not conform with our special use permit. Consequently we could not accommodate their request for office space. These businesses were related to law firms, insurance agencies, health insurance processing companies, designers, personal training facilities, etc.. Our building has a garden level with a separate entrance. This arrangement allows for the top two floors of our building to work effectively as a psychiatric outpatient clinic, and allows for a separate non-clinic use for the garden level. With this arrangement, there would be no interference between the two uses.

Since January 2015, we have been working with Mr. Adam Whitz of the RE/MAX Commercial Group to assist us in leasing office space in our building. Within that time, Mr. Whitz reports that he had interested parties to show the building but they did not comply with our special use permit

and their potential business had to be turned away.
These experiences of our own as well as Mr. Whitz's indicate a proven
community need for professional office space at our location.

5. Communications

Rick Brown summarized the communications from:

- A. Tom Cousino, regarding the importance of parks and ponds in the Township.
- B. Responses from the Parks and Recreation Department Director and Staff thanking Mr. Cousino for his letter.
- C. Gould Investors, regarding easement streetscaping along the road as outlined in the Grand River Corridor Plan.
- D. Copy of the Special Use Permit approval letter from the St. King site.

Copies are available for review in the Department of Community Planning and Development.

6. Announcements

None

7. Township Board, Planning Commission, committees, and staff comments and reports

Mark Kieselbach reported at its November 9, 2000 meeting, the Township Board:

- A. Granted final adoption on Rezoning #97210 (Okemos Dental)
- B. Granted final adoption to Rezoning #00140 (Federau & Wallin)
- C. Granted final adoption for Zoning Amendment #00050 (Planning Commission)
- D. Introduced for subsequent adoption on Zoning Amendment #98150 (Planning Commission)
- E. Granted final approval on Preliminary Plat #96022 (Eyde)
- F. Introduced for subsequent adoption on Zoning Amendment #99120 (Planning Commission)
- G. Denied the appeal of Special Use Permit #00121 (Eyde)
- H. Denied the appeal on the extension of Special Use Permit #99151
- I. Denied the appeal on Special Use Permit #99091 (Walmart)

8. Public Hearings

- 
- A. Rezoning #00150 (St. King), request to rezone 4660 Marsh Road, Okemos, from RC (Multiple Family-Medium Density) to PO (Professional Office)

Rick Brown outlined the proposed request at which time it was opened for public hearing.

Applicant's opening statement: Dr. William Miller, 627 Earliglow Lane, Haslett, business partner and property owner with Dr. Judith St. King, summarized the building, practice and expansion of the site through photographs. The proposed rezoning will offer an opportunity for rental of their under-utilized additional space during the expansion of their business, which they have been unable to lease at the present zoning. Their needs will be consistent with Comprehensive Development Plan with respect to mixed uses and transitional land zoning while

preserving the architectural integrity of the neighborhood.

Public Remarks:

Joanne Kordas, 2024 Hamilton Road, Unit 106, Okemos, spoke in opposition citing increased density and traffic in a residential neighborhood and does not want an office property encroaching on her property. She is also opposed to the current zoning of a medium density and asked to have this site reduced to a lower density and the property across the street, currently zoned commercial, rezoned to a lower density.

Eleanor Luecke, representing LINC, read a letter of opposition into the record.

Questions from Commissioners:

Commissioner S. Smith asked if there is not enough space available for parking. Dr. Miller replied the special use permit only allows for leasing to other health care providers. While the buildings is well-suited for their business, another tradition health care provider would require more space and plumbing facilities that are not present in this building. Two physicians have looked at the property but found the leasing space insufficient for their needs. If the site was zoned professional office, the needs would be less intense than a physician's and would offer a better opportunity for leasing. When asked if there are plans to add onto the building or to rebuild, Dr. Miller replied no. When asked if the condition on the special use permit limits what can be done on the site, Dr. Miller replied yes. Staff replied it is not a condition on the special use permit, it is the Ordinance regarding non-residential uses in residential districts. When asked under the Ordinance, a law office cannot be located on the site, Staff replied yes.

Commissioner Brixie asked when was the addition built. Dr. Miller replied two years ago. When asked if the addition was too large and is the reason for the desire to rent out the unused space, Dr. Miller replied the original plan was to build for the current use and future growth which was projected for five to ten years down the road and this leaves some of the space under-utilized. When asked if the special use permit can be modified to allow for the rental of office space, Staff replied no because that would be allowing a use in a district that is not allowed. When asked if the applicant could seek a variance, Staff replied Townships are not allowed to issue use variances. When asked what uses are allowed other than health care, Staff replied churches, schools, daycare centers, clinics, hospitals, and assisted living facilities.

Commissioner Hotaling asked if the church is considered a residentially related use. Staff replied it is non-residential use in a residential district. When asked if everything else to the east and south and southwest is occupied and used as residential, Staff replied yes but the area southwest of the roundabout is offices. When asked if on the northwest side of Marsh Road is vacant lots but are zoned commercial, Staff replied yes. When asked if this request would not fit the pattern in the area, Staff replied it is all residential zoning along the southeast side of Marsh Road from the roundabout to the PO area. When asked if the

south side of Hamilton Road is zoned residential, Staff replied yes. When asked if it includes the area over to the roundabout, Staff replied yes.

Commissioner S. Smith asked if there was a question of a psychologist not fitting into the area. Dr. Miller replied no. When asked if a smaller building of PO would fit into this area, Staff replied from the perimeters listed in the Comprehensive Plan, 3.18:1 floor area ratio based on this area, states 16,000 square feet of office space could be developed, but with the setbacks on Marsh Road and the 50 foot required setback from all residential zonings, it would shrink the size down to 6,400 square feet. When asked the size of the current building, Staff replied under 4,800 square feet and the empty outbuilding has 650-700 square feet. When asked if this building is within the 50 feet setback, Staff replied it is 54 feet from a residential area.

Commissioner Brixie asked if the building is conforming under PO. Staff replied yes. When asked if it meets the impervious/pervious ratio, Staff replied the site conforms.

Chair R. Smith asked if there is room to add onto the building. Staff replied based on the calculation of 6,400 square feet, there could be room for 15-16,000 more square feet. When asked if there is an intent to tear the building down, Dr. Miller replied no. When asked if the intent is to add onto the building, Dr. Miller replied yes. When asked if the rezoning request is to allow the area to be leased to non-health related offices, Dr. Miller replied yes.

Applicant's closing statement: Dr. Miller replied he and Dr. St. King are proud of the building and site. They both run viable businesses and have a projected business plan for the next 15-20 years. They do not have any intention to turn the building or property over to anyone else. The rezoning to professional office would be a benefit in allowing them the ability to lease the extra space and offer the flexibility necessary to proceed with the growth of their businesses.

Chair R. Smith declared the public hearing closed.

extraordinary period. It may be an overestimation of the amount of land area needed and a range of values must be considered. Chair R. Smith asked to have this paragraph clarified.

Commissioner S. Smith asked to have the source footnoted that cites "Recent trends are also showing a higher demand for smaller, freestanding office buildings, minimizing the demand for large, single-user locations" in the last paragraph on page 33. Commissioner Hotaling asked if it is the Land Use Survey. Chair R. Smith asked if it is the CB Richard Ellis Survey. Commissioner S. Smith suggested, for the balance of the paragraph, that it is not necessary that the office uses be in a PO district because they could be put in a commercial district. He suggested it be noted that these things could cause an increase in the retail space or commercial zoning since they also fit in the NS and/or C1 district. Chair R. Smith suggested it needs to be connected to the economic analysis.

Commissioner Hotaling asked for Staff's comment on the document. Staff replied there are additions Staff will make to the report from the planning perspective. It was noted that not all of the information would necessarily be applicable directly to the Comprehensive Plan, but this will be worked out with the Planning Commission. Format and presentation changes will be needed to make it consistent with the current Comprehensive Development Plan. Staff will improve the charts, making them more readable with better titles and sources of information. Commissioner Hotaling questioned the statement of 26,000 per year and asked for a range in the numbers. Chair R. Smith questioned the use of ranges and suggested using the words "average 26,000". It was suggested to state "approximately 26,000; however, economic conditions and other factors could make this amount less or greater". When asked if this is the consultant's final draft, Staff replied yes. When asked if modifications can be made as the Commission sees fit, Staff replied yes.

Chair R. Smith asked if the document is public record. Staff replied yes, to the extent that it is part of the Planning Commission's discussion. Chair R. Smith suggested that if this is the consultant's final document, to include the date, October 26, 2000 on it for the consultant, but to put "DRAFT" on it so that residents understand the Commission is still reviewing it.

6. Unfinished and New Business Items

- A. Rezoning #00150 (St. King) - Staff offered a newer depiction of the site and stated it meets the current setbacks, but if it is rezoned to PO, it would be non-conforming regarding the 50 foot setback.

Chair R. Smith asked if straight to the east and south property lines are 50 feet. Staff replied yes.

Dr. Kerry Miller, 627 Earliglow, Haslett, offered a copy of the Russ Peabody diagram of the site and stated Mr. Peabody indicated there is no way to use the space with the parking setbacks as well as the building setbacks. In order to get access to the back area, it would require removal of existing parking which would result in a zero gain. If they were to use the existing building, they would be

required to add additional parking and there is no place to put additional parking. The diagram does not indicate the water retention pond, which precludes parking in the front of the building or to the side of the building.

Chair R. Smith asked if some parking spaces would be lost in order to access open areas of the property to install additional parking. Dr. Miller replied yes.

Commissioner Hotaling asked what is the use on the property right now. Dr. Miller replied his business is psychotherapy and all of the offices form a mental health clinic. When asked if there are any subparts that would become specialties, Dr. Miller replied there are psychiatrists, medical doctors who specialize in delivering treatment of psychotherapy or psychopharmacology, social workers who deliver psychological services, licensed professional counselors, and marriage and family counselors. These professionals can do the same thing except the psychiatrist has the ability to prescribe medication. A clinical psychologist would be able to do psychological testing, and all of the professions can direct one-on-one or group psychotherapy. When asked if one of those specialties could have an office in the building, Dr. Miller replied at this point in time with their current expertise and talent the wide spectrum is covered. The only thing they do not cover are developmentally disabled, severely profoundly retarded, prohasive developmental disorders or an in-patience population. Those services would not be appropriate in this setting. Commissioner Hotaling voiced concern with changing the zoning to office because of the possibility of changing the original character of the approved SUP on this site. Dr. Miller reported during the past year, they have been trying to attract other medical professionals but there has not been successful. When asked if there was a way to solve the problem without rezoning the area, Staff replied as a medical clinic, there is a variety of medical professions that could lease space in the building without it being an issue. When asked if they could be separate special uses under one umbrella, Staff replied yes. Dr. Miller replied traditional medical professions require a considerable amount of plumbing, and since their profession does not require a lot of plumbing, they did not include it during the remodeling. Other professions such as attorneys or architects do not require that type of plumbing.

Commissioner S. Smith voiced concern that the request would create spot zoning in the middle of a residential area and suggested making it a multi-disciplinary practice taking an approach that allows this under the agues of the medical profession as an SUP possibility. When asked if this would include medical transcriptionist, Commissioner S. Smith replied yes as well as lawyers who take care of people who have serious medical problems. When asked what would happen if the attorney's practice is not 100% medical, Commissioner S. Smith replied it is not a big office use and if it is maintained as a residential zoning district then it restricts what can happen in the area.

Chair R. Smith voiced concern on creating spot zoning, although he supports the concept of creating steps from CS down to PO and then down to Residential. Staff replied the properties to west are designated as commercial towards the roundabout, both across and on the same side down Marsh Road on the

Comprehensive Plan. When asked if the east side is designated as commercial, Staff replied part of it had to do with central Okemos and it is part of the future study area.

Commissioner Hotaling asked if the property to the southwest is designated commercial on the Comprehensive Plan. Chair R. Smith replied yes unless it is changed in the update. Staff replied this area is part of the Central Okemos District Study Area and since it has not been conducted yet, the study may find differently.

Chair R. Smith suggested the commercial will not go east of the round-about but there will never be residential, multiple or single family at the corner. Professional office makes sense there are for this property, but if it proceeds, it would be going against the Comprehensive Plan.

Commissioner Kebler asked if the area of the site is 1.1 acres. Staff replied yes but it includes half of the right-of-way of Marsh Road.

Commissioner Hotaling asked what is to the extreme east. Staff replied it is Hamilton House Condominiums. When asked if it is all multiple family, Staff replied yes.

Commissioner S. Smith suggested postponing the item. This will insure that the applicant will not have to pay additional money, the request stays on the table, and offers an opportunity to work on the Comprehensive Plan over the next few month to see if there is benefit to making the area PO. Chair R. Smith suggested the PO will be a less intensive use in the area than multi-family.

Commissioner Hotaling asked how the applicant would feel if the request is tabled until the Comprehensive Plan work is completed. Dr. Miller replied it appears that this suggestion would be most affective for their purpose. He further stated they have no intention of selling or bulldozing the site and as the setbacks shows, there is no way to expand further. They have saved canopy trees, are proud of the neighborhood, want to be a good neighbor and have not received any complaints from the neighbors.

7. Adjournment

MOVED BY COMMISSIONER S. SMITH to adjourn the work session. Supported by Commissioner Bonfiglio. Voice vote. Motion passed 7-0.

The Work Session adjourned at 7:20 pm.

Commissioner Kebler asked if the netting is a requirement or recommendation from the Drain Commissioner. Staff replied it was the recommendation of the Township Wetland Consultant as an option versus having to get a wetland use permit. When asked if this proposal requires a wetland use permit, Staff replied not if the netting is used.

Chair R. Smith asked if the drainage ditch was constructed as part of the golf course and was not a natural wetland. Mr. Mory replied in order to install the back nine in 1981, the area had to be drained so the ditch was built. The applicant would prefer not to have a wetland in the middle of the driving range, but one of the reasons for proceeding with the netting was to expedite the process somewhat. In the event the applicant finds this is not the best way to go for the range, then they will review the situation and look for alternatives to better address the issue.

Commissioner S. Smith asked if man-made wetlands are protected. Staff replied it can be addressed unless it is a gravel pit.

Applicant's closing statement: Mr. Mory reported they bought the golf course with the intent of making it a nicer facility. They realize the site has deteriorated over the last several years, but feel the changes to the course with the addition of a practice facility and PGA instruction will make this site a nice family and community facility, which would benefit everyone.

Chair R. Smith declared the public hearing closed.

9. Unfinished business

- A. Rezoning #00150 (St. King), request to rezone 4660 Marsh Road, Okemos, from RC (Multiple Family-Medium Density) to PO (Professional Office)

Rick Brown outlined the proposed request at which time it was open for discussion.

Commissioner S. Smith asked where the Comprehensive Development Plan states commercial is appropriate. Staff illustrated the commercial and multiple family areas on the Comprehensive Development Plan Map. Commissioner S. Smith suggested reviewing the entire area to determine what zonings are appropriate before deciding to develop the proposed area at a higher density.

MOVED BY COMMISSIONER S. SMITH to postpone indefinitely consideration of this application. Supported by Commissioner Bonfiglio

Discussion:

Commissioner S. Smith suggested it may be determined that this area may not be commercial but could be developed into a professional office because it does fit fairly well with residential. As its current use, there was only one objection, which was that it was unattractive. This building has been improved since it was purchase and the granting of the special use permit. There have been no complaints regarding noise, odors, or lights and it is closes at a reasonable hour, which is better than an apartment building that is allowed in RC zoning.

Commissioner Rasor asked if this is a postponement that is waiting for the Comprehensive Plan to catch up. Commissioner S. Smith replied this area does need to be reviewed in terms of the Comprehensive Development Plan but the entire area needs the review. With respect to commercial, he questioned the type of development that would want to be situation on a fairly busy road. When asked when the study is planned to be completed on the Okemos area, Commissioner S. Smith replied the committee is addressing the area right now and anticipates addressing these areas early in the year. Commissioner Hotaling replied there are two opportunities. One is that the proposal is part of the Okemos center, which is a special planning project, and second, it is part of the Comprehensive Plan, which is being addressed now. When asked what is the down side of having the applicant come back after the Commission has made a decision on the area with respect to the Comprehensive Development Plan, Commissioner S. Smith replied if the decision is that it is inappropriate to designate the area as PO, then the applicant will have a delay. But if the designation changes to PO, then the applicant will have saved the filing fee and need to make another application.

Voice vote. Motion passed 6-1 (Commissioner Rasor)

10. New business

None

11. New applications

None

12. Site plans received

None

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
September 14, 2015

APPROVED

5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Cordill (7:03 P.M.), DeGroff, Deits, Honicky, Ianni, Jackson, Scott-Craig, Tenaglia, Van Coevering
ABSENT: None
STAFF: Principal Planner Oranchak

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:02 P.M.

2. Approval of agenda

Commissioner Ianni moved to approve the agenda. Seconded by Commissioner DeGroff.

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Tenaglia moved to approve the Work Session Minutes and Regular Meeting Minutes of August 24, 2015. Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks

Chair Scott-Craig opened the floor for public remarks.

Ron Calhoun, Meridian Investment Group, 1427 W. Saginaw, East Lansing, availed himself for Planning Commission questions on Mixed Use Planned Unit Development (MUPUD) #15034 and Special Use Permit #15121.

Ken Stockwell, Stockwell Development Group, 4277 Okemos Road, Okemos, availed himself for Planning Commission questions regarding Rezoning #15050.

William Miller, 627 Earliglow Lane, Haslett, availed himself for Planning Commission questions on Rezoning #00150.

Chair Scott-Craig closed public remarks.

5. Communications

Communications received and distributed at the August 24, 2015 meeting and placed on file:

Marian and Jack Fordyce, 4815 Arapaho Trail, Okemos; RE: SUP #15111 (Williams)

6. Public hearings

A. Rezoning #00150 (St. King), request to rezone 4660 Marsh Road from RC (Multiple Family, Medium Density) to PO (Professional and Office)

Chair Scott-Craig opened the public hearing at 7:08 P.M.



- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated September 10, 2015.
- Applicant
Judith St. King, 5180 Madison Avenue, B-2, Okemos, stated she purchased the subject site in 1996 and first requested this rezoning in 2000.

Dr. Miller, 627 Earliglow Lane, Haslett, stated a special use permit request to enlarge the clinic was granted in 1997. He believes the opportunity to be fully leased could be achieved with a PO zoning designation. Dr. Miller noted prospective tenants have had to be turned away because their type of business did not meet the health care designation. He explained one area in the lower level has a separate entrance and could have a different use. Dr. Miller stressed that additional traffic would be minimal and not have an impact on the surrounding area. He addressed the PO zoning designation as a buffer between the commercial core area and the residential along Marsh Road.

- Planning Commission discussion:
Commissioner Deits inquired as to any substantive changes to the application since it was originally filled out in 2000.

Principal Planner Oranchak responded she was not aware of any substantive changes.

Commissioner Deits requested staff make a comparison to provide to the Planning Commission at its next meeting.

Commissioner Deits inquired if the optometrist's office located on the corner of the roundabout is zoned institutional.

Principal Planner Oranchak replied it is zoned residential, the same as surrounding land. She noted there is a small piece designated Institutional on the Master Plan which is part of the Ingham County Road Department's (ICRD) right-of-way.

Commissioner Deits indicated there was discussion during the hearing in 2000 whether the subject site was conforming for a PO designation relative to setback.

Principal Planner Oranchak responded there was a comment made that a 50 foot setback would be required for the building, which she believed is non-conforming.

Commissioner Deits asked if a variance would be required to address that non-conformance.

Principal Planner Oranchak replied she did not believe a variance would be required since it is an existing building, but staff will look into the issue.

Commissioner Deits addressed the nearby duplex, believing it will become an "orphan" residential use. He inquired if the property is of a size which will allow it to have any other use located on it.

Principal Planner Oranchak indicated the frontage is fairly shallow so the opportunity for the required parking seems improbable, although staff has not researched it for that purpose. She

believed the site appeared to be tight and was unsure if there was sufficient space to get around the building to place parking in the rear.

Commissioner Deits inquired if the property which houses the nearby duplex was noticed for this public hearing.

Principal Planner Oranchak responded in the affirmative.

Commissioner Deits stated he was puzzled by the applicant's statement that certain prospective tenants could not locate there and asked staff for an explanation.

Principal Planner Oranchak replied tenants in a health clinic have to be associated with some type of health activity.

Commissioner Deits asked if the restriction that a business must be associated with some type of health activity was one placed by the Township.

Principal Planner Oranchak stated it is part of the ordinance relative to a non-residential use in a residential district.

In response to a previous question regarding substantive changes in the application from 2000 until now, Principal Planner Oranchak explained the applicant's now provide responses to address the criteria for decision making within the application.

Commissioner Deits requested staff provide those responses to the Planning Commission.

Commissioner Jackson addressed the adequacy of parking after the zoning changes from RC to PO. She inquired if there was sufficient space to provide the number of parking spaces in addition to what is currently on site to satisfy a different type of PO use.

Principal Planner Oranchak responded parking is determined on the type of use. She noted the applicant would have had to identify sufficient parking for an office use, when the request was initially made, staff will provide the difference in general office to medical office if it is zoned PO.

John Scott-Craig asked about the small cinder block building on the property close to the boundary on the back.

Principal Planner Oranchak explained accessory structures can be as close as five (5) feet from the property line.

Chair Scott-Craig inquired if the applicant had mentioned the possible use of the vacant property to the north.

Principal Planner Oranchak replied the applicant has not indicated a desire to remove the accessory structure.

Commissioner Jackson inquired as to the year the roundabout was constructed.

Principal Planner Oranchak stated the roundabout was constructed after the application in 2000.

Commissioner Jackson believed there is a consideration of changing conditions for this request as traffic has changed considerably in the area due to the roundabout.

Principal Planner Oranchak added the traffic has much better flow in the area because of the roundabout and travels through the area at a slower rate of speed.

Commissioner Jackson indicated consideration of the appropriateness of RC type by right development in this location should be given as opposed to development prior to the construction of the roundabout.

Commissioner Van Coevering asked staff if there was a difference in the parking requirements for office v. medical office.

Principal Planner Oranchak responded she believed straight office is 4-4.5 per 1,000 and medical office is 5-5.5 per 1000. She was unsure if the parking standards would be changed if rezoned to PO, as there is an existing medical component on site, but stated staff will evaluate parking needs at the appropriate time.

Commissioner Deits pointed out the optometrist on the northeast corner of Marsh and Hamilton was not an office use in 2000, but was a residential structure, which speaks to the change in character of the area. He spoke in general support for the rezoning while expressing concern whether the request will be conforming and, if not, whether variances would be requested. Commissioner Deits believed the rezoning request to be consistent with the status of the general area.

Chair Scott-Craig closed the public hearing at 7:35 P.M.

- B. SUP #15-14051 (Department of Parks & Recreation), request to impact the 100-year floodplain associated with replacing the Wonch Park Pavilion and portions of the internal sidewalk at 4555 Okemos Road, Okemos.

Chair Scott-Craig opened the public hearing at 7:35 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Principal Planner Oranchak summarized the special use permit request as outlined in the staff memorandum dated September 10, 2015.
- Applicant
Director of Parks and Recreation LuAnn Maisner offered history to date on improvements to Wonch Park and this request is to replace the current pavilion with one closer to the existing parking lot. She noted the impervious surface and cut and fill will remain the same.

Planning Commission discussion:

Commissioner Deits asked for the rationale behind demolishing the existing pavilion.

Director Maisner explained evaluation of the pavilion determined it to be in a very dilapidated condition as the current wood is rotting and the existing concrete is broken. She added this improvement was part of the 2008 Master Plan planning process.

Commissioner Deits agreed the applicant is attempting to have some type of leverage with the ZBA, but believed it will be ineffective. He indicated the subject parcel will be zoned either RR (which it currently is) or RA (which the Planning Commission previously approved). He voiced his comfort in approving this request.

Commissioner Van Coevering agreed with Commissioner Deits. She believed an additional curb cut off Summergate Lane would make no sense especially when school commences in the morning and dismisses in the afternoon.

Commissioner Jackson added the Planning Commission made a decision to rezone from RR to RA based on assessment of the community and what was appropriate zoning policy in this situation. She believed it relevant that the previous discussion demonstrated it made more sense to rezone the parcel to RA and “stands behind” the Planning Commission’s original decision on the rezoning. Commissioner Jackson was not supportive of the condition which would revert the parcel back to RR zoning if a variance is not granted for the shared driveway.

Chair Scott-Craig closed the public hearing at 7:40 P.M.

7. Unfinished Business

- A. Rezoning #00150 (St. King), request to rezone 4660 Marsh Road from RC (Multiple Family, Medium Density) to PO (Professional and Office)

Commissioner DeGross moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #00150 to rezone approximately 1.18 acres located at 4660 Marsh Road from RC (Multiple Family-Medium Density) to PO (Professional & Office). Seconded by Commissioner Cordill.

Planning Commission discussion:

- No good arguments against rezoning this parcel
- Rezoning would allow additional tenants who do not fit the criteria for medical office
- Area has changed and rezoning to PO would not have an adverse impact to neighboring properties
- Rezoning would broaden the tenant base

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGross, Deits, Honicky, Ianni, Jackson, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

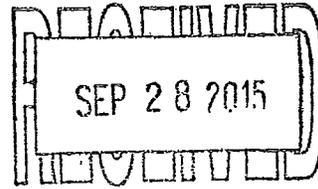
Motion carried unanimously.

- B. Zoning Amendment #14010 (Township Board), request to amend the zoning ordinance to establish definitions and standards for the medical use of marijuana

Commissioner Honicky moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Zoning Amendment #14010, to amend Section 86-2 Definitions, amend Section 86-5, add Section 86-368(b)(2) a.5., amend Sections 86-368(b)(2)b4 and b6, add Section 86-408(c)4, add Section 86-404 (c)16, and add Section 86-435 (b)4. Seconded by Commissioner Deits.

Planning Commission discussion:

- [Adam Whitz <adamwhitz@gmail.com>](mailto:adamwhitz@gmail.com)
-
- Sep 24 at 9:43 PM



To

- etcoffice etc.

Dr. Miller

Per your request, I have researched the interested parties in leasing space in your building who were not in the medical field. We have had several individuals who spent time researching your space for their needs on line. Of those, I have personally spoken to a total of six parties who called my direct line, who have nothing to do with the medical field.

One group was a publisher who's landlord had sold the property and thus was no longer able to rent to them. There were two not for profit agencies who were looking to increase their office space, one church group looking for space to house their administration operation, and one insurance company looking to open an office in Okemos. We of coarse were not able to comply with their request for information due to the zoning issue about which you spoke to us.

In addition, please note that our office has had a few inquiries from Realtors from other companies who did have clients who would have liked to see your space, but again we were unable to comply.

Lastly, we were well aware of the Executive Office Park being sold some months back. We were invited by their administrator to come to their office and talk with their tenants who were being displaced. We did not mention your office space to those tenants who were not medical in nature because of the zoning compliance situation.

I do feel we have lost some very real tenant prospects for you building in the last couple of months, and I also feel certain we could find tenants suitable to your if zoning were to allow it.

Please feel free to contact us if you have any questions.

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