

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA**

**WORK SESSION MEETING
AND
REGULAR MEETING**

August 24, 2015

**Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Work Session Meeting – Administrative Conference Room

1. Call meeting to order at approximately 6:00 p.m.
2. Approval of agenda
3. Discussion
 - A. 2005 Master Plan RFQ responses
4. Public Remarks
5. Adjournment

Regular Meeting – Town Hall Room

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. July 27, 2015 Work Session Meeting
 - B. August 10, 2015 Work Session Meeting
 - C. August 10, 2015 Regular Meeting
4. Public remarks
5. Communications

Communications received and distributed at the July 27, 2015 meeting and placed on file:

- | | | | |
|----|---------------|-----|------------------------------------|
| A. | Ann Zimmerman | RE: | MUPUD #15024/SUP #15101 (Forsberg) |
| B. | Stacy Bogard | RE: | MUPUD #15024/SUP #15101 (Forsberg) |

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2. Public Hearings
 - A. Special Use Permit #15111 (Williams), request to work in the floodplain to construct a deck at 2568 Tekonsha
 - B. Rezoning #15040 (Mayberry Homes), request to conditionally rezone approximately 25.5 acres located on the east side of Powell Road from RR (Rural Residential) and CR (Commercial Recreation) to RAA (Single Family-Low Density)
 - C. Rezoning #15050 (Stockwell Development Group), request to rezone two parcels totaling approximately nine acres located on the northwest corner of Grand River Avenue and Powell Road from PO (Professional and Office) to C-3 (Commercial)
 - D. Mixed Use Planned Unit Development #15034 (Meridian Investment Group), request to redevelop 4970 to 5030 Northwind Drive by replacing five office buildings with one mixed use building and three apartment buildings
 - E. Special Use Permit #15121 (Meridian Investment Group), request for a group of buildings greater than 25,000 square feet in gross floor area at 4970 to 5030 Northwind Drive
3. Unfinished Business
4. Other Business
5. Township Board, Planning Commission officer, committee chair, and staff comment or reports
 - A. Future Projects/New Applications
 - i. 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.
 - B. Update of Ongoing Projects
 - i. Site Plans Received – NONE
 - ii. Site Plans Approved - NONE
6. Public Remarks
7. Adjournment

Post Script: Tom Deits

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule

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would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

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

TENTATIVE
PLANNING COMMISSION AGENDA

**Work Session Meeting
and
Regular Meeting
September 14, 2015**

**Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Work Session Meeting – Administrative Conference Room

- A. 2005 Master Plan Update

Regular Meeting – Town Hall Room

- 1. Public Hearings
 - B. Rezoning #00150 (St. King) request to rezone 4660 Marsh Road from RC (Multiple Family, Medium Density) to PO (Professional and Office)
 - C. 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.
- 2. Unfinished Business
 - A. Special Use Permit #15111 (Williams), request to work in the floodplain to construct a deck at 2568 Tekonsha
 - B. Rezoning #15040 (Mayberry Homes), request for conditional rezoning of approximately 25.5 acres located on the east side of Powell Road from RR (Rural Residential) and CR (Commercial Recreation) to RAA (Single Family-Low Density)
 - C. Rezoning #15050 (Stockwell Development Group), request to rezone two parcels totaling approximately nine acres located on the northwest corner of Grand River Avenue and Powell Road from PO (Professional and Office) to C-3 (Commercial)
 - D. Mixed Use Planned Unit Development #15034 (Meridian Investment Group), request to redevelop 4970 to 5030 Northwind Drive by replacing five office buildings with one mixed use building and three apartment buildings
 - E. Special Use Permit #15121 (Meridian Investment Group), request for a group of buildings greater than 25,000 square feet in gross floor area at 4970 to 5030 Northwind Drive
 - F. Zoning Amendment #14010 (Township Board), request to amend the zoning ordinance to establish definitions and standards for the medical use of marihuana
- 3. Other Business

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

July 27, 2015

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Rom, 517-853-4560**

PRESENT: Chair Scott-Craig, Vice-Chair Jackson (6:30), Commissioners Honicky, Deits, Van Coevering Tenaglia (6:40), and DeGroff (6:35)
ABSENT: Commissioner Cordill
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Scott-Craig called the work session meeting to order at approximately 6:08 P.M.

2. Approval of agenda

Commissioner Ianni moved to accept the agenda as written. Supported by Commissioner Van Coevering. Motion passed unanimously.

3. Discussion

A. ZA #14010 (Township Board) Medical Marihuana.

- Supervisor LeGoff will send a communication to the Planning Commission requesting a recommendation regarding the medical marihuana zoning amendment
- Several bills introduced to modify the Medical Marihuana Act have stalled at the state level
- Reference to Township attorney firm's e-letter on medical marihuana
- No need for the Planning Commission to hold another public hearing

B. 2005 Master Plan Update –Request for Proposals

- Include more links
- Identify chapter with all collected data
- Repetitiveness of current plan
- Consultant recommend new chapter layout
- Similarity between the Economic Analysis and Fiscal Analysis chapters
- Key data elements that drive decision-making—demographic, housing, economic analysis (where jobs are, areas of future job growth)
- Key data, analysis of trends as basis for future needs—school capacity, road capacity
- Data, trends, analysis and suggestions combine to arrive at best scenario
- Break the plan into sections and possible bid by section
- Activities for a consultant: data analysis, trends analysis
- “Key findings” and recommendations based on data
- Data provided by Township staff
- Consultant analyzes data and provides conclusions
- Consultant relies on the Planning Commission to identify what the community wants to be

5. **Public Remarks**

None

6. **Adjournment**

Chair Scott-Craig adjourned the meeting at approximately 6:58 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Gail Oranchak". The signature is written in black ink and is positioned above the typed name and title.

Gail Oranchak, AICP
Principal Planner

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

August 10, 2015

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Rom, 517-853-4560**

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Commissioners Ianni, Tenaglia (6:15), and DeGroff (6:50)
ABSENT: Commissioners Cordill, Deits, Van Coevering and Honicky
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Scott-Craig called the work session meeting to order at approximately 6:10 P.M.

2. Approval of agenda

Commissioner Ianni moved to accept the agenda as written. Supported by Vice-Chair Jackson. Motion passed unanimously.

3. Discussion

A. ZA #14010 (Township Board) Medical Marihuana.

- Township Board initiated the amendment classifying growing as a home occupation
- Question about federal and state setbacks
- Township attorney form has prepared an e-letter on this topic
- Has the attorney reviewed the ordinance and does he have any reservations about the text?
- Refer back to the February 10, 2014 meeting minutes
- Attach historical data to the packet material
- Township Board not expecting a re-write of the ordinance, If no support, recommend denial with “whereas” explaining issues of concern
- Caregiver growing permitted in all residential units without distinction
- Ann Arbor does not all caregiver growing in multiple family units

B. GIS map on Township website

- Chair Scot-Craig asked if other Planning Commissioners use the on-line map

C. 2005 Master Plan Update –Request for Proposals

- The document must be specific as to the Planning Commission’s product expectations
- Conclusions from data
- More discussion at next work session
- Planning Commission needs to define what is left to do
- Consultant to help write or do “grunt” work?

5. Public Remarks

Neil Bowlby suggested limiting space dedicated to medical marihuana growing in home occupations,

preparation of a summary of legislation.

6. Adjournment

Chair Scott-Craig adjourned the meeting at approximately 6:51 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Gail Oranchak".

Gail Oranchak, AICP
Principal Planner

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
August 10, 2015**

DRAFT

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

PRESENT: Commissioners DeGroff, Ianni, Jackson, Scott-Craig, Tenaglia
ABSENT: Commissioners Cordill, Deits, Honicky, Van Coevering
STAFF: Principal Planner Oranchak

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner DeGroff moved to approve the agenda amended as follows:

- **Move Agenda Items #7A and #7B before the Public hearings; after Agenda Item #5 and before Agenda Item #6**

Seconded by Commissioner Jackson.

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Ianni, Jackson, Tenaglia, Chair Scott-Craig
NAYS: None

Motion carried 5-0.

3. Approval of Minutes

**Commissioner DeGroff moved to approve the Regular Meeting Minutes of July 27, 2015.
Seconded by Commissioner Ianni.**

VOICE VOTE: Motion carried 5-0.

4. Public Remarks

Chair Scott-Craig opened and closed the floor for public remarks.

5. Communications

Communications received and distributed at the July 27, 2015 meeting and placed on file:

- A. Wm. K Miller & Judith St. King, 4660 Marsh Road, Okemos; RE: Rezoning #00150 (St. King)
- B. Ashley McFarland, Coordinator, MSU AgBio Research, E3774 University Drive, PO Box 168, Chatham; RE: SUP #15081 (Judge)

6. Public hearings

- A. Mixed Use Planned Unit Development #15024 (Forsberg) request to develop a mixed use planned unit development north of Jolly Road, west of Jolly Oak Road, and north of Farrins Parkway with a possible decision the same night as the public hearing-and
- B. Special Use Permit #15101 (T.A. Forsberg, Inc, and WestPac Michigan), request to construct a group of buildings totaling more than 25,000 square feet in gross floor area

Chair Scott-Craig opened the public hearings at 7:12 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 mixed use planned unit development (MUPUD) and special use permit (SUP) requests as outlined in staff memorandums dated August 7, 2015.
- Applicant
Brent Forsberg, 2422 Jolly Road, Okemos, highlighted materials to be used on the buildings which will contain 378 units. He showed a letter on the overhead from the Greater Lansing Housing Coalition in support of the affordable housing component of the project. Mr. Forsberg addressed the issue of mowing the property in preparation for soil boring tests, noting the property was mowed as it has been for the last ten (10) years using the same pattern used two (2) weekends ago. He stated he understands there may be an issue with the wetland buffer and Gary Marx from Marx Wetlands LLC will walk the property, along with the Township to ensure open disclosure. Mr. Forsberg stressed the importance of effective and positive communication with his neighbors over the last eight (8) months of this process, adding they will coexist for many years.

Will Randall, 4409 Dobie Road, Okemos, addressed the elevation study with their architects from Colorado, showing their intention to comply with the Township's requirement to break up the façade through using a technique which employs a change in materials. He highlighted the elevation his company would like to build through use of stacked stone on the ends of the buildings with galvanized corrugated metal above. Mr. Randall added the stair towers on each end will use a type of steel which goes up shiny and is allowed to rust and becomes mottled looking over time, providing a break in the facade. He added stone will be carried around the ends, with hardy plank in the center portion of the building on the first floor and then break to tone on tone vinyl siding on the 2nd and 3rd floor. Mr. Randall indicated their intent to use a hardy fiber cement panel around the doors and windows on the other side of the façade, along with galvanized pipe railing for the exterior balconies. He stated the balconies on the interior of the building are cantilevered and not quite as deep (five (5) to six (6) feet in depth).

Mr. Randall noted it is their plan to use a standard 40 year shingle on the roofs. Relative to the height of the buildings, he noted their architect has determined a height of 45-1/2 feet to the top of the stair tower. Mr. Randall clarified the buildings are three stories served by a stairwell; on the top ends of each building is a three bedroom penthouse unit with a half floor above, accessed only within each unit. He added the unit mix for the project is a junior one bedroom of 550 square feet up to over 2,000 square feet in the 3 bedroom end units.

Mr. Randall explained there are three building types:

- Type 1 is 180 feet long
- Type 2 is 125 feet long
- Type 3 is 138 feet long

He added each building type has the same basic façade. Mr. Randall offered that Phase I will consist of 7 buildings which contain 126 units, with a mix of bedroom types.

- Public

Neil Bowlby, 6020 Beechwood Drive, Haslett, stated two questions on the health impact assessment asked about the source of water which weren't answered. He also indicated the percentage of impervious surface was not covered in the questionnaire, although he believed one of the site plans determined it to be 58%. Mr. Bowlby stated the health equity food system portion of the questionnaire inquired about whether the dwelling units will be smoke free, and was unsure why the applicant replied in the affirmative.

The applicant responded smoking will not be allowed in the apartments.

Mr. Bowlby critiqued the language in condition #3 of the resolution regarding the number of amenities, suggesting it be reworded to say "approval is subject to the following amenities..." to ensure all amenities offered by the applicant are listed. He also discussed the use of "should" v. "shall" as contained in condition #13, noting that use of the word "should" does not require all utility service distribution lines to be installed underground. Mr. Bowlby indicated the environmental study identified areas of groundwater vulnerability citing the map from the Master Plan, which he believes does not actually show areas of groundwater vulnerability and does not offer data.

Debbie Elliott, 3720 Taos Circle, Coyote Creek, Okemos, offered her research material which she stated indicated negative effects from high density living include levels of noise, odors or unwanted interactions with others; as density increases, so does the feeling of annoyance towards the surrounding environment. She did not understand the need to "cram" so many people into this area. Ms. Elliott stated she moved to Okemos for the rural atmosphere and is not excited about the project.

Ann Zimmerman, 2334 Coyote Creek, Okemos, believed the buildings will be too tall. She voiced her continued objection to the project.

- Planning Commission discussion:
Commissioner Tenaglia inquired what percentage of the project will have vinyl siding.

Will Randall stated he did not have that percentage with him this evening but would provide the information to the Planning Commissioners. He offered a rough estimate of less than 25-30% of the total face of the building.

Commissioner Ianni stated the staff report noted many parking spaces were missing from the required number. He asked the applicant is there was an expectation of considerable alternative transportation or other rationale for the substantial reduction in parking

Mr. Randall replied the parking ratios computed for Okemos Pointe were verified as more than adequate by Bowen National Research, a company which performs market research for projects throughout the country. He indicated he has had discussions with Jackson National Life (JNL), Dart and Delta Dental regarding the possibility of an electric bus which would travel on a circuit to those three (3) businesses, and would be owned and operated by the community. He believed such an alternative would give tenants the option to eliminate vehicles. Mr. Randall acknowledged the proposal is underparked for requirements by Meridian Township, but adequately parked for the project, noting it would be "disastrous" for the developer to underpark Okemos Pointe...

Commissioner Jackson asked what the potential neighbors (surrounding businesses) think about the underparking plan.

Mr. Randall replied there has not been a discussion with nearby business owners regarding possible use of their parking as the developer does not anticipate that issue to be a problem. He added business owners can post signage which would prevent residents from parking in the space allotted for nearby businesses.

Chair Scott-Craig asked the applicant if there was any part of the project which would allow for wiggle room if they were underparked in Phase 1.

Mr. Randall responded if they determine Phase 1 is underparked, the applicant would modify the site plan or eliminate a building. He added he intends to have a conversation with the Hilton Home and Staybridge Suites regarding utilizing a portion of their parking area for overflow, particular as it relates to the use of the fitness center.

Commissioner Jackson asked as to the rationale for use of metal on the buildings, since the Township ordinance discourages its use.

Mr. Randall responded it is an upscale architectural element used in commercial construction, and believed the Township ordinance probably had "something else" in mind. He noted it is a robust material that weathers well and requires little long term maintenance.

Chair Scott-Craig noted vinyl is also discouraged in Township ordinance and the applicant has proposed one third of the building covered in vinyl.

Mr. Randall stated vinyl siding was proposed for long term maintenance, as it does not need to be painted and holds up well in Michigan weather. He added vinyl siding has significantly progressed in the last decade and is proposed to be installed away from the ground. As a side note, Mr. Randall offered vinyl siding is currently being used on a wide spread basis on \$1 million single family homes in this market.

Commissioner Jackson asked whether Water Lily Way is a private or public road.

Mr. Randall responded Water Lily Way is private and will remain private as a part of Okemos Pointe, which will be maintained by the community.

Commissioner Jackson asked if Mr. Forsberg owned Water Lily Way.

Mr. Forsberg responded Water Lily Way was not dedicated into a public road, is part of the Forsberg property, will remain private and will be maintained by Okemos Pointe as part of the project.

Commissioner Jackson inquired as to who is the owner of Farrins Parkway.

Farrins Parkway is a private road maintained by Forsberg, the hotel group and the Michigan Dental Association and is part of the condominium when the hotel group and the Michigan Dental Association projects were constructed through the condominium act.

Commissioner Jackson requested verification the issues regarding usage and maintenance on the two private roads will be resolved without Ingham County Road Department (ICRD) input.

Mr. Forsberg replied in the affirmative.

Principal Planner Oranchak added the design is reviewed and approved by the Township using specific standards, which are typically ICRD standards even though they are private roads.

Commissioner Jackson inquired if the wetlands have been delineated.

Mr. Forsberg responded the wetlands were delineated as part of the professional office rezoning approximately ten (10) years ago. He noted the land will be walked next week with Gary Marx to ensure the wetland delineation has not changed and there is no encroachment.

Commissioner Jackson reiterated the wetland delineation has been updated, as it was not included in the Planning Commission packet.

Jeff Kyes, KEBS, Inc. 2116 Haslett Road, clarified the flagging has been completed by Gary Marx, and is currently being surveyed. He added it will take an additional five (5) to six (6) days to place the delineation "on paper."

Chair Scott-Craig stated one of the conditions is that the township wetland consultant has reviewed the wetlands and inquired as to the status of the consultant's review.

Principal Planner Oranchak responded the Township wetland consultant must wait until the applicant's survey work is complete in order to assess whether there is agreement on the flagging. She added there is always the possibility of a modification based on the Township consultant's investigation.

Chair Scott-Craig stated the Planning Commission does not currently have specific information as to the location of the boundaries and the setbacks with regard to where the buildings have been proposed.

Mr. Kyes stated that although there is not a definitive new delineation, they believe it is very close to the old one. He offered history that the wetlands were set up as a limited or general common element of the condominium that had a built in buffer and they used that to compute the location of the buildings.

Principal Planner Oranchak inserted the setback depends on the size of the wetland and the closest 20 feet is always the natural vegetation strip.

Commissioner DeGroff asked for the rationale behind the Township discouraging metal and vinyl building material.

Principal Planner Oranchak believed it was because of the quality of the materials as the Township was looking for better quality based on giving the applicant exemptions from the Township ordinances.

Commissioner DeGroff asked the applicant if he wasn't going to use metal and vinyl, what type of material would be used.

Mr. Randall responded the choice of material to be used is an integral part of the modern mountain architecture theme the applicant is attempting to achieve and the elevation is a large part of that look. He believed it difficult to provide an alternative material which would still achieve the desired appearance. Mr. Randall noted use of these materials are currently being installed by DTN in the Vista Project at Eastwood Towne Center.

Relative to the number of parking spaces, Commissioner DeGroff expressed skepticism that residents could live in this development without use of an automobile.

Mr. Randall responded he was not proposing no car, but possibly one (1) car instead of two (2) in the two (2) bedroom apartments. He indicated the reduced parking calculations used numbers that have been successfully used around the country and there is proof these numbers are more than adequate for a similar project.

Commissioner DeGroff asked the applicant to repeat the calculations used to determine the number of parking spaces.

Mr. Randall listed them as follows:

- Junior one bedrooms were assigned one (1) parking space per unit
- One (1) bedroom units were assigned one and a half (1-½) parking spaces per unit
- Two (2) and three (3) bedroom units were assigned two (2) parking spaces per unit

Commissioner Jackson stated she does not believe pathways and sidewalks, underground utilities, LED lighting, awnings and balconies should be counted as amenities.

Mr. Kyes responded the amenities are listed in the Township's ordinance.

Chair Scott-Craig voiced appreciation for many of the elements being provided by the applicant in this development. He stated what is being built is a multi-family project in what is commercially zoned space. Chair Scott-Craig addressed the building setbacks from the property line which are short, asking if there was a way that some of the setbacks can be adjusted to be more in line with residential to residential setbacks, rather than commercial to residential setbacks. Chair Scott-Craig believed doing so would eliminate the extent and number of variances.

Chair Scott-Craig also was concerned with the setbacks from streets, noting the standard is 25 feet and there are a number of those setbacks which are less than 25 feet and should be looked at. He expressed interest in review of the reduced parking area setbacks as well, as one of the setbacks is only three (3) feet.

Mr. Kyes clarified Water Lily Way is an easement to serve other parcels and will be used for off-street parking. He indicated the setbacks from public streets are off Jolly Road where the buildings currently exist. Relative to the parking area setback near the fitness center, he indicated it was problematic to meet any other standard and also meet the depth of the parking space and width of the drive isle. The three (3) foot setback was as much buffer as "doable" between the parking lot for the fitness center and commercial next door.

Chair Scott-Craig maintained setbacks are an issue considering there will be a fair amount of traffic on the private streets. He questioned whether the proposed three (3) foot setback would be reasonable given the typical setback is 20 feet.

Chair Scott-Craig pointed out the Smith Drain is under study and believed there was 50 feet across the Smith Drain.

Mr. Kyes clarified there is a 50 foot natural feature setback in the Township ordinance from a line called "top of bank" of the Smith Drain. He indicated the buildings along the drain will be within 50 feet of the top of the bank of the drain.

Chair Scott-Craig stated it is difficult to ascertain compliance without all of the data needed to make that determination.

Chair Scott-Craig expressed concern with the drainage plan, while acknowledging that is something which will be vetted later in the process. He noted he attended a talk by Ingham County Drain Commissioner (ICDC) Pat Lindemann, during which Mr. Lindemann indicated his desire to have drainage systems treat the first inch of water so the water and its contents never reach the river. He suggested the Planning Commission be provided with specific information that the stormwater will be retained.

Mr. Kyes responded the detention will be taken care of and the applicant must treat the first inch per the ICDC. He stated a plan was included in the packet which shows some stormwater management which depicted areas of treatment (rain gardens or bioswales). Mr. Kyes indicated that at this point, the applicant is not required to supply grading plans or perform stormwater calculations. He noted the ICDC sets the requirements, and those requirements must be met or the project will not move forward, adding he has alerted the ICDC the property has sufficient room to treat the first inch. Once the project reaches that point, Mr. Kyes indicated stormwater management will be shown when full design is completed.

Chair Scott Craig addressed the issue of fencing along the drain where there is a six (6) to eight (8) foot drop. He inquired if the steep drop off would be a safety concern.

Mr. Kyes replied that issue has not "come up", and the same drain down the west side of Okemos Road becomes deeper as it gets closer to the river. He stated a fence can certainly be discussed, but the ICDC must give permission as regulations prohibit a fence within the easement.

Chair Scott-Craig spoke to the novelty of the rental office/clubhouse.

Mr. Randall clarified the function of that building will primarily be one of a leasing office, but the amenity piece of the clubhouse aspects of the project will be in the fitness facility.

John-Scott Craig requested clarification by staff between height and peak.

Principal Planner Oranchak responded measurement depends upon the shape of the roof. She indicated staff used the drawings provided by the applicant to estimate the height of the roof.

Mr. Randall added the drawings were scaled by the architect, but not to scale.

Mr. Oranchak replied staff decided to measure to the top, because it is not strictly the roof type that is actually a peaked roof.

Mr. Randall stated it is a half-peaked roof. He noted he will obtain clarification from the architect as to where it is being measured to ascertain the height.

John Scott-Craig spoke to elevations of the fitness center as it relates to articulation.

Mr. Forsberg replied the fitness center building exists and the steel structure in place will remain. He noted the front of the building (visible from Jolly Oak Road) is flat with a casement style center and a center door. Mr. Forsberg stated it is his intention to bring the peak up and pull out the roof to add architectural steel or timber in the front with the addition of a window feature for curb appeal, adding the pitch of the roof on the sides will be raised.

John Scott-Craig spoke to the common area and gazebo, requesting an explanation from the applicant.

Mr. Forsberg responded he still intends to construct an open air pavilion near the pond. He indicated the area still being worked on is the diamond shaped park to be used as a central gathering area.

Chair Scott-Craig voiced concern with the drain traversing through an area where children will be playing. He did not believe there were other residences with the same proximity to other portions of the drain.

Mr. Forsberg indicated he will drive the entire drain to look at its proximity to other residential developments.

Chair Scott-Craig closed the public hearings at 8:33 P.M.

The request by the applicant to suspend its rules in order to act upon this item the same night as the public hearing was considered.

Planning Commission discussion:

- Complexity of the large development and public input would weigh against suspension against the Planning Commission's bylaw
- Planning Commissioner belief there is no sense of urgency as this large project has been before public bodies since the beginning of the year
- Need for additional information on wetlands prior to the next meeting
- Many of the Planning Commission members are absent this evening
- Suggestion by one Planning Commissioner to amend the resolution provided in the packet as follows:
 - Amend condition #3 (as expressed by a member of the public) by deleting "one or more amenities. The applicant proposes" on the first line
 - Amend condition #13 by deleting "should" and inserting "shall"
- Reminder by the Chair the Planning Commission is making a recommendation to the Board and Board resolutions normally say shall

7. Unfinished Business

- A. Special Use Permit #15081 (Judge), request to open a light manufacturing business at 1870 Grand River Ave.

Principal Planner Oranchak stated there is agreement to use the parking spaces associated with the building immediately south which has frontage along Grand River Avenue.

Commissioner Tenaglia moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15081 (Judge) to establish a light manufacturing operation (malt processing facility) at 1870 Grand River Avenue subject to the following conditions:

1. **The applicant shall obtain all other necessary and applicable permits and approvals from the Michigan Department of Agriculture, and all other relevant entities.**
2. **Prior to construction inside the building the applicant shall obtain all necessary and applicable permits from the Township.**

Seconded by Commissioner Ianni.

Planning Commission discussion:

- Good use of land locked property
- Project will generate very minimal traffic
- Malt will not produce obnoxious odors

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Ianni, Jackson, Tenaglia, Chair Scott-Craig

NAYS: None

Motion carried 5-0.

- B. Rezoning #15030 (Sumbal), request to rezone approximately 1.4 acres addressed as 1998 Jolly Road from RR (Rural Residential) to RA (Single Family, Medium Density)
Commissioner DeGroff 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 #15030 to rezone approximately 1.4 acres located at 1998 Jolly Road from RR (Rural Residential) to RA (Single Family-Medium Density). Seconded by Commissioner Jackson.

Planning Commission discussion:

- Property is an island of rural residential (RR) in an area of RA zoned property
- Property frontage on Jolly Road is 198 feet and can be divided into two RA parcels according to the ordinance

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Ianni, Jackson, Tenaglia, Chair Scott-Craig

NAYS: None

Motion carried 5-0.

8. Other Business (None)

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
Chair Scott-Craig attended a

A. Future Projects/New Applications

- Rezoning #00150 (St. King) request to rezone 4660 Marsh Road from RC (Multiple Family, Medium Density) to PO (Professional and Office)
- Mixed Use Planned Unit Development #15034, (Meridian Investment Group), request to redevelop office buildings into retail space and apartments at 4970-5030 Northwind Drive
- Special Use Permit #15121 (Meridian Investment Group), request to redevelop a group of buildings greater than 25,000 square feet in gross floor area at 4970-5030 Northwind Drive
- Special Use Permit #15111 (Williams), request to construct a deck in the floodplain at 2568 Tekonsha

B. Update of Ongoing Projects

- Site Plans Received – NONE

ii. Site Plans Approved - NONE

10. Public remarks

Chair Scott-Craig opened and closed public remarks.

14. Adjournment

Chair Scott-Craig adjourned the regular meeting at 8:38 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

**Special Use Permit #15111
(Williams)
August 20, 2015**

APPLICANT: Brad Williams & Kristen Caswell
2568 Tekonsha Trail
Okemos, MI 48864

STATUS OF APPLICANT: Property owners

REQUEST: Impacts to the 100-year floodplain from replacing a deck and sunroom with a new deck

CURRENT ZONING: RAA (Single Family-Low Density)

LOCATION: 2568 Tekonsha Trail, Okemos

AREA OF THE SUBJECT SITE: Approximately 0.44 acre

EXISTING AREA LAND USES IN AREA:
North: Single-family homes
South: Single-family homes
East: Single-family homes
West: Single-family homes

CURRENT ZONING IN AREA:
North: RAA (Single Family-Low Density)
South: RAA (Single Family-Low Density)
East: RAA (Single Family-Low Density)
West: RAA (Single Family-Low Density)

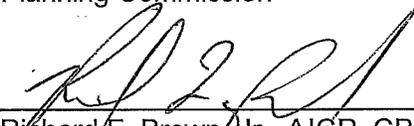
FUTURE LAND USE MAP:
North: Residential 1.25 to 3.5 dwelling units per acre
South: Residential 1.25 to 3.5 dwelling units per acre
East: Residential 1.25 to 3.5 dwelling units per acre
West: Residential 1.25 to 3.5 dwelling units per acre

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:


Richard F. Brown, Jr., AICP, CBSP
Associate Planner

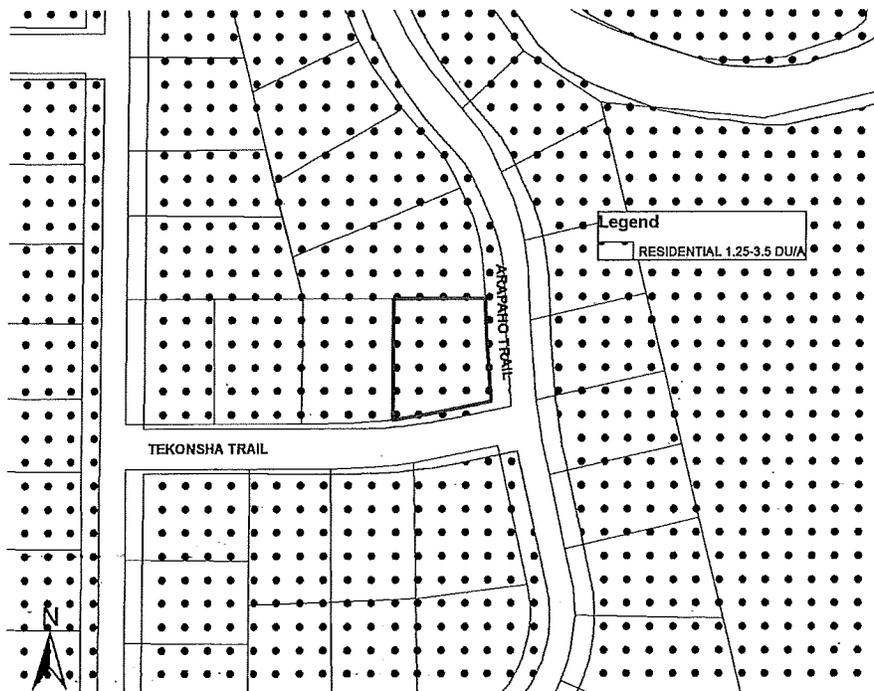
DATE: August 20, 2015

RE: Special Use Permit #15111 (Williams), a request to construct a deck in the 100-year floodplain at 2568 Tekonsha Trail

Brad Williams and Kristen Caswell are requesting a special use permit to construct a 364 square foot deck and stairway, on the back of their home located at 2568 Tekonsha Trail in Okemos. The deck would replace an existing 264 square foot sunroom with a deck located on top. The existing 2,385 square foot single-family dwelling was completed in 1972, approximately four years prior to the Township participating the National Flood Insurance Program and is located within the 100-year floodplain.

Section 86-436 of the Code of Ordinances requires a special use permit be obtained for proposed impacts to the 100-year floodplain. Impacts to the 100-year floodplain are limited to removing the existing enclosed deck and sunroom, digging of the necessary post holes, setting the posts into ground, and stabilizing the deck posts with concrete and soil.

FUTURE LAND USE MAP



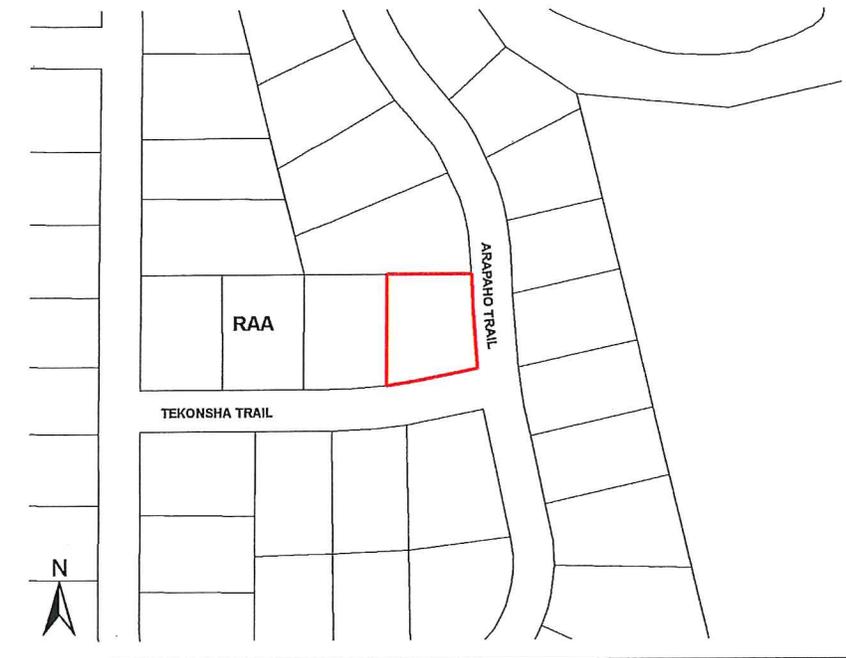
2005 Master Plan

The 2005 Master Plan's Future Land Use Map classifies the subject site and all surrounding and nearby parcels as Single-Family 1.25-3.5 dwelling units per acre.

Zoning

Zoning for the subject site is RAA (Single Family-Low Density). Single-family uses are permitted by right in the zoning district, though if located in the 100-year floodplain (floodway fringe), require a special use permit. Occupied structures, such as dwellings are prohibited in the floodway.

ZONING MAP



Physical Features

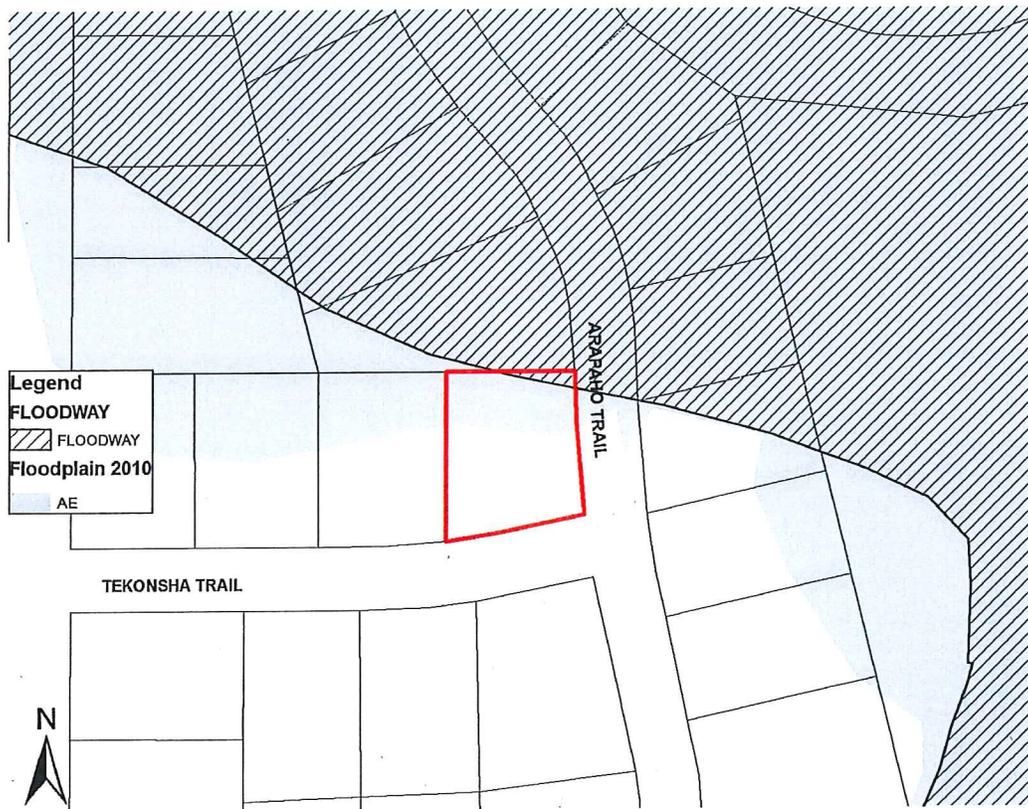
The 0.44 acre subject site slopes downward from the southeast corner towards the northwest corner of the lot. Elevations range from approximately 845 feet above mean sea level near the southeast corner to 837 feet above mean sea level in the northwest portion of the parcel. The existing 2,385 square foot single-family dwelling was completed in 1972. No wetlands exist on the subject site and no features of the Greenspace Plan are identified on the site.

Floodplain

According to the Township's Flood Insurance Rate Map (FIRM) and Study and the Michigan Department of Environmental Quality (MDEQ), the elevation of the 100-year floodplain in this

area is 842.1 feet above mean sea level. Based on the flood elevation survey provided, the northern half of the parcel, including the dwelling, is located within the 100-year floodplain. Based on the FIRM, the northeast corner of the subject site is located in the floodway. None of the proposed work will take place in the floodway.

FLOODPLAIN MAP



Staff Analysis

The applicant received a permit for work in the floodplain from the MDEQ on July 7, 2015. The Township's Chief Engineer has reviewed the project and recommends approval of Special Use Permit #15111.

According to Township records, Building Permit #18162 was issued in 1988 for the existing sunroom/deck. Evidence, however, could not be found indicating a special use permit was ever requested or granted. Special Use Permit #15111 will rectify this situation.

The removal of the existing sunroom/deck will take 264 square feet of structural fill (volume) out of the floodplain. Since the new deck will extend from the main level of the home, the 19 posts necessary to hold up the deck/stairs and the lower portions of the stairway itself will constitute less replacement fill (volume) into the 100-year floodplain. As a result, the Chief Engineer

SUP #15111 (Williams)
Planning Commission (8/20/15)
Page 4

determined a compensating cut is not necessary. The existing home was constructed within the 100-year floodplain when it was built in 1972 and the proposed project will not change that status.

The standards for review of the project are contained in Section 86-126 and Section 86-436 of the Code of Ordinances. Specific guidance for review of applications for work in the floodway fringe can be found in Section 86-436(I). Issues to consider include whether the use will be adverse to the purpose of the Conservancy District, or damaging to the public health, safety, or welfare, or impose a financial burden upon the community.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny Special Use Permit #15111. A resolution will be provided for consideration at a future meeting.

Attachments

1. Application materials
2. MDEQ permit
3. Letter from the Chief Engineer

SWP# 15111

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

SPECIAL USE PERMIT APPLICATION

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

Part I

A. Applicant Brad Williams & Kristen Caswell
Address of Applicant 2568 Tekonsha Trail
Telephone - Work _____ Cell Home 517-402-1744 Fax _____ Email bradleyg.williams@gmail.com
Interest in property (circle one): Owner Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.)

B. Site address / location / parcel number 2568 Tekonsha Trail
Legal description (please attach if necessary) _____
Current zoning _____
Use for which permit is requested / project name New deck
Corresponding ordinance number _____

C. Builder
~~Developer~~ (if different than applicant) Odd Fellows Contracting, Inc.
Address 996 Glaser Rd., Williamston, MI 48895
Telephone - Work 517-655-9272 Home _____ Fax 517-655-9142

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name D.L. THELEN LAND SURVEYING
Address LANSING, MI 48917
Telephone - Work 517-449-8530 Home _____ Fax _____

E. Acreage of all parcels in the project Gross 4 Net _____

F. Explain the project and development phases:

G. Total number of:
Existing: structures 1 bedrooms 4 offices 0 parking spaces 4 carports 0 garages 1
Proposed: structures 1 bedrooms 0 offices 0 parking spaces 0 carports 0 garages 0

H. Square footage: existing buildings 2385 proposed buildings 364 SF Deck
Usable Floor area: existing buildings _____ proposed buildings _____
2385

I. If employees will work on the site, state the number of full time and part time employees working per sf and hours of operation: 2-Full Time & 1-Part Time

J. Existing Recreation: Type _____ Acreage _____
Proposed Recreation: Type _____ Acreage _____
Existing Open Space: Type _____ Acreage _____
Proposed Open Space: Type _____ Acreage _____

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

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

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

If Multiple Housing: N/A

Total acres of property _____ Percent of total _____

Acres in floodplain _____ Percent of total _____

Acres in wetland (not in floodplain) _____ Percent of total _____

Total dwelling units _____

Dwelling unit mix: Number of single family detached: for Rent _____ Condo _____

Number of duplexes: for Rent _____ Condo _____

Number of townhouses: for Rent _____ Condo _____

Number of garden style apartments: for Rent _____ Condo _____

Number of other dwellings: for Rent _____ Condo _____

The following support materials must be submitted with the application:

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

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

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

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

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

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

Part III

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

Yes No (Please check one)

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

Bradley G Williams Kristen L Caswell
Signature of Applicant

7/21/15
Date

Bradley G Williams Kristen L Caswell
Type/Print Name

Fee: _____

Received by/Date: _____

July 21, 2015

Mr. Richard Brown
Associate Planner, Meridian Township
5151 Marsh Road
Okemos, MI 48864

Dear Mr. Brown,

Please see our attached application for a Special Use Permit to remove our existing sunroom and replace it with an expanded deck. Per our conversation earlier this summer, I have responded to the questions in Part II below.

1. The project is consistent with the intent and purposes of this chapter.

Our proposed deck is replacing an enclosed structure in the floodplain with an open structure.

2. The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.

We are not changing the purpose of our property. Our new deck conforms with setback and zoning requirements as evidenced by our professional survey.

3. The project is designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.

The new deck will be aesthetically similar to the existing structure. It will be slightly expanded and include a new stairway. This will be consistent other decks in the neighborhood, including our next door neighbors.

4. The project will not adversely affect or be hazardous to neighboring uses.

We believe this project will be an aesthetic enhancement to our property and replace an existing structure that isn't safe with a safe structure.

5. The project will not be detrimental to the economic welfare of surrounding properties or the community.

We believe this project will enhance the value of our home and have negligible impact on the value of surrounding properties.

6. *The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.*

Our project will not require any new infrastructure or services.

7. *The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the long term needs of the proposed project.*

Our deck will not require public sanitation facilities.

8. *The project will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*

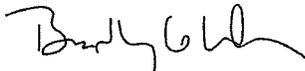
During the construction of our deck we anticipate periods of noise associated with construction for a brief period of time. It will be constructed with treated lumber and a synthetic railing that is typical of residential construction.

9. *The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.*

We have received approval from the Michigan Department of Environmental Quality to proceed with our project since it is in the floodplain. Our house is equipped with a gutter system that directs all of the rainwater gathered on our house to the wetlands adjacent to our home, so the fundamental flow of rainwater will not change significantly.

I hope that this is helpful to the Planning Commission as they deliberate our request. I am happy to provide answers to any follow-up questions. I can be reached by email (bradleygwilliams@gmail.com) or phone (517.402.1744).

Sincerely,



Brad Williams
2568 Tekonsha Trl.
Okemos, MI 48864

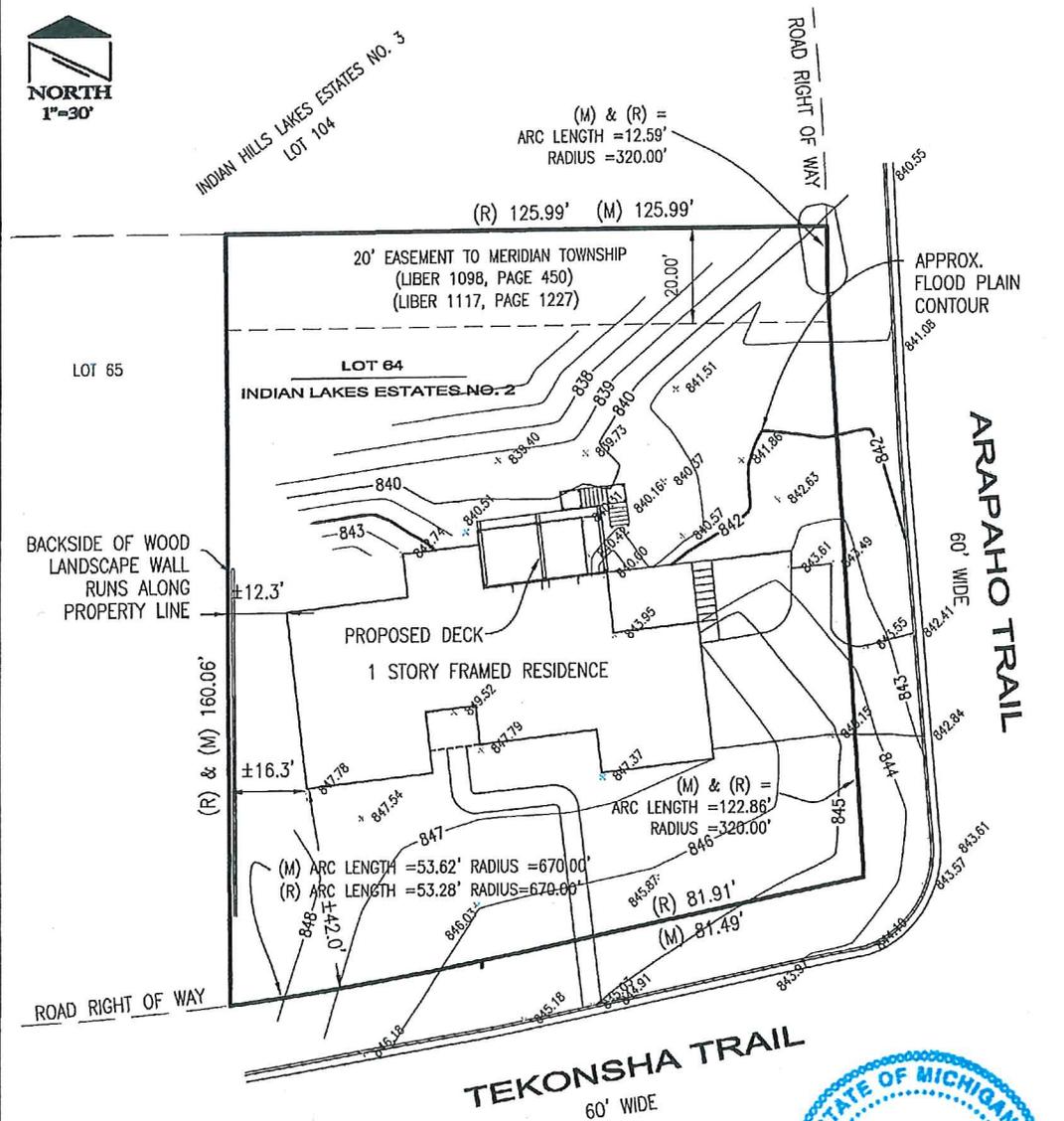
PLOT PLAN

LEGAL DESCRIPTION:

Lot 64 of Indian Lakes Estates No. 2, a subdivision of a part of the East 1/2 of the Southeast 1/4 of Section 20, T4N, R1W, Meridian Township, Ingham County, Michigan, as recorded in Liber 28 on page 30-31 of plats, Ingham County Register of Deeds.



Odd Fellows Contracting, Inc.
 Contact: Bret
 712-0569



NOTES:
 1. ELEVATIONS ARE BASED UPON NAVD 88 DATUM
 2. FLOOD CONTOUR DATA WAS BASED UPON FEMA FIRM MAP 26065C0152D REPRESENTING THE 100 YEAR FLOOD.

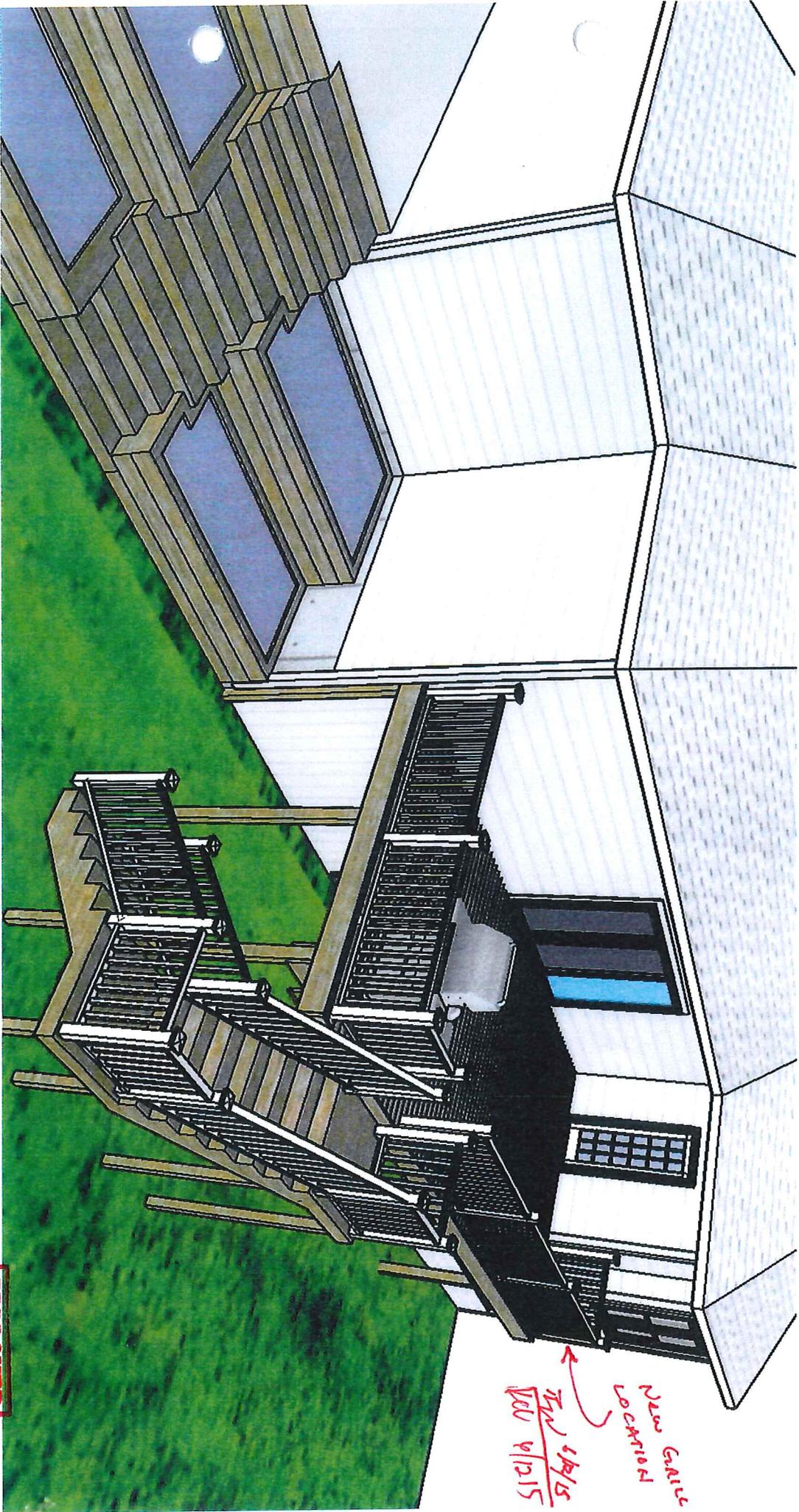
LEGEND:

- = PROPERTY BOUNDARY
- = FENCE LINE
- = MEASURED BEARING OR DISTANCE
- = RECORDED BEARING OR DISTANCE
- = DISTANCE NOT TO SCALE



Darin L. Thelen

	FOR: KRISTEN CASWELL & BRADLEY WILLIAMS		PG. 1 OF 1
	LOCATION: 2568 TEKONSHA TRAIL, OKEMOS, MI 48864 LOT 64 OF INDIAN LAKES ESTATES NO. 2, SEC. 20, T4N, R1W, MERIDIAN TWP, INGHAM CO.		
dlthelensurveying@gmail.com Lansing, MI 48917 (517) 469-8330	DATE: 6-05-15	DRAWN: DLT	CHK'D: PROJ NO.: 15-0010



New Garage
Location
5/2/15
6/12/15

APPROVED
JUN 10 2015
W. B. 227



Notice of Authorization

Permit Number 15-33-0034-P

Issued: 07/07/2015

Expiration Date: 07/07/2020

The Michigan Department of Environmental Quality, Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, and specifically:

- Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- Part 301, Inland Lakes and Streams.
- Part 303, Wetlands Protection.
- Part 315, Dam Safety.
- Part 323, Shorelands Protection and Management.
- Part 325, Great Lakes Submerged Lands.
- Part 353, Sand Dunes Protection and Management.

Authorized activity:

Demolish existing deck and sunroom off of existing home within the 100-year floodplain of the Red Cedar River. Install a new cantilevered deck with stairs, measuring approximately 26 feet by 14 feet, off of second story with open area underneath.

To be conducted at property located in: Ingham County, Waterbody: Red Cedar River
Section 20, Town 4N, Range 1W, Meridian Township.

Permittee: Brad Williams
2568 Tekonsha Trail
Okemos, MI 48864

A handwritten signature in cursive script that reads 'Donna Cervelli'.

Donna Cervelli
Water Resources Division
517-284-6665

*This notice must be displayed at the site of work.
Laminating this notice or utilizing sheet protectors is recommended.*

Please refer to the above Permit Number with any questions or concerns.



**MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER RESOURCES DIVISION
PERMIT**

ISSUED TO:

Mr. Brad Williams
2568 Tekonsha Trail
Okemos, MI 48864

Permit No.	15-33-0034-P
Issued	July 7, 2015
Extended	
Revised	
Expires	July 7, 2020

This permit is being issued by the Michigan Department of Environmental Quality (MDEQ) under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), and specifically:

- | | |
|--|---|
| <input type="checkbox"/> Part 301, Inland Lakes and Streams | <input type="checkbox"/> Part 315, Dam Safety |
| <input type="checkbox"/> Part 325, Great Lakes Submerged Lands | <input type="checkbox"/> Part 323, Shorelands Protection and Management |
| <input type="checkbox"/> Part 303, Wetlands Protection | <input type="checkbox"/> Part 353, Sand Dunes Protection and Management |
| <input checked="" type="checkbox"/> Part 31, Floodplain/Water Resources Protection | |

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Permitted Activity:

Demolish existing deck and sunroom off of existing home within the 100-year floodplain of the Red Cedar River. Install a new cantilevered deck with stairs, measuring approximately 26 feet by 14 feet, off of second story with open area underneath.

Water Course Affected: Red Cedar River
Property Location: Ingham County, Meridian Township, Section 20
Subdivision, Lot 64 Town/Range 4N, 1W Property Tax No. 33-02-02-20-278

Authority granted by this permit is subject to the following limitations:

- Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31, Water Resources Protection, of the NREPA.
- This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- It is made a requirement of this permit that the permittee give notice to public utilities in accordance with Act 53 of the Public Act of 1974 and comply with each of the requirements of that Act.
- This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.

- I. Permittee shall notify the MDEQ within one week after the completion of the activity authorized by this permit, by completing and forwarding the attached preaddressed postcard to the office addressed thereon.
- J. This permit shall not be assigned or transferred without the written approval of the MDEQ.
- K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31, and wetland).
- M. In issuing this permit, the MDEQ has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, the MDEQ may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the State (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the State and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, the MDEQ may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
- P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from the MDEQ. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by the MDEQ prior to being implemented.
- Q. This permit may be transferred to another person upon written approval of the MDEQ. The permittee must submit a written request to the MDEQ to transfer the permit to the new owner. The new owner must also submit a written request to the MDEQ to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties which includes all the above information may be provided to the MDEQ. The MDEQ will review the request and if approved, will provide written notification to the new owner.
- R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
- S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.
- T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent.
- U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the waterbody are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the MDNR, Fisheries Division.
- Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:

1. The design flood or 1% annual chance (100-year) floodplain elevation at this location on the Red Cedar River is 842.1 feet N.A.V. Datum of 1988.
2. All raw areas in uplands resulting from the permitted construction activity shall be effectively stabilized with sod and/or seed and mulch (or other technology specified by this permit or project plans) in a sufficient quantity and manner to prevent erosion and any potential siltation to surface waters or wetlands. Temporary stabilization measures shall be installed before or upon commencement of the permitted activity, and shall be maintained until permanent measures are in place. Permanent measures shall be in place within five (5) days of achieving final grade.

3. Any other filling, grading, or construction within the 100-year floodplain will require a separate DEQ permit before starting the work.
4. The structure shall be firmly anchored to prevent flotation or lateral movement.
5. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
6. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state or federal approval or authorization, necessary to conduct the activity.
7. This permit placard shall be kept posted at the work site, in a prominent location at all times for the duration of the project, or until permit expiration.
8. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by the MDEQ, will be for a five-year period beginning at the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.



Issued by: _____
Donna Cervelli
Water Resources Division
517-243-6951

cc: Mr. Bret Oleksyn, Odd Fellows Contracting, Inc., bret@oddfellowscontracting.co
Mr. Rick Brown, Meridian Township, mbrown@meridian.mi.us
Meridian Township Clerk
Ingham County Drain Commissioner
Ingham County CEA

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

August 20, 2015

Mr. Richard Brown
Associate Planner
Community Planning & Development
Meridian Charter Township
Okemos, MI 48864-1198

Re: Proposed Deck - 2568 Tekonsha

Dear Mr. Brown:

The proposed modifications to the sunroom and the deck at the subject site are an improvement to the building from the stand point of floodplain exposure, and risk management.

I recommend the approval of the Special Use Permit for the proposed deck, as shown on latest plans received by the Township, and as approved by the MDEQ under Permit: 15-33-0034-P

Sincerely,

A handwritten signature in blue ink, appearing to read "Younes Ishraidi", is written over a horizontal line.

Younes Ishraidi, P.E., CFM
Chief Engineer

**Rezoning #15040
(Mayberry Homes)
August 20, 2015**

APPLICANT: Mayberry Homes
1650 Kendale Blvd, Suite 200
East Lansing, MI 48823

STATUS OF APPLICANT: Purchaser

REQUEST: Rezone to RAA (Single Family Low Density)

CURRENT ZONING: RR (Rural Residential) and CR (Commercial Recreation)

LOCATION: East side of Powell Road, north of Grand River

AREA OF SUBJECT SITE: 25.5 acres (1,110,780 sq. ft.)

EXISTING LAND USE: Undeveloped/Golf Driving Range

**EXISTING LAND USES
IN AREA:** North: Undeveloped
South: Single Family Residence, Golf Driving Range,
Undeveloped
East: Single Family Residence
West: Single Family Residences

CURRENT ZONING IN AREA: North: RR (Rural Residential)
South: RR (Rural Residential) and CR (Commercial
Recreation)
East: RR (Rural Residential)
West: RA (Single Family Medium Density)

**FUTURE LAND USE
DESIGNATION:** Residential 0.5-1.25 du/a

FUTURE LAND USE MAP: North: Residential 0.5-1.25 du/a
South: Residential 0.5-1.25 du/a
East: Agriculture/Residential 0.0-0.5 du/a
West: Residential 3.5 – 5.0 du/a

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak
Gail Oranchak, AICP
Principal Planner

DATE: August 20, 2015

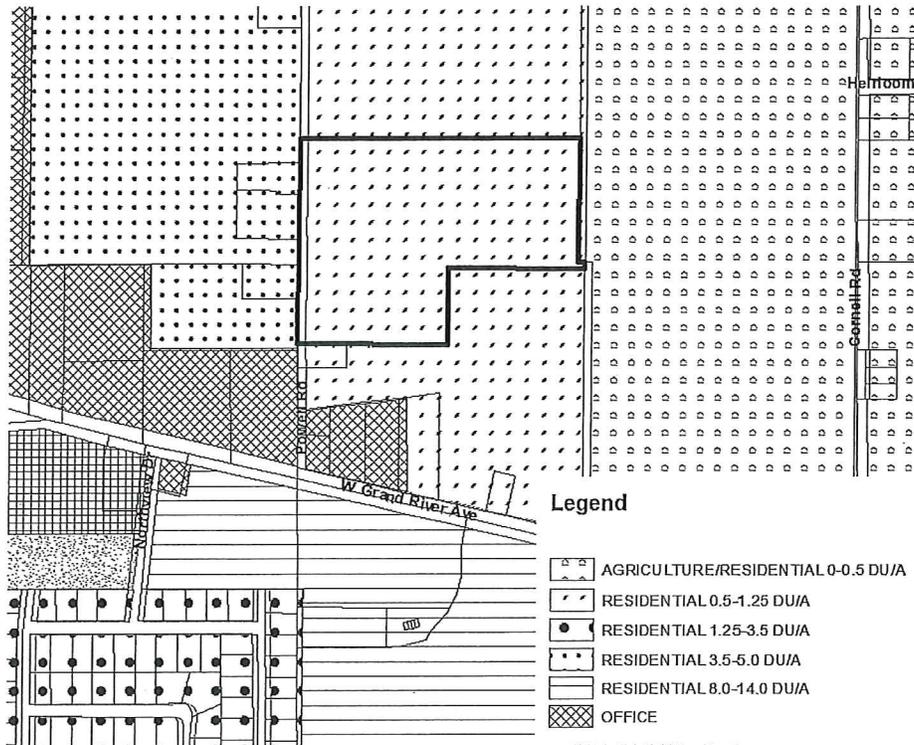
RE: Rezoning #15040 (Mayberry Homes)

Mayberry Homes, represented by Robert K. Schroeder, has requested the rezoning of approximately 25.5 acres of a larger 46 acre site from RR (Rural Residential) and CR (Commercial Recreation) to RAA (Single Family Low Density) with the voluntary offer of a condition limiting the number of residences to no more than one unit per acre.

Master Plan

The 2005 Master Plan designates the site in the Residential 0.5 – 1.25 du/a category.

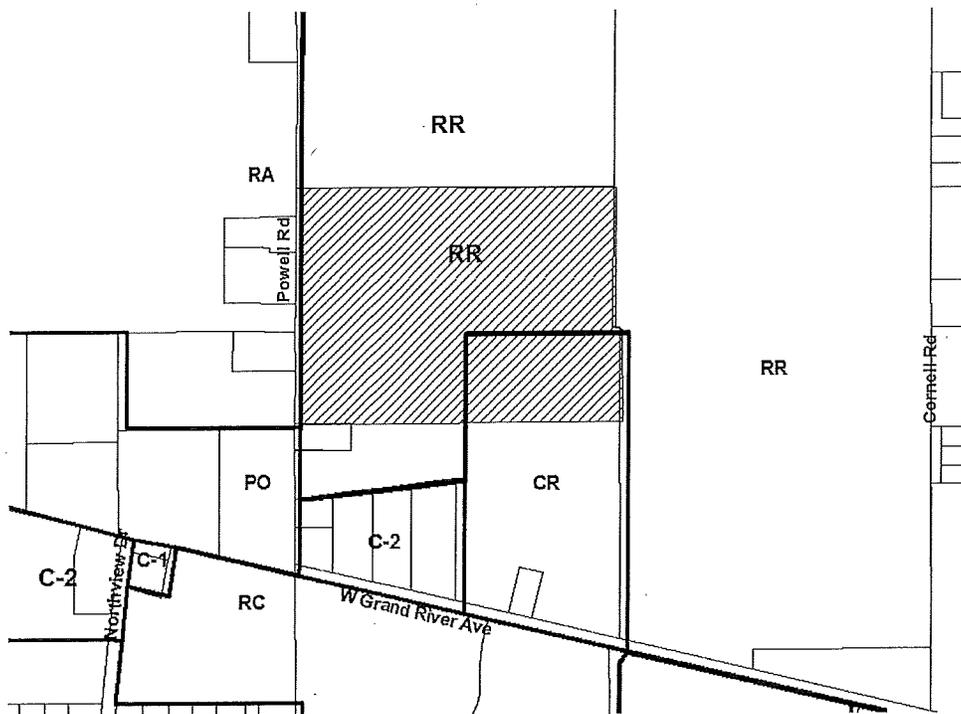
FUTURE LAND USE MAP



Zoning

The site is zoned RR (Rural Residential) and CR (Commercial Recreation). Lot area and lot width requirements for RR zoned sites are 200 feet of lot width and 40,000 square feet of lot area while land zoned CR requires a minimum lot width of 100 feet and 10,000 square feet of lot area. By comparison, RAA zoned lots require a minimum 90 feet of lot width and 13,500 square feet of lot area. With approximately 1,000 feet of frontage along Powell Road and 25.5 acres (1,110,780 sq. ft.), the site exceeds minimum lot width and lot area requirements for all districts.

ZONING MAP



Physical Features

The site is undeveloped. Vegetation consists of trees, shrubs and grasses. The five CR zoned acres lie north of the fence that stops golf balls from the golf driving range on Grand River Avenue however the area appears to mowed in order to retrieve golf balls that go beyond the fence..

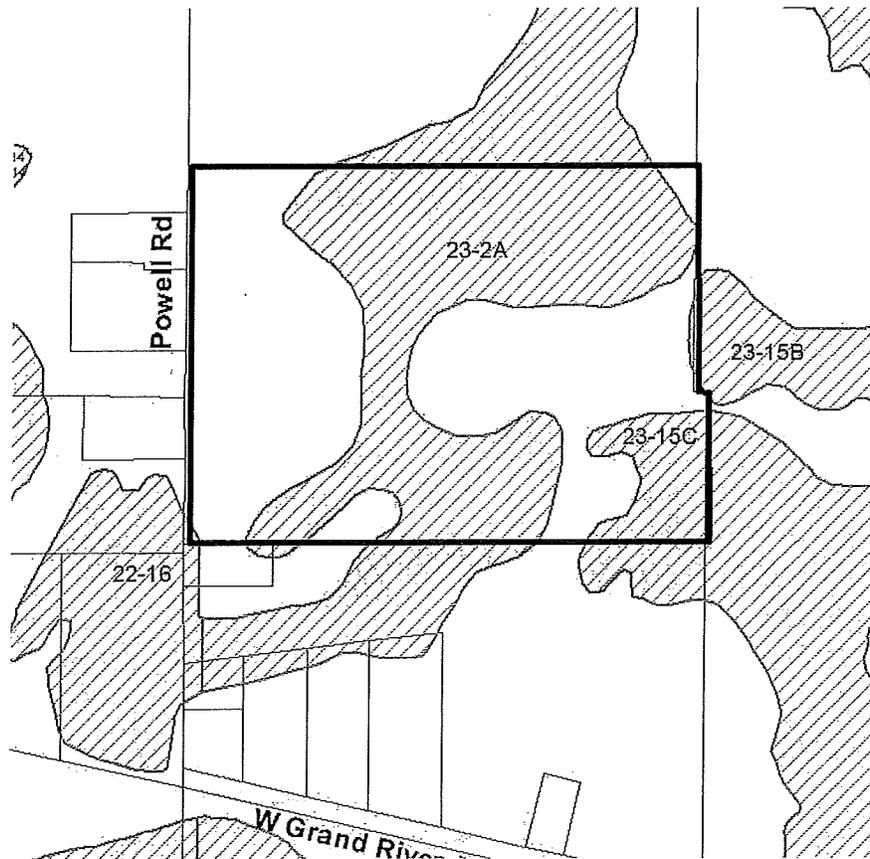
The survey shows easements associated with the Unruh Drain and Daniels Drain cover areas on the western half of the site while the irregular centerline of the Hathaway Drain is shown on the eastern half of the site. Drain easements are typically 100 feet wide and the Ingham County Drain Commissioner controls activities within a drain easement. The FEMA Flood Insurance Rate Map does not show areas of floodplain on the site.

Wetlands

The Township Wetland Map shows Wetland #23-2A and 23-15C may impact future development of the site while Wetlands 22-16 and 23-15B may encroach onto the southwest and eastern site boundaries. A wetland delineation is not required to evaluate a rezoning request but will be required with a future plat application.

WETLAND	SIZE	ATTRIBUTES
23-2A	41.78	Emergent
23-15C	9.64	Shrub-Scrub/Emergent
22-16	5.51	Forested/Shrub-Scrub
23-15B	22.96	Shrub-Scrub/Emergent

WETLAND MAP



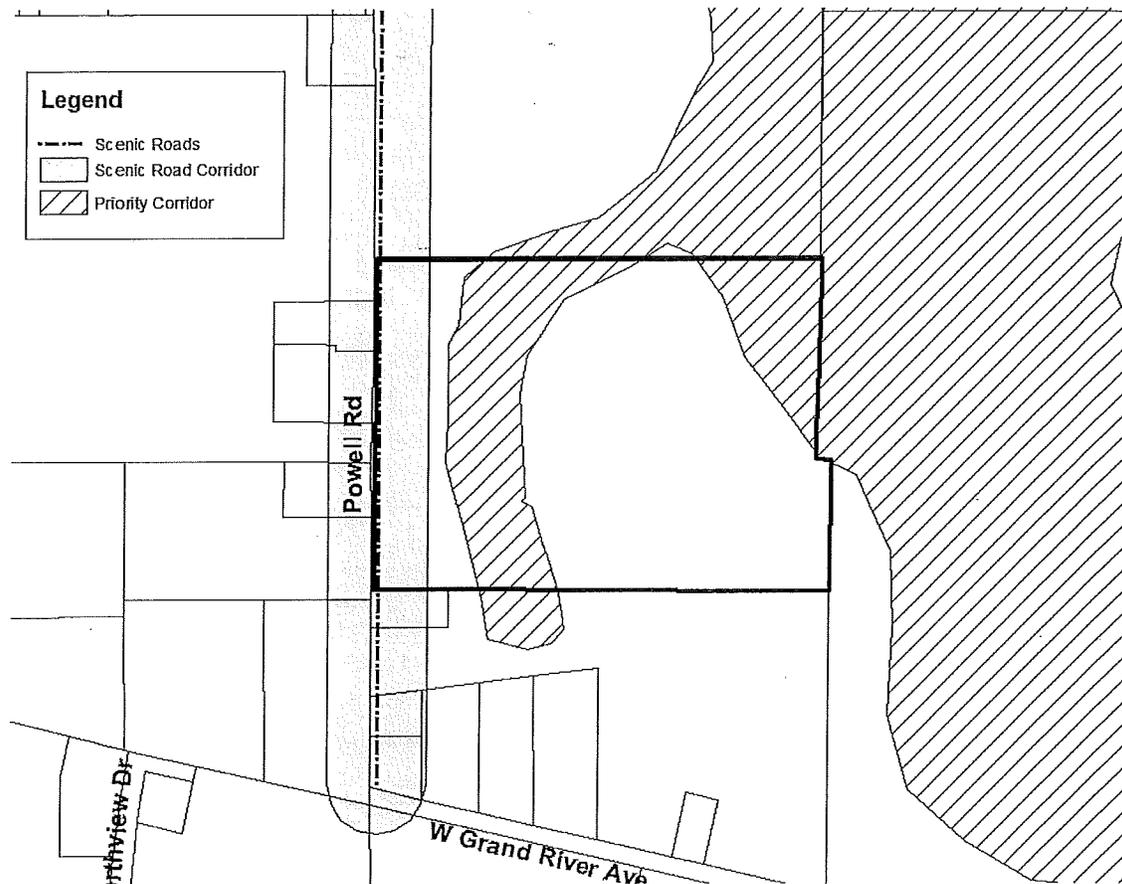
Soils

The following predominant soil types are found at the subject site:

Greenspace Plan

The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) associated with wetlands in the vicinity of the Unruh Drain and the Hathaway Drain. A PCC is a network of ecologically significant open spaces. Powell Road is identified as a Scenic Road and Scenic Road Corridor.

The Township Greenspace Plan, like the Township Wetland Map, is a guide; it is not intended to serve as a detailed map at the parcel level. Instead it should be used as a general guide in determining the possible location of listed features.



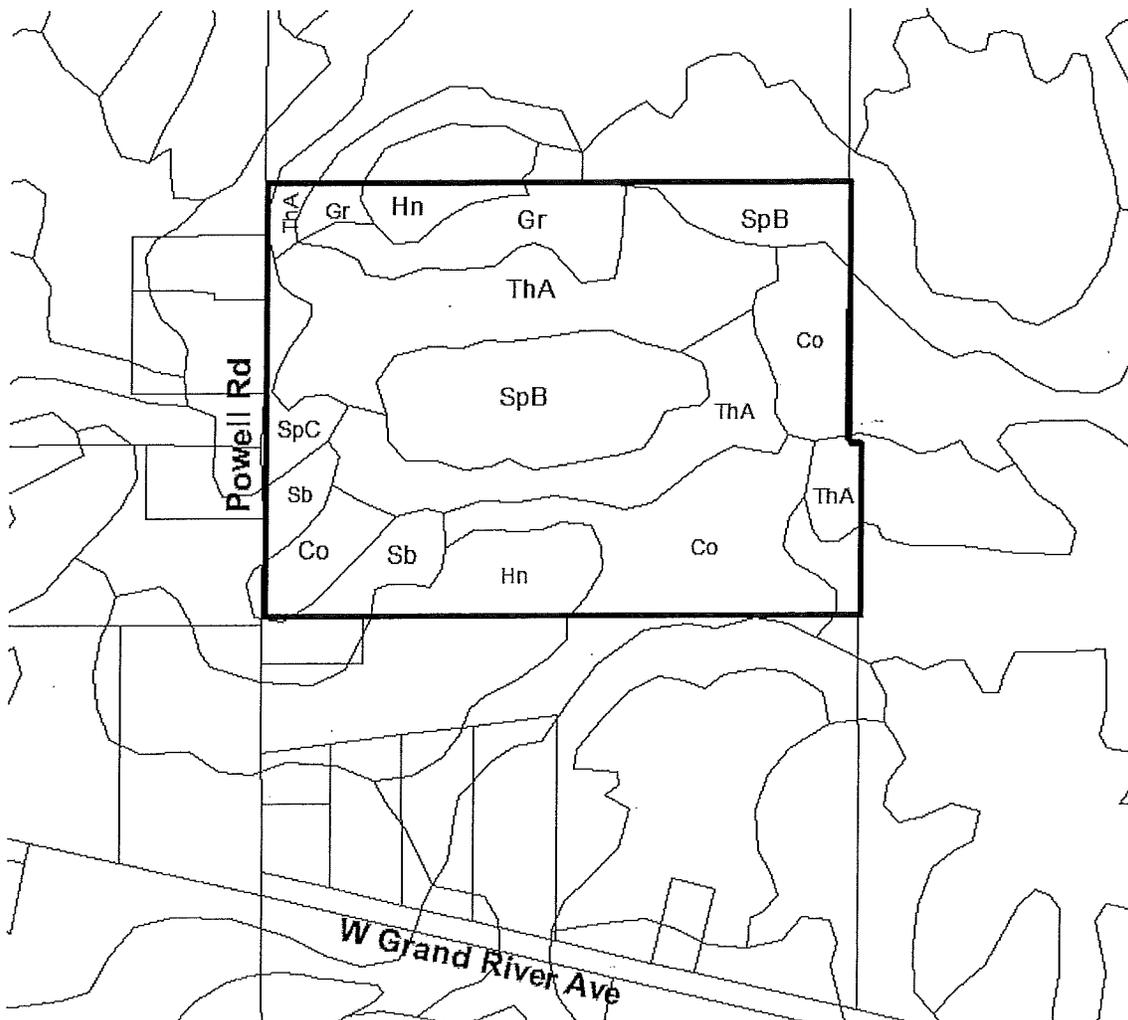
Streets and Traffic

Powell Road will provide access to the site. Powell Road is classified as a Collector street on the map titled Street Setbacks and Service Drives, Section 86-367, in the zoning ordinance. Powell Road is a two lane gravel road from Grand River Avenue northward for approximately .7 of a mile. The subject site fronts on the gravel road portion of the site. Ingham County Road Department's most recent traffic count taken in 2008 showed a total of 121 northbound and southbound vehicle trips along the length of Powell Road.

SOIL ASSOCIATION	SEVERE LIMITATIONS
Co (Colwood-Brookstone)	Ponding
Gr (Granby)	Ponding
Hn (Houghton)	Subsides, Ponding, Low Strength
Sb (Sebewa)	Ponding
SpB (Spinks)	None
ThA (Theftord)	Wetness

Source: Soil Survey of Ingham County, Michigan. 1992.

SOILS MAP



The applicant's traffic consultant prepared a rezoning traffic assessment comparing potential uses permitted in the RR zoning district to those permitted in the RAA district for the entire 25-acre parcel. The consultant estimated the site's buildable area would result in 17 RR zoned lots compared to the applicant's offered condition which will limit the number of RAA zoned lots to 25. The following chart derived from the Traffic Assessment's Table 1 compares trip generation resulting from the two zoning districts.

	RR	RAA	Change
	17 units	25 units	
AM Peak Hour	22	27	+5
In	6	7	+1
Out	16	20	+4
PM Peak Hour	21	30	
In	13	19	
Out	8	11	
Weekday Vehicle Trips	206	293	+87

The Township's traffic consultant reviewed the applicant's assessment concluding no further traffic reports will be necessary based on the low number trip increases and the lack of sight distance concerns.

Utilities

Neither public water nor sanitary sewer services currently extend to the site. Public water service is available in the vicinity and connection to future homes will be required. The closest sanitary sewer connections are approximately 3,500 feet to the north or 1,300 feet to the south and west. Because of the distance from connections, the applicant has indicated he is considering a community septic system for the site.

Prior to an applicant installing a community septic system, the Township has been advised to adopt a policy that does not place responsibility for operation and maintenance and replacement if such a system fails on the Township. Section 230.4 of the Ingham County Health Department code requires a "governing body" accept perpetual responsibility for such a system but a governing body may be a homeowners association.

Whether the site is connected to the public sanitary sewer, lots are served by individual septic systems, or by a community system will be decided before or at the time of plat review.

Staff Analysis

The applicant has requested the rezoning of approximately 25.5 acres located on the east side of Powell Road from RR (Rural Residential) and CR (Commercial Recreation) to RAA (Single Family-Medium Density) with a condition to limit development to one unit per acre.

REZ #15040 (Mayberry Homes)
Planning Commission (8/20/2015)
Page 7

The 25 acres is currently part of a 46.2 acre site that extends to Grand River Avenue. If the site is rezoned, a land division will be required prior to submitting an application to subdivide the land into platted lots.

When evaluating the rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in 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 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 and more efficient use of land. In support of the rezoning, the applicant responded to applicable topics in the attached application materials.

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 will be provided for a future meeting.

Attachments

1. Application and supporting materials
2. Township traffic consultant's report dated July 14, 2015

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

REZONING APPLICATION

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

Part I

A. Owner/Applicant Mayberry Homes
Address of applicant 1650 Kendale Blvd, Suite 200, East Lansing, MI 48823
Telephone: Work 517-371-5000 Home _____
Fax 517-371-5001 Email Bob@Mayberryhomes.com

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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Enger Survey and Engineering / Debbie / Scott FAIRMONT
Address 805 N. Cedar, Mason, MI 48854 517 927 0203
Telephone: Work 517-676-6565 Home 517 927 0203
Fax 517-676-6675 Email SFAIRMONT@ICLOUD.COM
ESE@acd.net

C. Site address/location East side of Powell Road, North of Grand River
Legal description (Attach additional sheets if necessary) see attached sheet
Parcel number 33 02 02 23 301 008 (Northern part of) Site acreage 25.5 acres

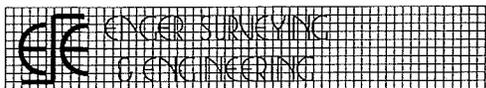
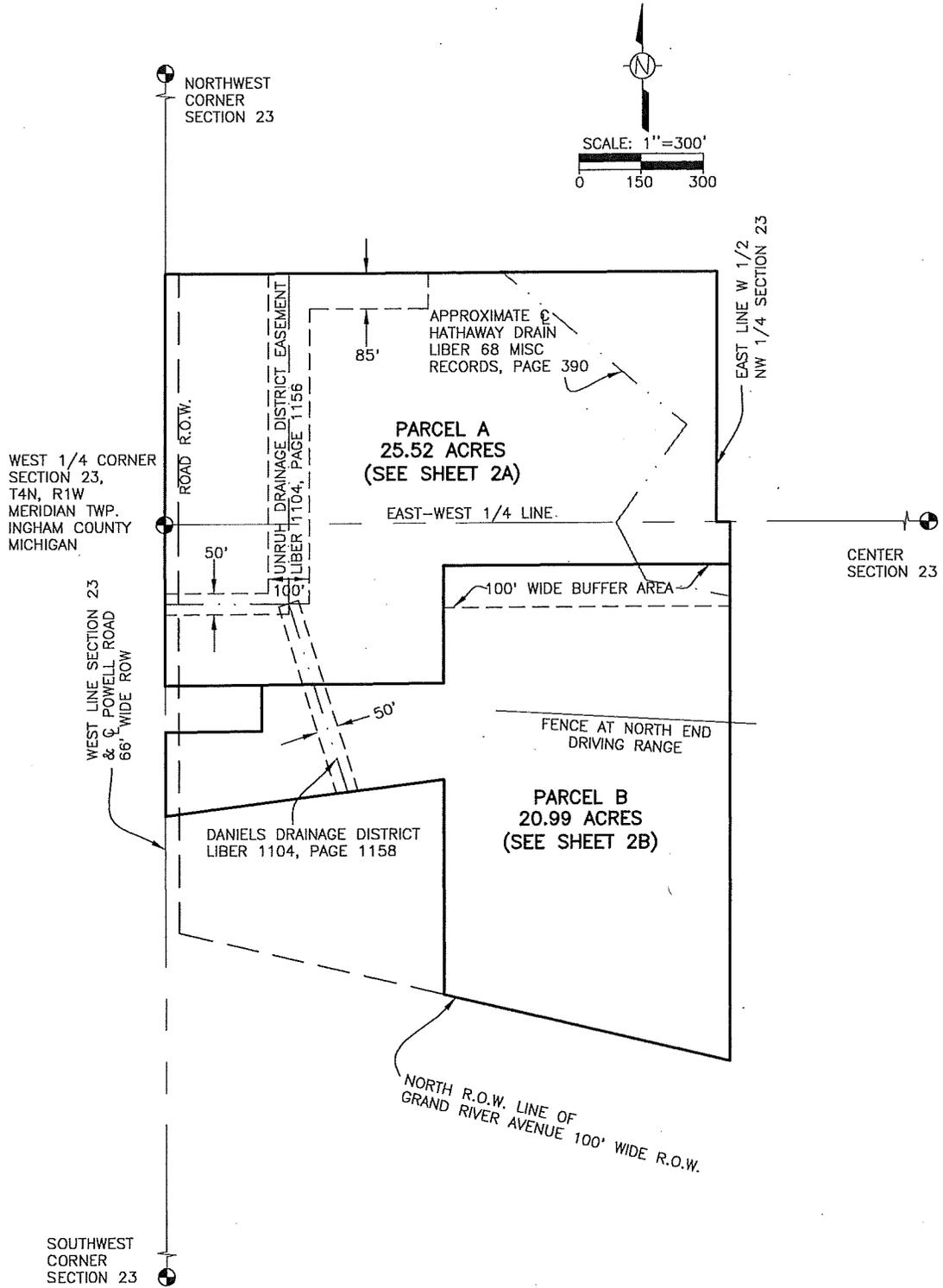
D. Current zoning RR Requested zoning RAA (conditioned on density no more than 1 unit per acre)

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

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

CERTIFICATE OF SURVEY

For: Mayberry Homes



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

NW 1/4 & SW 1/4 Section 23, T4N, R1W
Meridian Twp., Ingham Co., Michigan

April 29, 2015
REV1: May 8, 2015

Job No. 33-2952
Sheet 1 of 3

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: No
- 2) The conditions of the surrounding area have changed in the following respects: YES - Land directly east is now zoned RA; Central Park Estates and Georgetown have been developed off of Powell Road
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: NO - But the requested zoning is also consistent with the Township's Master Plan
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: Not Applicable
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: Not Applicable
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: The current zoning does not benefit the general welfare of the public because the RR land use requirements do not allow this site to be developed efficiently - harmful for school district (not enough students) and public resources.

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: Master Plan calls for .5 to 1.5 units per acre. We are conditioning the rezoning on 1 unit per acre.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: RA is directly west. The subdivisions north are RA/RAA. Okemos Schools owns the property adjacent. CR to the south.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Correct. We will protect the wetlands, buffers and low density housing will minimize adverse impacts on the natural environment.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Correct.
- 5) Requested rezoning addresses a proven community need, specifically: There are NO new subdivisions in Meridian Township with Okemos Schools that have large lots (100 ft. frontage, 13,500 sq. ft). Existing "new" sub's. are mostly sold out.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: This site is adjacent to a school property and close to two subdivisions (Central Park and Georgetown). It is near the central core of the Township.
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: We propose 25 residential lots using a public road in a platted subdivision. This is more efficient use of the land than what RR would generate.

Part III

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

Yes No (Please check one)

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

Robert K. Schroeder, President - Mayberry Homes

June 29, 2015

Signature of Applicant

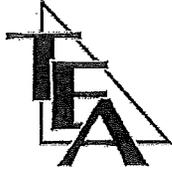
Date

Type/Print Name

Fee: \$1720.00

Received by/Date:

Hail Orsted 7/2/15



TRAFFIC ASSESSMENT

For the

Proposed Rezoning of

25 Acres on Powell Road

Meridian Charter Township, Ingham County, MI

July, 2015

Prepared by:

**Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881
517/627-6028 FAX: 517/627-6040

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Traffic Generation	3
Table 1 – Traffic Generation Summary	4
Site Distance	5
Conclusions	5
Supplemental	6

Site Survey
Meridian Charter Township Zoning Ordinance



PROJECT DESCRIPTION

The purpose of this study is to determine the difference in the traffic being generated between the existing zoning, One-Family Rural Residential District (RR), and the proposed zoning, One-Family/ Low-Density Residential (RAA), of a 25 acre parcel of land where there is approximately 16 buildable acres. The property is located on the east side of Powell Road approximately one quarter mile north of Grand River Avenue (M-43), in Meridian Charter Township, Ingham County, Michigan.

The traffic analysis consists of the following items:

- Comparison of trips being generated with the existing zoning One-Family Rural Residential District (RR) versus the requested new zoning One-Family/ Low-Density Residential (RAA).
- Discussion of any potential sight distance issues.

This study was conducted in accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, and the Meridian Charter Township Zoning Ordinance.

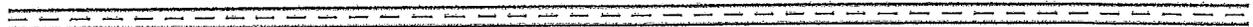


EXISTING CONDITIONS

Powell Road is a gravel road with no ditches or sidewalks. Powell Road is under the jurisdiction of the Ingham County Department of Roads. The roadway is not posted; therefore it is assumed that the prima facie speed limit is 55 MPH.

LAND USE

The project site is vacant. Surrounding land uses are primarily residential with commercial and office land uses to the south along Grand River Avenue.



TRAFFIC GENERATION

In order to determine how many lots could be constructed under the existing zoning, this study utilized the Meridian Charter Township zoning ordinance. The existing zoning (RR) has a minimum lot size of 40,000 square feet. Given the buildable acreage of approximately 16 acres, the existing zoning would allow 17 units.

For the purposes of this study, the proposed site plan was utilized for the maximum buildable lots for the proposed zoning (RAA), with the condition that there will be no more than one (1) acre per lot. The site plan shows a maximum of 25 units for the development.

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (9th edition). The ITE Trip Generation rates for Single-Family Detached Housing (ITE Code 210) were selected to represent both zoning categories. The ITE description of Single-Family Detached Housing is as follows:

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

A comparison of trip generation for the existing zoning to the proposed zoning is summarized in **Table 1**. Based on this data, it is projected that the proposed rezoning (RAA) will generate higher traffic volumes than the current zoning (RR) by 5 vehicle-trips in the AM peak hour and 9 vehicle-trips in the PM peak hour with a difference in the weekday volume of 87 trips.



**Table 1
Traffic Generation Summary**

	Existing Zoning – (RR)	Proposed Zoning – (RAA)	Change in Traffic Volumes
ITE Code	Single-Family Detached Housing (210)	Single-Family Detached Housing (210)	
Size	17 Units	25 Units	
AM Peak Hour Vehicle Trips	22	27	+5
In	6	7	+1
Out	16	20	+4
PM Peak Hour Vehicle Trips	21	30	+9
In	13	19	+6
Out	8	11	+3
Weekday Daily Vehicle Trips	206	293	+87



SIGHT DISTANCE

A field review shows that there are no sight distance issues with this property.

CONCLUSIONS

A summary of the findings of this study are listed as follows:

- The traffic volumes generated by the proposed rezoning (RAA) will be higher than the existing zoning category (RR).
- The sight distance at the site meets the Ingham County Department of Roads requirements.



SUPPLEMENTAL

Site Survey
Meridian Charter Township Zoning Ordinance



ARTICLE IV: District Regulations

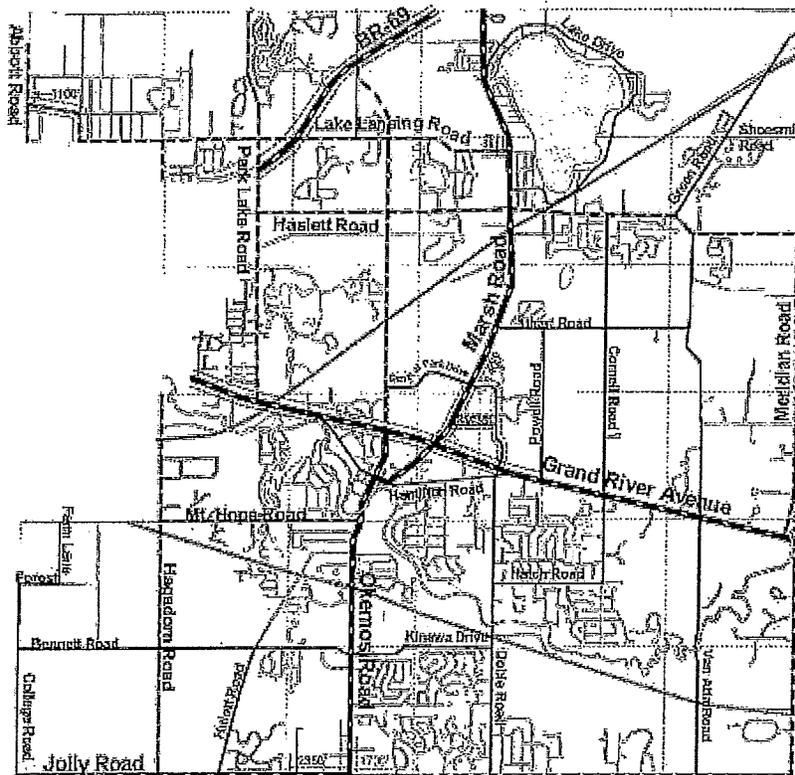
DIVISION 2: Residential Districts

§ 86-366 Schedule of Regulations for Residential Districts.

The Schedule of Regulations for Residential Districts is included as an attachment to this chapter.

§ 86-367 Street setbacks and service drives.

[Code 1974, §82-8]



Classifications	Setback from C/L
— Collector	85'
- - - Minor Arterial	100'
— Principal Arterial	100'
Required Frontage Road/Service Drive Locations	

Local Street Setback: 25' from street right-of-way line
 Street Trees required along all Principal and Minor Arterials
 For designated Truck Routes, refer to Chapter 21 of the Code of Ordinances



§ 86-368 RR District: One-Family Rural Residential District.

[Code 1974, §§ 82-2.1—82-2.4; Ord. No. 2002-05, 5-7-2002; Ord. No. 2010-03, 2-28-2010; Ord. No. 2011-07, 5-5-2011; Ord. No. 2011-09, 7-19-2011]

(a) Purpose.

- (1) A one-family residential district implies a predominant occurrence of dwelling structures located on individual lots of land and housing only one family or household group. There exists, however, a range of preference relative to the character and size of individual residential properties that prompts creation of at least three one-family residential districts. Furthermore, in consideration of the excessive cost of extending water and sewerage service to all areas of the Township, the establishment of a zoning district in which spacious lots are required makes it reasonably possible to obtain a continuous supply of safe, potable water on the immediate property and to treat sewage by septic tank followed by the disposal of the effluent on the same property.
- (2) This section, therefore, establishes the RR one-family rural residential district, together with the regulations for all permitted land uses. It is the purpose of this section to establish a district composed of residential properties of a semirural character and one that includes facilities for an extended period of time into the future. This district includes existing low-density one-family properties as well as areas within which such development appears both likely and desirable, and the availability of water and sewers by itself shall not constitute cause for instituting a higher density zoning.
- (3) The requirements for this district are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life. Residential development involving higher population densities and requiring higher levels of public, facilities, and services shall be excluded from this district, but can be accommodated in either the RAA, RA or RB single-family residential districts, the RX one- and two-family residential districts or the RD, RDD, RN, RC or RCC multiple-family residential districts.
- (4) In order to avoid intrusion of undesirable uses and to foster all possible benefits for continued high quality of residential environment, all nonresidential land and structure uses in this district have been classified into those uses permitted by right and those permitted by special use permit. Those uses permitted by right include those that require a minimum of limitations, but those uses presenting potential injurious effect upon residential and other property, unless authorized under specific imposed conditions, are controlled through the issuance of special use permits.
- (5) This section applies to the RR district.

(b) Uses permitted by right.

- (1) Single-family dwellings, provided that, except for RR-zoned parcels equal to or greater than 50 acres in area, there shall not be more than one dwelling upon each lot and that such dwelling is either constructed on the site or manufactured off the site, which shall meet each of the following standards:
[Amended 10-7-2014 by Ord. No. 2014-05]
 - a. The dwelling shall comply with the minimum living space requirements and other requirements of § 86-366, schedule of regulations for residential districts.
 - b. The dwelling shall have a roof overhang of not less than six inches on all sides.
 - c. The pitch of the main roof shall not be less than one foot of rise for each four feet of horizontal run. The main roof shall be shingled or shall appear to be shingled, except where alternate energy devices are installed.
 - d. The exterior walls shall be constructed, or appear to be constructed, of wood or masonry. Reflection from such exterior shall not be greater than from siding coated with clean, white, gloss, exterior enamel.
 - e. The main body of the dwelling shall be a rectangle, with a width of not less than 20 feet, as measured across the narrowest section.
 - f. The dwelling shall have not less than two exterior doors, which shall be located on separate sides of the dwelling.

g.

The dwelling shall be firmly attached to a permanent foundation, which shall be coextensive with the perimeter of the dwelling. The foundation shall be constructed in accordance with the state construction code, and attachment of the dwelling to the foundation shall meet all applicable building codes and other state and federal regulations.

- h. The dwelling shall not have exposed wheels, towing mechanism, undercarriage, or chassis.
- i. The dwelling shall contain storage area in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction, similar in exterior appearance to the principal dwelling. Such storage area shall be in addition to the space for the storage of automobiles and shall contain a floor area not less than 10% of the minimum living space required in § 86-366.
- j. The dwelling shall be certified by the manufacturer or builder to be:
 - 1. Designed only for erection or installation on a site-built permanent foundation;
 - 2. Not designed to be moved once so erected or installed;
 - 3. Designed and manufactured to comply with the state construction code, as adopted by the Township;
 - 4. To the manufacturer's or builder's knowledge, not intended to be used other than on a site-built permanent foundation.
- k. The dwelling shall meet all standards of the state construction code and all other applicable Township ordinances.
- l. The dwelling shall be occupied by a family, a family and one roomer, a functional family, a functional family and one roomer, or by a group of not more than two unrelated persons, except that a person owning a single-family dwelling shall be permitted to keep two roomers while continuing to own and reside in the dwelling. The maximum occupancy shall not exceed three unrelated persons, including the owner, for an owner-occupied dwelling. For the purposes of this chapter persons comprising a functional family as defined in § 86-2 shall be deemed related persons.
Compliance with the foregoing standards shall be determined by the Director of Community Planning and Development or his designee, upon review of the plans submitted, which plans shall include elevations or photographs of all sides of the proposed dwelling, exterior dimensions, roof slopes, description of exterior finish and roofing composition, storage areas, and all other information required to be submitted under any applicable ordinance. Such determination may be appealed by an aggrieved party to the Zoning Board of Appeals, pursuant to Article II, Division 6 of this chapter. Further, the Zoning Board of Appeals shall be empowered to grant variances from the foregoing standards pursuant to § 86-216. Such variances may be granted to permit innovative design concepts involved in such matters as solar energy, view, unique land contour, or relief from the common or standard design dwelling, provided that the conditions of § 86-221 are satisfied.

(2) Home occupations.

- a. The following are typical examples of uses which can be conducted within the standards set forth in this section and therefore qualify as home occupations. Uses which qualify as home occupations are not limited to those named in this section.
 - 1. Home offices for services such as, but not limited to, accountant, architect, attorney, computer programmer, consultant, graphic designer, insurance agent, realtor, or web designer.
 - 2. Instruction in crafts or fine arts such as, but not limited to, art, dance, and music instruction, and studio uses for such activities as painting, sculpting, and writing.
 - 3. Personal services such as, but not limited to, bicycle repair, clothing design, construction and alteration, computer repair, hair dresser, manicurist, and small appliance repair (excluding internal combustion engines).
 - 4. Offices of professionals licensed by the State of Michigan to treat human patients.

- b. Home occupations shall satisfy the following conditions:
 1. The nonresidential use shall be incidental to the primary residential use.
 2. The home occupation shall utilize no more than 25% of the floor area of the dwelling, or 500 square feet, whichever is less.
 3. The home occupation shall involve no employee other than members of their immediate family residing on the premises.
 4. All activities shall be carried on indoors only in the principal building, an attached or detached garage, or other accessory building. No outdoor activities or storage shall be permitted.
 5. There shall be no alterations to the building or property which would in any way change its residential character or appearance.
 6. There shall be no external evidence of a home occupation except one nonilluminated sign not exceeding two square feet in surface display area and attached flat against the building, in accordance with the sign regulations specified in § 86-685 of the Code of Ordinances.
 7. No activity related to the occupation occurring on the premises including clients, customers, or pickup and delivery vehicles shall adversely impact the surrounding neighborhood or the right of surrounding residents to the quiet enjoyment of their property, including, but not limited to, the creation of noise, vibrations, odors, heat, glare, or electrical interference detectable beyond the property line; or have any pickup or delivery by motor vehicle before 7:00 a.m. or after 7:00 p.m.
 8. No occupation by its nature or conduct shall generate undue traffic in excess of that normally expected in a residential neighborhood.
 9. Customers of the home occupation shall be accommodated on an appointment basis; no regular hours shall be maintained or advertised where the premises are generally open to customers.
 10. No food or beverages shall be sold to be consumed on the premises.
- (3) Other customary accessory uses and buildings. Provided such uses and buildings are incidental to the principal use and do not include any activity conducted as a business. Any accessory building or use shall be located on the same lot with the principal building. See § 86-502 for yard regulations for accessory buildings. Such permitted accessory uses shall include living quarters as part of an accessory garage for domestic employees of the resident of the principal building.
- (4) Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon the completion or abandonment of the construction work and before issuance of any occupancy permit.
- (5) Recreation uses. Public parks, playgrounds, playfields, and other public open space for recreational uses.
- (6) Golf courses. This shall not be deemed to permit golf driving ranges or miniature golf courses. Practice putting and chipping greens are allowed when in conjunction with a golf course. The sale of golf balls and golf clubs or the repair of golf clubs shall be permitted when ancillary to the golf course. Only those accessory buildings related to the maintenance and operation of the golf course, such as an office, inclement weather shelter, starter shed, storage buildings for carts or maintenance equipment, and other similar structures, shall be permitted. Buildings related to the maintenance of the golf course shall not be located closer than 100 feet to any property line. Measures must be taken in course layout to avoid hazard to adjacent property owners.
- (7) Customary agricultural operations. Including general farming, truck gardening, fruit orchards, nursery green houses not selling at retail on the premises, and usual farm buildings but subject to the following conditions:
 - a. Raising and keeping of small animals, such as poultry, rabbits and goats, only in RR and RRR districts.
 - b. Raising and keeping of livestock, such as cattle, hogs, sheep, and horses, provided that all such raising and keeping shall be for the personal use or consumption by the occupants of the premises, only in RR and RRR

districts, provided that the minimum area upon which one such animal may be kept is three acres and that one additional animal may be kept for each additional acre by which the parcel exceeds three acres.

- c. Raising and keeping for profit livestock, such as cattle, hogs, sheep and similar livestock on a parcel of land not less than 10 acres in area, only in RR and RRR districts.
 - d. No storage of manure or odor or dust-producing materials or use shall be permitted within 100 feet of any property line.
 - e. No buildings for storage of mechanical equipment shall be permitted closer than 100 feet of any property line.
 - f. No products shall be publicly displayed or offered for sale from the roadside except those grown upon the land abutting the road.
 - g. Stabling or confining animals or poultry in barns, pens, stables, or corrals for the production of milk or egg products or for temporary holding of livestock for normal tending shall not be construed as a feedlot and shall be permitted by right, provided no such barn, pen, stable, or corral is located within 100 feet from any property line. Pasture land shall not be subject to any setbacks. Pasture land shall be identified by a predominance of vegetation consisting of desirable forage species upon which livestock graze.
- (8) Raising and keeping of chickens and rabbits as nonagricultural use. The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RRA, RAAA, RAA, and RA zoning districts is subject to the following requirements:
- a. Registration.
 - 1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
 - 2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
 - 3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.
 - b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RRA, RAAA, RAA, and RA zoning districts shall comply with the following standards:
 - 1. In no case shall the maximum number of chickens and rabbits in any combination exceed four.
 - 2. Roosters shall not be allowed.
 - 3. The sale of chickens, rabbits and eggs on the property is prohibited.
 - 4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
 - 5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter 86 (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures proposed for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.
 - 6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.

7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
 8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
 9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential), RRR (Single Family, Low Density, Rural Residential), or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein.
- (9) Railroad rights-of-way. Including all necessary trackage, switches, and operating devices, but excluding storage, marshalling yards, freight yards, or sidings.
 - (10) Supplementary uses. The temporary storage of not more than one unoccupied travel trailer or camper trailer upon each lot; provided, however, that such trailer be completely enclosed in a structure or parked in a rear yard in conformance with the applicable yard requirements of the zone in which it is located. Other supplementary uses are described in Article V, Division 2 of this chapter.
 - (11) Signs. Identifying any of the permitted uses in this district shall be in accordance with those requirements specified in Article VII of this chapter.
 - (12) Automobile parking. Automobile parking shall be provided as specified in Article VIII, Division 2 of this chapter.
 - (13) Public educational institutions. Elementary schools, high schools, and other educational institutions under the jurisdiction of a public school board of education or other publicly elected board authorized by the Constitution of the State of Michigan.
 - (14) Private, noncommercial kennels. As defined by this chapter.
 - (15) Foster family homes and foster family group homes.
[Amended by Ord. No. 2014-07, 12-9-2014]
 - (16) Garage sales. Garage sales, rummage sales, yard sales, and similar activities may be conducted for no longer than three days and no more than twice per calendar year on the same property.
 - (17) Family child care homes.
[Added by Ord. No. 2014-07, 12-9-2014]
 - (18) Family adult care homes. Family adult care homes, provided structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.
[Added by Ord. No. 2014-07, 12-9-2014]
 - (19) One additional single-family residential dwelling and associated accessory structures may be constructed on a parcel occupied by not more than one single-family residential dwelling unit and associated accessory structures, provided the subject parcel is zoned RR (Rural Residential), is equal to or greater than 50 acres in area, and other applicable zoning district requirements are met.
[Added by Ord. No. 2014-05; 10-7-2014]
- (c) Uses permitted by special use permit. The following uses of land and structures may be permitted by the application for and the issuance of a special use permit as provided for in Article VI of this chapter:
- (1) Golf driving ranges or miniature golf courses, if on the same parcel of land as a golf course. If not located on the same parcel of land as a golf course, golf driving ranges or miniature golf courses may be permitted in CR (commercial recreation) districts.
 - (2) Club buildings for outdoor sports, except for a golf course. Buildings primarily for the purpose of operating an outdoor sports area may include sales and dispensing of food or beverages, retail sales or rental equipment related to the principal use of the property, and storage of equipment used in maintaining the property.

- (3) Golf courses featuring the following uses when ancillary to the principal use of the site: club house, pro shop, snack shop, restaurants or banquet facilities, swimming pools, tennis courts, fitness facility, short-term overnight lodging, salon, spa, and other structures, services, and activities determined to be appropriate on the site.
 - (4) Public riding stables and livestock auction yards.
 - (5) Greenhouses and nurseries selling at retail on the premises.
 - (6) Veterinary hospitals, clinics, or commercial kennels.
 - (7) Game or hunting preserves operated for profit.
 - (8) Institutions for human care. Hospitals, sanitariums, nursing or convalescent homes, homes for the aged and other similar institutions as provided for in Subsection 86-654(c). This shall not include multiple housing developments.
 - (9) Religious institutions. Churches, convents, or similar institutions provided for in Article VI of this chapter.
 - (10) Public, private or quasi-public education and social institutions. Elementary schools through secondary schools and institutions for higher education, auditoriums, and other places for assembly, centers for social activities, fraternities and sororities, child care centers, group child care homes.
[Amended by Ord. No. 2014-07, 12-9-2014]
 - (11) Camps for outdoor activities.
 - (12) Sand or gravel pits, quarries, incinerators, junk yards, sanitary fills, public or semiprivate sewage treatment and disposal installations as provided for in Article VI of this chapter.
 - (13) Cemeteries, public or private, when occupying a site of no less than 20 acres; provided, that no building shall be closer than 50 feet from any property lines.
 - (14) Airports.
 - (15) Adult care centers and group adult care homes. Adult care centers and group adult care homes, provided structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.
[Added by Ord. No. 2014-07, 12-9-2014]
- (d) Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted.
- (1) Minimum lot area. No lot shall hereafter be subdivided to provide less than 40,000 square feet of lot area. Attention is directed to supplementary area regulations Article V, Division 3 of this chapter for permitted exceptions to lot area.
 - (2) Minimum lot width: 200 feet.
 - (3) Maximum lot coverage. All buildings, including accessory buildings, shall not cover more than 20% of the lot area.
 - (4) Minimum yard dimensions.
 - a. Front yard. In accordance with the setback requirements of § 86-367 for the type of street upon which the lot fronts.
 - b. Side yard: 20 feet.
 - c. Rear yard: 35 feet.
 - d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § 86-367 for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
 - e.

Through and reverse frontage lots. Principal buildings shall be located in accordance with the front yard setback requirements of § 86-367 for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in § 86-367. All regulations applicable to front yards shall apply except freestanding accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts, proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yards.

- (5) Supplementary yard regulations. For permitted exceptions in yard dimensions, for permitted yard encroachments, and for placement of accessory building in yard area, refer to Article V, Division 4 of this chapter.
- (6) Maximum building height. Two-and-one-half stories, but not exceeding 35 feet. For permitted exceptions to residential building heights refer to Article V, Division 5 of this chapter.
- (7) Minimum living space. Minimum, gross living area per family shall not be less than 1,000 square feet of floor area on the first floor if one story or 625 square feet of floor area on the first floor level if two stories, exclusive of any attached garage. In any case total living area shall not be less than 1,000 square feet.

State law reference: State-mandated residential uses, MCL 125.286g.

§ 86-369 RRR District: One-Family Rural Residential Low-Density District.

[Code 1974, § 82-18]

- (a) Purpose. The purpose of the RRR district is to retain a rural character in those areas appropriate for larger lot sizes and to maintain a lower population density in those areas. This section applies to the RRR district.
- (b) Uses permitted by right. All uses permitted by right in the RR district subject to all restrictions specified therefor.
- (c) Uses permitted by special use permit. All uses permitted by special use permit in the RR district subject to all restrictions therefor.
- (d) Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted.
 - (1) Minimum lot area: 80,000 square feet. Attention is directed to supplementary area regulations, Article V, Division 3 of this chapter, for permitted exceptions to lot area.
 - (2) Minimum interior lot width: 200 feet.
 - (3) Minimum corner lot width: 200 feet along the street upon which the lot fronts.
 - (4) Maximum lot coverage. All buildings including accessory buildings shall not cover more than 10% of the lot area.
 - (5) Minimum yard dimensions.
 - a. Front yard. In accordance with the setback requirements of § 86-367 for the type of street upon which the lot fronts.
 - b. Side yard: 25 feet.
 - c. Rear yard: 50 feet.
 - d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § 86-367 for the type of street upon which the lot has frontage and all regulations applicable to front yards shall apply.
 - e. Through and reverse frontage lots. Principal buildings shall be located in accordance with the front yard setback requirements of § 86-367 for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in § 86-367. All regulations applicable to front yards shall apply except freestanding accessory buildings or

Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted:

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum interior lot width: 100 feet.
- (3) Minimum corner lot width: 110 feet along street upon which lot fronts.
- (4) Maximum lot coverage. All buildings, including accessory buildings, shall not cover more than 30% of the total lot area.
- (5) Minimum yard dimensions.
 - a. Front yards. In accordance with the setback requirements of § 86-367 for the type of street upon which the lot fronts.
 - b. Side yards: 10 feet.
 - c. Rear yards. For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth; if over 150 feet in depth, the rear yard shall not be less than 40 feet in depth.
 - d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § 86-367 for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
 - e. Through and reverse frontage lots. Principal building shall be located in accordance with the front yard setback requirements of § 86-367 for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in § 86-367. All regulations applicable to front yards shall apply, except freestanding accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts, proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
- (6) Supplementary yard regulations. For permitted reductions in yard dimensions, for permitted yard encroachments, and for placement of accessory buildings in yard area, refer to Article V, Division 4 of this chapter.
- (7) Maximum building height. No residential structure shall exceed 2 1/2 stories or 35 feet, whichever is less. Accessory buildings shall not exceed a height of 15 feet on any residential lot. For permitted exceptions to residential building heights, refer to Article V, Division 5 of this chapter. For building height limitations for nonresidential structures in residential district, refer to § 86-654.
- (8) Minimum living space. Minimum gross living area per family shall not be less than 1,000 square feet of floor area on the first floor if one story or 625 square feet of floor area on the first floor of two stories. In any case, the total living area shall not be less than 1,000 square feet.

State law reference: State-mandated residential uses, MCL 125.286g.

§ 86-372 RAA District: One-Family/Low-Density Residential District.

[Code 1974, § 82-3.5]

- (a) Purpose. The purpose of the RAA district is to achieve the same character, stability, and sound residential environment as intended for the one-family rural residential districts (RR). The difference between RR and RAA districts is that a higher density of population will be permitted through the construction and occupancy of one-family dwelling structures on smaller lot areas. There is no intent to promote by these regulations a residential district of lower quality than the RR one-family rural residential districts. This section applies to the RAA district.
- (b) Uses permitted by right. All uses permitted by right in the RR district subject to all the restrictions specified therefor.
- (c)

Uses permitted by special use permit. All uses permitted by special use permit in the RR district subject to all restrictions specified therefor, except the following uses are not permitted:

- (1) Public riding stables and livestock auction yards.
 - (2) Greenhouses and nurseries selling at retail on the premises.
 - (3) Veterinary hospitals, clinic, or kennels.
 - (4) Game or hunting preserves operated for profit.
 - (5) Sand or gravel pits, quarries, incinerators, junk yards, sanitary fills, public or semiprivate sewage treatment and disposal installations, as provided for in Article VI of this chapter.
- (d) Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted:
- (1) Minimum lot area: 13,500 square feet. Interior lot area requirements may be reduced for no more than 25% of the lots in any one subdivision plat, provided lots so reduced are no less than 12,000 square feet in area, and provided the interior lot area of the subdivision plat averages 13,500 square feet. Attention is directed to supplementary area regulations, Article V of this chapter, for other permitted exceptions to lot area.
 - (2) Minimum interior lot width: 90 feet. Interior lot widths may be reduced for no more than 25% of the lots in any one subdivision plat, provided lots so reduced are no less than 80 feet in width and provided the interior lot width of the subdivision plat averages 90 feet in width and provided no more than two adjacent lots shall be less than 90 feet in width.
 - (3) Minimum corner lot width: 100 feet along the street upon which the lot fronts.
 - (4) Maximum lot coverage. All buildings, including accessory buildings, shall not cover more than 30% of the total lot area.
 - (5) Minimum yard dimensions.
 - a. Front yards. In accordance with the setback requirements of § 86-367 for the type of street upon which the lot fronts.
 - b. Side yards: 10 feet.
 - c. Rear yards. For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth; for lots over 150 feet in depth the rear yard shall not be less than 40 feet in depth.
 - d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § 86-367 for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
 - e. Through and reverse frontage lots. Principal buildings shall be located in accordance with the front yard setback requirements of § 86-367 for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in § 86-367. All regulations applicable to front yards shall apply except freestanding accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts, proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
 - (6) Supplementary yard regulations. For permitted reductions in yard dimensions, for permitted yard encroachments, and for placement of accessory buildings in yard area, refer to Article V, Division 4 of this chapter.
 - (7) Maximum building height. No residential structure shall exceed 2 1/2 stories or 35 feet. Accessory buildings shall not exceed a height of 15 feet on any residential lot. For permitted exceptions to residential building heights, refer to Article V, Division 5 of this chapter, supplementary height regulations. For building height limitations for nonresidential structures in residential districts, refer to § 86-654.

- (8) Minimum living space. Minimum gross living area per family shall not be less than 1,150 square feet of floor area on the first floor if one story or 775 square feet of floor area on the first floor level of two stories. In any case, the total living area shall not be less than 1,150 square feet.

State law reference: State-mandated residential uses, MCL 125.286g.

§ 86-373 RA District: One-Family Medium-Density Residential District.

[Code 1974, § 82-4]

- (a) Purpose. The purpose of the RA district is to achieve the same character, stability, and sound residential environment as intended for the one-family rural residential district (RR) and one-family low density residential district (RAA). The difference between RR, RAA, and RA districts is that a higher density of population will be permitted through the construction and occupancy of one-family dwelling structures on smaller lot areas with public sanitary sewer facilities. There is no intent to promote by these regulations a residential district of lower quality than in the RR district. This section applies to the RA district.
- (b) Uses permitted by right. All uses permitted by right in the RR district, subject to all the restrictions specified therefor.
- (c) Uses permitted by special use permit. Except as specified, all uses permitted by special use permit in the RR district are subject to all the restrictions specified therefor.
- (d) Uses not permitted.
- (1) Public riding stables and livestock auction yards.
 - (2) Greenhouses and nurseries selling at retail on the premises.
 - (3) Veterinary hospitals, clinics, or kennels.
 - (4) Game or hunting preserves operated for profit.
 - (5) Sand or gravel pits, quarries, incinerators, junk yards, sanitary fills, public or semiprivate sewage treatment and disposal installations, as provided for in Article VI of this chapter.
- (e) Dimensional requirements. The following dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted:
- (1) Minimum lot area: 10,000 square feet. Interior lot area requirements may be reduced for no more than 25% of the lots in any one subdivision plat, provided lots so reduced are not less than 9,000 square feet in area and provided the interior lot area of the subdivision plat averages 10,000 square feet. Attention is directed to supplementary regulations, Article V, Division 3 of this chapter for other permitted exceptions to lot area.
 - (2) Minimum interior lot width: 80 feet. Interior lot widths may be reduced for no more than 25% of the lots in any one subdivision plat, provided lots so reduced are no less than 70 feet in width, the interior lot width of the subdivision plat averages 80 feet in width, and no more than two adjacent lots shall be less than 80 feet in width.
 - (3) Minimum corner lot width: 90 feet along street upon which lot fronts.
 - (4) Maximum lot coverage. All buildings including accessory buildings shall not cover more than 30% of the total lot area.
 - (5) Minimum yard dimensions.
 - a. Front yards. In accordance with the setback requirements of § 86-367 for the type of street upon which the lot fronts.
 - b. Side yards: 10 feet.
 - c. Rear yards. For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth. For lots over 150 feet in depth, the rear yard shall not be less than 40 feet in depth.

**William F. Savage, P.E.
Savage Traffic Engineering, Inc.**

Summer Address

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Phone & Fax: 517-339-3933

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6611 Stone River Road, #206
Bradenton, FL 34203
Phone & Fax: 941-755-4681

July 14, 2015

Gail Oranchak, AICP
Charter Township of Meridian
5151 March Road
Okemos, MI 48864

RE: Rezoning on Powell Road

Hi Gail:

The proposed zoning (RAA) increases morning traffic by only 5 trips (22 to 27), and afternoon traffic by only 9 Trips (21 to 30). Daily traffic will increase 87 trips (206 to 293). And, there is no sight distance concern.

There is no need for further traffic studies.

Sincerely,

WFSavage

William F. Savage, P.E.

**Rezoning #15050
(Stockwell Development Group)
August 20, 2015**

APPLICANT: Stockwell Development Group
4277 Okemos Road
Okemos, MI 48864

STATUS OF APPLICANT: Purchaser

REQUEST: Rezone to C-3 (Commercial)

CURRENT ZONING: PO (Professional and Office)

LOCATION: 1510 Grand River Avenue and an undeveloped adjacent parcel to the west

AREA OF SUBJECT SITE: 9.07 acres (395,089.6 sq. ft.)

EXISTING LAND USE: Unoccupied and undeveloped

EXISTING LAND USES IN AREA: North: Single Family residences
South: Grand River Avenue, Multiple Family residential
East: Powell Road, Commercial
West: Sparrow office building

CURRENT ZONING IN AREA: North: RA (Single Family, Medium Density)
South: Grand River Avenue, C-2, RC (Multiple Family, Medium Density)
East: Powell Road, C-2 (Commercial)
West: PO (Professional and Office)

FUTURE LAND USE DESIGNATION: Office

FUTURE LAND USE MAP: North: Residential 3.5-5.0 du/a
South: Commercial and Residential 8-14 du/a (across Grand River)
East: Office
West: Office

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak
Gail Oranchak, AICP
Principal Planner

DATE: August 20, 2015

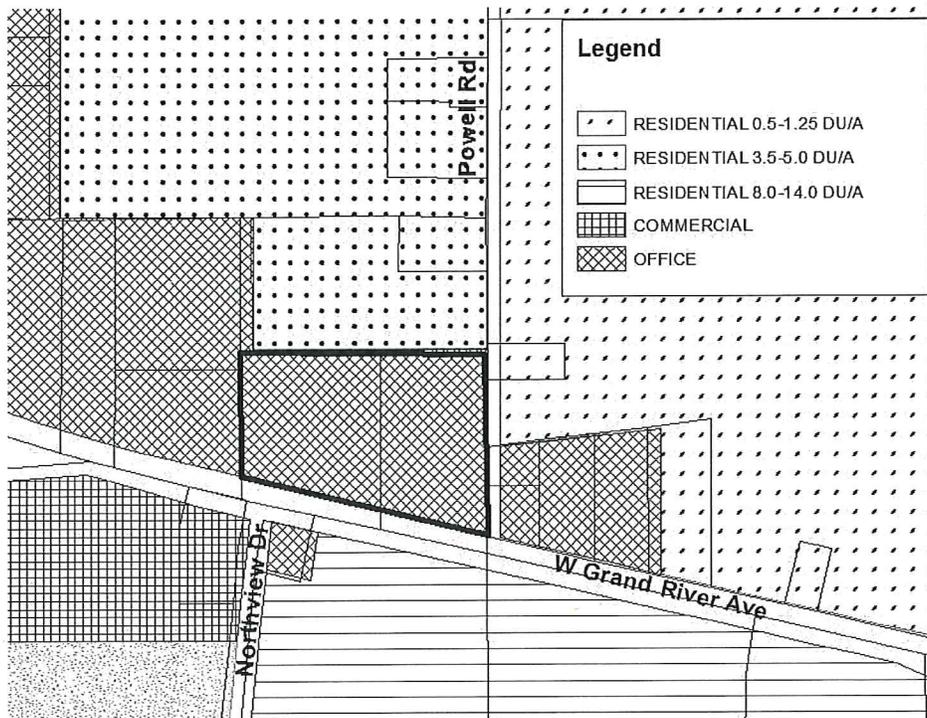
RE: Rezoning #15050 (Stockwell Development Group) request to rezone approximately 9.07 acres located on the northwest corner of Grand River Avenue and Powell Road

Stockwell Development Group, represented by Amanda Hooper, has requested the rezoning of two parcels totaling approximately 9.07 acres from PO (Professional and Office) to C-3 (Commercial). 1510 Grand River Avenue is a 4.36 acre parcel located on the northwest corner of Grand River Avenue and Powell Road. The second parcel is immediately west of 1510 Grand River Avenue. It is undeveloped and approximately 4.71 acres in area.

Master Plan

The 2005 Master Plan designates all two parcels in the Office category.

FUTURE LAND USE MAP



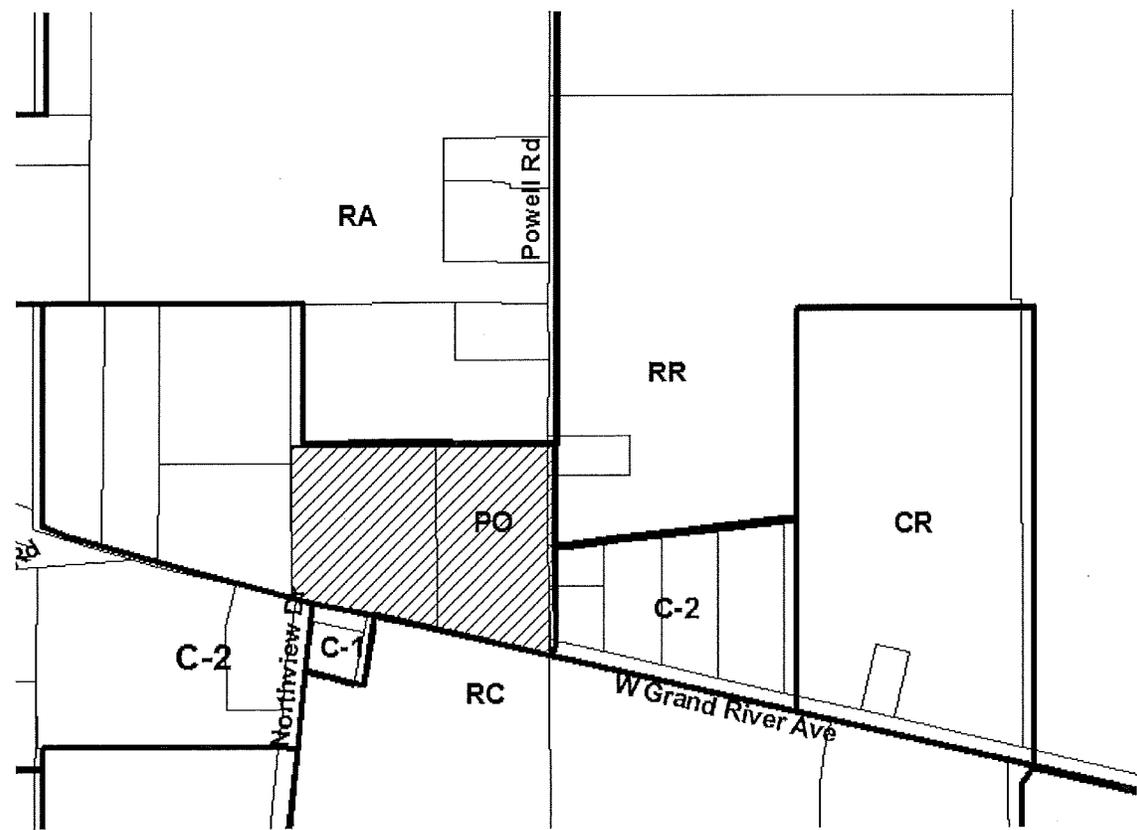
Zoning

The site is zoned PO (Professional and Office). PO zoning requires a minimum of 50 feet of lot width and 5,000 square feet of lot area. C-3 district sites require a minimum 100 feet of lot width and 10,000 square feet of lot area. Whether separately or combined, lot width and lot area exceed the minimum C-3 district requirements.

PARCEL	LOT AREA	LOT WIDTH
1510 Grand River	4.36 acres (189,922 sq. ft.)	+/- 320 ft.
Grand River	4.71 acres (205,167 sq. ft.)	+/- 420 ft.

ZONING DISTRICT	LOT AREA	LOT WIDTH
PO (Professional and Office)	5,000 sq. ft.	50 ft.
C-3 (Commercial)	10,000 sq. ft.	100 ft.

ZONING MAP

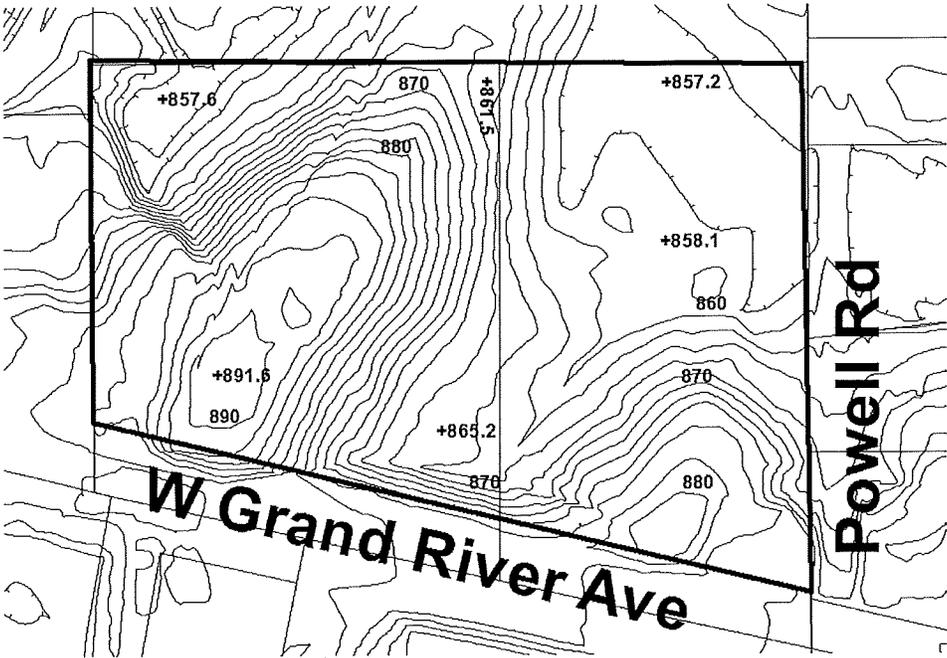


Physical Features

A former office building that has not been used for many years occupies 1510 Grand River and the second parcel is undeveloped. Dense and overgrown vegetation in the form of deciduous and conifer trees as well as shrubs cover a majority of the site. Vegetation in the form of grasses occurs in pockets along the Grand River frontage.

Topography

Rolling topography characterizes the site. Lowest elevations of 857.2 and 857.8 are generally located near the north property line. A valley with elevations in the 865 range runs north to south along the property line between the two parcels that make up the subject site. The highest elevation of 891.6 is located near the southwest corner of the site.



Wetlands

The Township Wetland Map shows two wetlands are present on the site. Located principally on the parcel northwest of the site, Wetland #22-15 includes a large detention pond owned by the Ingham County Drain Commissioner. Wetland #22-16 appears to cover the majority of 1510 Grand River.

The Township Wetland Map is a guide. Wetland delineations are not required for rezoning applications however a wetland delineation will be required with any future development application.

WETLAND	SIZE	ATTRIBUTES
22-15	8.95	Emergent/Open Water/Shrub-Scrub
22-16	5.51	Forested/Shrub-Scrub

WETLAND MAP



It appears from information provided in the applicant's Traffic Assessment a wetland delineation was prepared in June, 2015 to determine the amount of buildable area on the site. One wetland located in the northeast corner of the site is shown. As of today, a formal wetland delineation report has not been submitted to the Township to verify the findings of the applicant's consultant.

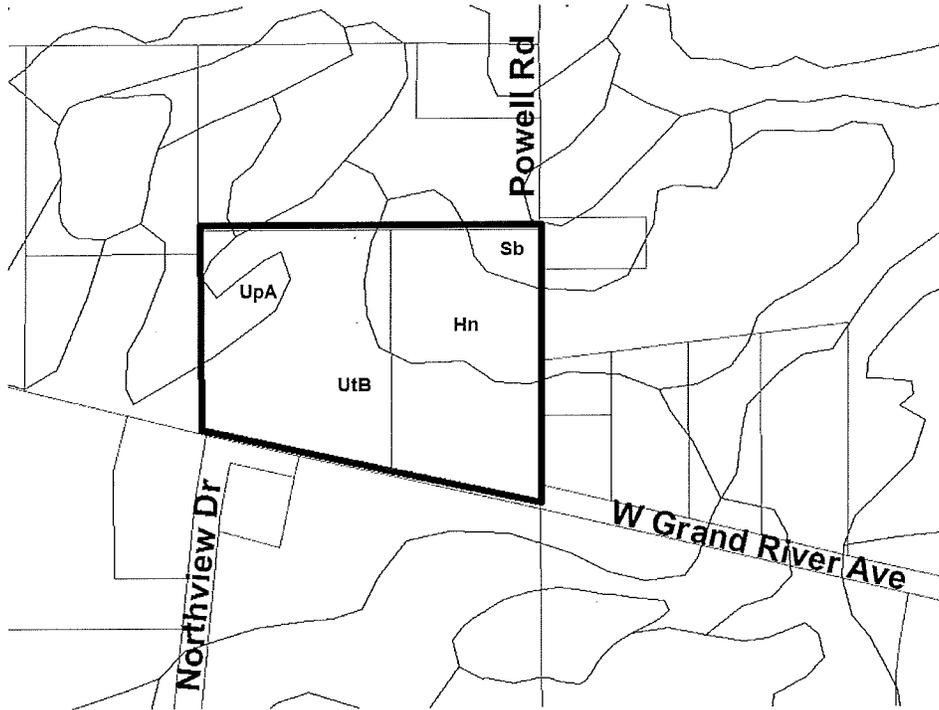
Soils

The following predominant soil types are found at the subject site:

SOIL ASSOCIATION	SEVERE LIMITATIONS
Hn (Houghton)	Subsides, Ponding, Low Strength
Sb (Sebewa)	Ponding
UpA (Urban Land-Capac/Colwood)	Wetness, Ponding
UtB (Urban Land-Marlette)	None

Source: Soil Survey of Ingham County, Michigan. 1992.

SOILS MAP



Greenspace Plan

The Township Greenspace Plan identifies Powell Road as a Scenic Road and Scenic Road Corridor.

The Township Greenspace Plan, like the Township Wetland Map, is a guide; it is not intended to serve as a detailed map at the parcel level. Instead it should be used as a general guide in determining the possible location of listed features.

Streets and Traffic

The site has frontage on both Grand River Avenue and Powell Road. According to Section 86-367, the Street Setbacks and Service Drives map, Grand River Avenue is classified as a Principal Arterial and Powell Road is classified as a Collector street. Grand River Avenue consists of two eastbound and two westbound lanes with a center turn lane. The road is under the jurisdiction of the Michigan Department of Transportation whose traffic count taken in 2013 showed average weekday vehicle trips totaled 17,000 at a location east of the Grand River Avenue and Central Park Drive intersection.

Powell Road is a gravel road from Grand River Avenue northward for approximately .7 miles and then paved with asphalt to Tihart Road where it terminates. Powell Road is under the jurisdiction

**REZ #15050 (Stockwell Development Group)
 Planning Commission (8/20/2015)
 Page 6**

of the Ingham County Road Department. The latest county traffic count taken in 2008 showed a total of 121 northbound and southbound vehicle trips per day along the length of Powell Road.

The applicant's traffic consultant prepared a rezoning traffic assessment comparing potential uses permitted in the PO (current) and C-3 (proposed) zoning districts. Trip generation from an approximately 96,000 square foot general office building was compared to an approximate 61,000 square foot supermarket. The report concludes traffic volumes will increase and there are no site distance issues on Grand River Avenue. Based on the number of peak hour vehicle trips, a Traffic Impact Analysis will be required prior to approval of a future development project.

	PO	C-3	Change
	95,850 sq. ft. General Office Building	60,980 sq. ft. Supermarket	
AM Peak Hour	185	207	+22
In	163	128	-35
Out	22	79	+57
PM Peak Hour	186	540	+354
In	22	274	+252
Out	154	276	+122
Weekday Vehicle Trips	1,271	5,474	+4,203

The Township's traffic consultant reviewed the applicant's traffic assessment commenting, "The peak hour traffic occurs during the afternoon with 274 vehicles entering and 276 existing. With two entrances, this amounts to traffic entering and leaving every 26 seconds. They should have no concerns with these traffic volumes."

A gap in the Township's pedestrian-bicycle pathway system extends from the Sparrow office building site immediately west of the subject site eastward to Cornell Road. Regularly scheduled CATA bus service is not available at this location.

Utilities

Public sanitary sewer and water service are available in the vicinity to serve this site.

Staff Analysis

The applicant has requested the rezoning of an approximate nine acre site consisting of two parcels located on the northwest corner of Grand River Avenue and Powell Road from PO (Professional and Office) to C-3 (Commercial). When evaluating the request, the Planning Commission should consider all uses permitted by right and by special use permit in 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 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 and more

**REZ #15050 (Stockwell Development Group)
Planning Commission (8/20/2015)
Page 7**

efficient use of land. In support of the rezoning, the applicant responded to applicable topics in the attached application materials.

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 will be provided for a future meeting.

Attachments

1. Application and supporting materials
2. Township traffic consultant's report dated August 10, 2015

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

REZONING APPLICATION

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

Part I

A. Owner/Applicant STOCKWELL DEVELOPMENT GROUP
Address of applicant 4277 OKEMOS ROAD, OKEMOS, MI 48864
Telephone: Work 517 349-1900 Home _____
Fax _____ Email KEN@STOCKWELLPROPERTIES.COM

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

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person AMANDA HOPPER
Address 5485 MARTINIQUE CIRCLE, E. LANSING, MI 48823
Telephone: Work _____ Home 517 927-9626
Fax _____ Email HOPPER_A@HOTMAIL.COM

C. Site address/location _____
Legal description (Attach additional sheets if necessary) _____
Parcel number 33-02-02-22-426-006 & 007 Site acreage 4.71 AND 4.36 RESPECTIVELY

D. Current zoning PO Requested zoning C-3

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

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

Part II

REASONS FOR REZONING REQUEST

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____
- 2) The conditions of the surrounding area have changed in the following respects: Substantial residential development in the area as well as need for services for these residents. PO is unreasonable , overflow of office. Low /no demand.
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: A geographic shift of office to the Okemos Road/I-96 area better serves the area. This area is more consistent with commercial zoning.
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: All adjacent properties are zoned commercial with the exception of the north with has a wetland buffer. M-43 is a major arterial road for township.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: Adjacent properties are zoned commercial with the exception of the residential to the north, wetland buffer.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Have plenty of capacity of M-43. Last site to with public utilities.
- 5) Requested rezoning addresses a proven community need, specifically: As a major arterial there is a limited supply of frontage that retailers and restaurants desire.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: Commercial zoning is much more consistent with the surrounding development and the need is there with the expansion of residential.
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____

Part III

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

Yes No (Please check one)

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

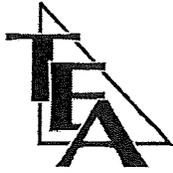
Amanda Hopper
Signature of Applicant

7/17/15
Date

Amanda Hopper
Type/Print Name

Fee: \$ 1,020

Received by/Date: Gail O'Neil 7/17/15



TRAFFIC ASSESSMENT

For the

Proposed Rezoning of

**8.6 Acres on Grand River Avenue (M-43)
And Powell Road**

Meridian Charter Township, Ingham County, MI

July, 2015

Prepared by:

**Traffic Engineering
Associates, Inc.**

**PO Box 100 • Saranac, Michigan 48881
517/627-6028 FAX: 517/627-6040**

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PROJECT DESCRIPTION

The purpose of this study is to determine the difference in the traffic being generated between the existing zoning, Professional Office (PO), and the proposed zoning, Commercial (C-3), of an approximate eight point six (8.6) acre parcel located at the northwest corner of Grand River Avenue (M-43) and Powell Road in Meridian Charter Township, Ingham County, Michigan.

The trip generation for the existing parcel was based on the largest trip generators allowed under the Professional Office (PO) zoning, and the trip generation for future development was determined by the largest trip generator use allowed under the proposed Commercial (C-3) zoning category.

The traffic analysis consists of the following items:

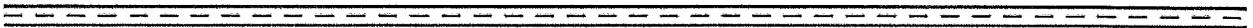
- Comparison of trips being generated with the existing zoning Professional Office (PO), versus the requested new zoning Commercial (C-3).
- Discussion of any potential sight distance issues.

This study was conducted in accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, and the Meridian Charter Township Zoning Ordinance.





Aerial Photo



EXISTING CONDITIONS

Grand River Avenue (M-43) is an east-west, five-lane paved roadway with concrete curb and gutter. There is a concrete sidewalk along the south side of Grand River Avenue (M-43). Grand River Avenue (M-43) is under the jurisdiction of the Michigan Department of Transportation (MDOT). The posted speed limit is 50 MPH.

Powell Road is a gravel road with no ditches or sidewalks. Powell Road is under the jurisdiction of the Ingham County Department of Roads. The roadway is not posted; therefore it is assumed that the prima facie speed limit is 55 MPH.

LAND USE

The project site is vacant property. Surrounding land uses are primarily commercial to the east and west, and scattered residential to the north along Powell Road and apartments on the south side of Grand River Avenue (M-43).

SURROUNDING ZONING

The surrounding zoning consists of Professional Office (PO), Commercial (C-2) and Commercial (C-3) to the east and west along Grand River Avenue (M-43). There is Commercial (C-1) on the south side of Grand River Avenue (M-43) and Residential (RA) to the north along Powell Road.



TRAFFIC GENERATION

In order to determine the use that would generate the maximum number of vehicle trips under Professional Office (PO), this study used the Meridian Township guidelines of 10,000 square feet of floor space for every 31,812 square feet of property as being the maximum square footage (footprint) of a building that can be built on a site zoned PO (Professional Office).

The property on Grand River Avenue (M-43), which is currently zoned PO (Professional Office), consist of a total of 8.6 acres, of which only 7.0 acres are usable due to existing wetlands. Seven (7) acres is equivalent to 304,920 square feet. Using the township guidelines, the maximum footprint under this zoning category would be approximately 95,850 square feet.

The maximum building size estimate for Commercial (C-3) zoning is different from Professional Office (PO). The Meridian Township guideline for the maximum building footprint for C-3 zoning is a 5 to 1 ratio, or 20% of the total acreage. Using this guideline, the maximum building footprint for the property on Grand River Avenue (M-43) under a C-3 zoning would be approximately 60,980 square feet.

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (9th edition). General Office Building (ITE Code 710) was selected to represent the existing zoning category, Professional Office (PO), for trip generation of the maximum building size of 95,850 square feet. The ITE description of General Office Building is as follows:

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers and tenant services, such as a bank or savings and loan institution, a restaurant or cafeteria and service retail facilities.

Supermarket (ITE Code 850) was selected to represent the proposed zoning category, Commercial (C-3), for trip generation of the maximum building size of 60,980 square feet. The ITE description of Supermarket is as follows:

Supermarkets are free-standing retail stores selling a complete assortment of food, food preparation and wrapping materials, and household cleaning items. Supermarkets may also contain the following products and services: ATMs, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies and video rental areas.

A comparison of trip generation for the existing zoning to the proposed zoning for the Grand River Avenue (M-43) property is summarized in **Table 1**. Based on this data, it is projected that the proposed rezoning (C-3) will generate higher traffic volumes than the current zoning (PO) by 22 vehicle-trips in the AM peak hour and 354 vehicle-trips in the PM peak hour with a difference in the weekday volume of 4,203 trips.



**Table 1
Traffic Generation Summary**

	Existing Zoning – (PO)	Proposed Zoning – (C-3)	Change in Traffic Volumes
ITE Code	General Office Building (710)	Supermarket (850)	
Size	95,850 Sq. Ft.	60,980 Sq. Ft.	
AM Peak Hour Vehicle Trips	185	207	+22
In	163	128	-35
Out	22	79	+57
PM Peak Hour Vehicle Trips	186	540	+354
In	22	274	+252
Out	154	276	+122
Weekday Daily Vehicle Trips	1,271	5,474	+4,203



SIGHT DISTANCE

A field review shows that there are no sight distance issues with the property on Grand River Avenue (M-43).

CONCLUSIONS

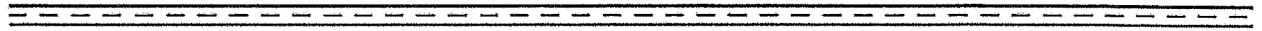
A summary of the findings of this study are listed as follows:

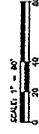
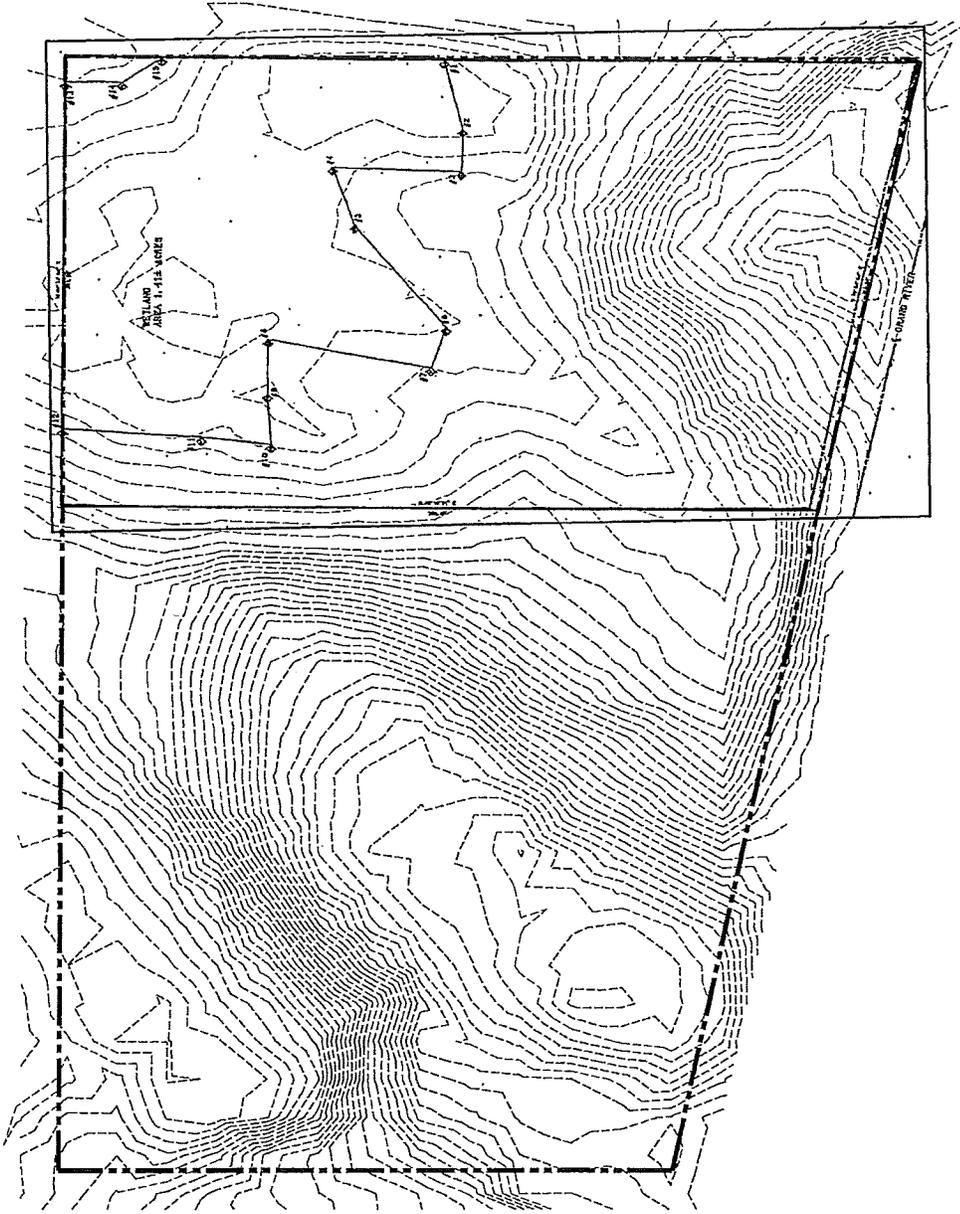
- The traffic volumes generated by the proposed rezoning category, Commercial (C-3), will be higher than the existing zoning category, Professional Office (PO).
- There are no sight distance issues on Grand River Avenue (M-43).



SUPPLEMENTAL

Site Survey
Meridian Township Zoning Codes





fishbeck, thompson, carr, & huber, inc.
June 17, 2015

Meridian Twp.

Sec. 86-432. - PO district: Professional and office district.

- (a) *Purpose.* The PO district is intended to accommodate those nonresidential uses of an administrative or professional nature which are necessary to the normal conduct of a community's activities. It is specifically designed, however, to prohibit the introduction of commercial establishments of a retail nature, or other activities which require the constant visits of the general public. This section applies to such district.
- (b) *Uses permitted.* The following types of commercial activities may be permitted, provided that only public sanitary sewerage will be utilized. All of the following uses permitted must be conducted wholly in a permanent, fully enclosed building:
- (1) Offices of professionals licensed by the State of Michigan to treat human patients such as, but not limited to, chiropractors, dentists, dietitians/nutritionists, massage therapists, occupational therapists, optometrists, osteopaths, physical therapists, physicians, podiatrists and psychologists. This shall not include facilities accommodating overnight patients or providing secondary services not specifically listed as permitted.
 - (2) Hospitals, medical clinics, and veterinary clinics, provided that all activities are carried out within a building and that no objectionable sights, sounds, or odors are produced which may be discernable at the property lines.
 - (3) Offices of architects, engineers, urban planners, and artists and others employed in the graphic arts.
 - (4) Offices in which the personnel will be employed for work in one or more of the following fields: executive, administrative, legal, writing, clerical, stenographic, accounting, insurance, and similar enterprises.
 - (5) Research laboratories, provided that no heavy mechanical equipment is used in the normal operation of the laboratories and provided that the character of its research would not make it objectionable because of sights, sounds, odors, and traffic congestion produced.
 - (6) Religious institutions, except when located adjacent to a one-family or two-family residential zoning district (RRR, RR, RRA, RAAA, RAA, RA, RB, and RX).
- (c) *Uses permitted by special use permit.*
- (1) Child care centers.
 - (2) Funeral homes and mortuaries, subject to the following:
 - a. Adequate assembly area shall be provided on the site for vehicles to be used in funeral processions. Automobile assembly areas may be counted toward the parking requirement provided the standards of article VI of this chapter governing parking lot design, construction, and landscaping are met.
 - b. A caretaker's residence may be provided within the main building of mortuary establishments as an accessory use.
 - (3) The following uses may be permitted by special use permit when deemed appropriate to the primary use of the land or structure:
 - a. Drug store.
 - b. Barber or beauty shop.
 - c. Restaurant, provided there are no drive-in or drive-through type facilities associated with it.
 - d. Public utility structures, publicly owned and operated buildings and uses.
 - (4) Religious institutions, when located adjacent to a one-family or two-family residential zoning district (RRR, RR, RRA, RAAA, RAA, RA, RB, AND RX), subject to the following site location and development standards:

- a. *Minimum lot area.* Two acres.
 - b. *Minimum yard dimensions.*
 1. *Front yards.* In accordance with section 86-367 for the type of street upon which the building faces but no closer than 50 feet to any street right-of-way line.
 2. *Side and rear yards.* No building shall be closer than 50 feet to any side or rear property line.
 - c. *Maximum lot coverage.* No more than 25 percent of the lot shall be covered by buildings.
 - d. *Maximum building height.* As permitted in the adjacent residential district unless the building setback is one additional foot for each foot of additional height above the height limitation.
 - e. *Access.* Motor vehicle ingress and egress should be from a street designated in section 86-367 as an arterial or collector street.
 - f. *Site locations.* Sites should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.
- (d) *Professional/office site development requirements.*
- (1) *Minimum lot area.* Five thousand square feet.
 - (2) *Minimum lot width.* Fifty feet.
 - (3) *Minimum yard dimensions.*
 - a. *Front yards.* In accordance with the setback requirements of section 86-367 for the type of street upon which the lot fronts.
 - b. *Side and rear yards.* The principal building may be constructed on the property line if constructed with the adjacent property owner's approval at the same time as, and in conjunction, with construction of an abutting building, but if side yards or rear yards are provided, they shall be at least 15 feet.
 - c. *Side and rear yards adjacent to a residential district.* No structure shall be less than 50 feet from any residential district boundary line.
 - d. *Corner lots.* A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in section 86-367 for the type of street or streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
 - (4) *Maximum building heights.* Thirty-five feet, unless each required yard is increased one foot for every foot of height above 35 feet.
 - (5) *Signs.* Signs identifying any of the permitted uses in this district shall be in accordance with those requirements specified in the schedule outline in article VII of this chapter.
 - (6) *Off-street parking and loading requirements.* Motor vehicle parking and loading, and bicycle parking requirements for this district are specified in article VIII of this chapter.
 - (7) *Design review.* All uses in this district are subject to design review as prescribed in article II, division 5 of this chapter.
 - (8) *Landscaping.* Landscaping shall be maintained in all required front and side yards, in accordance with plans approved by the planning director. A landscape plan showing locations and varieties of plant materials shall be submitted for site plan review. All landscaped areas shall be planted with suitable living plant materials and replaced as necessary. Landscaped areas shall be watered, weeded, and generally maintained.
 - (9) *Other requirements.*
 - a. Lighting shall be accomplished in a manner such that no illumination source is visible beyond the property lines of the lot upon which the use is located, and such that no illumination shall adversely affect the welfare of an adjacent property.
 - b. Side or rear yards may not be used for storage.

- c. All refuse containers, including trash and recycling containers, shall be enclosed on at least three sides by a screening device approved by the planning director, subject to the following provisions:
 - 1. For existing uses receiving a certificate of occupancy prior to the effective date of this section, recycling containers shall be placed adjacent to other refuse containers on-site. If the planning director determines that it is not practical to place the container adjacent to other refuse containers on the site, such containers may be placed in parking areas, provided that the space used for the container shall not occupy required parking spaces and further provided that recycling containers shall be enclosed on three sides by a screening device approved by the planning director.
 - 2. For uses receiving a certificate of occupancy after the effective date of this section, recycling containers shall meet the requirements of this section and the requirements for site plan review under article II, division 5 of this chapter.
 - d. Air conditioning units, heating oil storage tanks, or similar appurtenances shall be properly screened as approved by the planning commission.
- (10) *Maximum impervious surface.* The maximum percentage of impervious surface permitted on a site shall be 75 percent. Impervious surfaces shall include all land covered with paving, buildings, and other nonporous surfaces. The impervious surface ratio is calculated by dividing the total impervious surface by the gross area of the site. The following shall be counted as pervious surfaces:
- a. Required perimeter landscaped buffers.
 - b. Fifty percent of on-site stormwater detention and retention basins, if designed as an integral part of the site landscaping, provided that the side slope of such basins shall not be steeper than 4:1 (horizontal:vertical).
 - c. Parking lot islands and medians that are 20 feet or greater in each dimension.
- (e) *Miscellaneous.* No structure erected for the purposes of acting as a residential dwelling or apartment shall be used for commercial or office purposes unless it can meet all commercial structure standards of the state building code and unless a special use permit is obtained from the planning commission. These restrictions are not applicable to legitimate home occupations as defined by this chapter. The intent of this section is to protect the safety of township residents while allowing reasonable use of historic or otherwise sound residential structures.

(Code 1974, § 82-10; Ord. No. 2007-14, § 1(D), (E), 11-25-2007; Ord. No. 2009-07, § 1.A., 8-30-2009; Ord. No. 2010-02, § 1.D., 2-28-2010)

Cross reference— Licenses, permits, and miscellaneous regulations, ch. 38.

5. The minimum parcel size shall be 2.5 acres.
- (15) Enclosed climate controlled storage facilities.
- a. Standards applying to enclosed climate controlled storage facilities in the C-2 district:
 1. No trucks shall be allowed to park overnight or idle their engines on the site.
 2. There shall be no outside storage. All items warehoused or stored on the property shall be within an enclosed building that is climate controlled. The building shall have a maximum of two loading/unloading doors, plus one additional loading dock and door for oversized vehicles located at the rear of the building's facade, or the facade that is least visible from the public street.
 3. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems shall be screened from street level view on all sides, or property line where streets are not present, by an opaque structure made to match the building.
 4. The dumpster enclosure shall be located adjacent to the building and shall be screened on all four sides, with three sides containing similar building materials made to match the building. Unique site circumstances may necessitate the dumpster to be located away from the building, in which the location shall be subject to the review and approval of the Director of Community Planning and Development.
 5. The building, equipment, and off-street parking area on the site shall be properly screened from adjoining properties, especially residentially zoned properties, and the use of natural screening materials shall be required.
 6. Building materials shall include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Materials such as vinyl, aluminum and other metal sidings shall be avoided.
 7. The buildings shall be designed so that exterior materials are consistent with and are sensitive to nearby historical features, blend with facades of adjacent buildings and complement streetscape improvements in the area.
 8. Interior doors shall not be visible from outside of the enclosed climate controlled storage facility.
 9. When located adjacent to a residential zoning district, enclosed climate controlled storage facilities shall be setback a minimum of 200 feet from all residential zoning district lines and include a double row of evergreens for screening.
 10. When the boundary of the C-2 (Commercial) zoned lot or parcel on which the enclosed climate controlled storage facility is located is separated from a residential zoning district by a railroad, river, or public road, the 200 foot setback and double row of evergreens shall not be required.

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

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

§ 86-405 C-3 Commercial District.

[Code 1974, § 82-11.5; Ord. No. 2002-04, 4-16-2002; Ord. No. 2005-01, 1-30-2005; Ord. No. 2005-04, 3-13-2005; Ord. No. 2009-05, 8-2-2009]

- (a) Purpose. The C-3 district is established for the accommodation of those retail and business service activities that serve the whole community and the metropolitan region. Such activities require land and structure uses that are typically large in scale and densely grouped generating a large volume of primarily vehicular traffic. It is the purpose of these regulations to permit the establishment of a wide variety of business enterprise types in this district. This section applies to the C-3 district.

- (b) Standards applying to all C-3 commercial uses.
 - (1) Minimum lot area: 10,000 square feet, except where otherwise specified.
 - (2) Minimum lot width: 100 feet, except where otherwise specified.
 - (3) Side and rear setback adjacent to a residential district. Two hundred fifty feet for all buildings, parking, access drive, or other structures. Screening shall be incorporated into the setback.
- (c) Uses permitted by right.
 - (1) Any use or combination of uses permitted by right in the C-1, C-2, or C-3 commercial districts, regardless of size, when located in a building or group of buildings with a maximum combined gross floor area of 25,000 square feet and located on a lot.
 - (2) Accessory structures and uses customarily incidental to the permitted uses in subsection (1) of this section.
 - (3) Athletic clubs and health spas customarily consisting of facilities intended for fitness, recreation, and/or therapeutic purposes including, but not limited to, one or more of court games, swimming pools and whirlpools, exercise and physical therapy equipment, steam and sauna baths, and group exercise and/or dance facilities along with ancillary facilities and services. Athletic clubs and health spas with outdoor athletic and recreation facilities shall require a special use permit when the outdoor athletic and recreation facilities are located less than 500 feet from a residential district.
 - (4) Building supply and equipment and hardware stores.
 - (5) Concert halls and similar places of assembly.
 - (6) Funeral homes and mortuaries, excluding crematoriums.
 - (7) Hospitals, medical clinics, and ambulance services.
 - (8) Indoor recreation establishments, such as bowling alleys, billiard rooms, tennis facilities, and similar uses.
 - (9) Motor vehicle sales and service establishments, provided the outdoor area is paved and properly drained. Dismantled or inoperative vehicles, if stored on-site, shall be within a wholly enclosed building or outside provided the area is enclosed by a solid fence. In addition to the requirements of Subsection 86-402(1)b, uses in this category shall be set back a minimum of 50 feet along side and rear property lines adjacent to other nonresidential uses.
 - (10) Museums and art galleries.
 - (11) Parking buildings or lots.
 - (12) Printing, photographic reproduction, blue printing and related trades and arts but excluding book, newspaper, and magazine publishing and similar publishing services.
 - (13) Sales and fabrication of stone monuments.
- (d) Permitted conditional uses.
 - (1) All conditional uses permitted in the C-2 commercial district.
 - (2) Manufacturing and processing establishments selling their entire output at retail on the premises.
 - (3) Open air business, uses such as retail sales of nursery stock, lawn furniture, playground equipment, and garden supplies, provided the total sales and storage area is fenced (chain link shall not be acceptable) or otherwise enclosed in a permanent manner.
 - (4) Public and private utility structures, except those with storage yards, provided an obscuring wall or fence or landscaped buffer shall be installed to serve as a buffer between the utility and adjacent uses.
- (e) Uses permitted by special use permit.

- (1) Boat, recreational vehicle, and mobile home sales, rental, repair, and display outdoors, provided the outdoor area is paved and properly drained. Dismantled or inoperative vehicles, if stored on-site, shall be within a wholly enclosed building or outside provided the area is enclosed by a solid fence.
- (2) Equipment or other rental type business that displays items for rent outside a building.
- (3) Hotels or motels.
 - a. Standards applying to hotels and motels in the C-3 district:
 1. Access to the site containing the hotel or motel shall be from a street designated as a minor or principal arterial in §86-367 of the Code of Ordinances or by means of a street designed for the purpose of serving a commercial development.
 2. Ancillary guest services such as, but not limited to maid and linen service, telephone/fax/e-mail, continental breakfast, meeting rooms, banquet room/hall, gift shop, restaurant and lounge, and recreation and fitness facilities shall be allowed in conjunction with an approved hotel or motel.
 3. None of the guest rooms or suites shall be occupied as an apartment or primary residence with an exception for one resident manager/owner, who may reside in a dwelling located within the hotel or motel.
- (4) Enclosed climate controlled storage facilities.
 - a. Standards applying to enclosed climate controlled storage facilities in the C-3 district:
 1. No trucks shall be allowed to park overnight or idle their engines on the site.
 2. There shall be no outside storage. All items warehoused or stored on the property shall be within an enclosed building that is climate controlled. The building shall have a maximum of two loading/unloading doors, plus one additional loading dock and door for oversized vehicles located at the rear of the building's facade, or the facade that is least visible from the public street.
 3. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems shall be screened from street level view on all sides, or property line where streets are not present, by an opaque structure made to match the building.
 4. The dumpster enclosure shall be located adjacent to the building and shall be screened on all four sides, with three sides containing similar building materials made to match the building. Unique site circumstances may necessitate the dumpster to be located away from the building, in which the location shall be subject to the review and approval of the Director of Community Planning and Development.
 5. The building, equipment, and off-street parking area on the site shall be properly screened from adjoining properties, especially residentially zoned properties, and the use of natural screening materials shall be required.
 6. Building materials shall include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Materials such as vinyl, aluminum and other metal sidings shall be avoided.
 7. The buildings shall be designed so that exterior materials are consistent with and are sensitive to nearby historical features, blend with facades of adjacent buildings and complement streetscape improvements in the area.
 8. Interior doors shall not be visible from outside of the enclosed climate controlled storage facility.
 9. When located adjacent to a residential zoning district, enclosed climate controlled storage facilities shall be constructed as part of an existing or proposed multiple-tenant retail center, shall be setback a minimum of 200 feet from all residential zoning district lines and include a double row of evergreens for screening.
 - 10.

When the boundary of the C-3 (Commercial) zoned lot or parcel on which the enclosed climate controlled storage facility is located is separated from a residential zoning district by a railroad, river, or public road, the 200 foot setback and double row of evergreens shall not be required.

- (5) Ministorage establishments, such as the warehousing and storage of personal property, motor vehicles, boats, motor homes, furniture, and similar noncommercial property, provided:
 - a. The use would not be objectionable because of sights, sounds, odors or traffic congestion.
 - b. The ministorage facility is either located behind other commercial buildings that are adjacent to the street or shall meet screening and landscaping requirements. In order to assure continued adequate access to the ministorage facility, the Planning Commission may require dedication of a permanent easement or right-of-way or vehicular access.
- (6) Outdoor recreation and physical fitness areas when associated with indoor athletic clubs and health facilities.
- (7) Passenger terminals for bus or other public transit except airports.
- (8) Any building or group of buildings with a combined gross floor area of greater than 25,000 square feet and located on a lot.
- (9) Any use or combination of uses located in a structure larger than 100,000 square feet in gross floor area. Provisions are established in this section for the Township to accommodate the construction and operation of such uses to the extent and in accordance with such standards that result in the optimum future development of the Township.
 - a. Site development uses permitted. Any use permitted by right or by special use permit in the C-1 or C-2 commercial district.
 - b. Site development requirements:
 1. Types of structures. All permitted activities shall be conducted entirely within a wholly enclosed permanent building, except as noted in the following:
 - i. The parking of customers and employees' vehicles.
 - ii. The loading and unloading of commercial vehicles which shall take place directly into or out of a building.
 - iii. Temporary exhibitions, provided they are properly licensed as a temporary outdoor use under the provisions of this chapter.
 - iv. Gasoline service stations, provided they comply with all design requirements of this Code of Ordinances.
 2. Minimum lot area: five acres.
 3. Minimum lot frontage: 300 feet.
- (10) Adult bookstores, adult motion picture theaters, adult mini-motion-picture theaters, except that no building or land, and no building hereafter erected, converted, or structurally altered, shall be used as an adult bookstore, adult motion picture theater, or adult mini-motion-picture theater if that building or land is located within 400 feet of the property line of any residentially zoned district as defined in this chapter or within 2,640 feet of any public school building or facility, and except that no adult bookstore, adult motion picture theater, or adult mini-motion-picture theater shall be located within 800 feet of any other establishment that is an adult bookstore, adult motion picture theater, or adult mini-motion-picture theater.
 - a. Definitions. As used in this subsection:
 1. Adult bookstore means an establishment that has, as a substantial or significant portion of its stock in trade, sexual paraphernalia, books, periodicals, magazines, newspapers, pamphlets, pictures, photographs,

motion picture films, and/or videotapes which are distinguished or characterized by their emphasis on matter depicting, describing or relating to nudity, sadomasochistic abuse or sexual conduct.

2. Adult motion picture theater means an establishment, whether in a completely enclosed building or not, that offers, for an admission fee, membership fee, or other valuable consideration, the viewing during more than 25% of its operating hours of motion picture films, pictures or photographs which are distinguished or characterized by their emphasis on nudity, sadomasochistic abuse, or sexual conduct.
 3. Adult theater means an enclosed building or any portion of a building which is used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual conduct, nudity, or sadomasochistic abuse by any means of display, including, without limitation, by motion picture, mechanical amusement devices, television, including videotape or closed circuit, or live performance for observation by patrons therein.
 4. Nudity means uncovered or less than opaquely covered postpubertal human male or female genitals, pubic areas or buttocks.
 5. Sadomasochistic abuse means flagellation or torture by or upon a human.
 6. Sexual conduct means any of the following actual or simulated acts of:
 - i. Human sexual intercourse, homosexual or heterosexual;
 - ii. Human or animal masturbation;
 - iii. Bestiality;
 - iv. Fellatio;
 - v. Cunnilingus; or
 - vi. Human excretory functions.
- b. Purpose. In addition to the purpose expressed as the purpose of this chapter, the purpose of the locational requirements of this section is to prevent crime, protect and preserve the quality of life in the Township's retail trade; to maintain property values; to protect and preserve the quality of life in the Township; to preserve areas frequented by children from increased criminal activity and increased blight or other neighborhood deterioration; and to prevent the blighting, downgrading, and deterioration of residential neighborhood and commercial districts.
- (11) Banks, credit unions, savings and loan establishments with drive-through facilities.
- (12) Restaurants or other eating establishments with drive-through facilities which serve food and may serve alcoholic beverages for consumption on the premises or for carryout.
- (13) Drive-in or drive-through uses.
- a. Standards applying to all drive-in or drive-through uses.
 1. Side and rear yards shall be at least 20 feet, except that all buildings shall be located in accordance with the Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan for established setbacks. This subsection does not apply to drive-in uses adjacent to residential districts.
 2. Screening.
 - i. Screening shall be provided to a height acceptable to the Director of Community Planning and Development along all property lines abutting a residential district and sufficient to visibly obscure adjoining uses. Fences and walls shall not exceed six feet.
 - ii. No screening shall be closer than 30 feet to the nearest edge of any street right-of-way.
 - b. Standards applying to gasoline and automobile service stations, and oil change establishments.

1. No gasoline service station shall have more than 10 vehicle fueling stations.
 2. Any building, gas island, air compressors, tire filling stations, vacuum cleaners, or similar equipment shall be set back a minimum of 300 feet from an abutting residential district line.
 3. Any building or structure shall be set back a minimum of 100 feet from the property line when adjacent to a child care center.
 4. The site shall accommodate safe internal vehicle circulation.
 5. Setbacks for vehicle fueling stations, and similar equipment, shall be a minimum of 20 feet from any right-of-way lines as specified in the Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan. Gasoline pump islands, and similar equipment shall be a minimum of 25 feet from a side or rear property line.
 6. Off-street vehicle storage. No outdoor storage of wrecked or partially dismantled vehicles shall be permitted unless such vehicles are required to be temporarily stored for a period of time by police or court order. All such storage facilities shall be screened or shielded, in accordance with the special use permit.
 7. All activities, except routine maintenance performed at the fuel pump shall be carried on entirely within a building.
 8. There shall be no outdoor displays of items for sale, such as tires, tractors, lawnmowers, or other materials, except that supplies intended to be provided to customers directly, such as oil or windshield washer fluid, may be displayed on the pump islands.
 9. The extensive physical modification of vehicles shall not be permitted in a gasoline service station.
 10. Storage of flammable products. Outside aboveground tanks for the storage of gasoline, oil or other inflammable liquids or gases for sale, other than liquefied petroleum gas, shall be prohibited at any gasoline service station.
- c. Standards applying only to drive-in car washes, automatic and self-service.
1. In self-service car washes, no equipment, such as a vacuum cleaner, shall be located in the front yard.
 2. Buildings shall be set back a minimum of 500 feet from an abutting residential district.
 3. Storage of flammable products. Outside aboveground tanks for the storage of gasoline, oil or other flammable liquids or gases, other than liquid petroleum gas, for sale shall be prohibited.
 4. Car washes, including self-service types, shall not be allowed to operate so as to adversely affect the adjacent residential properties and surrounding area.
- d. All other drive-in or drive-through facilities. For all other drive-in or drive-through facilities, excluding drive-in theaters, service may be in automobiles, but all other activities must be totally within a building. Such facilities shall receive review under the provisions of Article II, Division 5, of this chapter and the approval of the Planning Commission. All standards applicable to the district in which the use is located shall also be met.

§ 86-406 through § 86-430. (Reserved)

**William F. Savage, P.E.
Savage Traffic Engineering, Inc.**

Summer Address

6401 Timber Ridge Trail
East Lansing, MI 48823
Phone & Fax: 517-339-3933

e-mail: MSUSavage@aol.com

Winter Address

6611 Stone River Road, #206
Bradenton, FL 34203
Phone & Fax: 941-755-4681

August 10, 2015

**Gail Oranchak, AICP
Charter Township of Meridian
5151 March Road
Okemos, MI 48864**

RE: Rezoning – 8.6 Acres on Grand River and Powell Road

Hi Gail:

This report was well prepared, using the highest traffic generator for C-3 zoning (Supermarket). There will be at least two entrances for this store.

The peak hour traffic occurs during the afternoon with 274 vehicles entering, and 276 exiting. With two entrances, this amounts to traffic entering and leaving every 26 seconds. They should have no concerns with these traffic volumes.

Sincerely,

WFSavage

William F. Savage, P.E.

**Mixed Use Planned Unit Development #15034
(Meridian Investment Group, LLC)
August 21, 2015**

APPLICANT: Meridian Investment Group, LLC c/o
Eckhardt & Associates, P.C.
1427 W. Saginaw Suite 150
East Lansing, MI 48823

STATUS OF APPLICANT Owner

REQUEST: Redevelop an existing site and construct a mixed use
planned unit development

CURRENT ZONING: C-2 (Commercial) and PO (Professional and Office)

LOCATION: Southeast corner of Grand River Avenue and Northwind
Drive (private portion) currently addressed as 4970 through
5030 Northwind Drive

AREA OF SUBJECT SITE: Approximately 6.23 acres

EXISTING LAND USE: Office

FUTURE LAND USE: Office

**EXISTING LAND USES
IN AREA**

North: Commercial
South: Office
East: Commercial
West: Multiple-family residential and City of East Lansing

CURRENT ZONING IN AREA: North: C-2 (Commercial)
South: PO (Professional and Office)
East: C-2 (Commercial)
West: RCC (Multiple-Family, High Density) and City of
East Lansing

FUTURE LAND USE MAP: North: Commercial and Office
South: Residential (8.0 to 14.0 du/a)
East: Commercial
West: City of East Lansing

MEMORANDUM

TO: Planning Commission

FROM:


Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: August 21, 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 site and establish a mixed use planned unit development (MUPUD) at the property known as Executive Office Park, an office complex located at the southeast corner of Grand River Avenue and Northwind Drive. The site has frontage along Grand River Avenue. Northwind Drive is a private access drive (with a different property owner) that forms the south and west boundaries of the project area. A recorded cross access agreement is in place for the private access drive (Northwind Drive) which allows egress and ingress for traffic generated by the subject site.

The overall project site, approximately 6.23 acres in size, consists of three parcels and is located in Section 17 and 20 of the Township. The existing office park has five office buildings (addressed as 4970, 4990, 5000, 5020, and 5030 Northwind Drive), which were built in the mid to late 1970's. The five buildings total approximately 90,000 square feet. The applicant is planning to raze the existing buildings and construct four new buildings. The approximate northern half of the subject site is zoned C-2 (Commercial) and the southern half is zoned PO (Professional and Office).

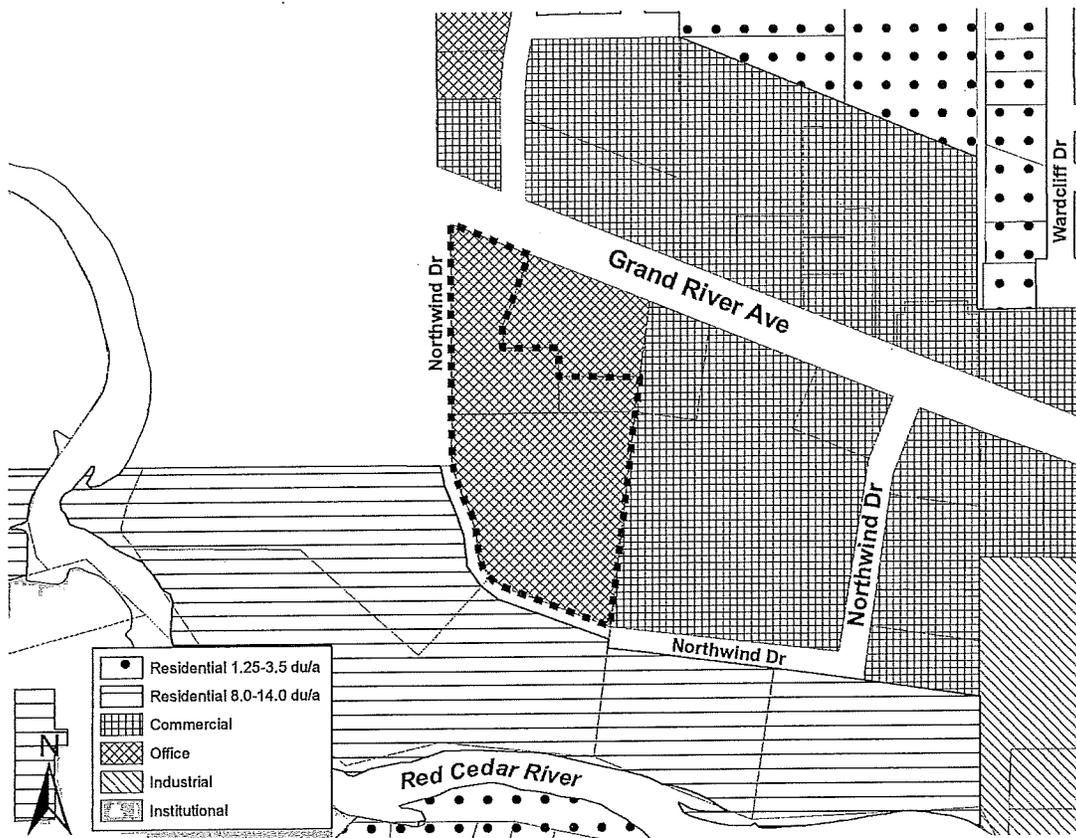
The project, called "Red Cedar Flats" includes the construction of four new multi-story buildings. A 3-story mixed use building (Building 1) is located near Grand River Avenue, with the first floor designated as commercial space and the remaining two floors as apartment units (22 apartment units). Three apartment buildings (Building 2, 3, and 4) are located south of the mixed use building, on the approximate footprints of the current office buildings. Each of the 3-story apartment buildings is approximately 30,000 square feet in size and house 30 apartment units. In total there are 112 apartment units and 316 beds. The mix of apartments includes 2, 3, and 4 bedroom units. The residential portion of the project is approximately 113,200 square feet in size. The commercial portion is approximately 11,800 square feet. In combination the four buildings (1 mixed use building and 3 apartment buildings) total approximately 125,000 square feet.

The proposed amenities include rehabilitation of a degraded site; 2 recycling centers; 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 light fixtures for outdoor lighting. Additional amenities will be discussed in the Staff Analysis section of this memorandum.

MUPUD #15034 (Meridian Investment Group, LLC)
Planning Commission (8/21/15)
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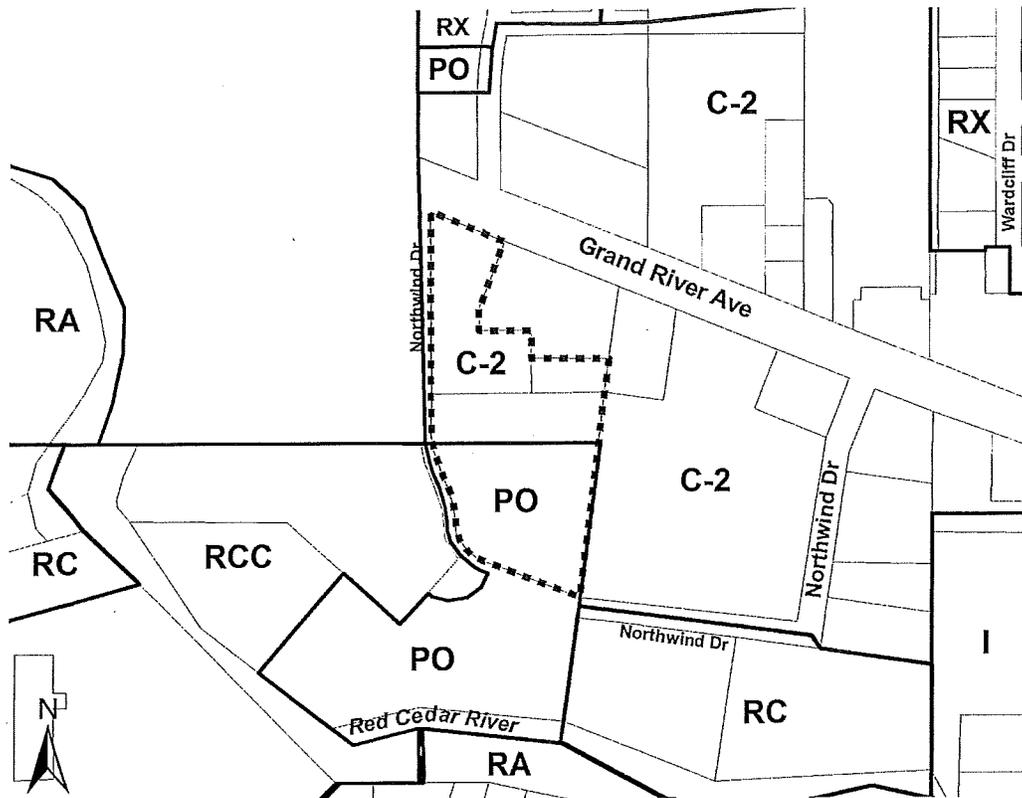
A special use permit is also required for buildings or a group of buildings totaling more than 25,000 square feet in gross floor area. Special Use Permit #15121 it is being processed concurrently with the MUPUD. The Planning Commission will make recommendations to the Township Board on both requests

FUTURE LAND USE MAP



The properties in the project area are designated on the Future Land Use Map from the 2005 Master Plan as Office.

ZONING MAP

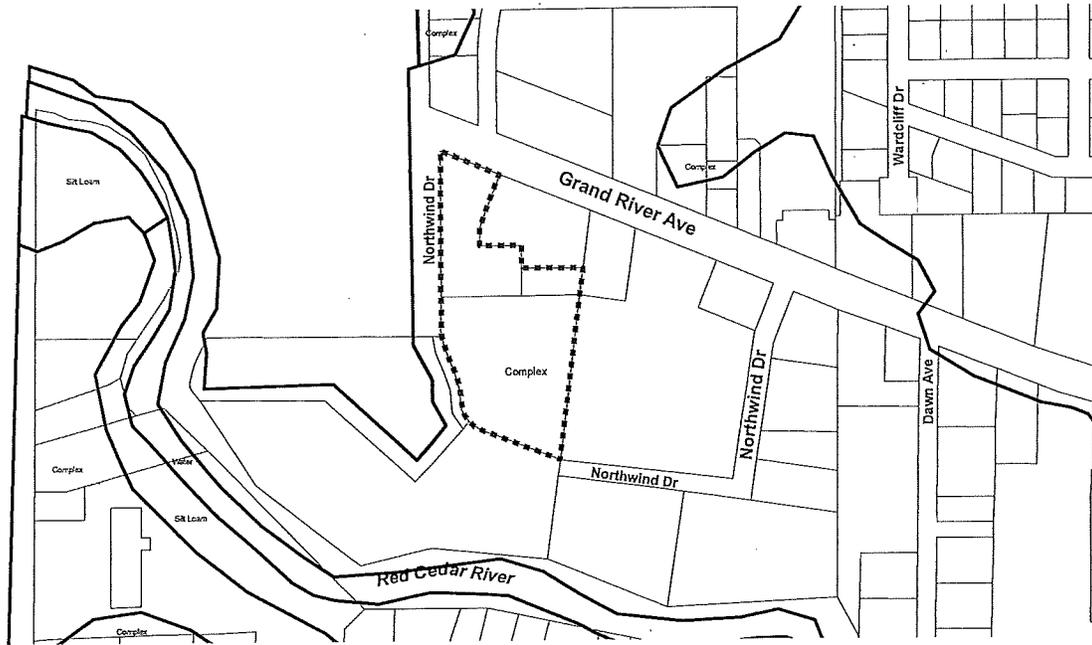


The project area is located in both the C-2 (Commercial) and PO (Professional and Office) zoning districts, both of which allow for a mixed use planned unit development (MUPUD). The north half is zoned C-2 and the south half is zoned PO. The C-2 portion of the site exceeds the minimum lot width and lot area (100 feet and 4,000 square feet respectively) with approximately 218 feet of frontage on Grand River Avenue and lot area of approximately three acres. The south portion of the site is approximately three acres in size and exceeds the minimum lot area required for a PO district of 5,000 square feet. The PO portion does not have frontage on a public street.

Physical Features

The subject site was developed as an office park in the 1970's. Parking and landscaped areas were installed as part of the original development. A Natural Features Study was not required for the proposed project as the site is already developed. Floodplain and wetlands are not located on the site.

Soils



The soil type is called "Complex" which means a map unit of two or more kinds of soil occurring in such an intricate pattern they cannot be shown separately on soil map at the selected scale of mapping at the time of publication. The property has been developed as an urban site since the 1970's.

Streets and Traffic

The subject site can be accessed from either end of Northwind Drive. A site overview map is attached for reference. Northwind Drive forms a loop with each end of the loop terminating at Grand River Avenue. The public portion of Northwind Drive forms a T-intersection at Grand River Avenue which is signalized. Northwind Drive (public) travels south then west, ending approximately at the eastern property line of the subject site. From that point Northwind Drive is private and travels west then north, terminating at Grand River Avenue. That intersection is controlled by a stop sign for northbound traffic. The private drive provides access to an office building south of the subject site (2875 Northwind Drive), 2900 Place Apartments (2900 Northwind Drive), and the subject site. Currently six driveways exist on Northwind Drive (private) that serve Executive Office Park. The number of driveways is reduced from six to three on the proposed plan. Internal circulation and parking are provided around the four proposed buildings.

A 2-way driveway exists on Grand River Avenue, east of the site, which is associated with the Majestic Plaza shopping center (2775 Grand River Avenue-Hobby Lobby and A-1 Fusion). The shopping center driveway provides internal access to IHOP (2771 Grand River Avenue), East Oak Plaza (2843 Grand River Avenue-Plato's Closet, UPS Store), and the subject site, south of the East Oak Plaza building.

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An internal driveway is proposed in the northeast corner of the parking area in front of Building 1, to connect the subject site to the property to the east (2483 Grand River Avenue), which has a driveway on Grand River Avenue. Several parking spaces will be eliminated from the parking lot associated with 2483 Grand River Avenue. The applicant will be required to work with the Township and the adjacent property owner to discuss the final design of the connecting driveway during site plan review. An ingress/egress access easement agreement will be required that is in a form acceptable to the Township.

Grand River Avenue is four lanes with a center turn lane; it is classified as a Principal Arterial in the 2005 Master Plan. The posted speed limit is 45 MPH in the subject area and the roadway is under the jurisdiction of the Michigan Department of Transportation (MDOT). A traffic count taken in 2013 by MDOT between Hamilton Road and Brookfield Street indicates an average of 28,000 vehicles traveled Grand River Avenue in a 24 hour period (Average Daily Traffic or ADT). Traffic count information for Northwind Drive (public) was not available from the Ingham County Road Department.

The applicant's Traffic Impact Study, prepared by Traffic Engineering Associates, Inc., dated June 2015, studied the following intersections: Grand River Avenue (M-43) and Northwind Drive (private); Grand River Avenue and the shopping center driveway (Majestic Plaza); and Grand River Avenue and Northwind Drive (public).

The study provides a level of service (LOS) analysis at the three intersections for current, background, and future traffic during the AM (8:00 AM to 9:00 AM) and PM (5:00 PM to 6:00 PM) peak weekday hours.

Trip generation for future traffic is provided and is based on data from the Trip Generation Manual published by the Institute of Transportation Engineers (ITE), 9th Edition. Using ITE Land Use Codes 220 (Apartment) and 826 (Specialty Retail), approximately 1,374 vehicle trips daily are projected.

The AM peak hour generates 236 total trips (97 trips in and 139 trips out). Afternoon peak hour traffic generates 131 total trips (74 trips in and 57 trips out). These figures represent the combined totals for the apartment and retail uses, as summarized in Table 3 of the traffic study.

The study noted the existing Level of Service (LOS) at the Northwind Drive (private) and Grand River Avenue intersection, for the northbound left-thru-right movement operates at a LOS F in the PM peak hour. Future conditions will increase the vehicle delay at the intersection however the study noted there will be no adverse effects on the public road system. Improvements to this intersection were not recommended.

Similar findings were noted at the Grand River Avenue/shopping center driveway intersection for northbound left turning movements onto Grand River Avenue in the PM peak hour (current and future conditions). Improvements were not recommended for this intersection. A slight change in the timing of the traffic signal splits was recommended at the Grand River Avenue/Northwind Drive (public) intersection to improve the LOS for northbound left turn movements.

The Township's Traffic Consultant reviewed the traffic study and concurred left turn movements onto Grand River Avenue from Northwind Drive (private) and the shopping center driveway are difficult in the PM peak hour under current and future conditions. He suggested the existing traffic island in the Northwind Drive (private) be removed to provide right and left turn lanes onto Grand River Avenue.

Utilities

The Department of Public Works and Engineering has indicated the existing municipal water and sanitary sewer will serve the site. The utility plans will be finalized during site plan review. Additional on-site fire hydrants may be required to meet the fire suppression requirements for the four buildings.

Stormwater management plans have not been provided, however the applicant's engineer has explained first flush pretreatment of the stormwater will be required, which may include mechanical devices in the existing storm structures, rain gardens, and bioswales. Impervious areas have been reduced with the elimination of some of the existing asphalt areas thus there will not be a requirement to provide the 100 year detention volume or the 30 year storm event (bank full volume). A more thorough stormwater management plan including calculations will be required during site plan review.

Project Analysis

The proposed project is a request to redevelop an existing office park by removing five office buildings and constructing four buildings as a mixed use planned unit development. A MUPUD is permitted in the C-2 (Commercial) and PO (Professional and Office) zoning districts. The applicant sent copies of the plans to the Ingham County Road Department, Ingham County Drain Commissioner's office, and the Michigan Department of Transportation.

The project includes one mixed use building and three apartment buildings. The 3-story mixed use building is approximately 40'-10" in height, as measured to the highest point. Each of the three apartment buildings is 3-stories with an approximate height of 36'-8", as measured to the highest point. Each apartment building is designed with an interior, roofed courtyard which houses a staircase that provides access to the apartments on the second and third floors of the building.

The 112 apartments include a mix of 2, 3, and 4 bedroom units, with a total of 316 bedrooms. There are 56 two bedroom; 20 three bedroom; and 36 four bedroom units. Sample floor plans are provided. The total square footage of the 4 buildings is approximately 125,000 square feet

The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, building, parking, wetland setbacks, maximum impervious surface regulations, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance provides flexibility for the Planning Commission and Township Board to set appropriate standards during the review process (Section 86-440(f)(1)).

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The site has two zoning classifications, C-2 (Commercial) and PO (Professional and Office), thus the plans were reviewed using those standards as applicable.

The following waivers are listed on the plans or noted by staff:

Building Setbacks (adjacent to same or other nonresidential district)

Section 86-402(1)(b.) for C-2 and Section 86-432(d)(3)b. for PO requires a 15 foot side and rear yard setback where adjacent to the same or other nonresidential district. Several of the apartment buildings do not meet the required setback as summarized below:

Building	Proposed Setback
Bldg. 1 (SE corner)	9.67 feet
Bldg. 3 (NE corner)	10 feet
Bldg. 4 (SE corner)	11.71 feet

Building Setbacks (adjacent to residential district)

The PO standards require a 50 foot side or rear yard setback where adjacent to a residential district, per Section 86-432(d)(3)c. Building 2 (southwest corner) is located 23.06 feet from the adjacent residential district (RCC), which is west of the subject site (2900 Place Apartments).

Parking Area Setbacks

Where adjoining the same or other nonresidential district, the setback for parking and dumpster enclosures/recycling centers is 15 feet (Section 86-756(14)). Several areas do not meet this standard as summarized below:

Location	Proposed Setback
Parking area NE of Bldg.1	5 feet
Parking area SE of Bldg. 1	0 feet
Recycling center (North)	0 feet
Recycling center (East) (Between Bldg.3 & 4)	11 feet

Parking Requirements

Per Section 86-755, the standard motor vehicle parking requirements for commercial uses and multiple-family uses are as follows:

Motor Vehicle Parking:

Multiple-Family Use	2 spaces for each dwelling unit plus 25% for future parking
Commercial	5 to 5½ spaces per 1,000 gross square feet (25,000 gross square feet or greater)

A typical 112 multiple family housing project would be required to construct 224 parking spaces and reserve an area where 56 additional parking spaces could be constructed if the need arose. Using this standard, 280 parking spaces are required for the apartments/residential use.

Parking for a commercial use requires a minimum of 5 spaces and a maximum of 5½ spaces per 1,000 gross square feet of commercial space. The first floor of Building 1 is dedicated for commercial uses and is approximately 11,800 square feet in area. A minimum of 59 and a maximum of 71 parking spaces would be required based on that square footage.

The proposed project would require a combined (minimum) total of 339 parking spaces (residential plus commercial uses). The plan shows 305 parking spaces thus the site is short 34 parking spaces using the traditional parking standards. A reduction of one motor vehicle parking space is allowed for every two bicycle parking spaces provided on-site, with a maximum of 50 bicycle parking spaces allowed to be used for the reduction. This equates to a reduction of 25 vehicle parking spaces from the minimum required number of 339 spaces; thus a minimum of 314 vehicle parking spaces are required and a waiver of 9 parking spaces is requested.

The following information summarizes the project's compliance with other MUPUD ordinance standards and standards for development in the C-2 and PO districts.

Location. The project site is zoned C-2 (Commercial) and PO (Professional and Office). Any use permitted by right or by special use permit in the underlying zoning as well as residential uses, is permitted in the MUPUD.

Uses and Density. Single- and multiple-family uses are allowed up to a density of 14 dwelling units per acre when a site is being redeveloped for a use permitted by right or by special use permit in the underlying district and on the same parcel of land (Section 86-440(c)(2)c.). The maximum density may be increased to no more than 18 dwelling units per acre by offering four or more additional unique and extraordinary amenities acceptable to the Township. The plan shows a total of 112 residential units spread over approximately 6.23 acres, resulting in an overall residential density of approximately 18 dwelling units per acre (du/a).

Amenities. One or more amenities are required for every MUPUD project and should represent multiple categories from the list: Conservation; Environment; Accessibility; Parks, Recreation and Culture; Social Interaction; and Site and Building Design. Guidelines for acceptable amenities are found in Section 86-440(e)(2) of the MUPUD ordinance. Four or more additional unique and extraordinary amenities are required for a density of up to 18 dwelling units per acre.

The site plan lists the following amenities on Sheet 10 with a letter designation assigned for each amenity:

Category B-Environment

1. Rehabilitation of a degraded site
2. Recycling centers on site (C)

Category C-Accessibility

1. Foot and bicycle pathways connecting to Township pathway system (E)
2. Covered bicycle storage on site (F)

Category E-Social Interaction

1. Outdoor gathering resource (G)
2. Seating plazas visible to the street (H)

Category F-Site and Building Design

1. LED light fixtures for outdoor lighting (I)

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The Site Plan Rendering sheet offers additional details on the amenities listed as outdoor gathering resource (G) and seating plazas to the street (H). A public park is shown north of Building 1, near Grand River Avenue and includes seating and a sculpture. Another sheet in the plan set, labeled as Red Cedar Flats Grand River Park Concept, provides design details for the public space.

A second outdoor gathering space is noted on the Site Plan Rendering sheet and is labeled as a social gathering area for residents. This space is placed south of Building 2 and offers outdoor seating, grill, patio, and pergola.

Although not listed on the Amenity Sheet, the Site Plan Rendering sheet shows patio seating on the north side of Building 1 and an outdoor space for passive recreation north of Building 3 with grills and picnic tables.

Building Height

All four buildings comply with the allowed maximum height of 45 feet.

Building materials. Section 86-440(f)(2)a. of the MUPUD ordinance outlines the design standards for structures. Generally building materials should include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials such as vinyl, aluminum, and other metal sidings should be avoided. All buildings should be completed on all sides with acceptable finishing materials. The design of the building should relate to and blend with the facades of adjacent buildings and complement streetscape improvements in the area.

The proposed building materials include a mix of ground face masonry unit, cement board panels, and horizontal cement board siding for all four buildings. The finish colors include gray, black, sand, and red. Dark bronze anodized window frames are proposed. Color renderings of the building elevations and building materials are attached to this memorandum. A sample board of the building materials will be provided at the public hearing.

Railings, benches, trash receptacles, or bicycle racks. Accessory items shall be of commercial quality and complement the building design and style, per Section 86-440(f)(2)b.5. Bicycle racks and enclosed bike parking facilities are planned however specific details have not been provided for consideration (bike rack specifications and elevation drawings of covered bike parking). Aluminum railings are used on the balconies. Awnings are shown on Building 1 for the tenant spaces on the first floor.

Two recycling centers are shown however elevation drawings of the enclosures were not provided. One recycling center is located east of Building 1 in a row of parking and the other is located between Building 2 and 3 at the east side of the property.

Bicycle Parking. Section 86-440(f)(3)d. states bicycle parking shall be separated from automobile parking in visible locations. The site plan states 78 bicycle parking spaces (39 bicycle racks) are provided which are scattered around the buildings. Covered bicycle parking is provided in two locations, by Building 1 and at the southern end of the center parking island near the apartment buildings. A total of 30 covered bicycle parking spaces is provided.

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Location of parking areas. The MUPUD ordinance encourages parking to be located on the side or rear of a building, per Section 86-440(f)(3)c. The site plan shows parking on the front and along the sides of the buildings.

Loading space

A loading/unloading space is provided and located in the parking area near the southeast corner of Building 1.

Landscaping

Landscaping should generally comply with the provisions of the Code of Ordinances per Section 86-440(f)(4) of the MUPUD ordinance. Section 86-758 outlines the typical landscape requirements for off-street parking areas including: landscaped islands at least ten feet in width, a minimum of 200 square feet of interior landscaping for every ten parking spaces and two interior canopy trees per ten parking spaces. Section 86-473 provides standards for street trees.

A conceptual landscape plan has been provided and shows trees located throughout the development. Detailed landscape plans will be reviewed during site plan review.

Lighting. The MUPUD ordinance indicates site lighting shall comply with the Outdoor Lighting Ordinance, Section 38-371, and street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height.

A photometric plan has been submitted showing LED lighting (outdoor lighting) in the parking lot, however the height of the light pole and base was not provided. Specification sheets for the outdoor light fixtures for the buildings were not submitted. A detailed review of the lighting plan will occur during site plan review.

Signs. A sign program is generally required as part of the MUPUD application showing the style, size, number and location of signs, as outlined in Section 86-440(f)(6) of the ordinance. The Director of Community Planning and Development may be authorized to approve the entire sign program, or any part of the sign program, as part of the site plan review process.

The plans show the locations of two site signs (freestanding signs), one at the north end of the site near the public seating area and one at the south end of the site. The elevation drawings for Building 1 show wall signs and awning signs on the first floor for the commercial tenant spaces.

Sidewalks.

Sidewalk standards are outlined in Section 86-440(f)(7). In general sidewalks should be a minimum of five feet in width. Seven foot wide sidewalks are required when a sidewalk is located immediately adjacent to an off-street parking area or when it is part of the Township's Pedestrian/Bicycle pathway system. Several existing interior sidewalks will be retained around the building footprints, as feasible. New sidewalks will be constructed where needed.

A five foot wide sidewalk is shown along the western perimeter of the site, along Northwind Drive (private) to the eastern end of the property. The sidewalk also travels north along Northwind Drive (private) to connect to the Township Pathway system on Grand River Avenue. Internal circulation is provided via additional 5 foot wide sidewalks around the proposed buildings, with connections to gathering areas, seating areas, and parking.

Items that may require variances

Architectural design

Section 86-440(f)(2)b.2. of the MUPUD ordinance states that buildings wider than 50 feet shall be divided into increments of not more than 50 feet through articulation of the façade. If not provided, a variance is required from the Zoning Board of Appeals. Scaled building elevations have not been provided thus staff could not confirm the status of the articulation.

Window coverage

Per Section 86-440(f)(1)b.3., a minimum 50 percent window coverage must be provided on street level façades of a non-residential building, or a variance is required from the Zoning Board of Appeals. Scaled elevation drawings of the first floor tenant spaces in the mixed use building (Building 1) were not provided to determine if the building meets this standard.

Curb and Gutter Requirement

The applicant intends to maintain the majority of the existing parking areas which currently does not have curb and gutter. The intent is to sheet drain stormwater into new pretreatment areas without curb and gutter as part of the overall stormwater management plan.

The applicant has requested a waiver to eliminate curb and gutter in the parking lot however Section 86-440(f)(1)a. does list this as a waiver that can be granted. The applicant will have to request a variance from the Zoning Board of Appeals.

Other

Impervious Surface Coverage

The proposed impervious surface coverage is approximately 72.51 percent, counting all landscaped areas. C-2 zoned sites may be up to 70 percent impervious (Section 86-402(17)). PO standards allow up to 75 percent impervious surface coverage (Section 86-432(d)(10)). Impervious surface calculations should be provided based on the square footage of each zoning district in order to determine if a waiver is required or not.

Mechanical, heating, ventilation, and air conditioning (HVAC) Screening. Section 86-440(f)(2)b.4. requires all HVAC, to be screened from street level view on all sides by an opaque structure of landscape material to complement the building. If located on the roof, the HVAC units must also be screened per the ordinance standards in Section 86-402(16). The submitted plans do not show the HVAC units or screening devices.

The Township Development Review Committee (DRC)

The DRC has reviewed the plans and offered the following comments.

Fire Department:

- A fire suppression system is required for the proposed buildings.
- Fire alarms are required.
- Access for fire and safety vehicles appears to be adequate throughout the site.
- Additional fire hydrants may be required dependent on the fire suppression system.
- Existing fire hydrants to be required to be upgraded to Stortz.

**MUPUD #15034 (Meridian Investment Group, LLC)
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Engineering

- An exterior grease interceptor is required for the mixed use building.
- Details on the stormwater management plans should be provided.
- A barrier free sidewalk ramp will be required to be added at the western end of the Township pathway along Grand River Avenue.

Building

- Type of construction should be listed on the plans (for building permit)
- Energy code requirements shall apply, including a vestibule being required.
- Fire suppression is required.

Planning Commission Options

The Planning Commission may approve, approve with conditions or deny the special use permit. A motion will be provided at a future meeting.

Attachments

1. Application
2. Site Overview Map
3. Traffic Impact Study, dated June 2015
4. Color Renderings (Site Plans and Building Elevations)
5. Site Plans, Building Elevations, and Floor Plans

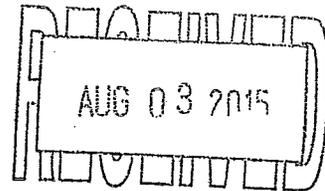
CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560, FAX: (517) 853-4095

MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Mixed Use Planned Unit Development.

Part I

- A. Applicant MERIDIAN INVESTMENT GROUP LLC - C/O ECKHARDT ASSOCIATES
Address of Applicant 1427 W. SAGINAW - SUITE 150, EAST LANSING, MI 48823
Telephone - Work 517-664-4114 E-Mail TOME@STRATHMOREDEV.COM Fax 517-664-4144
Interest in property (circle one): Owner _____ Tenant _____ Option Other _____
(Please attach a list of all persons with an ownership interest in the property.) 33-02-02-20-126-002
33-02-02-17-379-007
- B. Site address / location / parcel number 4970-5030 NORTHWIND DRIVE 33-02-02-17-379-011
Legal description (please attach if necessary) SEE ATTACHED
Current zoning C-2 AND PO
Project name RED CEDAR FLATS
- C. Developer (if different than applicant) SAME
Address _____
Telephone: Work _____ E-Mail _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name KEBS INC - JEFF KYES
Address 2116 HASLETT RD, HASLETT, MI 48890
Telephone(s) 517-339-1014 E-Mail JKYES@KEBS.COM Fax 517-339-8047
- E. Acreage of all parcels in the project: Gross 6.23 Net 6.23
- F. Proposed Uses and Site Amenities:
1. Non-residential uses:
 - a. Type OFFICE / RETAIL
 - b. Percent of project area 4.34%
 - c. Total square feet for non-residential uses 11,785
 - d. Usable floor area 11,785 (TBD)
 - e. Number of employees (TBD)
 - f. Hours of operation (TBD) 9:00 A.M. - 9:00 P.M.
 2. Residential Uses:
 - a. Percent of project area 11.03%
 - b. Total dwelling units 112
 - c. Dwelling unit mix: SEE ATTACHED
 - i. Number of single family detached: for Rent _____ Condo _____
 - ii. Number of duplexes: for Rent _____ Condo _____
 - iii. Number of townhouses: for Rent _____ Condo _____
 - iv. Number of garden style apartments: for Rent _____ Condo _____
 - v. Number of other dwellings: for Rent 112 Condo _____
(APARTMENTS)



3. Parking:
- a. Non-residential uses 59
- b. Residential uses 246
4. Proposed Amenities: Type SEE AMENITIES PLAN
 (General) Type _____
 Type _____
 Type _____
- Proposed Amenities: Type SEE AMENITIES PLAN
 (Density Bonus) Type _____
 Type _____
 Type _____

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

1. Nonrefundable fee.
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership.
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities.
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of plans for readability):
 - Total property, its location in the Township, its relationship to adjacent properties
 - Boundaries of subject property
 - Location and dimensions of all existing and proposed structures
 - Approximate location and distance of all structures within 100 feet of the subject property
 - Proposed means of vehicular and pedestrian ingress and egress to the subject property
 - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
 - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
 - Dimensions of setbacks from streets, property lines and between buildings on the site
 - Location of proposed amenities
 - Location and size of existing utilities including power lines and towers, both above and below ground
 - Amount and location and calculation of all impervious surfaces
 - Verified boundaries of all natural water features and required setback lines
6. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
9. Floor plans of proposed residential units.

7/14/15

Red Cedar Flats

Red Cedar Flats embodies the very best in an Urban/Traditional Development. The project will couple the principals of a redevelopment of a Traditional suburban office development with a redevelopment of a new Urbanism concept within a Traditional Neighborhood.

Urban/Traditional Neighborhood:

The goal of the Flats is not to simply create more residential housing but instead build a thriving residential neighborhood, which appeals to all generations of renters. The first floor of the mixed use building along Grand River Avenue will contain roughly 11,785 GSF of Retail and Office space. The outdoor patio and adjoining Urban Park will become the hub of activity and community transit, including footpaths, bike paths and easy access to municipal transportation. The bus stop at the Urban Park will allow connection to MSU and East Lansing while also being connected to over 70.6 miles of existing pathways. Thus allowing everyone to work, relax and play together.

Connectivity within the development to the hub will be one of the keys to instilling a sense of community around the park. The project will provide 78 bicycle parking spaces, 30 of which will be covered.

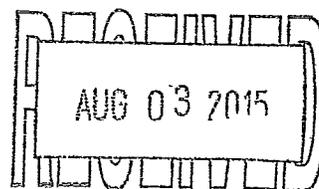
The Flats will host a beautifully laid out civic park and other public seating/gathering places for residents and the community. Each civic space has been carefully designed to create a "sense of place". This redevelopment has increased the existing "green" space from 23.3 percent to almost 27.5 percent, not including the "open public" spaces that have hard surfaces. This is an increase of almost an additional ½ acre of green space in an Urban Neighborhood. The types of civic spaces range from the Urban Park at the north edge of the project, to small gathering spots scattered throughout. The development will offer a wide array of unit types ranging from two (2) to four (4) bedrooms, each with their own bathroom.

Unit Types:

Over 90% of the units will have balconies, providing a unique sense of open space while maintaining tenant privacy. Fifty (50) % of the units will be two (2) bedroom – 2 bath apartments. The balance of the units will be a mix of three (3) and four (4) bedroom units, all with private baths. These unit types will appeal to a broad range of residents and offer an upscale yet affordable alternative to existing rental units in the surrounding area.

Unit Finishes:

Residents will find the Flats are designed to feel warm and inviting while featuring a very urban up-scale, low maintenance exterior. The units will typically have faux wood floors in the den and kitchen areas, ceramic tile in the baths and plush carpet flooring in the bedrooms. Residents will enjoy a gourmet kitchen with granite countertops and designer cabinets. All appliances, including range, dishwasher, side by side refrigerator and microwave range hood will be Stainless steel and state of the art. Each unit will have a separate laundry area that will include a full size washer and dryer. All appurtenances will have solid feel and weight about them while having a clean, streamlined urban look and design.



RED CEDAR FLATS

Redevelopment

Existing Construction - 5 Buildings		90,272 sqft
New Construction - 4 buildings		
Retail/Office	11,785 GSF	
Mix-Use Apartments	23,390 GSF	
		35,175 GSF
Apartment Buildings	29,928 GSF	
		<u>89,784 GSF</u>
	TOTAL	124,959 GSF

Dwelling Unit Mix

Mix-Use Apartments	22 units	2 (Three Bedrooms) 20 (Two Bedrooms)
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46 Beds

Apartment Buildings	30 units/bldg	12 (Four Bedrooms) 6 (Three Bedrooms) 12 (Two Bedrooms)
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TOTAL

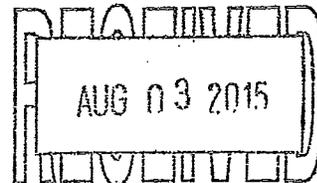
36 (Four Bedrooms)
18 (Three Bedrooms)
36 (Two Bedrooms)

APARTMENT TOTALS

36 (Four Bedrooms)
20 (Three Bedrooms)
56 (Two Bedrooms)

316 Beds

2.82 Ave # Beds/unit
1010 Ave GSF/Unit
358 Ave GSF/Bed



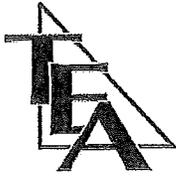
**MUPUD #15034
SITE OVERVIEW MAP**

Proposed drive

Shopping center drive

Driveway connection





TRAFFIC IMPACT STUDY

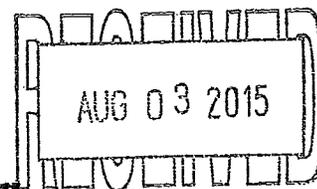
For The Proposed

Northwind Drive Redevelopment Project

Meridian Charter Township, Ingham County, MI

June, 2015

Prepared by:



**Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881
517/627-6028 FAX: 517/627-6040

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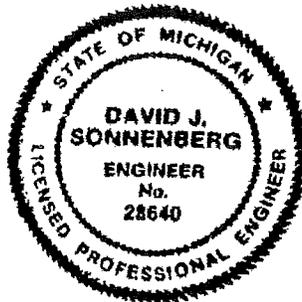
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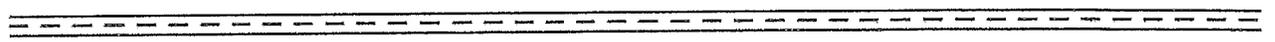
There are no recommended improvements to either the private driveways or the public road system due the added traffic from the Northwind Redevelopment project.

Respectfully Submitted,

David J. Sonnenberg
David J. Sonnenberg, PE



INTRODUCTION



EXECUTIVE SUMMARY

Traffic Engineering Associates, Inc. (TEA) conducted a traffic impact study to determine the distribution of the new traffic generated by the Northwind Drive Redevelopment project in Meridian Charter Township, Ingham County, Michigan. The project site is located on the south side of Grand River Avenue (M-43) in the Northwind Drive Executive Office Park on Northwind Drive (private). The site currently contains a number of existing office buildings.

The proposed site will consist of four (4) new buildings which will be approximately situated on the same footprints as existing buildings which are to be demolished. The first building will be a three (3) story building with 12,464 square feet of retail space on the first floor, and twenty two (22) residential rental units on the second and third floors. The next three (3) buildings will be three (3) stories and each building will have thirty (30) residential rental units. The site will utilize five (5) existing driveway openings which connect to Northwind Drive (private) and one (1) existing driveway opening will be eliminated. Site traffic will utilize two (2) existing private driveways onto Grand River Avenue (M-43) and one (1) public roadway. The new development is anticipated to be completed and open for business in the fall of 2017.

Vehicle counts during the midweek in the month of May, 2015, at the intersection of Grand River Avenue (M-43) and Northwind Drive (private), and at the two (2) private driveways. All existing turning movements at the studied intersections operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours except for two (2) northbound left turn movements which will both operate at a LOS F during the PM peak hour.

There are two (2) proposed developments in the immediate vicinity of the Northwind Redevelopment project that has been identified by the Meridian Charter Township planning staff. The first is the Whole Food Store located directly across from Northwind Drive (public). The second development is called The Avenue which will be located south of Grand River Avenue (M-43) at Park Lake Road.

All background turning movements at the studied intersections operate at a good level of service (LOS D or better) during the AM and PM peak hours except for the two northbound movements under existing conditions, which will continue to operate at LOS F during the PM peak hour.

The trip generation rates for the Northwind Drive Redevelopment project were derived from the ITE TRIP GENERATION MANUAL (9th edition). It is projected that the proposed Northwind Drive Redevelopment project will generate 236 vehicle trips in the AM peak hour, 131 vehicle trips in the PM peak hour and 1,374 vehicle trips daily.

All future turning movements at the studied intersections are anticipated to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours except for the two (2) northbound left turn movements that failed under both existing and background conditions, as well as the northbound left turn movement at Northwind Drive (public) which will operate at LOS E during the PM peak hour.



PROJECT DESCRIPTION

The purpose of this study is to determine the distribution of the new traffic generated by the Northwind Drive Redevelopment project in Meridian Charter Township, Ingham County, Michigan. The project site is located on the south side of Grand River Avenue (M-43) in the Northwind Drive Executive Office Park on Northwind Drive (private). The site currently contains a number of existing office buildings.

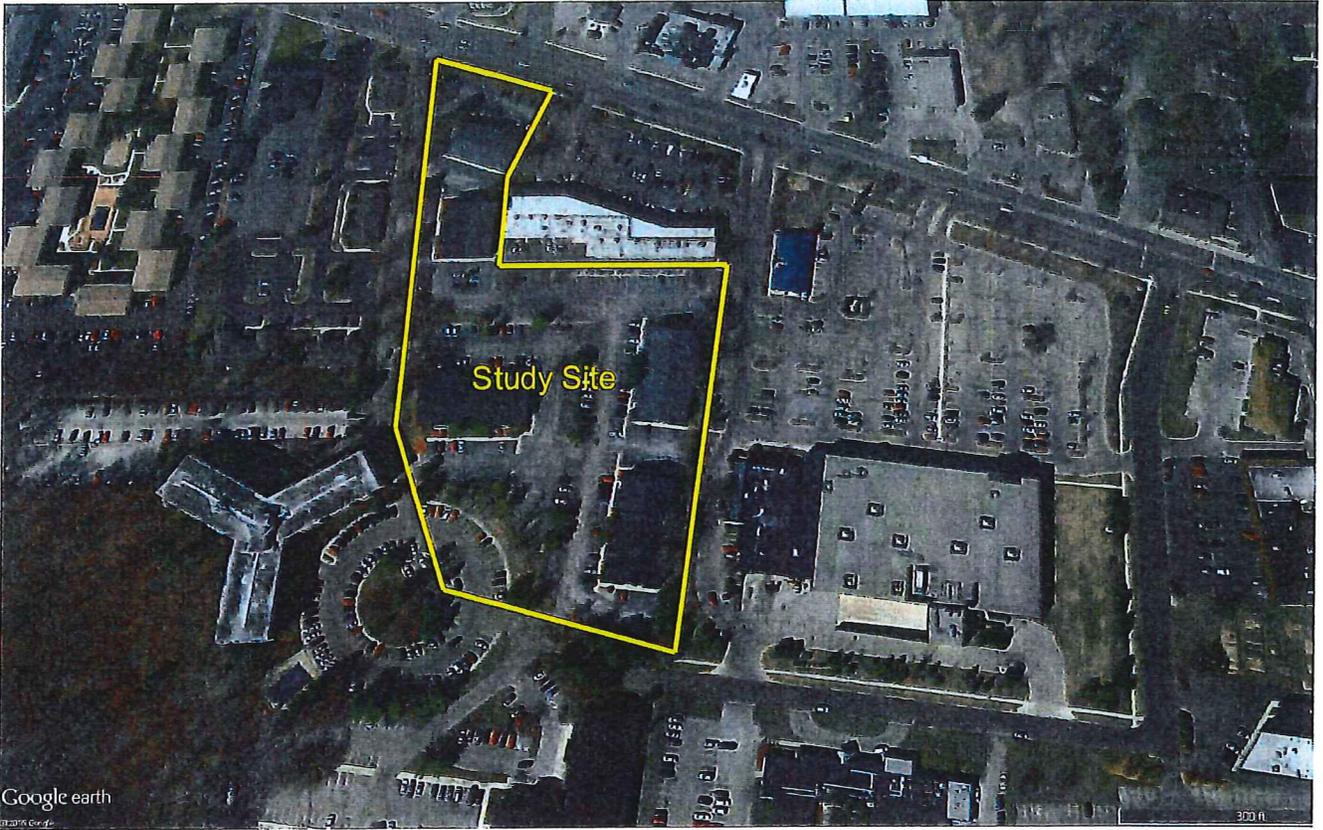
The proposed site will consist of four (4) new buildings which will be approximately situated on the same footprints as existing buildings which are to be demolished. The first building will be a three (3) story building with 12,464 square feet of retail space on the first floor, and twenty two (22) residential rental units on the second and third floors. The next three (3) buildings will be three (3) stories and each building will have thirty (30) residential rental units. The site will utilize five (5) existing driveway openings which connect to Northwind Drive (private), with one (1) existing driveway opening being eliminated. Site traffic will utilize two (2) existing private driveways onto Grand River Avenue (M-43) and one (1) public roadway. The new development is anticipated to be completed and open for business in the fall of 2017.

SCOPE OF WORK

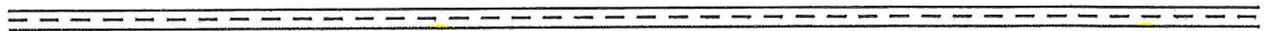
The scope of work contained in this report is as follows:

- Analysis of existing traffic conditions on the adjoining street system.
- Analysis of background traffic conditions for the future year (fall 2017) volumes without the proposed Northwind Drive Redevelopment project.
- Projection of future traffic volumes to be generated by the proposed Northwind Drive Redevelopment project.
- Evaluation of the impact of future traffic.
- Determination of what roadway and traffic control improvements, if any, will be needed to accommodate future (fall 2017) traffic volumes.

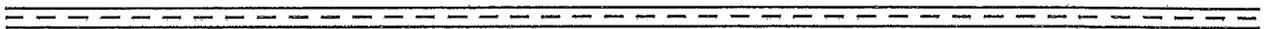




Aerial Photo



EXISTING CONDITIONS



ROADWAYS AND INTERSECTIONS

Roadways

Grand River Avenue (M-43) is an east-west, five-lane roadway, with concrete curb and gutter and sidewalks on both sides. Grand River Avenue (M-43) is under the jurisdiction of the Michigan Department of Transportation with a posted speed limit of 35 mph.

Northwind Drive is a private, north-south, two-lane bituminous roadway with concrete curb and gutter and no sidewalks. Northwind Drive (private) has full access onto Grand River Avenue (M-43).

The Strip mall driveway is located just east of the Northwind Drive (private). This driveway is a two-way paved driveway with full access onto Grand River Avenue (M-43).

Northwind Drive (public), located east of the proposed Northwind Drive Redevelopment project is a public roadway under the jurisdiction of the Ingham County Road Department. Northwind Drive is a paved, two-lane roadway with concrete curb and gutter. There is sidewalk on the west side and north side. The posted speed limit is 25 MPH.

Intersections

The intersection of Grand River Avenue (M-43) and Northwind Drive (private) is a four-way intersection with the Shell Gas Station driveway on the north side of Grand River Avenue (M-43) and is controlled by a stop sign on northbound Northwind Drive (private). The north and south legs to the intersection have two (2) lanes; one (1) left-thru-right lane and one (1) egress lane. The east and west legs have five (5) lanes; one (1) exclusive left turn lane, one (1) thru lane, one (1) thru-right lane and two (2) egress lanes.

The intersection of Grand River Avenue (M-43) and Northwind Drive (public) is a four-way intersection and is controlled by a traffic signal and pedestrian signals. The south leg to the intersection has two (2) lanes; one (1) left-thru-right lane and one (1) egress lane. The north approach has three (3) lanes; one (1) exclusive left turn lane, one (1) thru-right lane and one (1) egress lane, the north approach is the new Whole Foods driveway. The east and west legs have five (5) lanes; one (1) exclusive left turn lane, one (1) thru lane, one (1) thru-right lane and two (2) egress lanes.



LAND USE

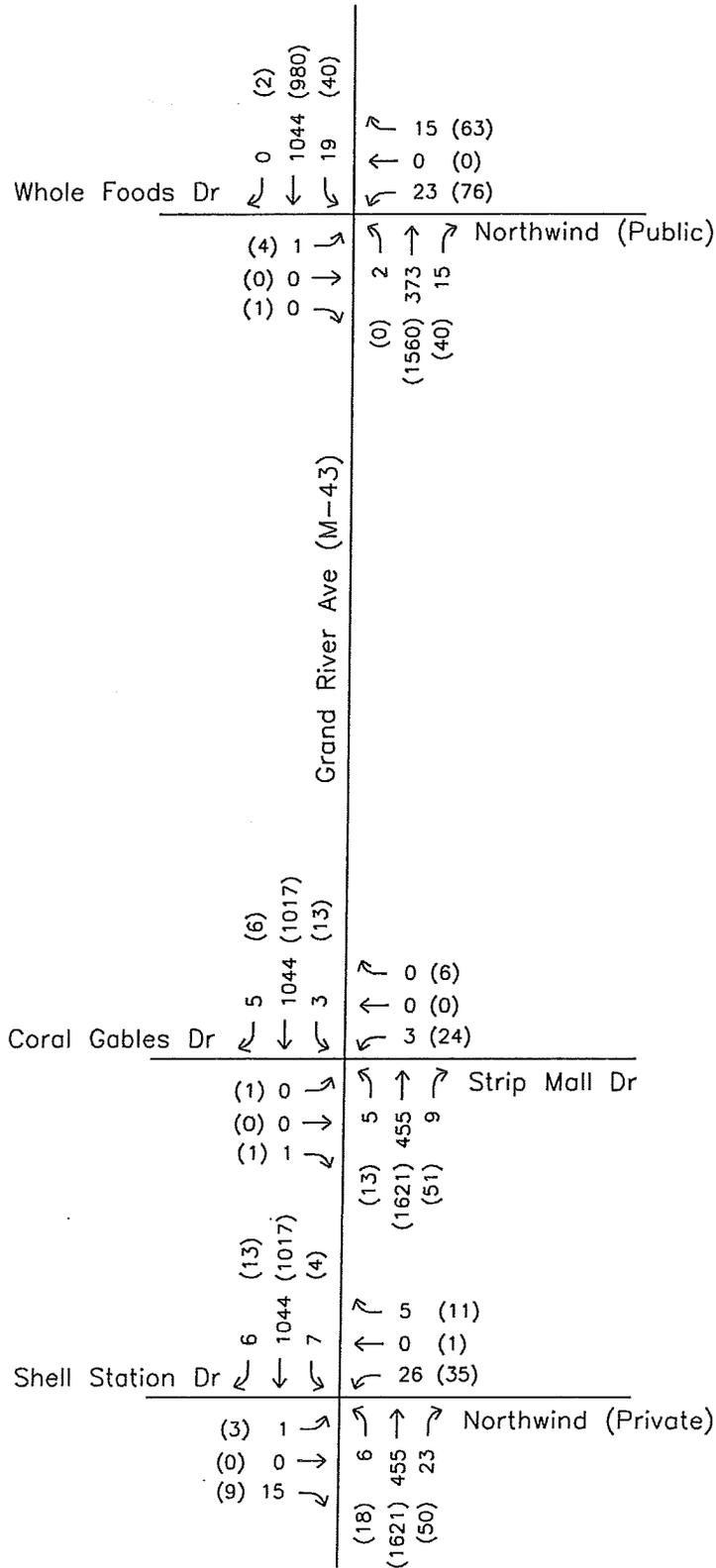
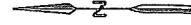
The proposed Northwind Drive Redevelopment project will be located on the southeast corner of the Grand River Avenue (M-43) and Northwind Drive (private) intersection.

The land use to the west is rental residential multistory property. The land use in the southwest corner of Grand River Avenue (M-43) and Northwind Drive (private) is commercial. The land use to the east and south is the existing Northwind Executive Office Park, and the land use along the north side of Grand River Avenue (M-43) consists of commercial uses.

EXISTING TRAFFIC VOLUMES

TEA, Inc. conducted vehicle counts during the midweek in the month of May, 2015, at the intersection of Grand River Avenue (M-43) and Northwind Drive (private), and at the two (2) private driveways. The weekday AM and PM peak hours of existing traffic on the adjoining road system are 8:00 – 9:00 AM and 5:00 – 6:00 PM, respectively. The existing peak hour volumes are illustrated in **Figure 1**.





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LEGEND
 XXX AM Pk Hr (8:00-9:00 AM) Volumes
 (XXX) PM Pk Hr (5:00-6:00 PM) Volumes

FIGURE 1: Existing Traffic - Peak Hours

DATE: June, 2015 SCALE: NTS

LEVEL OF SERVICE ANALYSIS FOR EXISTING TRAFFIC

The critical intersections defined for this study were analyzed according to the methodologies published in the most recent edition of the *Highway Capacity Manual*. The analysis determines the "Level of Service" of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. The level of service (LOS) is defined by average vehicle delay in seconds created by a traffic control device for a given traffic movement or intersection approach.

Level of Service	Delay per Vehicle (seconds)	
	Non-Signalized	Signalized
A	< 10	<10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

Levels of Service are expressed in a range from "A" to "F," with "A" being the highest LOS and "F" representing the lowest LOS. Level of service "D" is considered the minimum acceptable LOS in an urban area. The above table shows the thresholds for Levels of Service "A" through "F" for non-signalized and signalized intersections, respectively.

All Level of Service computations contained in this report were based upon the Synchro 8 software package which is approved by the Michigan Department of Transportation (MDOT). Delay per vehicle includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

The Level of Service analysis for existing traffic at the subject intersections during the AM and PM peak hours is summarized in **Table 1**. All existing turning movements at the studied intersections operate at a good level of service (LOS D or better) during the AM and PM peak hours except for the following movements;

- The northbound left-thru-right movement from Northwind Drive (private) onto Grand River Avenue (M-43) operates at a LOS F with a vehicle delay of 88.9 seconds during the PM peak hour.
- The northbound left-thru-right movement from the Strip Mall driveway onto Grand River Avenue (M-43) operates at a LOS F with a vehicle delay of 60.2 seconds during the PM peak hour.



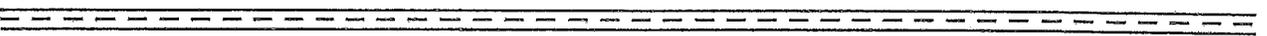
Table 1
Level of Service (LOS) Summary
Existing AM and PM Peak Hour Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Grand River Avenue (M-43) and Northwind Drive (private)/Shell Gas Station Driveway	EB Left	11.3	B	10.6	B
	EB Thru-Right	0.0	A	0.0	A
	WB Left	8.7	A	14.8	B
	WB Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	16.9	C	<u>88.9</u>	<u>F</u>
	SB Left-Thru-Right	14.4	B	16.2	C
	Intersection	0.6	A	2.3	A
Grand River Avenue (M-43) and Strip Mall Driveway/Coral Gables Restaurant Driveway	EB Left	0.3	A	0.5	A
	EB Thru-Right	0.0	A	0.0	A
	WB Left	8.6	A	14.9	B
	WB Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	13.2	B	<u>60.2</u>	<u>F</u>
	SB Left-Thru-Right	9.3	A	15.5	C
	Intersection	0.1	A	1.2	A
Grand River Avenue (M-43) and Northwind Drive (public)/Whole Foods Driveway	EB Left	0.0	A	0.0	A
	EB Thru-Right	2.8	A	8.5	A
	WB Left	2.7	A	13.3	B
	WB Thru-Right	3.7	A	5.3	A
	NB Left	49.4	D	53.3	D
	NB Thru-Right	0.1	A	29.3	C
	SB Left	0.0	A	36.0	D
	SB Thru-Right	0.0	A	0.0	A
Intersection	4.4	A	9.6	A	

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



BACKGROUND CONDITIONS



BACKGROUND TRAFFIC GROWTH VOLUMES

Background traffic represents future volumes without the traffic generated by the proposed Northwind Drive Redevelopment project. The target year for completion is fall of 2017.

According to the Tri-County Regional Planning Commission projections from 2015-2020, it is projected that Meridian Charter Township will have an exponential growth rate of zero point zero six percent (0.06%) for the five year period, and for the same time frame, Ingham County will have an exponential growth rate of zero point five percent (0.5%). For this study, the Ingham County growth rate of zero point five percent (0.5%) was used for the one and one-half (1.5) years background period to project traffic to the build out date of the fall of 2017. Background traffic growth volumes during the AM and PM peak hours are illustrated in **Figure 2A**.

BACKGROUND DEVELOPMENT TRAFFIC VOLUMES

There are two (2) proposed developments in the immediate vicinity of the Northwind Redevelopment project that have been identified by the Meridian Charter Township planning staff. The first is the Whole Food Store located directly across from Northwind Drive (public). A traffic impact study was conducted by URS in October of 2013.

The second development is called The Avenue and comprises of apartment units. The Avenue will be located south of Grand River Avenue (M-43) at Park Lake Road. The traffic impact study was conducted by Fleis & VandenBrink Engineering and was completed in April of 2015.

The site traffic generated by both of these developments was used as background development traffic. Background development traffic volumes during the AM and PM peak hours are illustrated in **Figure 2B**.

The total background traffic volumes during the AM and PM peak hours, including both background growth and background development, are illustrated in **Figure 2C**.



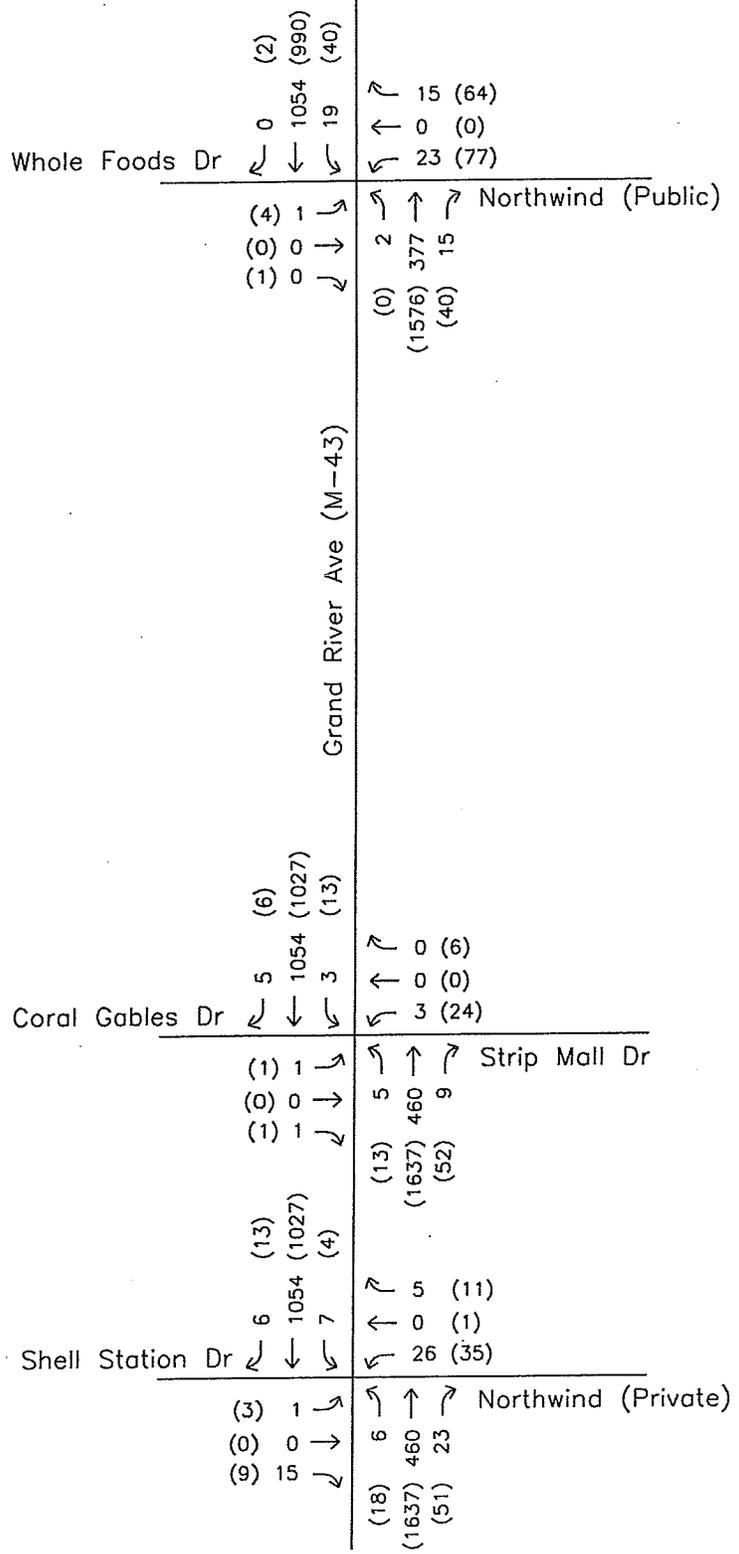
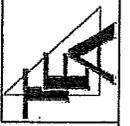


FIGURE 2A: Background Growth Traffic - Peak Hours

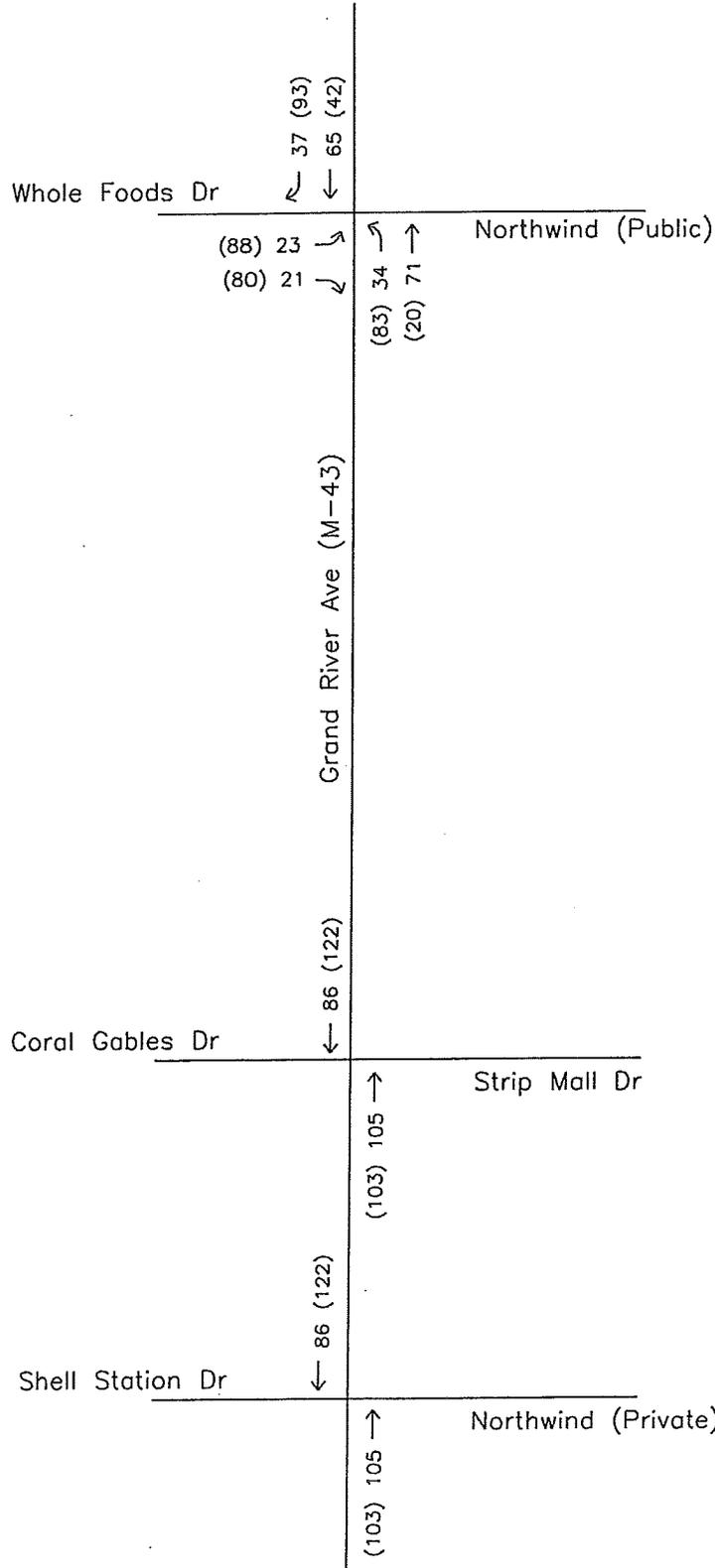
DATE: June, 2015 SCALE: NTS PAGE: 12

LEGEND

XXX AM Pk Hr (8:00-9:00 AM) Volumes
 (XXX) PM Pk Hr (5:00-6:00 PM) Volumes



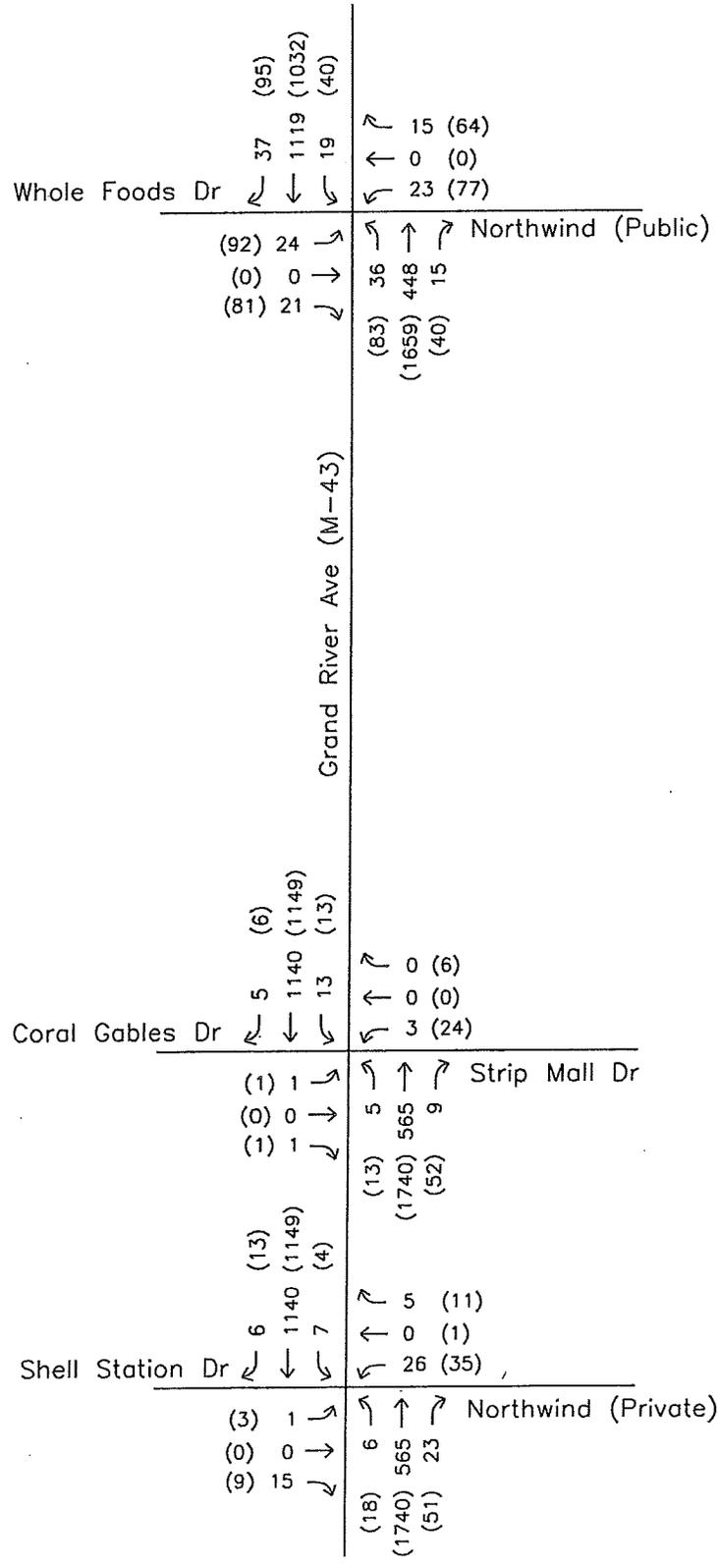
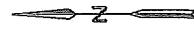
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LEGEND

XXX AM Pk Hr (8:00-9:00 AM) Volumes
 (XXX) PM Pk Hr (5:00-6:00 PM) Volumes



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LEGEND

XXX AM Pk Hr (8:00-9:00 AM) Volumes
 (XXX) PM Pk Hr (5:00-6:00 PM) Volumes

FIGURE 2C: Total Background Traffic - Peak Hours

DATE: June, 2015 SCALE: NTS

PAGE: 14

LEVEL OF SERVICE ANALYSIS FOR BACKGROUND TRAFFIC

For background traffic conditions, all existing geometrics and traffic control were used. The Level of Service analysis for background traffic at the subject intersections during the AM and PM peak hours is summarized in **Table 2**. All background turning movements at the studied intersections operate at a good level of service (LOS D or better) during the AM and PM peak hours except for the following;

- The northbound left-thru-right movement from Northwind Drive (private) onto Grand River Avenue (M-43) will operate at a LOS F with a vehicle delay of 126.0 seconds during the PM peak hour, an increase of 37.1 seconds over existing conditions.
- The northbound left-thru-right movement from the Strip Mall driveway onto Grand River Avenue (M-43) intersection will operate at a LOS F with a vehicle delay of 78.8 seconds during the PM peak hour, an increase of 18.6 seconds over existing conditions.



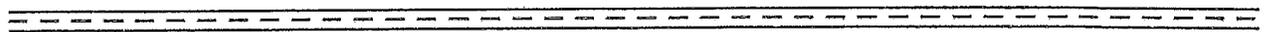
Table 2
Level of Service (LOS) Summary
Background AM and PM Peak Hour Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Grand River Avenue (M-43) and Northwind Drive (private)/Shell Gas Station Driveway	EB Left	11.9	B	11.4	B
	EB Thru-Right	0.0	A	0.0	A
	WB Left	9.1	A	15.9	C
	WB Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	19.1	C	<u>126.0</u>	<u>F</u>
	SB Left-Thru-Right	15.4	C	18.0	C
	Intersection	0.5	A	2.9	A
Grand River Avenue (M-43) and Strip Mall Driveway/Coral Gables Restaurant Driveway	EB Left	0.3	A	0.6	A
	EB Thru-Right	0.0	A	0.0	A
	WB Left	9.0	A	16.1	C
	WB Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	16.3	C	<u>78.8</u>	<u>F</u>
	SB Left-Thru-Right	18.3	C	18.5	C
	Intersection	0.2	A	1.4	A
Grand River Avenue (M-43) and Northwind Drive (public)/Whole Foods Driveway	EB Left	3.7	A	8.6	A
	EB Thru-Right	2.9	A	10.0	A
	WB Left	2.8	A	20.7	C
	WB Thru-Right	3.9	A	6.1	A
	NB Left	49.7	D	53.7	D
	NB Thru-Right	0.1	A	28.6	C
	SB Left	47.1	D	53.5	D
	SB Thru-Right	0.9	A	3.9	A
Intersection	5.0	A	11.5	B	

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



FUTURE CONDITIONS



SITE TRAFFIC GENERATION

The trip generation rates for the Northwind Drive Redevelopment project were derived from the ITE TRIP GENERATION MANUAL (9th edition).

The ITE trip generation rates for Specialty Retail (Land Use Code 826) were selected as representing the proposed 12,464 square foot commercial space. The ITE description of Specialty Retail is as follows:

Specialty retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel, hard goods and services, such as real estate offices, dance studios, florists and small restaurants.

The ITE trip generation rates for Apartment (Land Use Code 220) were selected as representing the proposed 112 residential units in the three (3) apartment buildings and the upper floors of the commercial building. The ITE description of Apartment is as follows:

Apartments are rental dwelling units located within the same building with at least three other dwelling units, for example, quadraplexes and all types of apartment buildings. The studies included in this land use did not identify whether the apartments were low-rise, mid-rise or high-rise.

It is projected that the proposed Northwind Drive Redevelopment project will generate 236 vehicle trips in the AM peak hour, 131 vehicle trips in the PM peak hour and 1,374 vehicle trips daily. The projected traffic to be generated by the Northwind Drive Redevelopment project is summarized in **Table 3**.



Table 3

**Vehicle Trip Generation Summary
Proposed Northwind Drive Redevelopment**

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Apartment, Land Use Code 220	112 Units	12	47	59	51	28	79	802
Specialty Retail, Land Use Code 826	12.464 Sq. Ft.	85	92	177	23	29	52	572
Total Trips		97	139	236	74	57	131	1,374



FUTURE SITE TRAFFIC DISTRIBUTION

Traffic distribution for the Northwind Drive Redevelopment project was based on existing traffic volumes on the surrounding roadway system. The two (2) existing driveways and one (1) public intersection on Grand River Avenue (M-43) were analyzed as full access entering and exiting. The traffic distribution was based on the fact that a commercial establishment is a destination, not an origin type of facility. The peak hour distribution for the commercial generated traffic is as follows.

Commercial Distribution

	AM Peak Hour	PM Peak Hour
TO/FROM the East on Grand River Avenue (M-43)	70%	40%
TO/FROM the West on Grand River Avenue (M-43)	30%	60%

The traffic distribution for the apartments was based on the fact that a residential development is an origin, not a destination type of facility. The peak hour distribution for the residential generated traffic is as follows.

Residential Distribution

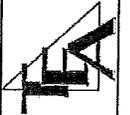
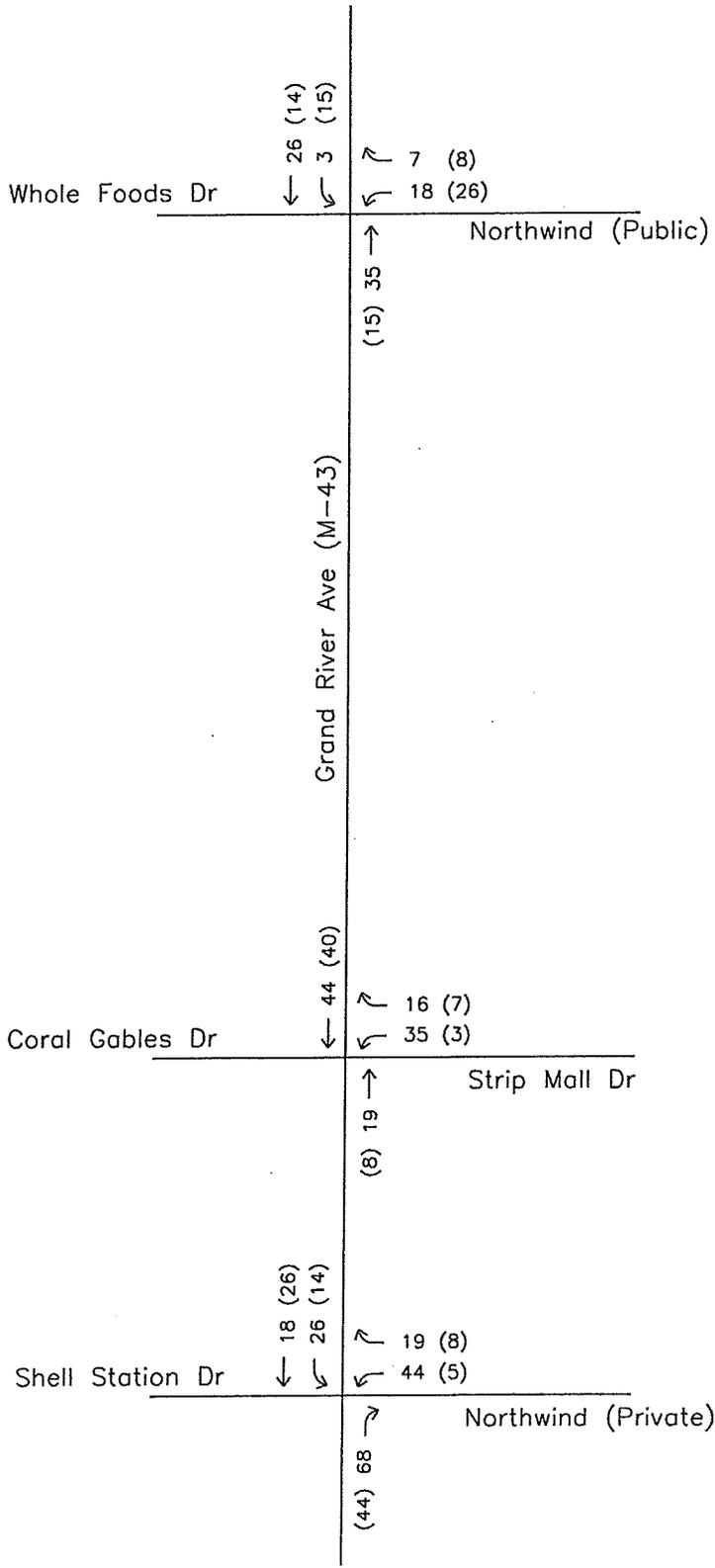
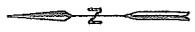
	AM Peak Hour	PM Peak Hour
TO/FROM the East on Grand River Avenue (M-43)	30%	40%
TO/FROM the West on Grand River Avenue (M-43)	70%	60%

Traffic was further distributed by the two (2) private driveways on Grand River Avenue (M-43) and the single public intersection (Northwind Drive). The northern residential building traffic, and the commercial traffic was distributed to the Northwind Drive (private) and the Strip Mall driveway, the southern three (3) apartment buildings traffic was distributed between the Northwind Drive (private) and the Northwind Drive (public).

It was noted from the existing turning movement counts that during the PM peak hour the northbound left turn onto Grand River Avenue (M-43) from any of the stop controlled private driveways is extremely difficult with level of service rating of "F." Therefore, the Northwind Drive Redevelopment generated northbound left turning traffic during the PM peak hour was distributed as 75% to Northwind Drive (public), where there is an existing traffic signal, and the remaining 25% of northbound left turning traffic was distributed to the three (3) private driveways.

Adding the total site traffic (Figure 3) to the total background traffic (Figure 2C) generates the total traffic volumes for the future weekday AM and PM peak hours, which are illustrated in **Figure 4**.





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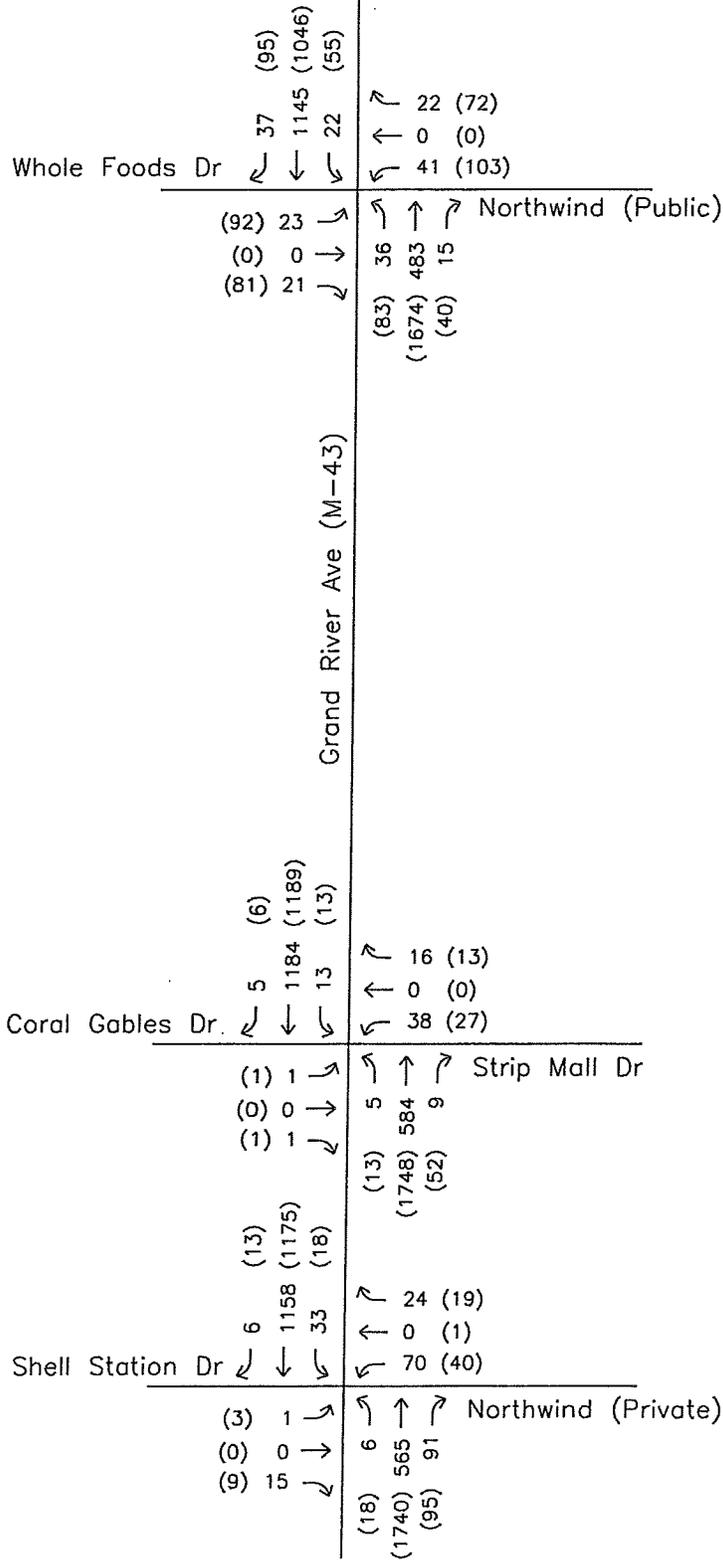
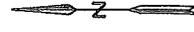
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XXX AM Pk Hr (8:00-9:00 AM) Volumes
(XXX) PM Pk Hr (5:00-6:00 PM) Volumes

FIGURE 3: Site Traffic - Peak Hours

DATE: June, 2015

SCALE: NTS



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LEGEND
 XXX AM Pk Hr (8:00-9:00 AM) Volumes
 (XXX) PM Pk Hr (5:00-6:00 PM) Volumes

FIGURE 4: Future Traffic - Peak Hours

LEVEL OF SERVICE ANALYSIS FOR FUTURE TRAFFIC

The level of service analysis for future AM and PM peak hour traffic is summarized in **Table 4**. For future traffic conditions, all existing geometrics and traffic control were used. All future turning movements at the studied intersections are anticipated to operate at an acceptable level of service (LOS D or better) during the AM and PM peak hours except for the following;

- The northbound left-thru-right movement from Northwind Drive (Private) onto Grand River Avenue (M-43) intersection will operate at a LOS F with a vehicle delay of 166.5 seconds during the PM peak hour, an increase of 40.5 seconds over background conditions.
- The northbound left-thru-right movement from the Strip Mall driveway onto Grand River Avenue (M-43) intersection will operate at a LOS F with a vehicle delay of 84.3 seconds during the PM peak hour, an increase of 5.5 seconds over background conditions.
- The northbound left turn movement from Northwind Drive (public) onto Grand River Avenue (M-43) will operate at a LOS E with a vehicle delay of 57.2 seconds. Under background conditions this movement operates at a LOS D with 53.7 seconds of vehicle delay, an increase of 3.5 seconds.



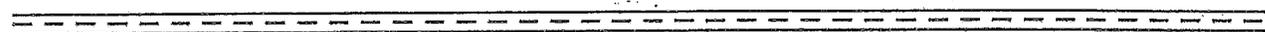
Table 4
Level of Service (LOS) Summary
Future AM and PM Peak Hour Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Grand River Avenue (M-43) and Northwind Drive (private)/Shell Gas Station Driveway	EB Left	12.0	B	11.5	B
	EB Thru-Right	0.0	A	0.0	A
	WB Left	9.6	A	16.9	C
	WB Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	24.0	C	<u>166.5</u>	<u>F</u>
	SB Left-Thru-Right	15.8	C	19.1	C
	Intersection	1.4	A	4.7	A
Grand River Avenue (M-43) and Strip Mall Driveway/Coral Gables Restaurant Driveway	EB Left	0.4	A	0.7	A
	EB Thru-Right	0.0	A	0.0	A
	WB Left	9.1	A	16.2	C
	WB Thru-Right	0.0	A	0.0	A
	NB Left-Thru-Right	16.9	C	<u>84.3</u>	<u>F</u>
	SB Left-Thru-Right	18.7	C	19.7	C
	Intersection	0.7	A	1.8	A
Grand River Avenue (M-43) and Northwind Drive (public)/Whole Foods Driveway	EB Left	4.5	A	9.9	A
	EB Thru-Right	3.5	A	11.5	B
	WB Left	3.4	A	45.3	D
	WB Thru-Right	4.7	A	6.9	A
	NB Left	51.9	D	<u>57.2</u>	<u>E</u>
	NB Thru-Right	0.2	A	28.4	C
	SB Left	43.3	D	47.5	D
	SB Thru-Right	0.8	A	3.9	A
Intersection	6.1	A	13.5	B	

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



SIGNIFICANT FINDINGS



ROAD IMPROVEMENT CONSIDERATIONS

Grand River Avenue (M-43) and Northwind Drive (private)

The future analysis shows that during the PM peak hour there will be approximately a 40 second increase in the vehicle delays with the level of service remaining the same (LOS F) with the addition of the proposed Northwind Drive Redevelopment site traffic. An attempt was made in the Synchro model to see if a separate left turn lane would help the level of service for northbound left turning traffic, the results showed no improvement due to the heavy traffic on Grand River Avenue (M-43) which creates very few gaps. This intersection is a private drive and there will be no adverse effects on the public road system. There are no recommended improvements for this intersection.

Grand River Avenue (M-43) and the Strip Mall/Coral Gables Driveway

The future analysis shows that during the PM peak hour there will be a small increase in the vehicle delays with the level of service remaining the same (LOS F) with the addition of the proposed Northwind Drive Redevelopment site traffic. An attempt was made in the Synchro model to see if a separate left turn lane would help the level of service for northbound left turning traffic, and the results showed no improvement due to the heavy traffic on Grand River Avenue (M-43) which creates very few gaps. This intersection is a private drive and there will be no adverse effects on the public road system. There are no recommended improvements for this intersection.

Grand River Avenue (M-43) and Northwind Drive (public)

The future analysis shows that during the PM peak hour there will be a 24.6 second increase in the vehicle delays for the westbound left turn movement with the level of service going from a LOS C to a LOS D; and a small increase in the vehicle delays, 3.5 seconds, for the northbound left turn movement with the LOS going from a LOS D to a LOS E with only a 3.5 with the addition of the proposed Northwind Drive Redevelopment site traffic. A slight change in the traffic signal splits will change the LOS E for the northbound left turn movement back to a LOS D.



NON-MOTORIZED TRANSPORTATION

Grand River Avenue (M-4) has sidewalks on both sides of the roadway for pedestrian use. There are marked crosswalks with pedestrian traffic signals at Northwind Drive (public). There are no marked bike pathways in the roadway.

There are sidewalks on the west side and north side of Northwind Drive (public), but there are not marked bike paths in the roadway.

SIGHT DISTANCE

There are no sight distance issues at the two (2) private driveways or the intersection of Grand River Avenue (M-43) and Northwind Drive (public).

CONCLUSIONS

There are no recommended improvements to either the private driveways or the public road system due the added traffic from the Northwind Redevelopment project, except for a small change in the traffic signal timing at the intersection of Grand River Avenue (M-43) and Northwind Drive (public) to improve the new LOS E to the existing conditions of a LOS D.



RED CEDAR FLATS SITE PLAN RENDERING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



RED CEDAR FLATS SITE PLAN RENDERING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

MONUMENT
ENTRY SIGN

EXISTING BUS STOP

PUBLIC PARK WITH
SEATING AND SCULPTURE

PATIO SEATING

EVERGREEN SCREEN
FROM COMMERCIAL
BUILDING

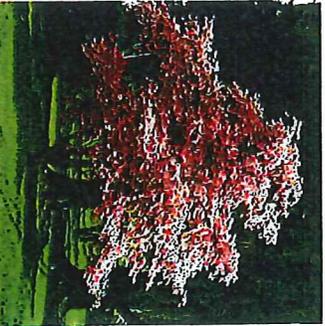
OUTDOOR SPACE FOR
PASSIVE RECREATION
- GRILLS AND PICNIC
TABLES

SOCIAL GATHERING AREA
FOR RESIDENTS - OUTDOOR
SEATING, GRILL, PATIO AND
PERGOLA

MONUMENT SIGN



RED CEDAR FLATS GRAND RIVER PARK CONCEPT



PINK FLOWERING
DOGWOOD



EVERGREEN
SHRUB



FOCAL POINT
TREE SPECIMAN



FLOWERING SHRUBS



CONCRETE
SEAT WALL
IDEA



CONCRETE SEAT WALL AND PAVERS



SHADE
CANOPY
TREES



WHITE FLOWERING
DOGWOOD



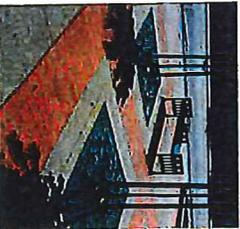
ORNAMENTAL
GRASSES



EVERGREEN SHRUBS



SEAT WALL WITH DESIGN



PAVERS AND
TREE GRATES
IDEA



BRICK PAVER
BANDING WITH
CONCRETE WALK

CONCEPT RENDERINGS

MIXED USE BUILDING



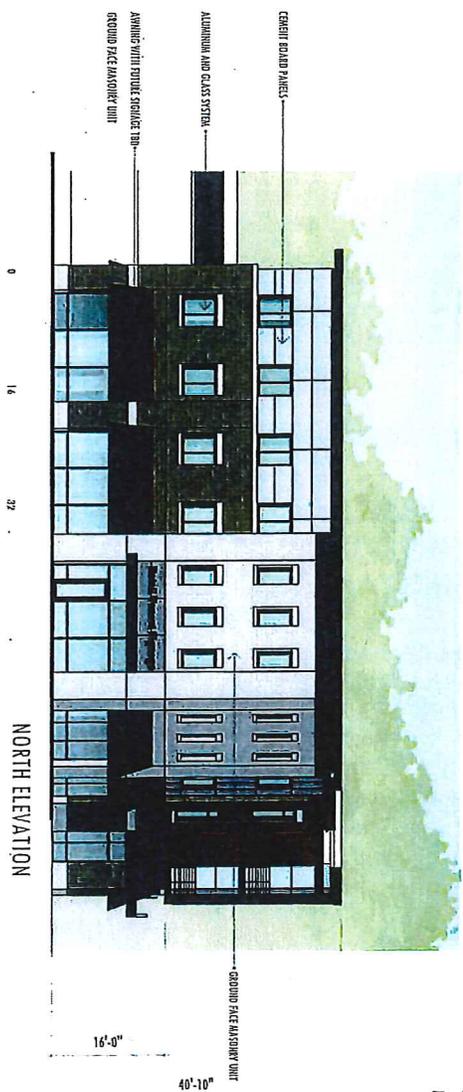
VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

CONCEPT ELEVATIONS

MIXED USE BUILDING



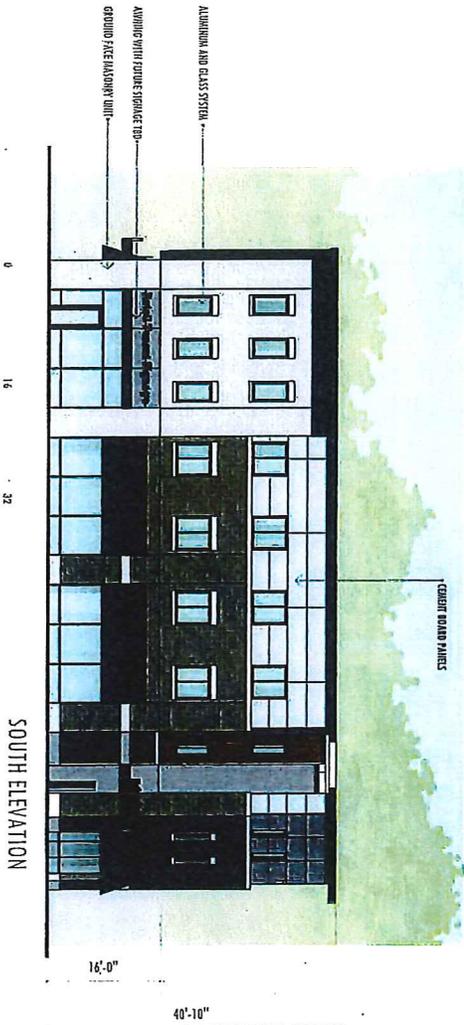
NORTH ELEVATION



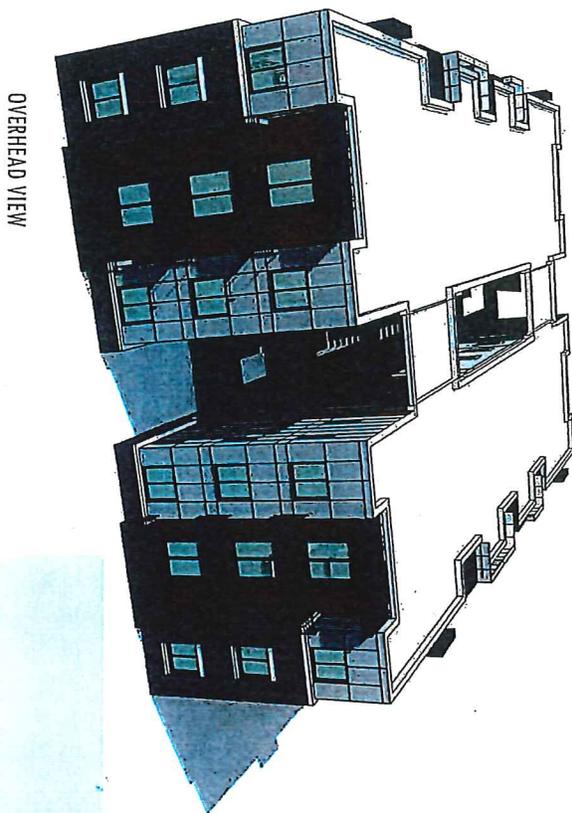
WEST ELEVATION

CONCEPT ELEVATIONS

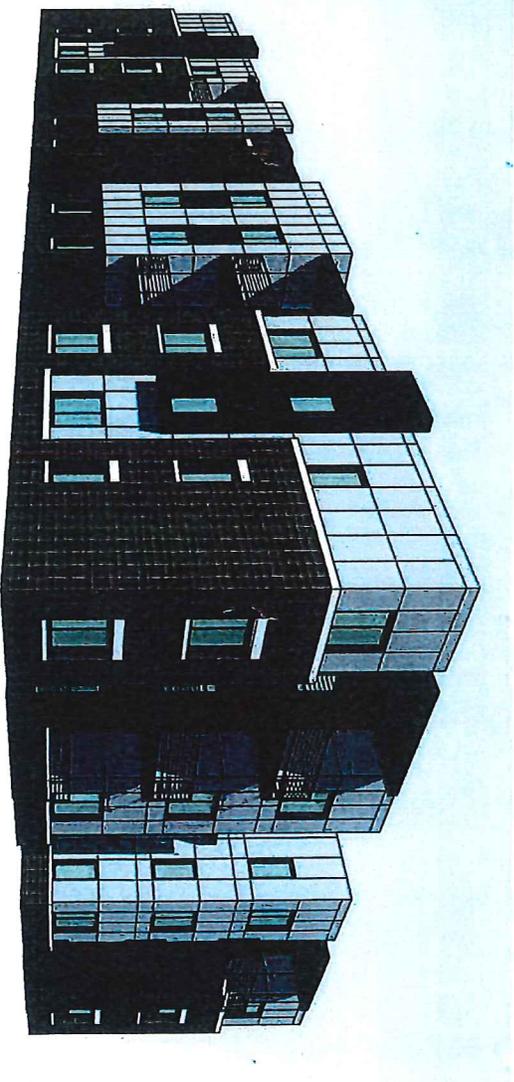
MIXED USE BUILDING



CONCEPT RENDERINGS
30 UNIT BUILDING



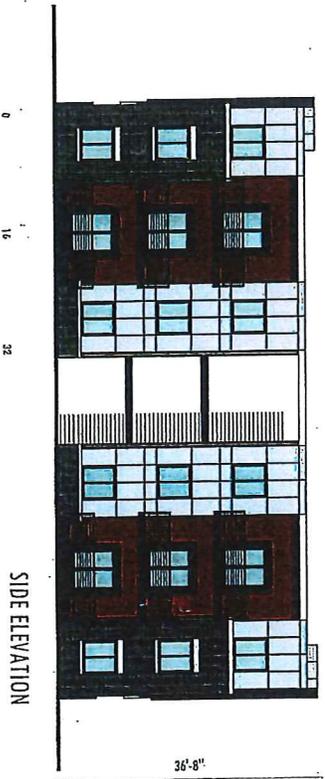
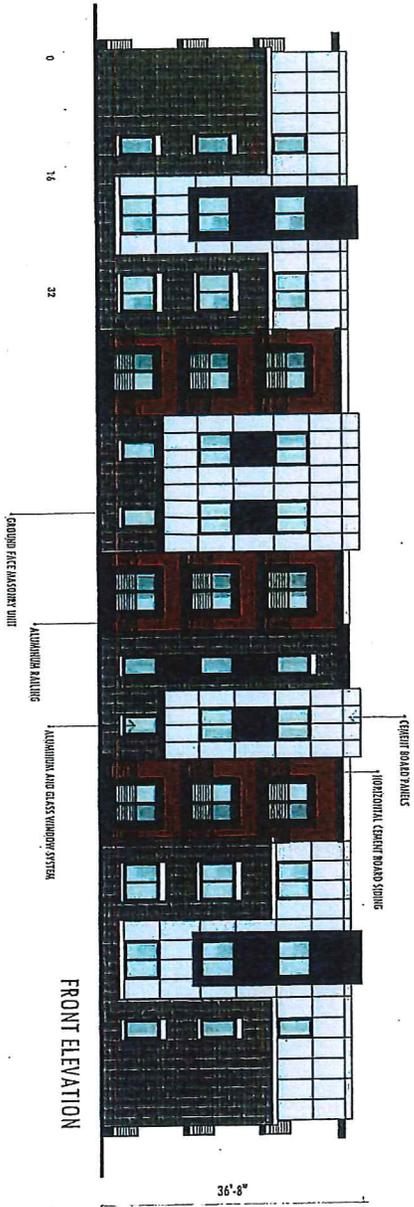
OVERHEAD VIEW



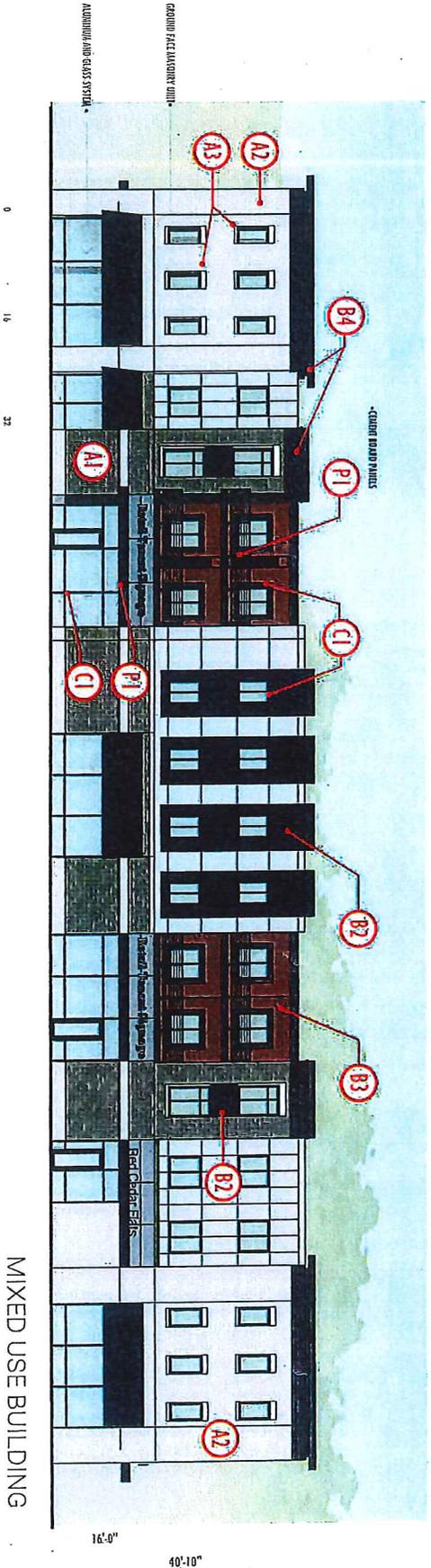
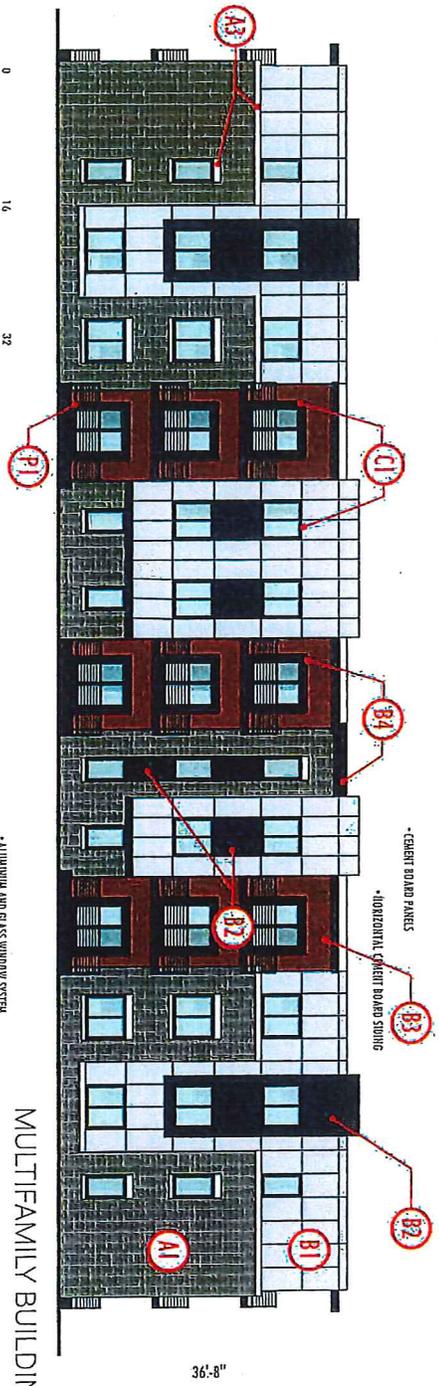
PEDESTRIAN VIEW

CONCEPT ELEVATIONS

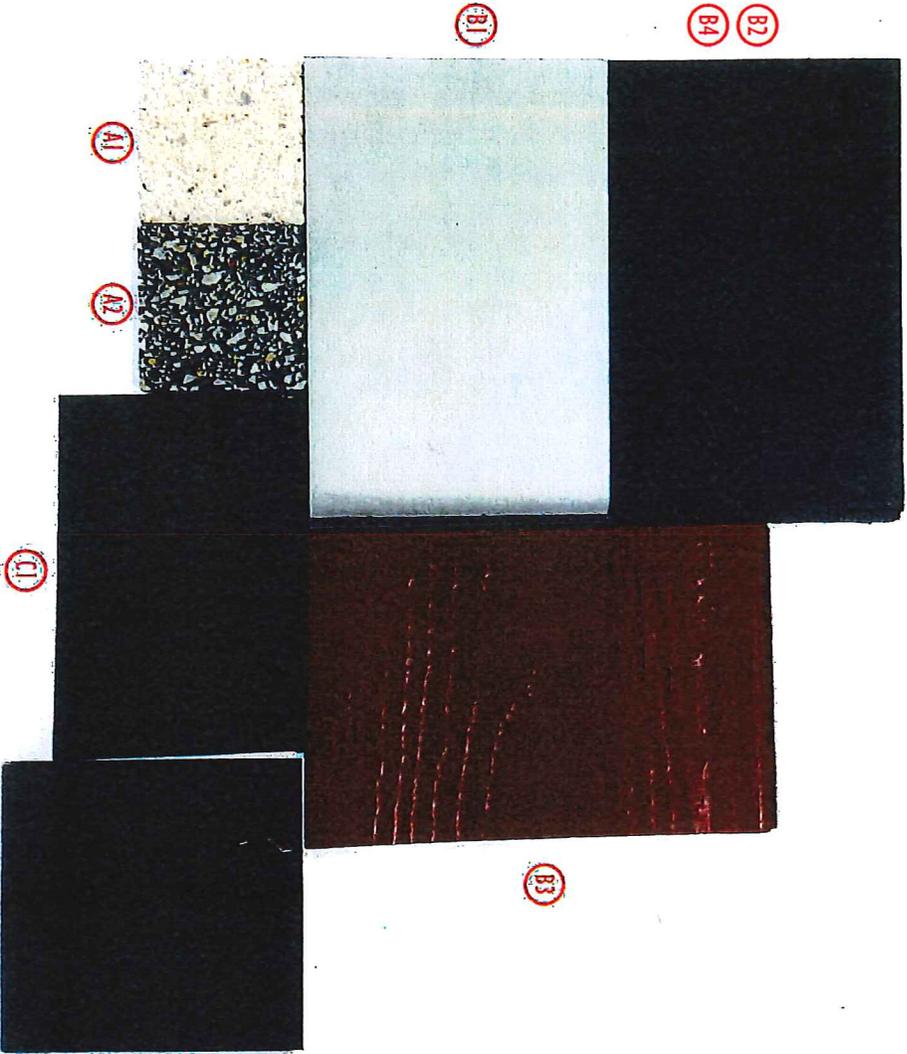
30 UNIT BUILDING



Building Design Concept | TYPICAL ELEVATIONS



Building Design Concept | EXTERIOR MATERIALS



MATERIALS LEGEND [BASIS OF DESIGN]

MASONRY

- A1** MANUFACTURER: Consumers concrete
 PRODUCT: PennaGrind 4" x 8" x 16"
 (Ground face) masonry unit
 FINISH: White Sands W
- A2** MANUFACTURER: Consumers concrete
 PRODUCT: PennaGrind 4" x 8" x 16"
 (Ground face) masonry unit
 FINISH: Shadow

- A3** Cast stone cap/juvel, natural finish, typical

SIDING/CLADDING

- B1** MANUFACTURER: James Hardie
 PRODUCT: HardiePanel Vertical Siding
 FINISH: Primed; painted to match Sherwin Williams SW 701b birch/dul gray
- B2** MANUFACTURER: James Hardie
 PRODUCT: HardiePanel Vertical Siding
 FINISH: Primed; painted to match Sherwin Williams SW 7020 Black Fox

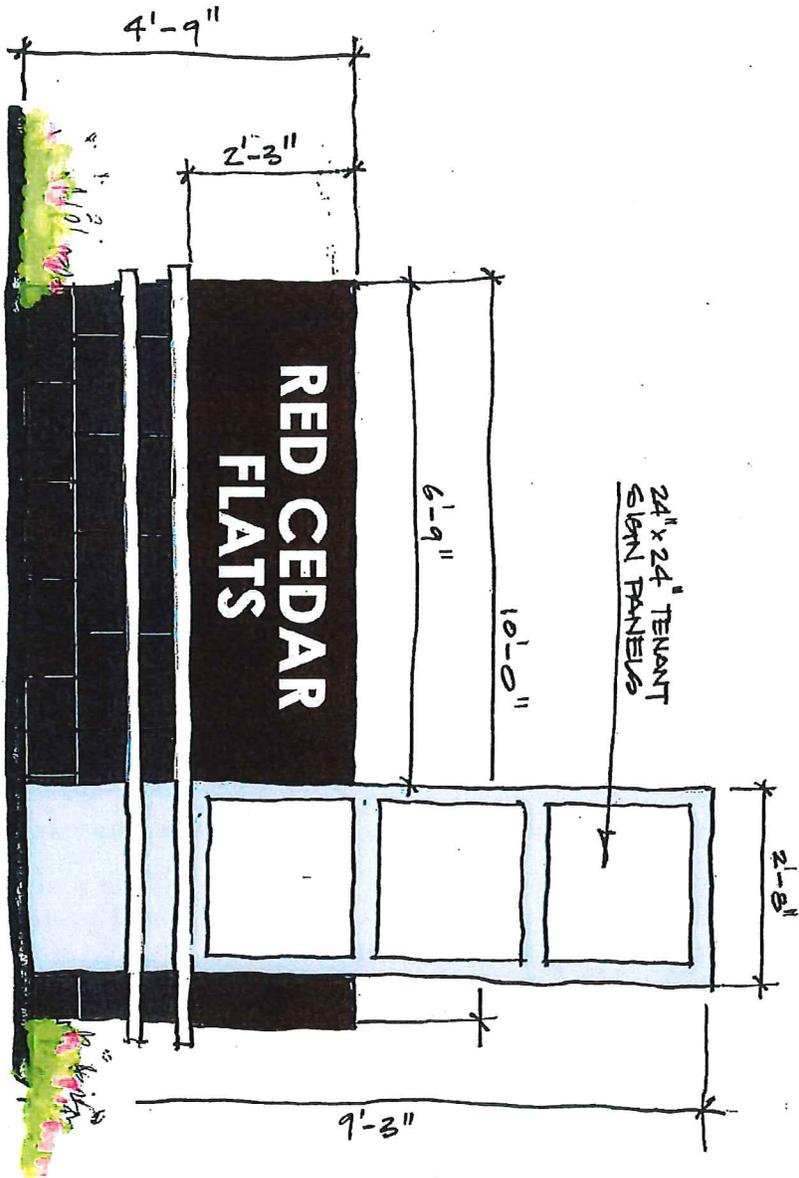
- B3** MANUFACTURER: James Hardie
 PRODUCT: HardiePlank Lap Siding
 FINISH: Primed; painted to match Sherwin Williams SW 2802 Hockwood Red
- B4** MANUFACTURER: James Hardie
 PRODUCT: HardieTrim
 FINISH: Primed; painted to match Sherwin Williams SW 7020 Black Fox

ALUMINUM WINDOW FRAMES

- C1** Dark bronze anodized aluminum

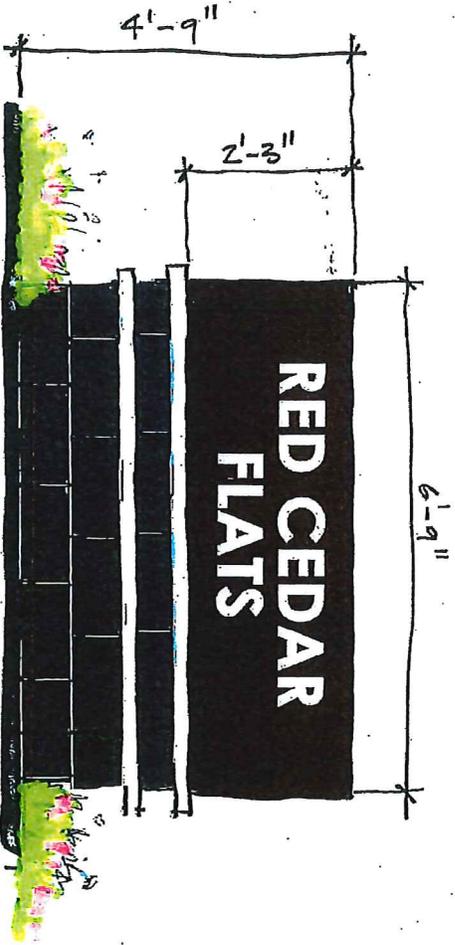
PAINT

- P1** Sherwin Williams SW 7020 Black Fox



RED CEDAR FLATS - SIGN OPTION 'A'

MERIDIAN TOWNSHIP, MI



RED CEDAR FLATS - SIGN OPTION 'B'
MERIDIAN TOWNSHIP, MI

**Special Use Permit #15121
(Meridian Investment Group, LLC)
August 21, 2015**

APPLICANT: Meridian Investment Group, LLC c/o
Eckhardt & Associates, P.C.
1427 W. Saginaw Suite 150
East Lansing, MI 48823

STATUS OF APPLICANT Owner

REQUEST: Special use permit for a group of buildings totaling more than
25,000 square feet as part of a mixed use planned unit
development

CURRENT ZONING: C-2 (Commercial) and PO (Professional and Office)

LOCATION: Southeast corner of Grand River Avenue and Northwind
Drive (private portion) currently addressed as 4970 through
5030 Northwind Drive

AREA OF SUBJECT SITE: Approximately 6.23 acres

EXISTING LAND USE: Office

FUTURE LAND USE: Office

**EXISTING LAND USES
IN AREA**

North: Commercial
South: Office
East: Commercial
West: Multiple-family residential and City of East Lansing

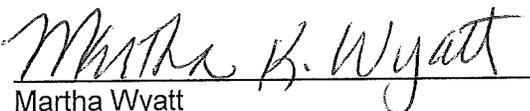
CURRENT ZONING IN AREA: North: C-2 (Commercial)
South: PO (Professional and Office)
East: C-2 (Commercial)
West: RCC (Multiple-Family, High Density) and City of
East Lansing

FUTURE LAND USE MAP: North: Commercial and Office
South: Residential (8.0 to 14.0 du/a)
East: Commercial
West: City of East Lansing

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Martha Wyatt
Associate Planner

DATE: August 21, 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 to construct a group of buildings totaling more than 25,000 gross square feet. The redevelopment project includes razing five existing office buildings and constructing one multi-story mixed use building and three multi-story apartment buildings. Each building is 3-stories. The mixed use building has commercial space on the first floor and floors two and three have apartment units. A total of 112 apartment units and 316 beds are proposed. The total square footage of all four buildings is approximately 125,000 square feet. The project location is at the existing office complex known as Executive Office Park, addressed as 4970, 4990, 5000, 5020, and 5030 Northwind Drive. Three parcels comprise the approximate 6.23 acre site which is zoned C-2 (Commercial) and PO (Professional and Office) and is located in Section 17 and 20 of the Township.

Background information has been provided in the staff report associated with MUPUD #15034 dated August 21, 2015, including site plans. A synopsis applicable to the special use permit follows.

Master Plan and Zoning

The Master Plan's Future Land Use Map designates the subject site in the Office category. The site is zoned C-2 (Commercial) and PO (Professional and Office) with the north half zoned C-2 and the south half zoned PO (approximate estimation). The C-2 portion of the site exceeds the minimum lot width and lot area (100 feet and 4,000 square feet respectively) with approximately 218 feet of frontage on Grand River Avenue and lot area of approximately three acres. The site exceeds the minimum lot area required for a PO district of 5,000 square feet, as the PO portion of the site is approximately three acres in size. The PO portion does not have frontage on a public street.

Physical Features

The site is currently developed as an office park which was constructed in the 1970's. Parking and landscaped areas were installed as part of the original development. Some of the parking areas, landscaping, and internal sidewalks will be retained and incorporated into the mixed use plan. There are no floodplain or wetland areas on the site.

Streets and Traffic

Access to the site is provided from Northwind Drive which has public and private components. Northwind Drive forms a loop with each end terminating at Grand River Avenue. The private portion of Northwind Drive forms the west and south boundaries of the subject site. Three driveways are proposed on Northwind Drive (private portion) which provide access into the mixed use site. A connecting driveway is proposed in the northeast parking lot, near Building 1 (mixed use building) to provide cross-access between the site and 2843 Grand River Avenue (multitenant commercial building).

The applicant's Traffic Impact Study, prepared by Traffic Engineering Associates, Inc., dated June 2015, studied the following intersections: Grand River Avenue (M-43) and Northwind Drive (private); Grand River Avenue and the shopping center driveway (Majestic Plaza); and Grand River Avenue and Northwind Drive (public).

The study noted the existing Level of Service (LOS) at the Northwind Drive (private) and Grand River Avenue intersection, for the northbound left-thru-right movement operates at a LOS F in the PM peak hour. Future conditions will increase the vehicle delay at the intersection however the study noted there will be no adverse effects on the public road system. Improvements to this intersection were not recommended.

Similar findings were noted for the Grand River Avenue/shopping center driveway for northbound left turning movements onto Grand River Avenue in the PM peak hour. Improvements were not recommended for this intersection. A slight change in the timing of the traffic signal splits was recommended at the Grand River Avenue/Northwind Drive (public) intersection to improve the LOS for northbound left turn movements.

The Township's Traffic Consultant reviewed the traffic study and concurred left turn movements onto Grand River Avenue from Northwind Drive (private) and the shopping center driveway are difficult in the PM peak hour under current and future conditions. He suggested the existing traffic island in the Northwind Drive (private) be removed to provide right and left turn lanes onto Grand River Avenue.

Utilities

The Department of Public Works and Engineering has indicated the existing municipal water and sanitary sewer will serve the site. The utility plans will be finalized during site plan review. Stormwater management plans have not been provided, however the applicant's engineer has explained first flush pretreatment of the stormwater will be required, which may include mechanical devices in the existing storm structures, rain gardens, and bioswales. Impervious areas have been reduced with the elimination of some of the existing asphalt areas thus there will not be a requirement to provide the 100 year detention volume or the 30 year storm event (bank full volume). A more thorough stormwater management plan including calculations will be required during site plan review.

Staff Analysis

The applicant has applied for a mixed use planned unit development (MUPUD #15034). The proposed buildings in the MUPUD total approximately 112,000 square feet. The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet and located on a lot requires a special use permit.

The purpose of the special use permit for structures or groups of structures greater than 25,000 square feet in size is to consider potential impacts such development may have on adjacent land uses. The Planning Commission should take into consideration issues related to the use of the mixed use project including potential hours of operation, employees, lighting, and noise. The Planning Commission may recommend appropriate conditions be placed on an approval to address these topics.

Planning Commission Options

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for structures greater than 25,000 square feet in size based on the standards listed in Section 86-126 of the Code of Ordinances. A resolution will be provided for a future meeting. A copy of Section 86-126 is attached.

Attachments

1. Special Use Permit Application
2. Special Use Permit Criteria (Section 86-126)

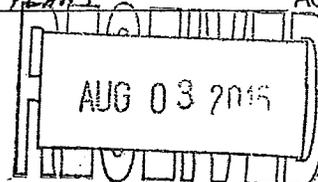
**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant MERIDIAN INVESTMENT GROUP LLC - C/O ECKHARDT & ASSOCIATES
 Address of Applicant 1427 W. SAGINAW - SUITE 150, EAST LANSING, MI 48823 TOME@STRATHMOREEN.COM
 Telephone - Work 517-664-4114 Home _____ Fax 517-664-4144 Email _____
 Interest in property (circle one): Owner _____ Tenant _____ Option Other _____
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 4970-5030 NORTHWIND DR 33-02-02-20-126-002
33-02-02-17-379-007
33-07-07-17-379-011
 Legal description (please attach if necessary) _____
SEE ATTACHED
 Current zoning C-2 + PO
 Use for which permit is requested / project name BUILDING OVER 25,000 S.F.
 Corresponding ordinance number _____
- C. Developer (if different than applicant) SAME
 Address _____
 Telephone - Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name KEBS INC - JEFF KYES
 Address 2116 HASLET RD, HASLET, MI 48848
 Telephone - Work 517-339-1014 Home _____ Fax 517-339-8047
- E. Acreage of all parcels in the project: Gross 6.23 AC Net 6.23 AC
- F. Explain the project and development phases:
- G. Total number of:
 Existing: structures 5 bedrooms _____ offices X parking spaces _____ carports _____
 garages _____ Proposed: structures 4 bedrooms _____ offices _____ parking spaces _____ carports _____
 garages _____
- H. Square footage: existing buildings 90,272 S.F. proposed buildings _____
 Usable Floor area: existing buildings SAME proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type NONE Acreage 0
 Proposed Recreation: Type SEE ATTACHED PLANS Acreage _____



7/16/15

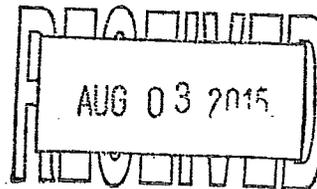
Existing Open Space: Type LAWN Acreage 1.95 AC
 Proposed Open Space: Type LAWN Acreage 1.71 AC

K. If Multiple Housing:
 Total acres of property 6.23 AC
 Acres in floodplain - 0 - Percent of total _____
 Acres in wetland (not in floodplain) - 0 - Percent of total _____
 Total dwelling units 112
 Dwelling unit mix: Number of single family detached: for Rent _____ Condo _____
 Number of duplexes: for Rent _____ Condo _____
 Number of townhouses: for Rent _____ Condo _____
 Number of garden style apartments: for Rent _____ Condo _____
 Number of other dwellings: for Rent 112 Condo _____
 (APARTMENTS)

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

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

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



7/16/15

M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:

- 1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
- 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
- 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
- 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.

O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:

- 1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
- 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
- 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.

P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:

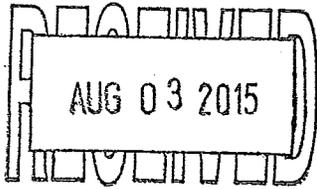
- 1. A letter of approval from the State Department of Environmental Quality.
- 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
- 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
- 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:

- 1. A location map including existing topographic data at two-foot interval contours.
- 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
- 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

S.

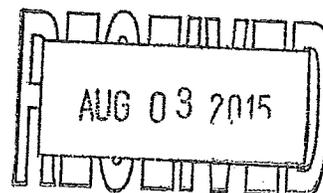


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SUP RESPONSES

Red Cedar Flats

1. The project is consistent with the intent and purposes of the Township Ordinance. Section 86-658 allows for development including buildings totaling over 25,000 s.f. in floor area within the PO zoning district to be permitted by SUP. The increased building footprints are consistent with the uses and development of surrounding properties.
2. The project is consistent with the current land use polices in the Township's comprehensive development plan. This project has C-2 and PO zoning and is bounded by C-2, PO, RC and RCC zoning. The proposed development will construct 112 residential units at a density of 17.98 units per acre.
3. The project is designed to be a redevelopment of an aging suburban office project, reconstructing new building in the approximate footprints of the existing buildings. The project is to be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing character of the area and will not change the essential character of the area. The proposed project consists of a residential housing development that increases the existing green space and will increase the walk ability of the surrounding community that will allow residences to utilize public transportation and patronize the surrounding businesses.
4. The project will not adversely affect or be hazardous to existing neighboring uses. The proposed project will provide walking connections to Grand River Avenue, while creating a new public pathway along Northwind Drive.
5. The project will not be detrimental to the economic welfare of surrounding properties. The proposed project will redevelop an existing project that is not economically surviving.
6. The project is adequately served by public facilities. The proposed project will utilize the existing parking areas and existing storm sewer system, while increasing the pretreatment of the storm water. The project will decrease the number of access points along Northwind Drive, which will provide for safer access and encourage the traveling public to utilize the traffic light at Northwind Dr and Grand River Avenue to the east. A public bus stop is at the north side of the project.
7. The project is adequately served by public sanitation facilities. Public sanitary and water mains are located on the property and are constructed with sufficient capacity to support the redevelopment of the property.
8. The project will not be detrimental to persons, property, or general welfare from excessive traffic, noise, smoke or odors. The proposed project consists of residential buildings, retail and office space and parking areas. A traffic impact study was conducted which indicated that "no recommended improvements to either the private driveways or public road system due to the added traffic from the Northwind Redevelopment project"
9. The project will not directly or indirectly create adverse impacts on natural resources of the Township. No adverse impacts are proposed with this "redevelopment" to the existing 100-year floodplain or regulated wetlands on or adjacent to the subject property.



Red Cedar Flats

Red Cedar Flats embodies the very best in an Urban/Traditional Development. The project will couple the principals of a redevelopment of a Traditional suburban office development with a redevelopment of a new Urbanism concept within a Traditional Neighborhood.

Urban/Traditional Neighborhood:

The goal of the Flats is not to simply create more residential housing but instead build a thriving residential neighborhood, which appeals to all generations of renters. The first floor of the mixed use building along Grand River Avenue will contain roughly 11,785 GSF of Retail and Office space. The outdoor patio and adjoining Urban Park will become the hub of activity and community transit, including footpaths, bike paths and easy access to municipal transportation. The bus stop at the Urban Park will allow connection to MSU and East Lansing while also being connected to over 70.6 miles of existing pathways. Thus allowing everyone to work, relax and play together.

Connectivity within the development to the hub will be one of the keys to instilling a sense of community around the park. The project will provide 78 bicycle parking spaces, 30 of which will be covered.

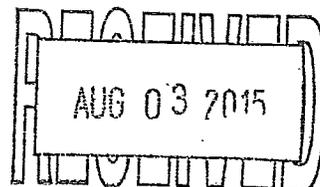
The Flats will host a beautifully laid out civic park and other public seating/gathering places for residents and the community. Each civic space has been carefully designed to create a "sense of place". This redevelopment has increased the existing "green" space from 23.3 percent to almost 27.5 percent, not including the "open public" spaces that have hard surfaces. This is an increase of almost an additional ½ acre of green space in an Urban Neighborhood. The types of civic spaces range from the Urban Park at the north edge of the project, to small gathering spots scattered throughout. The development will offer a wide array of unit types ranging from two (2) to four (4) bedrooms, each with their own bathroom.

Unit Types:

Over 90% of the units will have balconies, providing a unique sense of open space while maintaining tenant privacy. Fifty (50) % of the units will be two (2) bedroom – 2 bath apartments. The balance of the units will be a mix of three (3) and four (4) bedroom units, all with private baths. These unit types will appeal to a broad range of residents and offer an upscale yet affordable alternative to existing rental units in the surrounding area.

Unit Finishes:

Residents will find the Flats are designed to feel warm and inviting while featuring a very urban up-scale, low maintenance exterior. The units will typically have faux wood floors in the den and kitchen areas, ceramic tile in the baths and plush carpet flooring in the bedrooms. Residents will enjoy a gourmet kitchen with granite countertops and designer cabinets. All appliances, including range, dishwasher, side by side refrigerator and microwave range hood will be Stainless steel and state of the art. Each unit will have a separate laundry area that will include a full size washer and dryer. All appurtenances will have solid feel and weight about them while having a clean, streamlined urban look and design.



SPECIAL USE PERMIT – REVIEW CRITERIA
(Section 86-126, Code of Ordinances)

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

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